



PILOT ON FORMULATION OF LOCAL AREA PLANS AND TOWN PLANNING SCHEME

SALIENT FEATURES OF THE GUIDELINES



सत्यमेव जयते

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BACKGROUND

In the backdrop of rapid urbanization, two key challenges have emerged:

- Existing settlements formed over years through incremental growth/accretion contain areas in **city core** that may require **redevelopment**
- **Physical expansion on periphery** leading to haphazard growth, substandard urban services
- Under Smart Cities Mission; **AREA DEVELOPMENT STRATEGY** has been advocated in the form of Retrofit/Redevelopment and Green Field Development

I. Existing areas/city core can be redeveloped by preparing **Local Area based Plans (LAPs)**.

II. **Town Planning Schemes (TPS)** can be implemented for planned urban expansion in the peripheral greenfield areas.

LAP TPS ILLUSTRATION

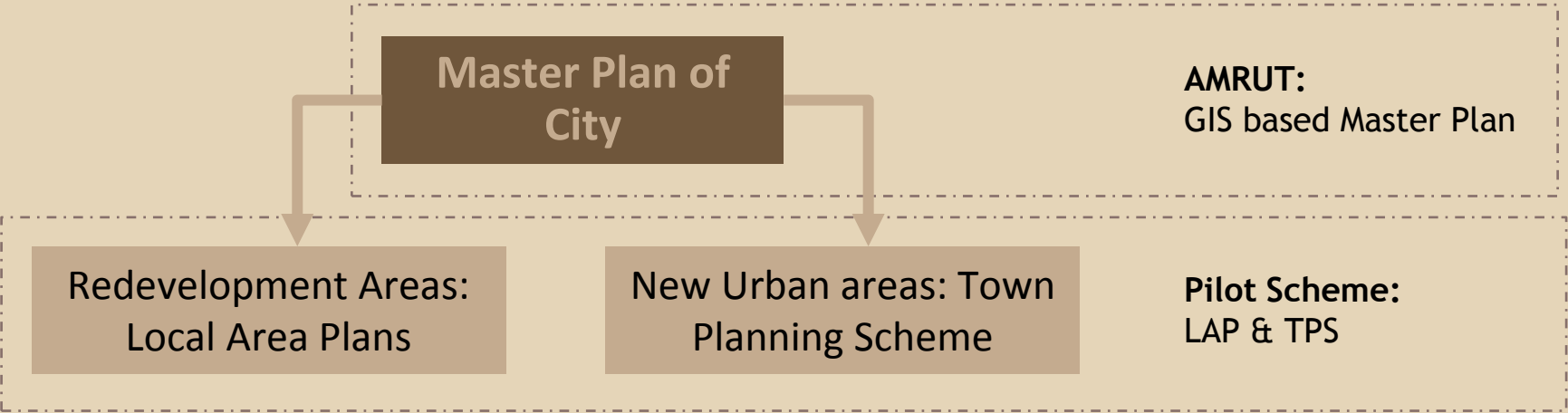


Figure: Anticipated development in CBD of Ahmedabad through Local Area Plan

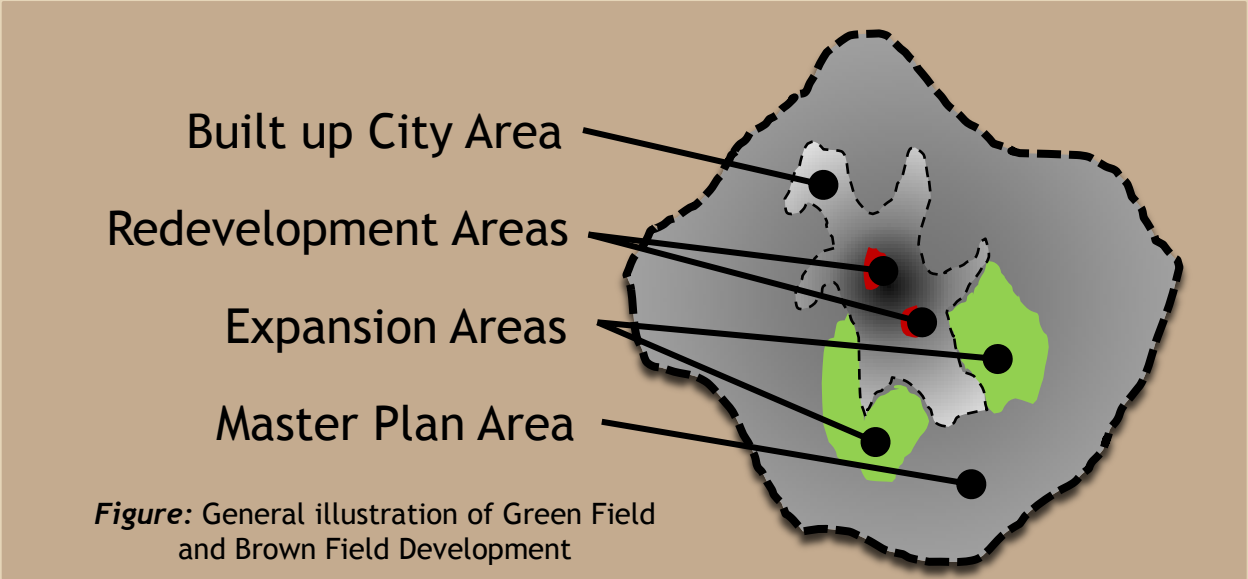


Figure: General illustration of Green Field and Brown Field Development

OBJECTIVES OF THE PILOT SCHEME

1. Establishing a **framework for redevelopment** of existing areas through the development of LAPs
2. Enabling **planned expansion in peri-urban areas** through UEP
3. Supporting Value Capture Techniques to finance infrastructure investments
4. Creating enabling legal framework where required
5. **Building capacity** through training and certification of planners at city and state level to ensure proper implementation of the above strategies
6. Demonstrate applicability of Redevelopment Plan (**RP**) and Expansion Plans (**EP**) as efficient planning tools- eventually **encourage replication** across cities/states

Sl. No	City	State	Population Census 2011	Whether Master Plan Available/Notified
