Building for What and Whom? Planned Suburbanization in India and China

为什么和为谁建造？
印度和中国的规划性郊区化

Lan Wang 王兰
College of Architecture and Urban Planning
Tongji University

Ratoola Kundu
College of Urban Planning and Public Affairs
University of Illinois at Chicago

Xiangming Chen
Center for Urban and Global Studies, Trinity College
1.1 Urban Development in China vs. India

China:
- Area: 9,596,961 km²
- Population: 1.34 billion (2010 estimated)
- Open Door Policy and Economic Reform in 1979
- Rapid Urbanization from 1980s to present
- Urbanization rate: 46.6% (2009)
- Total urban population: 0.62 Billion (2009)

India:
- Area: 3,287,240 km²
- Population: 1.18 billion (2010 estimated)
- Economic Liberalization and Reform in 1991
- About 1/3 urban population (2001年人口普查表明，72.22%的人生活在超过55万个村庄中，其余生活在2000多个城镇和城市中)
1.1 Urban Development in China vs. India

**China:**
- Economic Structure: Manufacturing
- Projection: 1 billion people in cities by 2030, 221 cities over 1 million, 350 million people add to urban population (MaKinsey&Company, 2009)

**India:**
- Economic Structure: High-tech
- Growth rate of bigger cities has been higher than the small and medium towns
- Projection: 590 million people in cities by 2030, 68 cities over 1 million (MaKinsey&Company, 2009)
Suburbanization in China vs. India

China:
- Suburbanization is happening in mega-cities
- High Population Density in the Central City
- Mobility: metro, high way, private automobile
- **New towns**: Mega-city vs. Small town, promoting small towns in suburban areas, Eco-towns, Industrial towns

India:
- Informal settlements at the urban periphery
- High Population Density in the central city
- **New towns**: National Policy to promote the growth of 100 new towns of 1 million target population by the year 2020
2.1 Rationale to Compare

China vs. India
- Large population
- Population Density
- Process of Urbanization and Modernization
- Connection with global economy

Shanghai vs. Kolkata
- High population density in the central city
- Demand of urbanization in the suburban area
- New town program

- Different ownership of Land
- Political institution
2.1 Research Questions

Garden City Model: New Interpretation

Key two-fold question
- What is the real purpose of building these new towns?
- For whom are they being built?

We examine:
- how these top-down planned and developed new towns have reshaped the urbanization process of the mega-cities in India and China
- the socio-spatial influence of these settlements on the surrounding rural areas
## 2.2 Profile of New Town Cases in Shanghai & Kolkata

<table>
<thead>
<tr>
<th>Name of New Towns</th>
<th>Shanghai International Automobile City</th>
<th>Songjiang</th>
<th>Rajarhat New Town</th>
<th>Kolkata West International City</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location to Downtown</strong></td>
<td>Northwest</td>
<td>Southwest</td>
<td>North East</td>
<td></td>
</tr>
<tr>
<td><strong>Distance to Downtown</strong></td>
<td>32KM</td>
<td>40KM</td>
<td>10 KM</td>
<td>9 KM</td>
</tr>
<tr>
<td><strong>Planned Area</strong></td>
<td>68 KM²</td>
<td>36 KM²</td>
<td>30.75 KM²</td>
<td>1.579 KM²</td>
</tr>
<tr>
<td><strong>Planned Population</strong></td>
<td>80,000 for Anting New Town</td>
<td>500,000</td>
<td>750,000</td>
<td>36,000</td>
</tr>
<tr>
<td><strong>Local Administration</strong></td>
<td>Jiading District</td>
<td>Songjiang District</td>
<td>Rajarhat, Bhangor, in North and South 24 Paraganas districts of</td>
<td>district</td>
</tr>
<tr>
<td><strong>City-Regional Administration</strong></td>
<td>Shanghai municipal government</td>
<td>Government of</td>
<td>Kolkata Metropolitan Development Authority</td>
<td></td>
</tr>
<tr>
<td><strong>Metropolitan Area</strong></td>
<td>6340 sq. KM</td>
<td></td>
<td>1854 sq. KM</td>
<td></td>
</tr>
<tr>
<td><strong>Downtown Area</strong></td>
<td>620 KM²</td>
<td></td>
<td>187.33 sq. KM</td>
<td></td>
</tr>
<tr>
<td><strong>Downtown Population</strong></td>
<td>9.15 million (2000 Census) 8 million (planned in 2020)</td>
<td></td>
<td>4.85 million (2001 census) and 6 million floating population daily</td>
<td></td>
</tr>
</tbody>
</table>
New Town Development in Shanghai

