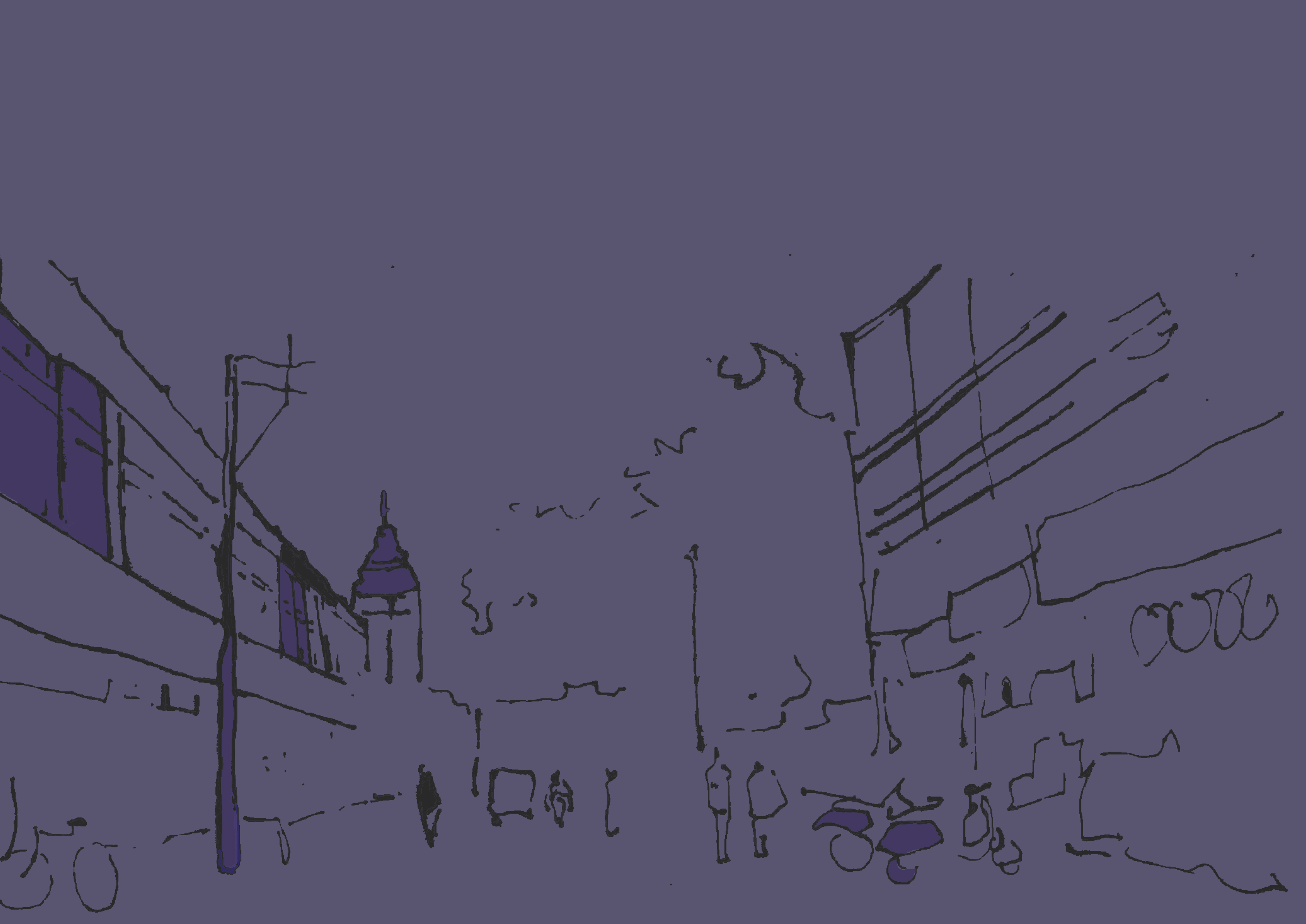


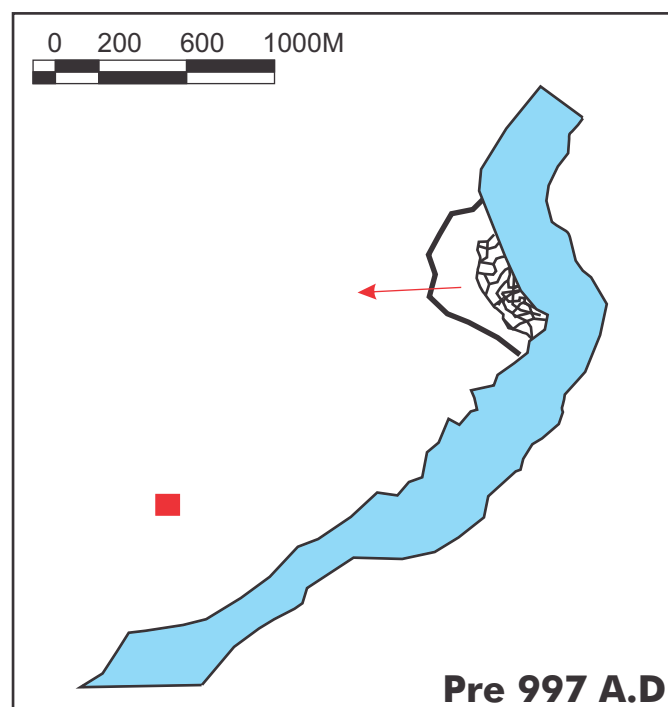
“A city is not an accident but the result of coherent vision to aims”

