

Development of New Town in Project Affected Area

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Abstract:- This paper explores the transformation of rural areas into urban towns through the development of new towns as satellite cities. It investigates the impact of urbanization on the lifestyle of project-affected people, emphasizing the changes in access to basic services, employment opportunities, education, skills development, and infrastructure. Theoretical background discussions underscore the importance of effective planning and management to maximize the benefits of urban development while mitigating negative impacts. The study also highlights the role of social and cultural integration in enhancing the quality of life for residents. Ultimately, it emphasizes the importance of balanced urban development to create vibrant, inclusive, and sustainable communities.

Keywords:- Rural Areas, Urban Towns, New Towns, Satellite Cities, Urbanization, Lifestyle, Project-Affected People, Employment Opportunities, Planning, Social & Cultural Integration

I. INTRODUCTION

A new town development is a planned satellite town for the alternative of the highly dense developed town. New town is also termed as the satellite city which relieves the strain of the main city. The rapid urbanization and population growth in the main city during that time of planning the new town led to

several challenges, including congestion, inadequate housing, and insufficient infrastructure. To address these issues, some authorities took the initiative to plan and develop the new town as a well-organized satellite city. The new town was designed with a focus on providing modern infrastructure, housing, and amenities to residents. It is characterized by its well-planned layout, wide roads, green spaces, and organized sectors. The city has since grown and evolved into a major urban center, playing a crucial role in the economic and social development. However, urban development is dynamic, and plans for new areas or expansions can evolve over time. It's worth noting that urban planning and development are ongoing processes, and authorities may propose and execute new projects to address the ever-growing needs of the population.

➤ Research questions

- If a new town is a perfect alternative for Main city, how far will the development go to convert it as usual main city?
- In case of satellite town development, in a project affected area, how is it different from other satellite towns?
- How the proposed port and airport changes in settlement typology ?
- Can planning of the new town have consideration of culture and tradition which impacted on the lifestyle of residence ?

II. LITERATURE REVIEW



Fig 1.: Project Affected People (Source: Author)

➤ Main City

Main cities form the focus of a sub-field in urban studies. Much of the literature concerning their planning concentrates on their histories, and on the core precincts in which these cities of power often focus their governmental functions. (Mabin, 2022, #) A main city is the municipality holding primary status in a country, state, province, department, or

other subnational division, usually as its seat of the government. It physically encompasses the government's offices and meeting place. Basically, it is a developed area with better infrastructure, facilities, services, job opportunities, etc. At the same time due to demand and the overwhelmedness of the main city it urges for the extension in the form of New Town.

➤ *New Town*

In view of the fact that new towns are mutually reinforcing with their main cities. It is the original intention of the government to drive and lead the sound and rapid development of the main cities, while relying on the resources of the main cities to drive the sustainable development of the new towns is a practical problem that must be addressed first. The new town is a strategic space for different levels of government to achieve multi-dimensional resource integration and function cultivation. (Zhao, 2021, #) Its sound and rapid development cannot be divorced from the strong support of the main city government, provincial government and even the central government. As policies are the core driving force for the development of national new districts, what factors must the main city province governments attach importance to and what is the interaction between these factors? These questions are of great practical value for governments at different levels to make policies for the development of new towns (Zhao, 2021, #). However, the existing studies are more about the result of new town establishment and its driving effect on surrounding cities and regions, while there are rare studies on how the main cities and regions influence the development of new districts through policies.

➤ *Project Affected Person (Area)*

The research states that the extension of the Main city has solutions in the new town. As new towns provide all the congestion-prevention spaces and facilities, it also has some proposals of some larger commercial projects. Therefore, Firstly, The land which is acquired by the government for development of such new towns and projects is known as the Project Affected Areas. Secondly, The residents or people whose owned areas are to be acquired by the government are known as Project affected persons.

III. THEORETICAL BACKGROUND

➤ *Change in Lifestyle of Project affected people*

The transformation of rural areas into urban towns can bring about significant opportunities for improvement in various aspects. Though some of the aspects have positive impact, whereas some of them are irretrievable to their lifestyle.

- **Access to Basic Services:** Better access to essential services such as healthcare, education, transportation, and communication infrastructure. This can greatly enhance the quality of life for rural residents who previously had limited access to such facilities.
- **Employment Opportunities:** Urban areas typically offer a wider range of job opportunities compared to rural areas, especially in industries such as manufacturing, services,

and technology. This can lead to higher income levels and improved economic prospects for rural inhabitants who migrate to urban centers in search of work.

- **Education and Skills Development:** Improved access to educational institutions and training facilities, allowing rural residents to acquire new skills and qualifications that can enhance their employability and socioeconomic status.
- **Infrastructure Development:** The process of urbanization often involves the development of modern infrastructure such as roads, bridges, utilities, and public amenities.

➤ *Urban Placemaking*

As both an overarching idea and a hands-on approach for improving a neighborhood, city, or region, placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and wellbeing.