1	Greater Visakhapatnam	Andhra Pradesh	6,47,508	Yes
2	Guwahati	Assam	9,57,352	Yes
3	Vadodara	Gujarat	16,70,806	Yes
4	Indore	Madhya Pradesh	19,64,086	Yes
5	Chennai	Tamil Nadu	46,46,732	Yes
6	Bengaluru	Karnataka	84,43,675	Yes
7	Thiruvananthapuram	Kerala	7,43,691	Yes
8	Warangal	Telangana	6,15,998	Yes
9	Pune	Maharashtra	31,24,458	Yes
10	Varanasi	Uttar Pradesh	11,98,491	Yes
11	Jaipur	Rajasthan	30,46,163	Yes
12	Amritsar	Punjab	11,32,383	Yes
13	Patna	Bihar	16,84,222	Yes
14	Faridabad	Haryana	8,76,969	Yes
15	Bhubaneswar	Odisha	8,40,834	Yes
16	Ranchi	Jharkhand	10,73,427	Yes
17	Raipur	Chhattisgarh	10,10,433	Yes
18	Panaji	Goa	1,14,405	Yes
19	Shimla	Himachal Pradesh	1,69,578	Yes
20	New Kolkata	West Bengal	1,85,060	Yes
21	Srinagar	Jammu and Kashmir	12,06,419	Yes
22	Dehradun	Uttarakhand	5,69,578	Yes
23	Aizawl	Mizoram	2,91,822	Yes
24	Gangtok	Sikkim	1,00,286	Yes
25	Imphal	Manipur	2,68,243	Yes

COVERAGE: CITIES IDENTIFIED

- All 25 cities are covered under **Smart cities Mission**
- All cities have notified **Master Plans**
- Scheme is on pilot basis and depending on State Government response, **more cities may be covered in future**

COST ESTIMATES (INDICATIVE) FOR PREPARING LAP/TPS

Sl.No.	Cost of preparation of TPS Plan (For 100 ha site)	Amount in Rs.
A	Mapping & Survey	
1	Acquisition and updation of Cadastral maps	1,00,000
2	Conducting detailed physical survey of area by Total Station/Drone Survey	2,50,000
3	Preparation of detailed base map	2,00,000
	Sub-Total	5,50,000
B	Manpower cost (including stakeholders consultation)	
	Senior planner @ Rs. 1,00,000 per month for 33% of time for 10 months	3,33,000
	Assistant planners (two) @ Rs. 40,000 for 10 months	8,00,000
	junior staff (2) @ Rs. 30,000 for 10 months	6,00,000
	Sub-Total	17,33,000
C	Establishment cost (50% of manpower cost)	8,66,500
	Sub-total	8,66,500
	Total cost for 100 Ha (A+B+C)	31,49,500
	Total cost of TPS for 300 Ha	94,48,500

