

TOWNSHIP PROJECT IN INDIA: A REVIEW OF LITERATURE

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ABSTRACT

An integrated township isn't only about a set of buildings, but also about how it interacts with nature, about the availability of social amenities like healthcare, education and sanitation. Also, it must be frugal in the way it consumes natural resources, gives their scarcity. Integrated township development (ITD) is largely "inorganically organic" for the fact that they are special interventions by market forces to build communities from the scratch, on the periphery of the city, which could offer to their citizens better quality of life, though at a premium price. Greenfield developments are large in size, therefore, capable of initiating a huge difference and externalities; therefore, it is imperative to check their overall influence on the urban canvas. In this paper the various literature on township projects has been evaluated for better understanding of township project.

Keywords: Integrated township development, Mahindra City, Township Project, Greenfield project

1. INTRODUCTION

1.1 General

We can define Integrated Township as - well planned, self-sufficient, self- managed, self-governed, fully featured, mixed land use, greenfield development on an uninterrupted land parcel of over hundred acres, based on the idea of walk to work, play and school. 'Integrated townships' is chiefly a phenomenon and needed as the city centers are overburdened and municipal bodies stressed, in such a scenario Integrated township becomes the answer to many concerns like – higher property rates in the city center, increasing crime, deteriorating open and green areas, tedious commuting between workplace and home, security concerns, increasing pollution and many alike. And as such concerns come from all quarters of social, environmental and economic aspects of a city; they need to be attended to holistically. With cities as growth engines, they are generating economic externalities and living standards; all that people demand a better quality of life and living environment. The market found remedy to this is 'integrated townships'.

People started suffering anonymity in the cities, with no participation in city making or even feeling empathy for the city, city governance and management went for a toss. There is enough pressure on municipal bodies to enhance city services through with no effect, the market mechanism found out a model that could have had the capacity to call for changes that were being asked for in favor of city sustainability. Hence, integrated township's development started getting built, especially in metropolitan and big cities that were experiencing excessive expansion.

2. FEATURES OF TOWNSHIP

Following are the common features of integrated township projects:

- (i) Large scale Greenfield development
- (ii) Private participation / Market at play
- (iii) Mixed use of land (residential, commercial, office, etc.)
- (iv) Planned for enriched quality of life
- (v) Self-sufficient, fully-featured and self-managed

3. PROBLEM STATEMENT

The exponentially increasing population along with rapid migration grows a constant demand for housing and other basic infrastructure amenities. But providing the sufficient amount of housing at the correct price has always been problematic due to the lack of sufficient fund and various other problems that real estate faces in all over the country. Integrated township developments are looked upon as the real estate future in India.

4. LITERATURE REVIEW

A literature review of scholarly articles, books, dissertations, conference proceedings and other resources which are relevant to the study and understanding the appliance of integrated township development is carried out to set the background on what has been explored on the topic so far.

Indian Construction projects suffer from cost and time overruns that are typically a symptom of wastage and productivity problems which directly affect overall industry profitability and economy. The essential information wanted to set up an appropriate asset management system and differences between asset management systems in planning and implementation stages are discussed.

The objective of the life management process is the optimal consumption of the remaining life time regarding a given reliability of service and a constant distribution of costs for reinvestment and maintenance confirming a suitable return. The approach towards the projects was to ensure a high-end residential and knowledge industry with emphasis on uphold the natural elements within the site.

Management of infrastructure is a varying result of growing complexity triggered by technical/ software-input expectations economic-imperatives, stabilization after disaster, socio-political difficulty and conflict and resources challenges in conditions of skill shortage and greater asset/facility need. It includes the shelter unit in terms of floor area, habitable rooms & type of construction, but also its plot area, public utilities, community services & its access to the place of work. This type of housing has a higher population density and intensity of land use as compared to that of a plotted housing estate. The development of group housing has become increasingly important in urban areas in the country, especially in metropolitan cities due non-availability of land, high land costs, high degree of facilities within a complex etc.

In this Research paper author states most states in India today have township policies. State governments are encouraging private real estate sector to develop townships where the entire security, street maintenance and administration of the estate are managed by the developer. Padhye P. R Et al. (2017)

These new townships can be developed as smart and intelligent urban centers with focus on becoming drivers of technology innovation and environment conservation. The concept of smart cities and their immense technology potential can address various environmental issues. For instance, integrated municipal solid waste management and decentralized wastewater treatment systems can form the core of sustainable city operations. The same should be combined with low-cost housing techniques and pre-fabricated constructions as solution to meet the fast growing housing needs. Another important aspect is creating the efficient public transportation for addressing concerns of urban mobility and carbon emissions in India. Mixed land-use development and integration of land-use with transportation and resource efficiency are the key strategies for promoting self-sustaining Indian urban cities.

This paper contains the planning and design of a new self-sustainable township at the selected site using Auto CAD with some new ideas. The various aspects of the planning of a self-sustainable town have been studied and some of the conclusions have stated.

