

An aerial photograph of a residential development, likely Auroville, showing a complex grid of buildings and winding paths. The buildings are arranged in a circular or semi-circular pattern around a central green space. The paths are light-colored and wind through the blocks. The overall color palette is dominated by greens and greys.

COMPREHENDING LAND CAPABILITY

TOWARDS INTEGRATED ECO PRODUCTIVE LAND USE AND PLANNING



- **CURRENT MODES OF PLANNING**
 - **NOTION OF 'SITE' AS A 'LAND'**
 - **LAND CAPABILITY AND PARAMETERS**
- **INTEGRATED ECO PRODUCTIVE STRATEGIES**



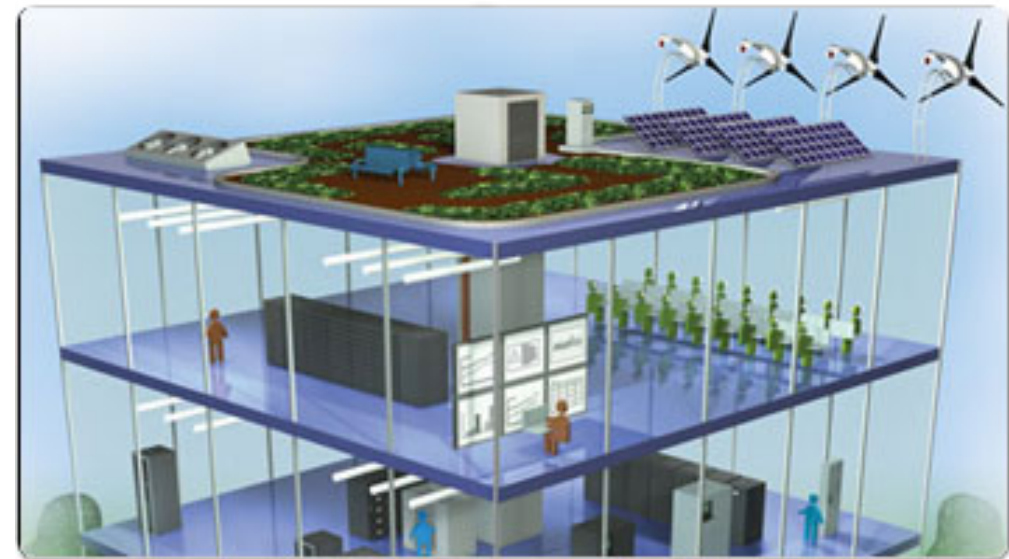
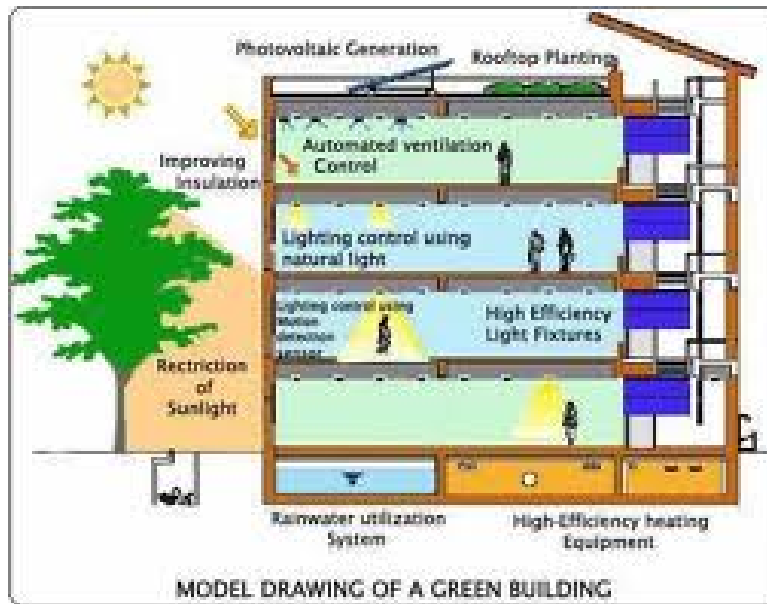
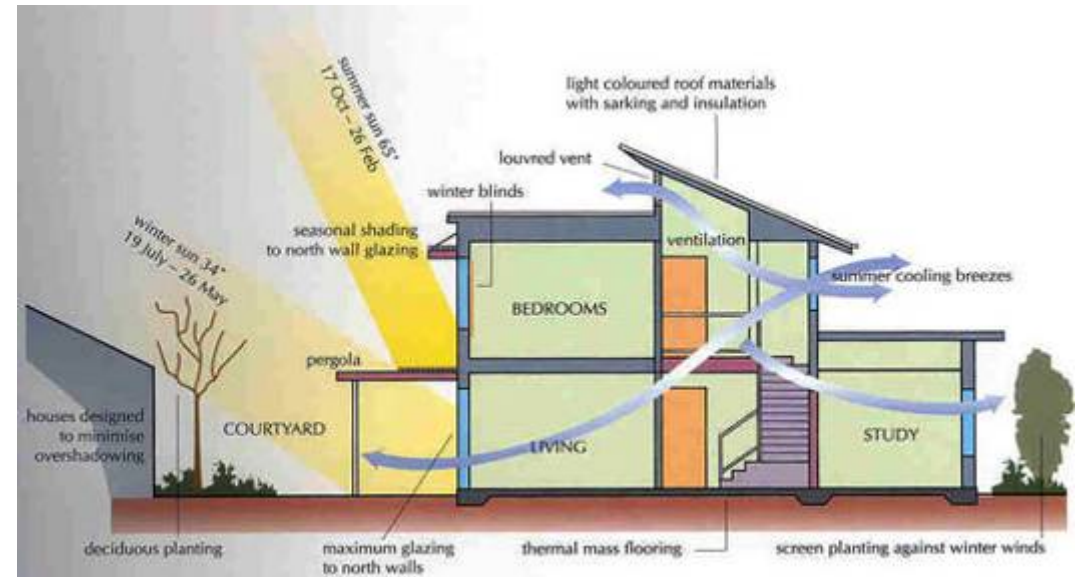
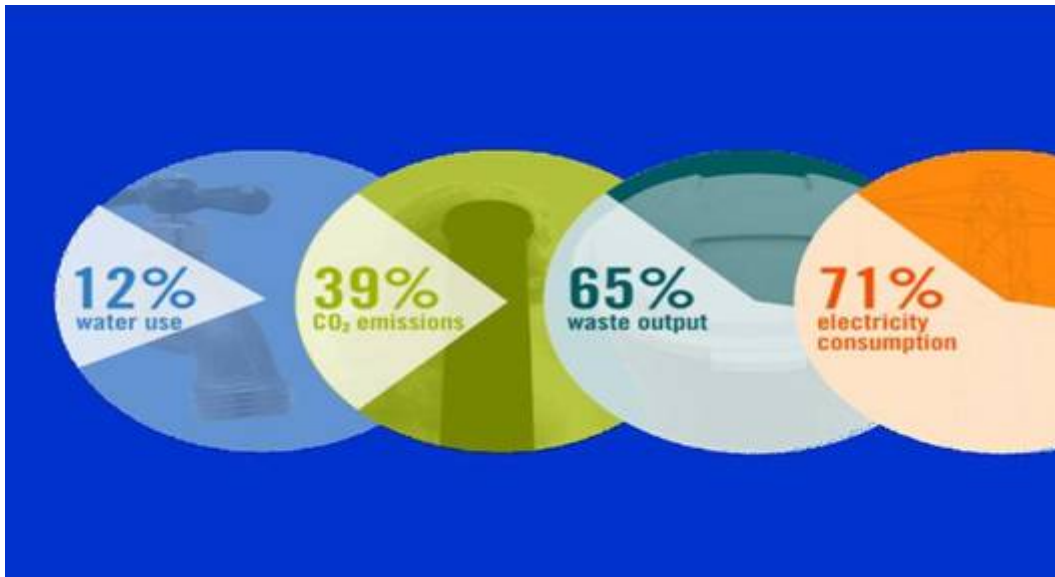
MASTER PLANNING AS RESULTANT OF OVERARCHING FORM DRIVEN ARTISTIC EXPRESSION



DEFINITION OF BOTH BUILT AND OPEN SPACE A COUNTER PRODUCT OF THE ROAD INFRASTRUCTURE.



OPEN SPACE LAND USE A BY PRODUCT OF LEFT OVER SPACES IN THE DEVELOPMENT TO ACCOMMODATE RECREATION



SUSTAINABILITY CONCERNS ONLY AT THE BUILDING AND RELATED SERVICES SCALE INCORPORATED.

10% COVERAGE



90% OPEN LAND



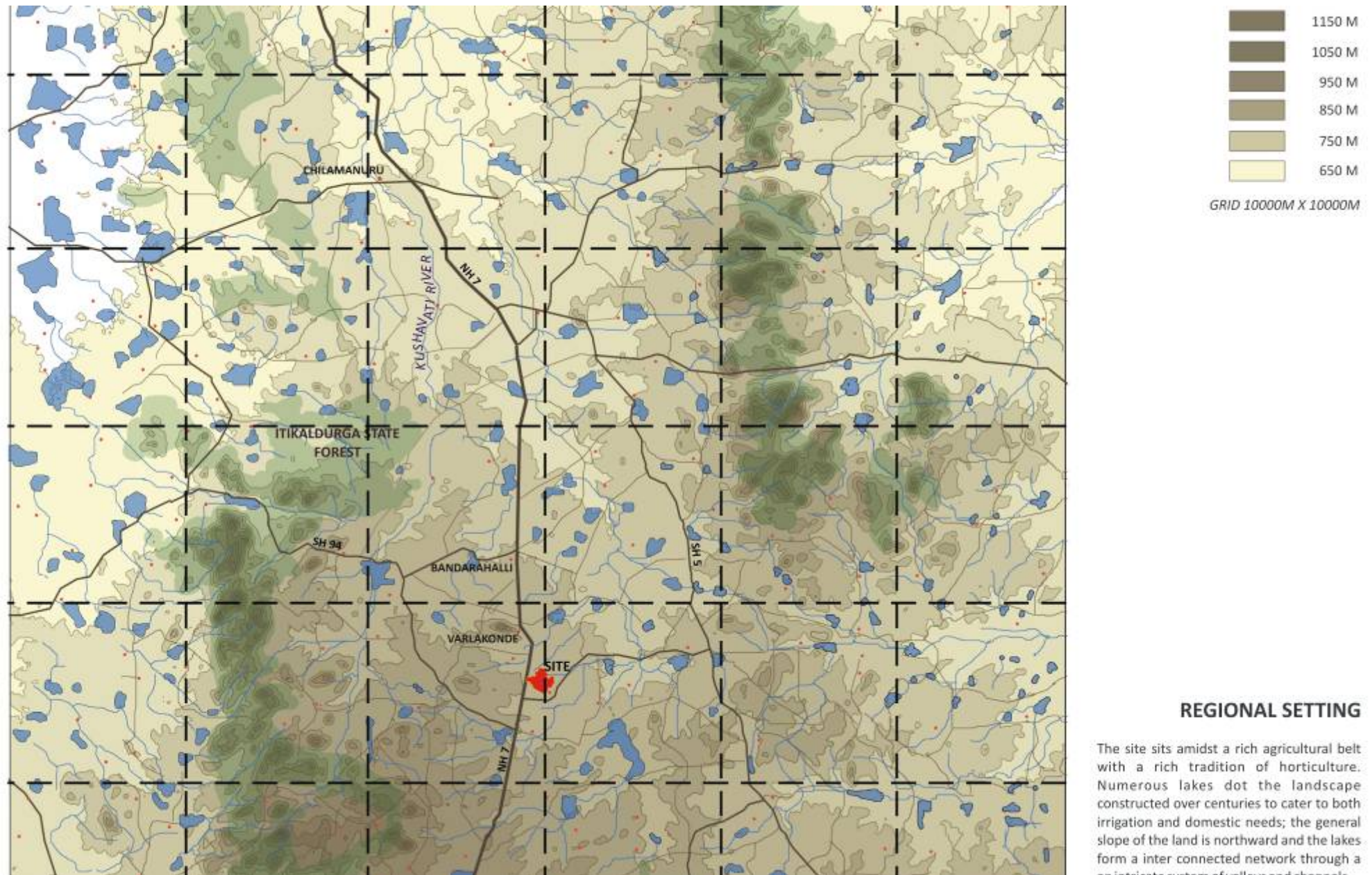
IT OUGHT TO BE UNDERSTOOD THAT THE BUILT OCCUPIES ONLY FRACTION OF A SPACE ESPECIALLY FOR LARGE SCALE DEVELOPMENT



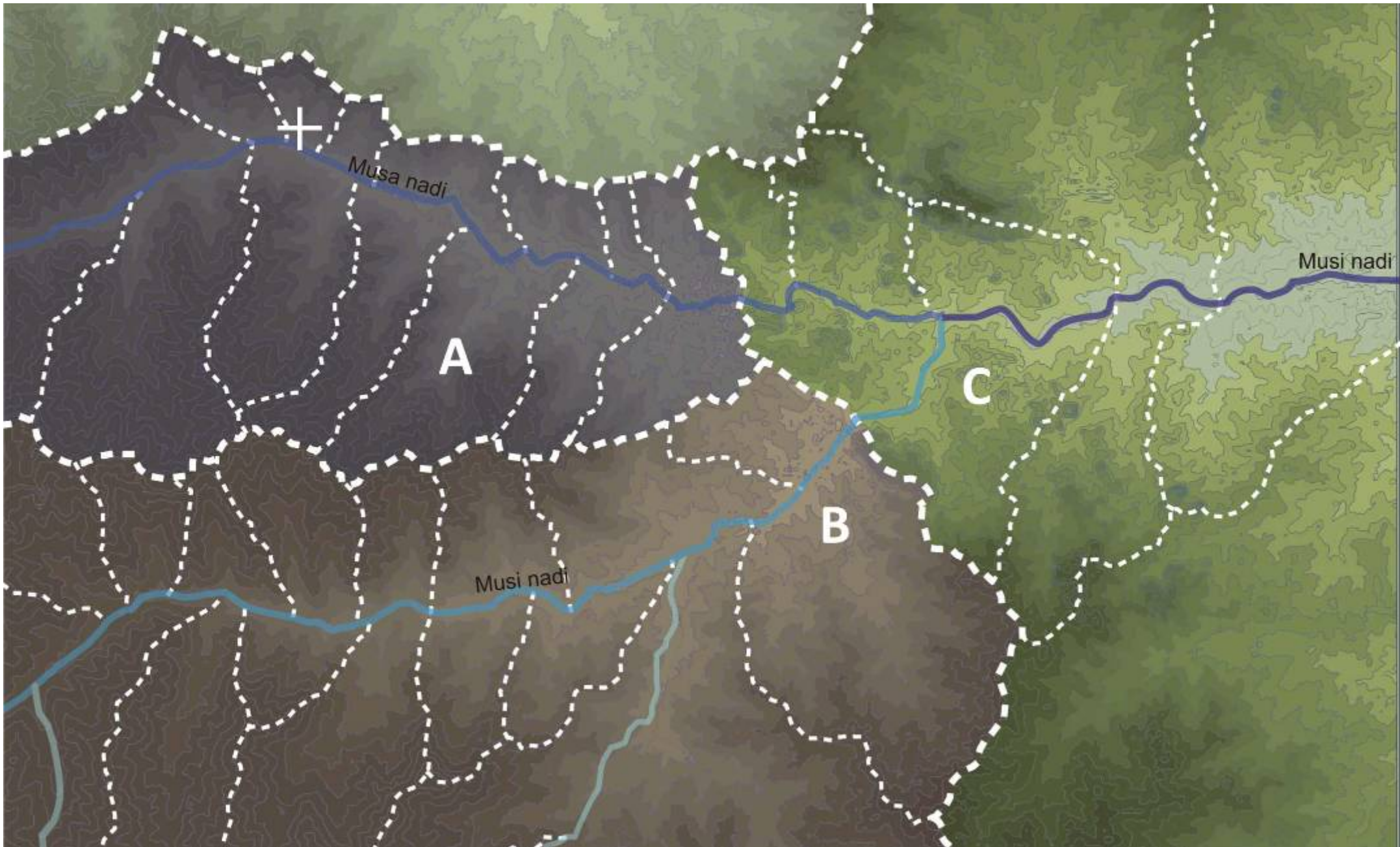
THIS RESULTS IN MOST OF THE SITE NOT BEING STRATEGICALLY DEVELOPED TOWARDS A PERFORMATIVE LANDSCAPE AND ECOLOGY



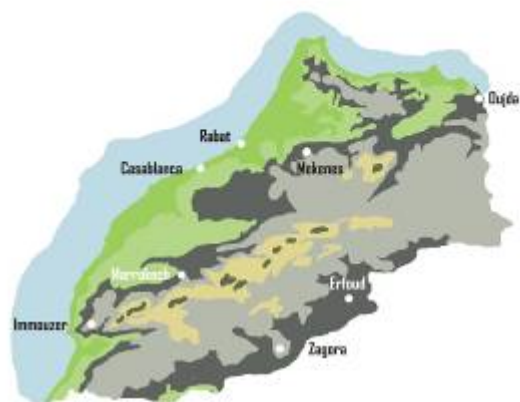
The critical departure in addressing sustainability for large-scale projects is to first comprehend that the parcel allocated for development and earmarked as a Site is technically a LAND



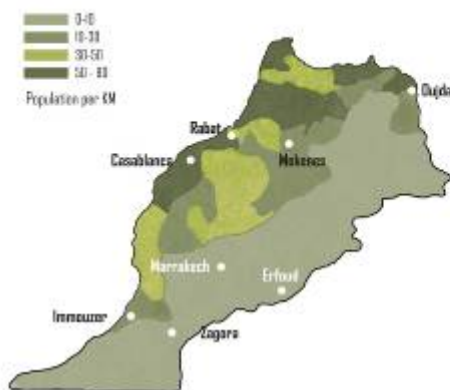
SITE IS TECHNICALLY A LAND WITH INHERENT POTENTIALS LINKED TO THE LARGER ECOSYSTEM OF WHICH IT IS A PART. ITS PHYSICAL DEMARICATION IS TO BE UNDERSTOOD AS A BOUNDARY FOR THE PHYSICAL EXTENT OF DEVELOPMENT AND NOT A DEFINITION OF FACTORS THAT INFLUENCE IT



