**AFE BABALOLA UNIVERSITY**

**Department of Architecture**

**ARC 108: Basic Elements of Planning**

**MEANING AND SCOPE OF TOWN PLANNING**

**What is Town planning?**

* The art and science of ordering the use of land and siting of buildings and communication routes so as to secure the maximum practicable degree of economy, convenience, and beauty.
* An attempt to formulate the principles that should guide us in creating a civilized physical background for human life whose main impetus is thus … foreseeing and guiding change.
* An art of shaping and guiding the physical growth of the town creating buildings and environments to meet the various needs such as social, cultural, economic and recreational etc. and to provide healthy conditions for both rich and poor to live, to work, and to play or relax, thus bringing about the social and economic well-being for the majority of mankind.
* Planning is a process of helping a community, identify its problems and its central values, formulating goals and alternative approaches to achieving community objectives, and avoiding undesired consequences of change. This process of planning results in frameworks for coping with change. Some are physical elements such as streets, roads, and sewer lines. Some are concepts that serve as guides to action, such as the goal of becoming a major distribution center or of encouraging investment in the core of the city.

Some are regulatory, reflecting the desires of the community to encourage good development and discourage bad development.

* “A city should be built to give its inhabitants security and happiness” – Aristotle
* “A place where men had a common life for a noble end” – Plato

**What do planners do?**

* Planners deal with the fact that human communities are always in the process of changing.

The consequences of this change can be chaotic and destructive, or enhancing. It is the planner's task to help communities cope with this steady growth, change, and renewal in ways that will maintain-and improve-the community's quality of life.

* Planners recognize the complexity of communities. As with natural environments, human communities are strengthened by diversity. One task is to help communities become even

more diverse, broadening the variety of employment, educational, cultural, entertainment, shopping, and housing opportunities and promoting a broad range of land uses, income levels, and types of people. Another task is to help communities deal with the clashes of interest produced by such variety and turn these differences into a positive force for constructive change.

* Planners share a concern about the future, a belief that something can be done about bettering our human-made and natural environments, and the recognition that planning, with relevant implementing tools, is the best method available for communities to achieve this.

**Aims and objectives of town planning**

The main objectives of the town planning may be summarized in three words viz. Health,

Convenience and Beauty

**1. Health:**

* To create and promote healthy conditions and environments for all the people – rich and poor, to live, to work, to play or relax
* To make right use of the land for the right purpose by proper division of land called zoning such as residential, commercial industrial, institutional and recreational etc. in order to avoid the encroachment of one zone upon other for smooth and orderly development of the town or city without causing future conflicts.

**2. Convenience:**

* The object of convenience is meant in the form of various needs of the community such as social, economic, cultural and recreational amenities etc. Public amenities required for the proper upkeep of the citizens include water supply, sanitation, electricity, post, telegraph, gas etc., proper sites for industrial, commercial, business enterprises to encourage them in trade with cheap power, transport services, drainage etc.
* Recreational amenities include open spaces, parks, gardens and playgrounds, for children and town halls stadiums, community centers, cinema houses, and theatres for adults.

**3. Beauty:**

* To preserve the individuality of the town by developing it on its most suited natural conditions
* To preserve the aesthetics in the design of all elements of town or city plan, which includes preservation of trees, natural greenery, improved types of domestic buildings and buildings of civic dignity and beauty, architectural control on public as well as semipublic buildings, ancient architectural buildings, temples, churches, mosques and buildings of cultural and historical importance.

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**PLANNING PROCESS**

All stages of actions from defining the objectives till implementation and review of any planning project in the planning process. In plan preparation, the physical planning should associate with the socio-economical, geographical, political factors, for achieving the objective in desired direction.

