

Urban development- Problems and Future Prospects

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Abstract: This paper deals with the problems that are encountered while formulating policies and programs related to urban development. Things like spatial issues, security matters, less connectivity among the urban people, and basic amenities issues are of major concern while planning urban development. To ensure a good development plan various solutions have been proposed that would help in overcoming all the major problem that come in the way. Public private partnership is strongly emphasized. Planning may be a one way process but its implementation is both ways between the government and the people. Thus after dealing with the problems this paper provides solution for future so as to make the urban development a smooth process.

Keywords: Urban Development, Urbanization, Public Private Partnership, Spatial Planning, e-governance, Inclusive Growth, Urban Local Bodies (ULBs)

1. INTRODUCTION

“India lives in villages” is an oft-repeated adage attributed to Mahatma Gandhi who guided the outlook on cities during early years of post-independence period. Nearly 70% of the population lived in the villages at the time of independence thus, the major policies and programs were oriented towards rural development causing a lack of serious attention towards urban development issues. The rural economy was not enough for the overall economic development of India.

The PM Jawahar Lal Nehru was a pro-urban leader. He was eager to turn India into a land of cities and towns. Prime Minister Nehru's vision for an independent India relied heavily on industrialization and the building of material prosperity. As a consequence, the city was the conduit for trading these material goods. But the process of city formation took so long because there was a lack of policies directed towards urban planning and development. The economic policies followed by the then governments also hampered the growth of cities because industrialization and private enterprises were restricted. [1] The process of urbanization i.e. an index of transformation from traditional rural economy to modern industrial economy was very less during initial years of independence. It is a progressive concentration of population in urban unit(Davis, 1965)

2. LITERATURE REVIEW

Urban Development is a process in which a space located in the urban area is carefully designed and various measures are undertaken for its further development in order to make it more conducive and better for the people living there. Urban development is carried out through various plans, projects and systematic regulation of a given area. Urban development may occur while renovating an old urban space or by assimilating the peripheries of urban areas in the main urban space.

According to Davis and Golden- Urbanization in any nation state passes through three stages. Stage one is the initial stage characterized by rural traditional society with predominance in agriculture and dispersed pattern of settlements. Stage two refers to acceleration stage where basic structuring of the economy and investments in social overheads capitals including transportation, communication takes place. Proportion of urban population gradually increases from 25% to 40%,50%,60% and so on. Dependence on primary sector gradually dwindles. Third stage is known as terminal stage where urban population exceeds 70% or more. At this stage urbanization remains more or less same or constant. [2]

Registrar General of India and Census Commissioner C. Chandramoulisaid (2011) - "For the first time since independence, the absolute increase in population is more in urban areas than in rural areas. The rural-urban distribution is 68.84 per cent and 31.16 per cent respectively," By 2011 India presumed the status of having the second largest urban population of 410 million. Yet the urbanization ratio (32%) is still low. Overall, the provision of basic urban services is poor.

It was with the 74th Constitution Amendment Act that came into force in June, 1993 that improved the urban governance and management of services. It was the first major step put forward by the Government of India (GOI) in order to make the urban development issue to get a major concerns in various policies of GOI. The 74th Constitutional Amendment stipulated that the state should endow Municipalities with necessary powers to prepare plans for economic development and social justice; and matters covered by the Twelfth Schedule. But such plans prepared if any are still not mainstreamed. The basic notion of 'development' viz. economic development, inclusive growth and environmental sustainability are not explicitly incorporated in the planning of urban development. [3]

3. MAJOR PROBLEMS IN URBAN DEVELOPMENT

1. Unplanned expansion of urban areas

The major problems that the urban sector face today is its uncontrolled and unplanned expansion that is continuing at a much faster pace. The urban population is expected to rise to around 38 percent by 2026 which is a case of major concern. The rural folk continues to shift to the urban areas mainly for getting jobs. Due to having low income wages they are not able to afford high rent of city houses thereby are focused to set up their own dwellings in the nearby places of the city. These areas are popularly called jughhis or jhopdis in India. They are neither well planned nor they have any kind of proper maintenance system. By the time the urban local bodies have stepped in the developmental process of these areas it was very late. These slums have constituted a large agglomeration which was hard to rehabilitate. The problems of congestion, unhealthy environment, drainage, waste management etc. Unless these problems are tackled it is hard to achieve urban development completely.

