

LEKSHMI JAYAKUMAR | Prof. Jacob Cherian

Addressing Rapid Landuse Shift Using Urban Design Guidelines, A Case Of Thoppumpady, Cochin

The development trend of a city largely depends on its policies and planning principles. One such major determinate is the land use which get transformed each time the master plan changes. A master plan has economic, social, environmental, and cultural impacts on city, but the physical impact is the most important. It is evident from the review of the urban development and planning regulations and experiences that over the past decades, the conventional forms of urban development and planning regulations have failed to provide orderly and sustainable urban development .Despite the various planning legislations that have been put in place, urban development has been haphazard and disjointed. As a result, violation of development controls, squatter settlements and informal sectorial activity have continued to mushroom due to inadequate and incompetent development control mechanisms. The regulatory framework that formulates master plan most often does not account the existing structure or capacity.

In a rapidly evolving urban environment, it is very difficult to maintain the master plan and in-built development controls in the best of times. Therefore a research is going on to have a flexible system and stress on comprehensive development plans. Master Plan as a tool for urban development planning cannot be done away with; rather the need is to make it more dynamic, realistic and effective. This is possible only with greater involvement of people and improvement in urban governance. The studies over the years have analysed the impact of land use regulations recommended that the needs and conditions of development in developing countries require a more flexible set of standards. These standards must consider the rapid changes in the urban fabric, relate more to local conditions and be easier to implement. It is important to identify simple design paradigms that encapsulate the overall strategy and implement them through strategic interventions that have multiplier effects.

The three research hypothesis is to be strengthened by formulating strategies accordingly .., i.e. Development controls are important and necessary so as to promote public health, safety, moral and social welfare of the community by securing the right use of land and buildings in a regulated way; weak enforcement mechanisms leading to increasing violations and limited need based flexibility in development controls is important. In order to facilitate all this, the thesis focuses on the regulatory framework that formulates a development plan for a selected area. The main aim of the thesis being the inclusion of urban design in regulatory framework and to what extend can it address rapid land use shift with relation to carrying capacity of the place.

Key Words: Land use shift, haphazard development, sustainable urbanism