**Leon Krier, The
architecture of community**

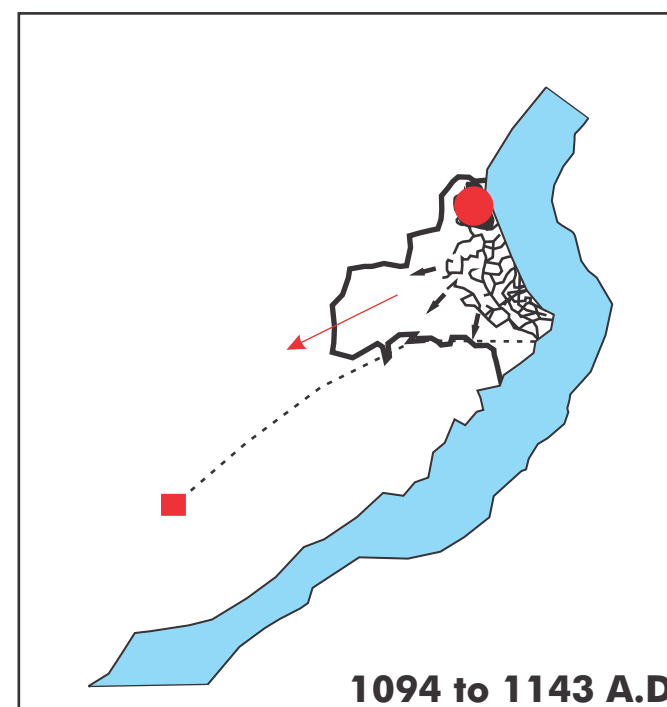
6. urban development





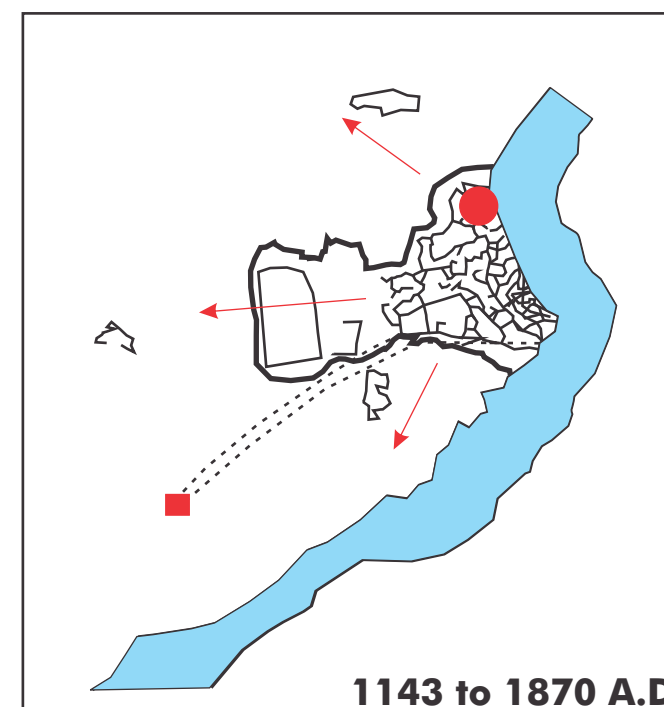


INITIAL RIVER SIDE SETTLEMENT.....
"Sisthalak".

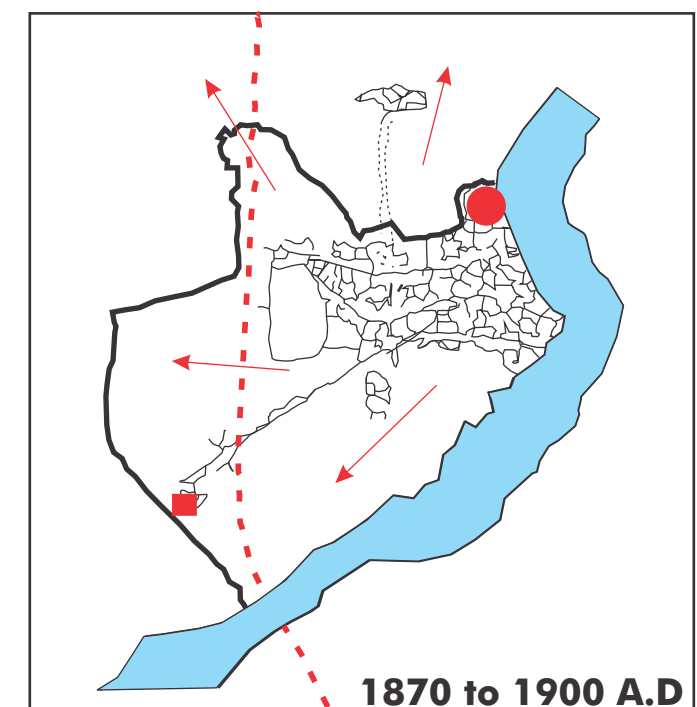


1143 A.D - **Rudramahal** temple complex constructed {Siddhraja Jaisimha}.

1067 A.D - Earliest reference of **Bohra community**.



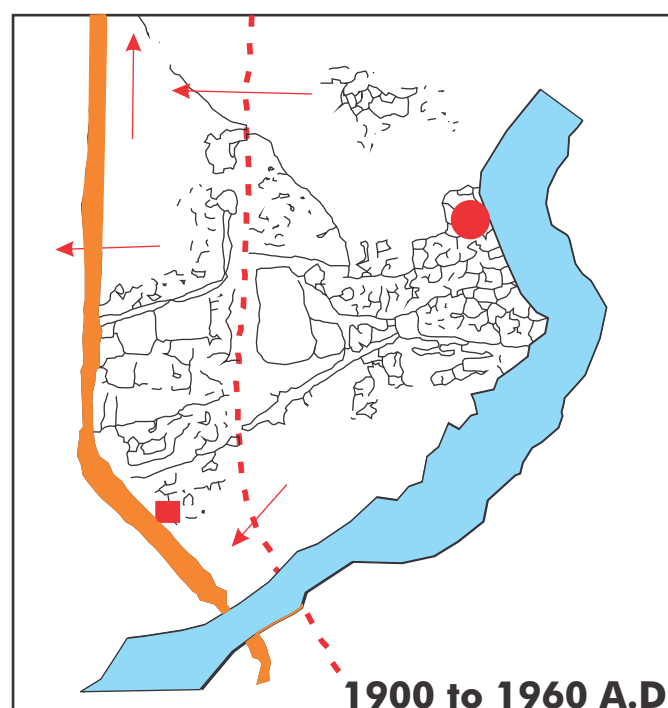
Gradual developments of ((**Juni Boharvad**)) around the temple complex along river bank resulting in organic growth of settlement



