

# RE -DEVELOPMENT OF BROWN FIELD SITES

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## **ABSTRACT**

Since years the policy makers and the land developers i.e Architects are developing lands in all possible way considering all possible factors that can contribute towards healthier environment. The planners contribute towards the environment and once it's done, they shift towards their other contribution and the cycle goes on. Now it depends upon the residents, the valuers nearby whether the piece of land used is fulfilling their needs or not, which till an extent is not considered by the planners; and here arises the problem. The lands which are scratched if does not contribute towards the human beings they leave it ideal for years. when calculated the 60% (approx..) land is scratched and out of which 15 % is left unutilized. This paper studies about the 15% of land which was productive at the past and at present lies ideal.

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## **INTRODUCTION**

Brown field refers to the previously developed field or land that has the potential of re – development. It is the piece of land compromised by you and the generation, which at times was operational but lies ideal due to human ignorance. It is left underutilized but have the higher potential of re use. These sites termed may be or may not be contaminated to soil, nature, locality as well as environment but overseen by the people. It is very often while ongoing through the field development we stick to green field and brown field.

Green field – infrastructure project, manufacturing facility or large-scale project build from scratch and lacks constraints of prior work. it starts from land acquisition till the formalities of approval and building of site. In this investment of land is by a FDI by parent company to build plants and infrastructure in a foreign country from scratch. e.g. – Bangalore Airport, Hyderabad Airport. investments in India – coca cola, Pepsi, Mercedes Benz offices and headquarters etc.

Brown field – existing infrastructure project that is currently lying vacant, idle, underutilized and can be modified or upgraded at present. Investing in an existing building or project which include purchasing or leasing. e.g. Mumbai airport, Chennai airport etc. investment in India – Vodafone acquired Hutchison essay in 2007, Daichi Sankyo acquired Ranbaxy in 2008.

## **AIM**

The Aim of this Topic is to incorporate sites of brown field rather than green field in construction industry.

## **OBJECTIVE**

- To Study the urban land use patterns of the brown field.
- To Study the different types of field development.
- To Study the reasons for this development to lag behind.

## **SCOPE**

- Removes the contamination from soil, promotes health and environment.
- Re-use of urban land: which way added no value to the region.
- Designing of a sustainable community.
- Regional economic growth and development, job creation.
- Minimize urban sprawl.
- High income for state.

## **LIMITATION**

- Buildings emerged out of the Brown Field sites are left to certain constraints. Hassles faced will not be covered.

## **HOW IS THE FIELD TERMED AS BROWN FIELD?**

- Identification of site to be re-developed -: assessment of the site in relation to the environment and its impact (past, ongoing and future), calculation of the redevelopment potential of the site and the most important is the society response to the site to be redeveloped which will directly channelize to the funding Requirement for the process till its baked.
- Remediation (clean up): - removal of the old contaminated soil and back fill .old contamination of the site may be for the underground parking that was operational in the site. Contamination may differ with the previous use of the site; and is processed through biochemical means.
- Redevelopment: - handed over to the owner of the property in co-operation of the agencies of neighborhood communities. e.g.: - Mumbai international airport (public private partnership)

## **Brown Field Problems**

The origins of the Brownfield issue are convoluted. These sites serve as a stark reminder of urban lands' systemic issues and identifying a single cause for decay and disinvestment is impossible. The chilling effect of environmental regulations on urban redevelopment is frequently cited as a major catalyst. The nation's primary hazardous waste remediation law, the, is a comprehensive remedial statute that gives the federal government broad authority to order government agencies and private parties to clean up dangerous hazardous waste sites.

The Department of Justice files multiple lawsuits each year against site owners and other parties to force clean ups of sites or recover funds used by the federal government from the "Superfund" to clean up sites, with a focus on the most dangerous hazardous waste sites in the country, particularly those listed on the national priorities list. Private parties are normally required to incur significant costs in remediating contaminated sites as a result of these lawsuits and other administrative actions. Lawsuits are typically lengthy, costly proceedings involving hundreds of parties.