Shanghai:

- One City Nine Towns Plan
- Accelerate urbanization of suburban Shanghai (Former mayor Liangyu Chen in 2000)
- Decentralize the population density of the central city (9.15 million to 8 million by 2020)
- New Space to generate regional economic development impulses (a total of 140 small towns were proposed)
2.3 New Town Development in Shanghai: Thames Town
2.3 New Town Development in Shanghai: Thames Town

Thames Town:

- British style: building, landscape and living
- started in 2002 and finished in 2006
- Land Area: 1 sq KM
- FAR: 0.29
- Spatial User: Investors
- Ghost Town
3.1 Spatial User of the New Towns in Shanghai

Thames Town (RMB per sq meter)

Source: shanghai.sskk.com
2.3 New Town Development in Shanghai: Anting New Town
Anting New Town

- German Style: building, landscape and living
- Based on Shanghai Volkswagen Co. Ltd
- Land Area: 5 sq KM
- Spatial User: 30% Occupied, 20% Germans
- Renting: 2300-2500RMB
Spatial User of the New Towns in Shanghai

Anting New Town (RMB per sq meter)

Source: shanghai.sskk.com
2.4 New Town Development in Shanghai vs. Kolkata

Kolkata:
- Decongest the core city
- Improving urban living

- Rajarhat New Town:
  Expected population: 1 million
  A self-contained nodal growth centre
  One of the largest state-regulated planned township project in India

- Kolkata West International City:
  First township project developed through 100 percent foreign direct investment
2.4 New Town Development in Kolkata

CBD, Rajarhat
Rajarhat New Town:

- real estate ventures and IT industry dominate the design, layout, and planning of township projects.
Rajarhat New Town:

- the new and high-end commercial housing demanded by the professional working in the IT sectors with global connections contrasts sharply against the local poor
The new high-rises in the background and the temporary sheds in the foreground provide a sharp spatio-social contrast.
Kolkata West International City:
Satellite City: a large-scale gated community

Expected residential population: 36,000 (Area 4 sq KM)

The potential to revolutionize the concept of modern living
The global standards of comfort and quality of life

6100 bungalows four high-rise residential towers, three IT parks, a 13-acre club

Property-led development, targeting the higher income consumer
Attracting FDI in housing
Both Shanghai and Kolkata governments view new town development as new economic growth poles and as magnets for wealthy households.

The state-enabled mega-projects function as important tools to facilitate urbanization and utilize international and domestic investment in the two metropolitan areas.

Various approaches to connecting local economy with global capital and production chains for and during the production of globalizing local space.
New township is conceived as a necessary instrument of planned and balanced urbanization in the metropolitan area.

The rational goal of de-densifying the crowded central cities can lead to a more balanced distribution and use of resources across the metropolitan regions with more spacious housing for the growing middle class in China and India.

Yet it is a relatively small number of the wealthy and mobile people who have turned out to be beneficiaries of the mostly high-end housing and well-developed transport infrastructure that evokes social and economic polarizations and political contestations.
How the top-down new town development shape the urbanization process of mega-cities’ suburban area?

- Planning through exceptions
  Through regulations, formalizations (instruments of planning)

- A local products of globalization
  World class standard housing and amenities
  Alien life style
  External plug-in

- Property-led economic development: Short-term investment return
What is the socio-spatial influence of these settlements on the surrounding rural areas?

- Inequality: Gated Community, Social Segregation
- Exchange Value vs. Use Value
- Community vs. Investment

- Economic development: Commodification of land, revalorization of fringe, private governance

- Job opportunity: High-pay and Low-pay
Important Findings

- The emerging geographies at the urban periphery
- New global city paradigm
- Planned suburbanization as an economic development strategy under different political institution
- Formality vs. informality: Land Ownership
- Governance, planning and socio-spatial justice
Thank You!