1877 A.D - Self governing municipality.

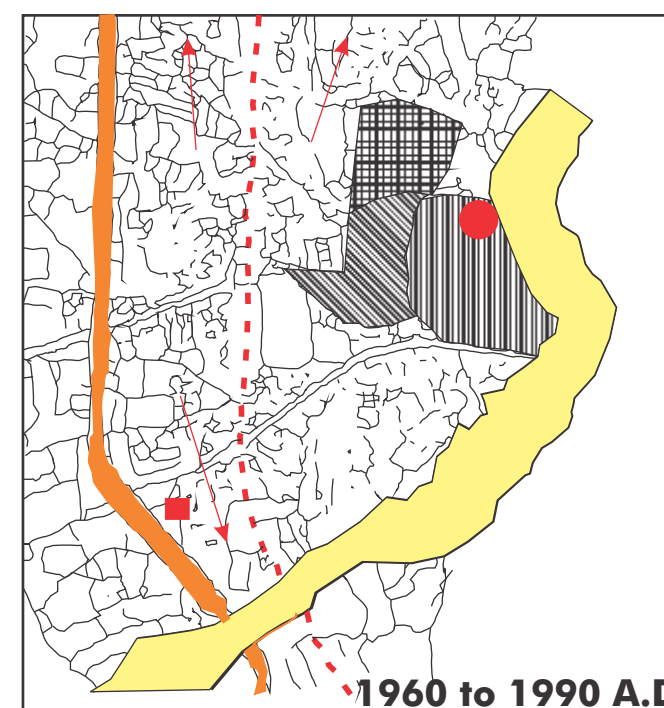
1879 A.D - Ahmedabad - Delhi **meter gauge railway** through Siddhpur was introduced.

1890 A.D - Development of Bohra houses((**Navi Boharvad**)) around Davedi Masjid on a planned Orthogonal grid.



1940 A.D - First high school was built.

1956 A.D - **Ahmedabad - Palanpur highway** through Siddhpur was introduced.



1415-1750 A.D. - Development of **phase one** on South of Rudramahal (**Juni Boharvad**)

1750-1900 A.D. - Intermediate developments started happening.

1900-1947 A.D. - Development of **phase two** under Sayaji Gaekwad rule (**Navi Boharvad**)

1947till date - Development **phase three** (**Post independence developments**)

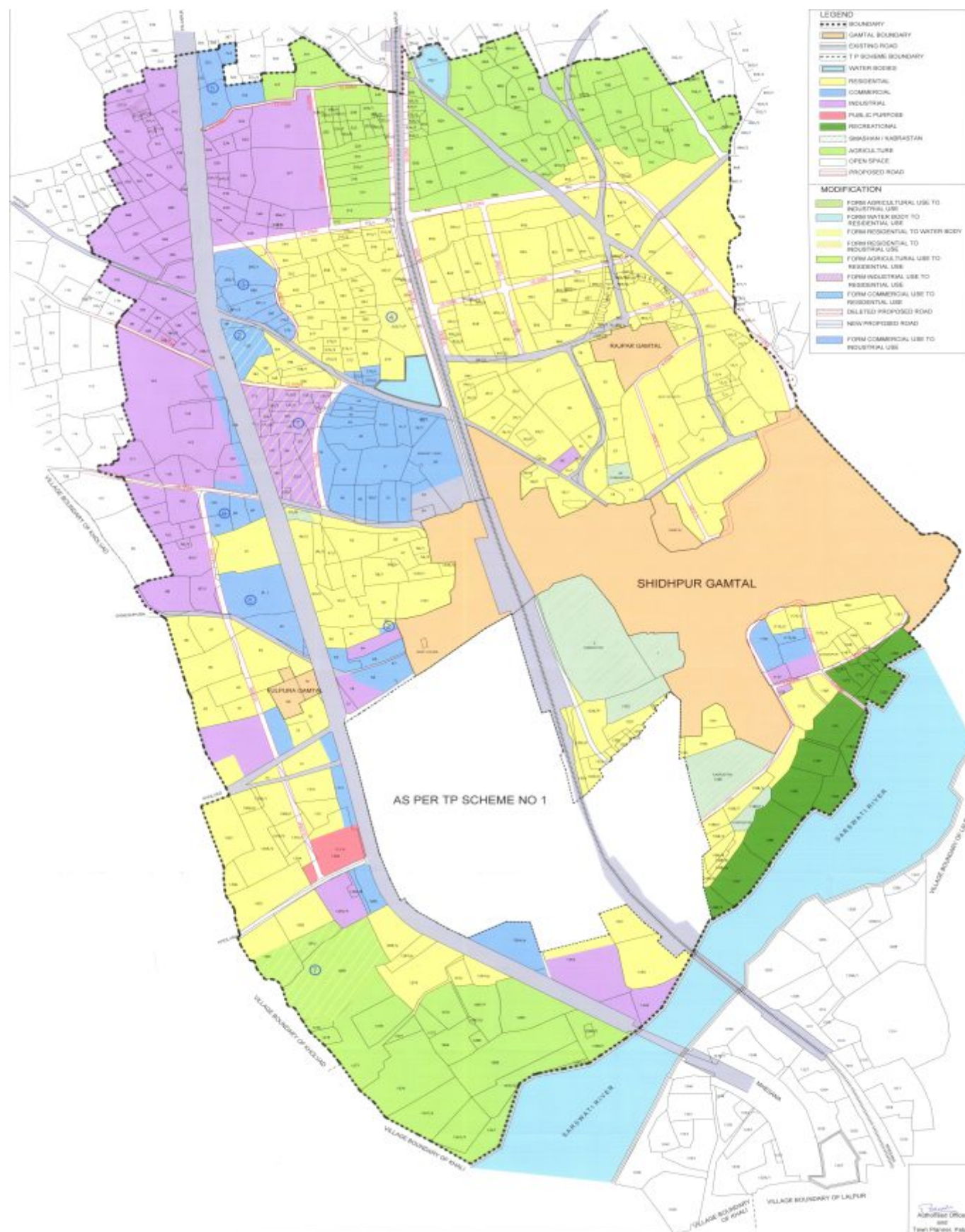


fig 6.1 second revised development plan (proposed land use plan - 2021)