The most important problem in all cities has been housing. The sudden and large scale influx of migrants from rural areas to urban areas especially the metropolises and state capitals. Due to lack of housing, in every city almost 50% population live in slums. Slums are actually illegally created colonies of housing on open spaces in the cities. The structures are temporary they are over-crowded. As these are illegal colonies, they do not have any civic amenities like drinking water, sewage, electricity etc. Eventually as the slums start growing a local mafia gang takes over the control of the area through muscle power and both old residents and new entrants have to keep the mafia gang happy by paying regular doles. In return the gang assures the inhabitants security.

Many slums in big cities have been there for two or three generations. Families residing there develop their own inter linkages, mutual help, service providers of all sorts, retail shops and so on. Usually when a new slum comes up, it is first outside the city at that time but very soon, as the city grows the slums become a part of the city itself. Very often real estate dealers eye such slums for clearance so that they can build luxury apartments and make huge profits both on land value and on the apartments. The slum dwellers are uprooted and resettled in the outskirts of the city far away from their place of work. On the eve of elections some of the unauthorized slums are "regularized" by the party in power to garner votes of the residents. Certain civic amenities like public taps, public toilets are provided. These facilities do not make much difference to the slum dweller because after elections, the facilities are neglected by the authorities. The slums however gain permanency. [4]

There is a robust relationship between urbanization and per capita income: nearly all countries become at least 50 percent urbanized before reaching middle-income status and all high income countries are 70-80 percent urbanized. However, there are two important parts of making urbanization work. First challenge is to foster the high-growth productivity activities benefit from agglomeration and scale economics. The second involves managing the likely side effects of the economic success of cities-congestion, regional inequality, and high land and housing prices.

Meeting the second challenge is essential for mitigating divisive impacts of successful economic growth and spreading benefits of higher economic productivity widely (Spence, Annez and Buckeley, 2009). [5]

2. Urban infrastructural drawbacks

The second problem is related to the infrastructural problems that pose a great sort of hurdle in urban development. The major areas of infrastructure in urban areas are housing, water supply, drainage, sewerage and solid waste management. Recent data suggest that water supply is available for 2.9 hours per day across cities and towns. The non-revenue water that includes physical and revenue losses account for 40-60 percent of total water supply. About 30 to 50 percent households do not have sewerage connections and less than 20 percent of total waste water is treated. Solid waste systems are severally stressed. The state of services reflects the deterioration in the quality of city environments.

The World Bank estimates that 21 percent of communicable diseases in India are linked to unsafe water and the lack of hygiene practices. India's sanitation deficit leads to losses worth roughly 6% of its gross domestic product (GDP) according to World Bank estimates by raising the disease burden in the country. Only 46.9 per cent of the total 246.6 million households have toilet facilities. Of the rest, 3.2 per cent use public toilets. And 49.8 per cent ease themselves in the open. In stark contrast, 63.2 per cent of the households own a telephone connection — 53.2 per cent of mobile phones [6]

3. Urban Transport

Urban transport is another area of major concern that affects the urban development in a broad way. As urban cities are the hub of economic activities from resource distribution to service delivery everything takes the root of road transportation as it is the cheapest of all. The urban cities though have a sound transport system but the challenges are posed by the expanding population with their growing needs. Needs of such a large population has to be meted out in an efficient and sustainable manner. The access to major public institutions like hospitals, schools, p.w.d. department etc. needs efficient public transport that has to take care of the needs of the whole population ranging from people living in the core of the city to the outskirts of the city.

