

PLANNING TERMINOLOGY

PLANNING TERMS AND VOCABULARY

AADT (Annual Average Daily Traffic): It is 1/365th of the total annual traffic flow.

ACCESSES: the Pedestrian/vehicular linkages from the site to/ from existing or planned approaches (Urban streets, limited access highway, public transportation system, and other system such as water ways, airlines etc.

APPRIASAL: an estimated and opinion of value especially by one fitted to judge.

ARTERIAL STREETS: It is a street primarily meant for through traffic on a continuous route.

ASSESSED VALUE: It is a valuation placed upon property by a public officer or board as a basis for taxation.

BALCONY: A horizontal cantilevered projection including a hand rail or balustrade to serve as passage or sitting out place.

BASIC CAPACITY: the maximum number of passenger cars that can pass a given point or a lane on roadway during one hour, under prevailing roadway and traffic condition.

BETTERMENT TAX: A tax on the increment in value accruing to an owner because of development and improvement work carried out by local authorities.

BIODIVERSITY: The variability among living organisms and the

ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems (UN Conference on Environment and Development, 1992)

BIOMASS: The total weight of living biological organisms within a specified unit (area, community, population)

BIOME: A major ecological community extended over large areas; the dominant plants have a similar physiognomy.

BIOSPHERE: The zone occupied by living organisms at the common boundary of earth's lithosphere, hydrosphere and atmosphere and depending for its raw materials on geological fractionation and photosynthesis.

BUILDING CODE: a body of legislative regulations or bye-laws that provide minimum standards to safeguards life limb, health, property and public welfare by quality of materials, use and occupancy, location and maintenance of all buildings and structures within the city, and certain equipment specially regulated therein.

BUILDING LINE: The line up to the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed in the Delhi Master Plan or specifically indicated in any scheme or layout plan, or in the byelaws.

BUILDING: Any structure for whatsoever purpose and of whatsoever material constructed

and every part thereof whether used as human habitation or not and includes foundation, plinth walls, roofs, chimneys, plumbing and building services, fixed platforms, verandahs, balcony, cornice or projection part of a building or anything affixed thereto or any wall enclosing or intending to enclose land or space and signs and outdoor display structures, monuments, memorials or any contrivance of permanent nature/built under or over ground.

CAPACITY: The maximum number of vehicles which has a reasonable expectation of passing over a given section of a lane or a roadway in one direction.

CARPET AREA: All the covered area that can be carpeted i.e. plinth area less than the area of the walls, canopies, chhajjas, staircase etc.

CARRIAGEWAY: It is the width of the roadway excluding the shoulders. It is the paved width of the road surface.

CENSUS HOUSE: A census house is a building or part of a building having a separate main entrance from the road or common courtyard or staircase etc. used or recognized as a separate unit. It may be occupied or vacant. It may be used for a residential or non residential purpose or both.

CIRCULATION: System of movement/ passage of people, goods from place to place, streets, walkways, parking areas etc.

CITY: At the core of the urban area is a city. It may be a historic centre, and its boundary may coincide with the former position of a defensive

wall. The wall may be Wide Street or a street name. A city may include the protected historic buildings and administrative and commercial offices.

CITY REGION: The city's built area and its sphere of influence-that part which looks to the city for jobs and services. The city region is therefore a functional definition, based upon patterns of movement, in contrast to the physical definition of conurbation.

CLIMBERS: Plants which have special structure to climb on supports are defined as climbers.

CONNURBATION: Connurbation is a term introduced by Patrick Geddes, a Town Planner. The joining together of several towns and cities into one vast urban area which swallowed villages and smaller towns in its path.

COMMUNITY FACILITIES: Facilities or services used by a number of people in common including schools, health, recreation, police, fire, public transportation, community center etc.

COLLECTOR STREETS: A collector street is one intended for collecting and distributing traffic to and from Local Street and for providing access to Sub-arterial Street.

COMMUNITY: The people living in a particular area region and usually linked by common interests, viz. namely the region itself, any population cluster.

CONSERVATION: Conservation is the action taken to prevent decay. It

embraces all acts that prolong the life of our culture and natural heritage, the object being to project to those who use and look at historic buildings, which such buildings possess. Conservation means all processes of looking after a place (means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings) so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include adaptation and will be commonly a combination or more than one of these.

CONVENIENCE SHOPPING: A group of shops (not exceeding 50 in number) in a residential area, serving a population of about 5,000 persons.

COURTYARD: A space permanently opens to the sky, enclosed fully or partially by buildings and may be at ground or any other level within or adjacent to a building.

COVERED AREA: Ground area covered immediately above the plinth level covered by the building but does not include the spaces covered by:

- Garden, rockery, well and well structures, plant nursery, water pool, swimming pool, platform round a tree, tank, fountain, bench, chabutra with open top and unenclosed by wall and the like;
- Drainage culvert, conduit, catch pit, gully-pit, chamber, gutter etc; and
- Compound wall, gate, slide swing canopy, area covered by Chhajja or a like projections and staircases which area uncovered

and open at least on three sides and also open to sky.

CUL-DE-SAC: It is a street leading to a closed end provided with facility of turning of vehicles.

CYCLE TIME: Any complete sequence of signal indication and time associated with it is called cycle time.

CENTRAL PLACE: This basic unit is a settlement; it could be a city or a town or even community, which provides goods and services to an area larger than itself. The passenger car unit of a vehicle type depends upon the size and speed of the vehicle, type and kind of roads environment.

DENSITY OF CONCENTRATION: It is the number of vehicles occupying a given length of lane or roadway, averaged over time.

