

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 city 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 having the dimension of 800x1200 meters 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 over 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 Planning and 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 Planning” 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 possible 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 settlement of 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 were 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 non conforming land use and defective circulation pattern. The 34 ft .height of any 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.

Later on, 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 HALLOMAJRA:-

The Village Hallomajra having Hadbast No. 219 falls under the jurisdiction of U.T., Chandigarh. The village is not a part of the sectoral grid. The village is situated on the South -East direction of Chandigarh at the distance of approximately 8 km from the City Center and abutting on the Chandigarh Ambala National Highway No-21 . The industry area of Chandigarh Phase -I and Phase -II are located very near to the village Hallomajra .The Rehabilitation colony of

Ramdarbar Karsan colony is also existing near to the village. The Air Port of Chandigarh falls on the south west of the village. The defence area consisting of C.R.P.F Complex, I.T.B.P and Transit camp also existed adjoining to the village Hallomajra . As per the Revenue record area of a Revenue Estate of village Hallomajra was 654 acre out of which 603 acre has already been acquired for different development purposes of Chandigarh. The remaining land is also to be required in the near future. Hallomajra village yet retains the basic flavor 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 HALLOMAJRA:-

The village Hallomajra has an area of 66 bighas and 9 biswas in the abadi deh under lal dora. The Chandigarh Administration has notified the 35.42 acres of area densely constructed adjoining to the abadi deh of village. Subsequently the land measuring 33.60 acre of deep complex and other area as shown on the Plan No.-02 has been withdrawn from

acquisition and also exempted from the provision of the punjab new capital (Periphery control Act 1952) for construction of affordable houses for its residents. Now the total area falls under abadi deh 83.02 acres i.e, under Municipal Corporation Chandigarh as shown on the Plan No-02 .The schedule where the provisions of the Capital of Punjab (Development and Regulation) Act 1952 shall extend as notified by the Chandigarh administration wide notification No. 26/6/39-UTFI(3)-2008 dated 8-04-08 is as under.

TOTAL AREA -69.02 ACRES (exempted khasra)

LAND RECORD OF VILLAGE HALLOMAJRA

S.NO.	LOCATION	NOTIFICATION NO.	AREA	KHASRA NOS.
1.	ABADI DEH	-	66 BIGHA 9 (14.5 ACRE APPROX)	-
2.	EXTENDED ABADI	TEH (LA)/LAO/2006/370 DATED – 28-08-06	35.42 ACRE	67/3,68/3,69/3,70,71,72/1,72/2,72/3,73/1,73/2,74,75,79/2,89,90, 91,92,94,95,96/1,97,98,99,100,101,102,103,104,105,112,113,114,118,133/1/1,133/1/2,133/2,134/2/1/1,134/2/1/2,134/2/2/2,135/1/1,135/1/2,135/2/1,135/2/2,136/1/1/1,136/1/1/2,136/1/2,136/2/1,137/2/1,137/2/2,137/2/3,137/3,38/2/2/2,138/2/2/1,180,181,182,183,184,185,186,187,188,189,190,190/1,191,192,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,
3.	EXTENDED ABADI	43/3/57-UTFI (5) - 2007/6943 DFATED -7-11-07	33.60 ACRE	119/2,120,121,122,123,124,125,126,127,128,129,169/3,178/3,201/1,216/2,213,214,215,218,239,240,241,236/2,237/1,238/1,243/1/2,243/2/2,244/2,379/1/1,379/1/2,381/2,394/2,395,396/2,398,399/2,403,404,405,406,407,408,409,410,411,412,413,414,415,416,217,219,235min,179, 206 min,242, 397,140.
	TOTAL LAND		83.52 ACRE (APPROX)	

