TRANSFORMATION OF URBAN PLANNING CULTURE IN INDIA - THE PROMISE OF MOHUA SUBSCHEME ON LAP AND TPS

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The land cover of most Indian cities will at least double or triple over the next three to four decades
Source, LSE Cities, 2017
It is costly and difficult to upgrade haphazard sprawl that lacks a basic grid of streets
Unfortunately, Indians cities appear to be headed in the direction of many Latin American and African cities.
This is leading to:

1. Expansion of cities in their peripheries
2. Redevelopment of already built-up areas in towns and cities

For Sustainable Urban Habitats in India - Both Peripheral expansion and in-city redevelopment both need to be well-managed
Inevitable *Urban Expansion* in Indian Cities...

- **Delhi NCR**: 54 sqkm/year
- **Mumbai**: 5 sqkm/year
- **Pune**: 42 sqkm/year

Rapid growth in satellite towns of Delhi (Gurgaon, Noida, Grt Noida, Faridabad etc)
- Mumbai, little movement in peripheries but witnessing inner city redevelopment
- Pune capitalising on Mumbai’s slow downs, attracting new economies like IT/ITES

Source: Generated by WRI India using data from Bhuvan NRSC

Source: World Resources Institute (WRI)
Hyderabad Urban Complex. Source: LUPM, GIZ- India, 2018
Managing Peripheral Expansion
The Promise of Gujarat TP Schemes
AUDA Revised Development Plan 2021

Part I: Existing Conditions, Studies and Analysis

Part II: Planning Proposals and Recommendations

Part III: General Development Regulations
Step 1: Preparing a Development Plan

Key features

• strategic city-wide plan
• delineation of new growth areas
• delineation of city level infrastructure
  • roads
  • water supply
  • drainage
  • ....
• development control regulations

Ahmedabad, 2002

Source: Environment Planning Collaborative
Step 1: Preparing a Development Plan

Key features
- strategic city-wide plan
- delineation of new growth areas
- delineation of city level infrastructure
  - roads
  - water supply
  - drainage
  - ....
- development control regulations

Ahmedabad, 2002

Source: Environment Planning Collaborative
Step 1: Preparing a Development Plan

Key features

- strategic city-wide plan
- delineation of new growth areas (delineation and sequencing of T P Schemes)
- delineation of city level infrastructure
  - roads
  - water supply
  - drainage
  - ....
- development control regulations

Ahmedabad, 2002
Delineation of TP Schemes
2003

TP Scheme 37, 39, 50, 51 and 52

2011

Development continues...........

2013

Development continues...........

Development continues..........

Development continues..........

Development continues...........
Using the DP-TP Mechanism, the Ahmedabad Development Authority was able to appropriate 22% of the land for public uses and 5% for financing infrastructure development.

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Use</th>
<th>Area in Ha.</th>
<th>%</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Proposed Road</td>
<td>217</td>
<td>14.5</td>
<td></td>
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<tr>
<td>2</td>
<td>Garden / Open Space</td>
<td>47</td>
<td>3.1</td>
<td>22.4</td>
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<tr>
<td>3</td>
<td>EWS Housing</td>
<td>19</td>
<td>1.3</td>
<td></td>
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<tr>
<td>4</td>
<td>Amenities</td>
<td>52</td>
<td>3.5</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Saleable Plots</td>
<td>71</td>
<td>4.7</td>
<td>4.7</td>
</tr>
<tr>
<td>6</td>
<td>Gamtal</td>
<td>19</td>
<td>1.3</td>
<td>72.9</td>
</tr>
<tr>
<td>7</td>
<td>Private Final Plots</td>
<td>1075</td>
<td>71.6</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1500</strong></td>
<td><strong>100.0</strong></td>
<td><strong>100.0</strong></td>
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</table>
Why does the DP-TP Mechanism work?

It works because it is perceived to be fair!
LAW OF LAND ACQUISITION AND COMPENSATION
Why does the Land Pooling and Land Reconstitution (T P Scheme) Mechanism Work?