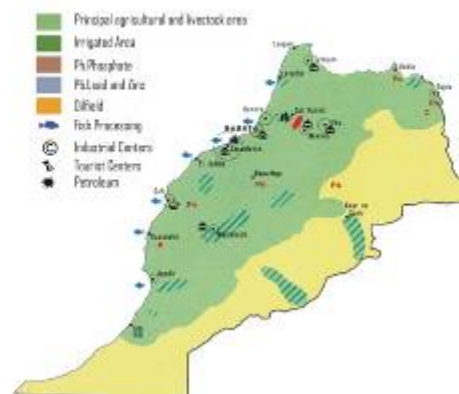
REGIONAL POSITIONING OF THE LAND WITH RESPECT TO PHYSICAL AND NATURAL CONDITIONS



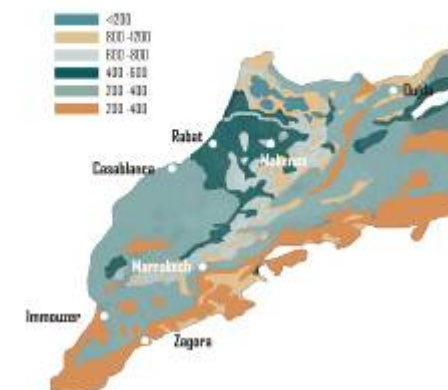
Regional TERRAIN DISTRIBUTION



Regional POPULATION DENSITY



Regional ECONOMY



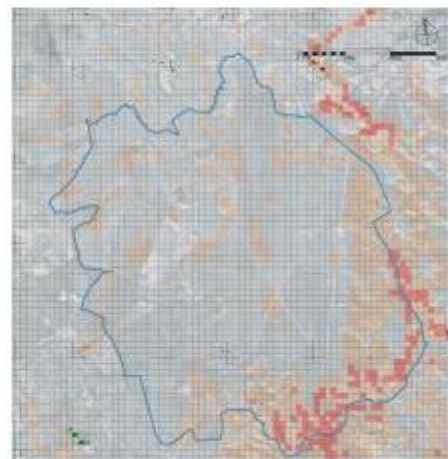
Regional RAINFALL DISTRIBUTION



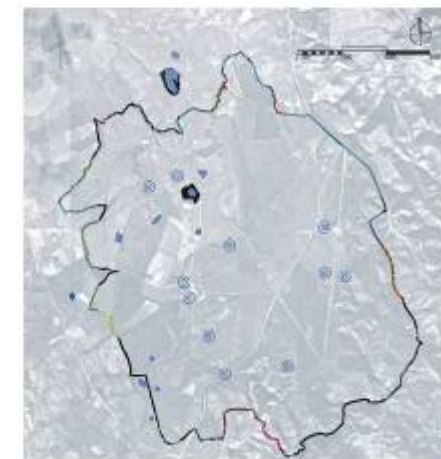
BAB ZAERS, Site Perimeter



BAB ZAERS, Geological Conditions

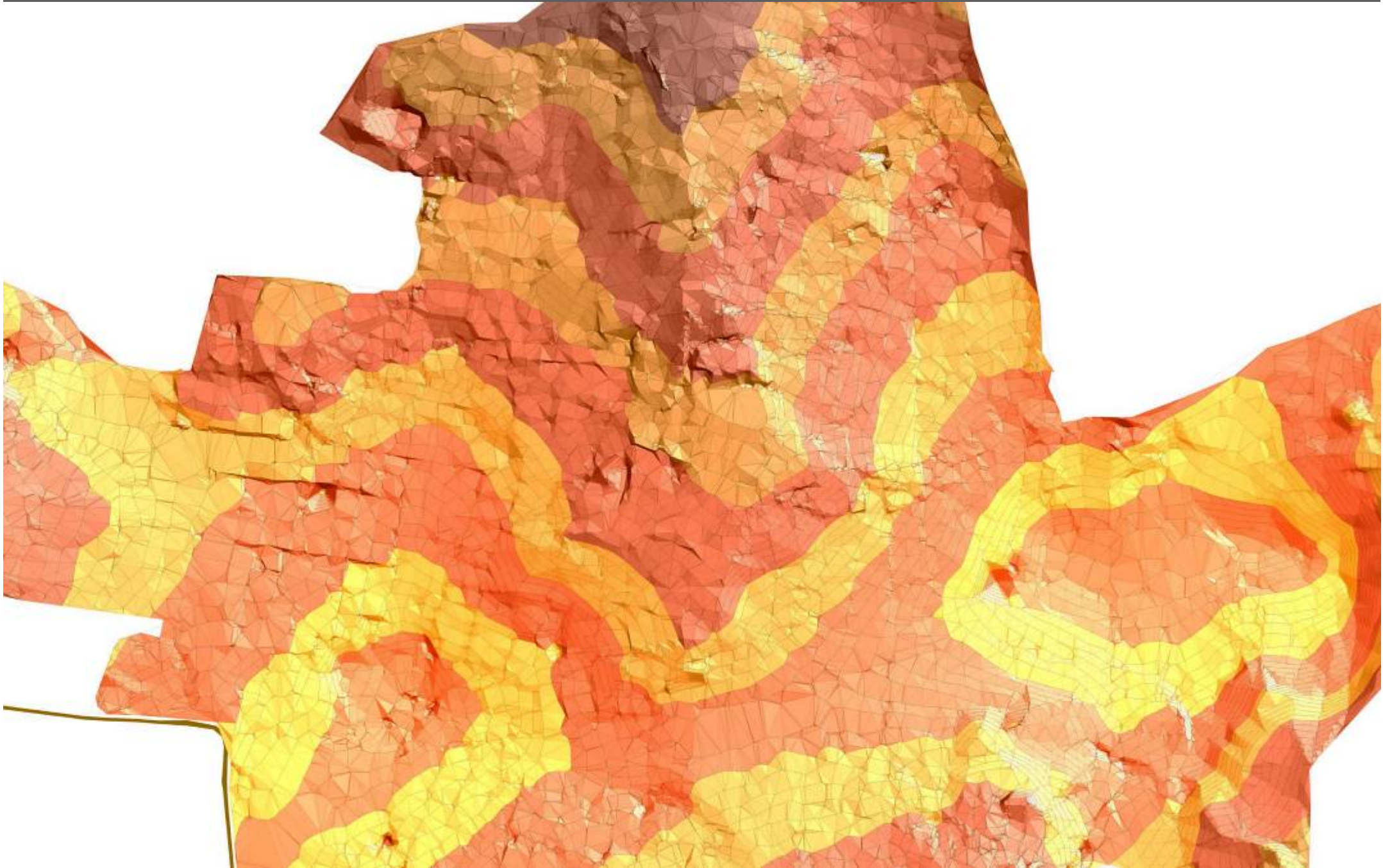


BAB ZAERS, Terrain Conditions

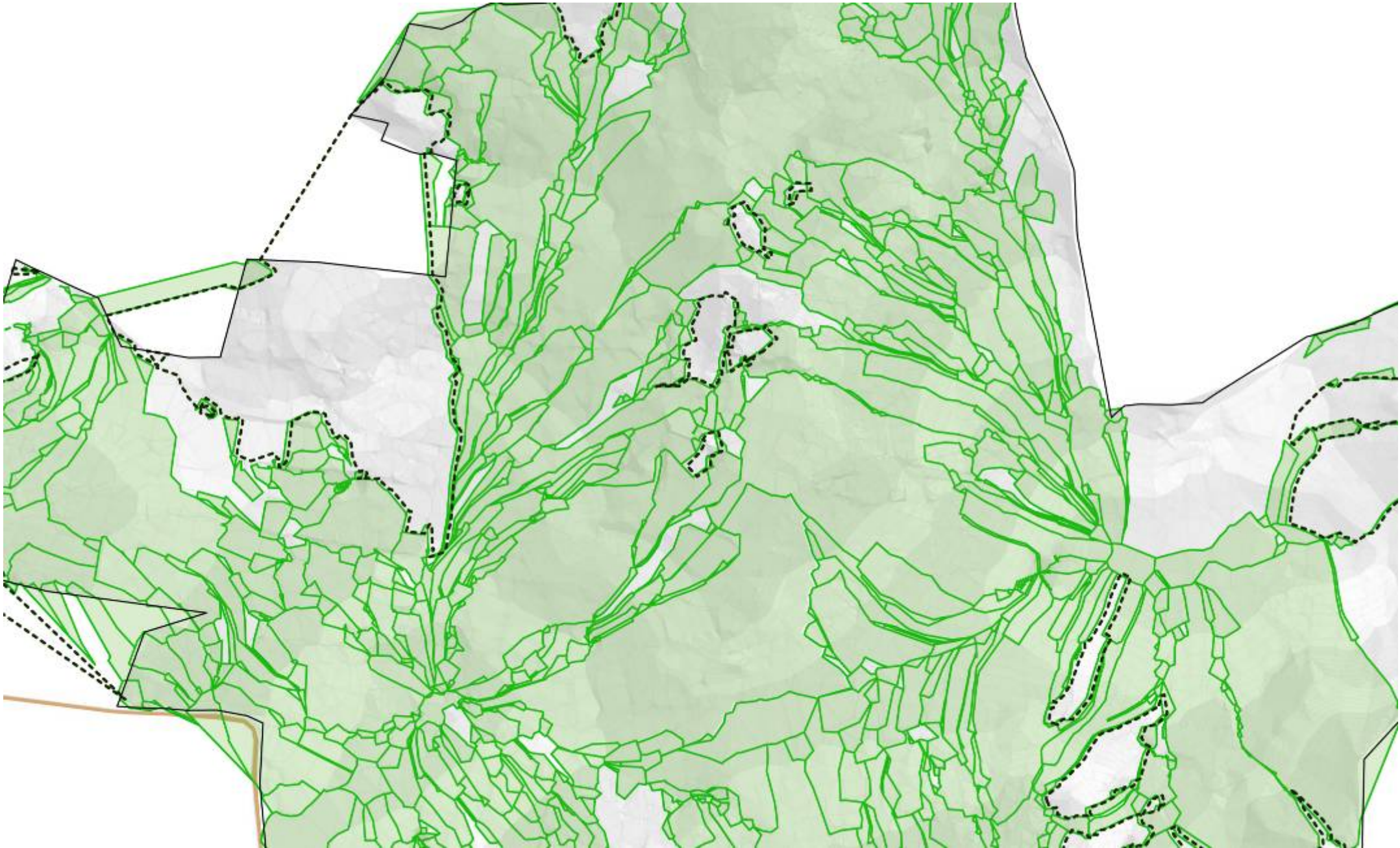


BAB ZAERS, Hydrological Conditions

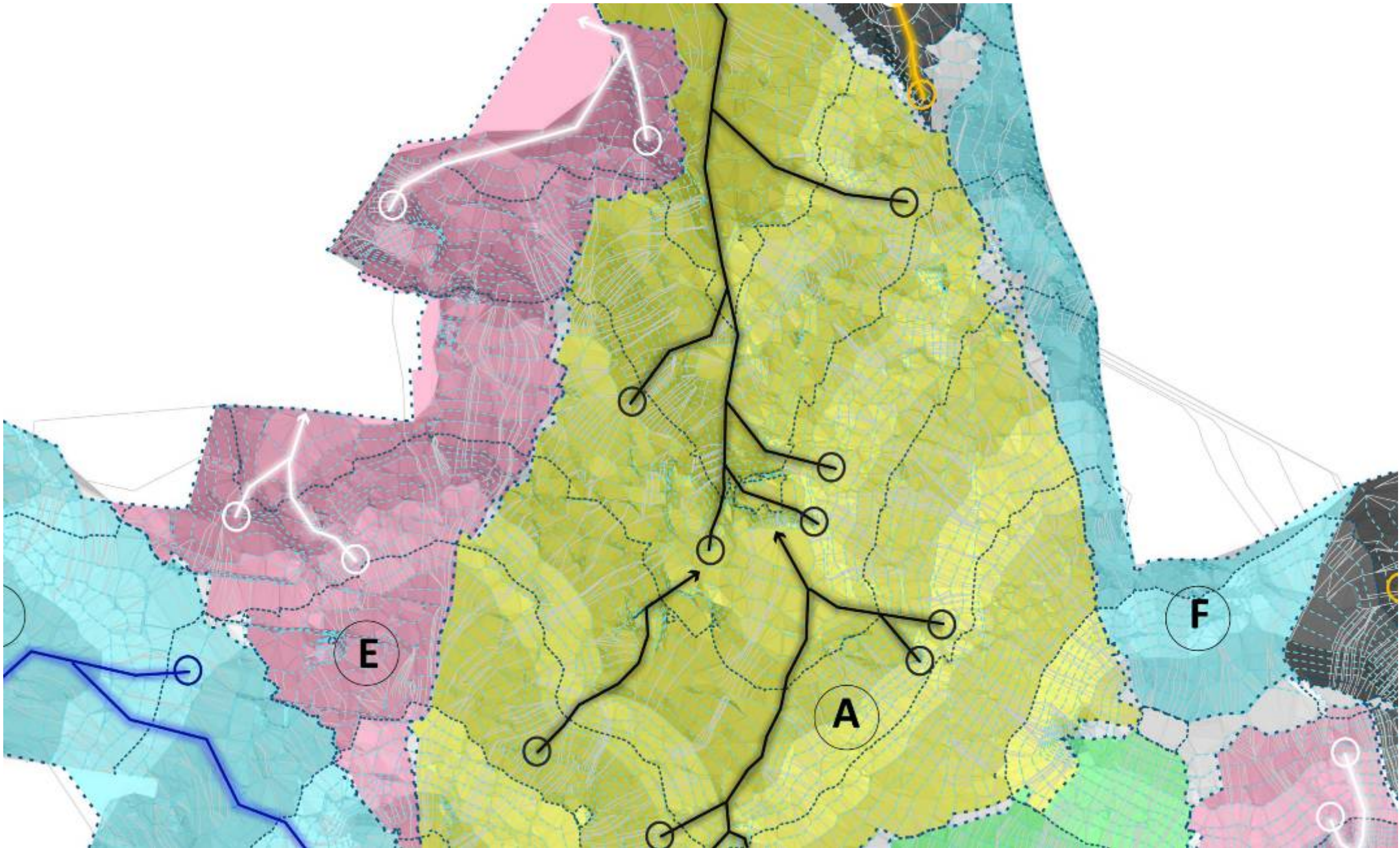
THE INHERENT CAPABILITIES AND POTENTIALS OF THE LAND NEED TO BE MEASURED, ACCOUNTED FOR AND ENGAGED WITH TO DEVELOP AN INHERENTLY SUSTAINABLE PROGRAM DISTRIBUTION FOR THE DEVELOPMENT



COMPRHENDING THE PHYSICAL ASPECTS OF THE LAND SUCH AS TOPOGRAPHICAL FEATURES, SLOPES ETC.

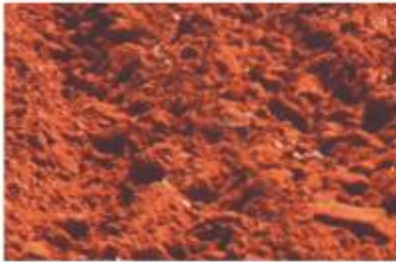


COMPRHENDING INTANGIBLE QUALITIES OF LAND SUCH AS MICRO WATERSHEDS

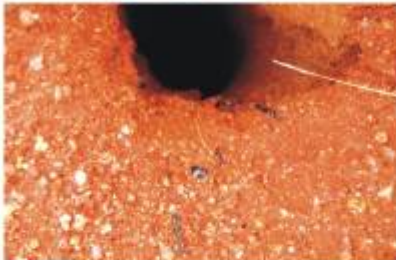


ESTABLISHING A NATURAL ORDER AND ZONING OF THE SITE BASED ON HYDROGEOLOGY

SOIL PROFILE



Red loamy soil: fertile soil, good for agriculture when tilled.



Red sandy soil: found near the ridges with vegetation



Sandy soil : found over water channels, minimal vegetation



Gravelly soil : found on ridges, well drained. Encourages certain species of grass and groundcover



Rocky outcrop: scattered throughout the site, well drained and hosts a few pioneer species of vegetation



LOCALIZATION OF SITE CONDITIONS BASED ON SOIL PROFILE AND RELATED ATTRIBUTES TO IT



Water collection pond with rocky bed.



Large, dry open well adjacent to the site boundary now used through a bore-well



Naturally vegetated swale that carry water from the catchment to collection ponds.



Streams carrying overflow from the ponds on the site.



