

URBANISATION IN PUNJAB-ISSUES AND STRATEGIES

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ABSTRACT : Process of urbanisation and level of development of any area, state or nation are inextricably linked. Due to higher productivity economic activities essentially get localised in urban centres. Economic activities in turn attract large work force from rural hinter-land giving rise to higher degree of growth of urban population. Urbanisation on one hand leads to higher wages, more employment and better amenities in urban centres but it also perpetuate worst kind of living environment on majority of its residents in terms of uncontrolled and unchecked growth of slums, lack of basic amenities, haphazard and unplanned development, lack of housing and high degree of visual and environmental degradation. In order to enhance the positive effects of urbanisation and to minimise its negative impact it is essential that appropriate strategies are worked out.

In this background the paper focuses on the urbanisation in the State of Punjab. It studies the peculiar features involved in the State urbanisation scenario in terms of spatial distribution of human settlements, history of urbanisation, impact of transport on concentration and distribution of human centres and human population, growth of slums etc. Paper further critically looks at the entire gamut of urban growth in the State and tries to bring out emerging issues concerning urbanisation in the State. Based on these, paper tries to set an agenda and list different strategies which the State should adopt in order to improve the quality of life and to enhance the effectiveness and efficiency of urban centres.

INTRODUCTION

Cities and economic development are inextricably linked. Fifty percent of nation's GDP is produced in the urban India although it contains only about one-fourth of total population. Because of high productivity of urban areas economic activities also get localised in cities. It is obvious that if nation's march towards physical growth and economic emancipation is to make a headway, it is critical to maintain, augment and reinforce the productivity of urban areas by creating an environment which would attract investment, allow trade in industry to expand and make the market for infrastructures, services and land efficient. In order to enable urban India to act

as generator of wealth and prosperity we have to ensure that human settlements are provided with appropriate level of planning and management input so as to effectively channelise developmental forces towards them. Urbanisation in the Indian context is largely due to people-work relationship in rural India, in which land is an essential medium and which is right now so critically balanced that even small addition to population is pushing people out of agriculture to non-agricultural occupation. Thus, in Indian context urbanisation is emerging largely due to transfer of rural poverty to urban environment leading to concentration of misery. This has resulted in the malfunctioning of most of the urban

settlement leading to emergence of a number of imbalances and problems. Thus most of settlements suffer from improper and haphazard development, absence of basic amenities and services, uncontrolled and unchecked growth of slums, lack of housing, high degree of visual and environmental degradation, uncontrolled traffic etc. The commulative effect of these factors is degradation of quality of life in urban settlements and huge amount of subsidies to keep them going. This calls for providing more attention to urban centres in terms of their planning, development and management. These inputs are not only essential for efficient functioning of human settlements but also for improving their productivity and generating desirable quality of life for their residents thus leading to their economic emancipation and physical well-being.

For rationalising the growth and development of urban centres, study of various facets of urbanisation assume critical importance. Large variations in the India context have been observed among different states in respect of level of urbanisation, pattern of urbanisation, rate and growth of different categories of urban centres, their spatial distribution and problems faced by these centres. Even within states variation in these factors have been observed at regional and taluka level. Undertaking detailed studies in respect of the factors which characterise and distinguish the pattern of urbanisation of one State from another become highly relevant for clearly bringing out the issues in the process of urbanisation/ Based on these issues appropriate strategies and frame work of action can be worked out for maximising the benefits generated by the forces of urbanisation. This approach would help in achieving balance between urban and rural centres thus ensuring the evolution of a mutually supportive developmental mechanism for the State. This paper focuses on the State of

Punjab. It tries to bring out the growth and distribution of urban population in the post-independence period at state, district and settlement level, growth of towns and population distribution in various categories of cities/ towns in the state, role and framework of new planning laws, planning agencies engaged in urban development and management. After studying the existing urban scenario, the paper brings out emerging issues concerning urbanisation in the State. Based on these issues the paper lists different strategies which State should adopt for making optimum utilisation of the process of urbanisation.

