



## RURBANIZED ZONE DEVELOPMENT AND OPERATIONAL WAY OUT

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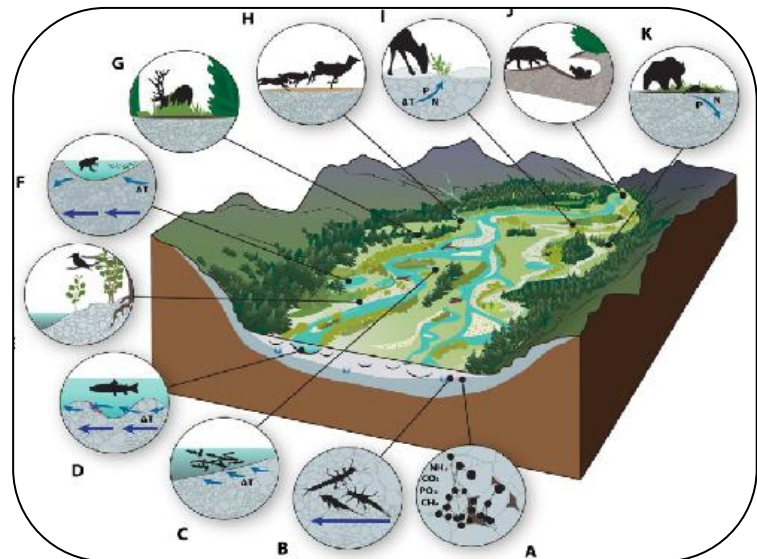
### ABSTRACT

Urbanisation relates to the process of transformation of rural into urban and ruralisation necessarily coexists and coextends with the urbanisation. Urban centers of all sizes shed their influence over contiguous and on surrounding rural areas, which tend to be part of city by the act of invasion and succession. The city of Darbhanga has recently intensified the process of ruralisation causing extension of residential colonies and industrial and commercial activities. The process of ruralisation has been raising a number of problems and it has established adequate issues and cases of development or management. The same has necessitated the search for an operational way out or mechanism of management of city-country relationship.

**KEY WORDS:** City-Country Relationship, Resource Habitat Nexus, Rurbanised Zone Development.

### INTRODUCTION

A rurbanized zone represents to be an inseparable part to urban and rural growth forms in spatial expression. It signifies the rural "only partly assimilated into the growing urban complex" and "thus area where urbanization impinges on rurality". Urban growth in the beginning proceeds invariably to engulf fringe belts to accommodate all such



urban functions which require large amounts of space and peripherality rather than central location. Within spatial unit in the hierarchy of regions which has the three cycle of ecological evolution, exhibiting the condition of ecological succession, has been so apparently felt as in the rurbanized zone. The zone has emerged as a battle ground of the titanic conflict between the cultural antecedents spatially separated and the superimposition of new cultural appearances caused by urban intercepts.

Rurbanized zone development must be accepted as a fundamental concept in urban-regional planning. It combines the planning issues connected with "two basic forms" of human habitation as well as those of human occupation. It represents a case of continuum and integration. Without going into semantics of the placity and veracity of its issues, let us look for an operational way out to the development of such strategic areal unit. This will necessitate the creation of a creditable philosophy.

The minutes of the idea have been conceived to be ingrained into the understanding of (1) Spatial comprehension, (2) Specific presumptions, (3) Working hypothesis and (4) The core mechanism with particular reference to the Darbhanga City Rurbanized zone (D.C.R.Z) in Bihar, India.

## RURBANIZED ZONE

### Space Comprehension Needed

The desired space comprehension is hard to generalize. A rurbanized zone happens to be an area of physico-cultural stress. Changes take place fast in the midst of transitionality. The situation makes it imperative to comprehend the contemporary development trends and directions responding to prevailing space situations. The need to comprehend the tempo that the urban spread event empowers and the readiness that the fringe areas show to absorb the tempo forms the essential spirit of operational idea of rurbanized zone development. The comprehension of the D.C.R.Z. in the temporal vision and spatial reality reflects the instances of the city extension process in the phenomenon of accretion initially and absorption of villages later. Rurbanization is on move. Monitoring is the need. Reality is not easily spotted in the event of movement. Let us presume, therefore, first so as to approach the possible way out with greater effectiveness.