DENSITY: It is the ratio of persons, households, or volume of building or development to some unit of land area.

DESERTIFICATION: Land degradation in arid, semi-arid and dry sub-humid areas resulting mainly from adverse human impacts.

DESIGN SERVICE VOLUME: It is defined as the maximum hourly volume at which vehicles can reasonably be expected to transverse a point or uniform section of a lane or roadway during a given time-period under the prevailing roadway, traffic and control conditions while maintaining a designated level of services.

DESIGN: The arrangement of elements that make up a work of art, a machine or other man-made object; the process of selecting the means and contriving the elements, steps and procedures for predicting what will adequately satisfy some needs.

DEVELOPER: Three sectors are considered in the supply of dwelling:

- ❑ **Popular Sector:** The marginal sector with limited or no formal access to the formal financial, administrative, legal, technical institutions involved in the provision of dwellings. The housing process (Promotion, financing, construction, and operation) is carried out by the popular sector generally for self use and sometimes for profit.
- ❑ **Public Sector:** The government or non-profit organizations involved in the provision of dwellings. The housing process is carried out by the public sector for services (non-profit or subsidized housing).
- ❑ **Private Sector:** The individuals, groups or societies, who have access to the formal financial, administrative, legal, technical institutions in the provision of dwellings. The housing process is carried out by private sector for profit.

DEVELOPMENT: Development means socio economic and physical development can be understood as a process consisting of the following three sub-processes- production and its provision (in terms of infrastructure etc.) Utilization (or consumption) where the people have a choice and the process is sustainable over a long period of time.

DHALAO: A premise used for collection of garbage for its onwards transportation to disposal site.

DISTRICT ROADS: District roads are roads transferring each district, serving area of production and markets and connecting these with each other or national or state highway.

DISTRICTS: District are the medium to large sections of the city conceived of as having two dimensional extent, which the observer mentally enters inside of and which are recognizable as having some common, identifying character. Always identifiable from the inside, they are also used for exterior reference if visible from the outside.

DRAINAGE BASIN: A specific geographical area bound by a watershed and drained by a discreet drainage network.

DWELL TIME: The time for which a transit vehicle is stopped for the purpose of serving passengers (for example, stoppage of a bus for boarding and alighting of passenger).

DWELLING: The general, global designation of a building/shelter in which people live. A dwelling may contain one or more 'dwelling unit'.

DWELLING TYPE: The physical arrangement of the dwelling unit

- ❑ **DETACHED:** Individual dwelling unit, separated from the other.
- ❑ **SEMI-Detached:** Two dwelling units sharing a common wall.
- ❑ **ROW/GROUP:** Dwelling units group together linearly or in cluster.

- **WALK-UP:** Dwelling units grouped in two to five stories with stairs for vertical circulation.

DWELLING UNIT AREA: The dwelling unit area is the built-up covered area of a dwelling unit.

DWELLING UNIT: It is a self-contained unit within a dwelling for an individual, family or a group.

EASEMENT/SERVITUDE: A right in respect of an object (as land owned by one person) in virtue of which the object (land) is subject to a specified use or enjoyment by another person or for the benefit of another thing.

ECOLOGY: Study of the earth's households including the plants, animals, micro-organisms and people that live together as interdependent components, study of structure and function of nature.

ECOSYSTEM: Open system comprising flora, fauna and their environments which is involved in the flow of energy and circulation of matter.

EDGES: Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity shores, railroad cuts, edges of development, walls etc. Such edges may be barriers, more or less penetrable, which close one region off from the other; or they may be seams, lines along with two regions are related and joined together.

EFFLUENT: Outflow or discharge from a sewer or sewage treatment plant.

EXPRESS WAY: These are divided arterial highway for motor traffic, with full or partial control of access and provided generally with grade separation at intersections. It connects major activity areas and its main function is to provide for movement of heavy volumes of motor traffic at high speed.

FALLOW LAND: It is defined as land within cultivated holdings which have not been cultivated during the current year and last five years or more in succession. Such lands may be either fallow or covered with shrubs or jungles. Land under thatching grasses, bamboo bushes and other groves for fuels etc., which are not included under orchards or forests and land grazing. Meadows are included in this category.

FLOOD PLAIN: A low lying land surface prone to episodic floods and associated alluvial sedimentation.

FLOOR AREA RATIO: The quotient obtained by dividing the total covered area (plinth area) on all floors divided by the area of the plot and multiplied by 100.

$$\text{FAR} = \frac{\text{Total covered area on all floors}}{\text{Plot area}} \times 100$$

FAR is always expressed as a percentage.

FLOOR SPACE INDEX: FSI is the same as FAR but expressed in units (not as percentage)

FOREST: This includes all lands classified as forest under any legal enactment dealing with forests. This may be owned by the state or by any private individual. Land maintained as potential forest land have also been treated as forests.

Any area used for any other purpose but situated within the forest so defined is treated as forest. An area set aside for the production of timber and other forest produce or maintained under woody vegetation for certain indirect benefits which it provides, e.g., climatic or protective.

FUNCTIONAL REGION: It is a geographical area which displays a certain functional coherence such as cities, towns and villages which are functionally related.

GREEN HOUSE EFFECT: The condition in which the earth's average global temperature is normally higher than predicted by radiation laws by virtue of the presence of substances in the lower atmosphere capable of absorbing outgoing long-wave radiation.

GREEN TIME: The length of the green phase plus its change intervals in seconds (in a traffic signal).

