

INTRODUCTION

BACKGROUND OF VILLAGE PLANNING:-

The entire civilization in old days was rural and people lived in small groups before the development process started. Old civilizations were developed on the banks of rivers/streams. With the passage of time, the size of rural settlements increased due to various factors. As and when the size of any settlement is increased, it is the sign of development of economic activities. Expansion of economic activities requires land and its proper physical planning, so that relationship between work place and living place can be maintained. With the inception of Chandigarh, a number of villages on the original site got assimilated and woven into urban fabric of the new city.

Chandigarh is fully grown town with modern architectural design. It has acquired the enviable reputation of being the “City Beautiful”. The basic planning unit of the city is a sector and initial plan of Chandigarh was provided for 47 sectors in first and second phase respectively. But later on, it was decided that 3rd phase of Chandigarh should also be developed. At present, Chandigarh has 56 sectors. Each sector is spread in an area of 246 acres and has been so planned that all the facilities like education, health, recreational, play grounds, open spaces are available for its residents. The Union Territory of Chandigarh has been stretching over an area of 114 sq. km. out of which 34.66 sq. km. is rural area spread in twenty one villages and 79.34 sq. km. is an urban area spread over in 56 sectors. The need of the day is to give equal importance to rural area in physical development of all the villages falling under the jurisdiction of Municipal Corporation, Chandigarh.

With the 74th Amendment in the Indian Constitution in 1992 and the changing scenario, it was realized that the growth and transformation of Chandigarh cannot be well managed till building standards configuration and negative impact of new buildings are not effectively addressed towards the countryside. Hence, the preparation of “Village Plan” was thought as an effective tool to address ground realities for formulation of practically enforceable building bye-laws while enabling active community based participation. The village plan exercise will culminate with creation of area specific building bye-laws and possibly a comprehensive urban renewal plan for final integration into Chandigarh Master Plan within the Edict of Chandigarh.

The Municipal Corporation, Chandigarh has come into existence in the year 1995. Subsequently, the villages falling in the grid namely Attawa, Buterla, Badheri and Burail were included in the Municipal Corporation. The maintenance and development control of these villages was transferred to the Municipal Corporation, Chandigarh. There were no specific building bye laws for the development control of these villages. Hence these villages have been grown up in haphazard manner resulting conflicting land use and defective circulation pattern. The 34ft height of the buildings which was initially fixed by the Administration have not been controlled effectively. Consequently these villages have lost their rural character and turned as urban village without execution of qualitative services and facilities.

The Chandigarh Administration, has transferred five more villages namely Maloya, Kajheri, Dadumajra, Palsora and Hallomajra under the jurisdiction of the Municipal Corporation, Chandigarh. There is dire need to prepare development plan for the future planning and development of these villages to achieve balanced development of these settlements.

PHYSICAL SETTING OF VILLAGE DADUMAJRA:

The Village Dadumajra bearing Hadbast No. 14 falls under the jurisdiction of U.T., Chandigarh situated on the North West side of Chandigarh at the distance of approximately 6 km from the City Centre. In the East side of the village Dadumajra sector 39 is located. The village is on the extreme end of the U.T. boundary, but its location is quite conspicuous because of close approximate of west of sector 38 where institutional zone is proposed. The rehabilitation colony of Dadumajra is also exist adjoining to the village. The major water works is also abutting to the settlement of the village Dadumajra. The link road from the village Dadumajra goes to the village Maloya. There is no direct link road from Dadumajra to the Punjab area. The Dadumajra village as per the Revenue record had an area of 783 acres. The government had acquired 683 acres of land for different development purposes of Chandigarh and the remaining land of Dadumajra is under acquisition. Yet Dadumajra retains the basic flavour of traditional village of the area which needs to be protected from the rampant violation of builders and rental estate dwellers in the name of the development.

