

INTRODUCTION**CHAPTER-1****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 MALOYA:-

The Village Maloya bearing Hadbast No 13 falls under the jurisdiction of U.T., Chandigarh situated on the North West side of Chandigarh at the distance of approximately 7 km from the City Center. Sector 39 of the Chandigarh located on the East side of the village Maloya. Though the village is located on the extreme end of the U.T. boundary, but its location is quite conspicuous because of close approximate of New Grain Market and proposed Modern Terminal Market. The administration is also constructing one room tenements and Vocational Centre for streets children near village Maloya. The major water works is also abutting to the settlement of the village Maloya. The link road from the village Maloya goes to the village i.e. Behlopur, Toga and Jhampur falling in the Punjab State. The Maloya village as per the Revenue record had 1470 acres area of Revenue Estate. The government has acquired 770 acres of land for different development purposes. Yet Maloya 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 MALOYA:-

The village Maloya has 37 acres of area under abadi deh comprises of area under lal dora and area between lal dora and phirni of village. The Chandigarh Administration notify the 43.69 acres of area densely constructed 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 khasra Nos is as under:-

Mustil No	No Khasra
29	30,31,32,33 40,1/22,2/1,2/2,3/1,3/2,8/1,8/2 8/3,8/4,10/2,29,30,31,32,33,34
30	26,27/1,27/2,7,14,31,37/1,37/2/1,37/2/2
39	7,8,9,12/1,12/2,12/3,12/4,12/5,12/6,12/7,12/8,12/9,12/10,12/11,1 2/12,12/13 12/14,12/15,12/16,12/17,12/18,12/19,12/20,12/21,12/22,12/23,1 2/24,12/25 12/26,12/27,12/28,12/29,12/30,12/31,12/32,12/33,12/34,12/35,1 2/36,12/37 13,14
	85,86,87,95,96,94,108,109,110,111,112,113,114,115,116,117,1 18,119,120 120/1,121,122,123,124,125,126,127,128,129,130,131,132,133,1 34,135,136

	137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,175/1,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202/1,230,204,205,206, 207,208,209,210,222,
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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 Maloya 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 75% workers are engaged in the tertiary activities. The number of cultivators and agricultural labourers have been reduced to 15% 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 Civil Dispensary, one veterinary hospital four Aganwaris centers, Janjghar, one Harijan Dharmshala, one branch of State Bank of Patiala and one branch of the Cooperative Bank. There are some religious places such as Gurudwara and Mandir located in the village. There is a sports stadium for providing sports activities 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. A circular road or phirni road is mettled and the internal roads are paved. There are open drains along with the streets which carry sludge water of houses. One open spaces is existing in center of the village having an area of 1.25 acres which can be exploited for construction of Community Center as there is no Community Center in the villages. 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.

EXISTING PLANNING PROBLEMS OF VILLAGE MALOYA:-

1 DEFECTIVE CIRCULATION PATTERN:-

There is no road hierarchy in village Maloya 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 and industrial area. People are converting their houses into shops without providing parking space.

3 PROBLEMS OF ENCROACHMENTS:-

Village Maloya is transferred to Municipal Corporation, Chandigarh. Earlier governance of these villages was under the Director Panchayat U.T., Chandigarh. The Estate Branch of MCC is maintaining the records of Panchayat land now Municipal Corporation's land, comprises of shops, Government land etc. It is found that residents are encroaching streets and the Govt. land which is not being maintained properly.

4 ENVIRONMENT POLLUTION:-

Though the urban village is served with all utilities but poorly maintained. Some people in this village are engaged in Dairy business. Therefore, cow dung is scattered everywhere. Owner of the dairies are putting the dung in the sewer lines while cleaning the dairies sites resulting clogging the sewer. 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 a fuel energy for cooking etc. It generate 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 available 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. 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 needs augmentation of water supply and laying of new water supply line in the new area. There is a low water pressure and the upper stories of the houses are not properly served with drinking water.

7 PROBLEMS OF UNAUTHORIZED CONSTRUCTION:-

Earlier, there was no Building Bye Laws of villages and people have constructed their house without approval of building plan. Now erection and re-erection of Building Rules 2006 has been framed for construction of building in the village after get it sanctioned. The people are encroaching Panchayat land, Shamlat land and govt. land in absence of proper maintenance

of 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 resident of the village Maloya.

9 POOR MAINTENANCE OF COMMUNITY TOILETS:-

In village Maloya 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 and projected population.