GROSS RESIDENTIAL DENSITY: It is the residential density calculated by taking the total resident population over the entire land area of a residential zone including all roads, parks/playgrounds, educational institutions, facility areas etc.

GROUP HOUSING: A premise of size not less than 4000 sq. m comprising of residential flats with basic amenities like parking, park, convenient shops, public utilities etc.

GROWTH CENTRES: The areas of small towns or larger villages which have potential of becoming nuclei for the future economic, social and

political development of the surrounding areas.

HABITABLE ROOM: A room occupied or designed for occupancy by one or more persons for study, living, sleeping, kitchen if it is used for living room, but not including bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods. Most regulations require a habitable room to be at least 100 Sq. ft.

HEADWAY: It is the time between successive vehicles as they pass a point on the road.

HIERARCHY of ROADS: Roads are generally classified into two major categories- Urban and Rural.

URBAN ROADS:

- ☐ Expressways
- ☐ Arterial Roads
- ☐ Sub-Arterial Roads
- ☐ Collector Roads
- ☐ Local Roads

RURAL ROADS

- ☐ National Highways
- ☐ State Highways
- ☐ Other Roads
- ☐ Village Roads

HOUSEHOLD: A Household is a group of persons who commonly live together and would take their meals from a common kitchen unless the exigencies of work prevented any of them from doing so. There may be households of persons related by blood or a household of unrelated persons or a mix of both.

IMAGE OF THE CITY: People's impressions of a building, a particular environment or a whole city (of course) more than visual. Within the city lie many connotations, memories, experiences, hopes, crowds, places buildings, the drama of life and death, affecting each person according to one's own predilections. From his environment each person constructs its own mental picture of the parts of the city in physical relationship to one another. The most essential parts of an individual's image overlap and compliment those of his fellows. Hence we can assume a collective image map or impressions map of a city; a collective picture of what people extract from the physical reality of a city. The extracted picture is the image of the city.

IMAGEABILITY: It is that quality in a physical object, which gives it a high probability of evoking a strong image in any given observer's mind. It is that shape, colour or arrangement which facilitates the making of vividly identified, powerfully structures, highly useful mental images of the environment.

INCOME GROUPS: A group of people or families within the same range of incomes.

INCOME: The amount (measured in money) of gains from Capital or labour. The amount of such gain received by a family per year may be used as an indicator of income groups.

INFORMAL UNIT: A small retail/ service unit without a Permanent roof, of mobile nature, rendering service without making demand on infrastructure.

INFRASTRUCTURE: Infrastructure may be different as basic facilities which any developed area requires in sustaining the activity being carried out in it. Infrastructure may be physical or social.

PHYSICAL INFRASTRUCTURE:

- ☐ Water Supply
- ☐ Sewage Disposal
- ☐ Drainage
- ☐ Solid Waste Disposal
- ☐ Power Supply

SOCIAL INFRASTRUCTURE

- ☐ Health
- ☐ Education
- ☐ Communications
- ☐ Security
- ☐ Fire safety
- ☐ Other facilities such as milk booths, petrol and gas stations, barats ghars, dharamshalas etc.

INTERGREEN TIME (CLEARANCE INTERVAL): The time between the end of a green indication of one phase and the beginning of a green indication of another phase.

JOURNEY SPEED: It is the effective speed of a vehicle between two points i.e. total distance/ total journey time (including delays)

LAND COST: The amount of money given or set as the amount to be given as consideration for the sale of a specific piece of land.

LAND DEVELOPMENT: It is the costs of making raw lands ready for development through the provision of utilities, services, accesses.

LAND OWNERSHIP: It is the exclusive right of control and possession of a parcel of land.

LAND SUBDIVISION: It is the division of land in blocks, lots and laying out streets.

LAND TENANCY: It is the temporary holding or mode of holding a parcel of land of another.

LAND UTILIZATION: It is a qualification of the land around a dwelling in relation to user, physical controls and responsibility. **PUBLIC** (Streets, Walkways, open spaces): User-anyone/unlimited; physical controls-minimum responsibility-public sector, **SEMIPUBLIC** (open spaces, playgrounds, schools); User-limited groups of people, physical controls-partial or complete; responsibility-public sector and user: **PRIVATE** (dwellings, lots); User-owner or tenant or squatter; physical controls-complete responsibility-user **SEMI PRIVATE** (cluster courts); user-group of owners and or tenants; physical controls-partial or complete; responsibility-user.

LANDMARKS: Landmarks are another type of point reference, but in this case the observer doesn't enter within them. They are usually a rather simply defined physical object; building, sign, store, or mountain. Their use involves the singling out of an element from a host of possibilities.

LANDUSE: A broad term used to classify land according to present use and according to the suitability for future uses, which is for housing, open spaces and parks, commercial, industrial etc.

LAYOUT: The plan of design or arrangement of something that is laid out.

LEVEL OF SERVICE: It is a qualitative measure describing operational conditions within a traffic stream and their perception by drivers/passengers. Six levels of service are recognized commonly designated from A to F with level of service. A representative the best operating condition (i.e. free flow) and level of service F the worst (i.e. forced flow).

LOCAL SHOPPING CENTRE: A group of shops (not exceeding 74 in numbers) serving a population of 15,000 persons.

LOCAL STREET: A local street is one primarily intended for access to residence, business or other abutting property.

LOCATION: The way in which something (the site) is placed in relation to its surroundings (the urban context).

