

Gated Living: The Contemporary Residential Development in Indian Cities and its Spatial Implications—Case of Gurgaon

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Abstract—Indian is developing at a rapid pace. The private developers now have a major role in shaping the spatial growth of Indian cities. In fact this is now a major trend across all countries of the world. Be it socialist economy or a capitalist economy, the housing sector that was once considered to be a state matter and a state responsibility is now subjected to contributions by private players. The evidences of the trend can be traced from early 90s when after the economic liberalization, the economic environment affected many countries across world. India could not remain aloof from such global development.

India adopted new housing policy known as 'National Urban Housing and Habitat Policy 2007'. In that Govt. emphasized on the role of private sector for meeting the deficit in housing. In Haryana during the last decade there has been a spurt in the private residential development across the state especially Gurgaon. The kind of residential developments that are taking place in India and in the state of Haryana find similar examples in other countries.

The first part of the paper discusses internationally gated community and gated development in term of its characteristics and reasons for existence and its implications. Such developments have been viewed as the one that create segregation in the society with the exclusive rights of usage of space within the hands of select few. The planning document enumerates the physical planning norms for a city, but it does not foresee the implication of the resultant spatial development after its implementation. Second part deals with the how intensive such development are in city of Gurgaon by using some statistic. While stressing upon the need for impact assessment of the physical/spatial aspects of the spaces so created after implementation of private residential developments. It is emphasized upon the need for strategy that can enable the planners and designers to keep in mind the pattern and usage of spaces by various sections of society and its impact on quality/vitality of public space so created within the realm that is surrounded by private developments.

1. INTRODUCTION

In India many cities are developing very fast. They provide ample occupational opportunities for people belonging to all strata of society. The contemporary demographic profile of the cities now has mixed population. Migrants now form a major part of the overall population, who after many years are able to make the alien city their home. It is then imperative on part

of govt. to provide shelter or make provision their home through participatory processes.

Over the past couple of decades the state of Haryana has seen a major real estate development in the residential category. The development that takes place on a piece of land through private resources bears resemblance to many such developments across borders. The international design firms commissioned for the projects bring with them the internationally prevalent design trends and ideas. The commonly seen group housings developments within wall/boundary with gates has characteristics similar to what has been described as gated communities (now referred as GC) or gated developments (GDs) in scholarly literature across world.

The paper thus tries to identify and relate many such similar characteristics of group housing/gated residential development taking place in Indian cities. Based on the critical review of the literature on GCs, It is also attempted to bring out the spatial implication of such development and make awareness and stimulate the technical brains that are responsible for gearing the trends in development.

2. GLOBAL PRESENCE OF GATED COMMUNITY (GC)/GATED DEVELOPMENT (GD)

Scholars have written extensively on GCs. Many authors have debated them within different context and aspects of GCs. The exemplary research by Edward J. Blakley and Mary Gail Snyder analysing the characteristics and reasons for moving behind gates in 1997, on GCs in America has been referred to by various authors. Their works have been cited by many scholars all over the world.

The planning and physical design Characteristics, developmental issues, crime, fear, social impact of sprawl of GCs, Social Segregation, choice of Elites, environment are some of the aspects that have been discussed widely by authors.

Many other authors have contributed their research on various aspects of gated development in many European, Asian countries, South Africa, Australia, Middle East and South East Asian countries. The above mentioned discussion is not exhaustive but it clearly shows how significant the gated development and their impact on various aspects of human life are.

GCs in US are quite wide spread with relatively high social mobility while this is a growing phenomenon in many countries across Europe. There is a lack of such literature on aspects as narrated above of gated developments in Indian contexts. Let us first understand how the gated developments have been defined by scholars

3. DEFINITIONS

Based on different theoretical background authors define GCs/GDs differently. While referring to Atkinson & Flint, Basak Tanulku states that *“Gated communities usually refer to residential complexes, which are closed to outsiders through different mechanisms such as walls, gates and fences and are protected against potential dangers through security guards and closed circuits television (CCTV) cameras.”* [1].

Sonia Roitman defines GC as *“Closed urban residential schemes voluntarily dwelled by homogeneous social group where public space has been privatized restricting access through the implementation of security devices.”* [2].