EXTENDED ABADI DEH AREA OF VILLAGE DADUMAJRA:-

The village Dadumajra has 22 acres of area under abadi deh comprises of area under lal dora and area between lal dora and phirni of village. The Chandigarh Administration has notified the 20.20 acres of area adjoining to the abadi deh of village mentioned in the schedule where the provisions of the Capital of Punjab (Development and Regulation) Act 1952 shall extend. This area is exempted from The Punjab New Capital (Periphery) Control Act 1952 for construction of affordable Housing for its residents. The schedule of exempted khasra Nos. is under:-

SCHEDULE

Mustil No.	No Khasra
21	5/3,5/4,5/5,16/2,16/3,17/2,17/3, 25/1,25/2,26,27,28,29,30,31/1,31,35,36,37,38,39,40,41,42,43, 44,45, 49, 61/1, 61/2,62,63,64,65,66,67,68,69,70,71/1,71,72,73,74, 75,76,77,78,79,80, 81,82,83,84, 85,86, 86/1, 87, 88,89/1,90,91,92,93/1,93,94,96,97,98,99,100,101,102,103, 104,105,106,107/1, 107,108,109, 110, 111,112,113, 114/1,114,115,116,117,118,119,119/1,120,121/1, 121,122,123,124,125, 126,127, 128, 129, 130, 131,132,133, 134,135,136,137,138,139,140,141,142,143,144, 145, 146, 146/1, 146/2, 147, 148,148/1,149,149/1,152,153,154,155,156,156/1,157,157/1,158,159,160
22	6,15/1,15/2,16/1/1,161/2,32,33,34 min
23	9/2,27,28
31	4/1/1,4/2/2,29/2,29/1
32	4,5/1
	55

The area falling in the Lal Dora is densely built and thickly populated as compared to the areas falling within the extended abadi area.

FUNCTIONS:-

The Village Dadumajra is a multifunctional urban village consisting of large number of Diaries, Kabaries Shops, Repair Shops, Weldar Shops and Grossery Shops which generate secondary and tertiary activities. More than 80 % workers are engaged in the tertiary activities. The number of cultivators and agricultural labourers have been reduced to 20 % as most of the land has been acquired for development purpose. There is some industrial units in the village which manufactures grill, gates, steel frames and other household item. The village has been provided with the facilities of one Anganwari centre, two Dharamshala, one branch of Punjab National Bank. The religious places such as Gurudwara and Khera is located in the village. A sports stadium is also exist in the village. The local bus service facility, the water supply, sewerage, electricity including street lights are provided in the village. A circular road or phirni road is metaled and the internal roads are paved. There are open drains along the streets which carry kitchen / storm water of houses. The village is devoid of Community Centre. Public toilet blocks in the village are constructed but it is not properly maintained. Sweepers have been deployed by the Municipal Corporation, Chandigarh for cleanliness of village and its surrounding areas.

EXISTING PLANNING PROBLEMS OF VILLAGE DADUMAJRA:-

1 DEFECTIVE CIRCULATION PATTERN:-

There is no road hierarchy in village Dadumajra and dead ends exist which hinder smooth moving of the traffic. The road junctions are acute. The streets are narrow without parking facilities. Numbers of pit-falls exist in the roads due to poor maintenance of the road network.

2 NON CONFIRMING LAND USE:-

The commercial area is intermingled with residential area. There is no well defined residential commercial area. People are converting their houses into shops without providing parking space.

3 PROBLEMS OF ENCROACHMENTS:-

Village Dadumajra is transferred to Municipal Corporation, Chandigarh. Earlier governance of the villages was under the Director Panchayat U.T., Chandigarh. The Estate Branch of MCC is now maintaining the record of assets and liabilities of village. The residents are encroaching upon Public Streets and Municipal Land because of lack of enforcement.

