

Kalyan - Dombivli the Urban Fringe City of Mumbai and its Present Scenerio

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Abstract

Mumbai is over-saturated in terms of population and industrial development. The real estate price in the region is skyrocketing. Kalyan Dombivli provides convenience, shorter commutes, fine living, affordable housing and along with that employment- due to set up of Maharashtra Industrial Development Corporation in Dombivli, Ambernath, Badlapur and at Bhivandi (near Kalyan). Development of Dombivli - Kalyan is the direct effect of the congestion of Mumbai region. It is a fringe city sprawled out due to the over-saturation of Mumbai and Thane to accommodate the overgrowing middle class migrated population moving towards Mumbai. Development of Navi Mumbai was planned whereas Kalyan-Dombivli was an unplanned town developed automatically. Yet inclusion of Kalyan-Dombivli among the 98 cities for the smart city list highlights its achievement. The Fadnavis Govt. on November 1, 2015 announced a whooping Rs. 6,500 crore package for development of Kalyan- Dombivli Township under Smart City mission.

This paper focuses on how the small towns of Kalyan Dombivli have grown into an urban fringe city and the Role of MIDC in industrial development and employment generation in this region.

Keywords: Industrial development, Over-saturated Mumbai, Fringe City, MIDC, Smart-City

Paper Type : Descriptive

Introduction

Maharashtra is the second largest state in India in terms of population and has a geographical area of about 3.08 lakh sq. km. It has a population of 11.24 crores as per the Census 2011 which is 9.3 per cent of the total population of India and is highly urbanised with 45.2 per cent people residing in urban areas. It is pioneer in Small Scale Industries and continues to attract industrial investments from both, domestic as well as foreign institutions. It is a major IT growth centre. A recent study by ASSOCHAM has revealed that Maharashtra has regained its number one position in investment destination. For retaining this position Maharashtra government has issued "Maharashtra Industrial Policy-2013" which lays much emphasis on the development of new sectors with set up of Delhi-Mumbai Industrial Corridor (DMIC), promotion of ultra-mega projects and promotion of different types of industries. It has also issued guidelines under the headings of "Doing Business in Maharashtra-2015" with an intention to facilitate

investors with detailed description about the various approvals required for starting a business in Maharashtra.

Mumbai

Mumbai is the capital city of Maharashtra. It is the financial and commercial hub of India. Mumbai is headquartering major industrial houses such as TATA Group, Reliance Group, and Aditya-Birla Group etc. It also has headquarters of all the leading Banks in India.

Objectives

- To study the Growth of Kalyan- Dombivli as an urban city.
- To study the Role of MIDC in Development of Kalyan- Dombivli.
- To study the Prospects of Kalyan Dombivli as a Smart City.

Research Methodology

The research study is based on the secondary sources of data which has been collected from various books, journals, research studies etc. The methodology of the study also includes the thoughts and writings of various researchers in the stream of academic, research and corporate industry.

Kalyan - Dombivli

Kalyan - Dombivli are the two towns located in the Thane district of Maharashtra. These two towns have been merged into one city for the purpose of easy governance in 1982 and are governed by Kalyan Dombivli Municipal Corporation which comes under Mumbai Metropolitan Region. As per provisional census report of India, population of Kalyan and Dombivli in 2011 was 1,247,327; of which male and female were 649,626 and 597,701 respectively. The average literacy rate of these cities is 91.37% which is much higher than the average literacy rate of Maharashtra which is 82.34%

Industrial development in the Kalyan, Ambarnath, Shahad, Dombivli complex has taken place during the last 50 years. MIDC provides infrastructure facilities like road, water supply and industrial sheds that has acted as an incentive for rapid industrial growth. At present there are more than 1,700 units (excluding Ulhasnagar) established in this area with a capital investment of over Rupees 2000 crores and providing employment to nearly 1 lakh workers.

Kalyan junction caters to more than 3 lakh 60 thousands commuters daily. More than 2 lakh tickets are sold daily. More than 500 long distance and suburban trains either halt or originate and terminate at the station. Dombivli station sees the movement of more than 3 lakh passengers daily. It sells more than 2.5 lakh daily and seasonal tickets per day. Dombivli station has been topping the chart of the busiest station for the last three years.

Urban Fringe City of Mumbai

Fringe is the built-up area outside the corporation limits of the city. The term 'fringe' suggests a borderline case between the rural and the urban areas, surrounding it and distinguishing it from rural countryside. Some of the important features of urban fringe are cheaper land, less traffic congestion, wide land availability, more open spaces and availability of labour.

As Mumbai started growing, more space was needed to support the growing population, resulting in the development of urban fringe in Thane and further towards Kalyan-Dombivli thus including these towns as Suburbs of Mumbai. Old Kalyan – Dombivli was rural in nature, primary occupation being agriculture and fishing along the Ulhās creek, but with setting up of MIDC industrial development flourished in this region and thus it has become more urbanised and most of its population is either engaged in secondary sector or in tertiary sector for employment.