The GCs have often been referred to as common interest development or CIDs. Evan Mckenzie terms them as *“privately governed residential estates”*. Under the broad definition of CIDs the author further elaborates CIDs as consisting of *“planned communities of single family homes, housing cooperatives, and condominiums”*. He also calls them as *“Privatopia”* due to its very nature of operation within private rules. *“Enclavism”* is also a word that is used to define and elaborate gated Communities [3].

Gabrielle Gwyther in her paper titled *“Paradise Planned; Community formation and the master Planned Estate”* with reference to planned estates on Sydney fringe says that the *“MPC are latest manifestation of utopian place making deriving from the Garden City movement of the late 19th century”* [4].

PERRIN Mathieu hypothesizes that GCs as a postmodern kind of Utopia [5]. He also relates the social and spatial reversal, spatial one as a consequence of the social one. Where the elite who choose to live behind gates away from the world they cannot control.

Closed condominiums are also included within the large ambit of GCs. These are multi-family residential developments that may have well-crafted master Plan comprising of high-rise condominiums with one two or three or more bed rooms units [6]. Almost all of the group housing development in India and district Gurgaon Haryana to be specific falls in this category.

Very interestingly the group housing developments in Haryana are primarily developed within the confines of walls/boundary with extravagant gates and state of the 2/3 tier security measures. Thus they fall in the category of GC as per the definition available in international literature. **Thus they can be referred to as gated community from sociological point of View and Gated developments from architectural/planning perspectives**

Thus, gating is a trend that has become global. Many countries and society have adopted this recent phenomenon as an upcoming tool of urban development. US has played a lead role in transmitting the idea of gating during past 30 years but, the countries have localized their implementation by imposing legalities for its manifestations, social behaviour requirement, local architecture and other aspects have dominated the form and development of such GCs. They are being viewed as postmodern trends in which the urban public spaces are commoditized [7].

These definitions explain that the residential developments technically have been called as Gated Community. It also clearly defines that due to presence of gates and walls the idea behind GC is to keep the unwanted out. On top of that, for the safety and security of the residents of the GC, various surveillance measures are also used. Thus they have secluded themselves form rest of the world.

4. TYPOLOGY OF GATED COMMUNITIES OR GATED DEVELOPMENTS

Citing Blakely and Snyder’s seminal work on gated communities Jill Grant et al tabulates the typology as identified by them in America. These are

- a) Life style – These types highlight the common amenities and facilities specifically catering to leisure class and are found in the form of retirement/luxury/resort type development having golf course, gym, lush green and other life style enhancing facilities.
- b) Prestige – these type of development showcase the image, need for privacy and desire to control over exclusive right to use few shared facilities and amenities. Wealthy, celebrities often occupy such secured and private spaces.
- c) Security Zones – These reflect fear in the mind of occupiers. The alleys of the development are gated and walled by retrofitting making it secure, private and control access to general public. [8]

In Indian cities the life style residential projects are developed keeping in mind the needs and desires specific group. Some of the high cost/ high end project cater to market demand of nonresident Indians, wealthy Indians these are developed on out skirts on farm land as farm houses. Whereas, the prestige types may be found on periphery or in the core of city. The high end designer product with high quality specifications serves the desires to own a high quality product within the city. However, the high cost in city is attributed to high land

cost. The third type is very often found is almost all existing residential areas of any city. The residents have put up gates on the all approach streets to their neighbourhoods. This has further cut them off with the neighbouring areas. However the gates remain open during day and are closed at night leaving only one gate open which is guarded at night for security reasons.

5. CHARACTERISTIC

The spatial characteristics are discussed in brief.

Design

The cities are witnessing rapid growth of gated community/private neighbourhood. Qiang Dou, research scholar while studying the morphological characteristics of pre-reform and post – reform Beijing discussed that the morphological variation in the GC are due to influence from the west where the design firms bring in new idea prevalent., simultaneously he does not desist from saying that the society is also passing through a transition phase [9]. Research conducted in context closed condominium (one of the typology of GC) of Portugal by S S cruz et al feel that these development exclusive and fragmented urban residential typology [10].

Abe Kudo argues that the high rise condominiums are a kind of gated developments and as drawn parallel between the American gated communities and the high rise developments found in Tokyo [11]. Similarly in Australia where land is not scarce the master planned communities are the latest form of gated communities prevalent in Australia derived from garden city movement. These are large scale development on the outskirts of Australian cities where large pieces of land are developed for individual family and are also called as master planned estates [12].