The major problem the transport system is facing is lack of route linkages that could facilitate those who have no access to public transport in urban areas. The growing use of private vehicles in urban areas also lead to environment problems and have severe impact on the health of the residents.

4. WATER SUPPLY AND DRAINAGE PROBLEMS

With the coming up of large scale multi-storied apartments the old colonies system is getting destroyed. These are built to accommodate the richer immigrants to the cities. The old owners are usually compensated by allotting a few flats in the new building or partly through cash and partly through flats. Thus in these colonies where a few hundred families were living the number of inhabitants suddenly increases many fold putting tremendous strain on the civic amenities in the area like water supply, sewage, roads etc. As more and more apartments get built, the ground water table sinks deeper and bore wells have to be drilled deeper. In many cases, the quantity of ground water taken out is much more than the replenishing rate and hence in due course existing bore wells go dry and new ones have to be drilled to greater depth. The 'strain' on sewage disposal system is a different story. Individual apartments can do nothing in the matter. It requires the local administration to intervene and lay new drainage lines with larger diameter pipes. This involves major work and also damages the existing roads. For lack of funds, this work is not undertaken easily and the residents find existing sewage lines completely clogged and the sewage overflowing on to the roads.

5. Shift of Rural Poverty to Urban Areas

Due to rapid migration of rural poor to urban cities in pursuit of training and job prospects, better education there is an increment in urban population. The poors residing in rural areas have settled down in cities and have led to increase in number of poors in urban settlements thereby leading to an increment in urban poverty. This led to a dark impression on the urban development index. During 1999-2000, migrants accounted for 26 percent of the total urban poverty [7]

The urban poverty poses different set of problems before the policy makers. The demand for basic services like shelter, pure drinking water, primary health care, sanitation, primary educational facilities and distribution of necessary food and non-food articles are to be meted out.

6. Security Issues

A very recent problem in large cities where all sorts of people have settled down has been the security situation. Well to do citizens are being forced to organize their own security. This is the reason for the coming up of gated communities with private security arrangements. Entry to these communities is strictly controlled and monitored by the security staff. This is a sad reflection on the capacity of the authorities to provide security to their citizens. [8]

7. **Inefficient Municipal Governance** The major hurdle to the development of urban areas is an effective municipal governance. It can play a crucial role in the proper implementation of various schemes related to urban development but the Urban governance today is characterized by fragmentation of responsibility, incomplete devolution of functions and funds to the elected bodies and ULBs, unwillingness to progress towards municipal autonomy, adherence to outmoded methods of property tax and reluctance to levy user charges. State governments continue to take decisions on such matters as rates of user charges, property tax, octroi, role of parastatals in water supply and sanitation services, etc., with little reference to the ULBs that are affected by these decisions. Far from strengthening the constitutional role of the elected ULBs, such developments only reinforce the perception that ULBs are subordinate entities under the day-to-day control of the state governments, beholden to them not only for the development of the cities but often for their very survival. There appears to be a lack of confidence that many of the ULBs are capable of meeting their obligations as institutions of local self-governance. In the present set up, initiatives for local developmental activities rarely come from the ULBs. [9]

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8. FAILURE OF GOVERNMENT INITIATIVES

74th Amendment to the Constitution 1999 This amendment requires state governments to modify their municipal bylaws to empower ULBs to function as institutions of self-governance. However, most ULBs suffer from poor institutional frameworks and talent shortages. Moreover, the degree to which decision-making powers have been devolved in practice varies widely from state to state.

The JNNURM (2005–2014) was a program designed as a partnership between the Government of India, state governments and ULBs to encourage reforms and fast track development in specific cities. It aimed to make urban infrastructure and service delivery mechanisms more efficient, increase community participation and improve the ULBs' accountability to citizens. Although the program succeeded in securing a commitment to reforms from state and city governments, it was not designed to bind these governments to their commitments.