Maharashtra Industrial Development Corporation (MIDC)

Kalyan Dombivli industrial area is in the heart of an industrial hub. Skilled manpower as well as unskilled/manual labourers are easily available within these areas as well as from Thane and Mumbai. The region has exposure to industry and is therefore productivity oriented. Large numbers of units are working not only within the industrial and neighbouring areas but also in other areas of Thane district. The area is in close proximity to Mumbai, the commercial capital of the country.

Since last four decades industrial development has taken place in the state and the reason for it is the setting up of Maharashtra Industrial Development Corporation (MIDC) in August 1962. MIDC is the nodal agency set up by the government for formulation and implementation of industrial policy within the state. It is the India's leading industrial infrastructure provider.

Activities undertaken by MIDC

1. Development of Industrial areas by Land Acquisition
2. Providing land on leasehold basis
3. Construction of roads, drainage system and provision of streetlights in the industrial areas
4. Planning, implementing and managing water supply schemes
5. Establishing common facility centres (CFC) by providing accommodations for banks, post offices, telecom facilities, police station, fire station, medical facilities, canteen, etc.
6. Establishment of effluent collection and disposal systems for chemical zones
7. Implementing Government/ Semi-Government projects, etc.

Kalyan Dombivli MIDC

Kalyan-Dombivli city has a historical background and wide availability of land, water and manpower. MIDC established Dombivli industrial area in March 1964. The area was within the village limits of Sagaon, Asde - Golivali, Gajbandhan, Patharli - Chole in Taluka Kalyan, district Thane. This area was situated on Kalyan-Shil and Kalyan- Dombivli Road. About 350 hectares land has been acquired for the development of Industrial, Commercial, Residential, Amenities and PAP/Stall Plots. Dombivli MIDC industrial areas were systematically demarcated and were developed in two phases.

Sr. No.	Name of Industrial Area	Land Acquired (in Hectares)	Prevailing Rate per sqm. (in Rs)	No. of allotted Plots	No. of units in Production
1	Thane	252.36	13570/-	737	633
2	Dombivli	357.27	10180/-	19915	1514
3	Ambernath	228.49	2660/-	290	250
4	Addl. Ambernath	5.747	2695/-	823	717
5	Badlapur	101.10	2660/-	331	274
6	Kalyan-Bhiwandi	48.16	1995/-	33	20
7	Addl. Kalyan Bhiwandi	4.27	1995/-	2	0
8	Murbad	130.71	935/-	202	172
9	Addl. Murbad (Khudavali)	138.85	935/-	300	260
	Total				3840

Source: Compiled by Researcher from Brief Industrial Profile of Thane District issued by GOI Ministry of MSME Mumbai 2011.

The above table shows the number of industrial areas developed by MIDC in the areas of close vicinity of Kalyan – Dombivli, which provide ample employment opportunities to the residents of Kalyan- Dombivli. It can be seen from the above table that the rate per sq. meter of Dombivli MIDC is 10,180/- which is second highest after Thane MIDC which commands 13,570 /- per sq. meter. The number of units established in Dombivli MIDC is quite large i.e. 1,514 units and there are 2,326 units in the other MIDC excluding Dombivli MIDC stated in the above table are also accessible via roadways and railways from the twin towns which provide large amount of employment in this region. Some of the large companies located in the twin cities include Gharda Chemicals, Monarch Catalyst Pvt. Ltd., Vicco Labs, Lloyd steels, Deepak Fertilizers, etc. Large Companies in the nearby vicinity include Shreeji Rubber, Ajanta Paper, Gopran Chemicals, Borax Morarji, National Dye Chem, Century Rayon, Godrej Industries, etc.

Smart City Mission

The central government announced to convert 100 cities into Smart cities. Kalyan- Dombivli was not in the first round of cities selected for development but ranked 2nd amongst 63 cities in overall parameters in the second round of selection in October 2016. Since the Central Government announced this city in the probable list of smart cities, the city has witnesses many changes. The KDMC which regulates the twin city was pioneer in e-governance in India.

Parameters stated by Ministry of Urban Development for Kalyan - Dombivli under Smart City Mission

Parameters	Present Scenario of the city	Expected Scenario under Smart City
E- governance	Citizens' participation in some decisions is allowed in recent years with transparency in the working of KDMC.	There should be improved citizen participation, more information sharing platforms should be created, government should encourage consultation and action in problem solving.
Cultural Heritage	Cultural heritage buildings are few and they neither are preserved properly, nor utilised or enhanced through physical management and policy structures.	Heritage sites should be listed along-with creating a network of public spaces. These heritage areas should be developed through professional tie-ups and organising events for promoting the city.
Transportation	60 percent of the population travels to Thane, Mumbai and other parts for employment.	Emerging areas should be identified through proper town planning for employment generation and demarcation should be made for commercial spaces and economic development.