10 SOLID WASTE MANGEMENT:-

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 Safi Kendera is required for collecting and segregation of the solid waste material.

11 LACK OF PROPER BUS- STOP:-

Number of local buses are plying from Chandigarh to village Maloya . The village has not any proper bus terminal and bus queue shelter. People face difficulty during rainy season and inclination of wheather. Therefore, proper bus terminal and bus queue shelter is required for facilitating the comuters.

13. REQUIREMENT OF THE BRIDGE:-

A creek of Patiala Ki choe is flowing near by the village. Though the choe has been diverted by making bandh on Patiala Ki Choe and land has been reclaimed for building activities. Although the area approximately 86 acres of land has been acquired by the Chandigarh Administration for construction of one room tenements and Vocational Center & Shelter for Street Children. Yet, during the rainy season the rain water flow through its natural course and flooded the low lying area. The storm water sewer should be constructed to drain out the water during rainy season. .

14 MAINTENANCE OF GRAVEYARD/CREMATION GROUND:-

The settlement of the village falls outside the extended abadi deh. The main demand of the villagers that their cremation ground should be properly maintained as they do not want solemnize cremation in sector 25. The residents have requested 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 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 centers 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 was to collect authenticated data from all available sources like the Census Handbooks and the Department 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 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.

DEMOGRAPHIC CHARACTERISTICS

Growth Trend of Population :- In the census figure of 1971 the total population of village Maloya was 1889 person which increased to 2737 person in 1981, 3957 person in 1991 and 5063 persons in the year 2001. The growth of population which was 30.98% in the 1971-1981 decade has decreased to 21.84% in the 1991-2001 decade. The rural growth rate of population of Chandigarh is 39.18% during 1991-2001 decade which is quite higher than village Maloya. The below mention table and the graphs shows the decadal growth trend of population of village Maloya.

DENSITY OF POPULATION: -

The density of population of Maloya village is 134 persons per acre, where it was 113 persons per acre 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 Maloya 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	35.00	2737	78
1991	35.00	3957	113
2001	37.75	5063	134

Source : Census of India

SEX RATIO:-

The sex ratio of Maloya village is 838 women per thousand men, whereas the sex ratio of rural population of Chandigarh is 621 women per thousand, which is comparatively very high as compared to rural population of Chandigarh. In fact, the city as a whole has low sex ratio averaging almost 777 women per thousand person as per census figure of 2001. Whereas national ratio is 945 women per thousand persons. Although village Maloya has better sex ratio than Chandigarh and its rural area but less than the national ratio. The diagram given below depicts the figure:-

HOUSE HOLD SIZE :-

As per the census of 2001, the household size of Maloya village is 5 persons and the number of households is 959. Household size in village Maloya is higher than the household size in rural area of Chandigarh i.e. 4.5 person per house. It is pertinent to mention here that the village Maloya has higher household size than the surrounding villages such as Palsora, Kajheri and Hallomajra. It shows the residents still have a Joint family system in the village.

LITERACY RATE:-

As per census figure of 2001, out of total population of 5063 persons, 3367 persons were literate. The literacy rate of the village comes to 72% where as the literacy rate of the Rural Area and Urban Area of Chandigarh is 75.60 and 77.40% respectively. It shows that the Maloya has low literacy rate than Rural area of Chandigarh. The literacy rate of Urban Area and Rural area of city depicts as under in the diagram:-

SCHEDULED CASTE POPULATION :-

Maloya Village as per the census figure of 2001 has the population of 5063 persons out of which 1140 persons belongs to schedule case. It comes to 22.5% of the total population which is higher as compared to the Rural population of Chandigarh. That is 17.5% in the year 2001. The figure below depicts the comparison of Schedule Caste Population.

EXISTING COMMUNITY FACILITIES AND AMENITIES:-**EDUCATIONAL INSTITUTIONS:-**

The village Maloya is served by One Govt. High School and five Private Schools. The private schools having the classes upto primary standard only. The private school namely Shaheen Public School and the Sarv Adhikari School have considerably strength of students whereas the other four schools are the small strength of students.

MEDICAL FACILITIES:-

The village Maloya have one Civil Dispensary and one Poly Clinic for the total population of five thousand peoples. In the year 2021 the projected population of village would be approximately 9000 person. Hence the existing civil dispensary is not sufficient to cater the need of residents and required to be upgraded.