1. The mechanism is specified in a **single robust enabling legislation**
2. It is simultaneously a **technical and legal mechanism**
3. The mechanism provides a **well defined structure that nonetheless has ample space** for the exercise of professional judgment
4. It is a mechanism that interweaves **planning, plan financing and plan implementation**
5. It addresses details and allows **micro level planning**
6. It provides **considerable flexibility** – costs and benefits can be valued and allocated in the form of land, location, or money
7. It focuses on an area and takes a **comprehensive approach** – roads, infrastructure, buildings etc. are dealt with together
8. The mechanism is based on a **profoundly pragmatic approach**
   - Property rights are respected
   - Costs are distributed - all owners lose same amount in the form of land or money
   - Benefits are shared – all owners keep substantial portion of developed land and increment in land value
   - Here urban planning uses the land market not against it
   - Public inputs are sought; grievances are redressed
9. The mechanism is **perceived to be fair and equitable**
The DP-TP mechanism has been used since decades to manage Ahmedabad’s growth
New Urban Mission is spearheading:

1. GIS Based Urban Planning in AMRUT Cities
2. Area Based Development (ABD) in Smart Cities
3. Affordable Housing
4. Land Value Capturing in Infrastructure development

MOHUA Sub-Scheme on LAP and TPS will be core for all the above missions and initiatives.
MOHUA SUB SCHEME:

OPPORTUNITY TO TRANSFORM
THE CULTURE OF URBAN PLANNING IN INDIA
CULTURE OF SPATIAL PLANNING IN INDIA

REGIONAL PLAN

MASTER PLANS

ZONAL PLANS

TOWN PLANNING SCHEME PLANS

LOCAL AREA PLAN
Summary of Issues

1. Urban Planning Hierarchy and Scope of Plans

2. Evidence based planning approaches – Absence of data on Urban Economy, jobs, consumption of built space and many others


4. Linkages between Plan, Projects and Finance

5. Existing Capacity for Plan preparation
CULTURE OF URBAN PLANNING IN ASIA-
Cases of Singapore and Seoul
Planning and Development Framework

CONCEPT PLAN
Maps out vision for Singapore in the next 40-50 years

MASTER PLAN
Guides development over the next 10-15 years

LAND SALES & DEVELOPMENT COORDINATION

DEVELOPMENT CONTROL
Master Plan 2014

- Statutory land use plan
- Reviewed every 5 years
Master Plan - 6 Key Focuses

Housing
Good living environments with a variety of housing options

Economy
Vibrant economy with good jobs and multiple growth opportunities

Community
Building shared spaces and communities

Recreation
Wide variety of recreational options

Transport
Greater mobility with enhanced transport connectivity

Identity
An Endearing Home
Seoul Master Plan and Downtown Development Plan
2020 Seoul Master Plan

According to the construction of a new administrative city in Chungcheong province, relocating many central government functions from Seoul, the 2020 Seoul Master Plan was established to reflect the changes in spatial structure in the Seoul metropolitan region and to suggest a development direction. It also includes the shift in urban management policies for the appeasement of Development Restriction Areas.

The 2020 Seoul Master Plan is a long-term plan to present the vision and spatial structure of Seoul and the divisional development directions for the next 20 years. It is a comprehensive plan containing not only physical aspects but also socio-economic aspects based on citizens’ participation. The Seoul Master Plan is required to be revised every five years to reflect the physical and social changes, and is a statutory plan to suggest the basic direction of urban planning.