Parameters	Present Scenario of the city	Expected Scenario under Smart City
Literacy Rate	The literacy rate is 91.3 %, making it 10th most literate state in India and second most in the million plus cities.	Spaces for adequate educational infrastructure should be allocated.
Health Care	City has inadequate advanced health-care facilities. But still it has primary health access within 1000m radius.	Super speciality hospitals should be built in both the regions.
Railways	Both the railway stations are overcrowded.	Rationalisation of traffic movements near the station areas, development of pedestrian friendly streets and augmenting public transit services.
Green spaces	The city has very few usable public open spaces and very few usable green spaces.	Development of pedestrian friendly green spaces. Development of creek front and no-development zone into green space for the city.
Internet	City lacks increased high speed internet connectivity to the public	Commercial tie-ups with service providers, free internet (wifi) access at public places, heritage areas and other key places in the city.
Electricity	Annually, 132 days of no power supply by MSEDCL.	Provision of underground cabling, smartmeters and increased dependence on renewable sources of energy.
Water Supply	96.4% households in the city supplied with intermittent tap water supply of 180 LPCD. The city has meters for all its water supply but lacks mechanisms to monitor.	Water demand management measures, 100% metering and improvement of supply hours from 3 to 6 hours.
Treatment of Waste	82% of the waste generated is collected, but no segregation and treatment.	Closure of Adharwadi dumping ground, treatment and disposal facility on PPP mode, Bio-methenation plant for organic waste, ICT based waste management system.
Safety	The city has medium levels of public safety - some more vulnerable groups feel insecure during some points of the day and in some parts of the city.	Co-ordination with commissioner of police, information sharing with citizens on Crime hot-spots and a city level monitoring mechanism with CCTV cameras and centralised monitoring.

The above table shows the present scenario of Kalyan- Dombivli along-with the expected parameters lay down under the Smart City Mission.

For achieving the targets set up under Smart City Mission, the KDMC has incorporated “Smart Kalyan - Dombivli Development Corporation Limited” (SKDCL) on 1st September 2016.

The chief minister said, “We have taken up the development of Kalyan-Dombivli on priority and it has also been approved under the smart cities project undertaken by the Narendra Modi government at the Centre. There would be no paucity of funds for development, which is our highest priority.”

The Fadnavis Govt. on November 1, 2015 announced a whopping Rs. 6,500 crore package for development of Kalyan - Dombivli Township under Smart City mission. He also said that through sanctioned growth centre in Kalyan, the government will generate over 1 lakh employment in Kalyan-Dombivli so that people will not have to travel towards Mumbai.

SWOT Analysis of Kalyan - Dombivli

Strengths: Strategically located in the Eastern MMR growth corridor, coverage under JNNURM scheme, excellent rail connectivity, high rate of literacy, availability of skilled and unskilled labours, adequate health and educational infrastructure, ample land availability, strong e-governance by KDMC.

Weakness: Lack of signals and inadequate traffic management, inadequate waste management, increased vehicular density, open drains, underdeveloped waterfronts and lakes, open municipal waste dumping sites, no super speciality hospital.

Opportunities: Strong e- governance by KDMC, 32 km Ulhas creek, development of green spaces due to availability of land and undeveloped water bodies, citizen's involvement under smart city mission will help in achieving the results early.

Threats: Growth of chemical industries in Dombivli, unbalanced land use pattern, development of residential property only.

Problems Faced by the Twin City

Although Kalyan-Dombivli is selected as city to be developed in the future smart city it's still distant dream as city is witnessing many problems currently. Some of them are

- Illegal constructions
- Power cuts ranging from 2 to 6 hours
- Traffic congestion near railway station
- Air pollution due to chemical industries
- Water scarcity
- Lack of basic infrastructure
- Improper treatment of waste
- No super speciality hospitals
- Crowded railway stations
- Large number of illegal buildings
- Very pathetic conditions of roads
- No green spaces
- Growth of slum
- Disputed land holdings

Suggestions

Kalyan - Dombivli is a city which has seen tremendous changes in the past few decades but it still has to witness the glorious years ahead if all the stakeholders provides their due contribution towards making it a world class smart city. On the basis of research study some suggestions that can be followed:-

- Solving the problems of disputed land between the land owners and government in an amicable manner.
- Creating small gardens in all localities and improving the existing ones.
- Improving railway suburban network and starting more 15 car locals from Kalyan.
- Proper maintenance of skywalks as it is encroached by hawkers all the time. Delineated hawkers zone can be set up.
- More bus services within the city including the remote areas to control autorickshaw mess. Proper auto stands and installing signals at all the major roads.
- Construction and maintenance of toilets at both the stations.
- Increased participation of citizens in the development process.
- Rehabilitation of slums and buildings which are in dilapidated state.
- Planned construction as only residential houses are built, IT parks can be developed, service industry could be developed.

Conclusion

Both the twin cities are growing into a saturated city due to industrial development and population migration towards this city in search of affordable housing. The Railway stations of both Kalyan- Dombivli are always overcrowded. Railways have failed in providing the infrastructure in pace with the development of the twin cities. But with presence of MIDC the twin cities have witnessed tremendous growth in the past and will flourish further as well. Inclusion of Kalyan Dombivli in the list of Smart City has further paved the way for its development. There is no doubt that in the next couple of years the city will be offering high standard of living, clean and green environment, beautiful waterfronts, best in-class infrastructures and ample employment opportunities.

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