4 ENVIRONMENT POLLUTION:-

Village Dadumajra is served with all utilities but it is poorly maintained. Some people in this village are engaged in Dairy business. Therefore, cow dung is scattered everywhere. Owner of the dairies are dumping the dung in the sewerage lines while cleaning the dairies sites resulting chocking of the sewerage system. There is no specific place for dumping the garbage. Cow dung cakes are stored in the houses and the poor people are using the dung cakes as fuel energy for cooking etc. It generates smoke and become the cause of air pollution and gives the shabby look to the outsider. Kabaries are storing the materials of different categories in the open plots which causes source of environment pollution and creating unhygienic atmosphere.

5 LACK OF STORM WATER SEWER & SEWERAGE:-

There is no storm water sewer provided in the village. The open drainage for carrying sludge water of houses causes a foul smell. There is no sewerage system in the extended Abadi Area of Village. It is urgent need to lay sewer in the extended abadi area. Augmentation of the sewerage, underground of drainage and lying of storm water sewer is needed.

6 POOR DRINKING WATER FACILITY:-

Though the village is served with piped water supply but it is poorly maintained. Further, the population of village is increasing day by day. Moreover, there are new areas which are included in the village and require portable water .There is need to lay new water supply lines in the extended abadi. The upper stories of the houses are not properly served with drinking water because of low water pressure.

7 PROBLEMS OF UNAUTHORIZED CONSTRUCTION:-

Earlier, there was no Building Bye Laws of villages and people have constructed their house without approval of building plans. The erection and re-erection of Building Rules 2006 for villages has been framed for construction of building in the village on sanctioning of Building Plans. The people are encroaching Panchayat land, Shamlat land and govt. land in absence of proper land record and enforcement. There is need to strengthen the Building Branch, so that all the unauthorized construction can be stopped and sanction of building plan be expedited.

8 LACK OF RECREATIONAL FACILITIES:-

The village is densely populated but there is no recreational facilities except one stadium which is also poorly maintained. There is no Park, Children Park and Open Air Theater for other recreational activities in the village. There is need to develop the stadium and up keep its maintenance. A park should also be developed for the residents of the village Dadumajra.

9 POOR MAINTENANCE OF COMMUNITY TOILETS:-

In village Dadumajra larger numbers of labourers are residing and two community toilets blocks are provided which are poorly maintained. These toilets blocks should be properly maintained. Two more sites of public toilets should be provided to meet the future requirement of projected population.

10 SOLID WASTE MANAGEMENT:-

The cleanliness of village and its management earlier managed by the Gram Panchayat. Now the Municipal Corporation, Chandigarh has undertaken the work, but, no segregation of solid waste is being carried out either at household or at the dumping ground. A Sahaj Safai Kendra is required for collecting and segregation of the solid waste material.

11 MAINTENANCE OF GRAVEYARD/CREMATION GROUND:-

The Cremation Ground of the village falls outside the extended abadi deh. The main demand of the villagers that the cremation ground should be properly maintained as they do not want solemnize cremation of dead bodies in Sector 25. The residents have demanded that the existing cremation ground should be developed properly.

OBJECTIVES

The analysis of the above problems recalls the need to develop the urban village in well coordination manner, keeping in view all the basic needs of the urban village. The plan has been drawn with a view to fulfill the following objective and identification of specific problematic areas.

- 1 To study, analyze, assess the existing situation of village.
- 2 To achieve a well- planned - residential development of the urban village by developing it on the concept of neighborhood planning.
- 3 To achieve functionally balanced relationship between the residence, the place of work and recreational areas.
- 4 To achieve balanced development of social, cultural and recreational facilities and thus provide green park, open space, play ground, social and cultural centers etc. to meet the needs of rural inhabitants.
- 5 To achieve good hygienic environment by providing sewerage, storm water drainage water supply and its augmentation.
6. To highlights local needs and aspiration through public participation.