Figure 1 : Site and its surrounding

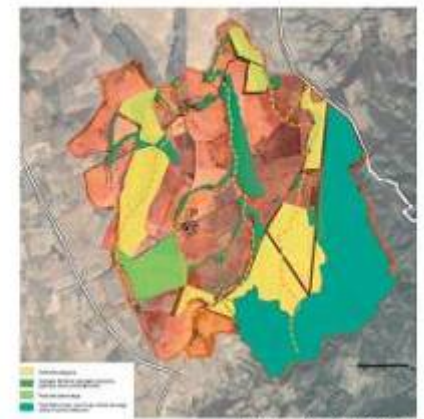


Figure 4 : Vegetation

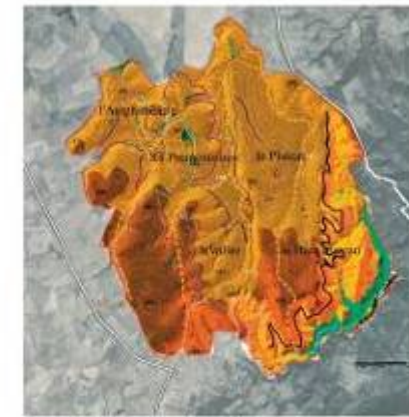


Figure 2 : Topography and open landscape



Figure 5 : Agricultural patterns

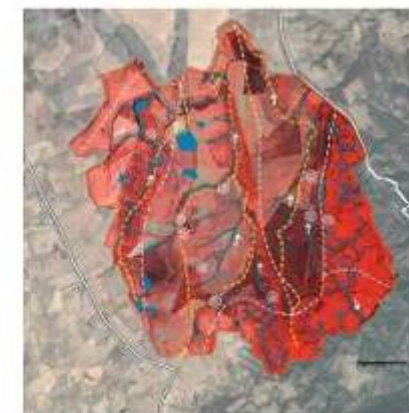
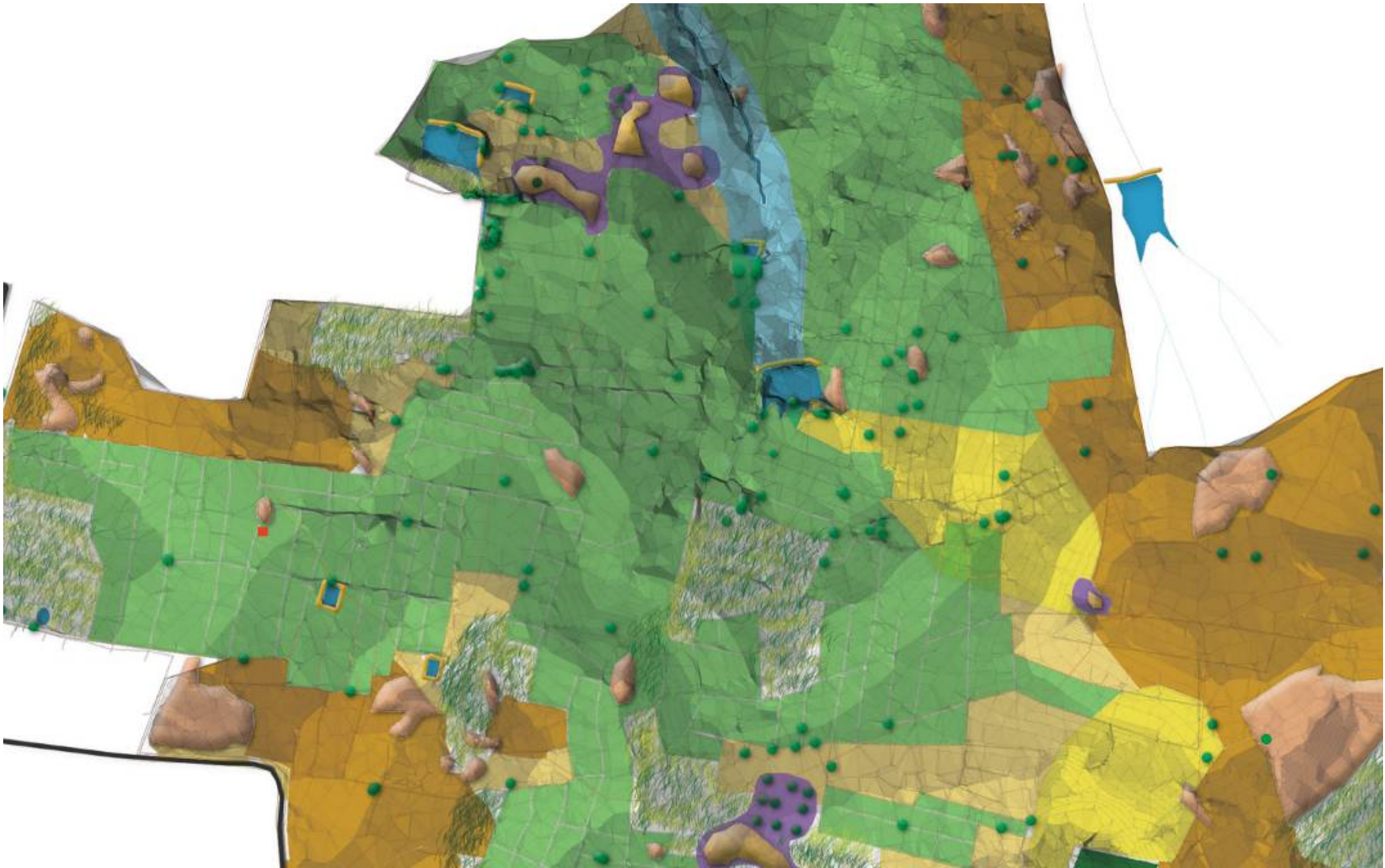


Figure 3 : Water resources



Figure 6 : Geographical identity

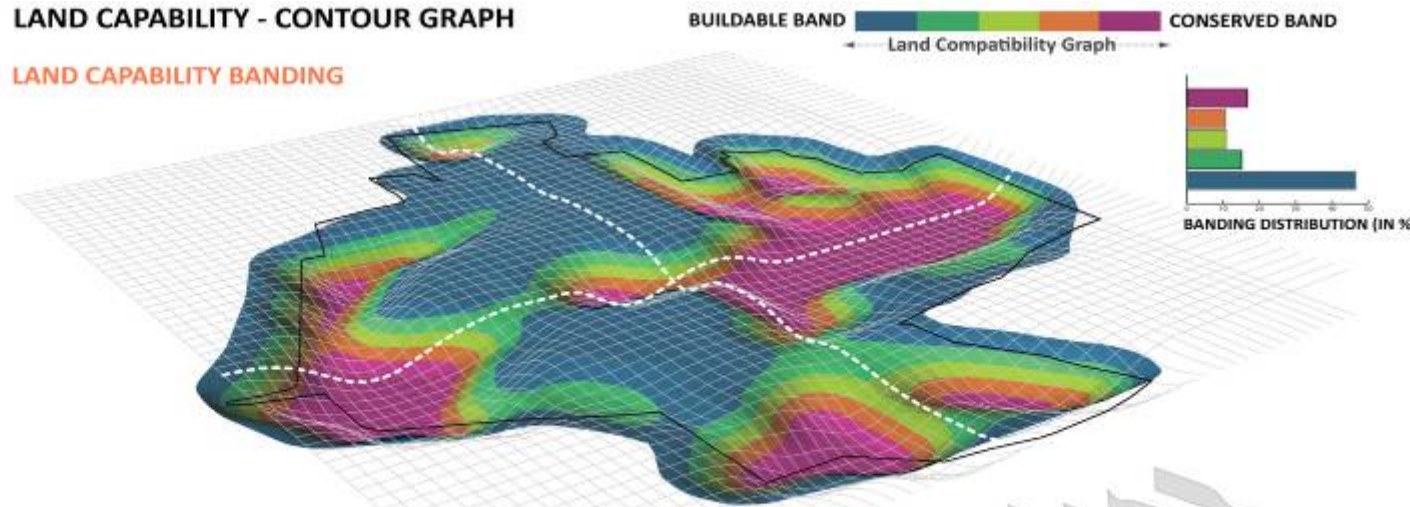
MORE LOCAL UNDERSTANDING OF DIFFERENT PATTERNS OF SITE OVERLAPS AND PHYSICAL FEATURES



ESTABLISHING THE NATURAL LAND USE PATTERN AND CHARACTERISTICS FOR THE LAND AND AS IMMEDIATE PRECINCTS

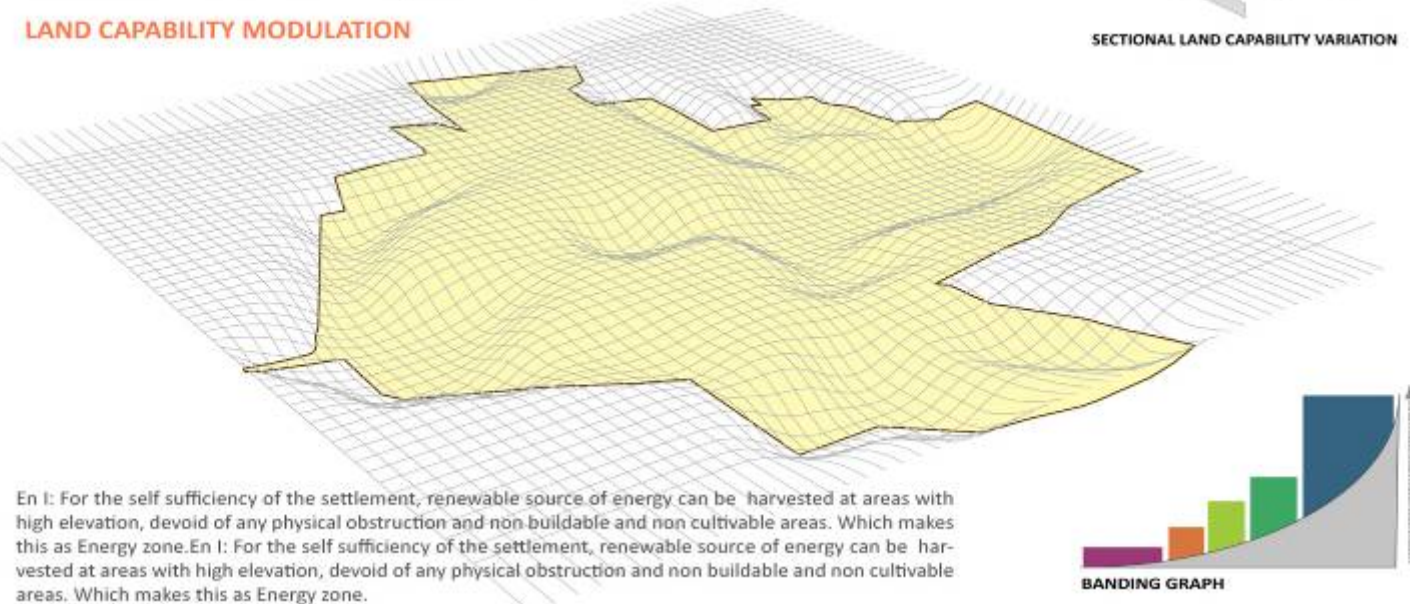
LAND CAPABILITY - CONTOUR GRAPH

LAND CAPABILITY BANDING

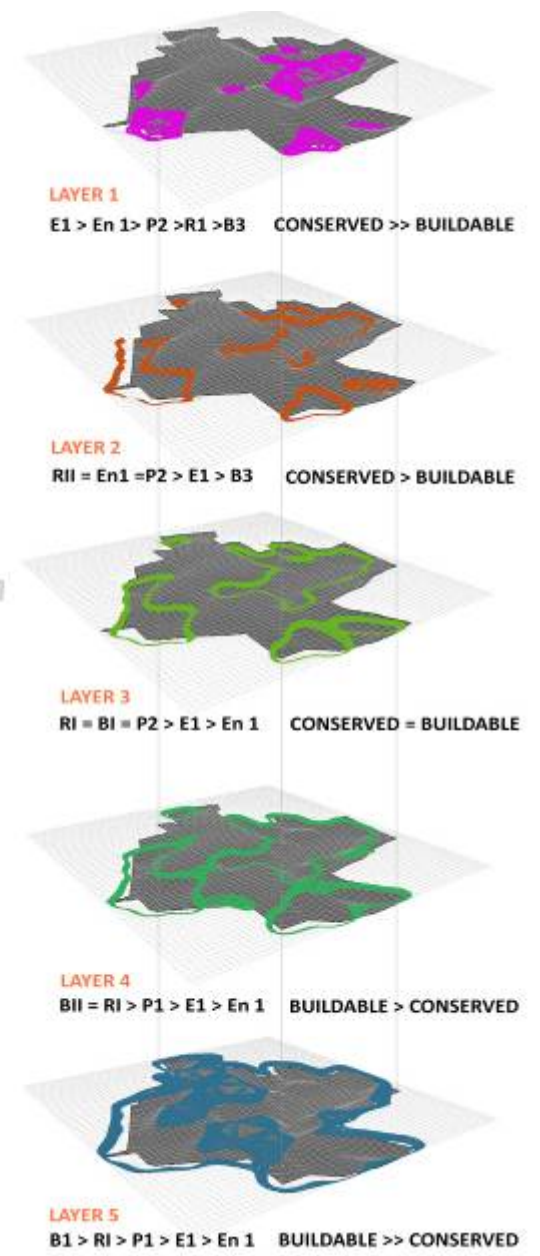


En I: For the self sufficiency of the settlement, renewable source of energy can be harvested at areas with high elevation, devoid of any physical obstruction and non buildable and non cultivable areas. Which makes this as Energy zone.

LAND CAPABILITY MODULATION



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POSTIONING A SITE AS A LAND CHARACTER ALLOWS THE SITE TO BE INTERPRETED AND ANALYZED AS AN OVERLAP OF BOTH TANGIBLE AND INTANGIBLE FEATURES THEREBY UNDERSTANDING IT AS A FIELD OF VARIED OPERATIONS AND INHERENT CAPABILITIES

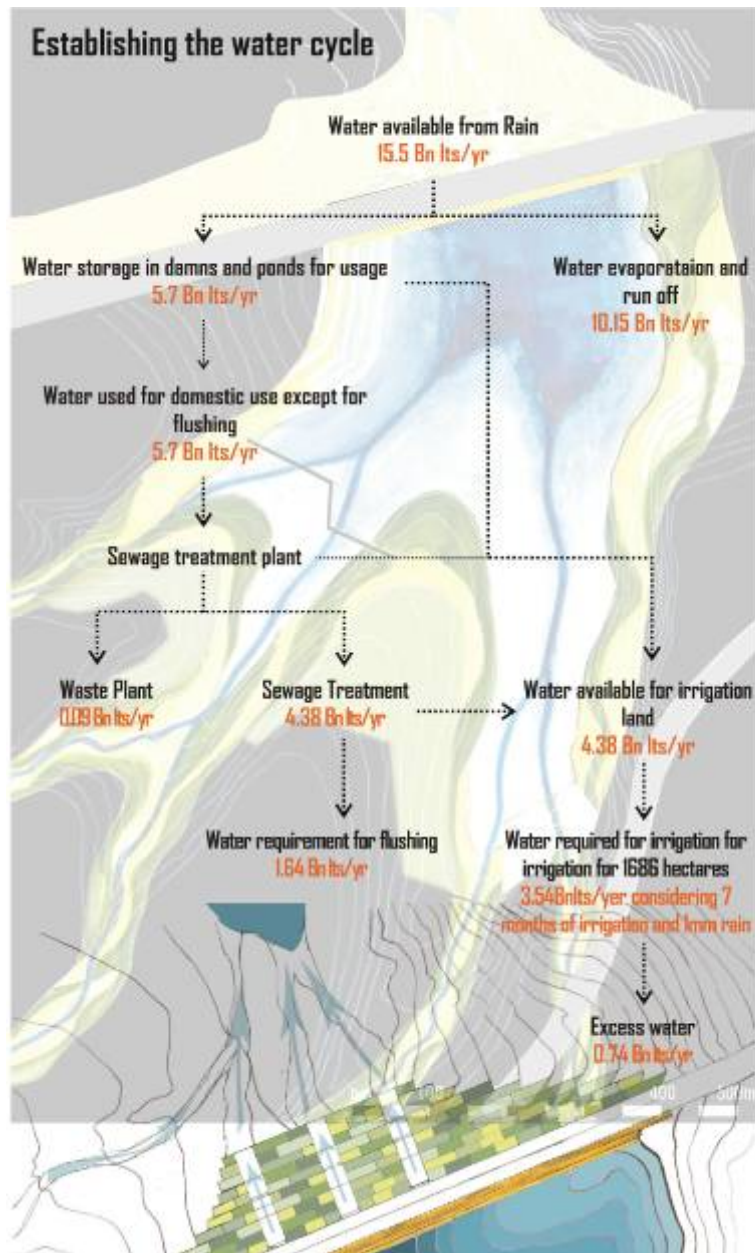


Figure 1 : Drainage and topography



Figure 4 : Local water and Reservoir network



Figure 2 : Potential reservoirs

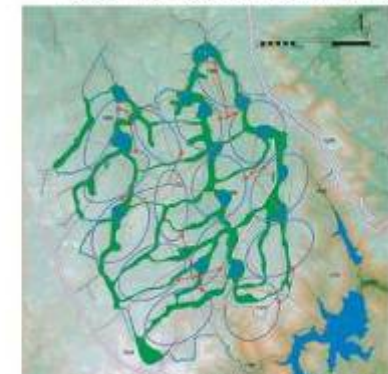


Figure 5 : Waste Water recycling plants / Treated water network



Figure 3 : Integrated greenways



Figure 6 : Grey water and sewage network

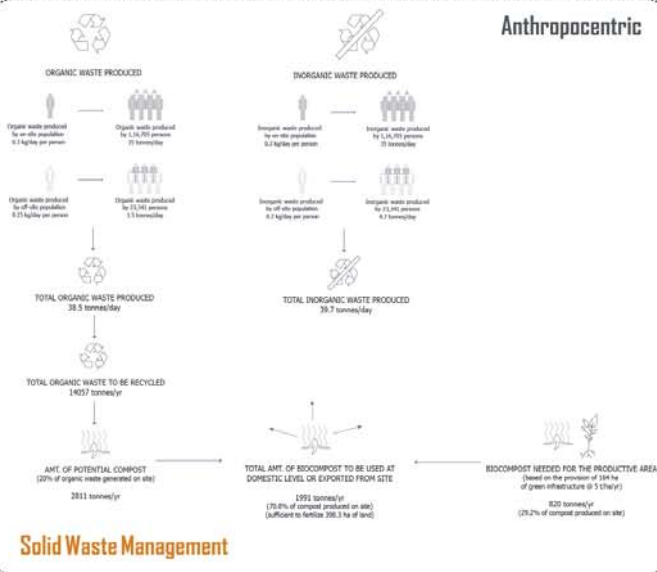
BASED ON THE ESTABLISHMENT OF DEVELOPMENT CAPABILITY POTENTIALS OF THE LAND THE PARRALLE PROCESS ESTABLISHING AN INTEGRATED MODEL OF URBANISM INCLUSIVE OF PRODUCTIVE ASPECTS OF LAND IS THE CAPACITY ANALYSIS FOR THE LAND

Employment Statistics

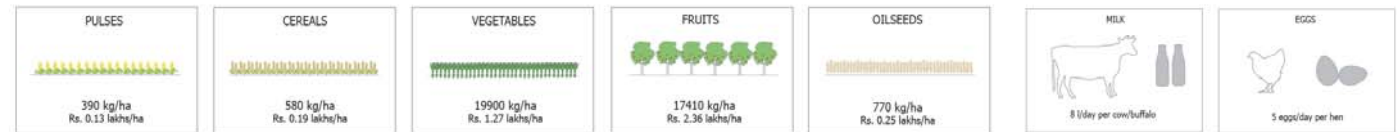
Anthropocentric

YEAR	POPULATION	WORKING POPULATION	AGRICULTURE AND ALLIED SECTOR	MANUFACTURING SECTOR	CONSTRUCTION SECTOR	TRANSPORTATION AND COMMUNICATION SECTOR	TRADE SECTOR	OTHER SERVICES
		assuming a workforce participation rate of 39.26% as per the 2011 census and increasing by a factor of 1.54% in the progressing years						
2011	116620	45785	458	13278	4579	4121	8241	15109
2021	116620	47581	476	13798	4758	4282	8565	15702
2031	116620	49377	494	14319	4938	4444	8888	16294

