

Name of the Scholar – Sarita Dash

Name of the Supervisor - Prof. S. M. Akhtar

Department – Faculty of Architecture and Ekistics

**Title of the Thesis – Appraisal of Land Use Zoning And Analysis Of Mixed Land Use
For Effective Planning In Indian Cities**

Abstract

Land is the medium on which all human settlements are established. Because land is the medium and city the product, all city planners largely concentrate on land use planning. If specific use is prescribed to a particular land area, human activity can be channelized and the pattern of the city growth pre-determined.

The physical planning ethos acquired through a highly western oriented town planning and architectural education found traditional Indian city-form quite unacceptable. The city with mixed land use could not become a part of so called neat geometrical pattern. Therefore, the western concept of Zoning with designated uses for different land areas began to dominate our planning exercises.

Indian city was fragmented into three parts with different planning ethos and different social life. *Old city *Colonial city *Post Independence city. These sections of the city totally different in character were put together and were asked to perform as a whole. The old traditional city with its dominant mixed land use character have always been neglected or at best subjected to casual treatment.

There is a need to probe into this matter. What kind of urban structure does our city need ? Can mixed land use be used as a tool in this whole process of developing an indigenous urban structure ?

If yes, how to do it ?

There is a need to look into these areas. These are the areas of concerns today. If neglected, they can bring far reaching adversities to our cities tomorrow. The present study, based on studies conducted by the Author in Cuttack city, Orissa indicates a little measure to accept the inevitable phenomenon of mixing of different land uses.

How far it can be rationalized, so that it can be accepted as a tool in planning the urban areas ? How far, the concept of compatible uses be evolved and applied which will lead to a better physical environment and take cognizance of social and economic objectives of optimum utilization of land ?

In order to achieve the objectives of the study, data was collected through case-studies, field surveys, house-hold survey, parking survey etc. Information was supplemented through secondary source data and interviews with concerned officials.

Based upon the analysis of the data, different factors influencing the mixing of land uses were found out and the empirical relationship between them was also established by Multiple Regression Analysis Method.

The relationship was verified from the results obtained from Primary Survey for a new area and some Planning Implications arising out of mixed land uses are discussed. The study has also some recommendations and guidelines for future land use mixing in urban areas.