

Review of Town Planning Schemes in India Special Case of Kamal Vihar, Raipur [CG.]

Naveen Gupta¹, Prof. Satyam Shukla²

¹Student, "Department of Architecture and Planning", MITS Gwalior

²Assistant Professor, "Department of Architecture and Planning", MITS Gwalior

Abstract - The Bombay Town Planning Act of 1915 established this framework, which found increased use in Gujarati cities following a 1999 change to the GTPUD Act of 1976. The cities may acquire land from private landowners for public purposes, including utility, physical & social infrastructure, under the TPS, a land pooling and readjustment mechanism. The main goal of the TPS is to implement land pooling, after which the land will be readjusted to offer housing, commercial areas, and urban services, emphasizing all income groups, including the urban poor. TPS mechanism is primarily used for managing peripheral urban growth which requires the transformation of agricultural land to land suitable for urban use. This research brings out the measures or proposal from which Town Planning scheme/ Town Development Scheme/ Land pooling/ Land Readjustment could use efficiently and effectively to manage the urban growth by providing or delivering serviced land on time.

Key Words: land pooling, Town Planning Act, urban services, urban development, planning land management, etc.

1. INTRODUCTION

The aim of the study is "To analyse strategies and model for unplanned and haphazard growth of cities and their peripheral areas by using Town Planning Scheme to achieve balanced growth development.

OBJECTIVES: -

- a) To understand Land development tools & Mechanism (Especially Land readjustment/Land Pooling) Used in India.
- b) To Understand the various Schemes, Acts & Models of Land Development.
- c) To analyse efficiency & effectiveness of TPS/TDS in delivery of service Land Recommendation for better implementation of TPS/TDS

Scope and limitation includes, the concluded results and recommendations of the study might contribute to a better understanding of the use of land readjustment. The research is based on qualitative analysis. (Literature studies, discussion with experts, concern authorities, stakeholders).

2. METHODOLOGY

Based on the background studies and inputs from various stakeholder consultations indicators would be evolve in order to appraise Town Planning Schemes for three states (Gujarat, Madhya Pradesh and Chhattisgarh) taken for the study. Indicators could be:

- 1. Indicators for components like land distribution, opens spaces, infrastructure development etc.
- 2. Indicators for Implementation and Governance.
- 3. Does TP scheme works for the public domain and for the urban poor?

Analyzing the present scenarios and learning from the case studies, the research aims to conclude with, does any new development model or application or method should be incorporated that to make the TP schemes better implemented which could result in City's urban form more livable. Land development and management needs to be efficiently formulated and effectively implemented. Hence, the land development and management in India requires greater emphasis on issues related to the efficient supply and servicing of land. The detailed methodology includes several surveys and field study. A topographical survey map is prepared for the area. This includes all the features available on land. This needs to be done diligently so that all landowners are recorded. A land ownership map is overlaid with the topographical survey map to create a base map, and a boundary of the TPS is delineated.

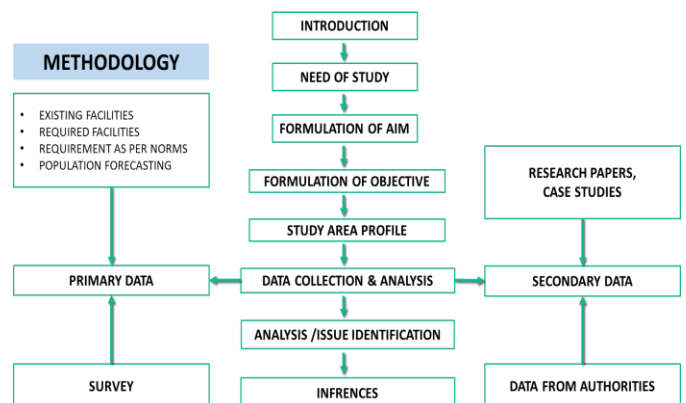


Fig -1: Methodology of research

3. APPROACHES USED TO PLAN URBAN AREAS

- a) *New Planned Cities*
- b) *New Planned Cities*
- c) *Special Townships*
- d) *Town Planning Schemes*

4. IMPLEMENTATION STRATEG0059

Two stages make up the groundwork of the entire TPS model. The development authority creates a statutory decadal development plan (DP) for the entire town in the first stage, which shows the anticipated areas of the city's expansion into the neighboring rural areas. The second stage divides the growth area into several smaller regions. The Development Authority then gradually builds a Town Planning Scheme (TPS) for these smaller regions. The cities of Gujarat make considerable use of these TPS. The AUDA has played a vital role in its implementation.