Eric Charmes enumerates that the cul-de sac are one of the major feature on roads. These provide extra control on access system of road network. The suburban residential estates cul-de-sac are well integrated within a ‘superblock’ [13].

Amenities

It has been argued invariably that the residents wish to have exclusive right and control over the facilities and amenities in the physical realm of their development. It creates a sense of privilege. These are for use by residents only. These are the places for communication and exchange of thought and ideas and social interaction among residents. And these are hot selling feature of any development.

Some of these can be listed as free car parking space for residents, sports club, lush green park, tot-lot for kids, local shopping arcade, crèche, club and party hall, gymnasium, swimming pool, spa etc.[14], in lieu of the facilities provided the residents are charged with heavy fee for using them on monthly basis. The 24-hour guards and security are also part of such offers these facilities.

Security

There are many fold security measures that are adopted by developers and designers of the GCs to entice the investors/residents and make them feel safe. Many of them are CCTV camera system, boundary wall or fencing, guard house, gates, barrier, hierarchical system of road network, pedestrian walkways, lighting arrangement in public areas etc [15]. The building also has an integrated system of security arrangement along with the overall measure adopted for the GC. With this background of crime, residential security has become one of the most important issues for all citizens. The advertisements boast regularly of high level electronic security systems. The guard house of the gated complex has monitors that are installed at entrances, parking areas and other publically accessible areas to eliminate any intruder, in addition to 24-hour human guards [16]

Gates and wall and landscape

The residential development projects are a product for sale in open and competitive property market. Developers leave no stone unturned to encash the large sale. Therefore maximum stressed is given to design of open landscape features along with dwelling units. The extravagantly designed gates and wall design are also part of attractive offer that entices customers. The landscape designers use exciting and appropriate mix of soft and hard landscape elements. They also make use of water in the form of water body, fountains, infinity pool etc. The projects that comprise of good landscape have an edge over others in the market. The glassy guard house with an automatic boom barrier is part of overall design. The next discussion detail out – why people move into gated developments

6. REASONS FOR MOVING BEHIND GATES

Away from bad

People are sick of congested and polluted environment of the city core living. The Gated Communities on the city edge are sometimes known as an escape from the polluted environment of congested and over crowded cities. People direly need fresh air not only for their health benefit but also to rejuvenate themselves. Peace of mind in a private secluded environment is a necessity. Therefore, people look for fresh air and take shelter in such gated environment situated out of the city. Indirectly they may contribute pollution by resorting to car travel mode from large distant place of residence to their work place. [17] It has also been referred to as “flight from Blight” as an exit option from the congested city [18].

Fear

Renaud Le Goix mentions that they have been adopted due to fear of crime and the sense of security they provide to its residents. Many authors seem to have similar consensus view of the logic of security and sense of fear. Its existence has

been viewed as a failure on part of state to provide security. The urban experience of crime, rubbish, etc. that generates feeling of insecurity among people has increased the demand of safe and well organized neighbourhoods [19]. There are strict covenants rules and regulation that regulate the development and the behaviour of residents. The higher level of security is due to measures and private governance mechanism put in place.

7. PROPERTY VALUE

It is very common for human to add value to their possession. As far as the property is concerned the gates, security, guard, surveillance restricted entry, special amenities, round the clock security, electricity and water add value to their address. Ajibola, M. O et.al while researching on Lagos state of Nigeria conclude that the such things improve valuation of the residential property and this aspects should also be recognized [20].

This is true in states/ countries where the crime rates are high. T. Kenna also reported that the strict covenants have a major role in ensuring high property value and thus maintain safe investment [21]. Thus gating in India is bonded with the desire of security and added value to the property.