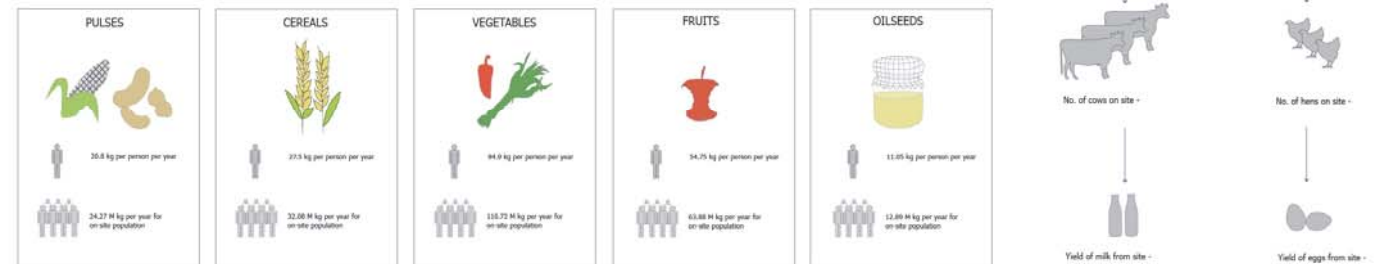
Anthropocentric



YIELD



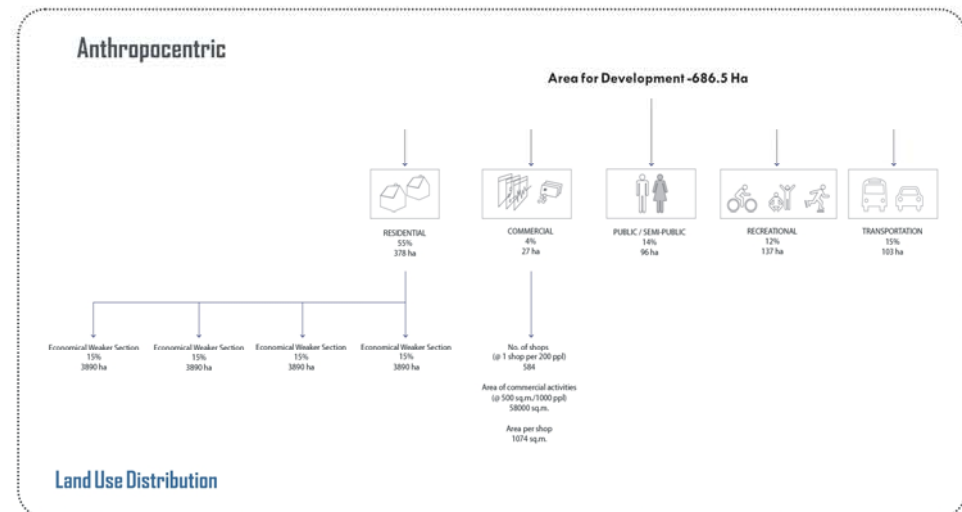
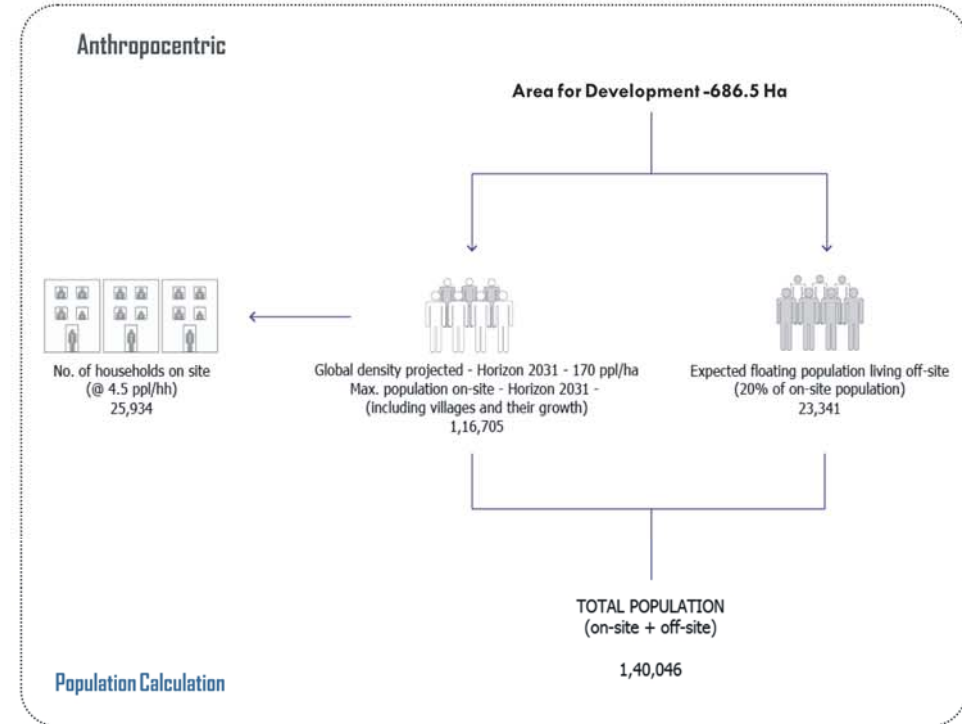
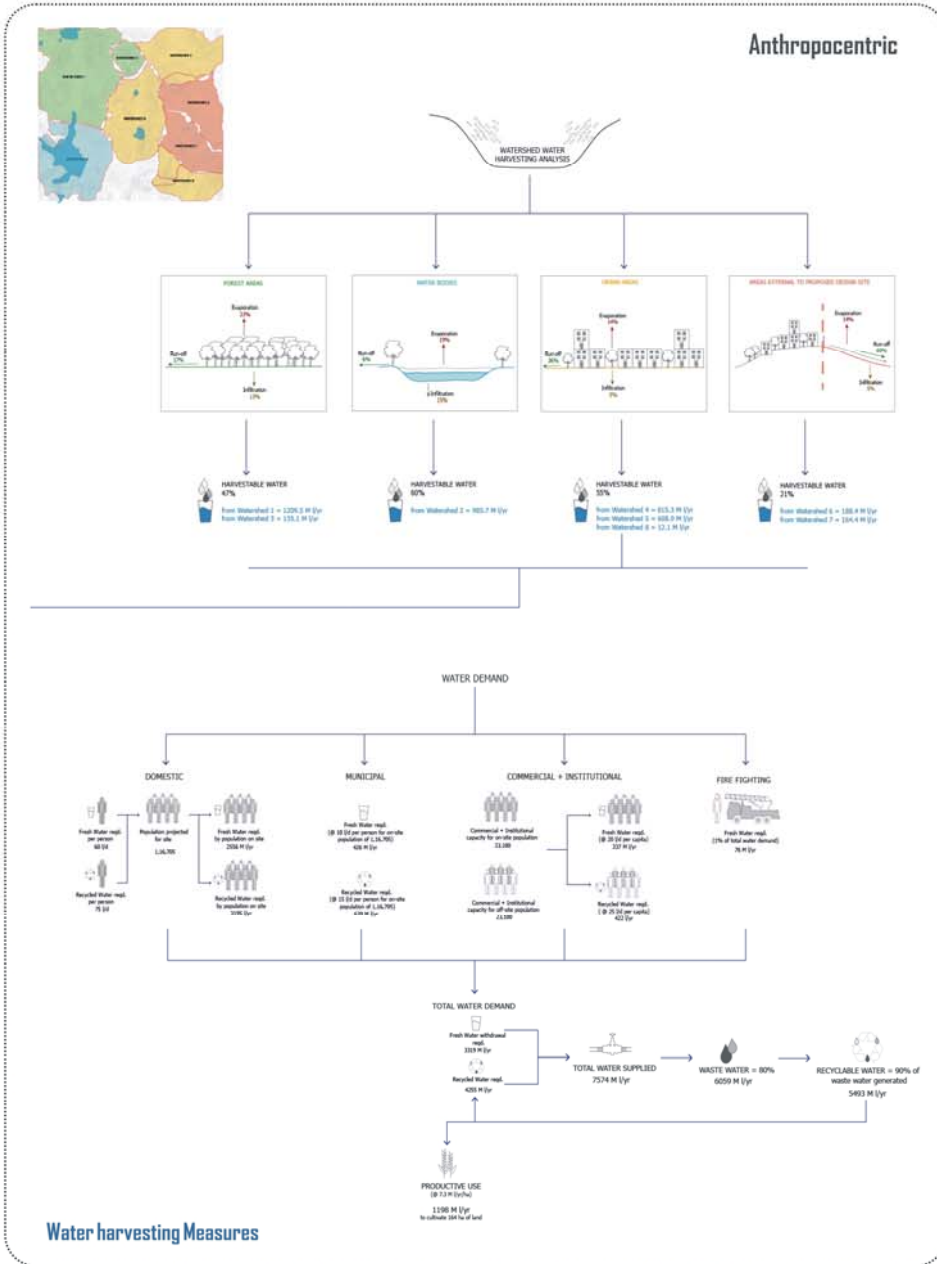
DEMAND



Food production and Animal Husbandry

Anthropocentric

CAPACITY ANALYSIS OF LAND PRODUCTIVITY NOT LIMITED JUST FOOD PRODUCTION BUT ALL FORMS OF ECO SYSTEMS SERVICES



CAPACITY ANALYSIS OF LAND PRODUCTIVITY NOT LIMITED JUST FOOD PRODUCTION BUT ALL FORMS OF ECO SYSTEMS SERVICES

HYDROLOGICAL CHARACTERISTICS

Precipitation is the ultimate source of all water flowing in streams and rivers. However, not all precipitation becomes streamflow. When precipitation occurs, some amount of water is intercepted and held, or abstracted, by watershed vegetation in the form of infiltration, surface detention, evapotranspiration etc. The amount of interception depends on the type, density, and growth stage of the vegetation, on rainfall intensity, and on wind speed. Eventually, when all surface storage is filled, and either the rainfall intensity exceeds the infiltration rate or the ground is saturated; water will begin to flow over the surface of the ground. This flow is called stormwater runoff or simply runoff, also called effective rainfall.

Peak runoff rate. Overland and shallow concentrated travel time can be estimated with a relationship developed by Overton and Meadows (1976) based on Manning's equation. The relationship is:

$$t_t = 0.007 (nL)^{0.8} / P_2^{0.5} * S^{0.4}$$

t_t = Time of travel in hours (water to reach from one end of site to the other)

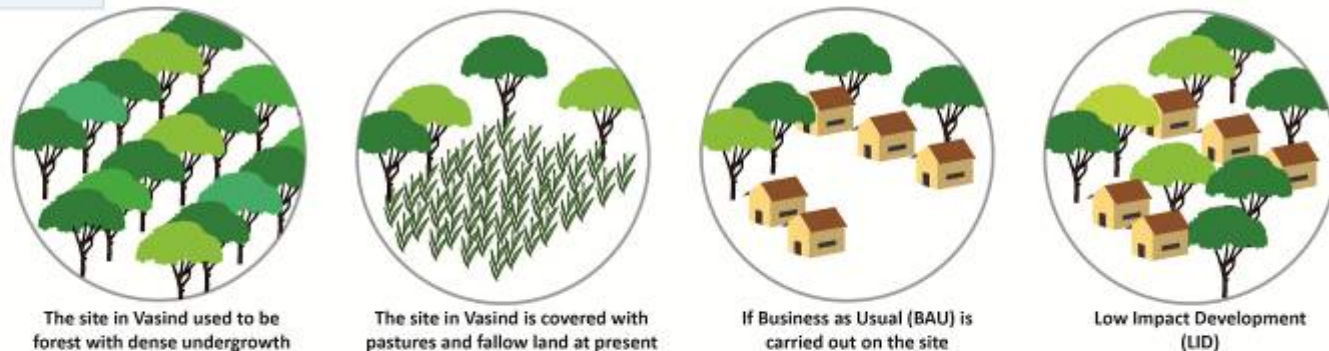
n = Manning's coefficient (Based on the vegetation cover or surface cover)

L = Segment length in feet (Length of site) = 1550'

P_2 = 2 years, 24 hr rainfall in inches = 21.57"

S = slope (average slope of the site) = 0.058

Abstractions from rainfall include interception by vegetation, surface storage, evapotranspiration, and infiltration. Increasing impervious area in a watershed causes increase in both runoff volume and peak discharge. Increase in runoff volume is caused by the reduction of precipitation abstraction (infiltration, interception, and surface storage). Water also moves more quickly and directly from remote points in the watershed to the outlet. Reducing the travel time means that shorter, more intense storms contribute to the flow, and more flow accumulates at the outlet simultaneously.



The following calculations prove that Low impact development help bring the peak runoff rate close to the rate of the virgin landscape of the region, hence reducing the flooding impacts to a huge extent. Erosion to the land is reduced protecting soil and vegetation from being blown away.

Groundcover	Manning's coefficient (n)	The site in Vasind used to be forest with dense undergrowth	The site in Vasind is covered with pastures and fallow land at present	If Business as Usual (BAU) is carried out on the site	Low Impact Development (LID)
Hard paved, roofs etc 0.011		0%	0%	30%	10%
Turf 0.20		0%	0%	30%	10%
Row crops 0.20		0%	100%	0%	20%
Wood with light undergrowth 0.40		0%	0%	40%	40%
Wood with dense undergrowth 0.80		100%	0%	0%	20%
Manning's coefficient (n)		0.8	0.2	0.22	0.38
Peak runoff rate (t)		1.4 hrs	0.46 hrs	0.51 hrs	0.78 hrs

Table for Manning's coefficients n for various groundcovers given in Annexure 2

STORMWATER MANAGEMENT REQUIREMENT

If rainfall intensity exceeds the infiltration rate, and all other abstractions are sated, runoff will occur. The amount of rainfall that becomes runoff during a storm is called the effective rainfall. Abstractions other than infiltration and surface storage can be ignored in a storm event. So, effective rainfall equals precipitation less infiltration and surface storage.

Effective rainfall, or runoff, is expressed by units of length. One cm (inch) of runoff is the runoff produced by one cm (inch) of effective rainfall over a specified site.

Curve number approach to estimating runoff

The curve number (CN) is a characteristic of soil type and cover. Soil is divided into four hydrologic soil groups (HSGs) based on their infiltration capacity. Group A soils have the most rapid infiltration, and group D have the slowest. Generally, A soils are sandy, and D soils are heavy clays. The CN represents the potential for a soil to produce runoff from a given rainstorm.

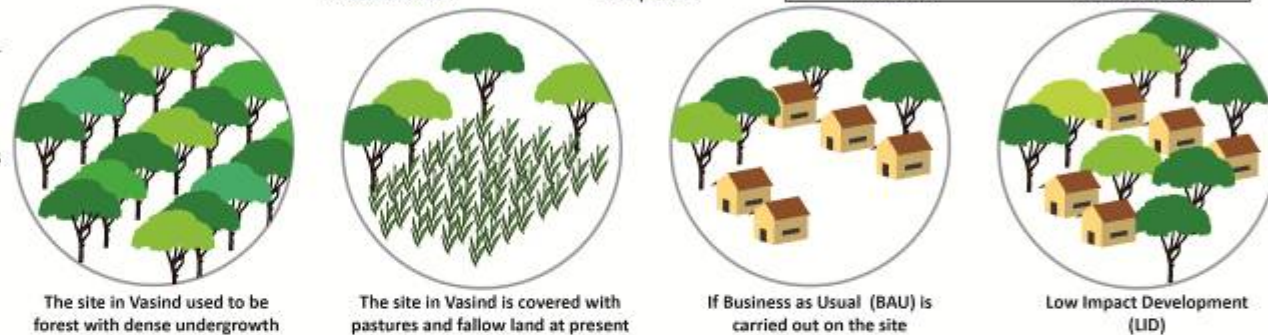
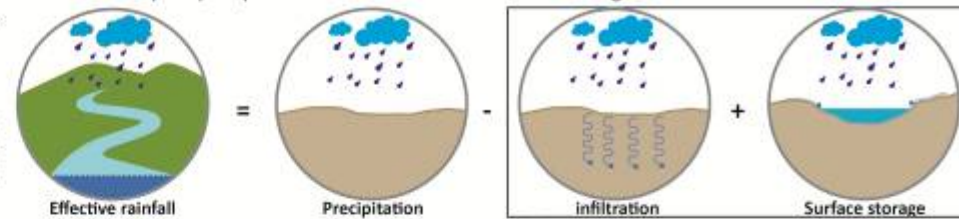
The site belongs to the hydrological soil group D. In the CN method, effective rainfall or runoff is estimated by the relationship:

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}, \quad P > 0.2S$$

Q is the effective rainfall or runoff in inches or mm, P is precipitation, and S is a parameter given by:

$$S = \frac{1000}{CN} - 10$$

Precipitation (P) in inches = 5

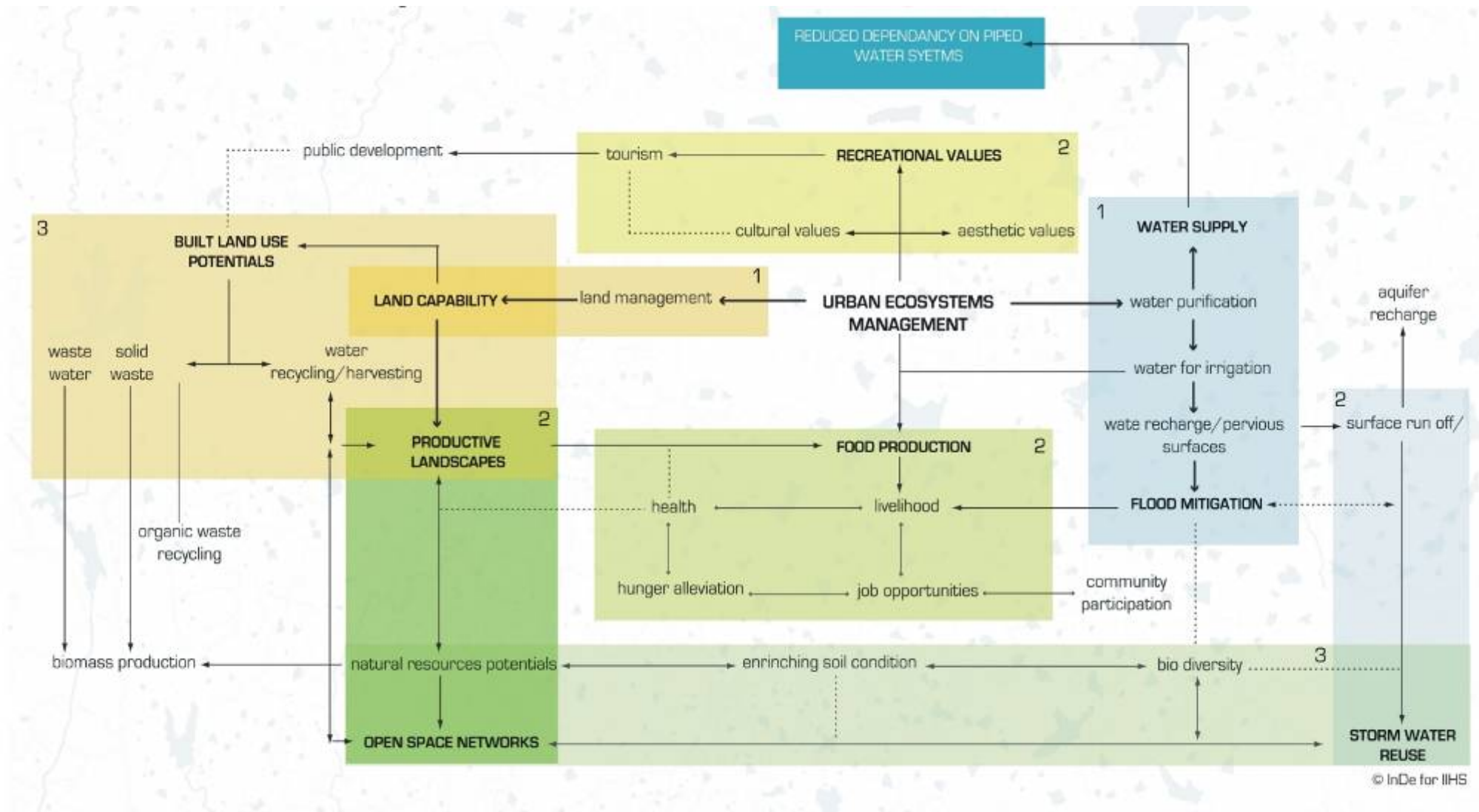


The following calculations provide the volume of storm water that has to be ameliorated with Integrated Management Practices. IMPs are distributed, multifunctional, small-scale controls, selected for their ability to achieve the site design water quantity and quality objectives in a cost-effective manner. Clearly, BAU practices would require more IMPs than LID.