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FUNCTIONS

The Village Hallomajra is a multifunctional urban village consisting of large number of CITCO shed developed by the industry department of Chandigarh administration .The large No. of Dairies, Kabaries Shops, Repair Shops, Weldar Shops and Grossery Shops,Dhoop Agarbatti, Nut Bolt, Small Repair units, Carpentry etc. which generate Secondary and Tertiary activities have been developed. More than 98% workers are engaged in the Tertiary activities. The number of Cultivators and Agricultural labourers have been reduced to 1.65% in 2001 as most of the land has been acquired for development purpose. There are some industrial units in the village which manufactures Grill, Gates, Steel Frames and other Household item. There are some religious places such as Gurudwara and Mandir located in the village. The local bus service facility is also available for the villagers. The Water Supply, Sewerage, Electricity including Street Lights are provided in the village under Lal Dora area and other area. The extended area of Deep Complex area devoid of these facilities. A circular road or phirni road is metalled and the internal roads are paved. There are open drains along with the streets which carry sludge water and storm water of houses. Open spaces existing in center of the village having an area of 1.25 acres which can be exploited for construction of green

park. There is 103 bigha and 10 biswas of land belongs to M.C is lying vacant which can be exploited for social infrastructure. Public toilet block for poor people is built, which is not properly maintained. Sweepers have been engaged by the Municipal Corporation, Chandigarh for cleanliness of village and its surrounding areas.

The village Hallomajra had 694 acres of land within the Revenue Estate. Out of which 570 acres of land have already been acquired by the acquisition department as the need of the different agencies / depts. Such as 130 acre for transit camp 20 acre, for I.T.B.P ,10 acre for griff ,294 acres (1400 bighas) for forest reserve and 116 acres for CRPF unacquired land of the village is 124 acres as per data provided by the Revenue Department. Unacquired area belongs to 20 acres of Vinod Sharma ,5 acres of Kewal Dhillon ,3 acre land belongs to Gurudwara ,Numak Panthi and Native Jatt such as Sikhan De Ghar and Dudian De Ghar, 34 acre land belongs to village Panchayat and now it has become the property of the Municipal Corporation (ref. map).

There are four temples and two main Gurudawars in the village , Patwarkhana ,8 Anganwaris Centres ,2 Private Primary Schools ,One Govt. High school, Civil Dispensary ,Public Toilets, One Veterinary Hospital ,Street Light ,Branch of Chd. State Co-operative Bank ,Building of activity centre etc. are existing in the village.

Hallomajra is an old village having narrow streets, old and dilapidated structure, poor sanitation and over crowded. Some people are doing farming.the whole deep complex has developed unauthorizedly outside the phirni road which is a major issue of violation. The residents of village have constructed no. of small rooms and have given on rent to the migrants. The whole village looks like shelter place for low income people. One big chunk of open space is lying vacant in the phirni area belonging to corporation . Similarly large chunk of open space lying vacant belongs to corporation along with Chandigarh Ambala Road and along with Ramdarbar road. Corporation should pay immediate attention so that it may be avoided from encroachment. Large open space outside the phirni in which patwarkhana is situated is also lying vacant and

belongs to Municipal Corporation. All the open space and land earlier belonging to panchayat , now has become the property of the Municipal Corporation. The industrial area of Chandigarh is very near the village and has great impact on the village settlement. Rapid expansion of the village is the impact of the industrial area. The working population of the village is engaged in the small scale industry. The village has agriculture land and major crops are wheat , maize and fodder crops. Income pattern indicates that the majority of the population is earning less than Rs. 10,000/-which is relatively low.