The various stages of planning process are as follows:

1. Identification and definition of problems

2. Defining the objectives

3. Studies and survey

4. Analysis of data and preparation of study maps

5. Fore-casting

6. Design

7. Fixation of priorities

8. Implementation

9. Review, evaluation and feedback

**1. Identification and definition of problems:**

Various problems with reference to the results obtained by studies and surveys and with reference to the objectives are identified

**2. Defining the objectives:**

Here the objectives of the planning are identified. The general objectives of any planning of urban area is

* to regulate growth
* to nullify the bad effects of past growth
* to improve the transportation facilities
* to optimize the resources utilization
* to balance population and economic activities
* to promote social integration among different categories
* to promote a convenient comfortable, beautiful and healthy environment.

**3. Studies and survey:**

The following studies and surveys are taken up for plan preparation. Identification of growth (physical, economical, social, cultural, institutional, administrative and political)

* Identification of trend and direction of growth
* Traffic survey
* Study on demography
* Climate
* Resources and other potentials

Certain surveys and studies have to be made directly where as for study of demography etc. the secondary sources of information have to be depended upon.

**4. Analysis of data and preparation of study maps:**

The data obtained is analyzed – observations and conclusions have to be derived out of the studies and surveys. The short-term objectives and long-term objectives are identified – various study maps, charts and graphs are prepared

**5. Fore-casting:**

Period of demographic projection is prescribed. Forecasting of about migration, employment, industrialization and other rapid urbanization possibilities are to be made.

**6. Design:**

This is an important aspect in the planning process. Need to relate existing pattern, interactions and trends is to be examined. Preparation of development plans, formulation of zones, alteration to the existing zoning regulations, widening of roads etc. are made in detail here. Alternatives are also made for effective and quick implementation of plan. The plan should also be able to cope with sudden and unexpected events. Possibility of changing from one strategy to another should be designed at the same time keeping in view its practicability and the total expenditure involved.

**7. Fixation of priorities:**

Since all the proposals cannot be taken up at one time due to financial and administrative difficulties, priorities should be fixed for taking up the implementation depending upon the importance and urgency.

**8. Implementation:**

Implementation is the most important stage where all the earlier efforts to prepare plan is to be put into practice to achieve the objectives. The authority, which takes up the implementation, is to fulfill all the required legal obligations in time – zoning regulations, land acquisition for road widening and for other purposes is taken-up.

**9. Review, evaluation and feedback:**

The work of implementation has to be monitored by taking – up periodical inspections and obtaining review reports. Feedback is essential periodically. The plan should be flexible for modifications depending upon the necessities.

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**TYPES OF SURVEYS**

Surveys can broadly be divided into two categories depending on the area upon which they are to be conducted. They are:

**REGIONAL SURVEYS**

They are those surveys, which are done over a region dealing with

* **PHYSICAL FACTORS** like topography, physically difficult land, geology, landscape etc.
* **PHYSICAL ECONOMIC FACTORS** like agricultural value of the land, mineral resources and water gathering lands, areas with public services, transportation linkages etc.
* **SOCIAL ECONOMIC FACTORS** like areas of influence of towns and villages, employment, population changes etc.

**TOWN SURVEYS**

They are done at much small scale and apart from the above data collected from the regional surveys it also includes

* LANDUSE SURVEYS
* DENSITY SURVEYS
* SURVEYS FOR THE AGE AND CONDITION OF THE BUILDINGS
* TRAFFIC SURVEYS
* OTHER SOCIAL SURVEYS

For conducting proper survey, primarily relevant enquiries should be framed in the form of questionnaires for presentation, when required.