VATERNARY FACILITES:-

There are one Veterinary Hospital in Village Maloya. 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 CONVENICE:- 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.

OCCUPATIONAL STRUCTURE OF THE VILLAGE MALOYA:-

Predominately the people of the village Maloya engaged in occupation such as household Industry, Construction, Service, Trade & Commerce and Transportation etc. Cultivator and agricultural labour occupation account for bare 15.60% of the total workforce. The occupational pattern structure of village Maloya as per census 1991-2001 is as below:-

From the above Table it depicts that the cultivators and agriculture labourer percentage reduced substantial in the year 2001 as compared in the year 1991. Only 15.60% of main workers engaged in cultivator and agriculture labour where as in the year 1991 it was 36.67%. The workers in household industry and other activities have increased considerably i.e. 84.40% whereas in 1991 census, it was 67.23% of the main workers. It depicts that the cultivator and agriculture labour has been decreased because most of the agriculture land has been acquired by the Chandigarh Administration for developmental works. The diagram given below clearly depicts the occupational pattern of the village during the year 1991 and 2001 census.

PARTICIPATION RATE OF WORKERS:-

The total work force of village Maloya as per census of 2001 is 1871 workers and the remaining 3192 persons are non workers. The participation ratio of the workers to the population is 37%. The rest of the population is comprised of dependents both old & young. The participation ration of the work force as per census of 2001 in the rural area of Chandigarh is 43.6% as compared to the participation ratio 37% of village Maloya. The below given table/diagram indicates that classified participation ratio of the work force of village Maloya.

ALLIED OCCUPATION:-

Since more than 70% of the agriculture land of village Maloya has already been acquired by the Chandigarh Administration for developments 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 85% work force in mainly engaged in non agricultural activities and only 15% of the work force in the agricultural sector Whereas in the census year 1991 the percentage was 67.37% and 37% respectively, which shows the considerable changes in work force classification.

EXISTING LAND USE PATTERN :-

Maloya is primarily a residential area. However, with undergoing transformations, there has been considerable change in the pattern of development. The commercial activities are gaining more ground. With the change in occupation from agricultural to non-agricultural the real source of income of inhabitant is services, businesses and rent. 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 Maloya

S. No.	Land Use Category	Area in Acres	%age to total area
1.	Residential	22.33	27.67%
2.	Commercial	2.25	2.80%
3.	Industrial	2.00	2.47%
4.	Circulation	9.52	11.80%
5.	Mixed Land Use	2.00	2.47%
6.	Govt. Building/Semi Govt and other Institutional	8.80	10.91%
7.	Religious	2.50	3.10%
8.	Ponds/water bodies	2.10	2.60%
9.	Open Spaces/Vacant Land	29.19	36.17%
	Total	80.69	100.00%

Residential Area Development :-

At present 22.33 acres area is under residential use i.e. 27.67% of the total developed area. The residential area is 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 2.80% of the total area which in absolute terms is 2.25 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 Maloya 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.

Industrial Area :-

Industry is the backbone of economic development which generate employment for the people. There is five small units of small scale industries located at different places. There is no organized planned industrial area in the village. Area under industrial units is 2.00 acres i.e. 2.47% of the total area abadi deh area which exist in residential area.

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 9.52 acres which is 11.80% of the total area of village Maloya, 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

Mixed Land Use :-

The undergoing transformation in the village from rural to urban has been increased in mixed land use which occupies 2.00 acres of the area which is 2.47% of the total area. Most of the mixed land use comprises of commercial at ground floor and residential area on upper floor. Development of mixed land use is all along phirni road which indicates transformation into full-fledged commercial use in the near future. Mixed land use is generally an old concept in the villages which also exist in village Maloya.

Area under Public/Semi Public Institution/Building :-

At present, area under Public/Semi Public Institution is 8.80 acres i.e.10.91% of the total area under the village abadi deh. It includes Govt. Schools, Private Schools, Anganwaries, Post Office, Dispensary etc.

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 Maloya has come in the jurisdiction of the Municipal Corporation, Chandigarh.