Vision and Goals

- Seoul, a world city in harmony with nature, human being, history and technology

**Quantitative Development**

- "Healing" of urban problems during rapid growth era
  - "Recovery" of Seoul's history and natural environment

**Qualitative Development**

- World City
  - Business-friendly environment: enhance Seoul's image and attract global companies
  - Convenience of mobility: improve mass transportation system and service quality; maintain concurrency with land use plan
  - Beautiful urban scenery: maintain attractive urban scenery and residential environment; protect natural environment
  - Advanced information: create information city and e-governance; expand IT service infrastructure
  - Foreigner-friendly environment: create a positive social ambience for overseas visitors; enhance support and service system
  - Administrative transparency: realize advanced administration and vitalize active citizens' participation

- Culture City
  - Vivid history and tradition: conserve and restore historical and cultural assets; strengthen management of cultural treasures
  - Unique culture: promote local culture; develop local cultural festivals with citizens participation
  - Environment for cultural life: improve accessibility to cultural experiences

- Eco City
  - Clean air: reduce air pollutants and improve air quality
  - Clean water: improve sewage treatment and river management; secure water resources
  - City with nature: preserve the ecosystem
  - Environment management: reduce energy consumption; construct comprehensive environment management system

- Welfare City
  - Care for those in need: guarantee basic livelihood, health and welfare service and basic residential rights; subsidize low-income group
  - Citizens' welfare: create life-long education society; provide abundant opportunities to
### City Planning Systems

#### 01 City Planning System

#### 02 Tree-Tier System of City Planning

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#### National Comprehensive Plan

- **Arrangement Plan for the Capital Region**
  - **Regional Plan**

- **Seoul Master Plan**
  - **Downtown Development Plan**

- **Urban Management Plan**

- **Implementation Plan**

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#### Table: Comparison of Plans

<table>
<thead>
<tr>
<th></th>
<th>Seoul Master Plan</th>
<th>Urban Management Plan</th>
<th>Implementation Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal</strong></td>
<td>Basic Spatial Plan and Long-term Development Direction</td>
<td>Concrete Development Procedure and Restrictions</td>
<td>Execution of Project</td>
</tr>
<tr>
<td><strong>Feature</strong></td>
<td>Physical and Social-economic Plan</td>
<td>Physical Plan</td>
<td>Specific Project-based Plan</td>
</tr>
<tr>
<td><strong>Legal Ground</strong></td>
<td>Land Planning and Utilization Act</td>
<td>Land Planning and Utilization Act and Relevant Regulations</td>
<td>Land Planning and Utilization Act and Relevant Regulations</td>
</tr>
<tr>
<td><strong>Legal Obligation</strong></td>
<td>Mayor, County Governor</td>
<td>Individual Citizen</td>
<td>Individual Citizen</td>
</tr>
<tr>
<td><strong>Plan Period</strong></td>
<td>20 year (Review every 5 years)</td>
<td>10 year (Readjustment every 5 years)</td>
<td></td>
</tr>
</tbody>
</table>
Spatial Restructuring Plan

- Main center (1)
- Sub-center (5): Yongsan, Yeongdong, Yeongdeungpo, Cheongnyangni, Sangam
- Local center (11)
- District center (53)

Source: Urban planning and design in Seoul, Seoul Development Institute, 2007
TRANSFORMING THE CULTURE OF URBAN PLANNING IN INDIA
Plans at different scales

Regional Plan

Urban Area Plan

Zonal Plan / Ward Plan

Local Area Plan / TP Scheme / Neighborhood Plan

Layout Plans

Projects

Broad Framework Plans

Long Range

Highly Precise

Immediate
Establishment of Clear Urban Spatial Planning Hierarchy

- Strategic Planning
- City Master Plan
- Zonal /TP Scheme
- Local Area Plan/ Neighborhood
Transforming Urban Planning in India – Key Action Areas

1. Establish National Framework for Urban Planning in India - Key Principles, Scope and a Clear Spatial planning Hierarchy

2. Standard TORs, Hand book and Codes of Practices for City Leaders, Officials and Practitioners


4. Short Term Training and Certification courses on Urban Planning and Sub themes/ Modules for City Leaders and In-service professionals

5. National Registry and Platform for Urban Planning Professionals in India
There are too few urban planners in Africa and Asia

Number of urban planners per 100,000 people and urbanization rates, selected countries, 2011

Qualified Urban Planners per 100000 Population

India Ranks amongst the lower bottom countries
Acknowledgement:

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