Making City Planning Work

Bimal Patel

ICRIER+ADB, New Delhi February, 2012

What I want to propose:

- Making city planning work is imperative to making our cities work
- City planning does not work in India because city planners continue to use the wrong approach and wrong tools:
 - Technocratic and apolitical approach
 Attempt to replace markets by planning
 - Central planning / 'license-raj' approach
 - · Non-participatory/unfair statutory frameworks
 - 'a-spatial', non-comprehensive approach
- iii) If the right approach and tools are used, city planning can be made to work in India

Some of the challenges we face in making our cities more livable, comfortable, equitable, just, efficient, safe, meaningful...

- widening streets
- providing roads, parks, public amenities
 providing infrastructure water supply, drainage
- redeveloping older areas of cities
- managing peripheral urban growth
- providing housing for the poor
- finding money (or land) to do all of the above
 regularizing illegal construction
- · curbing nuisances and regulating private development
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Managing peripheral urban growth The spread of Ahmedabad





Managing peripheral urban growth requires a sound

system for planning, financing and implementing the transformation of agricultural land to land suitable for

urban use

1. Laissez-faire development



- let owners / developers lead
- approve individual layouts/developments
- require developers to provide roads/services
- levy development charges
- provide roads/services as an when possible

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- approve individual layouts/developments
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- levy development charges
- provide roads/services as an when possible

No planning, let the market prevail!

2. DP + laissez-faire development



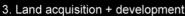
- make city wide plan zone growth areas and major roads
- acquire land for roads
- build major roads/ infrastructure
- approve individual layouts
- levy development charge
- provide smaller roads/ services when possible

2. DP + laissez-faire development



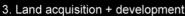
- make city wide plan zone growth areas and major roads
- acquire land for roads
- build major roads/ infrastructure
- approve individual layouts
- levy development charge
- provide smaller roads/ services when possible

Some features are planned; market prevails elsewhere





- acquire land compensate owners
 - take possession of land
- plan development roads, amenities, plots for sale etc
- raise money
 - build infrastructure
- sell plots





- acquire land compensate owners
- take possession of land
- plan development roads, amenities, plots for sale etc
- raise money
 - build infrastructure
- sell plots

No markets, everything is planned!

4. Private townships



- developers assemble landpay farmers/owners
- government provides regulatory support, connectivity
- developer plans and builds development – roads, amenities, plots for sale
- builds infrastructure, sells plots

4. Private townships



- developers assemble land
 pay farmers/owners
- government provides regulatory support, connectivity
- developer plans and builds development – roads, amenities, plots for sale
- builds infrastructure, sells plots

Planners become regulators, market forces restricted, planning function internalized by developers

Land transformation methods 5. The DP-TP* mechanism

The DP-TP mechanism is an interesting and relatively well functioning land transformation system for planning and managing peripheral urban growth

* Gujarati for "Development Plan followed by Town Planning Scheme"

DP-TP mechanism's enabling legislation Gujarat Town Planning & Urban Development Act



GOVERNMENT OF GUJARAT LEGAL DEPARTMENT

President's Act No. 27 of 1976

The Gujarat Town Planning and Urban Development Act, 1976

[As modified upto the 15th November, 1987.]

DP-TP mechanism's enabling legislation Gujarat Town Planning & Urban Development Act

· Invented by the British





Tested in court

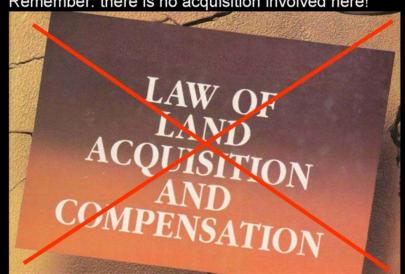
GOVERNMENT OF GUJARAT LEGAL DEPARTMENT

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The Gujarat Town Planning and Urban Development Act, 1976

[As modified upto the 15th November, 1987.]