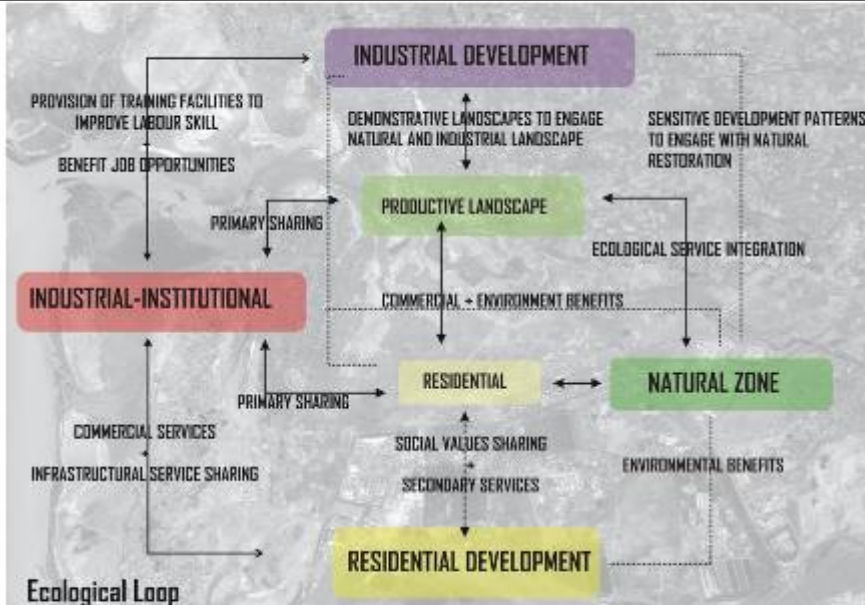
Groundcover	Curve number CN	The site in Vasind used to be forest with dense undergrowth	The site in Vasind is covered with pastures and fallow land at present	If Business as Usual (BAU) is carried out on the site	Low Impact Development (LID)
Hard paved, roofs etc 98		0%	0%	30%	10%
Turf 89		0%	0%	30%	10%
Row crops 84		0%	100%	0%	20%
Wood with light undergrowth 79		0%	0%	40%	40%
Wood with dense undergrowth 77		100%	0%	0%	20%
Composite curve number (CN)		77	84	87.7	82.5
S		2.99	1.90	1.40	2.12
Effective Rainfall in inches (Q)		2.62	3.27	3.64	3.13
			15.57	24.42	12.11

The retention volume in cubic m. (area of site in sq.m. multiplied by the difference in effective rainfalls of any case-study and the virgin landscape)
AUGUST 2013

Table for Curve Number (CN) for various groundcovers given in Annexure 2

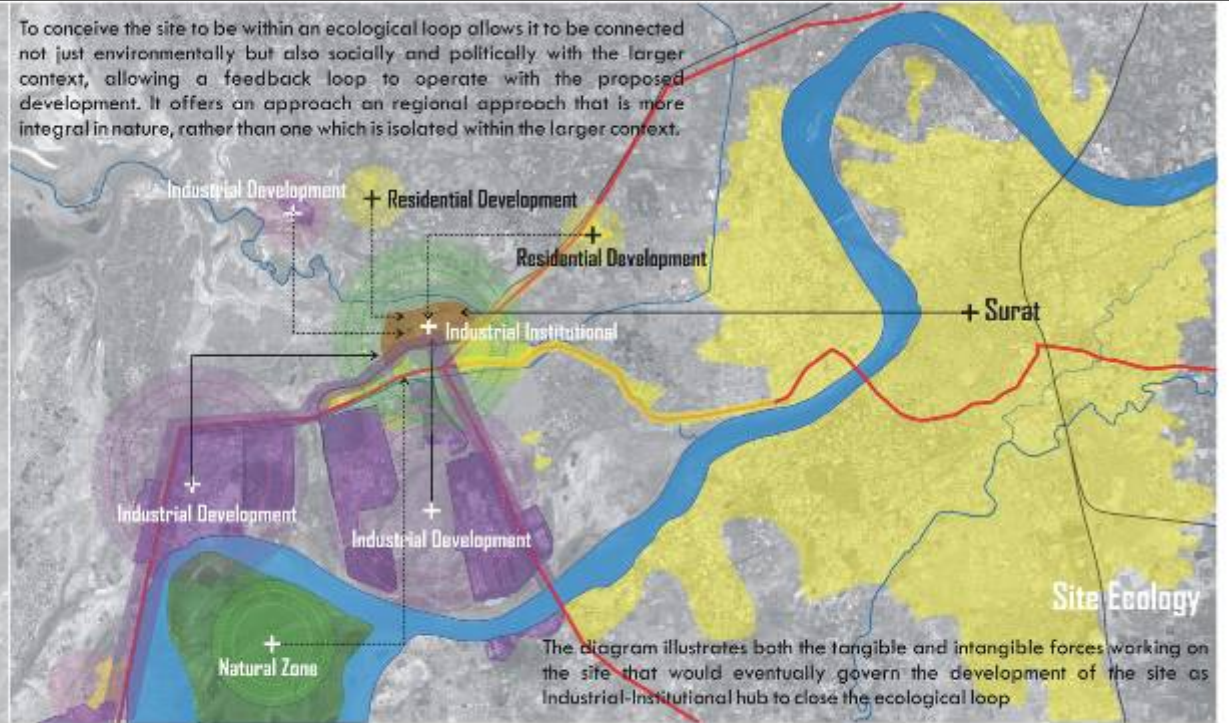


UNDERSTANDING THE ESTABLISHMENT OF ECOLOGICAL UNDERSATNDING AND LOOPS NOT ONLY ALLOWS FUNCTIONAL DERIVATIONS FOR THE PROJECT BUT ALSO ALLOWS SPATIAL AND QUALITATIVE LOOPS OF INTER RELATIONSHIP OF RELATED FUNCTIONS.



Ecological Loop

The ecological loop investigates the intangible interrelationships that can be generated by treating the site as an Industrial-Institutional hub that will further determine the programmatic adjacencies which might develop within and in adjacent developments in the neighborhood areas.



Built Capital

Grey Infrastructure, Man-made materials .Roads, Sewers, Buildings etc.

Human and Social Capital

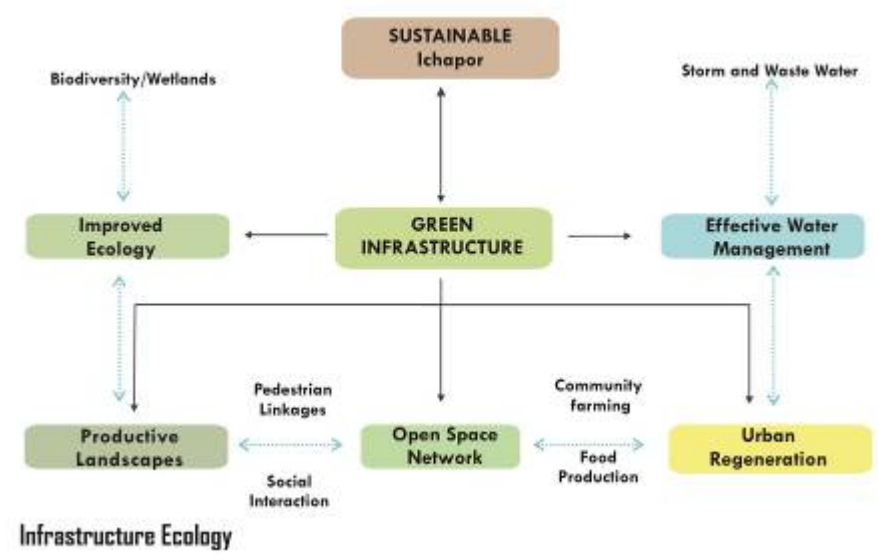
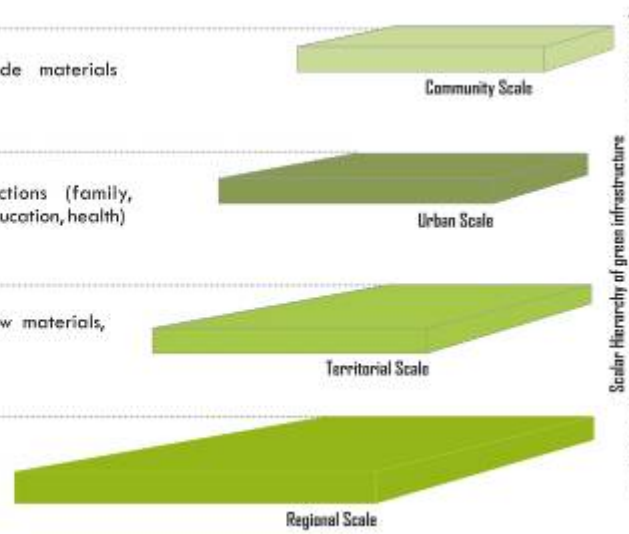
People, places and connections (family, neighbourhood, communities, education, health)

Natural Capital

Air, water, energy systems, raw materials, and conditions of nature

Ecosystem

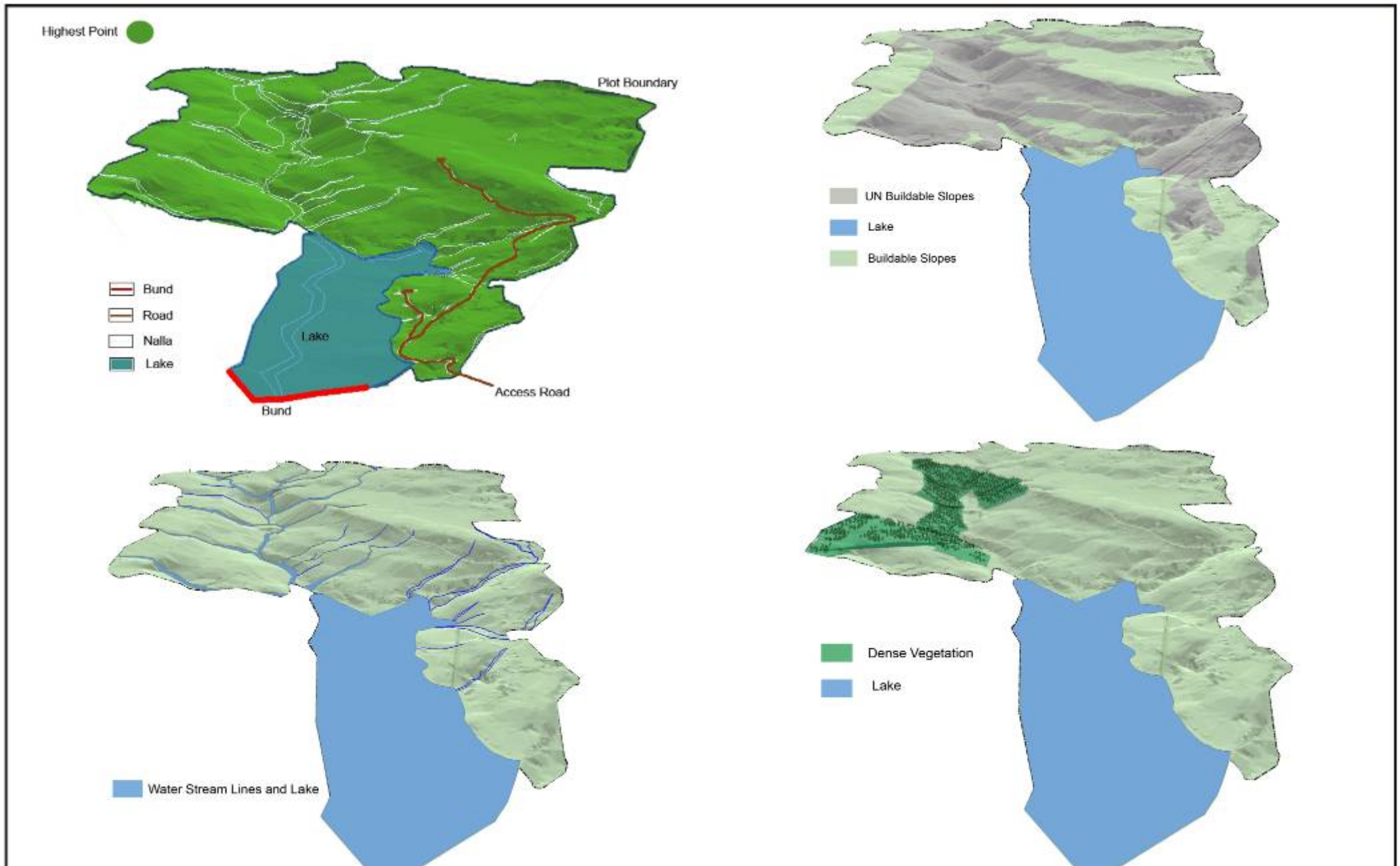
Biodiversity, natural processes, water cycle, food chain, transpiration



UNDERSTANDING THE ESTABLISHMENT OF ECOLOGICAL UNDERSTANDING AND LOOPS NOT ONLY ALLOWS FUNCTIONAL DERIVATIONS FOR THE PROJECT BUT ALSO ALLOWS SPATIAL AND QUALITATIVE LOOPS OF INTER RELATIONSHIP OF RELATED FUNCTIONS.



THE CHALLENGE APART FROM ADDRESSING THE BROADER LEVEL ECOLOGICAL LOOPS AND ESTABLISHING LAND CAPACITY CONSIDERATIONS, STILL REMAINS TO INCORPORATE THE SAME INTO A PHYSICAL IMPLEMENTABLE AND INTEGRATED STRATEGY – A COMPREHENSIBLE MASTER PLAN AND DESIGN GUIDELINES INCORPORATING ALL ASPECTS LAND PRODUCTIVITY



THE FIRST PROCESS IN AN INTEGRATED DEVELOPMENT PROCESS SHOULD BE THE APPRECIATION OF NATURAL PARAMETERS THAT WOULD BE THE PRIMARY INFRASTRUCTURE FOR THE DEVELOPMENT OF THE SITE.

NATURAL CHARACTERS OF THE SITE

Understand the natural characters (geology, fauna and flora...), Consider topography, open-landscape and natural components before planning the project



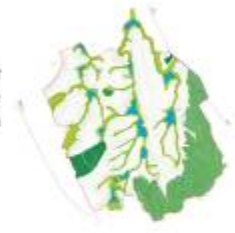
WATER NETWORK

Identify water resources and watershed. Design a network to collect, store, treat and distribute water.