8. AMENITIES

In an empirical research in one of the GC in Sydney it is found that residents weigh the security and amenities more than anything else. Australia being a large country, the projects under gated community are termed as master planned estates or MPEs. This is due to their large spatial expense these have amenities of all sorts to enhance lifestyle experience. The resort style living and the amenities therein are a well establish marketing tool to attract prospective customers. Customers generally look for the best of services and amenities that any such development can offer. Once vouched for they are legally bound to provide the same to their customers. While researching upon the promotional image developed about their product by the developers Robin Goodman et. al. conclude that the private ownership of the community is not a guarantee for best design and planning comprising of best amenities [22]. However it is also researched by them that the home owner corporation play pivotal role in maintaining not only the basic facility like roads and services but the health facilities like gym, pool, outdoor and indoor sports facilities are also maintained for its residents. This is attempted to generate as feeling of community amongst the residents of MPE.

This aspect of linking and closely related community and elite resort life style is having impact on both that look for a life style and those who need a community style living.

In contemporary time of high competition marketing one's product is not only essential but tough also. It is learnt that most of the developers have variety of products catering to needs and requirements of vast strata to society. The

customers also bargains to the maximum capacity and buy the best in least possible prices. People who try to escape from the filth, congestion, chaos of compact city core are next second category of buyer of such products.



Slide 1: Image of open green and amenities in a typical developers group housing in Gurgaon (Source Author)

The GCs offer them a relief from the congested life of city core besides offering the amenities and facilities. Infact these are comparable to the best in the world that is on the offering.

9. COMMUNITY & ASSOCIATION

Many opt for GCs in order to look for a community life. Peer Smets while referring to seminal work of Blakely and Snyder states that although GCs tend to disconnect the residents from rest of the world yet they tend to form a local community within [23]. The residents of the community have many aspects in common. They have territory, many issues, facilities, amenities, age group, public realm, association, and its rules that bind them legally to share and celebrate. All the residents of the GCs are members of Homeowner Association. It is binding on them to pay a monthly maintenance fee in lieu of the round the clock security, maintenance of basic services, and upkeep of amenities like gym, pool, sports etc. all members have to sign up an agreement. They may even impose penalty for any lapses or misconduct on the part of residents. All of this are strong reasons for them to behave, live and maintain their home in a certain manner that is characteristics of the association as per their framed guidelines that are obligatory to all.

Gabrielle Gwyther in her research in Sydney points out to the design feature that planner and developers utilized in community construction. In contrast to the common belief that the GC enhance segregation in the society, it is concluded in her research that the strong community cohesion is a resource that bears a identification between many GCs [24]. McKenzie in his research titled "Common –Interest Housing in the communities of tomorrow" concludes that within the general realm the CID Community association performs the role of all three. He says that " as a non profit corporation that depends on volunteers to serve as directors and officers and that aims to create a sense of community, the community association function like a civil society institution" [25].

Residents living in the gated development are least worried as they know that their wards are playing in the gated compound where no one will be allowed to enter without verification. They are also aware that the friendly environment of their children has the similar social and economic background [26]. In the existence Gated Communities concern about the privatization of public spaces has a major concern from sociologist point of view. Within walls and gates, the realm is completely private and only the residents have exclusive rights. Thus following questions arise due to gating and walling.

Should we privatize a public space?

Does gating and walling not add to the segregation and conflict in society?

10. GOVT. V/S PRIVATE DEVELOPMENT-COST TO DEVELOPERS

The private development is an outcome of withdrawal of govt. form engaging itself in the provision of amenities and facilities. In Haryana, in the contemporary times when the public private partnership mode of executing projects is found to be an escape of non-competence on part of govt. The cost and burden of provision of urban infrastructure and provision of amenities is shifted to the developers. The govt. rather charge fee in terms of EDC (external development charges) for making provision of infrastructure at city level in which the developed GC can plug in their services, Renoud Le Goix while researching on Australian suburban landscape points out that GCs are not merely a private entity, rather it is one of the good example of PPP. It is a mutual benefit for both the three parties. The govt. gets a unified taxes. Developers make profits for all that they provide. And the residents can indulge in get a micro level autonomy and manage their affairs [27]. The success of the GCs are dependent on the satisfaction of the three stakeholder namely Govt. Developers and residents.