METHODOLOGY:-

A comprehensive and reliable data is bedrock of all planning. Therefore, the first requirement was to collect authenticated data from all available sources like the Census Handbooks and the Departments of Govt. The data, thus obtained was subjected to random field checks. In order to closely study the problems of the area, field investigation were extensively conducted. The mass of data, obtained from established sources and field investigation, was scrutinized, summarized and presented in the form of charts and maps so as to pin-point problems and suggest solution or corrective measures. In short, the study is based on often used Statistical Cartographic Techniques of regional analysis and development.

DENSITY OF POPULATION: -

The density of population of Dadumajra village is 112 .08 persons per acre, where it was 64 persons per acre In the rural area as per census figure of year 1991.In the census year 2001 the density of population comes to 142 persons per acre. Generally, net density of 55 to 60 persons per acre is considered for ideal living. The high density of population indicates the uncontrolled unauthorized construction in the village. The Table given below shows the density of population of Dadumajra Village as per census figures.

Table No.1.2 Density of Population

Year	Area of village Abadi deh (in acrs)	Population (In persons)	Density of Population per acrs (in persons)
1981	24.00	1407	58
1991	24.00	2690	112
2001	24.00	3396	142

Source: Census of India

ALLIED OCCUPATION:-

Since more than 90% of the agriculture land of village Dadumajra has already been acquired by the Chandigarh Administration for development works, hence, there are little prospects to add the work force in the agricultural sector. The census figure clearly shows that workers are mainly engaged in allied activities such as retail shops, general stores, kabari market, carpenter, welder, manufacturing of grill and gate wooden frame, diary and sweet shop etc instead of agriculture activities. The census figure of 2001 of occupational pattern depicts that 94.90% work force in mainly engaged in non agricultural activities and only 5.10% of the work force in the agricultural sector Whereas in the census year 1991 the percentage was 80.42% and 19.58% respectively, which shows the considerable changes in work force structure.

EXISTING COMMUNITY FACILITIES AND AMENITIES:-

EDUCATIONAL INSTITUTIONS

The village Dadumajra is served by One Govt. High School and One Private Schools. The private schools having the classes' upto primary standard only. The private school namely Dashmesh Public School is built in violation of the rules in the Peripheral area.

MEDICAL FACILITIES

The village Dadumajra has one Health Centre for the total population of 3396 peoples. In the year 2021 the projected population of village would be approximately 6000 person. Hence the existing Health Centre is not sufficient to cater the need of residents.

WATER SUPPLY

The village is fully covered with drinking water supply. Almost every house has their own individual water connection. The population in village is increasing day by day and residents are constructing upper storey of the buildings. The existing infrastructure is laid down only for single storey houses. Hence, there is need for augmentation of water supply in the village to increase the water pressure for meeting the future requirements.

SEWERAGE AND DRAINAGE

The village within lal dora is fully covered by the sewerage system. Almost all the houses have connected with the sewer line. Area developed outside the phirni is not provided with the sewerage. The household activities are increasing surrounding the village by extending the abadi deh area. Hence there is need to augmentation of sewerage and drainage to meet the future requirements of the residents

RELIGIOUS ACTIVITIES

Residents of the villages are dominated by Sikh and Hindu community. The village is served by two Gurudwaras, four Mandir and one Khera.

PUBLIC CONVENIENCE

At present there are two public toilets in the village, which are very poorly maintained. There is no provision of Fire Hydrant, Location of Dustbin and Sehaj Safai Kendra (S.S.K) in the village. The Sampark Centre is also provided in the Village.

DHARAMSHALA/ANGANBARI

There are two Dharamshala and one Anganwari Centre. The condition of Dharamshala is very poor as it is not properly maintained.

HEALTH FACILITIES

There is one Health Centre in the Village which is not sufficient to cater the need of peoples.

EXISTING LAND USE PATTERN:-

The break up of the land use pattern in terms of area and percentage to total area i.e. area in the extended Abadi Deh is given below. (Ref. Map Existing Land Use).

