

Importance of Land Use Planning and its Considerations

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I. Introduction

Any individual land owner uses his / her land for whatever purposes the owner so wish, but as society evolved, limitations come into existence that prevented uses of one's land if those uses would destructively affect neighboring property. These limitations, in effect, maintained other people's rights pertaining to the uses of their own land.

As awareness grew of the need for decent housing, environmental protection, and other goals, government bodies and private concerns saw the need for planning and regulating the use of land.

Land Use means use of land for various uses, **Urban land use** means spatial distribution of the city functions - its residential areas, its industrial, commercial and retail business district, and the spaces set aside for institutional and leisure time functions. **Or** we can say, Land use deals essentially with the **spatial aspects of all man's activities on land** and the way in which the land surface is adapted, or could be adapted, to serve human needs.^[1]

In some of the literature, it means a **two-part framework** for visualizing urban areas:

- a. In terms of activity pattern of people in urban setting and their institution as they require space. (*for example, activities involved in earning a living, shopping, following leisure-time pursuits*)
- b. In terms of physical facilities or improvements to the land in the urban settings which are made o accommodate these activity patterns. (*that is the functional usage of the activities*)

In addition to focusing on the activity-use relationship involved in the two-part framework, attention is also devoted to the role that value system of people play as they regulate space using activities and hence the usage pattern emerges.

Land Use Planning - The term can actually be thought of in two separate contexts.

- On one hand it can be thought to include all forms of planning.
- On the other hand, land use planning is its own specific discipline.

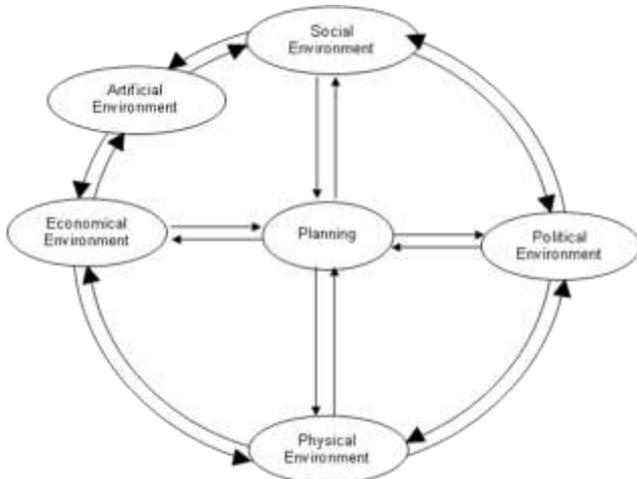
In its strictest sense, it is a very precise art having its own set of theories and techniques that establish specific procedures and processes, all of which form the "tools of the trade".

1.1 Importance of Land Use Planning

- The planning is the thinking process. Planning of land use emphasizes on thinking of right placement of different activities of an urban area to overcome the problems arising in its growth.
- It is used in all the major aspects of future implementation from the planning of land uses to develop the urban growth.
- By adopting the process of Land Use Planning, we can develop the available land resources in an effective use, at the same time restricting the misuse of it.
- In the planning each component interacts with another i.e. planning process depends upon the various major factors. The factors like transportation system and movement patters plays very important role in smooth functioning of an urban area. Careful consideration of the same reflects the effective growth of the city.
- Ecological Environment, Social environment, Political, Physical, Economical environment, Artificial environment. Land Use Planning plays an important role to provide a healthy environment to the urban house hold. It also takes care of their social needs by effective planning of different land uses like

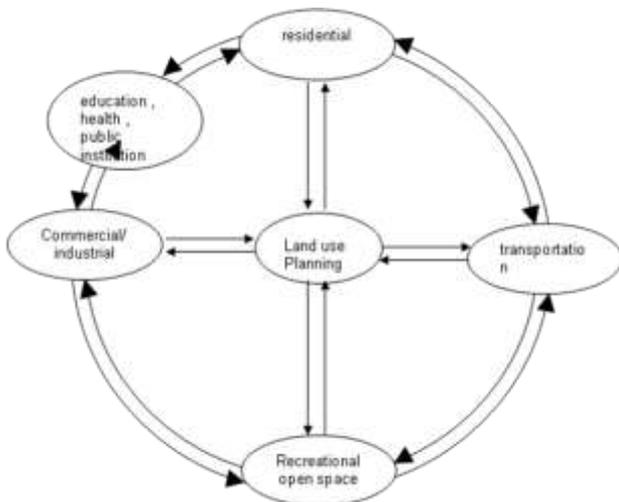
recreational area, road-network and effective transportation system. These are also proved to be effective planning factors to achieve healthy economical environment for any urban area.

Planning process depends upon major factors



- Only alone social or political or economical environment is not sufficient for planning. But they also are interacting and integrating in nature with each other with one or another way each and every component of planning is dependent on every component

Land planning depends on various components



- To develop the urban area and development of whole infrastructure. For development of any urban area it is necessary to plan the development of whole infrastructure, which that area is required to be facilitated with.

- For planning the urban area, we need land and it's planning. So we need to consider the different parameters, which are very useful in land use like commercial zone, Residential zone, Recreational zone, and Transportation zone. These are the major uses. This all activities are inter-connected with each other in different manner.
- Let us say that we develop the town and for that we think about the residential land use. So, to plan for residential, we need to think about the employment of the people that will live there. And for that, we need to think about roads to make them to travel for their jobs. And so for that we need to plan about the transportation and then recreation. When residence is come into the picture, their needs for planning of road network and transportation area, recreational area also arise. So in the entire component the planning is required. The zones are different and their place is also different but those different components are intercepts together with the entire requirement to fulfill. This is how, we need land use planning.

1.2 Considerations:

Considerations adopted while planning the land use are as follows:

- It identifies objectives and Principles pertaining to residential commercial, recreational, educational and industrial uses and enumerates existing standards for such uses.
- It focuses on the nature and pattern of development within the existing city boundaries.
- Its descriptive data provides the basis for answering in part question as to what changes in the pattern of land use are needed and how much growth can be accommodated within the existing area of urban development.
- It looks in detail at the area of land surrounding the community - the community's "area of influence".
- Existing uses of land are identified and factors affecting the land's suitability for future development are discussed. Standards for new development and transportation are proposed.
- It brings to gather the analysis and results of the preceding sections and proposes a coordinated comprehensive land use plan for both the city and its area of influence, including all necessities, facilities and amenities required to serve to people.
- Land Use plan is an important element in efforts to manage growth and is based upon current expectations of further growth.

- The existing pattern of development and community desires as to how growth can be physically and financially accommodated.

II. Inferences

Introduction to Land Use Planning explains about the theory developed for planning the various activities in the Urban Area to take care of its future growth keeping in mind its environmental, functional, and social necessity.

Study of Land Use planning with a review of theoretical orientations toward land use helps the planner to solve the problems faced by them for urban planning like, “Large-scale population shifts to cities and within metropolitan areas, the social ferment that accompanied them, the depending fiscal crises of local governments, environmental deterioration, and the continuing intensification of these problems from growth and land development ‘running out of control’.

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