The local govt, eyes the higher tax collection in terms of registration fee, provision of basic infrastructure with least investment on infrastructure. In countries and cities with sky high land prices the high rise condominiums are the best development option available that can be made available to general masses as compared to individual single family housing option. The CIDs own the burden of govt while providing internal infrastructure, the maintenance of which is the responsibility of the association. The residents pay for the maintenance of such basic services regular upkeep. The residents are often taxed double. They not only pay property taxes to the govt., but also charged by the association for the upkeep of services which should have otherwise been provided by the govt. McKenzie as best coined it as “Privatopia” [28]. It is a situation where a person can get the best of the class living environment and pursue his aspiration of utopian living but through a system of privately developed community in a democratic system. The private governance defines the way residents would behave, live maintain the

grass of their yard, the color of the façade of their home, which poet to keep, time of use of public realm / spaces. And even which type of cloths to wear in public parks etc.

11. GURGAON

When one starts exploring the historical past of the city, one gets as back as Mahabharata days. The district of Gurgaon is existing since the times of Mahabharata and was known as Guru-gram, a place associated with Guru Dronacharya, the Gurus of Pandavas and Kauravas. Kaurav king Dhristrashtra donated the land to Gur Drona for the recognition of education provided to the kaurva and pandav princes. Thus it earned the name Gurugram now known as Gurgaon [29]. The city’s physical constraints are Delhi state boundary on North. Aravali hils and Faridabad on the east. District Jhajjar on the west and Mewat on the south.

12. ROLE OF PRIVATE DEVELOPERS

Gurgaon’s stupendous growth was possible because in Haryana the restrictions on the land-acquisition were removed. This process enabled private developers to start real estate development works in the state. The hi-tech IT sector spatial requirements were met with this during the 1990 decade.

The real estate giant, then a small firm dealing in finance and leasing called DLF began the story of Gurgaon had developed real estate projects in Delhi. When Delhi Development Authority in 1957 was formed the private developers had to shift their base for their activities to neighbouring state of Haryana and Gurgaon the best option close to south Delhi, the affluent part of Delhi. [30]. Needless to say that city has amenities like shopping malls, luxurious gated towers, golf courses, office towers. All major arteries of the city have imagery of such development. No doubt that it is called as Singapore of India [31]

13. SPATIAL GROWTH AND IMPLICATION OF GDS IN GURGAON

Today the city of Gurgaon is classified as region of hyper potential. The recent master plan of Gurgaon GMUC 2031 has a projected population of 42.50 lacs and with an area of 16021 acres for residential development out of total of 32988 acres of developed land [32]. Gurgaon is significant from the gated development point of view because 69% of gated group housings in the state are located in Gurgaon region. During the decade 1981-1991 only 2% were group housing colonies of total licensed projects whereas during year 2011-2014 almost 52% of the licensed projects are group housing projects [33].

This is a testimony of how significant the city of Gurgaon is and how much important it is to study the impact of gated developments in city of Gurgaon. It is pertinent to mention that Gurgaon is a leading example of corporate sector economy in the state in north India and is also leading by large scale private development. With reference to Gurgaon, the

new sectors that are being developed show a quite different character in terms of: Private V/S public space, as a matter of policy the land is acquired by developers from the land owners and after getting the license to develop a colony or a group housing, developers is able to sell the residential unit in terms of plots of flats. The basic nature of private development gives them its inherent character of gated and guarded residential complex.

Inadvertently in Gurgaon all group housing i.e high rise multifamily developments are gated. However if the low rise or plotted developments are done by and private developer, then the same are also gated. Discussing the spatial characteristics one can see the difference as follows:

- a) **Plot Size** - The size of plots of group housing developed by HUDA has a very small size starting from half an acre to 2- 4 acres. Where as the private developers could develop a group housing on a minimum plt size of 10 acres. Thus there is a strong contrast in sizes of plots on which the gated developments by govt. and private sector has taken place.
- b) **Plot Shape** – The shapes of plot of group housing developed by HUDA are very regular and rectangular. Whereas the shapes of the plots on which private developers have developed their group housing are irregular. The consolidation of land by developers from different land owners gives such a irregular shape to their overall plot of ten or more acres size. Many times in case of gated township development, as can be seen, the overall plot lies in two different sectors with major arterial road passing through them.
- c) **Streets** - The sectors having more of multifamily walled and gated group housing gives a very similar street image with a long wall facing the streets. There is a very little affinity to the public realm of streets.
- d) **Public spaces/open spaces** – All Developers vouch for the best of amenities they offer. Their project show case best in design and specifications. All of them have adorable package comprising of the selected offering like large and lush green, jogging track, tot-lot for kids, water body and good landscape, club, gymnasium, community center etc. along with a small shopping area.