- the immense increase of population in the gamtal area made the development of the town , spread in the north-east direction.
- Major commercial, Industrial establishments and hotels are developed in North - South stretch along the state highway.
- Development of town at South-East side is limited due to River Saraswati, thus major development of town has happened in the North-South direction.
- Development of town in South is less because of River Saraswati and potential for growth increases towards the north .

fig 6.1a second revised development plan, proposed landuse plan 2021

- The notified area under Siddhpur area development authority is about 11.66 km²
- The notified area includes Agricultural, some Industrial land and additional area along the River Saraswati .
- Although these areas are excluded from the Siddhpur authority, planning interventions in this area can be proposed.
- Very distinctive character is observed throughout the city. The city comprises of varied culture, lifestyle and occupation.
- Based on these factors the development in each zone has a different character.
- Due to dense population in the past the development was forced to move towards the highway, now stretching along the highway towards the north east direction due to the river Saraswati on the southern side.
- Based on the drop of economic level and job opportunities, migration has become mandatory for a better living. Hence the development in the Gamtal area is neglected even though ,it has the marvellous architectural detail, heritage and religious believes.
- Development along the highway is greatly increasing. Hotels, restaurants, well developed Bindo sarovar ,small commercial zones and industrial sectors are growing along the stretch.

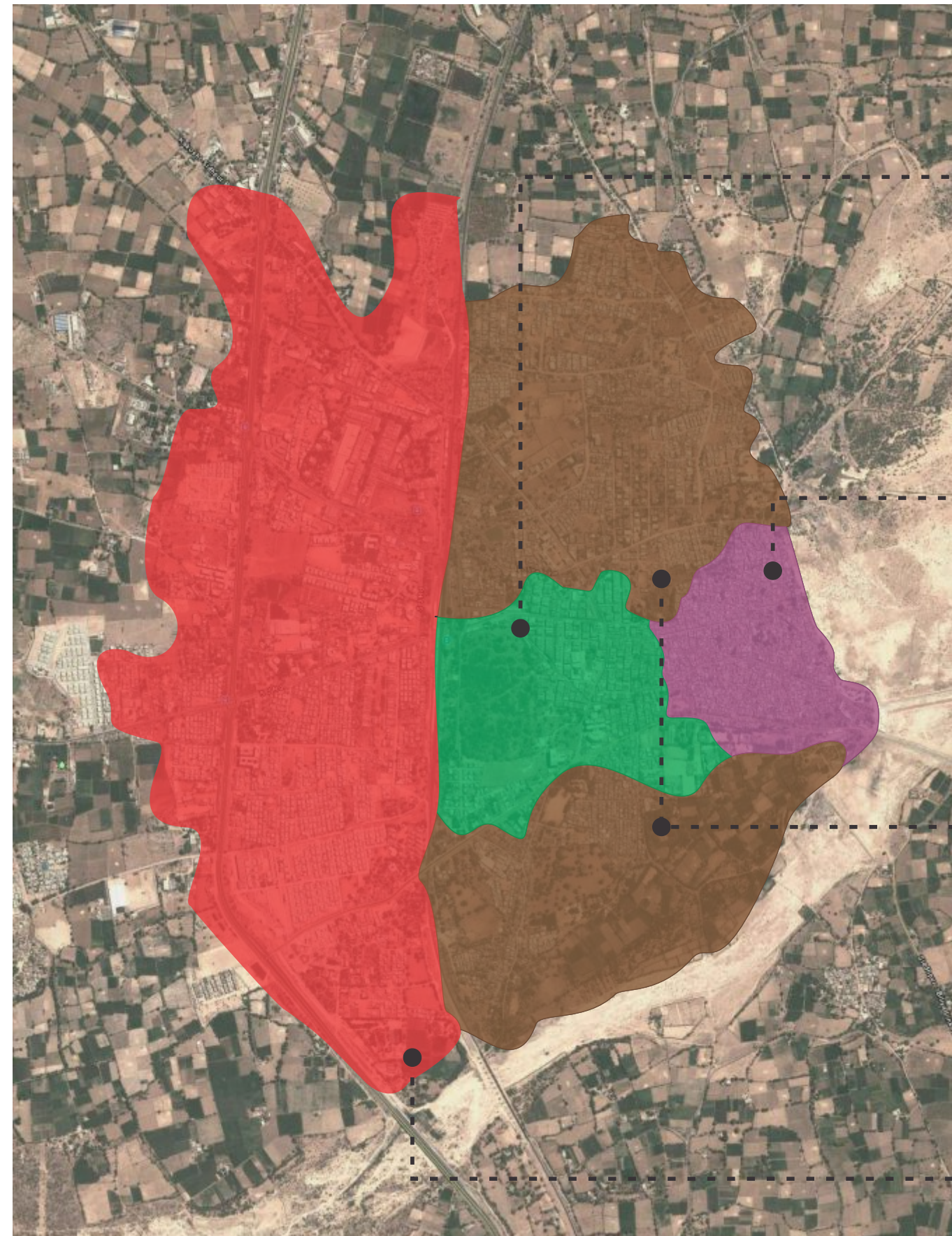


fig 6.1b zoning map as per communities and characteristics



Zone 1 :

These zone consists of the Bohrwad settlements, the nucleus consisting of the Zaini masjid, the Nazmi hall, Zamadkhana, cloak tower and the municipality.



Zone 2 :

The conflicting community to the Bohrwad, the Brahmins settlement. Similar to the pol houses.



Zone 3 :

The stretch of land around the Gamtal area that has developed and contains mix communities and some part of the Shindi settlements.



Zone 4 :

The stretch of land along the highway that has mainly developed as commercial and modern housing.