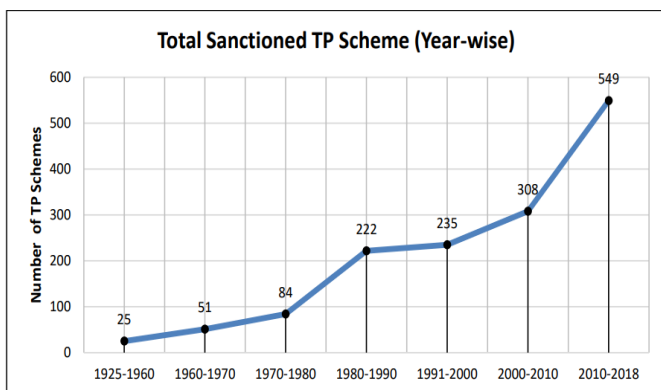


Fig -2: Scenario of TP Schemes till 2018

4. TOWN PLANNING SCHEME IN INDIA

In 1911, the capital relocation was formally announced, and British architect Edwin Lutyens was given the planning position. Significant rise in number of T. P. Schemes after the year 1990; Pace of urbanization and timely amendment in legislation has paved the way for rise in the T. P. Schemes post the year 2000; Total number of T. P. Schemes – more than 1626 across the state at various stages; Land contribution has been raised from 20% (pre 1999) to up to 40% (post 1999) showing a significant rise in T. P. Schemes 95% of Public Housing Projects by Urban Local Bodies are on lands made available through Town Planning Schemes; Admissible components – geometrically regularly shaped plots, roads & circulation, EWS housing, schools, playgrounds, firefighting & other social infrastructure, gardens & urban green spaces, etc.

5. LITERATURE REVIEW & CASE STUDY

Land development and management means process to make available the developed / serviced land to the people on time. To ever increasing population, no. of cities and metros would be coming to accommodate them. There will be need of housing, commercial activities to generate economic activities, public amenities, opens spaces, good transport, infrastructure and basic services. Land development and management is needed to provide all above requirement to cater the population, to enhance their quality of life, to give them integrated options for public transport and lastly to give housing to SEWS/LIG section.

Hence, Land development and management needs to be efficiently formulated and effectively implemented.

For land development three steps are involved:

- a) *Land Assembly*

Land assembly is often done by various modes by adopting various models under the provision of legal framework or without legal framework. Land assembly is also known as "Formal Land Supply" which could be through public or private agencies. Usually formal land supply falls short as per the need or requirements of housing which gives rise to informally developed area (unauthorized colonies or slums), lacking in basic services and infrastructure. The only point of distinction is the scale of the development (A building or an entire area)

- b) *Land development and servicing*

Land is developed by planning a basic layout where the uneven plots are given proper shape and access. Basic services and infrastructure are provided like roads, opens spaces, water supply, sanitation, electrification of street lights etc. Land required for commercial, Institutional and social is been carved out.

- c) *Land disposal*

After the land development and servicing, the final plots which are carved out in proper shape and access are given back to landowners.

In some the authority sale their plots from the land reserved for sale to recover the cost of laying down the infrastructure. In that case they call for a lottery system, public auction, through inviting tenders, to dispose their serviced plots.

- d) *Land Banking*

It is an advance acquisition of land and holding it for future development. The development authority acquires the land from the landowners under the Land Acquisition act 18943 and gives them the compensation in lieu of their losses by surrendering the land to the concerned authority.

e) Land Pooling

“The basic concept of a TP Scheme is to pool together all the land (typically ranging from 100 to 200 hectares) under different ownerships and redistribute it in a properly reconstituted form after carving out the required land Transfer of development rights (TDR).” TDR is tool for transferring of development rights from places where development authority would like to decongest or prevent overcrowding or preserve the environmentally sensitive area or to protect heritage area (called sending area) to places where they would like to see more development (called receiving area). It was started in 1950s in Europe to develop agriculture land and India started in I980s. There are six types of TDR- Road TDR; Reservation TDR; Slum TDR; Heritage TDR; Dilapidated buildings incentive FSI; Schools, hospital and hotel incentive FSI TDR does not involve outright purchase of land hence it is very useful tool for public sector works.