URBANISATION IN PUNJAB

The level of urbanisation in Punjab was of the order of 29.55% as per 1991 census. Out of total population of 202.82, 59.93 lakh people resided in 120 urban settlements where as the rest 142.89 lakh lived in 12428 villages (Fig. 1). Urbanisation level in 1981 was of the order of 27.68%. Punjab with 1.5% geographical area of the country house 2.4% of its population. Thus land resources of the State is under high degree of population stress. Despite its small area Punjab has been able to achieve the highest percentage of net sown area and cropping intensity in the country and is the leading producer of rice, wheat, cotton and sugarcane. It has more than 1/3rd of income generated from agriculture and most of the industries in the State are directly or indirectly based on agriculture and Agro products. It has the highest income among the states and its prosperity can be directly attributed to its progress in agriculture. During 1981-91 period population of State increased by 34.93 lakh out of which addition to urban population was of the order of the 13.46 lakh which worked out to be 38.5% of total addition. During this decade urban centres recorded growth of 29.11% in population despite the fact number

PUNJAB
Urban Centres by
Population Size : 1991

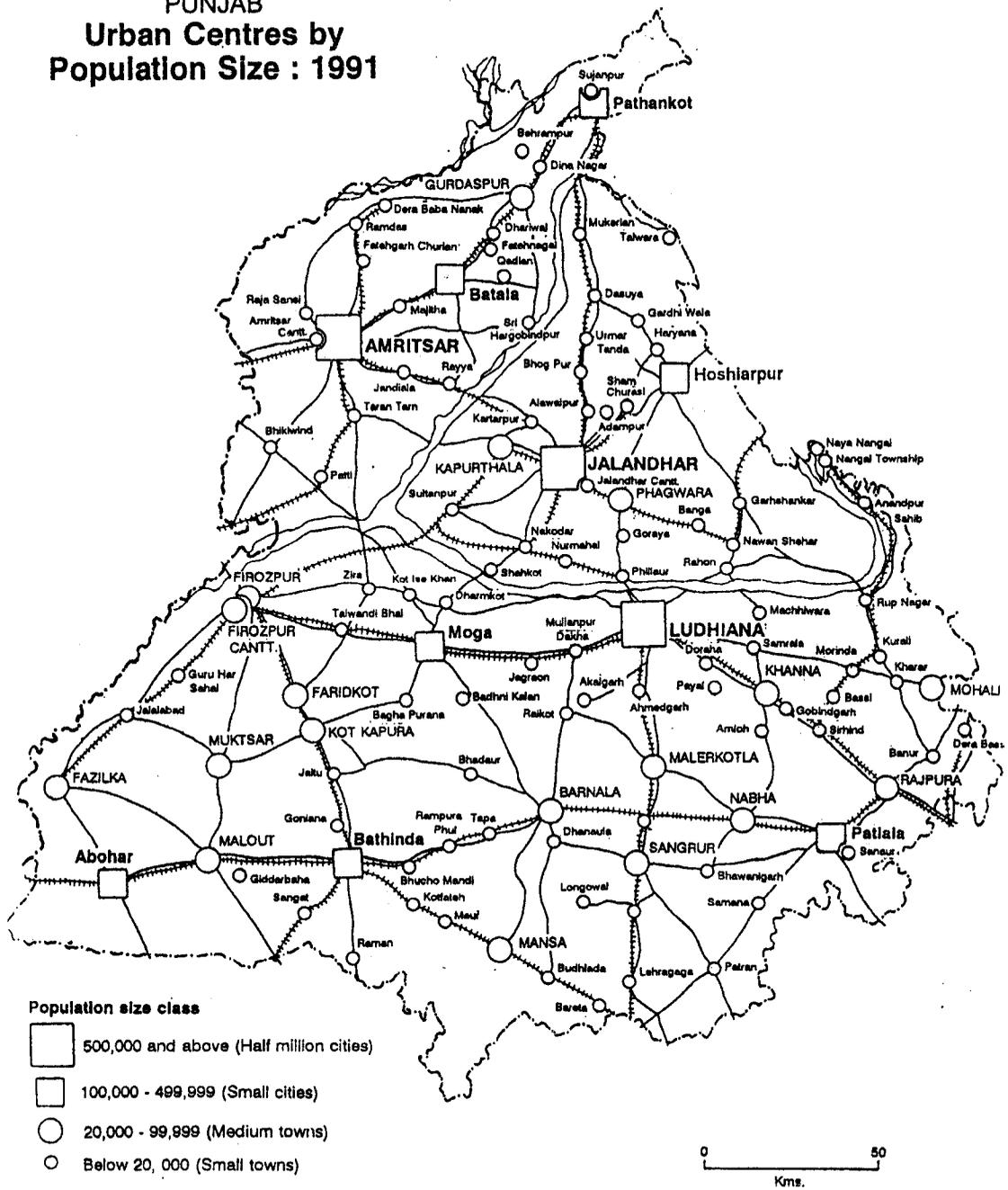


Fig. : Punjab-Urban Centres by Population Size : 1991

of urban centres decreased from 134 to 120 indicating a higher degree of concentration of population in these centres (Table 1 & 2). Population density in urban areas has been found to be 4159 persons per sq.km. as compared to 292 persons in rural areas giving a ratio of 14.1 in favour of urban centres. Punjab is one of the most densely populated State and urban centres have very high concentration of population clearly indicating the kind of quality of life persisting therein.

If we critically look at the prevailing trends in State's urbanisation and census figures, following interesting facts emerge.

LEVEL OF URBANISATION

1. Punjab ranks ninth among states considering the level of urbanisation (29.55%).

2. In Punjab 1 out of every 3.4 persons lives in urban areas as against national average of 1 out of 4.

GROWTH TRENDS

3. Punjab recorded slower growth rate during 1981-91 which declined from 44.51% in 1971-81 to 29.11% in 1981-91.

4. During 1901-91 period State recorded a six fold increase in its urban population.

