

**TOWN & COUNTRY PLANNING ORGANISATION**  
**Government of India**  
**Ministry of Urban Development**

**F.No. 83(iii) 1-100/2009-TCPO/UT ( SANAND)**

**APPRAISAL OF CITY DEVELOPMENT PLAN-SANAND**

On behalf of **Sanand** Nagar Palika , Gujarat Urban Development Mission have submitted *City Development Plan (CDP)* for consideration under the Urban Infrastructure Development Scheme for Satellite Towns around seven Mega cities. Sanand is a fast emerging satellite town within the Ahmedabad Urban Development Authority Area and has the potential for infrastructure development. With inclusive development, the town will be able to absorb additional population growth and also help in easing the burden on Ahmedabad .

The City Development Plan has been appraised keeping in view the requirements of revised toolkit for CDP formulation. The CDP has assessed the existing scenario of the availability of infrastructure facilities and services, financial position of the Nagar Palika and provided a vision for future development. The appraisal comments have been given against each chapter clearly identifying the gaps. The CDP is required to be revised duly taking into the points raised and finalised accordingly.

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**CITY DEVELOPMENT PLAN: APPRAISAL REPORT**

**Name of Town: Sanand**  
**Population 33687 (2001)**

**Area 40.4 sq km (4040 Ha.)**  
**Overall Density 833 Persons per Sq. km**

SI No	Chapter/Contents	CDP Analysis	Appraisal comments	Remarks
1	<b>Introduction</b>	This chapter has briefly mentioned about the approach and CDP development process along with the objectives of the Scheme and the structure of Report.	CDP has appropriately defined <i>Satellite Town</i> and highlighted its evolution over a period of time. This helps in understanding the concept of Satellite Town.	
2	<b>City profile and Current Development Perspectives</b>	Broadly the Chapter has described city profile, demographic profile, economy, emerging projects around the town, Real Estate Market, SWOT Analysis of the town economy and strategies for leveraging growth of Ahmedabad	The Chapter is very well presented and gives an overall view of the development scenario of the town vis-a-vis Ahmedabad. The SWOT analysis has been indicated and the constraints as well as potential of the town and its development are explicit. The strategies for leveraging growth of Ahmedabad have aptly highlighted the role of the town being located in close proximity which gets the benefit by absorbing its growth.  The town profile should briefly touch upon issues of efforts for planned development of the town in the past with respect to its Development (Spatial) Plan.	Maps incorporated in Annexure are as required.

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3	<b>Land use and Growth Dynamics</b>	The Chapter has mentioned about the spatial extent of the city over a period of time. It has also given both existing and proposed landuse as per the Development Plan,2011.It has also stated about Town Planning Scheme ,recent developments in the region and its impact, land prices,and population projections	<p>The Chapter is very well presented, however on Page 53 of the CDP, it has been mentioned that projected population of the town as per Development Plan, 2011 was 1 lakh which has not been achieved <i>mainly due to sluggish growth and low level of industrial development</i>. This has to be elucidated as on one hand it has been stated that the town has immense potential in terms of economy, strategic location and transportation network while on the other hand the town has experienced tardy progress and population growth less than 5% per annum.This also means the town has not been able to absorb the additional population of Ahmedabad.</p> <p>It would be premature to assume that the town will emerge as satellite town with strong economic base and will have enough potential to absorb the migrants to Ahmedabad in short term.</p> <p>However, with the establishment of branded manufacturing units and the town falling in Special Investment Region, it may emerge as self-induced town with an ultimate objective of reducing the burden on Ahmedabad and at the same time provision of infrastructure facilities and amenities at par with the same has to be made to fulfil the objectives of developing it as a Satellite town.</p>	Analysis of migration needs to be included.

<b>SI No</b>	<b>Chapter/Contents</b>	<b>CDP Analysis</b>	<b>Appraisal comments</b>	<b>Remarks</b>
4	<b>Environmental Services</b>  <b>Water Supply</b>          <b>Sewerage</b>	<p>This Chapter has discussed the existing scenario of Water Supply, Sewerage, Storm Water Drainage and Solid Waste Management in terms of availability and future requirement.</p> <p>Water supplied and demand along with gaps has been indicated.</p> <p>Existing situation of sewerage has been indicated.</p>	<p>Present Water Supply is 6.5 MLD against the demand of 7.0 MLD indicating a gap of 0.5 MLD. This is likely to increase by 17.5 MLD by 2040. Hence, it is obvious, the water supply will always be in deficient and benchmarking of 24X7 may not be possible to achieve. It would be also desirable that intra-town disparity in terms of piped water supply both in terms of population and area coverage be highlighted. The existing status of metering may be indicated. What is the plan for water treatment facilities also needs to be discussed.</p> <p>On page 71 of CDP, it has been mentioned that the city is dotted with lakes all around. Hence the existing water bodies may be preserved and strengthened to augment the water supply to the towns along with measures to be taken for rain water harvesting.</p> <p>What is the current provision of sewage disposal may be indicated and for extending 100 % coverage of sewerage, what needs to be done is to be clearly highlighted.</p>	