DP-TP mechanism's enabling legislation Remember: there is no acquisition involved here!



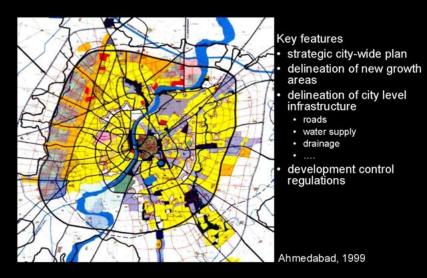
Managing peripheral growth using the DP-TP mechanism is a 2 step process:

- Periodically, a city wide "Development Plan" (DP) is prepared
 - to identify areas for urban growthto define city level infrastructure

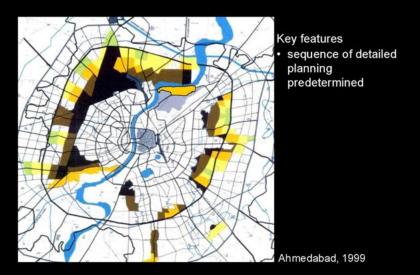
Managing peripheral growth using the DP-TP mechanism is a 2 step process:

- Periodically, a city wide "Development Plan" (DP) is prepared
 - · to identify areas for urban growth
 - to define city level infrastructure
- 2 Then, many neighborhood wide "Town Planning Schemes" (TP Schemes) are prepared to implement the Development Plan
 - to detail out areas identified for urban growth
 - to detail out areas identified for urban growth
 to readjust plots
 - to appropriate land for city & neighbourhood infrastructure
 - to levy charges for building infrastructure
 - · to appropriate portion of increment in land value

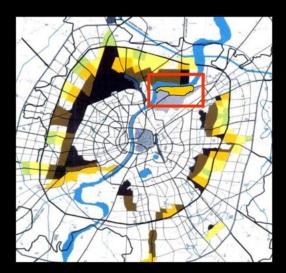
Step 1 – Preparing a Development Plan



Step 1 – Preparing a Development Plan



Step 2: Preparing T P Schemes – an example





Survey No	Original Plot No	Ownse	Original Plot Area (sq m)
1	2	3	4
314	1	Ajaybhai	1300
315	2	Harishbhai	2500
316	3	Kantibhai	2700
317	4	Chiragbhai	2200
318	- 5	Maheshbhai	2400
319	- 6	Kanubhai	2700
320	7	Natubhai	2200
		Total	16000



Survey No	Original Plot No	Original Plot Area (sq m)	
1	2	3	4
		S	
314	1	Ajaybhai	1300
315	2	Harishbhai	2500
316	3	Kantibhai	2700
317	4	Chiragbhai	2200
318	- 5	Maheshbhai	2400
319	6	Kanubhai	2700
320	7	Natubhai	2200
		Total	16000
		Road	1100
		Infrastructure	800
		Garden	2100
		Total	4000

4000 sq mts (conveniently) happens to be 25% of the total area



Survey No	Original Plot No	Ownser	Original Plot Area (sq m)	26 % Deduct- Ion
1	2	3	4	5
				25% of 4
314	1	Ajaybhai	1300	325
315	2	Harishbhai	2500	625
316	3	Kantibhai	2700	675
317	- 4	Chiragbhai	2200	550
318	- 5	Maheshbhai	2400	600
319	6	Kanubhai	2700	675
320	7	Natubhai	2200	550
		Total	16000	4000
		Road	1100	200000000000000000000000000000000000000
		Infrastructure	800	
		Garden	2100	
		Total	4000	