HISTORY OF URBANISATION

5. Urban population merely doubled in the first 5 decades i.e. 1901-1951 whereas it rose by three times in last four decades indicating higher growth in post-independence period.

6. Till 1931 there was only one city i.e. Amritsar. In 1931 Jalandhar and Ludhiana also became cities. Number of cities in

Table 1

Number of towns and percentages of population in each class to total urban population from 1901-1991.

Census year	Total (I-VI)		I		II		III		IV		V		VI	
	No. of towns	Popula- tion	No. of towns	% of Popula- tion	No. of towns	% of Popula- tion	No. of towns	% of popula- tion	No. of towns	% of Popula- tion	No. of towns	% of Popula- tion	No. of towns	% of Popula- tion
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1901	76	934,766	1	17.38	2	12.97	4	15.67	14	20.45	38	27.47	17	6.06
1911	62	813,224	1	18.78	2	14.78	4	17.39	10	16.44	29	24.60	16	8.01
1921	59	869,526	1	18.43	3	20.38	5	16.06	12	18.15	27	22.24	11	4.74
1931	66	1,168,413	1	22.67	4	23.74	6	13.29	16	19.04	31	19.06	8	2.20
1941	75	1,657,414	3	38.49	2	9.19	13	21.01	20	16.14	32	14.06	5	1.11
1951	110	1,989,267	3	33.11	2	7.73	17	26.17	20	14.44	36	13.18	32	5.37
1961	106	2,567,306	4	38.25	5	10.15	23	28.11	20	10.44	35	10.38	19	2.67
1971	106	3,216,179	4	40.52	8	15.84	22	22.20	31	13.32	29	6.84	12	1.28
1981	134	4,647,757	7	46.38	10	14.39	27	20.24	36	11.28	40	6.50	14	1.21
1991	120	5,993,225	10	54.16	18	19.91	25	12.92	46	10.82	14	1.72	7	0.47

Source : Census of India

Table 2

**Distribution of Urban Population by size/class of
Urban Agglomeration/Towns, 1971-1991**

Size class of UAS/ Towns	No. of UAS/Towns			Population			Proportion popula- tion in each size class to total urban population.			Decadal growth rate of population (percent)	
	1971	1981	1991	1971	1981	1991	1971	1981	1991	1971-81	1981-91
1	2	3	4	5	6	7	8	9	10	11	12
I-VI	105	134	120	3,216,179	4,647,757	59,93,220	100.00	100.00	100.00	44.51	+28.95
I	4	7	10	1,303,128	2,155,714	32,46,224	40.52	46.38	54.16	65.43	+50.59
II	8	10	18	509,389	666,780	11,93,171	15.84	14.39	19.91	31.29	+78.41
III	22	27	25	714,176	940,482	7,74,453	22.20	20.24	12.92	31.69	-17.65
IV	31	36	44	428,413	524,505	6,48,230	13.32	11.28	10.82	22.43	+23.59
V	29	40	16	219,911	301,905	1,02,945	6.84	6.50	1.72	37.29	-65.90
VI	11	14	7	41,162	56,371	28,202	1.28	1.21	0.47	36.95	-49.97

Source : Census of India

1991 stood at 10 and by 2001 their number is likely to increase to 19.