EXISTING PLANNING PROBLEMS OF VILLAGE HALLOMAJRA:

- (A) **Physical Problems** :- With the exception of a few areas, all other areas of the urban village have been developed in a haphazard manner without any provision of the basic qualitative infrastructure. Some of the serious problems faced by the villagers are as follows :-
- (i) **Unauthorised Development** :- Major problem of the village is unauthorized construction. About 69.02 acres of land around and across the phirni have been developed unauthorisedly and in contravention of Capital Act, 1952. No person can construct any type of the construction across the phirni road. But in Hallomajra village, situation is very tedious. All the phases of Deep Complex have been developed outside the phirni unauthorisedly which are exempted later on. Area in between C.R.P.F. area, Defence area and across the phirni on the south-east and south-west densely built by constructing houses and shops. Similarly, the area falling on the north-west has the same problem. Mandir, Patwaar Khana, Anganwari Centre, Dispensary etc. are developed outside the phirni of the village and fall on the Municipal land. Unauthorized construction in village is the major problems. (Ref. Map)
- (ii) **Housing Shortage** :- As per Census of 2001, the number of houses are 3726 for the total 13552 persons. But as stated by Ex-Sarpanch, present population of village is more than 25,000 persons. Taking into account the obsolete and sub-standard houses, the existing livable houses result in congestion and overcrowding. Demand for houses for the migrant labours also plays a dominant role. In Village Hallomajra, large number of migrant labours are residing who cannot afford high rent. Therefore, 15 to 20 persons are living in small rooms. Hallomajra village is near to industrial area of Chandigarh Phase I and II. Therefore, labour working in the

industrial area want to live near work place resulting in demand for more houses. Though villagers have constructed number of houses from rent point even then occupancy rate per room is still very high.

- (iii) **Conflicting Land Use :-** In Village Hallomajra, large number of small-scale industrial units are existing but their location is hotchpotch. The shops and residential houses are intermingled with each other. Similarly, industrial units are intermingled within the houses. There are no well defined residential, commercial and industrial areas in the urban village.
- (iv) **Defective Circulation Pattern :-** There is no hierarchy of road system. The road junctions are dangerous and the Bazaar and streets are narrow without parking facilities and their alignments are zigzag and cause obstruction in the smooth flow of traffic. Open drains are laid along with narrow streets in the village which reduces the width of the streets.
- (v) **Slums :-** Unplanned-development without the provisions of proper public amenities and utility services has created slum type development. There is no proper drainage system along the streets and the dirty water is overflowing from the drains and has become source of breeding centre for mosquitoes and house flies.
- (vi) **Lack of Recreational facilities :-** There is no recreational facility in the village such as green park and toilets for children, library and theatre etc. Only one open space is existing in the village and not properly maintained. Adjoining house-holds around the site are the main encroachers. People are putting cow-dung and have stored cow-dung cakes on the site. Boundary wall around the site has been demolished on few places and made passage or part of their own houses. Dirty water of the drain is releasing on the site and become cause of breeding centre of mosquito and houseflies.
- (vii) **Community Toilets :-** In village Hallomajra, large number of migrants are residing and there is no public toilets within the abadi Deh area. Two sites of community toilets are existing outside the phirni area. These toilets are not properly maintained and insufficient to meet the requirements.

- (viii) **Poor Sanitation :-** Due to lack of storm water, the open drains are discharging dirty water on the streets. In the rainy days this problem becomes more acute. Dairies are existing in the villages. Cow and buffalo dung are scattered everywhere and gives the shabby look and creates unhygienic condition. Cleanliness in the village is very poor. Area abutting to the Abadi belongs to Corporation is low lying and lying vacant and people are putting the garbage on it.
- (ix) **Shortage of drinking water :-** People of the village are facing acute shortage of drinking water. Existing network of water supply is designed for a population of ten thousand persons. Two tubewells were installed in the village. Now population has increased to more than 25000 persons, therefore, demand for water has increased. The existing network cannot meet the demand. Pressure of water is very less because the existing village is located on the mound. Central area of the village is high and houses located on that area, cannot get proper supply of water. The area in abadi Deh is served with piped water, but cannot get water. About 40 acres of land across the phirni Deh area has been developed unauthorisedly. Therefore, demand for water has been increased accordingly. The whole network of water supply needs to be changed.
- (x) **Sewerage :-** The area in abadi Deh is served with sewerage. But area developed outside phirni Deh is not provide with sewer because people have constructed the houses unauthorisedly. Concerned department did not provide sewer in the area developed unauthorisedly. But people of the area have laid sewer individually and got sewer connections. People have constructed small rooms from rent point of view and made the temporary houses near the sewer line and got the connection unauthorisedly. Water supply and sewer problems is the major problem in the village. Existing sewer network is designed for the population falling within the abadi Deh. About 40 acres of land outside the phirni has been developed unauthorisedly. Water supply line and sewer line in the area are laid unauthorisedly. Therefore the sewer network required be designed in totality for the future.