Survey No	Original Plot No	Owner	Original Plot Area (sq m)	26 % Deduct- lon	Final Plot Area (sq.m)
1	2	3	- 4	5	6
		£		25% of 4	4 - 5
314	1	Ajaybhai	1300	325	975
315	2	Harishbhai	2500	625	1875
316	- 3	Kantibhai	2700	675	2025
317	4	Chiragbhai	2200	550	1650
318	- 5	Maheshbhai	2400	600	1800
319	6	Kanubhai	2700	675	2025
320	7	Natubhai	2200	550	1650
		Total	16000	4000	12000
		Road	1100	Section 1	
		Infrastructure	800		
		Garden	2100		
		Total	4000		



Survey No	Original Plot No	Ownse	Original Plot Area (sq m)	26 % Deduct- lan	Final Plot Area (sqm)
1	2	3	- 4	5	6
				25% of 4	4 - 5
314	1	Ajaybhai	1300	325	975
315	2	Harishbhai	2500	625	1875
316	- 3	Kantibhai	2700	675	2025
317	4	Chiragbhai	2200	550	1650
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319	6	Kanubhai	2700	675	2025
320	7	Natubhai	2200	550	1650
		Total	16000	4000	12000
		Road	1100		
		Infrastructure	800		
		Garden	2100		
		Total	4000		



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1	2	3	4	5	6
				25% of 4	4 - 5
314	1	Ajaybhai	1300	325	975
315	2	Harishbhai	2500	625	1875
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319	6	Kanubhai	2700	675	2025
320	7	Natubhai	2200	550	1650
-		Total	16000	4000	12000
		Road	1100	200000000000000000000000000000000000000	
		Infrastructure	800		
		Garden	2100		
		Total	4000	1	



Survey No	Original Piot No	Owner	Original Plot Area (sq m)	26 % Deduct- lon	Final Plot Area (sq.m)	Cost of Infrastructure Rs. 25 / sqm
1	2	3	4	5	6	7
				25% of 4	4 - 5	Rs 25 * 6
314	1	Ajaybhai	1300	325	975	24375
315	.2	Harishbhai	2500	625	1875	46875
316	- 3	Kantibhai	2700	675	2025	50625
317	4	Chiragbhai	2200	550	1650	41250
318	- 5	Maheshbhai	2400	600	1800	45000
319	- 6	Kanubhai	2700	675	2025	50625
320	7	Natubhai	2200	550	1650	41250
-		Total	16000	4000	12000	300000
		Road	1100	200000000000000000000000000000000000000		
		Infrastructure	800			
		Garden	2100			

4000

Total



Survey No	Original Piet No	Owner	Original Plot Area (sq m)	26 % Deduct- lon	Final Piot Area (sq.m)	Cost of infrastructure Rs. 25 / sqm
1	2	3	4	5	6	7
				25% of 4	4 - 5	Rs 25 * 6
314	1	Ajaybhai	1300	325	975	24375
315	.2	Harishbhai	2500	625	1875	46875
316	- 3	Kantibhai	2700	675	2025	50625
317	4	Chiragbhai	2200	550	1650	41250
318	- 5	Maheshbhai	2400	600	1800	45000
319	- 6	Kanubhai	2700	675	2025	50625
320	7	Natubhai	2200	550	1650	41250
-		Total	16000	4000	12000	300000
		Road	1100	200000000000000000000000000000000000000	20000	
		Infrastructure	800			
		Garden	2100			

We still need to address the issue of unequal distribution of costs and benefits !!!



Survey No	Original Plot No	Ownser	Original Plot Area (sq m)	26 % Deduct- lan	Final Plot Area (sq.m)	Cost of Infrastructure Rs. 25 / sqm	Original Plot Value (Rs. per sq.m)
1	2	3	4	5	6	7	8
				25% of 4	4 - 5	Rs 25 * 6	
314	1	Ajaybhai	1300	325	975	24375	175
315	.2	Harishbhai	2500	625	1875	46875	175
316	3	Kantibhai	2700	675	2025	50625	200
317	- 4	Chiragbhai	2200	550	1650	41250	200
318	- 5	Maheshbhai	2400	600	1800	45000	200
319	- 6	Kanubhai	2700	675	2025	50625	225
320	7	Natubhai	2200	550	1650	41250	225
		Total	16000	4000	12000	300000	
		Road	1100	Section 1			
		Infrastructure	800				
		Garden	2100				

