Defining the Rurban - taking a case of Hyderabad

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Aim of Project Case Study – Focus Areas

- **Defining the Rurban**
- **Limit** of urbanisation
- How can the ‘Rurban’ shape **Peri-Urban** areas
- Is a **Rurban economy** feasible to sustain the Rural and cater to the Urban
Large parts of rural areas in India are not stand-alone settlements but part of a cluster of settlements, which are relatively proximate to each other. These clusters typically illustrate potential for growth, have economic drivers and derive locational and competitive advantages. Hence, making a case for concerted policy directives for such clusters. These clusters once developed can then be classified as 'Rurban'

~ SPMRM, National Rurban Mission Ministry of Rural Development, Govt. of India
Content

- Defining the Rurban

- The case of Transforming sub urban and rural areas of Hyderabad

- Analysis

- Issues & Challenges

- Objectives & Strategies

- Design Demonstration for sample development

- Conclusion
Defining the Rurban

• Sorokin in his Rural-Urban Sociology (1929), uses the word "rurbanization" which according to him is a terminological invention of C. J. Galpin in 1918. Parson in 1949 exposed the idea of “rurbanisation” in his book – Essays in Sociological Theory. According to him, Rurban communities are the rural socio-geographic spaces where styles of life and the standard of living have changed so much that they resemble those in urban localities (Parsons, 1949, p. 435).

• In 1970s this terminology was used for zones generally without any pre-planning and having the characteristics of intensive agriculture, suburban living and industrialisation zones (Griffon 2002). Mandal (1989) described the rurban centres as large rural settlements and small towns with service facilities for surrounding hinterland.
Defining the Rurban

- As generator of more than sixty percent of India’s GDP, urban centres in India are heavily dependant upon their rural neighbourhoods. There is a crucial supporting role played by the rural areas for the development of their urban counterparts. Such reciprocity between the town and rural areas around it can be evidenced and one can perhaps call the rural neighbourhoods around a town as the ‘economic footprint’ of the town (Choudhury, 2007).

- The rural settlements on the periphery in turn depend upon the city for several specialized functions (Biswas, 2005). This dynamics of rural urban interdependence leads to rural transformation which can also be termed as ruralisation.

- In Indian context, Chatterjee (2014) renamed the census towns (as defined by Census of India) as ‘rurban’ which are born out of large villages with predominant non-farm based economic activity where the socio cultural aspects are however still rural.
Rurbanisation

Creation of 'Big Villages' with a rural soul but an urban feel with all urban amenities

• Government interventions in creation of public infrastructure and provision of services in rural areas like improving connectivity & transport, accessibility to healthcare, sanitation, quality water and electricity supply, communication facilities etc.

• Bringing consumers closer to producers – urban and industrial areas which are generally the prime consumers of primary products can be brought closer to rural producers through better connectivity, relocation of industrial units especially those dependent on bulk manpower from rural centres or primary produce to rurban areas etc.

• Promotion and implementation of ground breaking ideas which serve to empower rural centres to compete at par with urban centres and attract economic and financial inflow.

• Augmentation and development of economic activities which are based on traditional rural based competencies and comparative advantages like tourism, handicraft production, agricultural and allied produce etc.
How can ‘Rurban’ shape Peri-Urban areas

• Between 2000 and 2014, the proportion of the global urban population living in slums dropped from 28.4 per cent to 22.8 per cent. However, the actual number of people living in slums increased from 807 million to 883 million.

• They can become the target population for suburban towns or secondary cities if these are equipped to provide a sustainable model with more production, more employment more equitable distribution of income and focussing the poor.

• The suburbia and the peri-urban can use Rurban as a model development
Introducing Hyderabad & City Structure

- Hyderabad presents us with a situation where an Outer Ring Road (ORR) is created to contain the urban development but placement of Information Technology Investment Regions (ITIR) along the ORR and even in areas nearby the river Musi possess serious threats to the existing villages in this area.

- The study/presentation explains the real-life situation along the ORR and derive the forces of growth and a possible ideal model for the Rurban.