Table 1: Contribution by various stakeholders in the development of Gurgaon (source TCPO, Housing Board Haryana, Registrar Cooperative Society, Gurgaon)

Parameters	Housing Board Haryana	Private Developers	Cooperative group Housing Societies
Size	5-6 acres	Min 10 acres	1-5 Acres
Amenities	Open spaces and few shops	Well Landscaped Open space, amenities	Small open space
Gated /Non Gated	Gated	Gated	Gated
Nos.	1	267	260
Completed	1	NA	NA

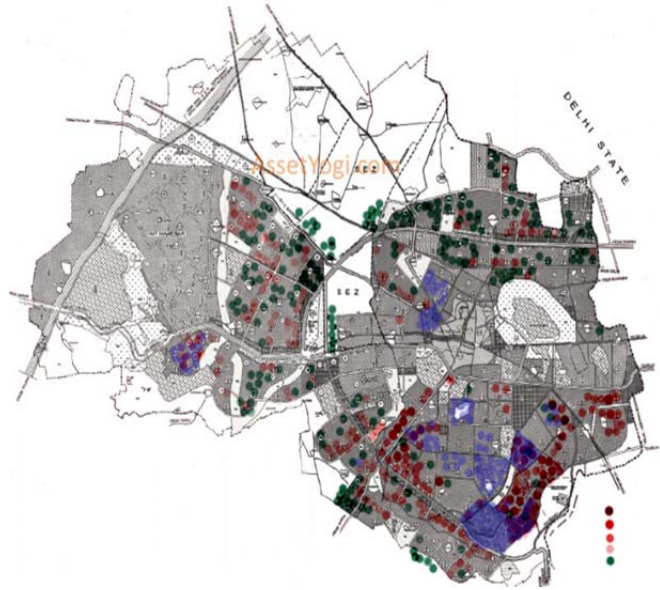
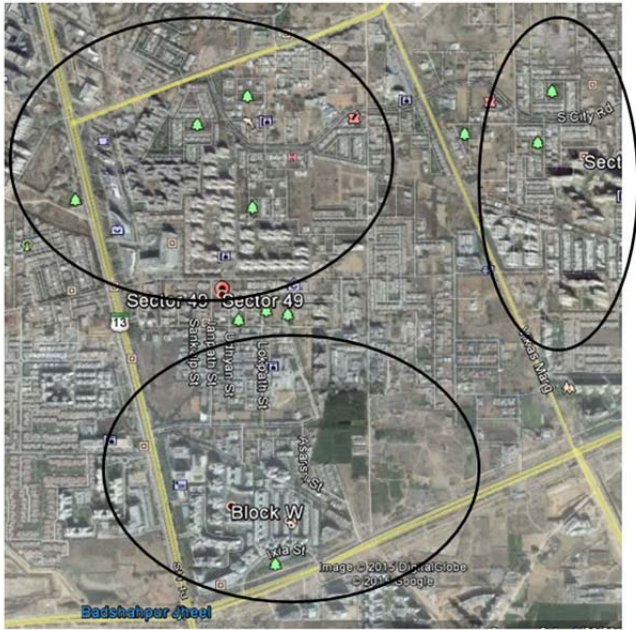


Fig. 1: Spread of high rise residential development in Gurgaon

Purple dots – Cooperatives group housing
 Red and Green dots – Group Housing by Private developers (source TCPO, Housing Board Haryana, Registrar Cooperative Society, Gurgaon)



Slide 2: Image of typical high rise residential development in Gurgaon with stilt/podium parking. (source: Author)



Slide 3: Image of sector developed by private initiative – comprising of High/low rise private development in Gurgaon.(source: <http://wikimapia.org>)

All the requirement of open spaces is met within the confines of gated development. When a sector only has private gated developments all over then there is very little scope for any open space meant exclusive use by general public. **Therefore as discussed previously it may be argued that the public realm is declining in such privately developed sectors. Thus it is important to pre- assess the impact of developing the sector completely by private initiatives. There is a need to do an impact analysis from user point of view of such exclusive development leaving very little space in term of public realm.** Planners and designers should thus strike a balance not only in terms of density ground coverage and FAR, but should also be able to see what kind of development is on the rise due to the basis physical parameters set by them. The physical development norms within the perview of byelaws and master plan does not guarantee a well-balanced social class mix.

