

ASSESSMENT OF BUILT ENVIRONMENT AND QUALITY OF LIFE IN THE LOCAL MARKETS OF LUDHIANA

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ABSTRACT

Market areas are hub of economic activities in a city. The development of the city depends how strong its market is and vice versa. Some dense residential areas develop markets within. In some cases growth of market places keeps encroaching on the residential zones. Although markets plays an important role for daily needs of local residents, but when market grows bigger it can affect the lifestyle or quality of life of local residents. The paper examines the growth of local markets and quality of life of its local resident through the case study of market places of Ludhiana City. Surveys, observation and interviews have been conducted to complete the case study. The study found that the residents in the market place lack in health, comfort and happiness. Strong and strict implementation of urban design and architectural guidelines, provisions of green open spaces, restriction of vehicular movements and provision of basic infrastructure are recommendations to uplift the deteriorating condition of the area.

Keywords: local market, unplanned growth, residents, quality of life.

BACKGROUND

Cities in India are sprawling outwards as well as concentrating at the core. The core of city is termed as inner city. Inner cities of India suffered with severe development challenges. Along with the positive part there is negative impact of urbanization. Urbanization makes it difficult for the poor to afford house in cities and the access to social services. Particularly the health and education services are difficult to attain if the housing is not available to major section of society. Urban poor end up living in the historic districts to save themselves from daily commuting [1]. Inner cities or historic cities are the part of city that provides jobs that requires minimum skill or no skill. The inner cities are facing problem of deterioration [4]. Often the inner cities are becoming slums with lack of basic services. When the owners move out of inner cities they give the inner city buildings in rent and the tenements do not bother to upgrade or maintain the condition of buildings. Legislation in inner cities is mostly related to conservation planning and property related. Cities local administration and urban local bodies have the jurisdiction to control and regulate development in the inner cities. Some policies of government only focuses on the socio economic aspect of inner city and tries to improve that however studies reveal that only socio economic development prove to be futile in bringing changes in the physical environment of inner cities. [5] Very often inner cities are places where markets mushroom. The markets keep on increasing in the size due to proximity of the transportation hubs.

Market is a place where people exchange their goods and services. In terms of catchment area markets can be categorized into local and specialized types. Local markets are defined as the set of shops or sellers which sells the basic needed items /goods to the local people. Local markets are easily accessible for the local people. In local markets people could buy their basic needed goods/items in reasonable costs. Specialized markets are those markets which deal in specific retail items and goods in the city.

Markets grow spatially and very gradually. As the market places in developing countries like India are mostly surrounded by already dense areas, the market encroaches the surrounding buildings. The evidence of such changes is visible in every market where the outer fringe of market is mostly mixed use building consisting residential and commercial. These outer fringes vary with the varying size of market. The residents of the mixed used zones of the market always faces some regular problems and their quality of life is compromised. There is a conflict between

residential and commercial interests which surfaces when the 'naturally evolved balance' between various uses, established in inner cities in the initial stages of their organic evolution, comes to be disrupted [2]. Quality of life is the standard of health, comfort, and happiness experienced by an individual or group. Are those residents of mixed use zones of the market areas satisfy about health facilities, their comfort and are they happy living there?

OBJECTIVE AND METHODOLOGY

Objective of the paper was to find out the quality of life of residents living in the market places of Ludhiana. For the study a local market in Ludhiana was selected with the help of fish bowl random sampling method. Visual survey and mapping was done to gather data on the building use of the selected market area. Individual and focused group interviews were conducted to gather data on quality of life of local residents of the market.

CHAURA BAZAAR MARKETS IN LUDHIANA

Ludhiana is largest city, district in the Punjab State. Its area is 310 sq. km and population is 1,618,879 as of 2011 census. Some of the markets in Ludhiana are Akal gar Market, Chaura bazaar, Kipps market, Sarabha nagar market, Books market, Gur Mandi market, Ghumar mandi Market. Chaura Bazaar is an old market of 19th century. Some old buildings are still located in the streets of Chaura Bazaar. It was established on the bank of Sutlej River at Ludhiana Chaura bazaar market of Ludhiana is busy and prominent. The footfall in this market is very high due to proximity of railway station. The market is located at the central part of Ludhiana.

Hence, Chaura Bazaar Market is selected as a site where a surveys and interviews have been conducted to identify and analyse of effects of markets on the quality of life of local residents of those markets. There are number of problems associated with the local people's living there and market stake holders. Due to increase in foot fall and demand market stakeholders are now consuming the residential areas as commercial areas which was not proposed for the commercial areas.