Total

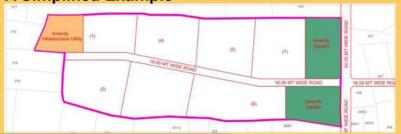
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Survey No	Original Plot No	Ownser	Original Plot Area (sq m)	26 % Deduct- Ion	Final Plot Area (sq.m)	Cost of Infrastructure Rs. 25 / sqm	Original Plot Value (Rs. per sqm)	Compensation to be paid to Land Owner (Rs.)
1	2	3	4	5	6	7	8	9
				25% of 4	4 - 5	Rs 25 * 6		5 x 8
314	1	Ajaybhai	1300	325	975	24375	175	56875
315	.2	Harishbhai	2500	625	1875	46875	175	109375
316	3	Kantibhai	2700	675	2025	50625	200	135000
317	- 4	Chiragbhai	2200	550	1650	41250	200	110000
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000
319	- 6	Kanubhai	2700	675	2025	50625	225	151875
320	7	Natubhai	2200	550	1650	41250	225	123750
		Total	16000	4000	12000	300000		
		Road	1100	200000000000000000000000000000000000000	20000			7
		Infrastructure	800					
		Garden	2100					

Total

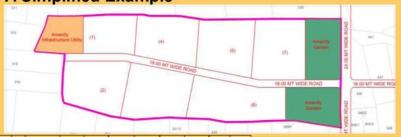
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1	2	3	4	5	6	7	8	9	10
				25% of 4	4 - 5	Rs 25 * 6		5 x 8	
314	1	Ajaybhai	1300	325	975	24375	175	56875	450
315	2	Harishbhai	2500	625	1875	46875	175	109375	525
316	3	Kantibhai	2700	675	2025	50625	200	135000	600
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600
319	- 6	Kanubhai	2700	675	2025	50625	225	151875	750
320	7	Natubhai	2200	550	1650	41250	225	123750	750
		Total	16000	4000	12000	300000			
		Road	1100	200000000000000000000000000000000000000					_
		Infrastructure	800						
		Garden	2100						

Total

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1	2	3	- 4	5	6	7	8	9	10	11
				25% of 4	4 - 5	Rs 25 * 6		5 x 8		
314	1	Ajaybhai	1300	325	975	24375	175	56875	450	2.6
315	2	Harishbhai	2500	625	1875	46875	175	109375	525	3.0
316	3	Kantibhai	2700	675	2025	50625	200	135000	600	3.0
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600	3.0
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600	3.0
319	- 6	Kanubhai	2700	675	2025	50625	225	151875	750	3.3
320	7	Natubhai	2200	550	1650	41250	225	123750	750	3.3
		Total	16000	4000	12000	300000	0.00			
		Road	1100	200000000						
				1						

2100

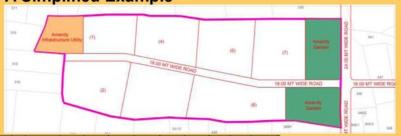
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Total

2100

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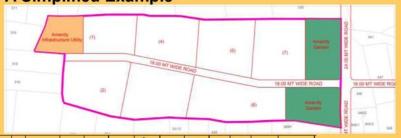
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1	2	3	- 4	5	6	7	8	9	10	11	12
				25% of 4	4 - 5	Rs 25 * 6		5 x 8			6 x 10
314	1	Ajaybhai	1300	325	975	24375	175	56875	450	2.6	438750
315	2	Harishbhai	2500	625	1875	46875	175	109375	525	3.0	984375
316	- 3	Kantibhai	2700	675	2025	50625	200	135000	600	3.0	1215000
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600	3.0	990000
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600	3.0	1080000
319	6	Kanubhai	2700	675	2025	50625	225	151875	750	3.3	1518750
320	7	Natubhai	2200	550	1650	41250	225	123750	750	3.3	1237500
		Total	16000	4000	12000	300000	1 3				
		Road	1100	Section 1		A CONTRACTOR OF THE PARTY OF TH		-	-		