MASTER PLAN: A comprehensive long range plan intended to guide the growth and development of a city, town or region expressing official contemplation on the course its transportation, housing and community facilities should take and making proposals for industrial settlement, commerce, population distribution and other aspects of growth and development. It is usually accompanied by drawings, explanatory data, and a prefatory apologia explaining its limitations. Few aspects of the city planning process are aroused for controversy than the master plan. No master plan can be fulfilled specification by specification in the industrialization,

population shift, traffic increase, suburbanization and periodic political undulations.

MEGALOPOLIS: This term is reserved for the largest cities in the world. This massive urban comprises several conurbation and many city region.

MICROCLIMATE: The climate of the land surface extending no more than a few meters above ground and strongly influenced by its material, morphological and organic components.

NATIONAL HIGHWAY: National highways are the important/ main highways running through the length and breadth of country, connecting ports, foreign highways and capitals of states and including roads of strategic and military value.

NET: Amount after deduction, such as, income after tax deducted.

NET DENSITY (HOUSING): The number of units per acre in residential areas exclusive of schools, public open space and other facilities pertaining to residential land use internal access roads and 50 % width of 'distributor road'

NET RESIDENTIAL DENSITY: Residential density calculated by taking the total resident population over the area comprising only of land under residential use, access roads and tot lots.

NEIGHBOURHOOD: An area whose inhabitants share certain social services such as a primary school. They are usually designed to minimize walking distances to

school and avoid the crossing of major roads by children.

NODES: Nodes are points, the strategic spots in a city into which an observer can enter and which are the intensive foci to and from which he is traveling. They may be primarily junctions, places of a break in transportation, a crossing or convergence of paths, moments of shifts from one structure to another or the nodes may be simply concentrations, which gain their importance from being the condensation of some use of physical character as a street corner hangout or an enclosed square.

NON RESIDENTIAL RESOURCES: Resources which are used and not replaced i.e. all non-energy mineral resources and mineral energy resources.

OPEN SPACE: An area, forming an integral part of the site, left open to the sky.

OPPORTUNITY COST (OF LAND): An amount of money which a piece of land would command if sold the open market. This amount would represent a lost 'opportunity' and is therefore a cost to the project.

PARK: A premiere used for recreational leisure activity. It may have on it related landscaping, parking facility, public toilet, fencing etc. It will include synonyms like lawn, open space, green etc.

PARKING ACCUMULATION: It is the total number of vehicles parked in an area at a specified moment.

PARKING DURATION: Parking duration is the length of time spent in a parked vehicle.

PARKING INDEX: Parking index is the percentage of the theoretically available number of parking bays actually occupied by parked vehicles.

PARKING TURNOVER: It is the rate of the usage of the available parking space by the car.

PARKING VOLUME: It is the total number of vehicles parked in a particular area at a specified time.

PASSENGER CAR UNIT (PCU): To express capacity of roads the term passenger car units is used. The basic consideration behind this practice is that a different type of vehicle offer different degree of interference to other traffic and it is necessary to bring all types to a common unit. The common unit adopted is called 'passenger car unit'.

PEAK HOOD FACTOR: It is defined as the traffic volume during peak hour expressed as a percentage of the ADT.

PHASE: The part of a cycle allocated to any combination of traffic movements receiving right of way simultaneously during one or more intervals.

PLANNING: Planning is defined as an organized process by which a society achieves its developmental goals in other words, it means to achieve development. Planning is a process to establish the goals, policies and procedures for a social and economic unit i.e. city.

PLAY GROUND: A premise used for outdoor games. It may have on it

landscaping, parking facilities, public toilets etc.

PLINTH: The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.

PLOT: a measured parcel of land having fixed boundaries and access to public circulation.

POPULATION: presence of any substance in air or water in such a concentration that may be or tend to be injuries to human beings or living creatures or plants or to the air or water itself could be referred to as pollution.

POPULATION DENSITY: The ratio between the population of a given area and the area. It is expressed in people per hectare.

GROSS DENSITY: this density includes any kind of land utilization, residential, circulation, public facilities, etc.

NET DENSITY: This density includes only the residential land and does not include land for other uses.

POSSIBLE CAPACITY: The number of passenger cars that can pass a given point on a lane or roadway during one hour, under prevailing roadway and traffic condition.

PRACTICAL CAPACITY: The maximum number of vehicles that can pass during one hour without the traffic density being so great as to cause unreasonable delay, hazard under prevailing roadway and traffic condition.

PRESERVATION: Preservation means maintaining the fabric (all the physical material) of a place in its existing state and retarding deterioration.

PROTECTED FOREST: It is those forest areas, which are to be conserved to attain the physical and climatic balance of the country. Special license for particular activity has to be procured.

PUBLIC TRANSPORTATION SYSTEM: These are modes of passenger transport that are open for public use.

PERCENTILE (FOR HOUSING): Value below which a certain percentage (of households) falls e.g. 10 pounds per month as the 5th percentile means that 5 percent of families earn less than this.

PIT LATRINE: Latrine comprising a hole in the ground usually hand dug, for the collection of excreta. The hole is generally located beneath the squatting plate and is protected by a superstructure.

PLOT COVERAGE RATIO: It is the proportion of a plot's area occupied by building.

PLOT DEVELOPMENT: It is the development carried out of construction within plot boundaries.

PLOT OCCUPANCY LEVEL: It is the number of people normally residing on an individual plot.

PROGRESSIVE DEVELOPMENT: A form of development in which buildings and services are gradually improved as funds become available.

PUBLIC FACILITIES: Services, such as, schools, health clinics, place of worship, community centers, required by the community.

PUBLIC SPACE: Land not in private, revenue generating, use. Includes all roads and public recreational spaces.

RATE OF FLOW: It represents the number of vehicles passing a point during a time interval less than one hour but expressed as an equivalent hourly rate.