Even though many Brownfield sites have not been tested for contamination, their history shows that they are not among the most dangerous; however, if high levels of contamination are found, a site may be added to the list. This uncertainty poses a serious danger to any potential Brownfield developer: the history of Brownfield sites is littered with complaints about high remedial and transaction costs, excruciatingly slow cleanup progress, and cleanup standards that some parties perceive to be overly conservative in their assumptions. Even if a Brownfield site did not end up on the, the developer could not be certain that he or she would not be held liable for environmental damage which can be understood by an example:

### **Example - RE DEVELOPING AN EXISTING DEAD MALL IN RAIPUR; CHHATTISGARH**

RK MALL is located at GE road, Raipur, Mahoba bazaar. This mall was inaugurated in 2013. This mall owns a private ownership, after the mall was inaugurated it showed high response from the localities for years. When the construction was started for Tatiband over bridge the mall started showing downfall as it is located just adjacent to the bridge. Still till 2015September the mall was on ongoing foot fall, maximum shops were closed only thing the mall was live for was carnival cinemas. In the year 2016 june the per day foot fall counted was 20-25. The local residents with a hope were visiting the mall for few shops at the ground floor

. In the year 2017 September the local people urged for the mall as there was the only mall in the western side of the city and finally on July 2018 the existence of the mall was deleted in maps even and the mall is left dead.



The mall was supposed to be shut down in the year 2016 as the article received in September read that there is unresponsive behavior from the owner in order of maintenance of the project , the project suffers from pending tax since 2013 (the year in which the mall was inaugurated)

Data source TIMES OFINDIA

Identification

The mall is identified as a brown field because not a single corner of the mall is utilized and is left ideal from years. when asked the residents about their opinion on re developing the mall the reply received were against the redevelopment of the mall but the space which directly mean to be brown field development.

AGE GROUP	AGAINST	SUGGESTION
50-60	No shopping complex as any way there are well developed malls in the city we will prefer goingtheir	Theatre, play area for kids, apartments
35-50	No clothing because city anyway serves better	Garden, theatre, showrooms
25-35	No food joint as cafes nearby serves better (Ashoka biryani), no apartment as liquor shop lies adjacent to it , no hotel or marriage hall as Piccadilly ( name of hotel ) serves themenough.	Sports complex, theatre, oxy zone

Data source: verbal survey from residents.

Result

As suggested from the local people it is clear that the land is giving them no benefits but is ignored. Every age group are looking for something that will keep them active as well the place live. If all the points from all the age group as taken at a glance what they want is a open place with a sports complex and a theatre that will amuse them. Which is practically possible.

Project will impact the (e.g. neighborhood revitalization, increased real estate value, economic benefits, environmental quality benefits, etc.).

**RECOMMENDATION**

Brownfield programs run by the states and the federal government have had a decade of success. Where there was once no hope for the future of abandoned or underused sites, redevelopment is now taking place. However, it's difficult to infer from this that Brownfield revitalization is being done in a sustainable manner.

Fortunately, the elements for transforming existing programs to meet objectives are already in place. There is a growing acknowledgment that projects are more likely to succeed if they are implemented as part of a larger urban redevelopment strategy rather than being left to market forces.

There are numerous "best practices" guidelines available to guide sustainable Brownfield revitalization in this wider context. Some suggestions, such as those outlined in the Sustainable Brownfield Model Framework, would help to improve existing programs. A good place to start would be for states to rewrite their land use laws, including Brownfield programs, to require state and local policies that promote sustainable development.

#### REFERENCE

- 9 Sustainable Brownfields Model Framework, supra note 6
- Eisen, Brownfields Policies for Sustainable Cities.
- Turning of brown fields into green fields by Christopher A. De Sousa.
- Sustainable brown field architecture by Tim Dixon