Total

4000



Survey No	Original Plot No	Ownse	Original Plot Area (sq m)	26 % Deduct- Ion	Final Plot Area (sq.m)	Cost of Infrastructure Rs. 25 / sqm	Original Plot Value (Rs. per sqm)	Compensation to be paid to Land Owner (Rs.)	Final Plot Value (Rs. per sqm)	Factor of Increase in Land Value	Final Plot Value (Rs.)	Increment in Land Value (Rs.)
1	2	3	4	5	6	7	8	9	10	11	12	13
				25% of 4	4 - 5	Rs 25 * 6		5 x 8			6 x 10	(6×10) - (6×8)
314	1	Ajaybhai	1300	325	975	24375	175	56875	450	2.6	438750	268125
315	2	Harishbhai	2500	625	1875	46875	175	109375	525	3.0	984375	656250
316	- 3	Kantibhai	2700	675	2025	50625	200	135000	600	3.0	1215000	810000
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600	3.0	990000	660000
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600	3.0	1080000	720000
319	6	Kanubhai	2700	675	2025	50625	225	151875	750	3.3	1518750	1063125
320	7	Natubhai	2200	550	1650	41250	225	123750	750	3.3	1237500	866250
		Total	16000	4000	12000	300000	0.00					
		Road	1100	Section 1		desire the second						
		Infrastructure	800									
		Garden	2100									

Total

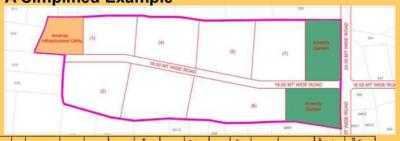
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Survey No	Original Plot No	Ownse	Original Plot Area (sq m)	26 % Deduct- Ion	Final Plot Area (sq.m)	Cost of Infrastructure Rs. 26 / sqm	Original Plot Value (Rs. per sqm)	Compensation to be paid to Land Owner (Rs.)	Final Plot Value (Rs. per sqm)	Factor of Increase in Land Value	Final Plot Value (Rs.)	Increment in Land Value (Rs.)	What each Plot Owner has to pay " infrastructure Cost . Compensation
1	2	3	- 4	- 5	6	7	8	9	10	11	12	13	14
				25% of 4	4 - 5	Rs 25 * 6		5 x 8			6 x 10	(6×10) - (6×8)	7 - 9
314	1	Ajaybhai	1300	325	975	24375	175	56875	450	2.6	438750	268125	-32500
315	2	Harishbhai	2500	625	1875	46875	175	109375	525	3.0	984375	656250	-62500
316	3	Kantibhai	2700	675	2025	50625	200	135000	600	3.0	1215000	810000	-84375
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600	3.0	990000	660000	-68750
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600	3.0	1080000	720000	-75000
319	6	Kanubhai	2700	675	2025	50625	225	151875	750	3.3	1518750	1063125	-101250
320	7	Natubhai	2200	550	1650	41250	225	123750	750	3.3	1237500	866250	-82500
		Total	16000	4000	12000	300000	1 0						
		Road	1100	Section 1		Control of the Contro		100					-
		Infrastructure	800										
		Garden	2100										