**TECHNIQUES OF SURVEYS**

Of the various techniques of surveys that are followed, the four listed below are most prominent

1. Self surveys (i.e. mailing questionnaires to the persons to be surveyed)

2. Interviews (i.e. by asking questions to the people to be surveyed)

3. Direct inspection (i.e. when the surveyor himself inspects the situations concerned)

4. Observers participation (i.e. when the observer himself participates in acquiring the data required)

**SCALES FOR STRUCTURING QUESTIONNAIRES**

The questions that are asked in the questionnaires formed for doing the surveys can be of various types. Some of them ask for general things, some asks for some order of preferences or some give stress to the time interval between two incidents. Thus the scales of the questionnaires are fixed, which can be described as follows

* **NOMINAL** where there is no ordering, like asking of sex, age, employment in any particular service etc.
* **ORDINAL** where there is a specific order of choices like asking of priorities, housing conditions, climate etc.
* **INTERVAL** where an interval of time is given importance like time taken to shift from LIG housing to

**SELECTION OF SAMPLES**

For conducting surveys, it is not always possible to ask each and every person about his or her opinion. Hence, certain numbers of persons are selected for conducting the surveys and these selected persons are known as ‘samples’ of surveying. The selection of the number of samples is of utmost importance. The basic rules for selection of sample size are as follows:

**1. MORE DISASTROUS THE RESULTS OF POOR INFORMATION, LARGER SAMPLE SIZE IS REQUIRED**.

That is if the information got are poor (both qualitatively and quantitatively) the analysis done from them will be wrong. Thus, if getting incorrect results have a very disastrous effect on the framing up of the policies of planning; more number of people is to be surveyed.

**2**. **THE MORE VARIED THE EXPECTED RESPONSES, LARGER SAMPLE SIZE IS REQUIRED.**

That is, if it is expected that there will be various kinds of responses to a particular question, more number of persons are to be asked, as more varied answers will help in getting different ideas of the people through the cross section of the people surveyed.

**3**. **LARGER THE TOTAL POPULATION, SMALLER THE PERCENTAGE OF THE POPULATION ARE REQUIRED TO BE SURVEYED**.

That is, if the total population to be surveyed is very large then, even a small percentage of it will amount to quite a large number of samples. Depending on the time available, the money involved and many other things, the number of samples could be restricted by selecting a small percent of the total population.

The samples could be selected in various ways depending on the type of information required and the importance of the accuracy of the particular information in the survey process. The various types of selection of samples are

1. **SIMPLE RANDOM SAMPLING** (selecting samples at random without any criteria to select the samples whatsoever)

2. **SYSTEMATIC SAMPLING** (selection of the Kth element along a particular street, where k can be any number)

3. **STRATIFIED SAMPLING** (making of a homogenous listing of the different sects of the population and collecting a certain percentage at random from each sect)

4. **CLUSTERED SAMPLING** (when samples are selected from clusters and not from a homogeneous listing)

**ERRORS IN SURVEYING**

Getting biased, having errors in measurements, not getting any direct answer are the major errors done in surveys. Thus questionnaires should be framed in such a way so that all the answers received are properly checked. Pilot surveys should also be conducted to check forgery and bias.

**DIFFERENT TYPES OF PLANS**

* **STRUCTURE PLAN**:

A structure plan is one that singles out for attention of certain aspect of the environment usually the land-uses, the main movement systems and the location of critical facilities and buildings. Such a plan aims to influence certain key vocational decisions while recognizing that there are many other things that can’t and perhaps should not be decided at the outset.

* **COMPREHENSIVE PLAN**:

The comprehensive plan seeks to combine in one document the prescriptions for all aspects of city development. It includes an analysis of the city’s economy, its demographic characteristics, and the history of its spatial development as a preface to plan for how the city should evolve over 20 year period

* **DEVELOPMENT PLAN:**

This means a plan for the development or re-development or improvement of the area within the jurisdiction of a planning authority and includes a regional plan, master plan, detailed development plan and a new town development plan

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**CONCEPT OF‘GARDEN CITY’**

**SIR EBENEZER HOWARD (1850-1928)**

A well-known sociologist, who after studying the industrialist evils in Britain gave the concept of ‘Garden City’; it soon became the landmark in the history of town planning. He had an idea which he set forth in little book entitled ‘To-morrow’, published in 1898 which later republished under the title of ‘Garden City of To-morrow. He explained his idea of ‘Garden City’ by an impressive diagram of **The Three Magnets** namely the town magnet, country magnet with their advantages and disadvantages and the third magnet with attractive features of both town and country life. Naturally people preferred the third one namely Garden City. It made a deep impression in the field of town planning.