GREENWAY NETWORK

Develop green corridors to counter habitat fragmentation. Add landscape values to the water network. Link green areas in both ecological and recreational perspectives



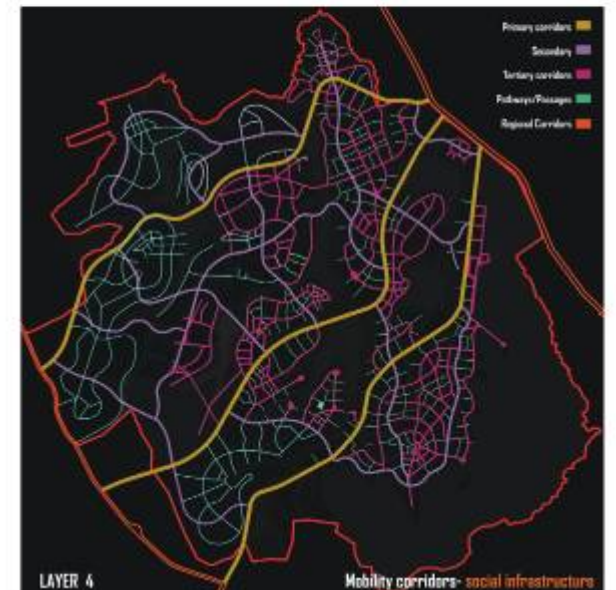
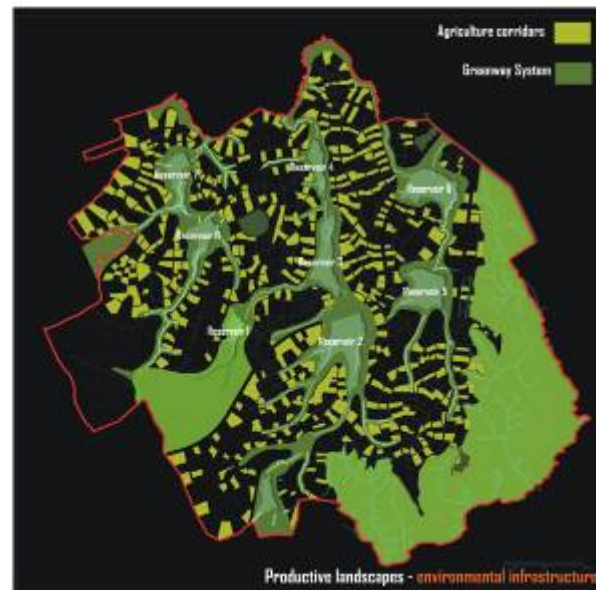
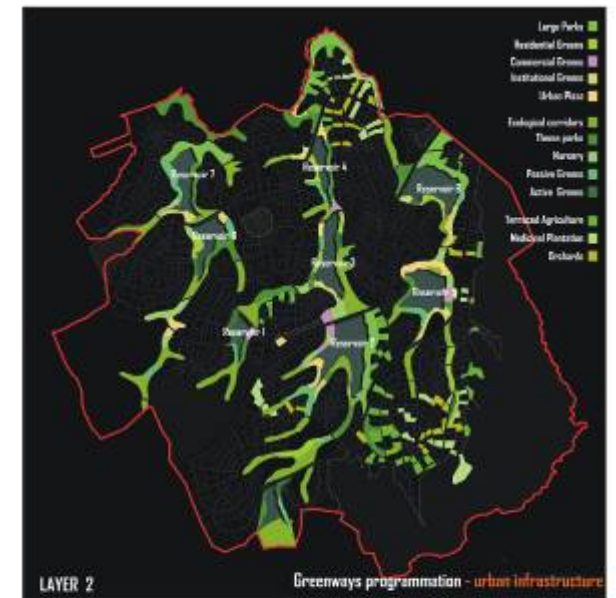
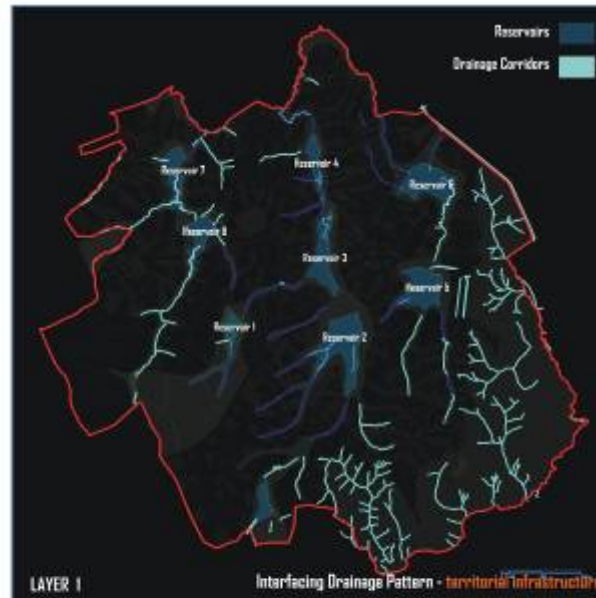
MOBILITY INFRASTRUCTURE

Design a legible, permeable and safe network for movement, Recognize priority for pedestrians and cyclist segregating them from vehicular movements Integrate transport public within the network

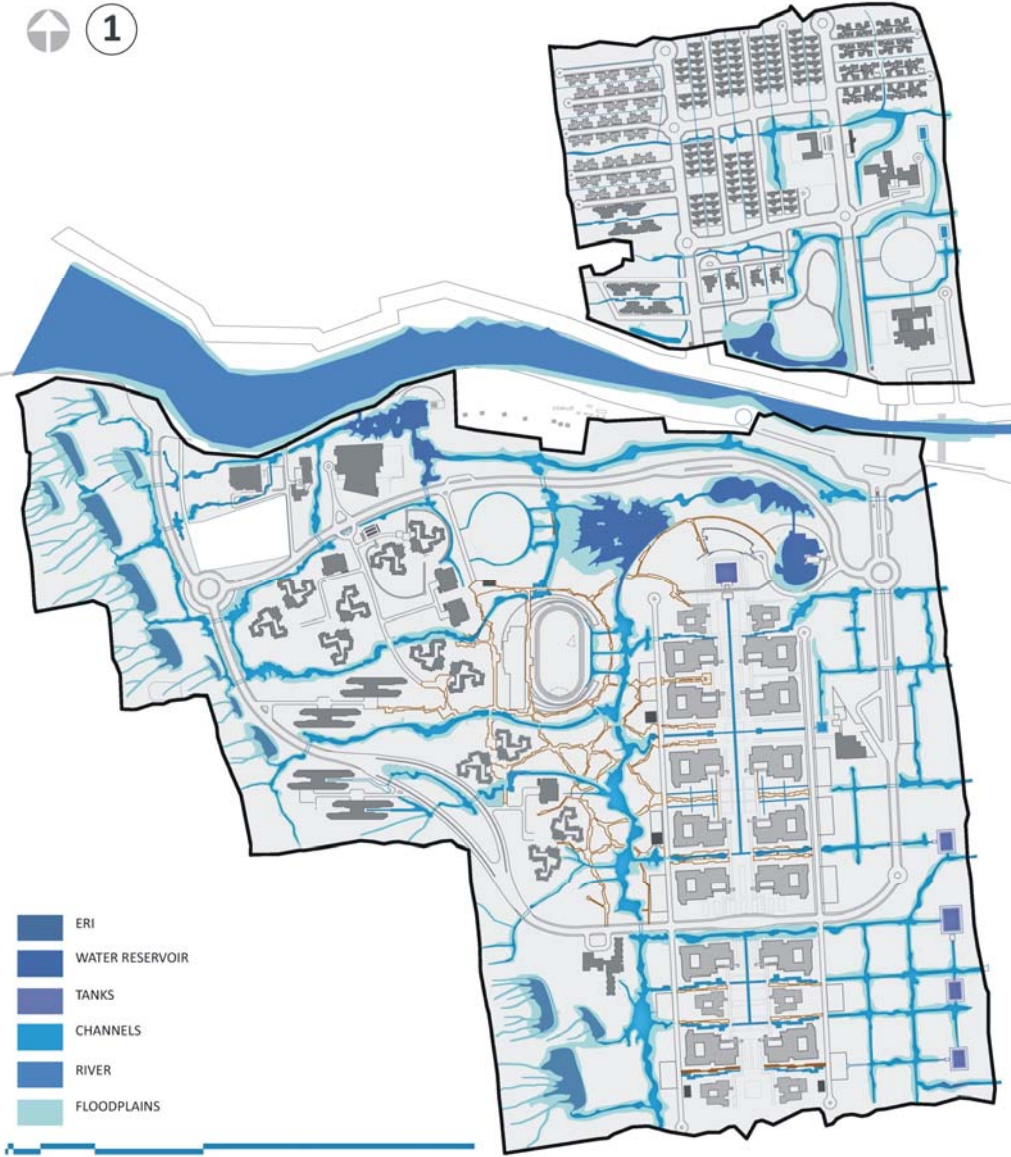


AGRICULTURE NETWORK

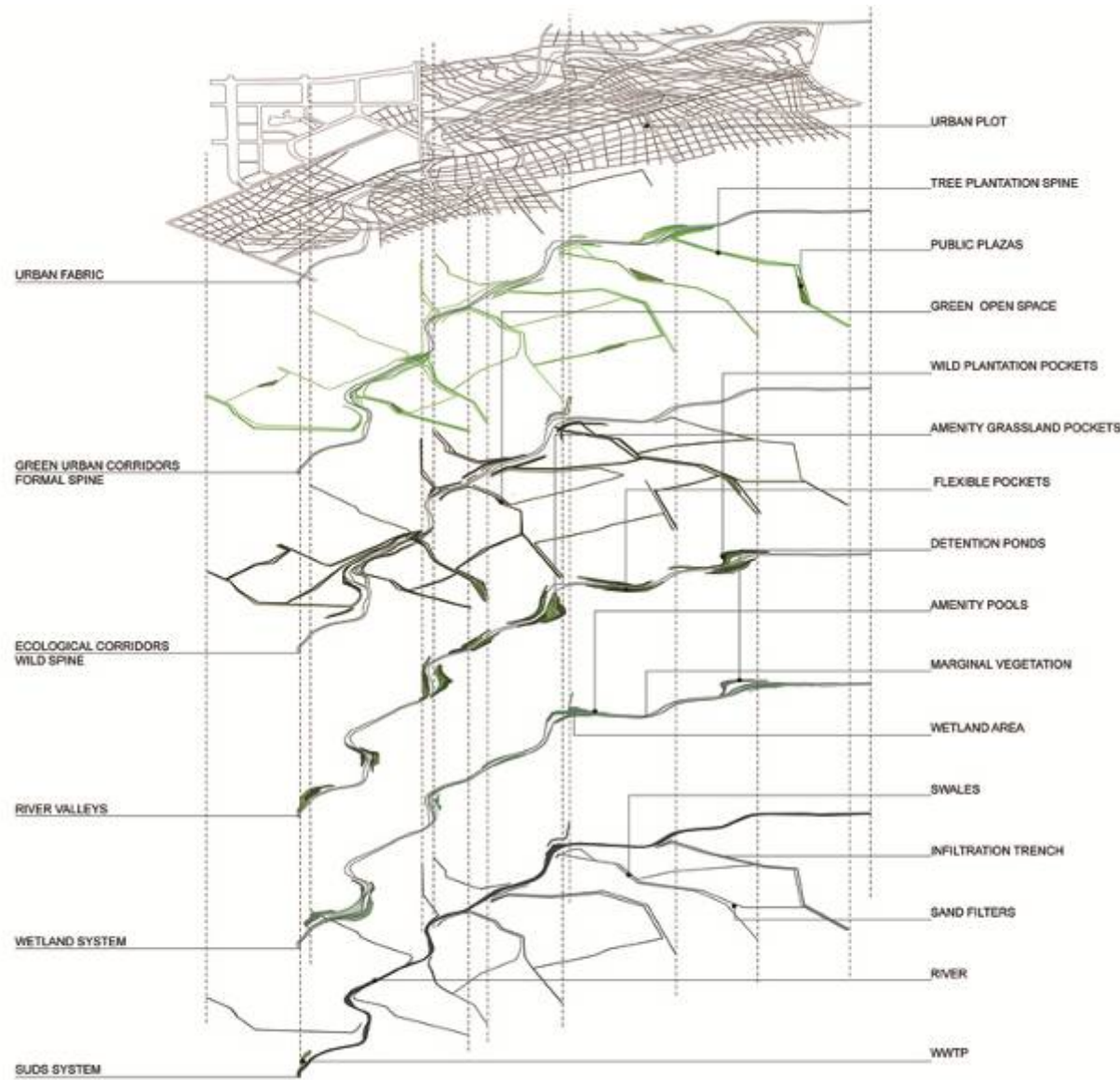
Include agriculture to the urban structure, Create a food system integrated within the city which ensures food security



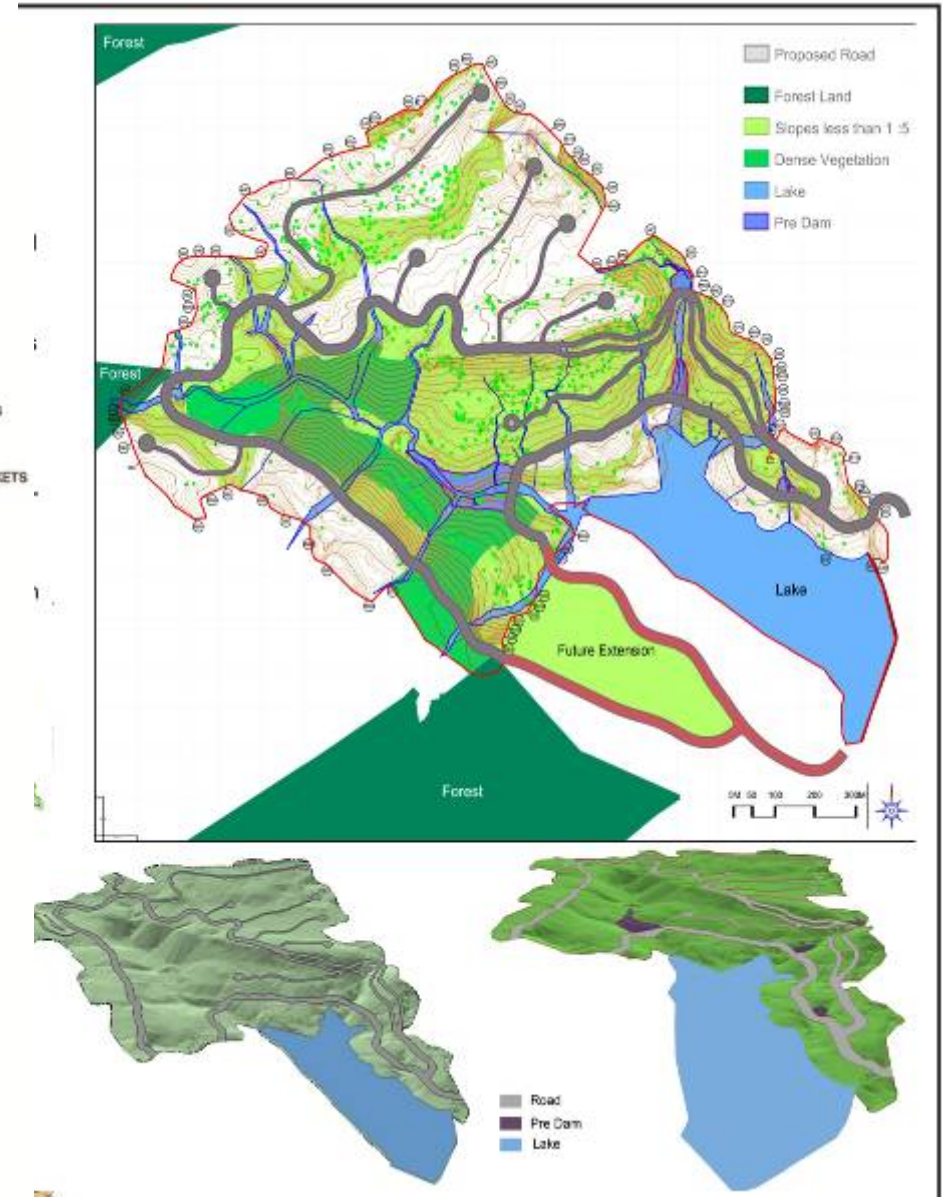
THE PRIMARY INFRASTRUCTURE THEN DEVELOPED IS CAPABLE TO ORGANIZE ALL OTHER RELATED INFRASTRUCTURE OF THE DEVELOPMENT THEREBY ALLOWING ALL ASPECTS OF PRODUCTIVITY TO MEDIATE ALL SCALES OF DEVELOPMENT



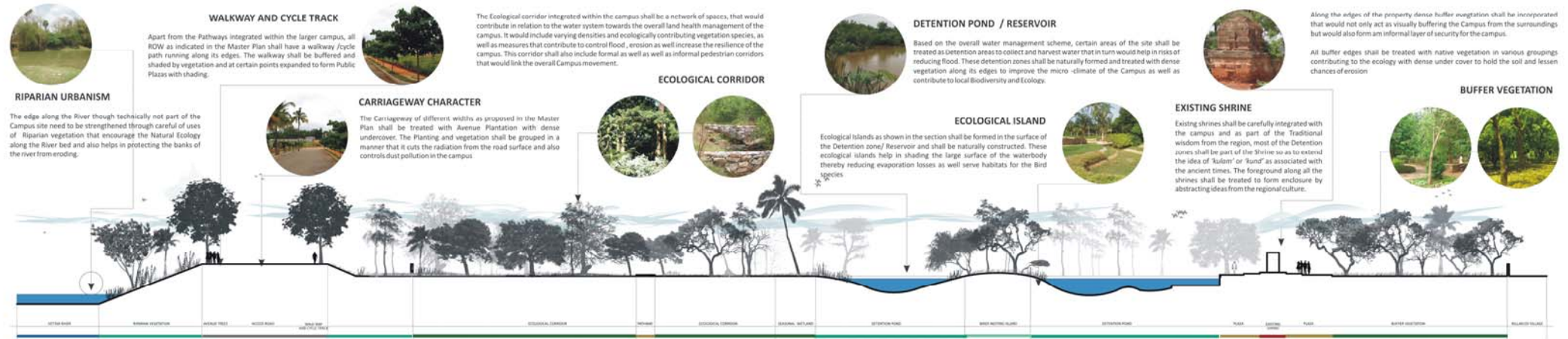
THIS ALLOWS THE OPEN SPACE NETWORK LAND USE TO OF THE SITE TO BE DERIVED MORE ON THE CHARACTER OF THE NATURAL CAPABILITY OF THE LAND THAN BEING ASSIGNED AS SECONDARY SPACES OF THE OVERALL DEVELOPMENT.