Table 1.3 Existing Land Use of Village Dadumajra

S. No.	Land Use Category	Area in Acres	%age to total area
1.	Residential	15.23	36.09
2.	Commercial	0.76	1.80
3.	Circulation	4.20	9.95
4.	Govt. Building/Semi Govt. and other Institutional	0.40	0.95
5.	Religious	1.25	2.96
6.	Ponds/water bodies	2.13	5.05
7.	Agriculture/Open Spaces/Vacant Land	18.23	43.20
	Total	42.20	100.0%

Residential Area Development :-

At present 15.23 acres area is under residential use i.e. 36.09% of the total developed area. Building structure is old and dilapidated in core area. Residents are constructing new houses from rental point of view without any planning and design. Generally, two to three storied houses are existing that are mainly abutting to narrow lanes. However, in some of the buildings the residents have violated the building rules and made construction upto G+3 storey, beyond the permitted height of 34'-0". The core area of the village is densely built and thickly populated. Residential characteristics along the phirni are undergoing change from residential to mixed land use or commercial use.

Commercial Area Development :-

Commercial area occupies about 1.80% of the total area which in absolute terms is 0.76 acres. People have made shops in front of their houses abutting to roads/streets. The ground floor is used as shops and upper storey is used for residential purpose. In general 2% to 5% area is earmarked for commercial use while planning of any settlements. The commercial area has spread over mostly along phirni road or major roads/streets without any parking facility. People have to park their vehicle on road side. There is no organized parking area in the village. Apart from this there is no drinking water and toilet facility available in the commercial area for public.

Area under Circulation:-

Circulation plays an important role in the development of any settlement. Good circulation pattern saves the time, increase the safety of the people and become more economical and pollution free. The circulation without dead end and with better hierarchy of the roads avoid the accidents. The area under circulation comes to 4.20 acres which is 9.95% of the total area of village Dadumajra, It indicates that circulation is not adequate as per the norms which should be 20% of the developed area. Narrow lanes/streets, defective junctions, reduction in carriage way due to encroachment resulting blockade and traffic jams. It creates inconvenience to public. Therefore, streets and roads should be widened and more streets/roads should be constructed to meet the requirement

Area under Public/Semi Public Institution/Building :-

At present, area under Public/Semi Public Institution is 0.40 acres i.e. 0.95% of the total area under the village abadi deh. It includes Govt. School, Private School, Anganwaries, Post Office, Sampark centre, Health Centre etc.

Area under Religious Buildings :-

In village Dadumajra Mandirs, Gurudwara and Khera is existing. The area under Religious Building is 1.25 acres which is 2.96 % of the total developed area. The people of all religion live together in village in good harmony.

Open Spaces:-

There are number of spaces lying vacant in village Dadumajra. Approximately 18.23 acres of vacant land/open spaces is available which comprised of 43.20 % of the developed area.

WATER BODIES / PONDS

There is one site of the ponds in the village. The area under ponds is 2.13 acres which is 5.05 % of the developed area. Presently the pond is being used for fish farming.

PANCHAYAT LAND

In the Revenue Estate of Dadumajra there is about 61.0 acres of agriculture land .The detail of Gram Panchayat land in Dadumajra is shown in **Annexure-I**.

ANNEXURE-I**PANCHAYAT LAND VILLAGE DADUMAJRA –HAD BAST NO-14**

Khewat/Khatauni	Ownership	Possession	No .khasra	Area		Remarks
				kanal	Marla	
294-413	Civil Panchayat	Gram Panchayat	10/7/2	3	12	Cremation Ground
			22	8	0	Nadi
			23	8	0	
			19/4	7	4	
			5	8	0	
			6	8	0	
			7	7	4	
			14/1	1	19	
			14/3	3	0	
			15/1	7	10	
			16/1	0	16	
			16/3	5	18	
			17	7	4	
			21/2	0	13	
			25/1	4	0	
			20/25	8	0	
			22/31	2	2	
			31/4/4/1	0	5	
			18 acre	97	13	
414	Civil Panchayat		181121/2	7	6	Nadi
			19/125/2	4	0	
			2 acre	11	6	

