



Urban Renewal And Deconstruction Of Ara

Shiv Kumar Singh

Lecturer, of Geography, B.N.I College, Indour, Rohtas, (Bihar) India

Received- 06.08.2020, Revised- 11.08.2020, Accepted - 14.08.2020 Email : aryavart2013@gmail.com

Abstract: *The development, renewal and reconstruction of slums have become a very significant problem in India and abroad. However, few works have been done exclusively on slums as such; rather they tend to examine the issue as part of larger urban studies. There is a paucity of material on aspects such as the problems of identifying and delimiting slums and the related parameters which may help to assess their geographical characteristics, as well as the problem of urban renewal in the context of the spatial pattern and distribution of the slums within the city. In the present study the author proposes to make a geographical interpretation of the various processes of slum development and urban renewal and reconstruction. The city of Ara has been selected as a case study. An attempt has been made to classify the slum areas of Ara into a number of categories based on quantitative and qualitative parameters. The study is based on intensive field study, selection of samples and analysis of data. The plan for the renewal of some slum areas has also been proposed.*

Key Words: development, renewal, reconstruction, significant, problem, exclusively, material.

Geographical Background:- Ara is the district headquarters of Bhojpur district, and falls in Patna Division. It is situated in Bhojpur Plain of south Bihar. It lies a few K.M of south of river Ganga and west of river Sone. The NH No.30 and the main line of the East Central Railway pass through the city. The physical character of the site has been the dominant factor in the growth and layout of the settlement throughout the ages. Its situation in agricultural belts helped it to grow as a chief collecting and distributing centre of the region. The city is very old and is the most important urban centre of Bihar west of river Sone. The growth of the city has followed the well-known models of urban growth. Presently it is divided into 32 wards.

The city of Ara extends over an area of 3,136.32 hectares and has a population of 2,03,395 according to 2001 census figures. In 1991 there were 1,57,082 persons. The population has increased rapidly and so has increased the density of population from 50 persons per hectare in 1991 to 65 persons per hectare in 2001. There is high concentration of population in the central area, while the peripheral areas are sparsely populated. The average level of literacy is 78.02 percent, while 85.80 percent of the male and 68.78 percent of the females are literate.

Main workers constitute 19.87 percent, marginal workers 1.61 percent and non-workers 78.52 percent of the total population. Among the workers, cultivators constitute 2.44 percent, agricultural labours 7.93 percent, household industrial workers 4.33 percent and other workers 84.29 percent of the total workers. Secondary and tertiary workers were highly concentrated in central part of the city.

Urban Morphology:- As regards urban morphology of Ara, its outer shape is amorphous and is controlled by both physical and cultural factors. Majority of the roads and streets are narrow and highly twisted. Houses are huddled together along the roads in central area. Residential land use is found in all parts of the city, while commercial, administrative, educational, medical and other land uses are localized. Outer areas have vast open space and agricultural land. The city may be divided into three morphological zones. The inner zone is situated in the central part. It has very high density of population, density of houses and accommodation density. The houses are generally old and dilapidated. The area lacks in proper light, fresh air, ventilation, proper drainage and sewerage disposal. The availability of civic amenities and public utility services is poor.



The intermediate zone is comparatively open, having moderate densities of population and houses. It has better living conditions. The outer zone includes open land and agricultural land, where the densities of population and houses are the lowest. Roads are comparatively wide but in most cases unpaved. Rural dwellings are to be found in this zone.

Indetification Of Slums:- The slums of ara have been identified on the basis of certain criteria. These include density of houses, density of population, accommodation density (parsons per house), type of houses, shortage of houses, per room occupancy, age of the buildings, etc. physical condition of the area has been given primary importance in the identification of slums. On the basic of these parameters, twenty slum pockets have been identified in ara. These have been classified into four categories.

First category of slums has three slums, namely Katira Mohalla, Moti Tola and Waliganj. In these mohallas civic amenities like tap water, street light, drainage system, etc. are in bad conditions. The second category of slums includes Chandwa, Dharahara, Mirganj, Nawada, Shivganj, Singhi and Tarimohalla. These are spread over 39 hectares, covering 27.08 percent of the slums of ara. The third category of slums has 7 slums, namely Abarpur-ChikToli, Anait, Bahiro, Balbtra, Bhalhipur and Maulabagh. These cover about 47 percent slum area of Ara. Airpur, Pakri and Sital Tola are included in the fourth category of slums. (Fig. 1)

Factors Of Growth Of Slums:-The slums of Ara have grown because of extreme overcrowding and poor physical condition of buildings in the older parts of the city and lack of planning in all parts. Apart from over-crowding, other problems are also associated with the slums of the city. These are unplanned and haphazard growth, lack of public utility services, and inclusion of rural pockets within the municipal limits and poverty and cultural backwardness. A special problem relating to the whole of Ara is the encroachment of open land and road by beggars, vagrants and destitute. The existing problem of congestion, traffic bottlenecks and poor utility services are likely to multiply rapidly with the

growth of population.

