Research Paper

Volume : 5 | Issue : 4 | April 2016 • ISSN No 2277 - 8179 | IF : 3.508 | IC Value : 69.48

Urban Regeneration And Sustainable Development: A Case Study of Jammu City, J&K.

Architecture

KEYWORDS : Regeneration, Sustainability, Jammu, Migration, Integrated Approach.

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ABSTRACT

Jammu, the winter capital of Jammu & Kashmir is having a population of 1526406 out of the total 1.25 crores of J&K, ranking first in population out of 22 districts in J& K. The present scenario of city with increasing migrating population from rural areas to urban in fulfillment of their present lifestyle and demands, this result in an unorganized expansion of the present urban areas. This migration leads to a consistent transformation in the present urban areas and for this Urban Regeneration plays a major role in improving the physical structure of the area and more importantly and elusively, the economy of those area. For this the first question which needs to be solve is that, what will be the steps to be taken to control this consistent transformation in a way to get the best out of this urban renewal and redevelopment and how to use the potential of the area for its spatial sustainability. This article is to explore what an integrated approach is required through which today's Urban Regeneration can led to a Sustainable Development.

Introduction:

From the beginning of the civilization, it is being observed that the process of migration occurs. Further this migration leads to the development of urban forms that reflects the dissimilitude in social and cultural needs of the society. With the change of time and after many centuries, these urban areas achieved prosperity because of location, linkages, political patronage and existing economic skills. Due to which more population start migrating and getting settled in these urban areas which results in an unorganized expansion of the area in order to accommodation the immigrated population. To deal with this unorganized expanded urban area, many local policies and strategies have been designed. The process to improve economical, physical, social and environmental condition of an area is termed as Urban Regeneration. Looking into the present scenario, Jammu city is facing the same problem related to migration and unorganized growth of the city. Jammu being the winter capital of J&K state is presently the most populated district out of the total 22 district of the state. Moreover, the average floating population of the city which not only includes pilgrims, tourists, Para military forces but also the employs during Darbar Movement and people shifting from Ladakh division during winters when the roads are closed is very high in comparison to the other districts of the state. The JDA argue that the population saw 225.90 per cent increase from 1989 to 1994 over the figure recorded in 1981 census.

Table 1: Population in Jammu District

Population of Jammu District (as per census)			
Population in 2011 (lakh)	Population in 2001 (lakh)	Population in @1991 (lakh)	Population in 1981 (lakh)
15.26	13.57	12.07	9.43

Source: Digest of Statistics 1994-95 J&K Govt., Planning & Development Dept. (Directorate of Economics & Statistics).

@ 1991 Figures are as per estimates based on the total estimated population of the state published by the Census dept.

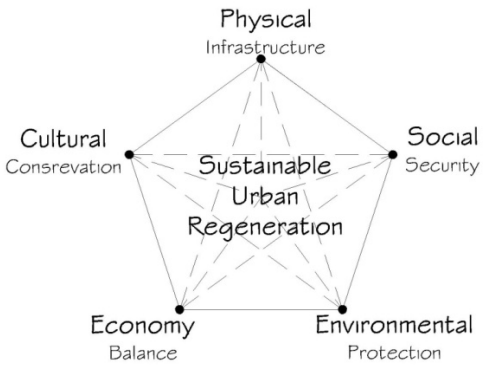
Master Plan Jammu: 2021 issued by Jammu Development Authority, Jammu.

Thus, this total population of 1526406 as per census 2011 other than the floating population, become a major challenge for the city to accommodate the people keeping in mind their quality of life and to the range of opportunities that urban environment can offer to their residents.

Why Sustainable Urban Regeneration is required for the Jammu City?

Being the most populated district of Jammu & Kashmir with the population of 12.20% of the total population of J&K, the city is now facing the problems related to traffic congestion, poor air quality, overcrowding, noise pollution, parking problem, waste production and many more similar problems. To deal with such upcoming problems a proper understanding is required in the field of sustainable urban regeneration. Urban regeneration actions typically contributes towards the sustainable development through the process of restoration, rehabilitation, employment opportunities, revenue generation, marketing of urban culture, balancing eco-system and many other measures in the area under intervention. In other words, urban regeneration at its most basic contributes towards the implementation of sustainable development through the 'recycling' of land and buildings, reducing demolition waste and new construction materials, as well as reducing demand for peripheral urban growth and facilitating intensification and compactness of existing urban areas. (Turcu, 2012).

Fig. 1: Major Challenges for Urban Sustainability.



For a Sustainable Urban development an integrated approach is required in five major fields: Physical infrastructure, Social security, Economy balance, Cultural conservation and Environmental stability of the city. To bring an urban area to the level of sus-

tainability, measures should be taken not only in the development of physical urban infrastructures but must be combined with the social security of the society, economy of the area along with the cultural conservation and environmental protection.