Khewat/Khatauni	Ownership	Possession	No .khasra	Area		Remarks
				kanal	Marla	
415/416	Civil Panchayat		10/17/1	0	3	
			20/16/2	2	0	
			23	0	14	
			2 Acre	2	14	
294	Civil Panchayat		50	2	19	
			51	8	13	
			52	3	9	
			53	1	9	
			54/1	9	16	
			55	23	9	
			56/1	18	13	
			56/3	0	19	
			57	9	15	
			58/173	5	10	
			59	12	8	
			60	1	6	
			62/1	1	12	
			63/1	1	3	
			64/1	0	18	
			65/1	2	2	
			66/1	0	13	
			67/1	1	15	
			68/1	3	12	
			69/1	0	9	
70/1	0	13				
70/2	0	18				
72/1	0	3				
73/1	1	0				

Khewat/Khatauni	Ownership	Possession	No .khasra	Area		Remarks
				kanal	Marla	
			74/1	1	17	
			75/1/1	0	16	
			76/1	1	16	
			77/1	4	1	
			78/1	2	8	
294	Civil Panchayat		79/1	1	17	
			80/1	0	12	
			82/1	0	14	
			84/1	1	15	
			85/1	0	15	
			86/2	1	12	
			87/1	0	12	
			157/1	0	1	
			61/2/1	5	2	
			61 acre	236	16	
295/420	Abadi Deh		49	86	18	
			49	0	10	
			49	3	1	

POTENTIAL AND CONSTRAINTS OF THE VILLAGE DADUMAJRA:-

Firstly, the Major potential of village is its land. Number of open spaces is existing in the abadi deh. Approximately 3.20 acres of land falling in the Abadi Deh of Dadumajra which can be utilized for social infrastructure being a panchayat land.

Secondly village Dadumajra is located near New Institutional Area west of sector 38, that would generate employment for the villagers of the Dadumajra. **Thirdly** social infrastructure such as High School, Stadium is available in the village for educational facilities and sports activity respectively. The existing Commercial area in the village is generating economic activities for the residents. **Fourthly** Rehabilitation Colony is also existing to the adjoining village Dadumajra to give affordable housing to the poor. The colony is also provided with social infrastructure such as Community Centre, Health Centres. Higher sec. Schools, Parks which were also used by the residents of village Dadumajra. Shifting a fish pond is available in village for fish farming.

Major constraints are lack of physical planning and integration. People are encroaching Municipal land in the Abadi Deh area due to lack of non availability of record with the Municipal Corporation. Some chunk of land belongs to Municipal Corporation, Chandigarh lying idle which can be exploited for different purpose. There is poor maintenance of social infrastructure such as Anganwari Centre, Public Toilets and Dharamshala in the village which need improvement and proper maintenance. Further in absence of storm water sewer, sludge water is overflowing from the open drains and stagnate in the street creates unhygienic environment. People keep their live stock in their houses, consequently, dung is scattered everywhere which gives the shabby look to the outsiders and also cause for blocking of sewer system.

SUGGESTION & RECOMMENDATION FOR THE DEVELOPMENT OF VILLAGE DADUMJRA DISCOURAGING OF NON-CONFORMING USE:

The Chandigarh Administration (erection and re-erection of Buildings) Rules, 2006 for villagers in the Municipal Area of the Municipal Corporation of Chandigarh has been notified which allow construction for both commercial and residential buildings in the abadi deh area. However, it is suggested that un-restricted commercial activities would pose the problems of parking in the narrow streets and hence lead to congestion and traffic bottle-necks. The amendment in the Building bylaws is required to restrict the commercial development in the narrow lane of the village. The commercial area is to be permitted only on 22ft wide phirni road. where the provision of parking can be made available.