REDENSIFICATION: This refers to the increase in floor space area of a portion of the city to accommodate additional population for residential purposes or other urban activities as part of the urban redevelopment or renewal programmes for the city of area. Often the process is applied to under-utilized segments of the inner city and maximizes the utilization of available infrastructure.

REGION: Region is a continuous and localized intermediate between national and urban lands. A region is an area which includes one or more countries with certain geographical economic and social characteristics in common.

REGIONAL PLANNING: It is the process of formulating and clarifying social objectives in the ordering of activities in supra-urban space.

RENEWABLE RESOURCES: Resources that are replenished through relatively rapid natural cycles.

RESERVED FOREST: Reserved forests are those forest areas which are to be conserved to attain physical and climatic balance of the country.

No permission for any activities is allowed there.

RESIDENTIAL DENSITY:

Residential or housing density is variously expressed in numbers of dwelling, households, habitable rooms or persons per acre or hectare.

RESIDENTIAL FLAT: Residential accommodation for one family (one household) which may occur as part of group housing or independently.

RESOURCES: That upon which one relies for aid, support or supply/means to attain given ends the capacity to take advantage of opportunities or to extricate oneself from difficulties.

RESTORATION: The process of restoration is a highly specialized operation. Its aim is to preserve and reveal the aesthetic and historic value of the value of the monument and is based on respect for original material and authentic documents.

RESTRUCTURING: This refers to the development process applied to alter the existing structure of an area for improved functional efficiency and/or image. The restructuring process may not necessarily demand extensive interventions to alter the structure, but generally involves sensitive relocation of uses and reorientation of functional networks within and outside the area.

RIGHT OF WAY: It is the width of the land secured and preserved for the public road purposes. It should be adequate to accommodate all the elements that make up the cross section of the highway and

may reasonably provide for future development.

ROAD/STREET: Any highway, street, lane, pathway, alley, stairway, passageway, carriage-way, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bounds, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.

RUNNING SPEED: Running speed is the average speed maintained by a vehicle over a given course while the vehicle is in motion i.e. running time.

SEMI-DETACHED BUILDING: A building detached on three sides with open spaces.

SERVICE LANES: Service lanes are roads provided adjacent to the major roads on both sides. They will be connected with the major road once in a Km. or so. This is to control the access to major roads so that through traffic is not disturbed much.

SET BACK LINE: A line usually parallel to the plot boundaries or centre line of a road and laid down in each case by the authority or as per recommendations of Master/zonal Plan, beyond which nothing can be constructed towards the plot boundaries, excepting with the permission of the authority.

SEWAGE: The effluent in a sewer network.

SEWER: The conduit in a subterranean network used to carry off water and waste matter.

SEWERAGE SYSTEM: Sewerage system is the system of sewerage in a city, town or locality.

SERVICED AREA: Areas of an urban area provided with public utilities and facilities. They include housing areas and associated commercial, industrial and other areas.

SITES AND SERVICES: A method of land sub-division in which individual plots are provided together with a certain level of infrastructure provision. Subdivisions include opportunities for employment and social facilities.

SHRUBS: Woody semi woody or herbaceous perennial plants, branches arise from the base of the plants; branches arise from the base of the plants and grow up to a height of about 0.5 to 4 mts. The plants are usually erect and bushy but some are recumbent or prostrate.

SITE AND SERVICES: The subdivision of urban land and the provision of services for residential use and complementary commercial use. Site and services projects are aimed to improve the housing conditions for the low income groups of the population by providing a) **SITE:** The access to a piece of land where people can build their own dwellings; b) **SERVICES:** The opportunity of access to employment, utilities, services and community facilities, financing and communications.

SITE: Land (that could be) made suitable for building purpose by dividing into lots, laying out streets and providing facilities.

SIZE: Size is the population and physical extent of a city.

SOLAR ALTITUDE ANGLE: the vertical angle at the point of observation plan and the line connecting the sun with the observer.

SOLAR AZIMUTH ANGLE: Angle at the point of observation measured on a horizontal plane between the northerly direction and a point on the horizontal circle where it is intersected by the arc of a vertical going through the Zenith and the sun's position.

SOLAR CHART: A circular diagram, prepared individually for the geographical latitude, showing the path of the sun projected on to a plane in a form which enables the altitude and azimuth to be read of directly for the month, date and time required.

SPACING: The distance between successive vehicles in a traffic stream as measured from front bumper to front bumper.

SPEED: It is the rate of movement of traffic or a specified component of Traffic and is expressed in matrix unit in Km/hr.

SPOT SPEED: It is the instantaneous speed of a vehicle at a specified location.

STATE HIGHWAY: They are the other main trunk or arterial roads of a state, connecting up with national

headquarters and import cities within the state.

STREET LIGHTING: Illumination to improve vision at night for security and for the extension of activities.

SUB-ARTERIAL STREETS: They provide access to adjoining areas. Parking, loading and unloading are usually restricted and regulated.

SUCCESSION: The processes of change in plant communities which successively occupy a given area and culminate in climax vegetation.

SULLAGE: Drainage or refuge especially from a house, farmyard or a street.

SUSTAINABLE DEVELOPMENT: Development that meets the need of the present without compromising the ability of the future generations to meet their own needs.

TOPOGRAPHY: The configuration of a (land) surface including its relief and the position of its natural and man-made features.

TOT-LOTS: Those green areas which are integrated in a residential development with a view to provide safe and supervised play area for play lots of 4 years + age group.

TRAFFIC VOLUME: It is the actual number of vehicles observed or predicted to be passing a point during a given time interval.