ZONE -1**CONSISTS OF :**

bohrwad settlement
commercial street
clock tower
365 window onsis

**CHARACTERISTICS :**

On the east side of the railway station.

Wide roads and streets, strictly geometrically laid out, inwardly oriented, have a structural unity and give a general impression of relative orderliness and homogeneity.

Well-knit and dense urban character. All G+1 structures, pitched roof on the front facade rest terrace.

Main commercial street, bohrwad house characters, G+1, 1st floor connected to shops with modern interior and some with old stage interior.

FORCES OF INFLUENCE:

Due to the architectural detail and heritage importance, tourists are attracted .

Bohrwad people those who have migrated come once or twice in an year during then religious festival.

**ZONE -2****CONSISTS OF :**

Brahmin settlement
Ambawadi
Pursho no wado
Dangawadi
Gaushala

**CHARACTERISTICS :**

Roads are congested and narrow.

Organic pattern of settlements.

Heights varied from ground floor to g+3 mixed-use development along the street, shop at the ground floor and residence at the top.

**FORCES OF INFLUENCE:**

Architectural ornamentation on main doors.

Mohalla character, pol houses, community space ,choak.

interiors , column carrying.

festival- in the choak

common toilets between 3-4 houses small trading .

ZONE -3 OUTSIDE GAMTAL AREA TILL RAILWAY LINE.

CONSIST OF 3A:

Mixed communities with all sort of housing patten.
row houses, haphazard growth of houses.
temporary settlements
old school which was shut.



CHARACTERISTICS :

new settlement haphazardly developed.
newly built housing schemes.
road widths were not consistent.
no community spaces.

ZONE 3B

CONSIST OF LOWER ZONE

sindhi houses
muktidham
dharmashalas

FORCES OF INFLUENCE:

all development developed along railway corridor.

ZONE -4

CONSIST OF :

APMC market
bindusarovar
restaurant
court
siddhpur nagar seva sadan
police station
cinema hall

CHARACTERISTICS :

place is developing rapidly.

road are always busy.

people from various villages also come here to court.

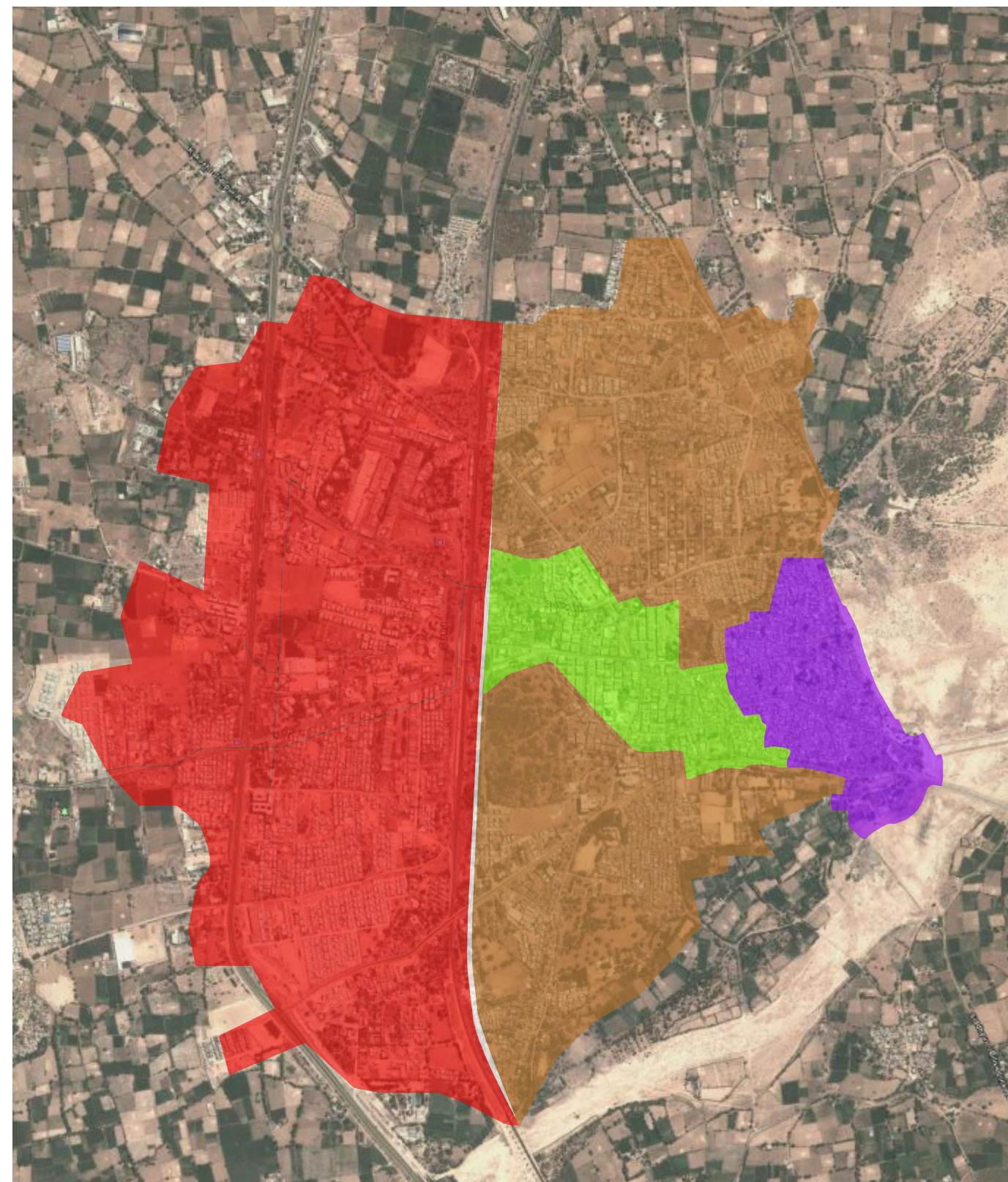
bus stop for connection to various other cities
congested areas.



FORCES OF INFLUENCE:

because of bus depot, railway station
throughway, with many people traveling
everyday, it becomes congested area.