Urbal Renewal And Reconsruction:- A programme of urban renewal and reconstruction is necessary to tackle the problems of slums in Ara. Urban renewal is a process to improve the city's sub-standard localities and dwelling units in order to prevent deterioration of good residential areas and neighborhoods. The approach to urban renewal needs to be varied according to the location of the slum, its rural and urban character and the category of the slum. Its rural and urban character and the category of slum.

The structure of the city of Ara is changing dynamically. The urban land consumption pattern needs proper development so that future aspirations may be met satisfactorily. With this background, the town and country planning organization has undertaken to prepare integrated urban development plan (IUDP) for all the cities of India including Ara. It a long -tern strategy (50 years) for the urban development of Ara. It is includes both the redevelopment of the existing urban area and reclaiming of the surrounding areas and their development. It is, in fact, a multi-dimensional approach toward urban development. The town and country planning organization have also prepared the master plan for Ara for 50 years (1981-2031). But it has miserably failed to solve the problems of slums in the city.

In the present study the author has suggested a concrete programme for urban renewal and reconstruction in Ara. About 32 percent of the total population of Ara lives in slums, which occupy only 144 hectares of land. It is 4.65 percent of the total area of the city the suggestion of kutchha lanes into metalled lanes, repairing and remetalling of existing deteriorated roads, provision of street lights, conversation of kutchha drainage into pucca, construction of public latrines and bathrooms and provision of loans at easy instalment to the poor people for the improving the structural conditions and service conditions of their houses. The strategy also includes not allowing the existing slum areas to make further expansion and to minimize the slum influence quantitatively as well as qualitatively over



the entire urban system.

For improving the existing slums and for preventing other area from becoming slums new neighbourhood colonies are also suggested to be developed in Ara.

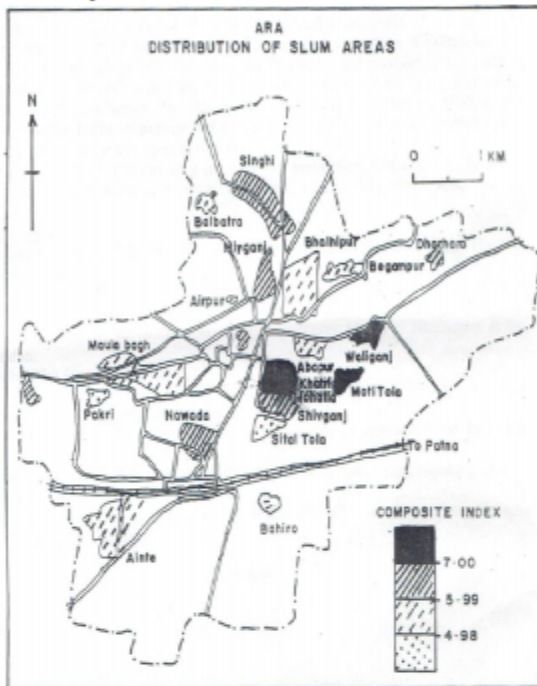


Fig-1

REFERENCES

1. Modak, N.V. and Ambedkar, V.N (1971) Town and Country Planning and Housing, Orient longman, Bombay
2. Gilbert, A and Duglar, J. (1983) Cities, Poverty and Development, Oxford University Press, Oxford
3. Ratcliffe, J. (1977) Introduction to Town and Country Plannig, Hatchinson & Co. London
4. Mater Plan for Arrah, (1980)
5. Kirby, D.A. (1974) Slum, Housing and Residential Renewal: The Case in Urban Britain, Topics in Applied Geography.
6. Gans, H.J (1965) The Failure of Urban Renewal: A Critique and Some Proposals, Commentary, 39, No.-4
7. Dessai, A.R. and Pillai, S.D. (ed) (1968) Slums and Urbanization, popular Prakahsn, Bombay.
8. Integrated Urban Development Plan, Ara, Bihar, 1980-83, Town and Country Planning Organization, Government of Bihar.