### Rurbanized Zone Development

#### Presumptions that Hold Good

The following presumptions with merit to precede development activities

1. The event of rurbanization around the city of Darbhanga will continue to intensify in the wake of the recency and speed of growth that the city has exhibited currently.
2. The expected intensification of rurbanization will produce transference of the pattern of land resource utilization to reflect a behaviour increasing urban and diminishing rural.
3. The replacement and reorganization of existing land resource will form the fundamental target as a part of development proposals.
4. Land resource will be considered more to represent space than a factor of production or a property or an investment.
5. The event of rurbanization proceeds under the dual stress of semi-dynamic and dynamic relations between one who releases the land from the use it is put and one who intends to acquire it for the use it is originally put use other than the original one.
6. The location of proposed development will comply with the dynamism of Rurbanized Zone land prices functioning in direct respect to the changes in time, distance from the limit and the capacity and attitudes of complete user of the land.
7. Apart from the economics of land locational behaviour of proposed development will comply with the geography of land comply of both physical and cultural attributes previous over the Rurbanized zone.
8. Any assumption of comply homogeneity in the quality of land it Rurbanized Zone is discarded and it is assumed that proposed development will find location preferential sections again determined the physical and cultural factors.
9. In view of the observation that the urban situations, that have emerged satisfactory and something more needs done. It is assumed that the resort development proposals in Darbhanga. Rurbanized Zone may not be worked isolation in the light of recent change in the urban-rural relationship which sees a correlation between development in two set.
10. It is assumed that the presumption as have been conceived, will simplify the formulating essential hypothesis to direct task of working out resource development proposals in Darbhanga City Rurbanized.

#### Rurbanized Zone Development: Working Hypothesis

With this conviction that a development proposal must follow some working hypothesis the formulation of the following ones has considered judiciously in particular reference Darbhanga City Rurbanized Zone.

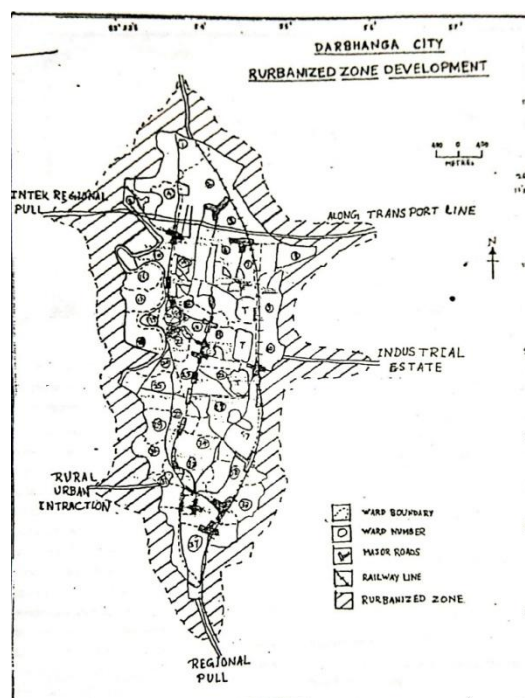


Fig-1

1. It has been hypothesized that the resource development proposals will relate urbanization as a strategy of rural development.
2. It has been hypothesized next that the proposals to effectuate the replacement and reorganization of the degree and pattern of land resource utilization must be in consonance with the pretext what we value and create what we want in principle.
3. It has been hypothesized that the key objective of resource development proposals for the Rurbanized Zone may be to disown the spell of the Continuous City Fallacy. The attitude will dispel the horror of excessive concentration of urban growth points advocating a pattern of development composed of not one but many points of structural concentration pierced by large sections of agricultural or non-agricultural vacant land.
4. It has been hypothesized to decide the locational preferences of different use claimants on the basis of the relative merits of the individual use claimant holds in relation to the availability and workability conditions as determined by the need of accessibility and operation.