(xi) **Internal Roads/Streets:-** The existing internal road and streets are in a poor condition. All the streets are bad in shape requires major attention. People have encroached street portion by constructing the ramp in the gullies and using the gullies for their own use by putting chairs and luggage becoming the cause of inconvenience to the public. There are big pitches in the streets / on the road becoming cause of accidents.

(xii) **Need of Slip Road:-** The settlement of the village is situated on the National Highway No.21. Existing settlement is abutting to the main road and people have constructed their houses/shops upto the area of the major road. There is heavy traffic on the National Highway. Therefore, entry to village has been taken directly from the National Highway and become the cause of major accident. Entry from the National Highway is to be avoided.

(B) Problems of social Infrastructure:-

(i) **Lack of Community Centre, Janj Ghar, Library-cum-reading room:-** Hallomajra is a big village having the population more than 25,000 persons, but do not have the facility of Community Centre, Janj Ghar and Library-cum-reading room etc. Library-cum-reading room and Community Centre are the need of the civilized society.

(ii) **Educational Facilities :-** Hallomajra is big village having the population of more than 25,000 persons. There is one Govt. High School which do not have adequate area. Strength of the school is more than 700 children and runs in two shifts. The area of the school is very less. Only few rooms are there and lack of proper building. The Childrens are sitting outside in the shadow of trees. There is no playground in the school. Existing school is in very less area as compared to the strength. The area of the high school should be more than two acres as per norms where children can play. The demand of the village is to upgrade the school upto Senior Secondary and provide proper area for building.

- (iii) **Provision for streetlight:-** Many streets of the village are without street light. The demand of the villages is to provide the solar street light so that expenditure of the electricity can be reduced.
- (iv) **Lack of Park/Toilet :-** Neither park for the villagers nor toilet for residents are existing in the abadi deh area of the village .Approximate 1.25 acre of land is lying idle which can be developed as park. Land having an area 103 bigha 13 biswas belongs to Municipal Corporation can be exploited for various development activities.
- (v) **Lack of Parking Area :-** Location of village Hallomajra is falling outside the sectoral grid and nearest to the Industrial area. Therefore number of workers are coming to Chandigarh for various functions.Hence large numbers of three wheelers are running in between Chandigarh,Hallomajra and Zirakpur.There is no parking place in the village for three wheelers and taxis.

OBJECTIVES

The analysis of the above problems recalls the need to develop the urban village in well co-ordination 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 neighbourhood 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 centres etc. to meet the needs of rural inhabitant.
- 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 is to collect authenticated data from all available sources like the Census Handbooks and the Department of Govt. The data, thus obtained is subjected to random field checks. In order to closely study the problems of the area, field investigation have extensively conducted. The mass of data, obtained from established sources and field investigation, has shifted, 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 Hallomajra village is 448 persons per acre, where it was 64 persons per acre in the rural area as per census figure of year 1991. 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 Hallomajra Village as per census figures.

Table No.1.2 Density of Population

Year	Area of village Abadi deh (in acs)	Population (In persons)	Density of Population per acs(in persons)
1981	14.0	2984	213
1991	14.0	6284	448
2001	14.0	13552	968

Source : Census of India

EXISTING COMMUNITY FACILITIES AND AMENITIES:-

EDUCATIONAL INSTITUTIONS:-

The village Hallomajra is served by One Govt. High School and 2 Private Primary Schools. The private schools having the classes upto primary standard only .Only Govt. School has maximum strength of childrens whereas other private schools are the small strength of students.