7. In the beginning of century Amritsar was the largest city with a population of 1,62,429. Ludhiana was only one third in size of Amritsar. Ludhiana now is one and a half times larger than Amritsar and two and a half times that of Jalandhar.
8. Ludhiana during last 9 decades recorded a growth of 20 times in its population as compared to 4.5, 9.5 and 5 times recorded by Amritsar, Jalandhar and Patiala during the same period.

DISTRIBUTION AND CONCENTRATION OF POPULATION

9. Ludhiana is the highest urbanised district with 51.17% of its population living in urban areas as compared to 14.70% and 15.38% in case of Mansa and Hoshiarpur district. Thus in Ludhiana district every second person is an urbanite whereas

every seventh person lives in urban centres in districts of Mansa and Hoshiarpur indicating large variations among districts.

10. Ludhiana, Amritsar, Jalandhar and Patiala are the most urbanised districts which jointly hold 53.96% urban population of the State.
11. Ludhiana district alone holds one-fifth (20.74%) of State urban population whereas Nawanshehar district has only 0.98% of State urban population.
12. There are three districts namely Ludhiana, Amritsar and Jalandhar which have more than 10% of states urban population whereas 10 districts namely Nawanshehar, Kapurthala, Hoshiarpur, Roopnagar Fatehgarh Sahib, Bhatinda, Faridkot, Muktsar and Moga hold less than 5% population. Only four districts Gurdaspur, Ferozepur, Patiala and Sangrur have population between 5-10%.

13. There is a polarisation of urban population in Class-I cities whose share increased from 46.38% in 1981 to 54.17% in 1991.
14. Share of 18 Class-II towns also increased from 14.39% to 19.91% during 1981-91.
15. 28 Class-I cities and Class-II towns jointly hold 74.08% of State's urban population indicating high degree of concentration in these centres. Out of every 4 persons 3 live in either Class-I cities or Class-II towns.
16. Population of 92 Class-III, IV, V, VI towns recorded a decline from 40 to 26% during 1981-91.
17. In all 13.46 lakh people joined the urban centres during 1981-91 out of which 11.08 lakh preferred Class-I cities and 5.19 lakh Class-II towns. However, 2.81 lakh people left Class-III, IV, V & VI towns.
18. Population pressure is comparatively less in the Northern and Southern parts of the State. However, central zone has high degree of population concentration.
19. Due to creation of 5 new districts namely Mansa, Fatehgarh Sahib, Moga, Mukatsar, Nawanshehar State's urbanisation pattern has become more distorted due to large area and population variation among districts.

TRANSPORTATION & URBAN CLUSTERS

20. G. T. Road passing through the state houses in all 16 urban centres including 3 corporation cities indicating high degree of population concentration along the central corridor.
21. SAS Nagar - Patiala - Sangrur - Bhatinda - Abohar has emerged another promising corridor having 16 urban centres including three Class-I cities of Patiala, Bhatinda, Abohar.
22. Urban centres in the State are located along corridors which follow the communication pattern. Well laid down road network had lead to the emergence of dispersed settlement scenario.
23. Certain urban corridors are fast emerging as nodal centres of concentration of population and industrial activity. They include area along G. T. Road between Jalandhar-Rajpura, Amritsar-Batala, Ludhiana-Samrala, Ludhiana-Moga, Ludhiana-Sangrur, Sangrur-Barnala, SAS Nagar-Kurali, Ropar-Nawanshehar-Banga, Chandigarh-Rajpura, Chandigarh-Lalru and Hoshiarpur-Tanda-Mukerian.