### Darbhanga City Rurbanized Zone Development: Operational Assertions

The basic deliberations, as in connection with the comprehension, assumptions and hypotheses to precede the act of proposals, have profoundly revealed points of assertions. This relevant assertions with particular reference to resource development proposals in Darbhanga City Rurbanized Zone are identifiable as.

1. The City Rurbanized Zone has essentially to respond with the pulsating vibrations caused by the requirement of adjustment and the expansion of the city of Darbhanga which the Zone surrounds. Fig-1
2. With an estimated population increase to the tune of even a moderated figure of 2.30 lakh in 1991 and 2.70 lakh in 2001 and 3.25 lakh in 2011, the city of Darbhanga is bound to out of its ever contained boundary.
3. The city of Darbhanga Rurbanized Zone likewise with a possibility to have an estimate population to exceed 2.30 lakh in 1991 and 2.70 lakh in 2001 and 3.40 lakh in 2011 will have counteract with the invasion and successive trends in the city of Darbhanga.
4. The city Rurbanized Zone possesses land an almost the bare resource to meet this trend and the requirement of future development as expected after the development proposals.

5. In the observation that the land resource utilization pattern has reflected the feature diminishing agricultural occupancy increasing left over land proportion in direct proportion to the increase in the distance from the city periphery, it could safely be ascertained that a greater proportion of land utilization will be shared by uses other than agriculture, area of immediate integument of the Zone particular.
6. To counteract the loss of land due to release of the proportion to be utilized the use of other than agricultural, operational efficiency and agriculture has unmistakably to be enhanced in the form of changes in agricultural practices in the light of intensification and commercialization.
7. The most conspicuous and assertive urban demand for land is envisaged under residential, commercial, industrial, educational recreational and some other uses. Among these uses residential appears to be the most spontaneous and active claimant.
8. The core mechanism of the Rurbanized Zone Development lies in Resource-Habitat Development of function as desired link of integrated development.

#### EMERGING DCRZ



PLATE-1

#### Resource-Habitat-Nexus: Core Mechanism to Rurbanized Zone Development

The whole issue of development has to be viewed in the spectrum of man-resource-nexus because it is by no means a one way channel accrual. The resource position constitutes the condition of habitat, which may materialize in developmental form only when man impinges on it. Neither the resource nor man can afford to alienate one from the other to conceive the concept of development. Both acquire geographical aspects and man's geographical aspect has to be resided in the relation and adjustment existing between human societies and their habitats. It is naturally, therefore, that the man-environment problems have been suggested to be tackled only through the growing awareness in the "Comprehensive Style of Geographic Thinking." This necessitates the acceptance of a bonded mechanism to form the base of operational way out to development as developmental activities is a spatial unit experience a "cycle of ecological evolution" involving the process of "Ecological Succession"

The operational way out to Rurbanized Zone Development in the perspective of Resource-Habitat Nexus mechanism envisages two cardinal development principles.

- a) Use space rapprochement and
- b) Protect the old that we value and create the new that we need.



### Use Space Rapprochement-Principle

This principle involves the operational mechanisms of

1. Use space building signifying the process of making available the extra proportion of land for some use on the hand and getting some proportion of land released from some other use on the other.
2. Use space agreement referring to the creation of a situation so as to eliminate conflicts among use claimants with the common acceptance that the best place the land is assigned in due proportion to the which best deserves it.
3. Use space management involving the need of developmental authority to manage the process of scaling the land area required to accommodate immediate growth and of restricting the land with a purpose to regulate its use in immediate and foreseeable time scale.
4. Use space location decision the signification act of space occupancies by urban users of land agreeing with the notion the things over the space are not found location anywhere rather they are placed at allocation space.
5. Use space preferential segments proposing the need of specification of use space preference on the basis of topography conditions, distance from the city bourns transport facilities, the space local requirement of particular user and the capacity of the specific user to pay for the space location preferred best.