MEDICAL FACILITIES:-

The village Hallomajra have one Civil Dispensary for the total population of the village peoples. In the year 2021 the projected population of village would be approximately 35000 person. Hence the existing Civil Dispensary is not sufficient to cater the need of residents and required to be upgraded.

VATERINARY FACILITES:-

There is one Veterinary Hospital in Village Hallomajra . As per the policy of the Administration, the livestock would be shifted from the urban villages. Hence, this facility ultimately shifted to the areas where the consolidated area is being earmarked by U.T. Administration for cattle/ milk village.

WATER SUPPLY:-

The village is fully covered with drinking water supply. Almost every household 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 household have connected individually with the sewer line. Area developed outside the phirni is not provided with the sewerage. The household activities are increasing surround 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 three Gurudwaras, four Mandir and two Kheras.

PUBLIC CONVENIENCE:- At present there are two public toilets in the village, which are very poorly maintained. There is no provision of Fire Hydrant and dustbin in the village.

ALLIED OCCUPATION :-

Since more than 93% of the agriculture land of village Hallomajra has already been acquired by the Chandigarh Administration for developments works, hence, there is 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, etc instead of agriculture activities. The census figure of 2001 of occupational pattern depicts that 85% work force is mainly engaged in non agricultural activities and only 15% of the work force in the agricultural sector Whereas in the census of year 1991 the percentage was 67.37% and 37% respectively, which shows the considerable changes in work force classification. It depicts are the urban characteristics are existing in the village that is why it is known as urban village.

EXISTING LAND USE PATTERN :-

Hallomajra is primarily a residential area. However, with undergoing transformations, there has been considerable change in the pattern of development with commercial activities are gaining more ground. With the change in occupation from agricultural to non-agricultural. the real source of income of inhabitant is rental. The break up of the land use pattern shows that 1.92 % is under commercial use excluding the mixed land use which occupies 0.29 acres of the total land. The mixed land use generally consists of residential area ,commercial area and industrial area. people have made shops in front of their houses abutting to major roads and ground floor is used as shops and upper storey is used for residential purpose. In general 2-5 % area is earmarked for commercial while planning of any settlement . but in hallomajra village ,the area under commercial use is already less from the prescribed norms. The detail distribution of the land use is in terms of area and %age is given below :-

Table 1.3 Existing Land Use of Village Hallomajra in the year 1990

S. No.	Land Use Category	Area in Acres	%age to total area
1.	Residential	7.50	51.70
2.	Commercial	0.25	1.72
3.	Industrial	0.09	0.62
4.	Circulation	3.38	23.30
5.	Mixed Land Use	0.29	2.00
6.	Govt. Building/Semi Govt and other Institutional	0.32	2.20
7.	Religious buildings	0.17	1.17
8.	Open space	2.13	14.69
9.	Area under institution	0.37	2.60
	Total	14.50	

Table 1.3 Present status of Village Hallomajra

S. No.	Land Use Category	Area in Acres	%age to total area
10.	Residential	42.22	50.86
11.	Commercial	2.30	2.77
12.	Industrial	2.50	3.01
13.	Circulation	12.00	14.45
14.	Mixed Land Use	1.50	1.81
15.	Govt. Building/Semi Govt and other Institutional	4.00	4.82
16.	Religious	1.50	1.81
17.	Ponds/water bodies	-	-
18.	Open Spaces/Vacant Land	17.00	20.47
	Total	83.02	100.00

Residential Area Development :-

At present 42.22 acres area is under residential use i.e. 50.86% of the total developed area. The residential area in generally 50% to 60% as per norms are provided in ideal condition. Building structure in the residential area 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 storeyed houses are existing that are mainly abutting to narrow lanes. The core area of the village is densely built and thickly populated. Residential characteristics along the phirni are undergoing great change from residential to mixed land use or commercial use

Commercial Area Development :-

Commercial area occupies about 2.77% of the total area which in absolute terms is 2.30 acres. People have made shops in front of their houses abutting to major 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. In Hallomajra village, the area under commercial use is sufficient as per the prescribed norms. 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 avoids the accidents. The area under circulation comes to 12.00 acres which is 14.45% of the total area of village Hallomajra, 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 4.00 acres i.e 4.82% of the total area under the village abadi deh. It includes Govt. Schools, Private Schools, Anganwaries, Post Office, Dispensary etc.,Gurudwaras/Mandir and kheras.