TREE: Woody plant with a spreading crown, whose single trunk exceeds diameter of 15 cm. and attains a height of more than 4 meters.

URBAN FABRICS: This refers to the manner in which urban tissues uniform or diverse in nature, are knitted together with the urban structure to form an entity.

URBAN FORM: It is the collection three dimensional expression of an urban area as represented by the elements of built and open spaces and their relationship to each other. The term built would refer to buildings, city walls, vertical towers, flyovers etc. while open spaces would include streets, courtyards, roads, parks, tot-lots, river beds etc. Size, shape, grain and texture of an area are some of the characteristics, which determine the nature of urban form.

URBAN MORPHOLOGY: Broadly speaking, urban morphology refers to the resultant form of an urban area and its constituent elements, along with those processes which are instrumental in governing and/or influencing that form.

URBAN STRUCTURE: It is the underlying basic skeletal system around which the different parts of an urban area are bonded together. This system comprises of physical, functional, social and perceptual components, which are instrumental in determining the nature of character of the area.

URBAN: Of, relating to, characteristics of or taking place in a city. Constituting or including and entered in a city.

URBANISATION AREA: Urbanization area means the area earmarked for any of the following uses in the Master Plan of the town such as

- a) Residential

- b) Commercial
- c) Industrial
- d) Public/semi-public
- e) Organized & Recreational open spaces
- f) Transportation and
- g) Water bodies & unusable land within the units of the lands meant for all or any or the uses stated above.

URBANIZATION: The quality or state of being or becoming urbanized to cause to take on urban characteristics.

VILLAGE ROADS: Village roads are roads connecting villages or groups of villages with each other and to the nearest district state and national highway.

WASTE LAND: That land which is degraded and is presently lying unutilized except as current fallow due to different constraints (as defined by National Wasteland Development Board) or degraded land which can be brought under vegetative cover with reasonable efforts and which is deteriorating for lack of appropriate water and soil management or on account of natural causes.

WATER SHED: The delimited boundary of a drainage basin, normally at the land surface but taking into account any lateral geological conditions, alternatively, the drainage basin delimited by such a boundary.

WETLAND: Areas of marsh, fen, peat or water whether natural or artificial permanent or temporary with water that is

static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six meters.

WETLANDS: Areas of submerged or water saturated lands, both natural and man made, permanent or temporary, freshwater or marine.

WIND ROSE: Diagrammatic representation of wind direction, speed and duration grouped into light or sixteen categories for four cardinal (N.N.E.S and W) and four semi-cardinal compass points (NE, SE, SW and NW) and possibly the eight tertiary compass points (NNE, ENE, ESE, SSE, SSW, WSW, WNW and NNW).

ZONE: An area or areas of the town in which certain land uses are permitted and other uses are prohibited by the zoning ordinance.

CENSUS CONCEPTS

FOREST: It denotes those lands which have been termed as forest by the competent authority.

IRRIGATED LAND: It relates to land which has actually been irrigated in the referent year. The source wise break-up has not been presented as no such information was available in respect of the net irrigated area.

UNIRRIGATED LAND: The term covers all the un-irrigated land cultivated during the referent year and land lying fallow up to four years.

CULTIVABLE LAND: It includes Gaucher i.e. pasture and grazing land and tree-groves.

URBAN AREAS: Urban areas have been specially defined for Census purposes. Census consists as:

- a) All places with a Municipality, Corporation or Cantonment Board or Notified Area Committee.
- b) All other places which satisfy the following criteria:
 - 1) A minimum population of 5,000 persons.
 - 2) At least 75% of the male working population being engaged in non-agricultural activity.

URBAN AGGLOMERATION: An urban agglomeration may constitute:

- a) A city with continuous out-growth (the part of out growth being outside the boundaries of the adjoining village or villages);
- b) One town with similar out-growth or two or more adjoining towns with their outgrowths;
- c) A city and one or more adjoining towns with their out-growths all of which form a continuous spread.

LITERATES: A person who can both read and write with understanding in any language is treated as literate.

URBAN VOCABULARY & CONCEPTS IN NORTHERN INDIA

EVOLUTION OF THE VOCABULARY AND CONCEPTS

India is a large country with many languages. In the vast region incorporating North India and Pakistan, the language is Hindi / Urdu. Both these have derived their vocabulary from other languages. Hindi was initially called *Hindawi* (derived from Hindi, the name for the plains, east of river Sindhu / Indus). Hindi had elements of classical Sanskrit, later Prakrit as well as elements of popular languages (what is called *Khari boli*). Urdu developed to fill a need i.e. to devise a common language, a kind of esperanto for soldiers serving in Northern India who spoke the languages of Central Asia, West Asia and India. This was called *Zuban-e-Hindawi* (Hindawi tongue / language) or Urdu (derived from the Turkish Orda = military camp whence *Horde* is English/ French). Urdu became an increasingly literary language at the same time as Hindi, from the 15th Century, reaching a high point in the 18th and early 19th century. It is interesting to note that the well known "Urdu" poet Ghalib (1796-1869) used the term "*hindavi*" interchangeably with "*Urdu*" when the British in Calcutta (now Kolkata) began to study Indian languages at the end of 18th century, the scholar J.B. Gilchrist coined the word "*Hindustani*" to include Hindi and Urdu (although Hindi is written in the *Devnagari* script and Urdu in the Persian script).

From the 19th cent, some European terms were incorporated into Hindi and Urdu. After the partition of the country, Urdu was made the official language of Pakistan and Hindi, the official / national language of India.