1. The population of our country is increasing tremendously, that is in urban areas and the load of human activities like increasing vehicles, increasing waste, increasing pollution etc. Therefore there is a need of reducing this load on cities; self-sustainable townships may be one of the solutions.
2. There is a big problem of disposal of household waste, biomedical waste, industrial solid waste etc. in Pune as well as in many metropolitan cities in India. This problem may be solved on large scale by developing the self-sustainable townships in such cities.
3. The policy of the new government in favor of FDI by which the cities like Pune becoming the smart cities in which there is development in intelligent transport system, development in renewable energy, development in various mechanical and IT industries etc. This leads to increase in the population of the city. To fulfill the demand of this population, the development of such townships is of great importance.
4. Energy is the integral part of the survival of the human being. Due to the ever increasing pollution, energy sources are getting depleted. Hence there is a demand for non-conventional energy sources which can be effectively implemented in the development of such artificial self-sustainable townships.
5. Reuse of water is also effectively implemented by constructing water treatment plants. Public facilities like hospitals, schools and colleges, gardens, function halls, malls, sports complex etc. can be made available for the people living in township under one roof.
6. India's plans for urban development or her schemes for rural welfare, efforts toward exploitation of resources and industrialization to raise the standard of living of people. If the rewards of economic development are to be realized far greater attention must be given to the urban areas which are the center of the country's productive machine and economic progress.

In this paper author studied the township of Ahmedabad, which has been a hub for the real estate sector. Private developers have come up with affordable housing schemes and townships in the western part of the city. The concept of an integrated township was introduced in Gujarat with the first township policy in 2006 by Gujarat Urban Development Company (GUDC). A new residential township policy was again introduced in 2009 with changes concerning bank guarantee and minimum area of the township. Looking at the kind of investment and the kind of approvals needed, many developers prefer developing housing schemes. Kahinee Shah (2018), But many fiscal and FSI benefits mentioned in the township policy also attract them. People often look at the benefits of a township pertaining

to its scale and the kind of lifestyle it promises to offer. But author finds what we overlook is the developer's perspective linked with its institutional framework. This research paper highlights and focuses on behind the scene aspects for both the developments and their processes.

Even though Gujarat has a single window process, there are delays in the project due to rigid scrutiny and approval process. Godrej garden city was initially rejected and then approved in 2009. This rejection happened at the state level intervention. The single widow process states, to authorize a development commissioner to exercise powers equivalent to that of a state government body. Under the township policy, the state government appoints a prescribed officer different for townships developed in Municipal areas and those developed within Ahmedabad Urban Development Authority (AUDA) or Ahmedabad Municipal Corporation (AMC) boundary. Within 30 days from the receipt of application they have to recommend the state to either approve or reject the township approval. However the screening committee comprising of principle secretary, Finance department, Officer on special duty, Urban Development Department (UDD), again reviews the proposal and then the state government gives the gazette notification. Townships require fast track approval process to allow optimal return on capital.

As per the study and literature review conducted by author, about fourteen percent of the total world population lives in India. Approximately 350 million people live in urban and peri-urban areas. Ruth Kattumuri Et al. (2020) With the country's urbanization rate currently being 2.5 per year, it is estimated that around 600 million people will be living in towns and cities by 2030. Developing sustainable urban conglomerations is a key priority for India's growth and development. The Jawaharlal Nehru National Urban Renewal Mission (JNNURM) launched in December 2005, Atal Mission for Rejuvenation and Urban Transformation (AMRUT) launched in June 2015, Smart Cities Mission launched in 2015 are all evidence of the government's active engagement toward economic and social development of cities in India. Some private sector organizations in India have been actively involved in business practices, which are environmentally sustainable for a long time and there is a growing commitment to these issues, by many other. The business leaders who have engaged in sustainable practices for many years in India are companies who have taken a long-term perspective (Kattumuri et al. 2013). Even the newer large business organizations often say that environmentally sustainable practices make business sense based on cost benefit analyses. The public and private sector working together can enable improved implementation. Additionally it can help enhance the potential and opportunities for sustainable urban development. This paper studies the Mahindra World Cities (MWC) models of sustainable townships, which have been developed through public private partnerships in India.

Table No 1: Literature Review in Tabular Form

Sr. No	Project Name & Location	Project Area	Key Sustainability Features
1	Lavasa Hill City,	25,000 acres	Natural resource
	Near Pune		conservation and
			Eco-friendly housing
2	Magarpatta City,	400 acres	Eco-friendly
	Pune		Township development
3	Marg	1000 acres	Pilot project for
	Swarnbhoomi, Near Chennai	SEZ, 172 acres	platinum rating by IGBC GTRS
4	GIFT City, Ahmedabad	550 acres	Technology based, smart city concept
5	Esencia Green township, Gurgaon	112 acres	Pilot project for GRIHA green township rating
6	Amanora Park, Pune	400 acres	Award winning Eco township
7	Mahindra World, City, Chennai	1550 acres	First IGBC gold rated township integrated with IGBC gold rated SEZ
8	Wave City,	4500 acres	Smart growth
	Ghaziabad, NCR	1671 acres in	principles and IGBC rating targeted
9	Nanded City, Pune	700 acres	Eco-friendly, township development
10	Palava City, Mumbai	2780 acres	Promoted as Smart City

5. CONCLUSION

Over the years, cities have been developing to earn for themselves indignation of diverse variety. The latest in the real estate in the cities is the concept of integrated township that has caught up so fast in the last couple of year. Cities now form a major source of environmental problems which have effects not only within their vicinity, but oftentimes of global significance. The Pune city as a center of human agglomeration has a fascinating way of luring people. The city has brought together, within relatively narrow compass, the diversity of special cultures and all races and cultures can be found here, along with their languages, customs, costumes, and typical cuisines. Unsustainable urbanization is the current bane of cities, especially in the developing countries.

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