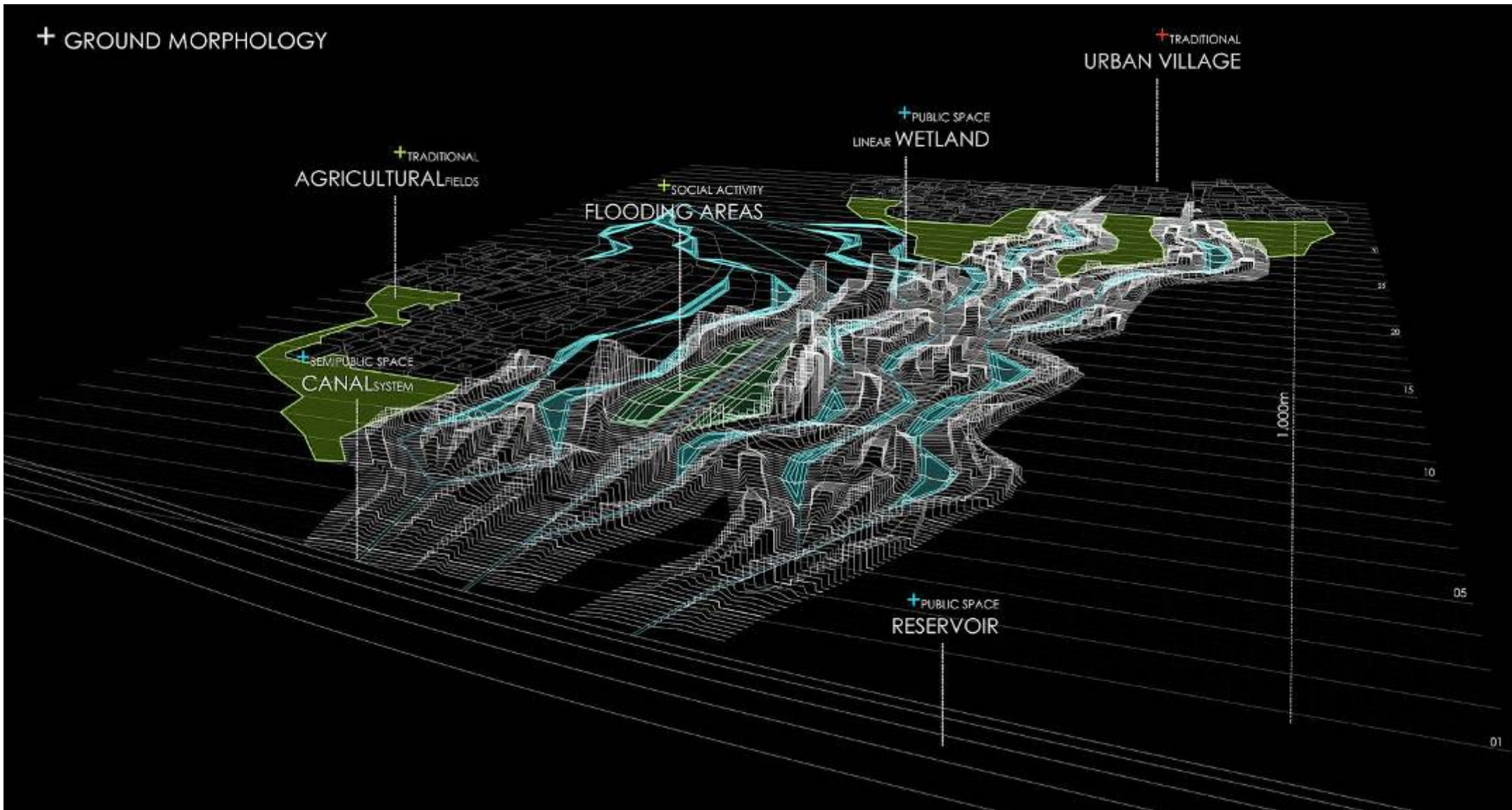
LANDSCAPE NETWORK STRATEGY



IT ALLOWS THE VARIOUS PRODUCTIVE FIELDS TO EXIST WITH EACH OTHER MUTUALLY AND IN AN INTEGRATED MANNER RATHER THAN IN ISOLATION AND OPERATE AS A CONTINUOUS NETWORK OF GREEN INFRASTRUCTURE



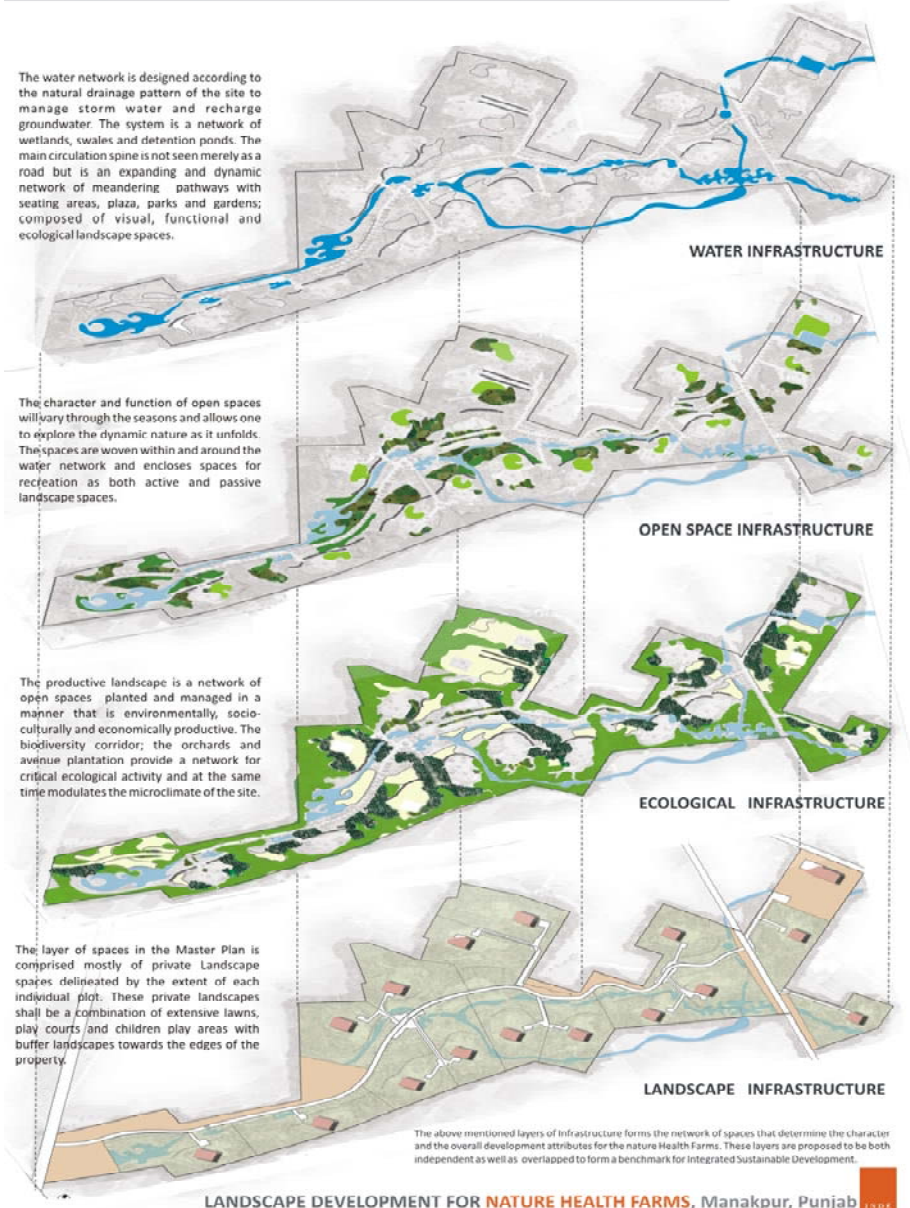
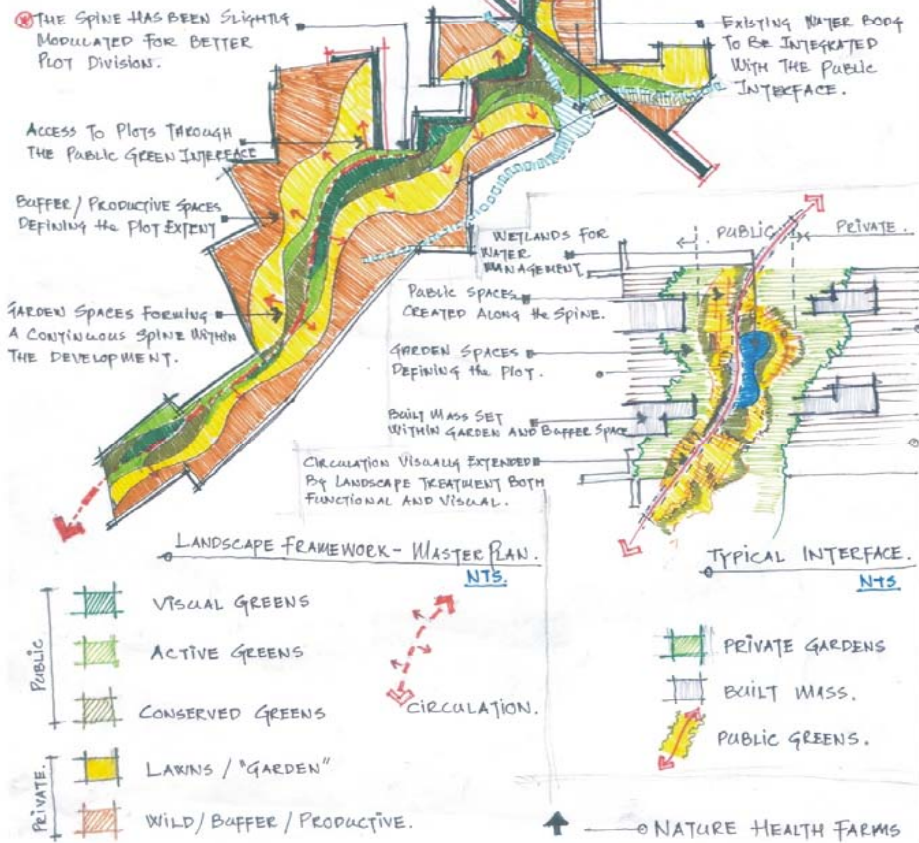
INTER RELATIONSHIPS BETWEEN VARIOUS ECOLOGICAL SYSTEMS AS WELL AS THE BUILT FABRIC PATTERN



ECO SYSTEM INFRASTRUCTURE MEDIATING RELATIONSHIP BETWEEN OPEN SPACES AND THE BUILT FABRIC.

CONCEPTUAL MASTER PLAN SCHEME

THE MAIN INTENTION BEHIND THE MASTER PLAN FRAMEWORK, IS TO CREATE A STRONG INTERFACE B/W THE PLOT AND THE SPINE (CIRCULATION). FOR THIS PURPOSE THE SPINE IS NO MORE SEEN AS A ROAD, BUT AN EXPANDING AND DYNAMIC SPACE COMPOSED OF VISUAL, FUNCTIONAL AND ECOLOGICAL LANDSCAPE SPACES. (GREEN INFRASTRUCTURE) BASED ON THIS PUBLIC INTERFACE THE PLOTS ARE THEN STRUCTURED TO HAVE VISUALLY CONTIGUOUS GARDENS AND BUFFER LANDSCAPE THAT DEFINE THE BUILT INTERFACE.

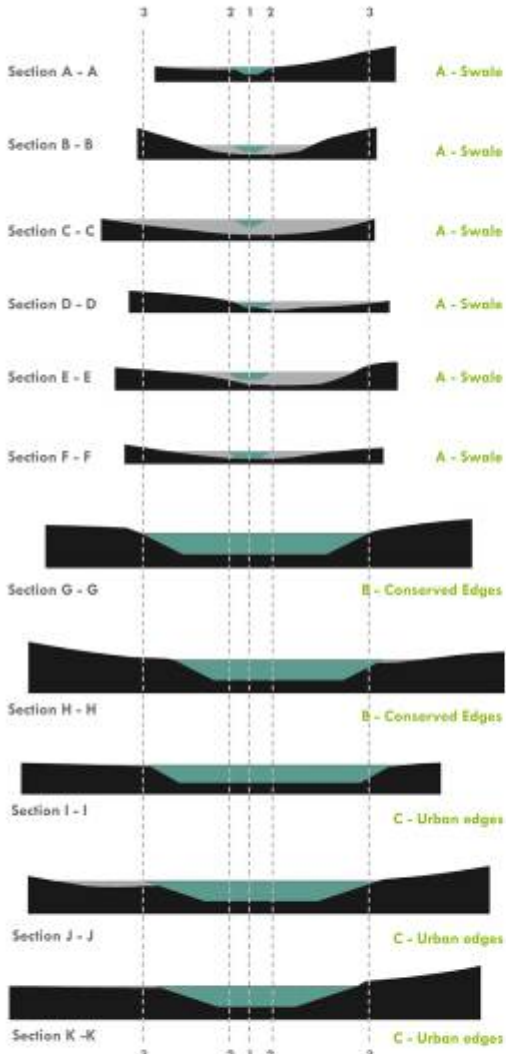


SUCH AN INTEGRATED APPROACH ALLOWS THE ENTIRE DEVELOPMENT AS A COHERENT SYSTEM OF INTERDEPENDANT FIELDS

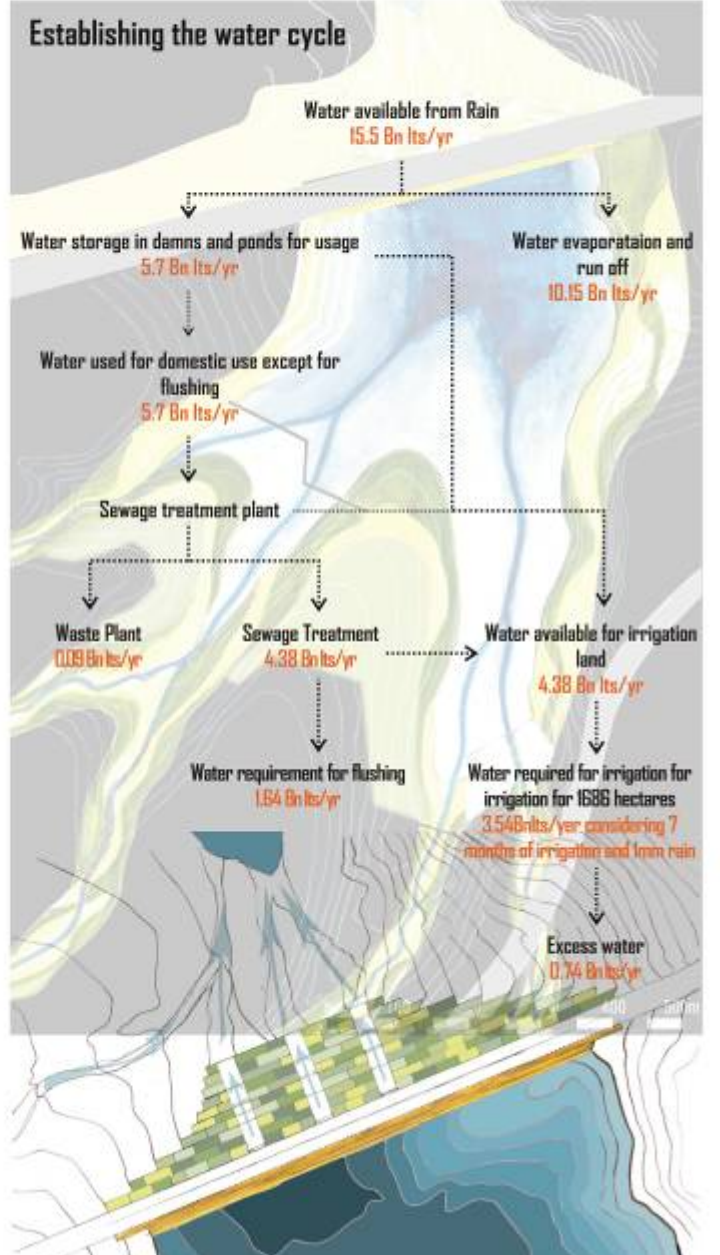
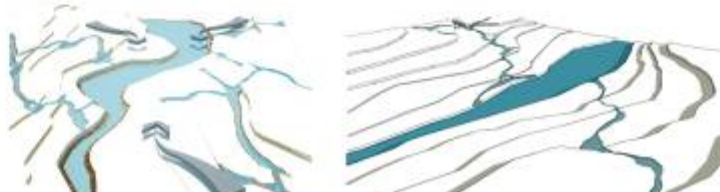


PRODUCTIVE LANDSCAPES AS A PHASING MECHANISM TO IMPROVE LAND HEALTH AND MANAGEMENT

WATER



The water harnessed in the site is treated through a series of reservoirs of varying intensities and an integrated swale system. The system of reservoirs in the site vary not only in their physical form but also in their relation to topography as they incorporate the existing slopes of the terrain with minimum modulation. The system of reservoirs thus developed bear a strong hierarchical relationship that is based on two conditions - the principles of water management and on the relationship between urbanization and water.

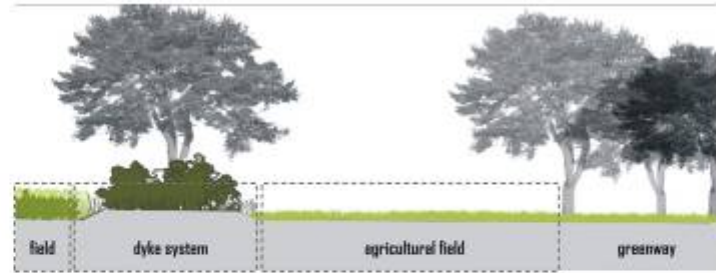


MICRO LEVEL INFRASTRUCTURAL STRATEGIES IN CONTINUATION TO THE LARGE SCALE GREEN INFRASTRUCTURE FRAMEWORK.

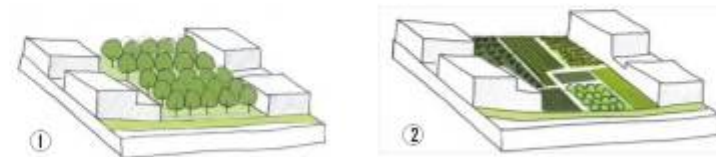
Farming Varieties within the Proposed Development



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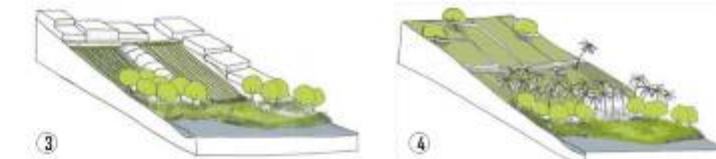