Area under Religious Buildings :-

In village Maloya number of Mandirs, Gurudwara and Deras are existing. The area under Religious Building is 2.50 acres which is 3.10% 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 Maloya. Approximately 29.19 acres of vacant land/open spaces is available which comprised of 36.17% of the developed area. The Panchayat land which now vest with the Municipal Corporation, Chandigarh is shown in the (Annexure1):-

**PANCHAYAT LAND/MUNICIPAL LAND OF VILLAGE
MALOYA, U.T., CHANIDGARH**

PART-I

SR.NO.	KHASRA NO./PLOT NO.	AREA	REMARKS
1	5	K-M 0-7	-
2.	8	0-7	-
3	10	1-16	PANCHAYAT AREA
4	16	6-16	
5	24	1-19	
6	23	1-0	
7	17	0-8	
	Total	12-13	

**PANCHAYAT LAND/MUNICIPAL LAND OF VILLAGE
MALOYA, U.T., CHANIDGARH**

Part-II

	KHASRA NO./PLOT NO.	AREA	REMARKS
1	7	K-M 0-17	-
	11	0-14	
	13	2-19	
	15	1-4	SHOP AND PLOT
	Total	5-14	

**PANCHAYAT LAND/MUNICIPAL LAND OF VILLAGE
MALOYA, U.T., CHANIDGARH**

PART-III

SR.NO.	KHASRA NO./PLOT NO.	AREA	REMARKS
1.	1	K-M 0-3	KHERA MANDIR
2.	2	0-4	PUBLIC TOILETS
3	3	1-4	POND
4.	4	3-14	POND
1	9	0-14	-
	21	1-3	MANDIR
	20	1-12	MANDIR
	22	1-4	JANJ GHAR
	25	1-2	PUBLIC TOILETS
	26	14-4	POND
	27	18-8	ACTIVITY CENTRE
	Total	43-12	

PART-IV

**PANCHAYAT LAND/MUNICIPAL LAND OF VILLAGE
MALOYA, U.T., CHANIDGARH**

SR.NO.	KHASRA NO./PLOT NO.	AREA	REMARKS
1	12	K-M 0-15	MANDIR BALMIK
	18	0-09	DHARAMSHALA AND GURUDWARA
	14	1-18	DISPENSARY (VET.)
	6	1-16	STORAGE OF WATER SUPPLY
	19	8-05	CIVIL DISPENSARY
	Total	13-03	

**PANCHAYAT LAND/MUNICIPAL LAND OF VILLAGE
MALOYA, U.T., CHANIDGARH**

PART-V

SR.NO.	DESCRIPTION OF POSSESSION	KHASRA NO./PLOT NO.	AREA	REMARKS
1		40 1/22	K-M 4-04	EDUCATION DEPTT.
2		2/1	1-01	-do-
3		2/2	6-16	-do-
4		3/1	2-02	-do-
5		10/1	2-02	-do-
6	TOTAL		16-05	-do-
7		62//3	6-16	RESERVE LAND
8		4	8-00	
9		7	8-00	
10		8	4-02	
11		13	3-03	
12		14	8-00	
	TOTAL		54-06	

**PANCHAYAT LAND/MUNICIPAL LAND OF VILLAGE
MALOYA, U.T., CHANIDGARH**

PART-VI

SR.NO.	KHASRA NO./PLOT NO.	AREA	REMARKS
	<u>58//21</u>	K-M 8-0	CATTLE CHARAND
	22	8-0	-DO-
	59-//16	7-4	-DO--
	17	8-0	-DO-
	18	8-0	-DO-
	22	8-0	-DO-
	23	8-0	-DO-
	24	8-0	-DO-
	25	7-4	-DO-
	63//1	8-0	-DO-
	2	8-0	-DO-
	3	8-0	-DO-
	4	8-0	-DO-
	5	7-4	-DO-
	6	2-4	-DO-
	63//7	8-0	-DO-
	8	8-0	-DO-
	9	8-0	-DO-
	10	8-0	-DO-
	11	8-0	-DO-
	12	8-0	-DO-
	13	8-0	-DO-
	14	8-0	-DO-

	15	7-4	-DO-
	16	7-4	-DO-
	17	8-0	-DO-
	18	8-0	-DO-
	19	8-0	-DO-
	20	8-0	-DO-
	21	8-0	-DO-
	22	8-0	-DO-
	23	8-0	-DO-
	24	8-0	-DO-
	25	7-4	-DO-
	64//1	8-0	-DO-
	2	8-0	-DO-
	3	8-0	-DO-
	4	8-0	-DO-
	7	8-0	-DO-
	9	8-0	-DO-
	10	8-0	-DO-
	11	8-0	-DO-
	12	8-0	-DO-
	19	8-0	-DO-
	20	8-0	-DO-
	21	8-0	-DO-
	22	8-0	-DO-
		370-8	-DO-

**PANCHAYAT LAND/MUNICIPAL LAND OF
VILLAGE MALOYA, U.T., CHANIDGARH**

PART NO.	AREA	Remarks
1	K-M 12-13	
2	5-14	
3	43-12	
4	13-03	
5	54-06	
6	370-08	
	499-16	

Water Bodies/Ponds:-

There were five sites of the ponds in the village, but presently only one ponds are existing and the rest of the ponds are earth filled and being used for different facilities for the villagers . Area under ponds is 2.10 acres which becomes 2.60% of the developed area.