Area under Govt. Buildings/Municipal Land :-

The Gram Panchayat has constructed 18 shops on Panchayat land to raise Panchayat funds. Now these shops vest with Municipal Corporation, Chandigarh as the village Hallomajra has come in the jurisdiction of the Municipal Corporation, Chandigarh.

Open Spaces :-

There are number of spaces lying vacant in village Hallomajra. Approximately 17.00 acres of vacant land/open spaces is available which comprised of 20.47% of the developed area. The Panchayat land which now vest with the Municipal Corporation, Chandigarh is shown in the (Annexure1):-

Annexure1

PANCHAYAT LAND / MUNICIPAL LAND OF VILLAGE
HALLOMAJRA, U.T., CHANDIGARH

PART-I

KHEWAT NO.	OWNER	KASHTKAAR	KHASRA NO.	AREA	REMARKS
72-133	GRAM PANCHAYAT DEH	GRAM PANCHAYAT DEH	75	0-2	
			76	2-1	
			78/1	2-19	
			88/1	0-4	
			90	0-11	
			93 min	8-10	
			104	0-9	
			116 m	1-13	
			180 m	5-0	
			185	0-14	
			182	1-3	
			188	0-4	

			191	0-7	
			199	0-10	
			201/1	7-4	
			201/6	0-9	
			210/1	3-3	
			211/1/2	8-3	
			212/2 m	0-13	
			216/2 m	5-10	
			217	0-3	
			213	2-13	
			234	0-13	
			252/1/2	0-4	
			257/2	5-4	
			Kita 22	58-6	

POTENTIAL AND CONSTRAINTS OF THE VILLAGE HALLOMAJRA:-

Firstly , the Major potential of village is its land. Number of open spaces is existing in the abadi deh. Approximately 40 acres of land falling in the Revenue Estate of Hallomajra belongs to the Municipal Corporation for which was panchayat land earlier. **Secondly** village Hallomajra is located near New Grain Market, proposed Modern Terminal Market that would generate employment for the villagers of the Hallomajra. The administration is also constructing one room tenements and Vocational Training Centre and Shelter for Streets Children near village Hallomajra for Vocational Training and Rehabilitation for street children to give them gainful employment. **Thirdly** milk colony is also existing in the Revenue Estate which generate employment and contributing to improve the economic condition of the villagers. **Fourthly** social infrastructure such as free Polyclinic, Health centre, High School, Stadium is available in the village. The existing Commercial area in the village is generating economic activities for the residents. **Fifthly** rehabilitation colony is also existing in the Revenue Estate of village Hallomajra to give affordable housing to the poor.

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 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 conditions. People keep their live stock in their houses. Therefore, dung is scattered everywhere which gives the shabby look to the outsiders and also causes for detoriating the environment.

SUGGESTION & RECOMMENDATION FOR THE DEVELOPMENT OF VILLAGE HALLOMAJRA.

DISCOURAGING OF NON-CONFORMING USE:

The Building bylaws have 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 allowed only on 22ft wide phirni road.

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. Abutting houses on the phirni road have encroached the road portion of phirni and its width has been decreased considerably. The phirni road showed 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 new 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. In addition to this all Municipal Corporation's land should be got transferred in the name of Municipal Corporation and mutation of the land be recorded from the Revenue Department, so that the land record may be properly maintained by the Estate Branch.