Words related to towns are found in Sanskrit from 1st millennium B.C. From the 11th century A.D., terms of Arabic, Persian and Turkish origin also came into use and was sometimes combined with Sanskrit suffixes to make new words. From 19th cent., European terms came into use and from mid – 20th century, American sociological terms were indigenized.

(Another interesting change noted after the independence is that Sanskrit towns are frequently used to create an Indian identity, may be more of North Indian identity).

NOMENCLATURE FOR TOWNS AND COMPONENTS

Terms	Translation	Examples
<ul style="list-style-type: none"> • <i>basa</i> (S) 	to live / house	
<ul style="list-style-type: none"> • cf. <i>basa</i> (Bengali) 		
<ul style="list-style-type: none"> • <i>basti</i> (H/U) 	small settlement	Nizamuddin Basti (Now part of Delhi)
<ul style="list-style-type: none"> • <i>abad</i> (P) 	to settle	Firozabad (U.P.)
cf. <i>abad</i> (Bengali)	cultivation	
cf. <i>abadi</i> (H/U)	Settlement	Jacobabad (Sind / Pakistan)
<ul style="list-style-type: none"> • <i>gram</i> (S) 	village	Chattagram (Chittagong in Bangladesh) Bhitargaon (UP)
<ul style="list-style-type: none"> • <i>wada</i> (H) 	house	Bhilwada (Rajasthan)
<ul style="list-style-type: none"> • <i>prastha</i> (S) 	Leveled place	Indraprastha (early India)
<ul style="list-style-type: none"> • <i>pur</i> (S) 	town	Jaipur (Rajasthan, I), Puri (Orissa, I), Thiruvananthapura (Kerala, I): mix. Tamil and Sanskrit
<ul style="list-style-type: none"> • <i>nagar</i> 	town	Chandernagore (West Bengal, I)
<ul style="list-style-type: none"> • <i>qasba</i> 	market town	Kasba (a locality in Kolkata (I))
<ul style="list-style-type: none"> • <i>sahar</i> 	city	Bulandshahar (Uttar Pradesh, I)

DEFENCE

- *Kot (S)* Rajkot (Gujarat, I)
- *Kotla (S)* Kotla (Delhi, I)
- *Garh (H)* Aligarh(UttarPradesh,I)Kotgarh(Himachal Pradesh, I)
- *Katak (S)* Cuttack (Orissa, I)
- *Sadr (A)* Sadar Bazar (Delhi, I)
- *Qila (A)* PuranaQila (Delhi, I)

TERMS FOR MARKETS AND CENTERS OF TRADE:

TERMS	TRANSLATION	EXAMPLE
A: <i>Hatta (S), hat (H)</i>	periodic village fair	Rampurhat (I) Sylhet (B)

B: *ganj (P), mandi (H/eastern languages), katra (S), bazaars (P)*

= refers to market-towns.

- *ganj (P)* Daltonganj (Bihar, I)
- *mandi (H)* Mandi (Himachal Pradesh I)
- *katra (S)* Katra (Jammu, I)
- *Bazaar (P)* Cox's Bazaar (B)
- *serai (P)* Mughalserai (Uttar Pradesh, I)

C: *Bandar (P)* = port, supplemented the older Sanskrit *pattanam* (= emporium)

- *bandar (P)* Porbandar (Gujarat, I)
- *pattanam (S)* Masuhpattanam (Andhra Pradesh, I),
Patna (Bihar, I)

Patan (Gujarat, I)

Royapetta (a locality in Madras, I)

Chinglepul (Tamil Nadu, h (put = English)

ADMINISTRATION OF URBAN AREAS:

Before 19th century, Indian towns were compact areas, usually ward, with administrative agencies distinct from those for adjacent areas.

Walls and embankments were essential for the security of towns - *the divar (P)/fasil (A) (= wall)* was also referred to as *shahar-jKiuah (P)* = the protector of the city. The wall was broken up by *dwars (S)*, *darwazas (P)* and *plunaks (Pk)* or *khidkis (Pk)* = gates, wicket-gates/ backdoor). Apart from defining tax- frontiers and legal boundaries, the gateways connoted the idea of threshold, or frontier. Examples: Dwarka (Gujarat, I) = the many-gated city; Shahdara = city of the royal gateway (Delhi, I); Darbhanga- gateway to Bengal (Bihar, I).

In official records, the area within the walls was referred to literally as that - as *anderun-fasil (P/A)*. In the last fifty years, planners and journalists have used the term 'walled city' (E) pejoratively to describe areas where in many cases, the walls have been destroyed.

The intra-mural area was divided into *thanas* (from *sthana (S)* - wards). These were atomized into *mohallas (A)* = neighborhoods (later on written as *mohulla* in North India). In the 18th-century, Delhi had 18 *thanas* and 600 *mohullas*, which are still identifiable though their legal identities are gone. Before the Indo-British government established municipalities (1860s) the intramural town was under the *kotwal (S-P)* (town- magistrate), with *thanadars* supervising *mohulladars* (-wal,-wala,-dar, all Persian, indicate functionaries) and *darogas (P)* = policemen/prefects. The major towns of North India in the medieval centuries were ruled by families of

West/Central Asian descent, hence the Persianised terminology. These are also to be found in South Indian towns like Bijapur and Hyderabad, the governments of which, in the medieval centuries, welcomed many Persian scholars and soldiers.

Extra-mural settlements grew/were established either to serve as wholesale markets or to accommodate an increasing population. These had usually suffixes listed above in 1 [wada, pur, mandi, ganj, bazaar, pet].