GROWTH OF INDIVIDUAL TOWNS

24. Punjab is the only state in the country except Manipur which recorded fall in number of urban centres from 134 to 120 during 1981-91 period despite the fact urban population increased form 46.47 lakh to 60 lakh during the same period.
25. State for the first time returned a metropolis in 1991 when Ludhiana with a population of 10.43 lakh joined the select band of 23 such centres in the country. Incidentally Ludhiana alone holds more than 17% of State's urban population.
26. Ludhiana, Jalandhar and Amritsar jointly hold (37.73%), more than one-third, urban population. Incidentally three out of four corporation cities are located on G.T. Road.
27. SAS Nagar has emerged as a new centre of promise with highest growth rate of 140.65% in the last decade. Batala among Class-I cities recorded lowest growth rate of 4.02%.

28. Hoshiarpur, Moga, Abohar became Class-I cities during 1981-91. It is expected that 9 more towns would also join the select band by 2001 as indicated by their growth trends. They include Phagwara, Malerkotla, Ferozpur, Barnala, Khanna, Rajpura, Mukatsar, Kotkapura & SAS Nagar.

SLUM & HOUSING

29. Percentage of slum population in the State has been estimated to be of the order of 11.60 lakh in 1991.
30. Housing backlog in the State in 1991 was found to be of the order of 0.95 lakh dwelling units of which share of urban areas was 0.54 lakh and that of rural area was 0.41 lakh.

LEGAL FRAMEWORK

Punjab has brought in a new planning regime by enacting three laws in 1995 namely the Punjab Regional and Town Planning and Development Act, The Punjab Apartment and Property Regulation Act, The Punjab Apartment Ownership Act. The Punjab Regional & Town Planning and Development Act is the most comprehensive Act which is essentially the mother law providing for planning at Regional & Local level, setting up of planning machinery at the State and local level, regulating planning and development within the planning areas and along scheduled roads and bye-passes. A high powered State level Board has been created under the chairmanship of Chief Minister of the State with members drawn from the concerned departments and the experts in the field of planning, development and management of urban and regional planning. Board is vested with the functions to lay down the policy framework for urban development in the State and to aid, advice and assist the state govt. on issue related to urban

development. It is also the apex agency to coordinate the activities of all the development agencies in the State so as to ensure the orderly development of urban and rural areas. Board advise the state govt. on creation of different Authorities in the state and to approve the Master Plans and Regional Plans prepared for the planning areas. It is also appellate authority against the decisions of PUDA and other Authorities. Under the new law, State Government has created Punjab Urban Planning and Development Authority (PUDA) which is a state level agency vested with the power and functions of preparation of plans for regions and cities, framing the development schemes to implement the proposals of master plans. It is also vested with the power of construction of houses and to undertake research and development in the area of urban development. PUDA is headed by minister of Urban Development with members drawn from concerned state departments and experts. Provision also exists for creation of Special Area Planning and Development Authorities at the local level which have same powers as the of PUDA. However, keeping in view the provisions of 74th constitutional amendment, even local authority can be declared as Special Area Authority. For planning and development of new towns, New Town Planning and Development Authority can be created on the pattern of SAPDA & PUDA. Improvement Trust can be merged into PUDA or declared as SAPDA.

The Punjab Apartment and Property Regulation Act provides for regulating the setting up of private colonies in the state along with construction of apartments. It is infact this Act which essentially calls for promoting the role of private sector in the urban development, housing and provision of basic amenities and services in urban areas. Power to sanction the colonies has been vested with PUDA at present.

The Punjab Apartment Ownership Act provides for vesting ownership and management of the apartments constructed in the state.

ISSUES :

After studying the existing scenario of urbanisation in the State of Punjab following broad issues emerge :

1. LAND SPECULATION

Punjab is predominantly an agricultural state and has high stakes in the growth and development of agriculture. In order to retain its leadership in agriculture it has to minimise the diversion of agricultural land to non-agricultural uses. Enormous growth of population in urban areas has put pressure on agricultural land. Already large areas of precious agricultural land have been purchased for speculative purposes which remain largely un-utilised. If such a trend continues in future, State's economy is likely to be adversely effected.

2. IRRATIONAL POPULATION DISTRIBUTION

Urban scene is largely dominated by Class-I cities which house half of State's urban population. This trend is on the increase and is diversely affecting the quality of life in these centres.

3. UNPLANNED DEVELOPMENT

Cropping up of large number of unauthorised colonies in the Class-I cities have played havoc with the efficient functioning of these cities and quality of life of the residents of these colonies Ludhiana has more than 500 such colonies and number for Jalandhar and Amritsar are above 300. It has been estimated that more than half of Ludhiana city has been built in an un-authorized manner.