Hansol, Ahmedabad has been taken as case study of TPS. An area is identified with potential development/ urbanization and about 100 to 150 Ha is taken up for proposing a T. P. Scheme. Total station-based Survey is performed in entire area. Identification of plot boundaries, existing buildings, road alignment, natural resources. Topographical information – slopes of grounds, contours. Existing infrastructure of power supply, gas/fuel pipelines & forest/natural reserve areas. Total station-based Survey is performed in entire area. Identification of plot boundaries, existing buildings, road alignment, natural resources. Topographical information – slopes of grounds, contours. Existing infrastructure of power supply, gas/fuel pipelines & forest/natural reserve areas. Marking of Original Plot boundaries (OP). Best suitable road alignment is identified and marked. Reference to the Development Plan alignment is made, if any proposed already – taken up for inclusion in the T. P. Scheme. Width hierarchy for roads is proposed.



Fig -3: Plot boundary map of case study



Fig -4: Land use map of case study

6. STUDY AREA

The site area was chosen for study as Kamal Vihar, Raipur (Chhattisgarh). The scheme involves reconstitution of land which is an accepted method of urban development.

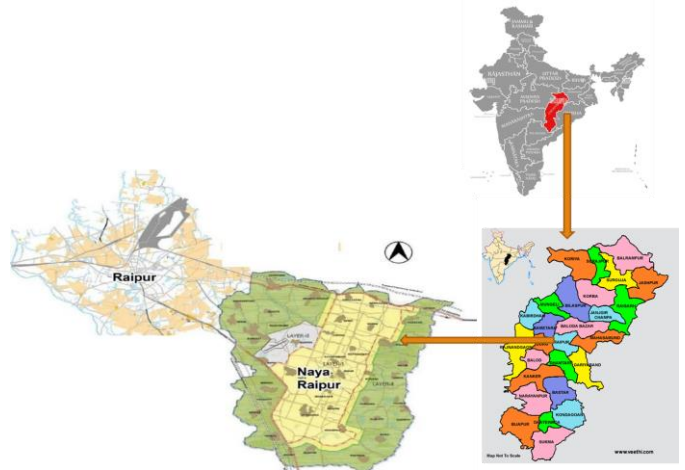


Fig -5: Study area of research

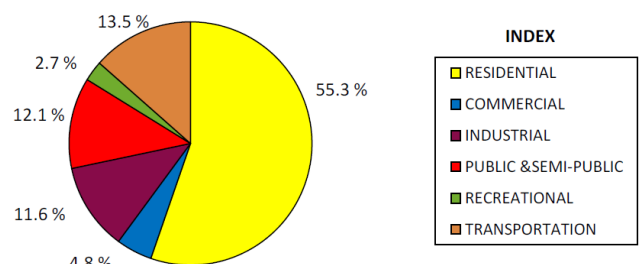


Fig -6: Categorization of urban land use, Raipur City, Census 2011

Table -1: Sample Table format

| | |
|--------------|---|
| Project Name | Town Development Scheme - 04 Kamal Vihar |
| Location | Raipur [CG.] |
| Cost | 815.34crores |
| Area | 647.84Ha. |
| Description | Urban planning based on a unique land pooling model and engineering design of a state of art urban infra structure. |