The HPEC, the World Bank and the Confederation of Indian Industry (CII) have each provided an analysis of the challenges affecting urban development in India

The main ones relate to:

– Planning for land use and zoning

- Functioning of the property market and property governance – Access to serviced land and affordable housing
- Access to mass transit systems and road networks
- Division of power and financial autonomy between ULBs and other levels of government
- Creating a favourable environment for starting, operating and growing a business

According to the World Bank, the challenges have arisen from the following governance deficits:

- Empowerment deficit: Limited, overlapping and fragmented functional assignments resulting in unclear accountability at the city level
- Resource deficit: Limited revenue-generation powers and inappropriately targeted intergovernmental transfers resulting in inadequate local government financial resources
- Accountability deficit: Despite elections and the right to information, transparency structures, roles and mandates are unclear
- Delivery deficit: Insufficient provision and maintenance of municipal services and networks [10]

4. FUTURE PROSPECTS

After analyzing the varied problems the urban areas face today, there is a need of an effective policy implementation framework and a well setup public private partnership to transform the urban areas according to the growing needs of the urban people. An urban space is a site of a comfortable and modernized life style which is acquired by the easy availability of civic amenities. Thus the civic amenities must be easily available to every person living in the urban area in a sustainable manner.

The municipal authorities have a big role to play because they are the ones who implement the various policies thus their approach towards the urban development matters a lot. They need to be more concerned about their duties in implementing the policies in an efficient and effective manner. The Government of India has sought to foster urban development by introducing legislation such as the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act and through various initiatives, such as the creation of five industrial corridors and, more recently, the launching of the Make in India program and the 100 Smart Cities program [9]. These projects if taken seriously and implemented properly could yield effective result that could foster urban development.

1. SPATIAL PLANNING

The key instrument to achieve social, territorial and economic development is spatial planning. The primary role of spatial planning is the integration of housing, strategic infrastructure and urban infrastructure and the improvement of national and local governance in the context of urban development. Spatial planning has both a regulatory and a developmental function.

Effective spatial planning helps avoid duplication of effort by actors such as national and state governments, commercial developers, communities and individuals.

For India, the advantages of developing an integrated and dynamic national spatial strategy include: – Promoting territorial cohesion to deliver balanced social and economic development of the states and improve national competitiveness, improving the relationship between national and state level urban development functions, promoting more balanced accessibility and connectivity, facilitating nationwide access to information and knowledge, ensuring development with sustainability , enhancing cultural heritage conservation, developing and

sustaining strategic infrastructure, encouraging economic sectors such as industry, services and sustainable tourism, limiting the impact of natural disasters and improving disaster recovery

Ensuring that all national ministries and departments understand the effects of their policies and actions on spatial development and the need for coordinated policy and action

The main tasks at the regional level are to interpret and adapt national policies and priorities to regional conditions, provide a strategic plan that addresses the functional planning relationships and overall development patterns, and provide guidance and assistance to local authorities in the creation of local planning instruments.

Special agencies can be established to deliver major and critical infrastructure and urban development programs. These agencies should have specific roles to address particular planning issues that require urgent and concentrated attention, such as the development of new settlements or the regeneration of old industrial zones. For India to take on board this recommendation, the Government of India would have to initiate comprehensive work on developing a national spatial strategy by the end of 2015 and link it to the ongoing activities of the industrial corridors program, the Smart Cities program and other urban planning and regeneration initiatives [11]

2. EFFECTIVE PUBLIC PARTNERSHIP PROGRAM

An effective private public venture is needed for providing services and for an effective policy implementation. The government officials often lack in delivering proper services to the people because of lack of skills and resources. Thus a skilled private workforce can help in development projects. A more liberalized policy framework could help in initiating investment by private players in development projects which is at present in a very low state because of regulatory mechanisms followed by the government. Once the policy environment is stable and the right conditions for investors have been created, the Government of India needs to look at the various tools available to foster investment in strategic infrastructure and urban development. One such tool is PPPs, with which the Government of India already has experiences. PPPs can accelerate infrastructure development by tapping the private sector's financial resources as well as its skills in delivering infrastructure effectively and efficiently on a whole lifecycle cost basis. But despite this supposed fit between demand for and supply of private sector participation, too few projects have been successful in India.