POTENTIAL AND CONSTRAINTS OF THE VILLAGE MALOYA:-

Firstly ,the Major potential of village is its land. Number of open spaces are existing in the abadi deh. Approximately 40 acres of land falling in the Revenue Estate of Maloya belongs to the Municipal Corporation for which was panchayat land earlier.. **Secondly** village Maloya is located near New Grain Market, proposed Modern Terminal Market that would generate employment for the villagers of the Maloya.. The administration is also constructing one room tenements and Vocational Training Centre and Shelter for Streets Children near village Maloya 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 Maloya 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

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CHAPTER-6**SUGGESTION & RECOMMENDATION FOR THE DEVELOPMENT OF VILLAGE MALOYA.****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 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 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 Maloya in the year 2021 would be approximately 8500 persons and moreover the new area is also being added as the Administration has extended the abadi deh area of village Maloya. 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 Maloya 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 Maloya 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 Maloya 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.

IMPROVEMENT OF STADIUM:

In village Maloya there is a sports stadium which is poorly maintained. There is a need to construct proper track 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 started 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 Maloya.

CONSTRUCTION OF COMMUNITY CENTRE:

There is no Community Centre in Village Maloya 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 Maloya. Ref Plan

CONSTRUCTION OF BUS TERMINALS:

There is no bus terminal and bus queue shelter in Village Maloya. The commuter during rainy season and in hot weather faces the difficulties which can be overcome by providing proper bus terminal and bus queue shelter. The existing site where the bus terminal exists is need to be extended. The planning for bus terminal and toilet block has been proposed in village Maloya. Ref Plan

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 Maloya. A site adjoining to the village Maloya 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 have been constructed in village Maloya 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. Two additional toilet are proposed in the village Maloya. (*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 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.

MAINTENANCE OF GRAVE YARD AND CREMATION GROUND:

Sentiments of the people of village Maloya are attached to the existing cremation ground/graveyard and they are not willing to shift 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 STORM WATER SEWER IN THE LOW-LYING AREA:

There is some of the low lying area, which exist near the proposed Vocational Training Center, where the creek of Patiala Ki Rao Choe flows . 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 PANCHAYAT LAND:

The Panchayat land in Village Maloya which is now vested with the Municipal Corporation should be utilized and maintained properly. Approximately 46.3 acre of land which exists in the South-West of the Village Maloya has been given on lease to the Dairy owners and Potters. There are 377 Dairy Owners and 49 Potters accommodated in this land on monthly rent/lease basis. It is found that the lease deed of that land has not been renewed by the Municipal Corporation and now the lessees are not paying rent since the last 2 years. The Estate Branch should take up the matter for reviving of lease deed. The scrutiny of the owner of the plot should also be made to identify the actual users. Further there is a need to plan an area for cattle/milk village by framing policy by the Administration so that the cattle driven out from the villages falling under the jurisdiction of Municipal Corporation may be shifted in the cattle /milk village.

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

The population of village Maloya will be approximately 8500 in the year 2021 and there is need to upgrade the existing Health Center to the Polyclinic Health Center for meeting the requirement of the villagers. Apart from this it is also suggested that a Drug –de- Addiction Center should also be constructed within the Polyclinic Health Center for counseling to the druggist. The propoer arrangement for counseling be made by the MOH in the village.

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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 Maloya 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 8,500 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 22ft 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 provision of bus stop and parking in front of sports stadium has also been proposed. The circulation pattern of the surrounding area of the village Maloya is also evolved to merge it with the circulation of the village .

PUBLIC UTILISES:-

In view of the projected population of 8500 persons of village Maloya 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 Center, Drug -de- Addiction Center utilization of vacant land for up radation of school and dispensary .

OPEN SPACES:-

The available open spaces in the village has been optimal utilize and infrastructure 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 of village Maloya 2008-2021 Ref Map.