- The age-old transect from natural zone to the urban core zone is to be questioned in this current era urbanisation and we are definitely in need of an answer that balances the extremities of rural and urban.
Analysis of Study Area

- Existing Site Conditions

Source: SPA Urban Design Study 2015

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Analysis Framework – Study Area

Source: SPA Urban Design Study 2015

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## Tools to achieve the Rurban model

<table>
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<tr>
<th>Tools</th>
<th>Description</th>
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<tbody>
<tr>
<td><strong>Easement right</strong></td>
<td>Understanding of the present commute routes of local people should be given priority. The rights of local population in terms of access of air, light etc. should not be neglected.</td>
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<tr>
<td><strong>Transfer of Development rights (TDR)</strong></td>
<td>The development rights of ecologically sensitive areas or areas which should not be developed to retain important ecological networks should have the provision of TDR.</td>
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<tr>
<td><strong>Incentive Zoning</strong></td>
<td>Areas where TDR is applicable incentive zoning is obviously needed.</td>
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<td><strong>Rajiv Awas Yojana – Slum Rehabilitation</strong></td>
<td>For the squatter settlements in peri-urban areas.</td>
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<td><strong>Local Area Planning (LAP)</strong></td>
<td>Bottom up approach and Local area planning with the aid of public participation.</td>
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<tr>
<td><strong>Land Pooling and Readjustment</strong></td>
<td>Public planning agency brings the land owners together to formulate the new land parcels for development.</td>
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Tools to achieve the Rurban model - Land Pooling and Readjustment

- In this method, the public planning agency or development authority temporarily brings together a group of landowners for the purpose of planning, under the aegis of the state-level town or urban planning act.

- As there is no acquisition or transfer of ownership involved, there is no case for paying compensation. A master plan of the area is prepared, laying out the roads and plots for social amenities. The remaining land is reconstituted into final plots for the original owners. The size of the final plot is in proportion to the size of the original plot, and its location is as close as possible to the original plot.

- A betterment charge based on the cost of the infrastructure proposed to be laid is levied on the landowners. Infrastructure is then provided utilizing these funds.
Transect

- As an urban planning model developed by New Urbanist Andrés Duany, the urban to rural transect defines a series of zones that transition from sparse rural areas to the dense urban core.

- Each zone is fractal and contains a similar transition from the edge to the centre of the neighbourhood.
Issues & challenges

• Uncontrolled fragmented growth leading to ecological degradation

• Lack of balanced and integrated development increasing the disparity between urban and rural

• Losing rural character and absence of new identities

• Neglected cultural and natural landscapes

• Deficiency of recreational and public infrastructure facilities
Objectives

• Create a rural extension inspired/derived from the existing rural structure.

• To strengthen the economic base of a larger agrarian community

• To conserve and enhance the quality of rural setting to create a strong identity

• Create opportunities for the villagers to continue agriculture despite the development around.

• To allow a smooth transition between the rural and the urban.

• To provide social amenities and community spaces for the new and the old residents.
Strategies

• Use existing rural structure as a guide for the new extension

• Create a parallel system where the village and the city meet.

• Integrate community facilities with the village structure

• Create a community nexus utilising the 2 existing temples.

• Create agro based work opportunities and uplift the small land holders.

• Create options for housing different sets of people.
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Key Findings

• Using existing rural spatial structure to plan for future.

• Public participation required for successful planning and implementation

• Strengthening the existing local economy by focussing upon the skillsets of the existing inhabitants and generation of a larger number of occupation based on that

• Integrate contemporary physical & social infrastructure, community facilities with the village structure with tools like – land pooling, incentive zoning etc. (the tools discussed)

Open Questions for Discussion

• How to preserve the quality of rural setting to create a strong identity of the Rurban Areas?

• Is it possible to create a seamless spatial planning for rurban areas?

• What is the limit for rurbanisation?

Development is, ultimately, the progress of human freedom and capability to lead the kind of lives that people has reason to value. (Sen & Dreze, 2013) A rurban model appropriate for today’s context can be a tool to generate that value for the public.