AUGMENTATION OF SEWERAGE AND WATER SUPPLY:

The population of village Hallomajra in the year 2021 would be approximately 35000 persons and moreover the new area is also being added as the Administration has extended the abadi deh area of village Hallomajra. 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 has been started, so that the extended abadi deh area may also be served properly with sewerage and water supply system. (Ref Map).

CONSTRUCTION OF STORM WATER SEWER:

In village Hallomajra 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 Hallomajra so that the storm water during rain water may be discharged properly.

UNDERGROUND OF OPEN DRAIN:

The storm water flow in the open drains causes environment pollution and gives shabby look. The diary owners put the cow dung mixed water in the open drainage which further choked the drains. It is suggested that the open drains should undergrounded and connected with sewerage. It would help to increase the width of the street/roads and control pollution.

CHECKING OF UNAUTHORIZED CONSTRUCTIONS:

It has been noticed that the unauthorized construction is coming fastly in Village Hallomajra and outside extended abadi deh.. 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.

CONSTRUCTION OF COMMUNITY CENTRE:

There is no Community Centre in Village Hallomajra for social gathering and other social functions. A site measuring approx. 1.25 acre has been identified in the village where a Community Centre can be constructed. The zoning plan of the site has been prepared and approved for construction of Community Centre in village Hallomajra. Ref Plan

DEVELOPMENT OF GREEN PARKS:

The green parks are the lungs of the developed area. The residents of village require green parks for walking/jogging during morning and evening to keep them fit. Such type of facility is not available in village Hallomajra. A site adjoining to the village Hallomajra which is common land of villagers measuring about 8 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 Hallomajra 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.

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 Saij Safai Kendra . It should be segregated and shifted to the garbage processing plant. A site for Saij Safai Kendra is marked in the proposed land use plan.

CONSTRUCTION OF STORM WATER SEWER IN THE LOW-LYING AREA:

During the rainy season this low lying area is flooded with water and become difficult for the villagers to pass through from the strong stream of water. It is suggested that some storm water sewer should be constructed so that the storm water during rainy season may be discharged properly from the low lying area.

UTILIZATION OF MUNICIPAL LAND:

The Panchayat land in Village Hallomajra which is now vested with the Municipal Corporation should be utilized and maintained properly. The vacant land is used for green belt and parks.

UPGRADATION OF HEALTH CENTRE AND CONSTRUCTION OF DRUG DE- ADDICTION CENTRE:-

The population of village Hallomajra will be approximately 35000 in the year 2021 and there is need to upgrade the existing Health Centre to the Polyclinic 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 within the Polyclinic Health Centre for counseling to the druggist. The proper arrangement for counseling be made by the MOH in the village.

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. 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 Hallomajra 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 35,000 persons and hence the sufficient residential area in the proposed Development Plan has been given for accommodating the projected population. The vacant land available in extended the 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 existing plan. The Commercial areas has only been allowed on the phirni road having the width of 22'-0" wide. The commercial area in the narrow streets has been discouraged because of traffic congestion and non-availability of parking.

CIRCULATION AND ACCESSIBILITY:-

The circulation and accessibility pattern of the village has been proposed to see augmented by improving the phirni road of the village. The circulation pattern of the surrounding area of the village Hallomajra is also evolved to merge it with the circulation of the village .

PUBLIC UTILISES:-

In view of the projected population of 35,000 persons of village Hallomajra in the year 2021, the augmentation and laying of water supply, sewerage and drainage is proposed. The basic amenities such as toilets, Bus Queue Shelter, fire hydrants and dustbin are also proposed in the village.

PUBLIC & SEMI PUBLIC BUILDING/OFFICES:-

The Public and Semi Public areas has been proposed where in a Community Centre, Drug -de- Addiction Centre utilization of vacant land for school and stadium.

OPEN SPACES:-

The available open spaces in the village has been optimal utilize and infrastructure such as Park, improvement of sports stadium and school.

