

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

F.No. 83(vi) 1-100/2009-TCPO/UT (Vasai-Virar)

APPRAISAL OF CITY DEVELOPMENT PLAN-VASAI-VIRAR

On Behalf of MCCVV, City and Industrial Development Corporation (CIDCO) has prepared and submitted *City Development Plan (CDP)* of Vasai-Virar for consideration under the Urban Infrastructure Development Scheme for Satellite Towns around seven Mega cities. Vasai-Virar, a twin city complex is a fast emerging satellite town in Mumbai Metropolitan Region (MMR) 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 Mumbai.

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

CITY DEVELOPMENT PLAN: APPRAISAL REPORT

Name of City: Vasai-Virar

Population: 7.02 Lakh (2001) for entire Vasai Virar sub region

Vasai: 49346 and Virar: 118945(2001)

Area 380 sq km (38,000 Ha.)

Overall Density 18 Persons per Ha

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
1	1. Introduction	The chapter briefly describes about Vasai-Virar region, institutional framework and administrative structure of Municipal Corporation.	The chapter may include the number of personnel working in Vasai-Virar Municipal Corporation so as to ascertain the capacity to undertake various works.	
2	2. Scheme of Urban Infrastructure Development in Satellite Towns of Million Plus Cities	The Chapter mentions about the Scheme and need/objective for the preparation of City Development Plan and also a City Region Plan	The chapter has highlighted the salient features of Scheme.	
3	3. Profile of Vasai Virar Region	The profile briefly discusses about history, location, accessibility, topography, climate and economic activities in the region.	The profile is by-and-large descriptive	
4	4.Municipal Corporation of City of Vasai Virar	The chapter has briefly described about the constitution of Municipal Corporation of Vasai-Virar and civic administration.	The Chapter highlights about the efforts of planned development of the sub-region, however, it may indicate the role of Vasai – Virar sub-region in the overall perspective of Mumbai Metropolitan Region (MMR).	A reasonably accurate Base Map of the Vasai-Virar town as per the guidelines of CDP Tool-kit may be included.
5	5.Demographic Profile	CDP has given an overview of the demographic profile of the region.	CDP may also indicate population growth of both Vasai and Virar Towns from 1961-2041 as indicated for the region. CDP should visualize future employment pattern in the three sectors of economy viz, primary, secondary and tertiary and should	

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			include a section on provision for 'Informal' sector.	
6	6.Landuse	The chapter has given existing land use pattern for both urbanisable and non-urbanisable area.	The chapter may include table showing the distribution of proposed land use.	
7.	7.Physical Infrastructure	The CDP has made analysis of the availability of existing road infrastructure, water supply, sewerage, power supply and solid waste management.	<p>CDP may indicate coverage of sewerage both in terms of population and area.</p> <p>The chapter has not discussed storm water drainage network in the Vasai Virar .</p> <p>CDP may also include the existing coverage of area and population & highlight the intra-region disparities in distribution of water.</p> <p>CDP may indicate ways of recycling of solid waste.</p> <p>CDP should analyse modal split of Vasai-Virar using latest data. It should clearly highlight the extent of roads which require augmentation / strengthening. It should also mention whether intra-town trip demand is catered to by the existing transport system.</p> <p>CDP may recommend preparation of Comprehensive Mobility Plan for the city</p>	<p>CDP should clearly highlight and also discuss cost-recovery mechanisms to recover the operation-maintenance costs.</p> <p>The report needs to mention about adopting provisions for rain water harvesting in Vasai-Virar.</p>
8.	8.Social Infrastructure	The chapter broadly gives an over view of availability of social infrastructure facilities like housing, education, health, public transportation	<p>The chapter needs to analyse gaps in the availability of technical & higher education and health facilities.</p> <p>Facilities like Fire services, community centres, cinema halls/ commercial</p>	

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			complexes, crematoria should also be included	
9.	9.Urban Blighted Areas	This chapter discuss about urban blighted areas, population, availability of infrastructure and their rehabilitation.	To what extent the urban blighted areas have been deprived of the basic facilities needs to be elaborated in terms of population coverage.	It would be desirable that slums may be indicated on a map.
10.	10 Other Proposals	CDP has mentioned about employment generation through land use planning, tourism, environmental management.	<p>What would be future employment opportunities to be created by tourism needs to be indicated.</p> <p>What has been the level of pollution – air, water and noise?</p> <p>What steps have to be taken for overall environmental management of the area.</p>	A map showing the location of important tourist spots/centres may be included.
11	11 Vision Statement	CDP has mentioned about the formulation of vision and strategy for the development of Vasai Virar.	<p>Vision has been formulated for inclusive development of Vasai Virar, however whether vision under different headings emanated from stakeholder consultations, needs to be clarified.</p> <p>As per the vision and goal the service level benchmarking to be achieved (100 %) coverage has been indicated for the year 2021.</p> <p>This has to be correlated with the timelines for the reforms to be undertaken.</p>	
12	12.Municipal Finance	CDP has stated about Revenue account, capital account, financial performance assessment and capital investment plan.	From the analysis it is evident that the ULB is in a satisfactory financial position. However, efforts have to be made to maximise the coverage of property tax. Against the revenue income of Rs 115.11	

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			<p>crore in 2007-08 and municipal expenditure of Rs 82.18 crore has been indicated which signifies surplus.</p> <p>Capital Investment Plan should be limited to 10 years based on the prioritisation of the projects.</p>	
13	13.Public Consultations	CDP has indicated about the public awareness campaign and public participation which included stakeholder meetings, personal contacts and launching of web sites.	The stakeholder consultations indicated in Chapter 11 should be included in this chapter so as to avoid duplicity. Based on the stake holder consultations, CDP should clearly highlight prioritisation of the projects.	