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Impact of Planning and Building Regulations on the Architectural Character of a Cityscape

(An examination of the "Special Primary Residential Zone" in CMR)

A Dissertation submitted
for the Degree of Master of Science (Architecture)
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in March, 2005

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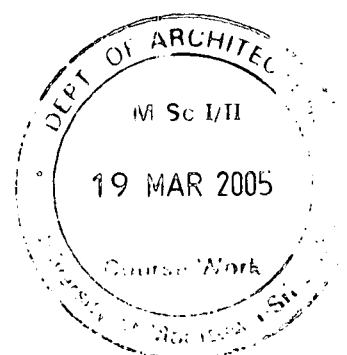
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DECLARATION

I declare that this dissertation represents my own work, except where due acknowledgement is made, and that it has not been previously included in a thesis, dissertation or report submitted to this University or to any other institution for a degree, diploma or other qualification.

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PREFACE

The city is a dynamic organism. It is a physical entity, a social phenomenon and an economic unit. It is in a continuous state of flux, subject to **socio-cultural, economic, physical and administrative forces**. The city goes through the **cyclical process of origin, growth, decay and rebirth**. Consequently, the **urban environment undergoes corresponding changes, modifying trends of human life and behavior**. **Socio-economic factors are not easily susceptible to measurement**. Quite often, they are intangible and imponderable. Nevertheless, socio-economic changes come on so rapidly and with such complexity that it is hardly possible to ignore them. The **growth of the city and the changes in its form and structure** should lead to development of **man-mental, spiritual, material and physical**.

The contemporary city has not been able to fulfill the aspirations of the human society. Man has not been able to live a full and good life in the present urban environment. The **city is growing fast; but has not been able to provide to an adequate extent the necessary physical infrastructure and social overhead**. Then how people can restore order in existing human settlements and create new ones which satisfy his need for **living, working, worshipping and recreating?**

To overcome this problem, one major solution would be a comprehensive urban development plan (master plan) which serves as guidelines in the development of the city not only for the present but also for the foreseeable future is needed. The master plan is an essentially policy instrument and an effective mean to achieve the desirable goals and objectives. **To effectuate the plan, certain legal, administrative and physical "tools" are necessary. Zoning ordinances, sub-division regulations, building by laws etc. are some of the tools to implement the urban development and redevelopment plans**. Ultimately, the best solution should be the combination of a city's past, present and future as a unit so that the growth of it can be seen and felt as a continuous process.

It has now become accepted and established fact, that a city should possess a strong individual character. It is not a question of goodness or badness of character, but, a question of a city possessing a definite character representing its identity. In this context, maintaining the character of a place is of vital importance for when the character is altered destroyed or removed from a place; the essential bond between the place and its people are subjected to be broken, resulting in a subsequent diminution of the quality of life of its people. It is true; in this situation present statutory regulations too play a major role in determining the character of a place, as it is a tool to maintain various standards related to physical factors of development.

But, the destruction, major alternation or controlling of character would inevitably result in a loss of sense of belonging creating disharmony in the lives of its people. As professionals how can we face this problem is vital important in this situation.



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