COST ESTIMATES (INDICATIVE) FOR PREPARING LAP/TPS

Cost of preparation of Local Area Plan (For 100 ha site)		
A	Mapping, Survey & Consultation	
1	Acquisition and updating of base map	2,00,000
2	Conducting detailed physical survey with Total station/Drone Survey	2,50,000
3	Conducting traffic surveys	1,00,000
	Sub-Total	5,50,000
B	Manpower cost (Including Stakeholders' consultation)	
1	Senior planner/Urban designer @ Rs. 1,00,000 per month for 50% time over 10 months	5,00,000
2	Junior urban designers (two) @ Rs. 40,000 for 10 months	8,00,000
3	junior staff (2) @ Rs. 30,000 for 10 months	6,00,000
	Sub-Total	19,00,000
C	Establishment Cost (approx 50% of Manpower cost)	9,00,000
	Sub-total	9,00,000
	Total Cost for 100 Ha (A+B+C)	33,50,000
	Total cost of one TPS and one LAP of 300 Ha for each city	1,94,98,500
	Contingency (Stationary, Documentation)	5,01,500
	Total LAP& TPS Cost for per city	2,00,00,000
		(Rupees Two Crores)
	Total cost of twenty five cities	50,00,00,000 (Rupees Fifty Crores)

Sr No	Deliverables	Timeline and contents of submission
1	Preliminary Proposal for LAP/TPS	<p>Within 2 months from the start of the preparation of LAP/TPS</p> <ul style="list-style-type: none"> • Information on human resource to be engaged for the project, trained & certified, • Preliminary delineation of the site(s) identified for Local Area Plan and Town Planning Scheme (Drawings in the scale of 1:500/ 1:1000), • Approximate number of land/property owners, population of the area, • Map of the city, • Nature of interventions planned
2	Draft Preparation of LAP/TPS	<p>Within 8 months from the start of start of the preparation of LAP/TPS</p> <ul style="list-style-type: none"> • Detailed survey drawings (in 1:500 scale), • Revised Development Control Regulations (if any) for the delineated area, • Costing of infrastructure development and identified projects, • Proposed fund mobilization • Final layout of land plots (in 1:500 scale), • List of land owners, deductions made, final plots allotted, • Proposed infrastructure plan, • Calculation of land for common use, reserved land and affordable housing etc. (as applicable)
3	Final Draft LAP/TPS	To be submitted within 2months after the submission of draft LAP /TPS

FUNDING

50

TOTAL TENTATIVE COST OF THE PILOT IS 50CR.

The area under LAP can range between **50 hectare to 500 hectare**

Cost calculation only includes technical component (preparation of LAP/TPS, no physical/development work)

- The Central assistance for the scheme would be 100% and shall be released in 3 instalments as indicated:

Installment	% of total funds	Stage of releases (3 Instalments)
1	20%	On submission of Preliminary Proposal
2	40%	Submission of Draft Plan
3	40%	Submission of Final Plan