**GARDEN CITY**

* A town designed for healthy living and industry. Town of a size that makes possible a full measure of social life, but not larger
* Land will remain in a single ownership of the community or held in trust for the community. Not a colony, but a complete working city of population about 30,000. A large central park containing public buildings and central park surrounded by a shopping street. Central park and shopping street are also surrounded by dwellings in all directions – at density of 12 families / acre. The outer circle comprises of factories and industries. The whole is surrounded by a permanent green belt of 5000 acres. The town area is of about 1000 acres
* In 1899, the garden city association was formed.
* In 1903 – Letch worth started, 35 miles from London, town area: about 500 acres, designed for 35,000 persons, 3,000 acres of green belt. By 1947 it had about 16,000 populations and about 100 factories.
* In 1920 – Welwyn started 2400 acres, 40000 persons design capacity. By 1947, it had about 18,000 population and 70 factories.
* By keeping the land in single ownership, the possibility of speculation and overcrowding would be eliminated and the increment of value created by the community in the industrial and commercial (shops) sets would be preserved for it-self. It was a thorough going experiment based on middle-class consumer’s cooperation
* Howard’s general principles, including the communal ownership of the land and the permanent green belt have been carried through on both cases, and the garden cities have been a testing ground for technical and planning improvements which have later influenced all English, American, Canadian and Australian planning, particularly in housing.

**SOME APPLICATIONS TO TOWN/CITIES**

Many of the Howard’s idea were put in practice. For instance, Letch worth is located thirty-five miles from London with a total of land 3,822 acres. A total of 1,300 acres of land has been reserved as a major component of greenbelt for the uses of residences. It was designed for a maximum of 35,000 populations. In thirty years, the town had successfully developed into a garden city with the total of population of 15,000, with more than 150 shops and industries. The second garden city that successfully developed was Welwyn. The site is located 24 miles form London. The site was 2,378 acres and it was designed for a population of 40,000. In fifteen years it had a population of 10,000 with fifty industries. Meanwhile, Howard’s concept for the garden city was a means of controlling the growth of cities through the building series of new towns physically separated from each other and from the parent city. The garden cities were to be self-contained for the needs of the people. The garden city concept has influenced many planners or the first group of new towns built in Britain after the Second World War. For instance, Cumbernauld is the British new town to be built. Such idea of sustainable development is applied in Singapore beginning at the year of 1968. The initial step is to plant as much as greenery as possible to improve the quality of the environment.

The concept of Garden City becomes more defined and clearer only in the 1980’s. In Singapore,

Garden City is defined as a green, shady city filled with fruits and flowers, a city worthy of industrious people whose quest for progress is matched by their appreciation for the beauty of nature. Trees, flowers and birds within typical garden can soften the harshness of tarmac and concrete.

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**PATRICK GEDDES**

A Scot who has been called the father of modern town planning, Geddes did much of his pioneering work in the Old Town of Edinburgh, having made his married home there in 1886. Geddes’ name and spirit are imperishably associated with Ramsay Garden and the Outlook Tower, both in Castle hill.

Geddes was concerned with the relationship between people and cities and how they affect one another. He emphasized that people do not merely needed shelter, but also food and work, the recreation and social life. This makes the house an inseparable part of the neighbourhood, the city and the surrounding open country and the region. The town planning primarily meant establishing organic relationship among ‘Folk place and work’, which corresponds to triad (**Geddesian triad**) of organism, function and environment.