4. LACK OF BASIC AMENITIES

Lack of amenities, services and infrastructure in urban areas has led to decline of quality of life in urban areas. Lack of financial resources with local bodies has created numerous problems for these agencies to undertake development in urban areas. Thus development of urban sector is suffering on account of lack of technical, financial and managerial input at the local level.

5. CONCENTRATION OF ECONOMIC ACTIVITIES

Concentration of economic activities in few selected urban centres has distorted urban scenario. State's policy of declaring entire district as industrially backward has led to coming up of large industries along the developed districts creating numerous problems of movement along major highways without benefitting the backward districts. Beneficiaries in this case have been adjoining larger urban centres which have higher order of amenities and service available therein.

6. SLUMS

Rapid growth of urban slums have created numerous problems in the State. With 11.60 lakh people already living in slums, the number is likely to swell further due to concentration of economic activities in cities like Ludhiana, Jalandhar, Amritsar etc. resulting in migration from within and outside the state.

7. DOMINANCE OF CENTRAL CORRIDOR

Population concentration is much larger in the central corridor. This is due to large investment made in this area by the state beside the existence of well developed rail

and road network. This has led to the neglect of Southern and Northern parts of the state which have suffered in the process.

8. INFORMAL SECTOR

Exclusion of the so called informal sector, which makes substantial contribution to the city economy and generates lot of employment from the planning mechanism has resulted in large number of distortions emerging in the urban areas.

9. MULTIPLICITY OF AGENCIES

Multiplicity of agencies operating with overlapping areas of operations at state and local level in the area of urban development has resulted in doing more damage to urban centres.

10. ABSENCE OF URBANISATION POLICY

In the absence of any state perspective plan/policy on urbanisation, investment priorities have been by and large dictated by reasons other than merits. This has created wide gaps in the development of different categories of urban settlements.

11. PLANNING SYSTEM & PLANNING LAWS

In effective and inefficient planning system has done more damage than good to the planned growth and development of urban centres.

Lack of commitment to implement the provisions of the new Acts has created uncertainty at the local level and in most cases role of local bodies has been minimised resulting in unauthorised construction on large scale.

At present growth and development outside municipal areas is not being

subjected to any control and as such large number of constructions are coming up outside the periphery of municipal limits and along the road network resulting in sub-standard development and creating traffic bottlenecks in certain areas.

Multiplicity of Development Authority and lack of uniformity in development controls create further problems in effective management of development activities in the state.

Lack of effective implementation of planning and development laws has led to unauthorised construction taking place within urban areas on massive scale.

STRATEGIES

State of Punjab has undertaken a massive programme of industrial growth and development by involving entrepreneur from within and outside state. Massive investment in industrial sector is likely to give a boost to the economic activities in the state resulting in increased migration and concentration of population. This would lead to faster growth of urban areas. Urban development strategy for the state accordingly cannot be viewed in isolation. It has to be viewed as an integral part of the on going socio-economic development process of the state. Prevailing urbanisation pattern, regional disparities, land utilisation strategy, financial resources available for urban sector, rural urban linkages, management framework for human settlements, shelter related policy, role of private sector etc. would be other critical factors which would help in evolving a comprehensive strategy/framework for urban development for the state.

Strategy for urban development should be an attempt in the direction of creating an appropriate policy framework for the rational growth and economic development of the urban

centres of the state so as to minimise the adverse affects of urbanisation and to make optimum use of all possible forces unleashed by economic development process. Strategy aims at adoption of positive methods which promote planned developments of human settlements and eliminating all negative processes which hinder their rational growth. It aims at making optimum utilisation of forces of urbanisation and to direct them to areas which are deficient in economic and physical growth. It also calls for effectively integrating the process of physical growth with economic development so as to ensure emergence of an urban society which lives in an environment supportive of human growth and development. Environment should be a priority area of such a urban strategy. Accordingly strategy of urbanisation in Punjab should essentially revolve around.