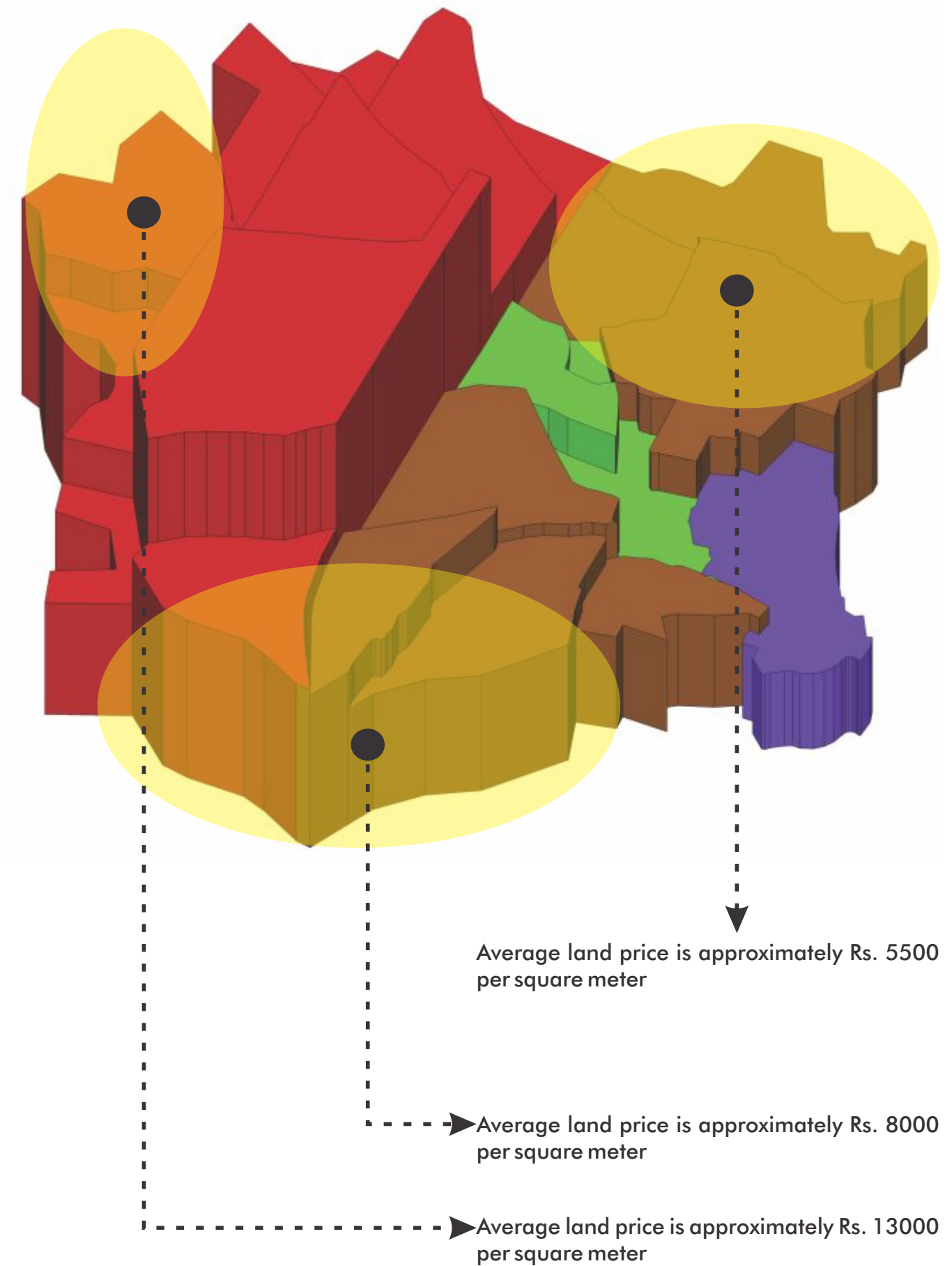
because of a commercial zone because of
numbers of small shops two market areas.