**FOLK WORK PLACE i.e. organism i.e. function i.e. environment (Social aspect) (Economical aspect) (Physical aspect)**

* “Cities in Evolution’ – published in 1915 – essence of the book – city beautiful movement and too many small schemes here and there like garden cities were only poor examples of town planning. In this book he coined the term “**Conurbation**” to describe the waves of population inflow to large cities, followed by overcrowding and slum formation, and then the wave of backflow – the whole process resulting in amorphous sprawl, waste, and unnecessary obsolescence.
* True rural development, true urban planning, true city design have little in common and repeating the same over all the three was disastrous and economically wasteful. Each valid scheme should and must embody the full utilization of its local and regional conditions

Geddes was the originator of the idea and technique of Regional survey and city survey.

The **sequence of planning** is to be:

* Regional survey
* Rural development
* Town planning
* City design These are to be kept constantly up to-date

In 1911 he created a milestone exhibition, Cities and Town Planning, which was studied appreciatively not only throughout Britain but also abroad. From 1920-23 he was Professor of Civics and Sociology at the University of Bombay and in 1924 he settled at Montpellier, in

France. He died there in 1932, having been knighted that year.

**The Outlook Tower Interpreter’s House - Index Museum - Sociological Laboratory**

* Patrick Geddes took over the building formerly known as ‘Short’s Observatory’ in 1892.
* From the Prospect Roof of the Outlook Tower are spectacular views across the Firth of Forth and the surrounding city region.
* Positioned at the top of the Edinburgh’s High Street, it still holds the **camera obscura**, which refracts an image onto a white table within, for study and survey. A mirror at the top of the dome picks up images and reflects then through a lens which in turn focuses the picture onto a white surface as on a film in a camera.
* The tower was conceived as a tool for **regional analysis, index-museum and** **the ‘world’s first sociological** **laboratory’.** It represents the essence of Geddes’s thought - his holism, visual thinking, and commitment to understanding the city in the region.
* He said of it: ‘Our greatest need today is to conceive life as a whole, to see its many sides in their proper relations, but we must have a practical as well as a philosophic interest in such an integrated view of life.
* Hence the first contribution of this Tower towards understanding life is purely visual, for from here everyone can make a start towards seeing completely that portion of the world he can survey. He can also grasp what a natural region actually is and how a great city is linked to such a region.’
* Now the tower is home to the **Patrick Geddes Centre for Planning Studies**, where an archive and exhibition are housed.

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**CONCEPT OF NEIGHBOURHOOD UNIT**

The concept of neighbourhood unit was evolved due to the advent of industrial revolution and degradation of the city environment caused due to high congestion, heavy traffic movement through the city, insecurity to school going children, distant location of shopping and recreation activities; etc. Hence to create a safely healthy physical environment in which children will have no traffic streets to cross on their way to school, schools which are within walking distance from home; an environment in which women may have an easy walk to a shopping centre where they may get the daily households goods, employed people may find convenient transportation to and from work. It is an environment in which a well equipped playground is located near the house where children may play in safety with their friends for healthy development of their mind and spirit. With consideration to all the above physical factor's the Neighborhood concept was evolved.

**CLARENCE A. PERRY CONCEPTION OF NEIGHBOUHOOD UNIT**

C.A. PERRY was the first one to specify the physical form of the neighbourhood unit (1872-1944). C.A. Perry described the neighbourhood unit as that populated area which would require and support an elementary school with an enrollment of between 1000 to 1200 pupils. This would mean a population of between 5,000 and 6,000 people. The neighbourhood unit is bounded by arterial roads or other boundaries, with open spaces, school, community centre and local shops, the latter being on the circumference. Most importantly there was no through traffic within the Neighbourhood unit. C.A. PERRY wrote that these principles, if complied with, "will result in a neighbourhood community in which the fundamental needs of family life will be met more completely.

The Settlement House movement which began in London about 1885 was the first conscious recognition of the Neighbourhood as a basic unit in the urban structure or planning. Population criteria may vary from place to place but it depends mainly upon the size of the neighborhood unit. In 1972, the American Institute of Architects adopted the neighborhood unit as the recommended "GROWTH UNIT" for future urban growth. The growth unit would range in size from 500 to 3,000 dwelling units (population of between 1,700 and 10,000).

