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RESEARCH ARTICLE

Developing Special Residential Zone (SRZ) near an economical magnet (SEZ) (a farmer responsive model for tardy process in land acquisition).

Ar. Trilok K Kubde.

B. Arch, M. Arch. - Urban Design.

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Abstract

Special Residential Zone (SRZ) is an influence area of Special Economical Zone (SEZ). It is a dynamic area which changes with span of time. In India there are 173 new SEZ proposal has been in working condition. SEZ is a potential magnet which can disrupts the area where it emerges in terms of housing, land prices and quality of life. Some of these proposals emerge near the city or existing urban centre which directly affects the fringes of city, hence there is need to kind of sustainable development of SRZ to prevent the social turmoil, pressure on basic livelihood, impact on urban sprawl, declining natural vegetation and loss of wildlife and agriculture near the existing urban centre. This thesis has been focusing on the SRZ of Nagpur where the MIHAN (SEZ) as potential magnet which can disrupts the quality of life in SRZ.

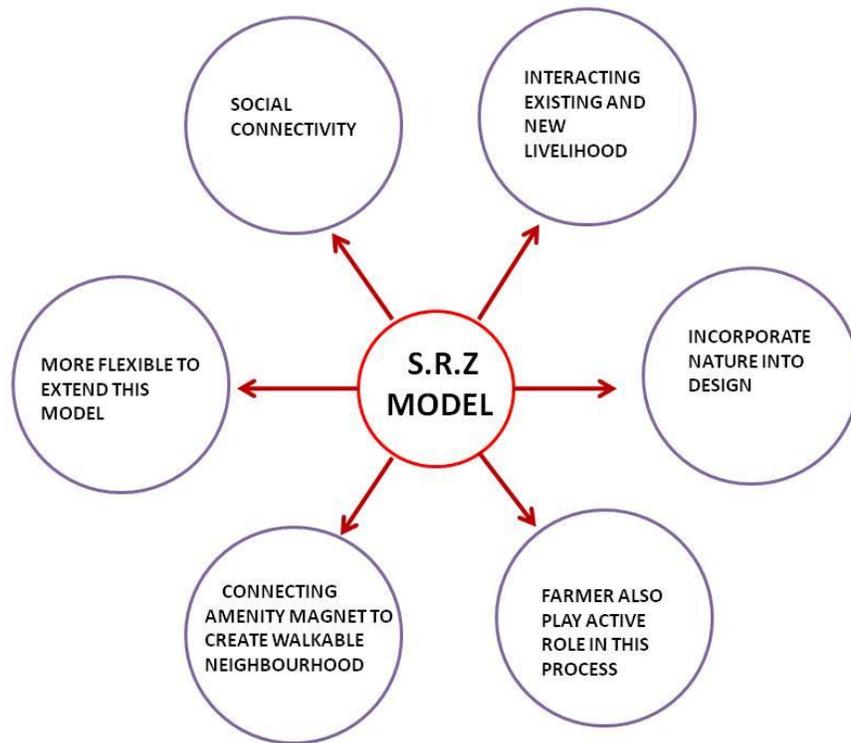
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Intend of this project has been to create a model for special residential zone (SRZ) and module for farmers benefit in the tardy process of land acquisition. Focus is to create sustainable model which will suitable for newer development and approach to balance the convergence of the present and future in human settlements as well as a system for creatively coping with the growth of population, rapid change and the pressure of large scale high density housing. The goal is to give Urban Design strategies for SRZ. The focus of the project has been to collect the data and discuss issues and concern related to the new towns that come up in the SRZ area.

The quality of life (comprises of social infrastructure, recreational, community relationship with people and society and overall livability of an area) also plays very important role in urban areas, in city boundaries people living in comprehensive planning of cities and unplanned areas like the fringes which are newly developed. There are minimum standards of living for any given society. In absence of comprehensive planning the quality of life of SRZ are getting affected.

To understand Quality of life in city, the study intends to focus on industrial towns before 1970 and present scenario and analyze those towns in terms of land acquisition, number of people affected and displaced and livelihood of people. Identify why those towns were not been able to give proper remedy for surrounding area and give urban design proposal for it.

Features of SRZ Model



- 1) This model we can use everywhere in India where Special Economical Zones are suppose to come.
- 2) This model will prevent haphazard development, disconnected development, provide supportive infrastructure with respect to given population.
- 3) Reduce social turmoil of Farmers.
- 4) Making better livelihood for farmers.
- 5) Benefiting for both farmers and Government.
- 6) Enhance Quality of life in the Fringes.