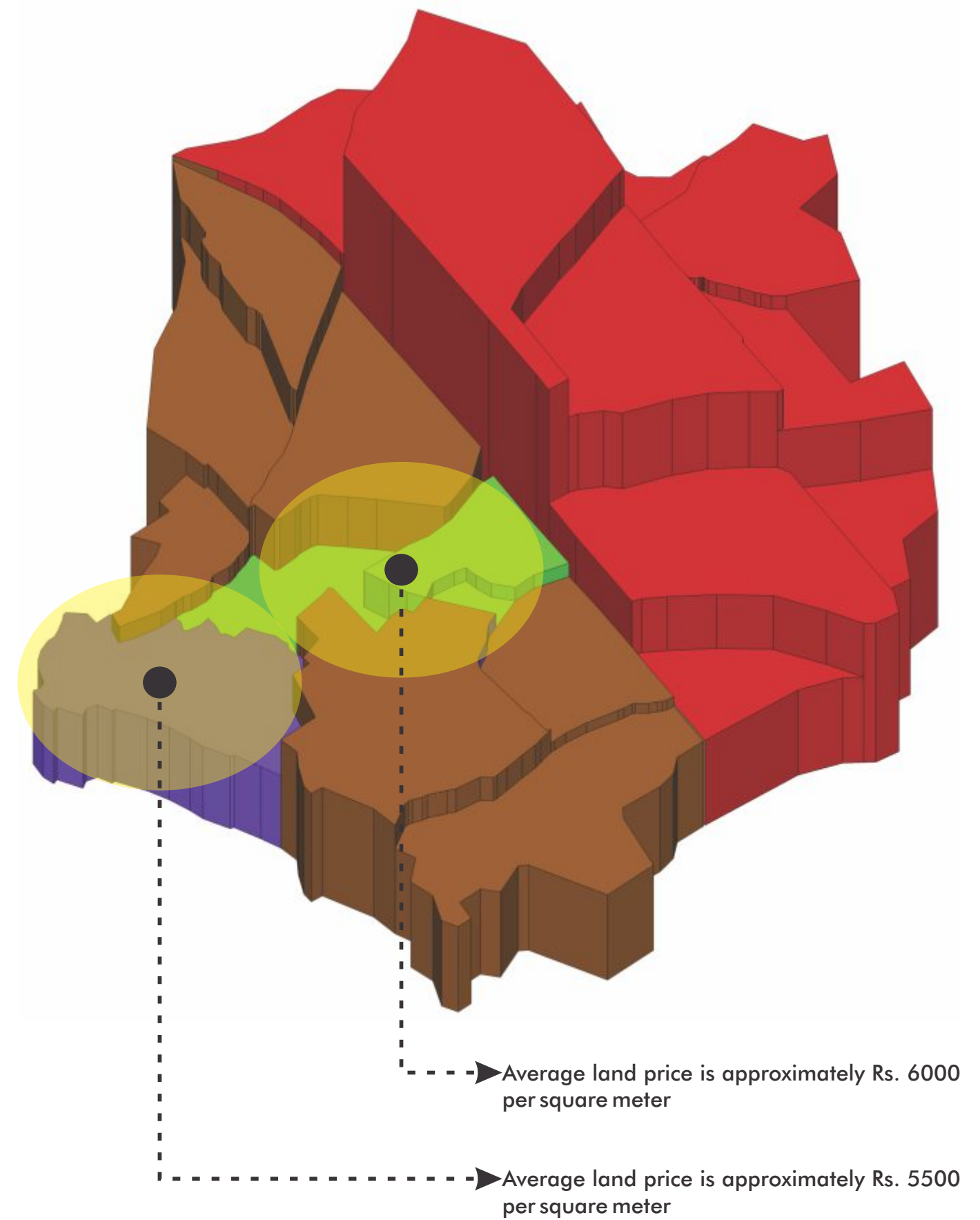
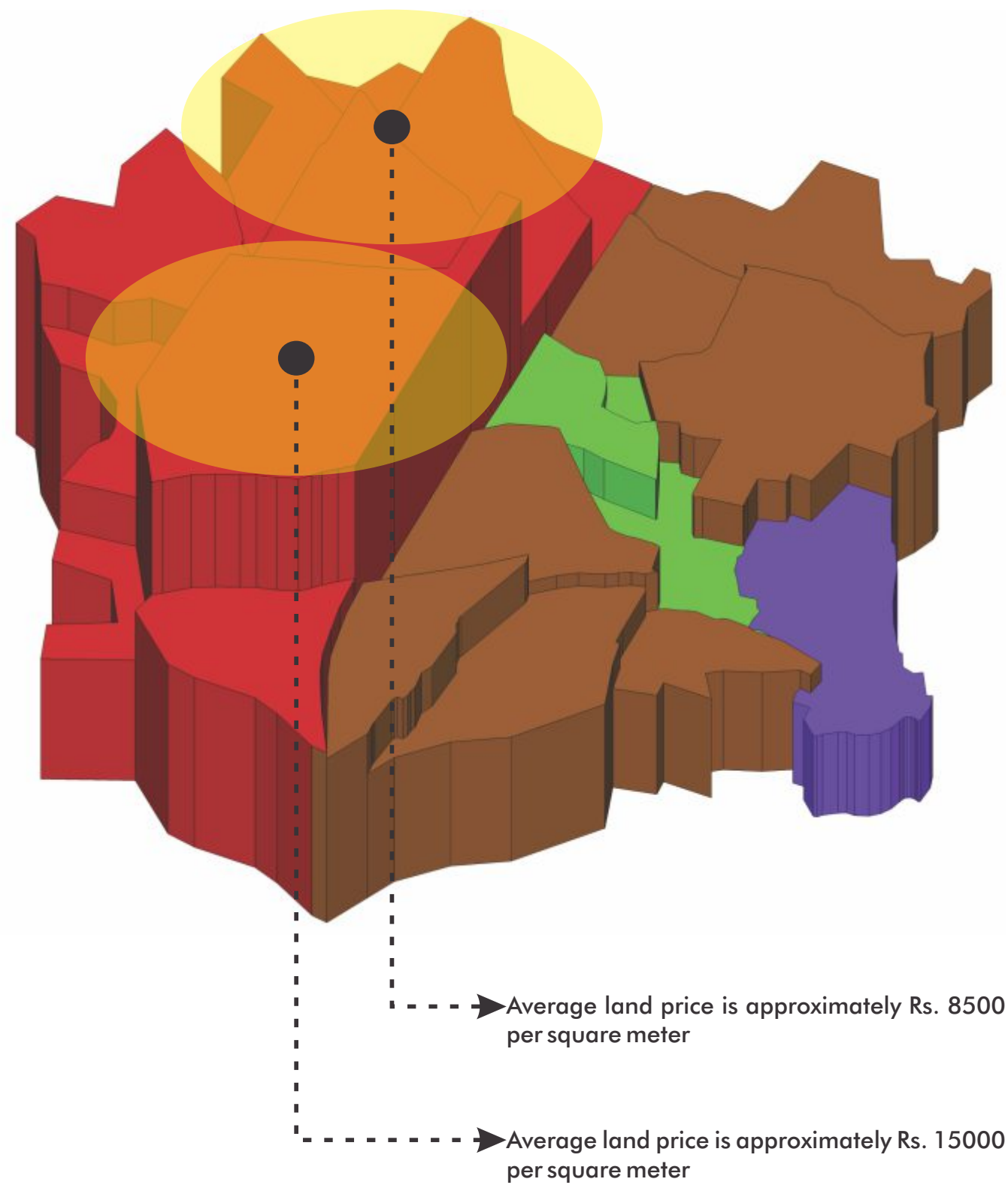


Highest —————> Lowest

Red Brown Green Purple

fig 6.1c zoning map as per communities and characteristics along indicating land prices