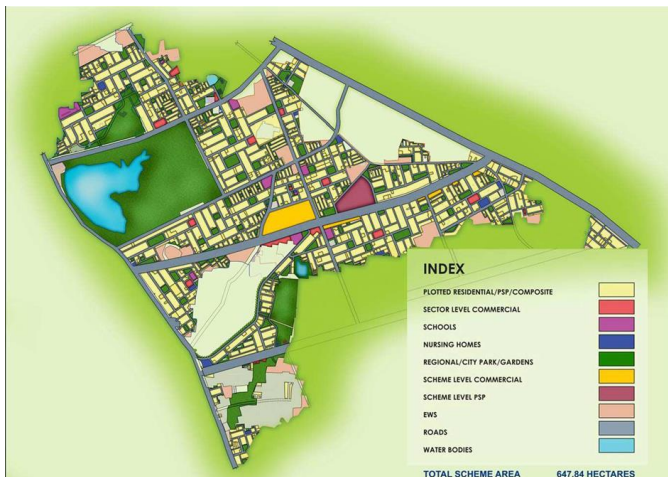


Fig -7: Land use map of study area



Fig -8: Ownership boundary map of study area

3. CONCLUSIONS

India is on a big move. Urbanization not only brings economic growth but also brings lot many problems like insufficient supply of serviced land, lack of basic services and infrastructure which brings the haphazard development, sprawls, building up of slums and also deteriorates the urban environment. The study brings the detail knowledge of how TPS used in Ahmedabad, Indore and Raipur. And the process of planning, implementation makes the big difference in the overall development of the cities. The study could give the vision that how in most effective manner TPS tool could be used to manage the urban issues, housing, lack of infrastructure etc.

ACKNOWLEDGEMENT (Optional)

The authors wish to acknowledge Dr Anjali s. Patil ma'am for providing guidance at every step of the study to be done.

REFERENCES

1. The Gujarat Town Planning and Urban Development Act-1976. The Bombay Town Planning Act-1954.
2. Urban and Regional Development Plans formulation and implementation (URDPFI), Ministry of Urban Development, Government of India.
3. Ballaney, H.S. (2013), "Supply of Land for Development- Land Readjustment Experience in Gujarat, India- Urban Legal Case Studies. Ahmedabad": UN Habitat.
4. Bansal, N. (2013), "DDA Land Pooling Policy": KPMG.
5. Mahadevia, D. (2018) "Towards a more equal city - Ahmedabad: Town Planning Schemes for Equitable Development - Glass Half Full or Half Empty? Ahmedabad": World Resources Report, WRI• UK Aid.
6. B. Patel, B. (2015), Various Uses of Land Poling and Land Reconstitution in Gujarat, Ministry of Urban Development, New Delhi.
7. [10]. V. Patel, V. (n.d.) Various Uses of the TPS mechanism, Ahmedabad.
8. Rawal, R. (2018) Legal Framework of the GTP&UD Act, 1976 and Rules, Ahmedabad: Town Planning and Valuation Department, Government of Gujarat.
9. Sharma, P. (n.d) "Statutory Provisions of Development Plan and Town Planning Scheme, Ahmedabad": Town Planning and Valuation Department.
10. Patel N.K. (2019) "Town Planning Scheme in India": Journal of Institute of Town Planners, India- vol:16/4.
11. Town Development Scheme as a Tool to Build Urban Infrastructure - Case Study: Kamal Vihar, Raipur, International Journal of Research (IJR) Vol-1, Issue-5, June 2014 ISSN 2348-6848
12. Dubey KK. Urban Land Use – A Critical Review. The Indian Geographical Society, Madras-5. 1971 Jan.- March; XIIV (1&2): 45-51.
13. Chandramauli, Singh SB. Land Use Assessment and Management: A Case Study of Robertsganj Tehsil, Sonbhadra. National Geographical Journal of India. 2012 March; 58(1): 35-41.
14. Kaushik SP, Kaur V. Urban Land use Analysis using GIS Technique: A Case Study of Karnal City. National

Geographical Journal of India. 2009 June; 55(2): 33-46.

15. Singh BN, Singh V. Changes in Land use Pattern in Chakia Block, Chandauli District. National Geographical Journal of India. 2009 Dec.; 55(4): 35-46.
16. MoHUPA (2007): National Urban Housing and Habitat Policy 2007. Ministry of Housing and Urban Poverty Alleviation, GOI, New Delhi.
17. MoHUPA (2007): National Urban Housing and Habitat Policy, 2005, September 6, 2005. Source: muepa.nic.in/policies/duopa/DraftNHHP2005-9.pdf.
18. Shehana Rasheed, Saritha G Parambath. 'Urban Land Management and Planning - Indian Context'. International Journal of Scientific & Engineering Research, Volume 5, Issue 7, July-2014.