1. Evolving a 'Policy framework for urbanisation' for the state which should look for dispersal of economic activities to backward areas, channelising new investment in potential backward regions, creating additional transportation linkages, setting up of new economic nodes in the state so as to avoid concentration of activities and population in few large centres and to ensure their dispersal into small and medium towns.
2. Evolving 'State Housing Policy' with the objective of Housing for all by 2020. To achieve the objective state should prepare Housing Action Programme within the framework of National Hosing Policy 1998.
3. Effective 'Integration of Formal and Informal Sector's operating in urban areas by duly recognising the importance, role and potential of informal sector in the urban economy and employment generation. Informal sector to be made an integral part of on going urban planning and development process.
4. Adopting 'Environmental Oriented Strategy for Siting and Location of Industries' so as to minimise the adverse impact of industrialisation and to make optimum use of their economic potential for overall growth and development of urban areas.
5. To maximise the use of available land resource by revising the 'Planning and Development Norms' and introducing the system of Land Audit for assessing the land requirements of various agencies. Diversion of agricultural land to non-agricultural uses also to be minimised to conserve land resource.
6. Role of 'Local Bodies' needs to be redefined in the context of 74th constitutional amendment. Local bodies should be declared as Special Area Planning and Development Authority under the new law for enabling them to effectively manage these urban centres. However, local bodies would require strengthening in terms of managerial, technical and financial inputs for discharging their legitimate role in urban governance. Multiplicity of planning and development agencies at local level should be eliminated and all existing agencies to be restructured within a new management framework which has a unified command.
7. Role of Private Sector needs to made more effective by actively involving it in the process of urban development. All impediments in the process needs to be removed. However, caution would have to be exercised that this sector do not exploit the masses but contribute its might

in the overall development and rational growth of urban centres and human beings. Private sector should be also involved in creation and maintenance of urban infrastructures and services.

8. Existing Planning Laws should be made operational and made use of in ushering a planned regime in urban areas. Planning and development process should be made self-sufficient so as to generate resources for ensuring planned development of urban areas. Mechanism of charging internal and external development charges from the beneficiaries would help in provision of infrastructure of appropriate order and to ensure quality of life to the residents of urban areas.
9. Urban Poverty should be closely looked into and appropriate provisions should be made in the planning and development processes which would look after the interests of the critical segment of urban society. Housing & Infrastructure development for this segment should be a priority area.
10. Enforcement of Planning and Development Laws should be made a priority and all illegal encroachments should be strictly dealt with. Ribbon development along the roads should be stopped forth with and development outside municipal limits should be subjected to close scrutiny and prior approval.
11. Haphazard development in urban villages needs to be checked and speculation of village land should be effectively controlled by strictly enforcing development controls in the village area.
12. Congested areas within old towns and cities need to be decongested and all wholesale commercial activities should be shifted to appropriate location which cause maximum problems for efficient functioning of urban centre.
13. Process of Compulsory land Acquisition needs to be minimised and land market should be made more effective and efficient by involving landowners as coparceners in the overall urban development process. Mechanism of land pooling, plot reconstitution, land exchange mechanism, transfer of development rights, guided urban development, accommodation reservation, floating FAR needs to be fully exploited so as to ensure rapid planned growth of urban centres.
14. Highly developed Central Corridor along G. T. Road should be declared as restricted investment zone and Northern and Southern Zones of the state should be declared as priority area for state and private investment so as to effectively disperse the economic activities and population from the congested areas to backward regions.
15. Industries based on Agro-waste and Industrial-waste should be given incentives so as to achieve the twin objectives of making wealth from waste and to solve the problems of environmental hazards caused by the agro and industrial waste.
16. Extension of Municipal Limits should not be done as a matter of routine. It should be done on a highly selective basis after a detailed study and analysis. Extension of municipal limits invariably leads to making large agricultural land prone to be converted into non-agricultural uses and for speculation.
17. Management of Urban Garbage is another critical area which needs to be tackled on

priority due to its adverse impact on health and hygiene of urban areas and its inhabitants. State should also consider banning the use of plastic bags and encourage the bags made of paper or other bio-degradable material so as to minimise the garbage related environmental problems.

18. Adoption of Regional strategy involving both urban and rural areas would considerably reduce the friction and

would help in achieving the goal of balanced growth and development of state as a whole by making use of full potential of both these settlements. It must be understood that genesis of most of the urban problems lies in rural hinter-land and unless and until problems of rural areas are appropriately taken care of, rational growth and development of urban areas cannot be ensured.

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