

CONSTRAINTS OF EXISTING ZONING REGULATION ON LAND USE PLANNING AND ARCHITECTURAL DESIGN

V.Rakesh Kumar

*Deputy Director, Bangalore Development Authority,
Directorate of Town and Country Planning, Karnataka
Bangalore, India.
architctrakesh@gmail.com*

Dr.H N Nagendra

*Professor, School of Planning and Architecture,
University Of Mysore,
Mysore, India.
nagendrahnn@gmail.com*

ABSTRACT

The land use in the urban spatial structure is influenced by the accessibility from the place of residences and functional activities to the places of services and amenities. Hence the land use distribution is the integration of activity distribution and their linkage through different street patterns. Whole of these are broadly integrated with the natural and cultural landscape. The urban land use comprises two elements; the nature of land use which relates to which activities are taking place where, and the level of spatial accumulation, which indicates their intensity and concentration. These activities have a spatial imprint of different proportions, as some are routine activities, others are institutional activities that tend to be irregular, and still others are production activities whose linkages may be local, regional or global. A scientific analysis on the behavioral patterns of individuals, institutions and firms has an important role on land use planning and design that is required to be explored for new era ahead.

Key Words: land use; spatial structure; intensity and concentration; spatial accumulation and proportion of land use.

1 INTRODUCTION

The land use planning and design of its proportion for different uses for the effective functioning of different activities in the urban settlements demands different proportions of land expressed in terms of percentages as per the standardized formats as in the existing land use regulations, policies and space standards. But, if one looks at the existing urban problems like traffic congestions, spill over activities over undesignated land uses or land uses designated for other purposes, encroachment of area under natural elements like water courses, water body, natural vegetation etc., by violating rules and regulations and unmanageable situations of these issues inspite of legal tools have made urban planners to think about "Will the urban society or urban activities need additional land area apart from its existing designated proportion of land as space standards" and also the present advancement in science and technology and life style that demands planning for smart cities, sustainable cities, ecofriendly cities, sustainable transportation or housing or infrastructure, carbon neutral cities etc., will need a redesign of space standards for arriving a new proportion of land for the effective functioning of urban settlements in the era ahead.

The present rate of urban population growth and economic growth have made cities to expand into the periphery by densifying the core urban area. How much area is required and how much intervention is required between the government and private needs are still answered precisely ; although these questions are not new and have probably been asked since the creation of the first