IMPROVEMENT OF CIRCULATION PATTERN:

The existing circulation pattern is not efficiently workable. There are dead ends in the streets which restrict the smooth flow of traffic. Hence, the main traffic flow is proposed on phirni road which is 22' wide. The houses abutting on the phirni road have encroached the road portion of phirni and its width has been reduced considerably. The phirni road should be widened by removing the encroachment on Govt. land. The extended abadi area do not have proper road network. The new road should be constructed in the extended abadi area and to make the road network functional.(Ref Road Circulation Map).

REMOVAL OF ENCROACHMENT:

Earlier the governance of the village was with the Gram Panchayat and there were few encroachments as Gram Panchayat take care of the Gram Panchayat Land. Now the area is vested with the Municipal Corporation and there is no proper system to up keep of Municipal Corporation land in the villages. It has been noticed that the residents are encroaching Panchayat land with liberty. The system of appointment of Chowkidar in the villages should be revived to save the Panchayat Land, so that they can inform the Municipal Corporation as and when residents of the village encroach the Municipal Corporation's land. The Gram Panchayat land vested with Municipal Corporation's should be mutated in the name of Municipal Corporation, so that the land record may be properly maintained by the Estate Branch.

AUGMENTATION OF SEWERAGE AND WATER SUPPLY:

The population of village Dadumajra in the year 2021 would be approximately 6000 persons and moreover the new area is also being added as the Administration has extended the abadi deh area of village Dadumajra. The existing water supply and sewer system should be Augmented accordingly to meet the requirement of the future. There is also need to lay new sewer and water supply lines in the extended abadi area where the construction of building has been started, so that the extended abadi deh area may also be served properly with sewerage and portable water supply system. (Ref Map)

CONSTRUCTION OF STORM WATER SEWER:

In village Dadumajra there is absence of storm water sewer and hence the rain water stagnates in the streets. A proper system of storm water sewer should be laid in the village Dadumajra so that the storm water during rain may be discharged properly.

UNDERGROUND OF OPEN DRAIN:

The diary owners dump the cow dung in the open drainage causes chocking of drain and overflow of dirty water in the streets.. It is suggested that the open drains should be undergrounded and connected with sewerage. It would help to increase the width of the street/roads and also control pollution.

CHECKING OF UNAUTHORIZED CONSTRUCTIONS:

It has been noticed that the unauthorized construction is coming fastly in Village Dadumajra and outside extended abadi deh area .Although the Building Bylaw has been notified, but the poor enforcement give liberty for unauthorized construction in the village. It is suggested the Building Branch should be strengthened to maintain the record as well as implementation of Building Bylaws to check the unauthorized constructions.

IMPROVEMENT OF STADIUM:

In village Dadumajra there is a Dronacharya Sports stadium which is poorly maintained. There is a need to construct proper track and Gymnasium in the stadium. The sitting area for the viewer should be properly renovated and maintained. The facility of toilet, drinking water and changing room etc. should be provided in the stadium so that the sports activities may be encouraged in the Village. Parking area near the stadium is also need to be created (*Ref Plan*). Some Annual Tournaments should be conducted to encourage the sports activities in the Village Dadumajra.

CONSTRUCTION OF COMMUNITY CENTRE:

There is no Community Centre in Village Dadumajra for social gathering and other social functions. A site measuring approx. 1.63 acre has been identified in the village where a Community Centre can be constructed. The status of land and survey is required to be constructed by the Engineering Department for further planning.