Spatial transition between agricultural fields and the greenways



Orchards Farm Planning

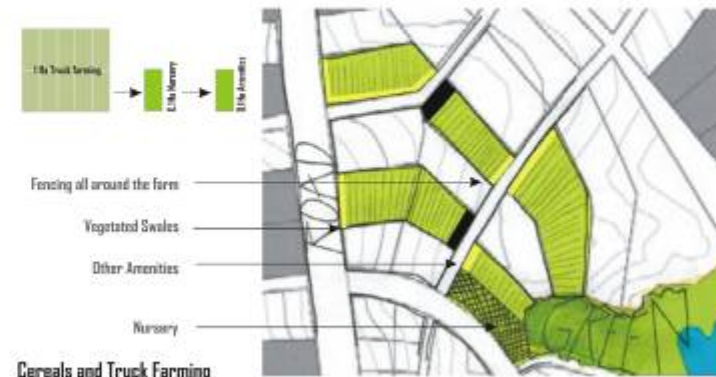
Farming along the reservoir edges



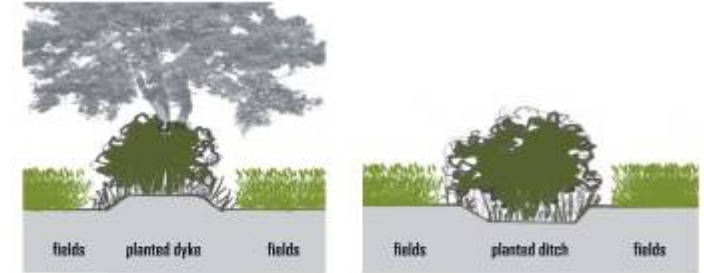
Cereals or Truck farming pattern

Spatial transition between agricultural fields and the

PROTOTYPE OF FARM MODELS BASED ON SLOPE AND URBAN PARAMETERS

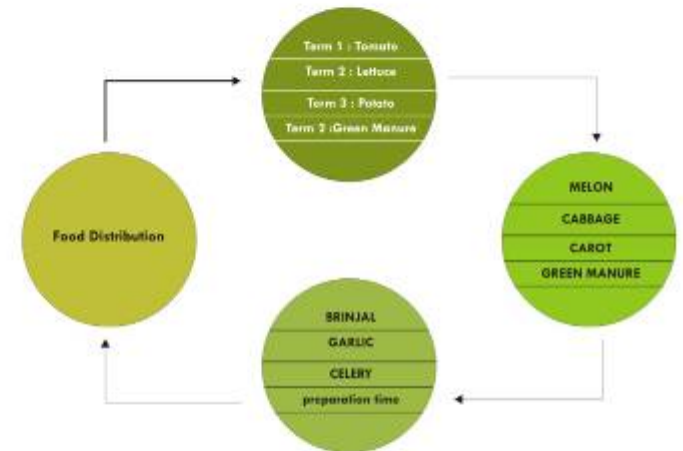


Cereals and Truck Farming

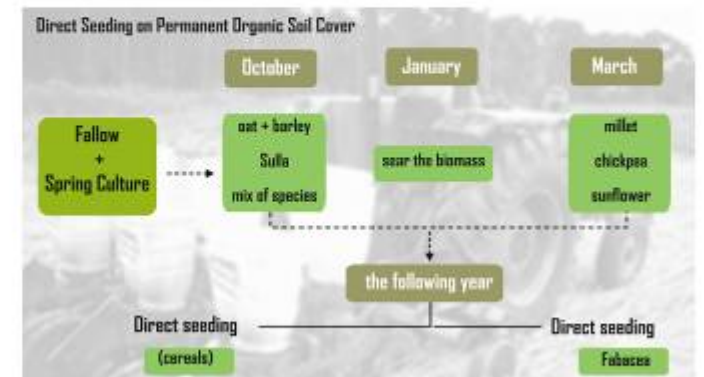


Cereal Planting perpendicular to slope

Cereal Planting on the slope



CROP ROTATION - CEREALS



SOCIAL LINKAGES



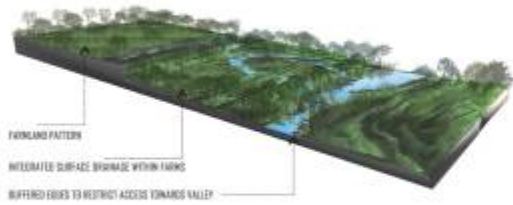
RESIDENTIAL GREENWAYS LAND USE TREATED AS A PASSIVE LANDSCAPE PATTERN



INSTITUTIONAL GREENWAYS LAND USE TREATED AS AN EXTENSION OF THE URBAN SPACE



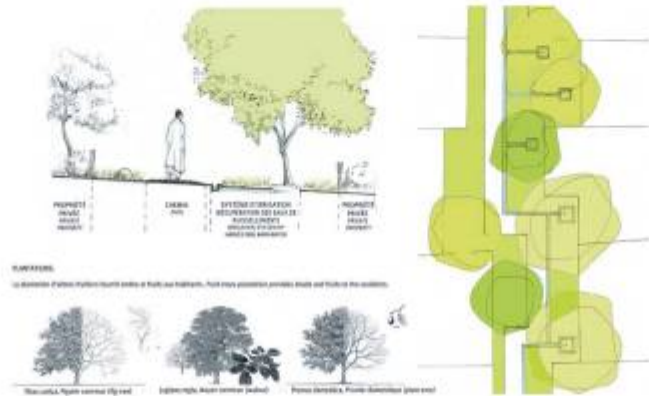
COMMERCIAL GREENWAYS LAND USE TREATED AS AN OPEN ENDED LANDSCAPE PATTERN



GREENWAYS ADJACENT TO FARMLANDS INTEGRATING SURFACE DRAINAGE PATTERNS



RAR 7AFRS Ain Al Anuda



Pedestrian path landscape relations



SPATIAL MORPHOLOGY THROUGH AGRICULTURAL PARCELS



SPATIAL RELATIONSHIP BETWEEN GREENWAYS AND URBAN EDGE



SPATIAL RELATIONSHIP BETWEEN GREENWAYS AND FARMLAND EDGE



Section through the valley with varying slope gradient. Where as the steep edge is treated with dense plantation to avoid erosion, the other edge engineered to accommodate social spaces such as an amphitheater.



Section through the valley with moderately sloping sides. One of the edges is stepped with terraces where on the other edge is uniformly sloped towards the valley.



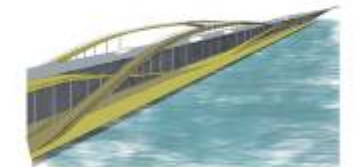
VEHICULAR ACCESS PATH ALONG RESERVOIR EDGE



PEDESTRIAN ACCESSIBILITY TOWARDS THE RESERVOIR EDGE



PUBLIC DECKS EXTENDING ALONG THE RESERVOIR EDGE



INTEGRATING PUBLIC MOVEMENT ALONG THE RESERVOIR



Planting around the Perimeter



Kitchen garden patches for the mahouts



Levels of vegetation near elephant habitat



Space between visitor and elephant interaction



Spaces for the Mahout Community



Visitors Zone



Erosion Control Mechanism

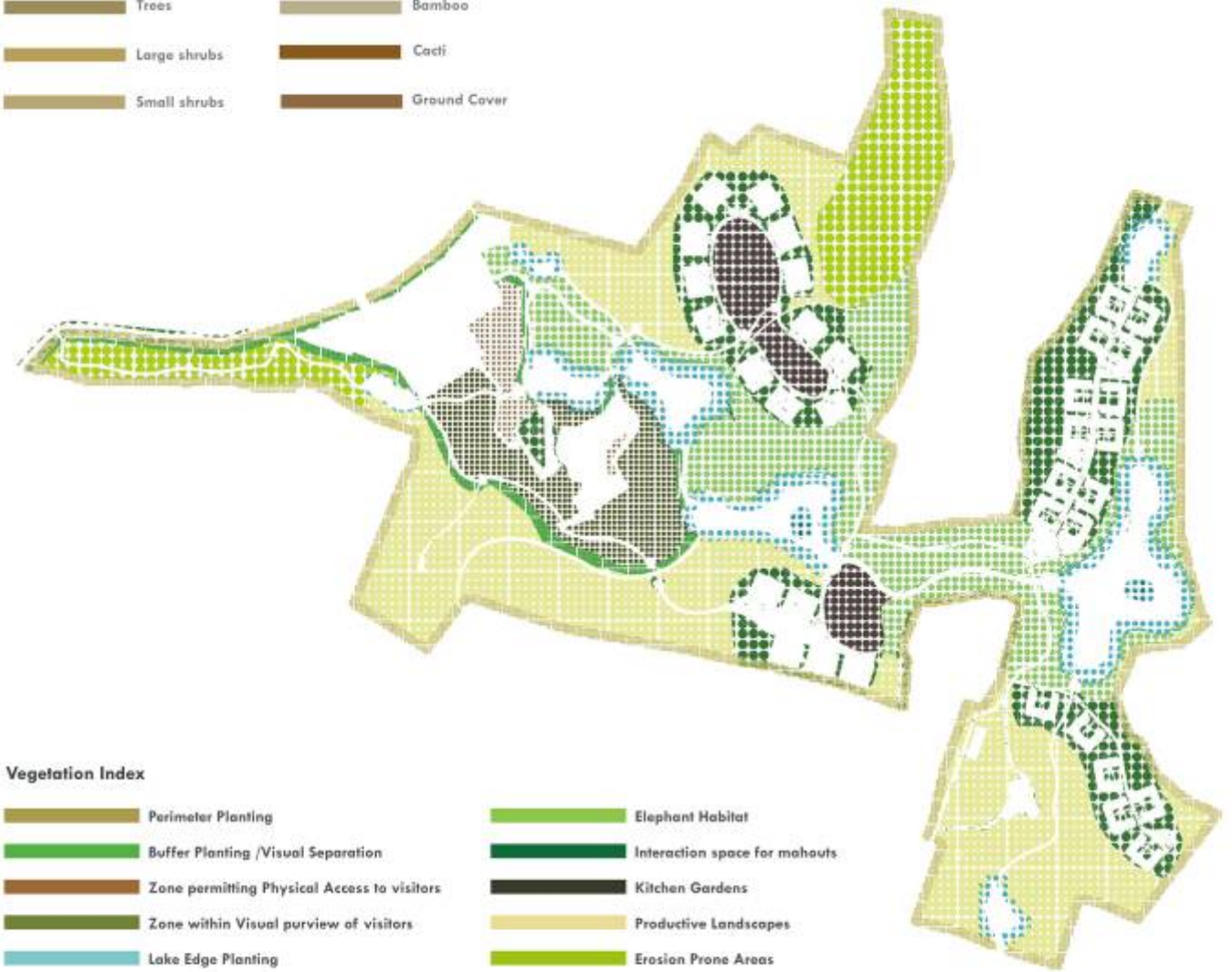


Vegetation Index



Planting Strategy

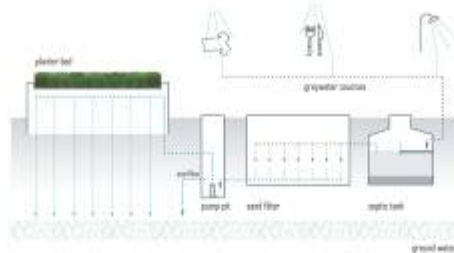
Establishment of a balanced ecosystem in this degraded site formed the crux of the design policy, an approximation of the natural habitat of the elephants. The selection of species for multi-storied vegetation is derived from the larger region, more specifically based on the ecosystem of the Aravali ranges. Zone-wise interpretation of the vegetation, such as the definition of the perimeter and microcosms of grasslands and wetlands, are characteristics that modulate visual access to the elephant habitat. The root system of the indigenous plant palette stabilizes the topsoil layer in this erosion-prone site in conjunction with other soil conservation measures.



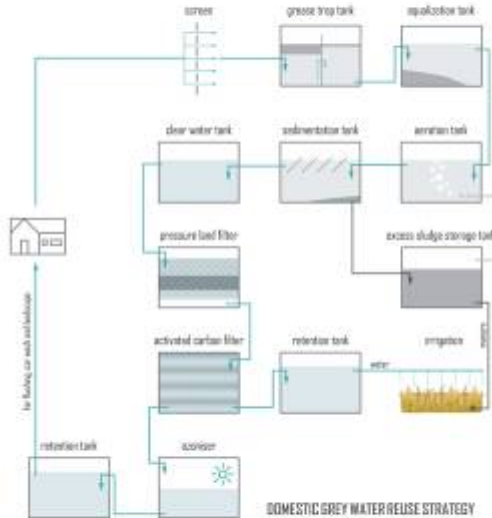
SERVICES



Vegetative waterways are natural or constructed channels that have been shaped to transport water at a non-erosive velocity from fields, diversions, terraces and road ditches. Divert all surface and subsurface flow of water by a diversion terrace or berm before establishing the waterway. Construct the waterway and establish erosion-resisting vegetation before constructing terraces or other water concentrating facilities. Above ground vegetation limits the erosive action of rain drops on the soil and decreases the amount of erosion caused by surface run off.



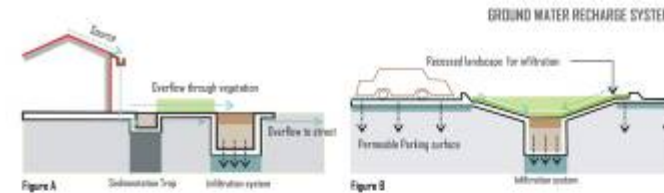
GREY AND BLACK WATER TREATMENT STRATEGY



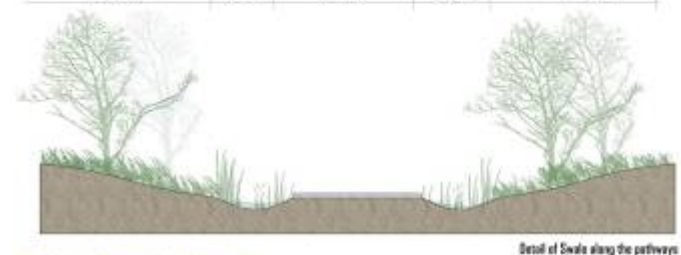
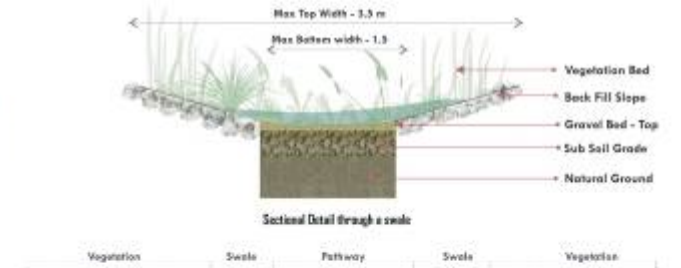
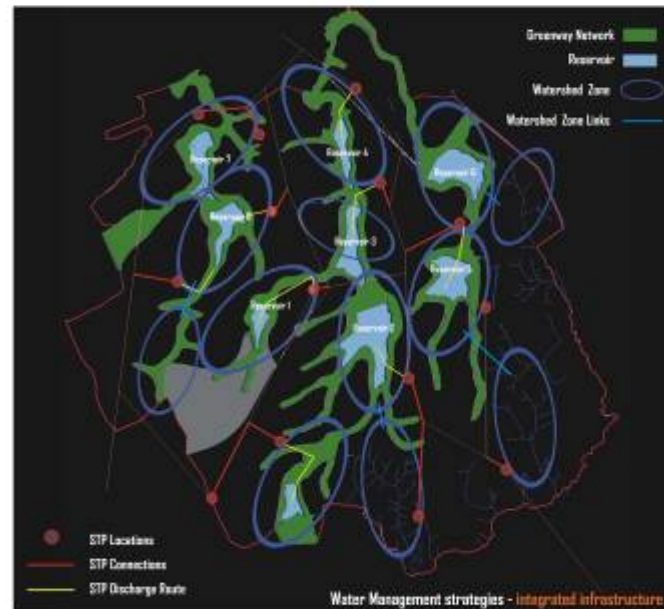
DOMESTIC GREY WATER REUSE STRATEGY



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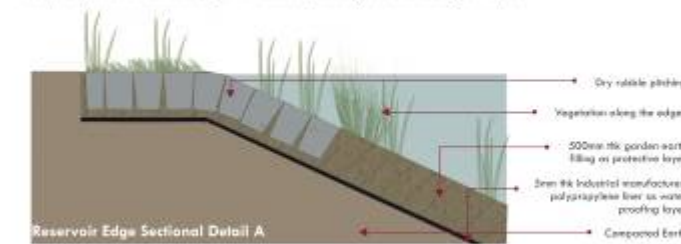


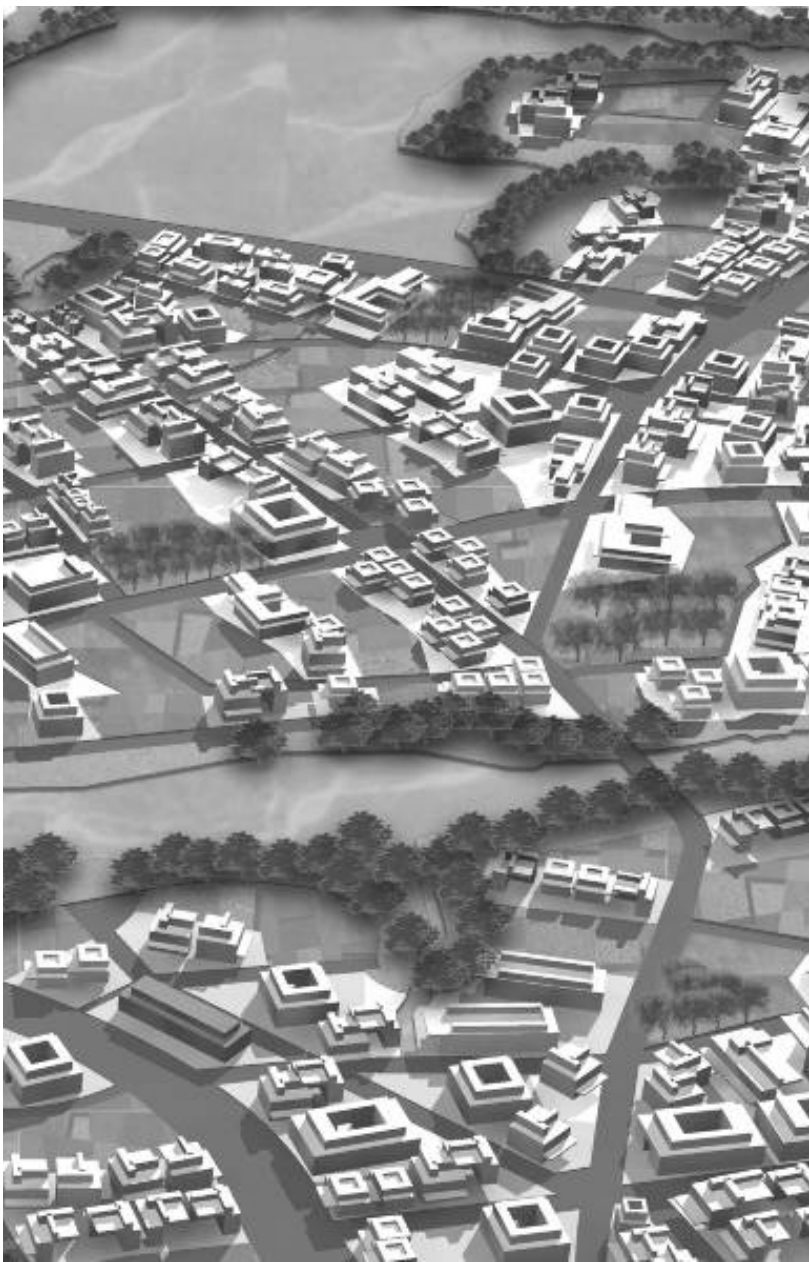
Effective control of runoff in urban areas involved reducing the velocity and flow of stormwater, as well as reducing pollutant discharges. To reduce stormwater from rooftops, flows from rain gutters and down spouts are infiltrated into adjacent soil, rather than discharged into the storm sewer system. Storm water runoff from paved surfaces are planned to be directed to unlined channels called swales or bio retention areas before flowing into the storm sewers, again to allow the runoff to soak into the ground. Other runoff mitigation systems include infiltration basins and enhanced wetlands.



Key Points on Reservoir Edge Treatment:

shallow depths along the lake edges are provided which apart from being a safety feature, is also planted with tall reeds. This feature encourages the habitat of wading and migratory birds
wading depth of the edge of the as a security measure
steeper slopes for the island edge with continuous pitching done at an angle of repose





THE ECO PRODUCTIVE STRATEGY EVENTUALLY ACTS AN MEDIUM THAT ALLOWS TO MEDIATE AND SUGGEST A SUSTAINABLE MODEL OF DEVELOPMENT ACROSS MACRO , MESO AND MICRO SCALES OF DEVELOPMENT IN AN INTEGRATED AND INTERRELTAEED MANNER.