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	<b>Storm Water Drainage</b>	Existing situation of storm water drainage has been indicated.	It has been stated that the storm water drainage is lacking in the town. To what extent storm water drains will have to be constructed along the roads needs to be highlighted.	
	<b>Solid Waste Management</b>	Existing situation of storm water drainage has been indicated	It has been stated that door to door waste is collected however, what would be the generation of waste in future has to be indicated along with facilities for scientifically disposing off the same.	
5	<b>Traffic and Transportation</b>	This chapter has described about the road network, rail connectivity, traffic conditions, public transport, current and proposed projects along with the major issues and strategy for traffic and transportation.	Although the town is well connected with the Ahmadabad by bus and rail, it would also be desirable to highlight the need for intra- town public transport, provision for pedestrian and non-motorized movement .Since, the town has commissioned industries worth <b>Rs.29144 crore (Table 2.8)</b> during the last 4 years and in future more manufacturing units are likely to be established, provision of facilities like Integrated Freight Complex and Bus Terminus, Bus Stands may also be considered.	
6	<b>Urban poor and housing</b>	The chapter broadly discusses about urban poor, housing, real estate market and future strategies	Percentage of Slum population and number of persons/ households living below poverty line needs to be indicated. What have been the efforts of the state government for provision of housing for the urban poor may also be indicated. As far as real estate market is concerned the information provided is only for middle and upper category, however, it would be desirable to assess the requirement of housing for the urban poor (EWS/LIG).	

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7.	<b>Social Infrastructure</b>	This chapter discusses broadly about the social infrastructure like education, health, recreation and other social amenities. These facilities have been analysed as per the present availability.		Map showing the distribution of social infrastructure may be included.
	<b>Education Facilities</b>	Existing availability of the facilities has been indicated.	With regard to education facilities up to secondary level, the same are adequate however, higher level facilities are inadequate. It would be desirable to highlight the requirement of education facilities at all levels both in terms of population and area coverage as per the projected population of town.	
	<b>Health</b>	Existing availability of the facilities has been indicated.	Specialised health facilities are lacking. It would be desirable to highlight the requirement of major health facilities at all levels both in terms of population and area coverage as per the projected population of town.	
	<b>Other Amenities</b>	Census figures on amenities have been indicated.	Amenities like community centres, crematoria, milk booths, religious institutions which are required for the town may also be stated.	
	<b>Recreational Spaces</b>	Existing availability of the facilities has been indicated.	Provision for playgrounds and tourist related infrastructure may be indicated.	
	<b>Status of Crime</b>	Existing availability of Police Station has been indicated.	Requirement of Police Stations/Police Posts as per the projected population be indicated	

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8.	<b>Environment Profile</b>	The chapter clearly comes out with description of condition of surface water, ground water, air quality, noise pollution and strategies for environmental conservation.	A section on Rainwater Harvesting may be included .Measures for groundwater recharging may also be indicated.	If possible, environmentally sensitive areas may be shown on Map.
9.	<b>Disaster Management</b>	The Chapter has emphasised on disaster mitigation measures along with preparedness and response towards disaster management.	The Chapter may indicate provision for Disaster Management Centre and the spaces available which can take care of the evacuation of people in the event of disaster.	
10.	<b>Municipal Finance</b>	The Chapter has described about the financial status of the Nagar Palika.	Both revenue from Tax and non-tax sources has shown fluctuating trends. Efforts have to be made that both these sources of revenue need to register progressive increase so as to reduce dependence on grants and transfers. Coverage of Property Tax collection needs to be indicated besides the other possible sources of resource generation for the Nagar Palika may also be stated.	
11	<b>Urban Governance</b>	This chapter broadly discusses constitution and functioning of Nagar Palika, role of state government agencies and reforms undertaken .	It would be desirable to indicate the availability of manpower that will be responsible for operation and maintenance of town infrastructure. Capacity building requirements may also be spelt out. What has been the major constraint in implementing reforms also to be highlighted?	
12.	<b>Development Perspective and Vision for the City</b>	The chapter has mentioned about the stakeholder consultation, SWOT analysis, vision for the city	Details of stakeholder consultations like number of meetings, venue and participants needs to be clearly indicated. Based on stakeholder	

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		along with the concluding vision statement.	<p>consultations prioritisation of projects need to be done so as to ascertain which areas of the town require immediate attention towards the augmentation of infrastructure of the town.</p> <p>It is not clear from the CDP whether CDP Policy Committee/Tech Committee/Group were constituted in the process of preparation of CDP.</p>	
13	<b>CIP for Sanand Nagar Palika</b>	The chapter has discussed about institutionalising the CIP process and Capital Investment Plan for Nagar Palika.	Under the Section 13.2.1, Capital Investments, role of PPP has been envisaged only in Sectors like Solid Waste Management and Social Development. It would also be desirable to explore PPP in physical infrastructure.	
<b>14</b>	<b>Financial Operating Plan</b>	This chapter discusses about estimation of operating and maintenance liability and status of municipal finance .	It has been stated revenue surplus is not enough to meet the operating expenditure arising from the CIP in most years. Hence, it becomes necessary to explore ways to generate resources from other sources besides Government grants/transfers.	