

Vertical Planning in Urban India –Its Causes and Effects

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ABSTRACT

Recently we see a increasing trend of providing high rise building in urban areas of our subcontinent .This trend has been initialized by several factors like growth in population, migration of people from rural to urban areas in search of employment or means for livelyhood. Also added is the trend to settle near areas of importance, proximity to transport system stations, concentration of housing units in the locality, availability of ground water, power, and also a peaceful environment to live in satisfying the basic needs .The spurt of vertical planning units in different parts of the country has been accelerated by the availability of improved construction methodologies and availability of skilled labour. The growth in the number of multistoreyed buildings has its own effects on the urban environment in physical, social and economic aspects .Also the multistoreyed buildings effect the geographic situations in its immediate vicinity thus making the issue complicated. Though construction of multistoreyed buildings have its own detrimental effects, the trend of setting up multiplexes have been continuing due to the tremendous demand for available land space in urban localhoods. This paper highlights some of the causes of development multilevel dwellings in a developing nation like India, along with its effects .

KEYWORDS

Urban growth, multi level, multistorey, economic, foundations

SOME CAUSES THAT PROMOTE VERTICAL PLANNING IN INDIA

Following are some of the reasons for growth of multistoreyed construction in India:

- workers settling in urban areas for employment ,education etc from villages and rural areas
- growth of economy in India due to increased foreign trade, revenue due to work related to software development for foreign nations

- liberal policy of the government in sanctioning multilevel buildings over looking at times the regional and environmental effects
- need for more space in towns and cities to accommodate increasing population in these areas
- tendency to settle in areas of importance,proximity of the area to transport systems,educational institutions,work places like factories,big or small offices,business areas like market etc
- availability of technical power like improved materials of construction,methods of construction and skilled labour
- lack of inhibition in people's minds against multistoreyed buildings on aspects of multistoreyed buildings
- treatment of multistoreyed occupance as a matter of prestige and pride
- exhorbitant cost of land forcing people for opting multilevel dwellings
- social changes which provide feelings of mutual safety due to settlement in groups in multi storeyed buildings

EFFECTS OF MULTISTOREYED BUILDINGS

More and more multistoreyed buildings are being constructed in India. These

buildings affect the environment in several ways. Some of them are :

(a)Multiple loads or demands on services:

Multilevel buildings provide increased demand for water supply in an area often creating problems.Also they sometimes create problems in waste treatment and sewage disposal

(b)Effects on ground conditions

Multistoreyed buildings mostly require complex foundations like raft systems,pile or caissons.This needs extensive clearance at subsurface level that can also involves drilling or mining operations that can put surrounding buildings' safety at risk. These

huge foundation systems also impede with flow of subsurface water .

(c) changes in ambient temperature

Most of the multistoreyed buildings are constructed using materials like concrete and steel. These materials entrap or absorb the sun's heat during day time and slowly diffuse it during night thus slightly increasing the surrounding temperature.

(d) Multistoreyed often block the free air movement in the area and thus alter the weather and climatic conditions in the long run

(e) The multistoreyed construction often increase the risk of seismic activity in vulnerable zones due to the structural impacts they create during construction

(f) **Social effects:** Multistoreyed buildings becomes a platform for coexisting of people belonging different caste, creed and social strata. Though there is harmony in coexistence in most areas multistoried buildings

can also becomes area of discord and alteration due to no adjustment in the people.

(g) Feeling of isolation in minds of people:

Sometimes people in multidwelling units don't mingle with others due to reservations in their minds. This creates sometimes social isolation of certain people

(e) **clearing of cultivatable lands:** Real estate development has major impacts on environment like the clearing away of fields or trees to promote construction .Already the effects of global warming etc are getting pronounced due to depletion of vegetative cover

CONCLUSION:

Multistoried buildings though they offer advantages has its own disadvantages. The impact of multistoried buildings in India is a matter of growing concern and needs urgent attention.