These types of spaces have huge potential of improving the place and creating a stronger urban fabric of the city. Reclaiming the dead spaces by intervening could solve the perception of these spaces and thereby create better shared spaces by increasing the imagination and comfort. Each area has its own unique characters, therefore activities that are distinctively unique to that area should be allowed to expand in order to create places with identity rather than only traditional planning.

IV. RESEARCH ASPECTS

The effective planning and management are essential to ensure that the benefits of urban development are maximized while minimizing its negative impacts on both the environment and the well-being of communities. The inclusion of the following aspects can enhance the lifestyle of the residence which will lead them to reminisce about their golden old days.

- **Identity:** To enhance place identity through shared common spaces.

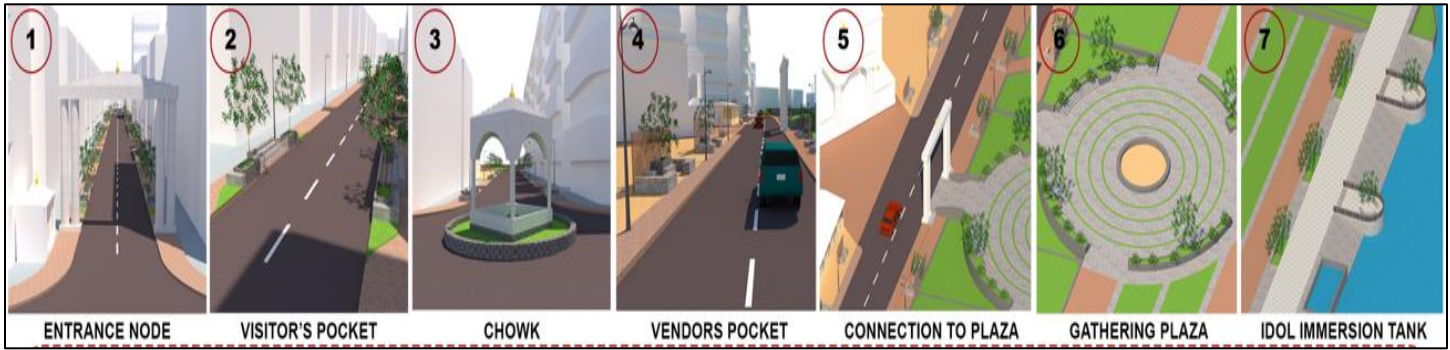


Fig 2.: Objectives of Enhancing Identity (Source: Author)

- Diversity: To promote diversity through mix compatible development.
- Static City: To analyze and take away learnings from kinetic cities.
- Legibility: Rejuvenate the socio-cultural character of the street by enhancing the religious frontages as people centric pause points. Hence increasing their legibility.
- Urban Commons: To organize the on-street activities and create flexible and adaptable spaces, keeping in mind the adjacent built use and the various temporal activities along the street.

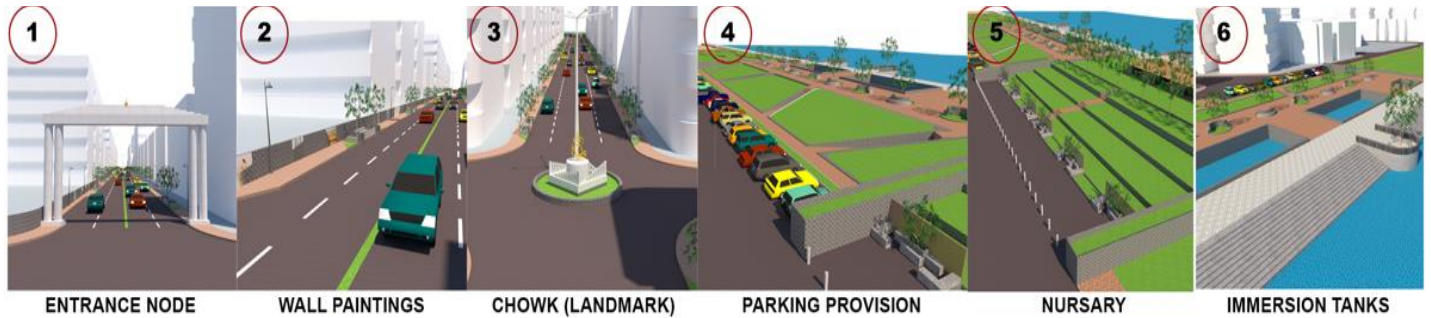


Fig 3.: Objectives of Implementation of Villagers Gathering Areas into Urban Commons (Source: Author)

V. CONCLUSION

It's important to acknowledge that urbanization also brings challenges, such as environmental degradation, overcrowding, and social inequalities. Therefore, Social and Cultural Integration: Urban areas tend to be more diverse and cosmopolitan, offering opportunities for social interaction, cultural exchange, and exposure to new ideas and perspectives. This can enrich the lives of rural migrants and contribute to a more vibrant and inclusive society. The broad implication of the present research is that gathering data about people's perception supports the decision of their origin as important for the city as it has unique character. Proceeding from this, an extensive literature on the framework of importance of project affected people is applied as an introductory setting to provide a base for understanding the need of their lifestyle in an urban environment.

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