**PRINCIPLES OF NEIGHBOURHOOD THEORY**

**1) UNIT OF URBAN PLANNING**

It is a unit of urban planning considering population as a criterion to decide the size of a

neighbourhood unit, in relation to convenient walking distance to most essential social services as schools for children up to twelve years of age and local shopping centres.

**2) STREET SYSTEM**

Major arterial roads and through traffic route should not pass through residential neighbourhood.

Instead these streets should provide the boundaries of the neighbourhood. Interior street pattern should be designed and constructed through use of cul-de-sacs, curved layout and light duty surfacing, so as to encourage a quiet, safe, low volume traffic movement and preservation of the residential atmosphere.

The minor streets or development roads, being the means of connecting the dwelling unit in a housing group, cannot be properly defined until the actual building group is designed. They are the integral parts of the design of the dwelling and should not be shown on the neighbourhood plan.

**3) FACILITIES**

Neighbourhood unit should consist of orderly arrangement of all those facilities which are to be shared in common by the residents. The facilities primarily include primary school, shopping centre, shopping adjacent to main road, spaces for outdoor recreation; community centre, sports centre etc.

**4) POPULATION**

The population of neighbourhood should be that which is optimal to support its elementary school. When Perry formulated his theory the population was estimated about 5,000 persons for enrollment of between 1000 to 1200 pupils. Current elementary school size standard probably would higher the figure to 3000 to 4000 persons. In general, it may range from 3000 to 12000 people. For Chicago, in 1942 the range was from 4000 to 12,000. In the Greater London plan, 1944 by Abercrombie and

Forshaw, the unit size was 6000 to 10,000 people. The American Institute of Architects adopted the unit range between 1700 to 10000 people.

Despite the variation, the principle of the neighbourhood unit run's through all considerations for social, physical and political organizations of the city. It represents a unit of the population with basic common needs for educational, recreational and other services. It is the standard for their facilities from which the size and design of the neighbourhood emerge.

**5) SECTOR**

Sector is a combination of two or more neighbourhood units. It is considered because the facilities which are not covered in the neighbourhood unit should have to be covered in a sector, like secondary school, entertainment centres, big markets, major parks and large site recreation spaces. The size of the population equivalent to the number of neighbourhood units is equal to twelve to fifteen thousand persons suitable for a sector.

**6) SIZE AND DENSITY**

The size of the unit decides upon the maximum walking distance from the extreme dwelling unit to the elementary school and shopping centres. This walking distance considered by C.A. Perry is ¼ mile. Hence the physical form of the neighbourhood unit considered by C.A. Perry is ¼ mile radius which suggests that the maximum radius for walking distance from home to the community centre should be ¼ mile. Density should be 10 families per acre.

**7) NEIGHBOURHOOD WALKWAYS**

It is stressed to have an independent system of footway complimenting the vehicular system. Such a system will run through the inner heart of the neighbourhood, linking together school sites, play areas and shopping centres. Neighbourhood walkway's emerged as a primary element of the plan.

**8) PROTECTIVE STRIPS**

These are necessary to protect the units from annoyance of the traffic and to provide suitable facilities for developing parks, playgrounds and road widening in future.

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**WHAT IS URBAN?**

More than half the population of the world is now urban and the numbers are increasing at a swift pace. Here, it becomes important to know how a population is classified as being ‘urban’, as opposed to being rural or tribal or any other type. The simplest definition of an urban population is that of a population residing in towns and cities. But, which places qualify as a towns or cities?