STRENGTH

SCHOOLS AND COLLEGES DEVELOPED

LIBRARY RENOVATED

STATE HIGHWAY PASSES THROUGH SIDDHPUR

DMC PASSES THROUGH SIDDHPUR

WEAKNESS

NOT WELL DEVELOPED INTERNAL ROAD IN GANTAL

NO PROPER INFRASTRUCTURE TO TAKE LOAD OF TOURISTS

NO. OF FARMERS ARE DECREASING

GREAT DEVELOPMENT BUT NO ONE TO MAINTAIN IT DUE TO LESS OPPORTUNITY OF SOCIAL ENTERTAINMENT

OPPORTUNITY

AMPLE GROWTH OF INDUSTRIES

TO REVIVE AGRICULTURAL OUTPUT

AMPLE OPPORTUNITY FOR PROMOTING TOURISM

TREATS

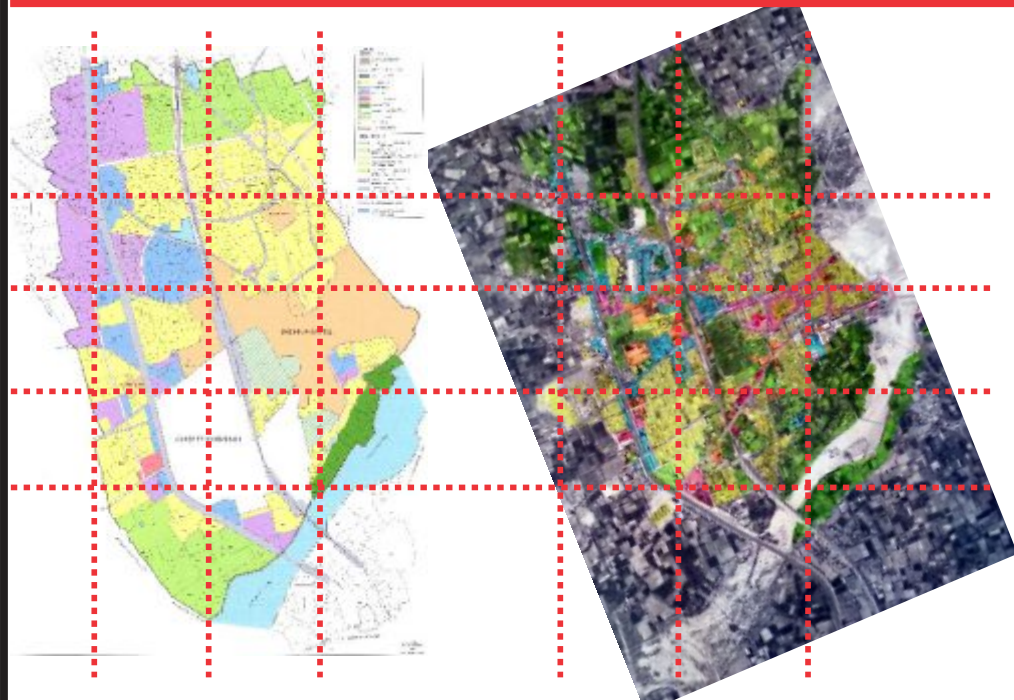
MIGRATION RATE IS HIGH

NO PROPER INVESTMENT


COMMUNAL CONFLICTS

POLITICAL ISSUES

SIDHPUR DEVELOPMENT AND BY LAWS



Too much	Okay	Very little
<ul style="list-style-type: none"> Is the present land use plan not in accordance to the development plan? Any specific issues? 		
<ul style="list-style-type: none"> Do you get help from public? 		
<ul style="list-style-type: none"> Are their any private investors/ political leaders that want to develop in sidhpur? 		
<ul style="list-style-type: none"> Apart from the projects developed, are there any other strategies prepared for promoting tourism? 		
<ul style="list-style-type: none"> Is their development happening in Gamtal area? 		
<ul style="list-style-type: none"> Is their haphazard development in Gamtal area? laws not followed? Crises of public? illegal construction of new or reconstruction of buildings in Gamtal? 		



BYLAWS in Gamtal area.

- set backs - minimum 3M from center of road
- margins - up to 12M wide street-1.5M >12M - 2M
- height of building - maximum twice the width of the road
- projections of weather shad- 0.6M maximum without any covering



REMARKS

Public meeting has to be organized for demonstration
 Clear nationalist stance
 Political issues

4. Income - has been low
 due to socialist policy, closed
 - 10% withdrawal due to
 inflation
 no support from political
 system will be spent on
 foreign
 and quality also declined

5. Home Department very important
 - not all will support
 Tensions not possible between
 Hindus - who are not divided
 that in subject
 will help people - especially
 will make good - because
 class

6. Special diseases common in
 crowded surrounding
 form

7. Any reason?
 - 1. 5000
 - 2. 10000
 - 3. 10000
 - 4. 10000
 - 5. 10000
 - 6. 10000
 - 7. 10000
 - 8. 10000
 - 9. 10000
 - 10. 10000

CURRENT DEVELOPMENT AND ISSUES



BINDU SAROVAR



SIDDHNATH MAHADEV



VATESHVAR MAHADEV



CANCER AND CIVIL HOSPITAL



DENTAL COLLAGEN

Too much	Okay	Very little
<ul style="list-style-type: none"> Is there proper development of city? 		
<ul style="list-style-type: none"> Are other issues neglected? 		
<ul style="list-style-type: none"> Is the rapid development chaotic? 		
<ul style="list-style-type: none"> Even after such development do you still have to move out? 		
<ul style="list-style-type: none"> Even after the rapid development taking place, why do people still migrate? 		

SUGGESTIONS



- Road issues.
- Railway crossing.
- its fast but not helpful.
- more development towards highway & not city.
- they are not other colleges apart from dental.
- lots of political issues.
- too much stragel.

Lahni Shop

- the development that has taken place, there is no one to take care.
- nothing has started yet.
- industrial development needs to be done.
- facilities needs to be given.
- they are no professional people.
- railway infrastructure & more train.
- river development needed.

de people
residence

Thorough public participation we felt that inspite of good development in terms of schools and colleges, investments should also be done for the development of roads, which would be very helpful for the people of siddhpur.

Also there is lot os scope for industrial development to take place.

River revitalisation would help in promoting tourism and improving there economy.