* Examples: In

- Delhi: Teliwara, Trevelyanpur, Sabzi Mandi, Paharganj, Sadr Bazaar
- Pune (Maharashtra, I): Budhwarpet

Land ownership in towns, as in rural areas, was by the State (*nuzul*) or religious trusts (*waqf*). Inalienable personal ownership was instituted by Indo-British rulers.

In European settlements in India, and later in Indian towns ruled by the Indo-British, distinct areas of jurisdiction were defined. The *factory* (E) was where the factor, the trading company's representative, had his office (usually a walled enclosure). Later, the **cantonment**, **military lines**, **civil lines**, and **notified areas** were designated. In some towns, **white town** and **black town** were used to indicate predominantly European and Indian areas respectively.

In the jargon of planners in Independent India, 'slums' i.e. areas of dense habitation became an administrative category, often overlapping with 'walled cities'. An urban village (*shahari gaon - P+H*) was an awkward term used to designate the territory of a village, the land-use of which had changed from rural to urban. **Resettlement colonies** were groups of houses for the poor displaced by urban improvement/development. Translation into Hindi was *de rigueur* in all official documents. Neo-Sanskritic/Persianized phrases have come into use in the past 30 years:

'urban land' is *nagar avas bhoomi* (nS) or *shahari rihayashi zamcen* (nP). An urban area is *nagar kshetm* (nS) and small urban settlement *shahari basti* (P+H). A metropolis is *mahanagar* (nS).

BUILDING AND ENCLOSED STRUCTURE:

ITEM	LITERAL MEANING	POPULAR MEANING
RESIDENCE		
Haveli (A)		
House of brick or stone		Large house
Jhuggi/ Jhompri(H)	Thatched hut	
Makaan (A)	Place/building/house	Hut
Quarter (E)		House
		House provided by employers.
COMMERCIAL		
Hatta/hatti (S)	Small market	Shop
dhaba (H)	Broad eaves on outer wall	Small shop/eatery
Dukaan (A/P)	Shop	Shop
Katra (S)	Enclosed piece of land Covered	Enclosed shops
Chhatta (S)	passage way Wholesale market	Covered shopping alley
Mandi (H)	Small market town	Wholesale market
Gari(P)	Shops	Cluster of shops
Bazaar (P)	Army commissariat	Shopping precinct
Sadar bazaar (P)		Wholesale market
Market (E).		
Stores (E)		Small provisions shops
Place (E)		Formal shopping precincts
Commercial Centre (Am)		
District Centre (Am)		
RELIGION, CULT-CENTRES		
Masjid (A)	Place where one bows one's head	Islamic place of worship
Mandir (H.S)	Place, temple	Hindu place of worship(also used for shops)
Idgah (A/P)	Place for Id festival	
Imambara (A)		Used for Id
	House of Imams (Shia divines)	Building used to house tazias
Dargah (P)		(used in Shia processions)

Gurudwara (P)	Threshold Guru's House, entrance	Shrine of a saint Sikh place of worship
ADMINISTRATIVE		
Daftar(A)	Office	Office
Secretariat (E)	Secretary's office	Block of office buildings
Bhavan (nS)	Abode	Public buildings
EDUCATION		
Madrasa/maktab (A)	Place of education	School
pathshala (S)	Room for lessons	School
Vidyapeeth (nS)	Place of wisdom	University
Viswavidyalaya (nS)	World-school	University
Akhara (S)	Place of assembly	Gymnasium
Library (E), Reading Room (E), Museum, Stadium (E), Auditorium (E), Cinema (E)		
HOSPITALITY		
dharmashala(S)	Room of piety	Inn
Sarai/mmusafirkhana (P/A)	Inn	Inn
Hotel (E)		
Guest house (E)		Restaurant/hotel
Lodge (E)		Small hotel
Baaratghar (H)		Small hotel , Wedding hall

OPEN AREA: In the north Indian climate, streets, open areas and gardens play an important role as places for relaxation and conviviality. More time (and much unstructured time) is spent here than in formal interior areas.

PASSAGES AND OPEN AREAS

TERMS

- Gali (H), Kucha (P), Lane (E)
- marg, veethi, sarak (S, nS)
- Rasta (P)
- Chowk (S)
- Place (E) square (E) circus (E)
- Maidan (P)

TRANSLATION

Lane
Street/Avenue
Road, Way
Place

Open area used for military display, Now a days simply an open area

GARDENS**TERMS**

- Vatika, Upvan, Udyaan (S, nS)
- Bagh (P)
- Bageecha (P)
- Garden (E) Park (E)

TRANSLATION

- Garden
- Large Garden
- Small Garden

WATER BODIES**TERMS**

- Diggi (S)
- Talab (S-A), Haуз (A), tank (E)
- Nahar (A)
- Nalah (P), Canal (E)
- Ghat (S), Embankment (E)

TRANSLATION

- Oblong tank
- Tank
- Canal
- Ditch
- Embankment

Abbreviations used in the nomenclature

- S: Sanskrit (from 6th century B.C.)
- Pk: Prakrit (3rd century B.C. until 18th century A.D.)
- A: Arabic (9th century A.D. onwards, in India)
- P: Persian (12th century A.D., onwards in India)
- H: Hindi (10th century A.D. onwards)
- U: Urdu (15th century onwards)
- E: English (late 18th century onwards, in India)
- Am: American (mid-20th century A.D. onwards in India)
- nS: neo-Sanskrit (late 19th century onwards, in India)
- nP: neo-Persian (late 19th century onwards)
- I: India
- Pn: Pakistan
- B: Bangladesh