The reason for this paradox is the “project preparation gap,” that is, the lack of well-prepared, bankable PPP projects where investors are sufficiently reassured by the commercial and technical feasibility, the risk allocation and the public sector's contractual commitment and capacity, as well as by the institutional and legal framework. Furthermore, of the PPPs that have been implemented, several have been plagued by delays, cost overruns or renegotiations as a result of a suboptimal preparatory phase. The Government of India should develop a standard methodology for allocating risk – a set of “guiding principles” to determine the level of risk allocation optimal to both deliver value for money and provide investors with an appropriate risk-return. Promoting private investment could help in sorting out the problem of unemployment as it would generate employment prospects for the youth

3. NEED FOR RIGOROUS PROJECT PREPERATION PROCESS

There is a need for organizing a team comprising efficient civil servants, political leaders and civil society activists to prepare effective project concerning development prospects. The team should have an implicit knowledge regarding the particular area and come out with a well-planned and systematic multi-staged program. They must have a clear cut view of targeted goals and a well-planned framework of rules and regulation for achieving those goals under a coordinator. This team must secure sufficient preparation funding and minimize costs through standardization. The project-preparation facilities (with cost recovery, advisory and monitoring) needs to be done.

4. NEED FOR EFFEICIENCY IN ULB'S GOVERNANCE

The officials in ULB'S needs to work in an efficient manner so as to deliver better services to the urban areas. First of all they need to have a proper knowledge of available resources and should know how to efficiently use them for providing better facilities to the people. There is a need to develop interaction with the local people so that they can

put forward their problems and the authorities could then take necessary actions. The various national policies and program concerning urban development must be deliberately discussed among the concerned officials so that they could gather all relevant resources to implement that program in a comprehensive manner like the **e-governance project** can only be implemented effectively if all the workers under ULB's know how to use the internet. Thus, **skill development programs** should be held regularly for the government employees to enhance their working efficiency.

5. DEVELOPMENT OF A CONDUCTIVE ENVIRONMENT FOR ECONOMIC ACTIVITIES

The rural population is shifting to the urban areas mainly because of the non-agricultural economic activities that can give them a more comfortable life. Thus it becomes the prime duty of the government of India and the ULB's to generate employment opportunities within urban spaces to mitigate the problems of unemployment and poverty from the urban areas and to secure a good life for the people.

6. GENERATING EFFICIENT SOURCES OF POWER AND ENERGY

Demand for power and energy is rising day by day in the urban cities. The demand is high but the available sources of energy are not enough to meet these needs. So there is a need to search for alternate sources of energy like solar panels, led lights etc. These sources of energy need to be made available to a large chunk of urban population at cheaper rates so that people could take benefit of these sources of energy and the power crises could be sought out easily. The main problem is that people are not aware of these conventional sources of energy so they must be made aware by the authorities either through street plays or through advertisements. Subsidizing these sources could help people to avail these sources.

5. CONCLUSION

The problems in the way of achieving urban development are broad. But there is a much wider scope for overcoming all these problems by thinking and acting in a more efficient manner and by involving varied actors concerned with urban development projects. The policies and programs related to urban development need to be revised in a fashion that suits the present day needs of people. Various modern strategies need to be employed like using e-governance facilities for efficient management of service delivery system, by involving the NGO's in policy formulation as they have a very sound knowledge about the concerned area.

The Government of India has outlined ambitious plans for rapid urbanization to enable a "Faster, More Inclusive and Sustainable Growth". It is suggested that the administration must engage with industry and infrastructure partners, as well as civil society to get a balanced view of actions needed to achieve these plans. As the initiatives by different players like municipal authority employees, private investors, civil society activists come into action it would lead to better development of urban areas and ultimately to the development of our nation.

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