When one speaks about Physical Urban Infrastructure it not only relates to the building construction or its restoration or renovation but also deals with the development of roads, bridges, industries, proper allocation of land use and conservation of historical areas. These developments are inter-related which give a major direction towards the sustainable urban regeneration. Over past two decade the city is facing major problem regarding traffic. Being the most populated district of the state, the vehicular movement within the city is too high which results in traffic jamming in every part of the city. Lack of dedicated parking lots results in road side parking which also become the one of the major causes of traffic jam in many areas. Only road widening or constructing of flyovers will not solve the traffic problem for such an urban area but an integrated approach is required towards the solution of this major problem. Traffic congestion is not only a big challenge in the field of physical infrastructure but also a major cause of environmental imbalance also. Dedicated bicycle tracks, regulating public transport along with fixed stoppages, proper parking lots are the few measures which will end result in controlling the traffic congestion and also result in reducing the pollution caused by the traffic jamming.

Fig. 2: Traffic on Canal Road, Jammu.

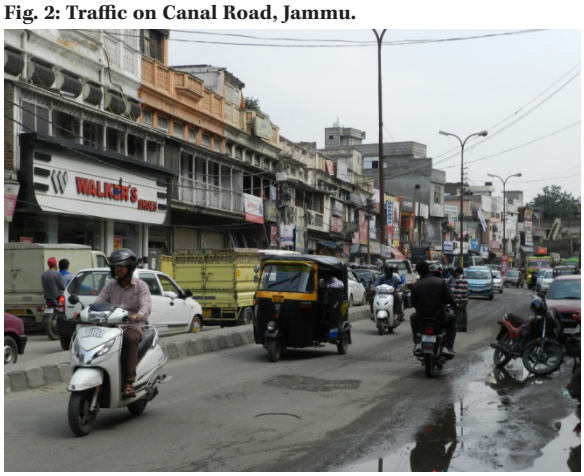


Fig. 3: Traffic On Residence Road



Traditionally, urban regeneration was mainly concerned with the physical improvement but with the passage of time the aim and purposes of regeneration is not confined to one of this aspect only. Urban regeneration is now always relates with sustainability and thus it has become multi-faceted and moreover more complex to deal with. Environmental protection is also one of the major challenges for a sustainable urban regeneration for an area. For balancing the eco-system, controlling the pollution (air, noise, water, etc.) is not the only solution to the problem but a cautious and integrated approach is required in the field of area planning at each level with a proper control over haphazard growth, environmental sanitation and provision of green belts. An approach is required over preserving environment sensitive open spaces along with the proper utilization of natural resources and conserving nature. As per the existing land use survey conducted by JDA, Jammu city is having only 2-3% of the total area is covered under the open spaces (orchard and forest) which are very less as per the UDPFI guidelines. This unplanned growth of the city is because of the large-scale industrialization, urbanization and mass migration from the valley which thereby results in a random growth on the periphery of the city without considering its impact on the environment.

Conservation of heritage plays a major role in passing our culture legacy from one generation to the other. With the successful conservation of heritage buildings results in protection of our national and regional cultural heritage. Jammu has a rich heritage and is also known as 'City of Temples'. City is rich of temples like Bawe Wali Mata temple, Raghunath temple, Peerkho Cave, Ranbeeresh temple along with many heritage monuments like Amar Mahal, Bahu Fort and Mubarak Mandi complex.

The yearly tourist figure for 2015 is 7.7 million which shows huge tourism potential in the state. The heritage monuments in Jammu city are the major attractions points for the tourist. But with the passage of time, buildings have been dilapidated and are in deteriorated condition because of lack of maintenance; thereby the character of the area with its great heritage was getting lost. The State Government along with INTACH is coming up with the different project for restoration, preservation and reuse of these historic complexes which further leads into revenue generating tourist attraction points. These steps towards the conservation of the heritage monuments not only preserve the cultural and historical heritage of the city but result in revenue generation; it will improve the socio-economic condition of the society. Thus, for a sustainable urban regeneration an integrated approach is required towards the cultural conservation.

Sustainable urban regeneration called to be incomplete without tackling the issues related to socio-economic inequality. Different policies should come up for up gradation of quality of life of the society. Social security can be achieved by upgrading of community spaces, Poverty Alleviation programmes, Social Awareness camps and many other related programmes. The administration should always organize such programmes for uplifting of the society. Neighborhood upgrading and urban expansion projects should be introduced in order to provide a substantial improvement in living condition for lower income group. Proper inter-state and intra-state linkages, freeways, expressways, free flow linkages between the CBDs help in generating the employment opportunities for the city. More job opportunities result in building the local economy of the city.

Conclusion:

To achieve sustainable urban regeneration for Jammu city, the goal cannot be limited to the technical solution to the problem. The goal can only be achieved by the holistic and integrated approach in understanding the term urban regeneration. An approach is required in bringing variety of agendas at different levels in order to achieve coherence and long-term solutions to the various problems. A proper implementation of sustainable urban regeneration will result in changing the problems into the opportunity for the city and help in growing the region into a

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developed city.

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