DEVELOPMENT OF GREEN PARKS:

The green parks are the lungs of the developed area. The residents of village requires green parks for walking/jogging during morning and evening to keep them fit. Such type of facility is not available in village Dadumajra. A site adjoining to the stadium measuring about 1.05 acre has been identified that can be developed as green park. The plan showing the detail planning of the proposed park is prepared.(Ref Plan)

PROPER MAINTENANCE OF COMMUNITY TOILET:

The two community toilet has been constructed in village Dadumajra but it is not properly maintained. The foul smell emits from the toilet and hence users avoid utilizing these toilets. It is suggested that it should be either maintained by the Municipal Corporation or to give it to some private agency for its maintenance, so that it could be properly utilized. (*Ref Plan*)

MANAGEMENT OF SOLID WASTE:

The solid waste of the houses generally piles on the roads which causes environment pollution. It is suggested that proper solid waste management system should be developed in the village so that the hand cart should carry the solid waste from houses and collect in Sehaj Safai Kendra. It should be segregated and shifted to the garbage processing plant. A site for Sehaj Safai Kendra is marked in the proposed land use plan.

MAINTENANCE OF GRAVE YARD AND CREMATION GROUND:

Sentiments of the people of village Dadumajra are attached to the existing cremation ground/graveyard and they are not willing to solemnize the last rites of dead bodies in Sector 25 Cremation Ground. Keeping in view the sentiments of the villagers the existing Cremation Ground is proposed for its improvement and landscaping. (*Ref Map*)

CONSTRUCTION OF DE- ADDICTION AND SAMPARK CENTRE:

The population of village Dadumajra would be approximately 6000 in the year 2021 and there is need to upgrade the existing Health Centre for meeting the requirement of the villagers. Apart from this it is also suggested that a Drug –de- Addiction Centre should also be constructed adjoining to this area for counseling to the druggist. The proper arrangement for counseling be made by the MOH in the village. There is also need to constructed proper building for sampark centre which is proposed in Community Centre Building.

THE DEVELOPMENT PLAN:-

As such, earlier there was no planned development in the villages. Except for some regulations established in the Regulatory Frame Work, there were no development guidelines of any kind to be imposed on the village planning. The resulting consequences are haphazard growth with uninspiring development. The Development Plan tries to maintain the balance with respect to the existing situation in the light of the new urban form. The development plan of village Dadumajra for the year 2008-2021 has been prepared for incorporating all the suggestion and recommendation require for the development of village. The various uses in the **Development Plan are as under:-**

RESIDENTIAL AREA

The total projected population by the year 2021 would be approximately 6000 persons and hence the sufficient residential area in the Development Plan has been proposed for accommodating the projected population. The vacant land available in extended abadi areas has been proposed for the purpose.

MIXED LAND USE (RESIDENTIAL-CUM-COMMERCIAL:-

The concept of mixed land use has been adopted in the proposed land use plan. The Commercial areas has only been allowed on the phirni road having 22ft width. The commercial area in the narrow streets has been discouraged because of traffic congetion and non-availability of parking.

CIRCULATION AND ACCESSIBILITY:-

The circulation and accessibility pattern of the village has been proposed by widening and improvement of the phirni road of the village. The parking in front of sports stadium has also been proposed. The circulation pattern of the surrounding area of the village Dadumajra is also evolved as such so that it emerge with the circulation pattern of the village.

PUBLIC UTILISES:-

In view of the projected population of 6000 persons of village Dadumajra in the year 2021, the augmentation / laying of new lines of water supply, sewerage and drainage is proposed. The basic amenities such as toilets, Fire Hydrants, location of Dustbins and Sehaj Safai Kendra (S.S.K) are also proposed in the village.

PUBLIC & SEMI PUBLIC BUILDING/OFFICES:-

The Public and Semi Public areas has been comprised where in a Community Centre, Drug -de- Addiction Centre in Health Centre and Upgradation of existing school is proposed.

OPEN SPACES:-

The available open spaces in the village has been proposed for optimal utilization. Facilities such as Park, improvement of sports stadium, improvement of village pond and improvement of cremation ground is proposed. The detailed of various land use is shown on the Development Plan (2008-2021) of village Dadumajra (Ref. Plan).