The concrete technical aspects defining ‘urban’ are:

* population size
* population density
* economic base
* presence of a municipal body

There must be a minimum number of people residing in the place for it to be called urban; these people must be concentrated in a particular area and not scattered; there should be a minimum number of people in one unit area of land; they should be engaged in economic activities other than primary ones such as agriculture or animal rearing etc. and; there must be a municipality or town committee or a planning and governing body to take care of the services and planning of that place. There is no common minimum number that can be put against these aspects, as no numbers are universally applicable all over the world. All countries have their own specifications for each of these aspects and they vary considerably as seen in Table 1. Thus, for some countries, 400 people can constitute an urban area whereas for others, the minimum number is 50,000. Thus, there is no common definition of ‘urban’ as it keeps changing contextually.

|  |  |  |
| --- | --- | --- |
| **Table 1: Different Definitions of Urban Areas World Over S.**  **No.** | **Country** | **Definition of Urban Area** |
| 1 | **Australia** | Population clusters of 1000 or more people, with a density of 200 or more persons per sq.km. |
| 2. | **Canada** | More than 400 people per sq.km. and more than 1,000 people |
| 3 | **China** | An urban area is an urban district, city and town with population density higher than 1,500 persons per sq.km. |
| 4 | **Sweden** | Statistically defined localities, totally independent of the administrative subdivision  of the country. With a population ranging from 200 to 1,252,000 inhabitants. |
| 5 | **U.S.A** | There are two kinds. The term-urbanized area denotes an urban area of 50,000 or more people. Urban areas under 50,000 people are called urban clusters. |
| 6 | **South**  **Africa** | Places with some form of local authority |
| 7 | **Brazil** | Urban and suburban zones of administrative centers of municipalities and districts |
| 8 | **Bahrain** | Communes or villages of 2,500 or more inhabitants. |
| 9 | **Cyprus** | Urban areas are those defined by local town plans |
| 10 | **Indonesia** | Places with urban characteristics |

**Urbanization – Global scenario**

In 2008, for the first time, half the world’s population was living in towns and cities. By 2030, the urban population will reach 5 billion i.e. 60 per cent of the world’s population. Nearly all population growth will be in the cities of developing countries, whose population will double to nearly 4 billion by 2030 — about the size of the developing world’s total population in 1990. The map below illustrates the current levels of urbanization across the globe.

Some key findings of the report ‘*World Urbanization Prospects:* prepared by the United Nations Population Division have been briefly presented below:

* Most of the population increase expected during 2005-2030 will be absorbed by the urban areas of the less developed regions whose population will likely rise from 1.9 billion in 2000 to nearly 4 billion in 2030*.* In contrast, the urban population of the more developed regions is expected to increase very slowly, passing from 0.9 billion in 2005 to 1 billion in 2030.
* During 2005-2030, the world's urban population will grow at an average annual rate of 1.8 per cent, nearly double the rate expected for the total population of the world (1 per cent per year). At that rate of growth, the world's urban population will double in 38 years.
* Growth will be particularly rapid in the urban areas of less developed regions, averaging 2.2 per cent per year during 2005-2030, consistent with a doubling time of 30 years. In contrast, the rural population of the less developed regions is expected to grow very slowly, at just 0.1 per cent per year during 2000-2030
* The rapid increase of the world's urban population coupled with the slowing growth of the rural population will lead to a major redistribution of the population. Thus, whereas in 1950, 30 per cent of the world population lived in urban areas, by 2000 the proportion of urban dwellers had risen to 47 per cent and are expected to reach 60 per cent by 2030. The number of urban dwellers, for the first time, had overtaken the number of rural dwellers in the world in 2008.
* As a consequence of regional trends, the world's rural population will remain nearly stable during 2000-2030, falling only from 3.21 billion to 3.19 billion.
* In terms of population size, Tokyo was the largest urban agglomeration in the world in 2005, with 35 million residents (the Tokyo estimate has been raised considerably in the latest estimates due to a new definition of metropolitan area). Tokyo is expected to remain the largest metropolis although its population will not grow substantially. It is followed today by Mexico City, New York, Sao Paulo and Mumbai (Bombay).