As has been argued by scholars that the gating withdraws users from interacting with outside world. With more and more facilities and amenities within the private realm they are less likely to move out and interact with outsiders in public realm. The spatial development so exclusive thus not favors the right kind of development from the sociological perspective. Primarily because the norms can not ensure adequate public realm and then its vitality/quality.

The following arguments drawn on regulated life style and social implication-social exclusion is strategically placed in context of Gurgaon and are discussed as separate section.

14. REGULATED LIFE STYLE & SOCIAL IMPLICATION - SOCIAL EXCLUSION

The fact that gated development enhance social exclusion and segregation has been reviewed by many authors [34]. This is one of the most important aspects that GCs have been written about. Sonia Roitman, infact has the social practice and by GC residents and their behaviour should be deeply understood to examine their relationships with the social strata beyond GC. In contrast, she has quoted other authors who claim that instead of social segregation GC also harness social integration [35] . Gating has an influence and impact on the society in terms of patterns of inequality, opportunity etc. as concluded by Rowland Atkinson and Bruce Tranter in their research on gated neighbourhood of Australia [36]. Positive points are that people have liked them and have inhabited them. The GC act as a shield for the residents against the unwanted. They credit the liking for a lifestyle to this. People choice of private and personnel space have made them completely inhabited. Security is another reason that encourages people to live on enclosed spaces. It is also true that there is a social coherence to an extent in GC. People from either similar financial, social, ethnic, religious background inhabit. Simultaneously he also points out that GCs that are large enclaves/forts are obstacle in projecting the continuity of urban fabric. Even the public spaces are also privatized. These are further likely to increase the unsatisfactory level of social segregation.

Peer Smets has expressed fear that with such a kind of living in GC where residents live under their private governance enjoy the amenities specifically catering to select few and moving out in a car to their destination keeping least or no contact with the society at large may inculcate the loss of civil responsibility. [37]. With such a style of living there is a complete absence of social contact and interaction among the diverse section of society and the world become alien to them in guise of unsecured and unsafe environment. They are able to provide cohesion among members – The GCs in Australia have been reported to promote sense of security enhance their status and inculcate seeking of internal community within themselves. The more cohesive they become the more excluded they are from rest of the world outside.

15. CONCLUSIONS

From the discussion held above it can be concluded that:

- a) Gated community and gated developments are similar in characteristics. They are known by different names like common interest developments, common interest condominiums, master planned estates, group housings, gated townships, etc. Gating is a global phenomenon which has been adopted by many countries all over the world. Started basically in America during 1960s, The

gated developments are found not only in the suburbs but also within the city occupying the old city core.

- b) Gated developments have high walls with fencing as a preminent feature. The walls are further secured by one or two highly designed guard houses and entry point with gates. The two/three tire security measures are also incorporated. The common public spaces include; club, community center gymnasium, shopping arcade, children park, jogging track and green open lawn.
- c) The public realm is declining in such privately developed sectors. Thus it is the need of the hour to put in place a mechanism to pre- assess the impact of developing the sector completely by private initiatives. The impact analysis from “public realm user point of view” of such exclusive development that leaves very little space for common man in term of public realm is a matter of concern for all of us.
- d) Since the previous sections have very well argued the similarities between gated communities across world and gated development in Gurgaon, in such a context similar type of social impacts area also likely in case of gated high rise development in Gurgaon as well. This post occupancy social stratification analysis should also be simultaneously conducted and make bases of reference for planners to draw policy while deliberating the physical planning aspects of master plan for a city.
- e) The gated developments are large enclaves/forts are obstacle in projecting the continuity of urban fabric due to large territory under its control. Even the public spaces are also privatized. These are further likely to increase the unsatisfactory level of social segregation.
- f) The citizens opting for gated living tend to withdraw from the civic responsibility. Since they can get the best, although at a price, making the possession completely private by the private agency, they are least likely to engage themselves in social cause and activities. This factor is detrimental for a harmonious and heterogeneous society.

Therefore overall policy should look deeply into causes that give rise to such developments and draw measures accordingly.

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