

Chapter 22

Formulating Strategies for Alternative Growth Nodes by Analyzing Future Activity Centers for a Better City: A Case of Siliguri City

Satyaki Sarkar

 <https://orcid.org/0000-0002-5161-2344>

Birla Institute of Technology, India

Poulami Naskar

Birla University of Technology, India

ABSTRACT

Activity centers, CBD decentralization, and growth poles are interlinked and play an essential role in future urbanization. CBD decentralization formulates strategies for alternative growth nodes by analyzing activity centers that promote a better city. Improper planning approaches result in bottlenecks in city infrastructure that inhibits economic growth and promotes congestion. There needs to be a concerted approach to perceive the pulse of the situation in such areas and integrate future growth through planning activity centers/zones, growth poles, and CBD decentralization for the city. This process is primarily streamlined and reinforced by understanding the present state of health of the area, current contribution and role of activity zones, analysis of the future growth, aspirations of the stakeholders, their willingness to accept future proposals, and the future demand of proposed areas in terms of services and network. This research understands the same for the city of Siliguri, the gateway of northeast India.

DOI: 10.4018/978-1-6684-4755-0.ch022

INTRODUCTION

Activity centers, CBD Decentralization and Growth Poles are interlinked and play an essential role. A mixed-use inhabited area with a concentration of economic and other land uses is an activity center in urban planning and design. For example, cities' central business districts (CBD) are sometimes referred to as "Central Activities Districts" (CAD), also known as Central Activities Zones, because commercial operations coexist with other functions. Regardless of its current land use, the term "activity center" can also apply to a place earmarked for mixed-use development. Activity centers are an essential part of transit-oriented development (TOD), which aims to improve land uses around public transportation hubs to promote better sustainability in how people and goods move through cities. In CBD Decentralization, most activities are transferred to several local regions to facilitate infrastructure development, make the activity zones more accessible, diversify the activities in the overall region, and reduce overflow and congestion at any point in the city. Growth Poles, a focal area of economic activity where financial movement touches off development and makes strides in the quality of life, do not occur uniformly over territory but rather around distinct cluster points.

Activity centers have been a part of Victoria's urban planning since the 1950s. This can be a matter of clustering – instead of scattering – employments, and exercises to infer social, natural, and financial benefits for the community and commerce for the most part. Some examples are – Subiaco, Marion, Chatswood, and Casuarina. CBD Decentralization was conceived in 1945 by Harris and Ullman. As the name implies, it argues that cities grow through the gradual merger of multiple different centers in the urban spatial organization. Although the city may have begun with a CBD, several smaller CBDs sprout up on the outside. For example, Midtown Manhattan in New York City is frequently shown in movies and television shows. Raffles Place in Singapore's Downtown Core is another example of a well-used CBD near the waterfront and creates income with huge businesses. Francois Perroux attempted to explain how the current economic growth process strayed from the stationary concept of equilibrium growth. For example, the Paris regional economy can be seen as a growth pole (SJB Architects, Vic Urban, Vic track, Cities Development Board, Deakin University, 2010).

Industry 5.0 is one of the current approaches that seek to accommodate itself within the urban planning and development sector. Since we are approaching a competitive, sustainable, resource-efficient process in urban planning which will speed up investment, this urban planning approach analyzing land potential and accommodating future growth will make the entire exercise befitting for Industry 5.0.

It is crucial to call the attention that their attributes contrast from one locale to another, contingent upon the idea of pervasive financial exercises and the sort of business a city will generally draw in fundamentally. CBD development in India started when the municipal organization focused on developing certain regions—CBDs—to stimulate financial growth. Nariman Point, the most important CBD, was shaped in the mid-1900s by recovering land and drowning the beachfront areas of Church Gate in the trash. Some examples - are BKC, Mumbai; CBD, Bengaluru; Gujarat International Finance Tec-City (GIFT), Gandhinagar; Connaught Place, New Delhi. The provincial lopsided characteristics result from an uncontrolled development grouping at specific places because of different geological, social, political, and financial components. In India, individuals of all statuses and spaces do not similarly benefit from spatial freedoms. This results from the way that economic chances alongside the circulation of assets are mostly limited to enormous urban areas and towns. Even though India is a nation of cities yet, oddly, towns have been generally disregarded, and provincial regions are without favorable circumstances for development. Plans and programs and their executions are arranged towards a couple of particular areas

30 more pages are available in the full version of this document, which may be purchased using the "Add to Cart" button on the publisher's webpage:

www.igi-global.com/chapter/formulating-strategies-for-alternative-growth-nodes-by-analyzing-future-activity-centers-for-a-better-city/316593

Related Content

The Interaction Among R&D Expenses and Economic Growth Evidence From EU Transition Economies

Omer Faruk Ozturkand Mahmut Unsal Sasmaz (2022). *Technological Development and Impact on Economic and Environmental Sustainability* (pp. 90-100).

www.irma-international.org/chapter/the-interaction-among-rd-expenses-and-economic-growth-evidence-from-eu-transition-economies/301884

E-Commerce: The Influence of Hedonic and Utilitarian Motivations on Generations X, Y, and Z

Ana Pinto de Limaand Nicolau Almeida Monteiro (2022). *Impact of Digital Transformation on the Development of New Business Models and Consumer Experience* (pp. 129-148).

www.irma-international.org/chapter/e-commerce/299774

Digital Inclusion in Education Using Cloud Computing and Augmented and Virtual Reality

Cyncia Matsika, Munyaradzi Zhouand Gilbert Mahlangu (2022). *Digital Transformation for Promoting Inclusiveness in Marginalized Communities* (pp. 21-48).

www.irma-international.org/chapter/digital-inclusion-in-education-using-cloud-computing-and-augmented-and-virtual-reality/308359

Multidimensional Factors Enabling Digital Inclusion in Marginalised Communities of a Developing Economy

Gilbert Mahlangu, Munyaradzi Zhouand Cyncia Matsika (2022). *Digital Transformation for Promoting Inclusiveness in Marginalized Communities* (pp. 1-20).

www.irma-international.org/chapter/multidimensional-factors-enabling-digital-inclusion-in-marginalised-communities-of-a-developing-economy/308358

Autonomic Networking Integrated Model and Approach (ANIMA): Secure Autonomic Network Infrastructure

Toerless Eckert (2022). *Research Anthology on Cross-Disciplinary Designs and Applications of Automation* (pp. 525-547).

www.irma-international.org/chapter/autonomic-networking-integrated-model-and-approach-anima/291653