Stages of change of building use

The buildings in the Chaura Baazar market area are constantly changing. The buildings of the inner part of the market are purely commercial whereas buildings at the outer fringes are mixed used. Residents of the mixed used buildings mostly are tenants. The lower and outer portions of the buildings are shops or goodowns but inner and upper portion are residential.

First stage of change

To understand the change, the phenomena can be divided into three parts. First stage is the change of residential building into mixed used building. These changes certainly cover up the permissible built up space. Therefore the market place now starts to saturate and buildings are left with no space to accommodate any further activities in the area.

Second stage of change

Second stage is the increase in demand of the area. The increase in the demand of residential and commercial activities increases the cost of the space as the space is limited. The demand and supply of spaces leads to slummification of the residential parts of the buildings. As the people with lower wedge prefer to live near the workplace the number of tenants of the residential part keeps on increasing. Increase in density increases the pressure on infrastructure available at the place.

Third stage of change

Third stage arrives when there is intervention of developers comes into picture. The increase in demand of commercial and residential spaces leads to redevelopment of the old building by increasing some amount of space both in commercial and residential part and by increasing the height of the building through government approvals. The redevelopment brings more investment in the area and start a domino effect of redevelopment in the [6]. However, higher spatial concentration of commercial land use in a neighborhood initially results in increased residential land values, but drops off beyond a threshold level by excessive noise or crowding [3]. The transition

between second and third stage takes long time and the slummification of the residential part keeps deteriorating the built environment of the area. This affects the occupants of the area. Mostly residents are affected because they spend more time in the area. Therefore it is necessary to evaluate quality of life of residents of the area.



Figure 1 Growth of Market on Normal working days

Quality of life of residents

Quality of life is the representation of standard of health, comfort, and happiness experienced by an individual or group. Standard indicators of quality of life include both wealth and physical environment. The study enquired interviewed the residents of the market about their social and physical environment in three different aspects, health, comfort and happiness. Their responses have been described and concluded as given below.

Health

Health of residents are dependent on the clean air, water and health facilities. Since the place is densely built and has high vehicular pollution, clean air and clean water are clearly not available to the residents of the Chaura Bazaar. Health is also dependent on the condition of houses and sharing of the common facilities like toilets and washrooms. The area is dense and load on basic services are high. Whereas regarding the health facilities the government hospitals are situated nearby and approachable. When surveyed about the standard of health the participants in the interview responded that in general the residents face hypertension and issues like insomnia. The most probable cause of these is the small space and lots of noise and pollutions.

Comfort

Beautiful home and great location make living comfortable. The spaces in the houses of Chaura Bazaar market places are highly occupied and common facilities like toilet and water sources are used by many. The overload on the services makes it difficult to live and is a daily battle. The residents also complained about the same but when asked about option to change the place most of them refused and said that the place is close to their workplace. Definitely if their income increases they would like to move out to the places. There is a comfort of accessibility to train station, markets, hospital and universities. This is possible because the place is centrally located.

Happiness

Happiness comes when the community feels a sense of belongingness. The place is beautiful and has open spaces. The place is inclusive where the children can play. But the resident of the Chaura Bazaar definitely lack green and open spaces. When asked about the sense of belongingness many of the residents responded that the sense of attachment to the place is less. Because when their family grows they don't get to afford additional places for them and their families have to move apart. The place is not inclusive and children cannot play in the open spaces because the open spaces are full of traffic and hawkers. A clear distinction arises with the structure

CONCLUSION

Market places are growing on the pressure of demand and the buildings are contentiously changing their uses. The changes are happening in three phases. First stage is the change of residential building into mixed used building. Second stage is slummification of the residential part. Third stage is redevelopment of the old building. The Chaura Bazaar are in transition phase, between the second and third phases. In this phase the slum like features are more visible and living conditions deteriorates.

The residents are facing issues related health residents face hypertension and issues like insomnia. The most probable cause of these are small space and lots of noise and pollutions. The overload on the services makes it difficult to live and is daily battle happiness is lacking because of lack of open spaces and sense of belongingness to the place. Despite lots of physical environment issues the place is centrally located, people with low skill gets job here easily and the city level services like hospital, train stations, markets are available at doorstep.

RECOMMENDATIONS

Market places that are constantly growing need to create and strictly implement architecture and urban design guidelines, focusing on the building height, occupancy façade treatment and judicious use of road spaces. The guidelines shall also focus on creation of inclusive open spaces giving space for children to play, community to gather and feel the belonging of the place. The market place must regulate vehicular movement in internal roads to reduce air pollution and noise pollutions. Market places must be refurbished with the creation of essential social and physical infrastructure provision.

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