### RURAL-URBAN INTERFACE IN DCRZ



PLATE-2

### Protect The Old That We Value:

The real issue lies here in deciding what to be protected and that in what way?

The spheres to be protected have been outlined to include:

1. Areas/ Places of critical environmental relevance.
2. Sphere of specific use spaces.
3. Sphere of possible areas for future public utility.
4. Sphere of specified sections of areas to act as buffer zone.
5. Sphere of future expansion.

The suggested ways to protect the valid have been likewise conceived to conform with.

1. To promote the sense of general awareness of areas specified for open spaces.
2. To locate and disseminate classified scheme of open space after a detailed area survey into the regional physio cultural space elements.

3. To calculate the possible extent of the requirement for open space in relation to the assessment of the qualitative nature of specific uses to which the open space be distributed.
4. To acquire the areas specific for public open spaces by purchase by the development authority on the principle to buy, soon. This principle reflects the urgency of acquisition and protection of much needed open spaces in the event of fast growing built environment.
5. To co-ordinate the interest of private owners and developers with public developer to avoid the conflict.
6. To enforce protective regulations incorporating public and legal supports and incentives promoting favour for protective regulations.
7. To compensate adequately the private owners whose land is required for acquisition and to asset the neglected public rights to parts of land which are not private but unauthorizedly claimed to be so. Areas derelict river-beds dried up, waterlogged areas, roadside, ditches etc. composed such parts to which public right are to be asserted and protected.

The act to protect has rightly been viewed to form “Part of a larger effort of create the wanted” in spatial planning units at any hierarchy.

### **Create The New That We Want:**

**Creation closes the necessity to respond to choices. The things visualized to be created have been identified as:**

1. To create the alternative form of growth.
2. To create sites for new growth.
3. To create a process of use space rapprochement.
4. To create the need and space occupancy standards for competing users of land.
5. To create the convenience and performance standards in use location milieu.
6. To create the actual not in time and space fixity but in a patterned sequential process.
7. To create the perceived the best practical most economical and attractive design for all uses, fitted to the “Topographic and the existing land use pattern and articulate with the circulating system”

**The suggested ways to create the desired have likewise been perceived to regulate the development “Toward public objective, they are:**

1. To identify the apparent use area claimants in the zone.
2. To define the existing use space share devoted to specific claimant.
3. To reappraise the attached share in terms of adequacy and inadequacy as the case may be.
4. To assess the due proportion in the perspective of their relative merits of chances to grow in future.
5. To decide their locations with reference to the preferential zones of the city Rurbanized Zone.
6. To integrate the village habitat of the Zone with urbanism by not essentially allowing them to be devoured by the city to develop company built continuous urban habitat.
7. To develop a system to represent a unified habitat in the presence of a hierarchy of settlement units and road links.
8. To prepare a development plan not just with the view of re-arranging apparent trends of population shifts from the city to its immediate areas but with an urge for structural and functional change in the habitat set against the back drop of these movements.
9. To evolve a dedicated mechanism to regulate development measures to look into the task of effective implementation of development proposals with an asserting drive to achieve integration through minimization of conflicts among spheres of habitat development.
10. To extend incentives and opportunities to regulate the forces of transformation through replacement and reorganization.

Protection and creation prove, therefore, two faces of integration. They Constitute the core mechanism for operational way out & to effectuate the integrated development in perfect urban-continuum away from “Continuous city fallacy”.

## CONCLUSION

Rurbanisation necessarily coexist and coextends with the urban phenomenon. Rurbanized zone development must be accepted as a fundamental concept of urban regional planning. Rurbanisation is facilitated by wide range of rural-urban migration and the process of city's invasion and succession.

Development of rurbanized zone has emerged as a very fertile field of city planning. The operational way of Darbhanga city Rurbanized zone development has been thought to be based on use space rapprochement principle. The rurbanized zone has to be planned so as to regenerate the harmonious and functional coexistence of town country relationship. It has been advocated to protect the old that is valued to create the new that is needed. The principle of protection is supposed to ensure bright faces of rural-urban integration and to provide sustainability to human habitation.

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