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**URBAN PLANNING: DEFINITION AND OBJECTIVES**

Urban planning is also popularly known as Town Planning. It encompasses many different disciplines attempts to accomplish sustainable, user-friendly, economic and social organization of all elements of a town, city or any other urban environment. It has to take care of the residents’ housing, employment, recreation, trade and business, sanitation, mobility and communication besides preserving the natural and built heritage of the place. In the next section, we shall briefly browse through the history of planning from that of ancient cities to its present form.

Conveyers and Hills (1984) define planning as *‘****a continuous process which involves decision and choices, about normative ways of using available resources, with the aim of achieving particular goals at some time in future.’***

There are many other specialized streams of planning that constitute urban planning: environmental planning; transport planning; land use planning; housing etc. Regional planning involves planning at a larger scale, comprising of both urban and rural planning.

**Brief History and Evolution of Urban Planning**

The first towns were human settlements that were established when human society evolved from hunting-gathering to an agricultural one. Agriculture as an occupation required settling close to water sources that are needed for irrigation. Thus, ancient civilizations were cities and settlements on riverbanks such as Mohenjo-Daro and Harappa (Indus Valley); Egypt (Nile), Mesopotamia (Tigris and Euphrates) going back to the Bronze Age i.e. 3000 BC – 150 BC.

As society became more complex, cities started being planned on the basis of societal and religious hierarchies. The great cities of Rome, Athens etc. all had hierarchical planning where the most important structures (public or religious) occupied the centre and all other functions of the town were planned concentrically or radially around this structure with their importance decreasing as their distance increased from the centre. Similar examples are seen in many Islamic cities or temple towns in South India where the main mosque or temple occupies the highest or central point and the rest of the town is planned around it.

In the 16th-17th century, land occupation by communities or tribes for settlement became the primary objective and thus cities started being planned as citadels, fortifications or within walled enclosures. Most of the historic cities in India are actually forts or walled cities, such as Agra, Delhi, Hyderabad, Daulatabad and Jodhpur. With advancement in warfare, walls and forts became obsolete as defense mechanisms but these cities still stand as evidence of a time when ‘security’ dictated their form and the built heritage of forts and walls forms a unique combination with new developments. With increased globalization, sea-travel and trade in the 18th century, market towns and ports gained huge importance as centres of trade across the globe. In fact, the most powerful countries were those with mighty naval fleets and prosperous port cities as capitals. All colonizers such as the English, Spanish, Portuguese and Dutch etc. captured areas in far off places due to their naval dominance and planning practices also got globalized and more universal.

Urban Planning metamorphosed into its modern form owing to the Industrial Revolution, with the advent of machines, new construction technology and cars. The scale of a town underwent tremendous expansion in terms of having wider roads, taller buildings, spread out cities due to extensive railroad networks, huge industries etc. Areas that were not very good for crops, started developing into industrial centres and manufacturing townships called ‘factory towns’. But in a few years, all these towns were brought with squalor as people had been accommodated in minimum living area with no attention towards sanitation. The only focus was industrial mass production in these towns whereas the elite lived in more sanitized quarters of the cities. Epidemics and diseases resulted in further transformation in city planning with more attention to sanitation and aesthetics.

Planning gained popularity in the mid-to-late 19th century, when it became obvious that there should be some kind of plan or larger goals for the growth of big cities like New York, London, and Paris etc. as they had grown haphazardly and disproportionately to the available infrastructure. In America, this transformation was called the ‘City Beautiful Movement’ and large tracts of land were cleared for the purpose of building public areas like parks and plazas. Urban Designers, Landscape Designers and Architects gained great importance as professionals besides urban planners. Land use planning and Zoning became the most necessary tools for planning of cities. There have been criticisms of this movement in terms of non-involvement of common people and pushing the poor to the periphery in order to make the city ‘look good’.

Urban Planning for the past 100 years has sadly not transformed much. It is only recently that ‘environmental sustainability’ and ‘people’s participation’ have become pertinent issues to be considered by planners and hopefully, city planning will evolve into a more inclusive, just and ecologically sensitive practice.