TRAINING AND CERTIFICATION

1- DAY SENSITIZATION PROGRAMMES

For **Political representatives** and key decision makers at state/city level

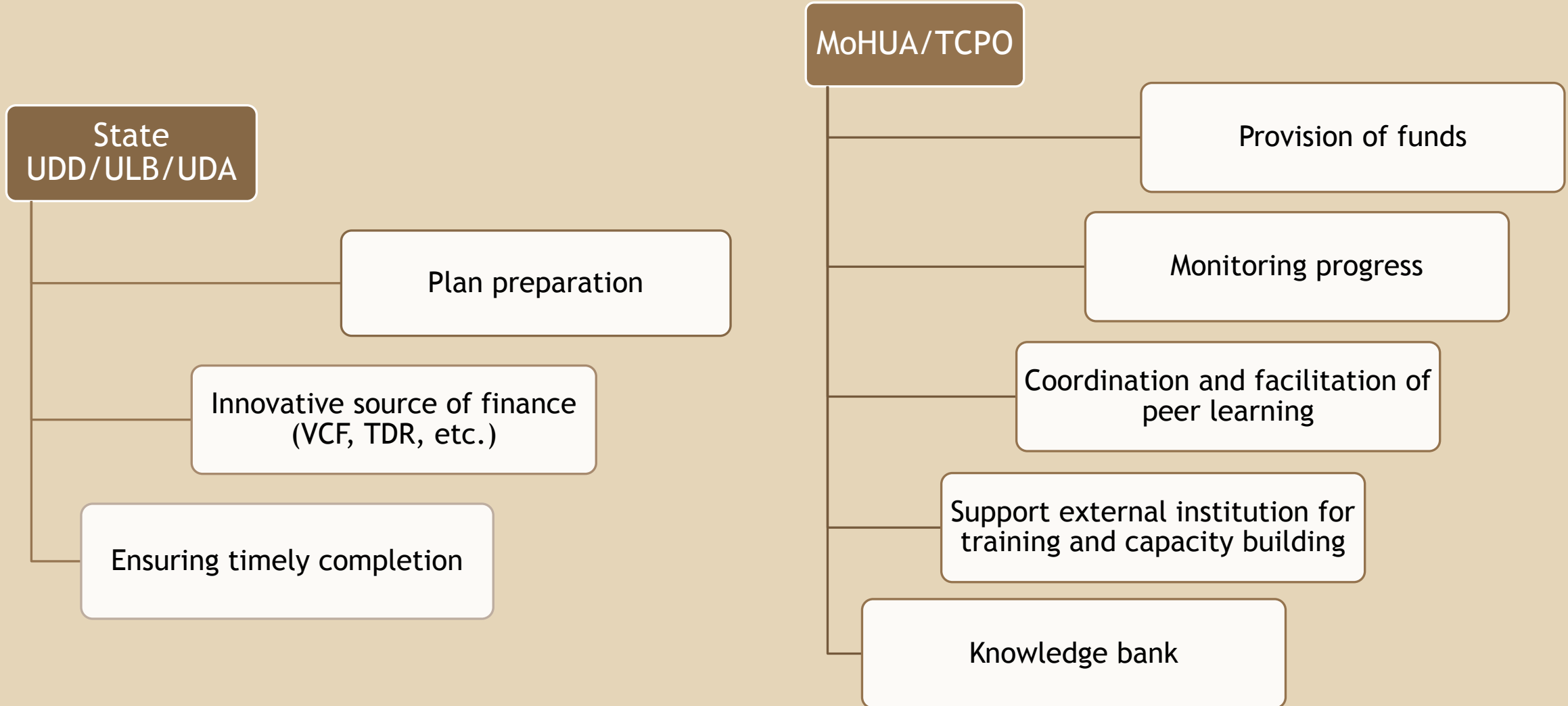
3- DAY BASIC PROGRAMMES

For **planners, engineers** and other technical staff likely to be involved with implementation of the pilot

3- DAY ADVANCED PROGRAMMES

For **technical officers** who have **undergone Basic training**, where advanced concepts such as uses of software and GIS, use of VCF tools, etc. would be covered

ROLES AND RESPONSIBILITIES



REVIEW AND MONITORING

NATIONAL LEVEL

An Apex Committee of AMRUT Mission, chaired by the Secretary (MoHUA) and comprising representatives of related Ministries and organisations will supervise the pilot

STATE LEVEL

State Level High Powered Steering Committee (SHPSC) setup under the AMRUT Mission chaired by the State Chief Secretary, shall steer the pilot

NATIONAL LEVEL TECHNICAL REVIEW AND MONITORING COMMITTEE

Shall be setup at TCPO for providing technical assistance to Apex Committee and SHPSC
TCPO will examine and submit its recommendations to the Apex Committee for the release of instalments

DELIVERABLES

- The cities shall be in position to take up the **Area Development Strategies**
- **Area specific Development Control Regulations** can be formulated
- Based on LAP/TPS, cities can prioritize area wise **creation/upgradation of urban infrastructure facilities**

TENTATIVE SCHEDULE FOR PILOT SCHEME OPERATIONALIZATION

Activity Calendar and Milestones till October, 2019

Key Activities	Target Dates
1. Submission of the preliminary proposal to TCPO through SHPSC of AMRUT Mission	January 31 st , 2018
2. Scrutiny of the preliminary proposal and recommendations and Consideration of the Apex committee for Release of 1 st Instalment	March 31 st 2018
3. Finalization of City Anchor Institutes by the respective sub scheme cities	December 31 st ,2018
4. 1 st Sub scheme City Workshops	Decembe 2018 - January, 2019
5. Capacity Building Round 1 on TPS and LAP at Ahmadabad	February 1-5, 20189
6. Completion Sub scheme Preliminary Stage Activities	March , 2019
7. MOHUA Regional Progress Review Workshops	April,2019, 2019
8. Formulation of Draft and Final Schemes	Before October, 2019

FORMAT FOR SUBMISSION OF PROPOSAL

FORMAT
GUIDELINES

THANKS FOR KIND ATTENTION