4000

Garden Total

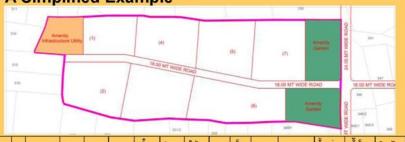


Survey No	Original Plot No	Ownse	Original Plot Area (sq m)	26 % Deduct- Ion	Final Plot Area (sq.m)	Cost of infrastructure Rs. 25 / sqm	Original Plot Value (Rs. per sqm)	Compensation to be paid to Land Overer (Rs.)	Final Plot Value (Rs. per sq.m)	Factor of Increase in Land Value	Final Plot Value (Rs.)	Increment in Land Value (Rs.)	What each Plot Owner has to pay " infrastructure Cost - Compensation	Demand from eac Plot (50% of Increment in Land Value)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
				25% of 4	4 - 5	Rs 25 * 6		5 x 8			6 x 10	(6×10) - (6×8)	7 - 9	50% of 13
314	1	Ajaybhai	1300	325	975	24375	175	56875	450	2.6	438750	268125	-32500	134063
315	2	Harishbhai	2500	625	1875	46875	175	109375	525	3.0	984375	656250	-62500	328125
316	3	Kantibhai	2700	675	2025	50625	200	135000	600	3.0	1215000	810000	-84375	405000
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600	3.0	990000	660000	-68750	330000
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600	3.0	1080000	720000	-75000	360000
319	- 6	Kanubhai	2700	675	2025	50625	225	151875	750	3.3	1518750	1063125	-101250	531563
320	7	Natubhai	2200	550	1650	41250	225	123750	750	3.3	1237500	866250	-82500	433125
		Total	16000	4000	12000	300000	1 1							9. 8
		Road	1100	200000000000000000000000000000000000000		A CONTRACTOR OF THE PARTY OF TH		1	-					- 0
		Infrastructure	800											

800

4000

Garden



Survey No	Original Plot No	Owner	Original Plot Area (sq m)	26 % Deduct- lon	Final Plot Area (sqm)	Cost of Infrastructure Rs. 26 / sqm	Original Plot Value (Rs. per sq.m)	Compensation to be paid to Land Owner (Rs.)	Final Plot Value (Rs. per sqm)	Factor of Increase in Land Value	Final Plot Value (Rs.)	Increment in Land Value (Rs.)	What each Piot Owner has to pay " Infrastructure Cost - Compensation	Demand from eac Plo (50% of Increment in Land Value)	Total Demand from each Plot Owner (Common Surplus I Deficit)
1	2	3	- 4	5	6	7	8	9	10	- 11	12	13	14	15	16
				25% of 4	4 - 5	Rs 25 * 6		5 x 8			6 x 10	(6x10) - (6x8)	7 -9	50% of 13	15 + 14
314	1	Ajaybhai	1300	325	975	24375	175	56875	450	2.6	438750	268125	-32500	134063	101563
315	2	Harishbhai	2500	625	1875	46875	175	109375	525	3.0	984375	656250	-62500	328125	265625
316	3	Kantibhai	2700	675	2025	50625	200	135000	600	3.0	1215000	810000	-84375	405000	320625
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600	3.0	990000	660000	-68750	330000	261250
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600	3.0	1080000	720000	-75000	360000	285000
319	6	Kanubhai	2700	675	2025	50625	225	151875	750	3.3	1518750	1063125	-101250	531563	430313
320	7	Natubhai	2200	550	1650	41250	225	123750	750	3.3	1237500	866250	-82500	433125	350625
		Total	16000	4000	12000	300000								9	2015000
		Road	1100	100000000000000000000000000000000000000	100000	Total Control of the		-						T	The state of the s

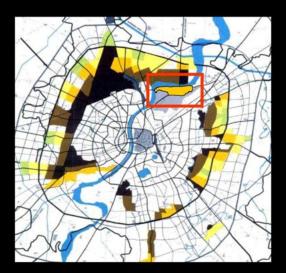
4000

Garden Total



Survey No	Original Piot No	Owner	Original Plot Area (sq m)	26 % Deduct- Ion	Final Plot Area (sq.m)	Cost of Infrastructure Rs. 26 / sqm	Original Plot Value (Rs. per sq.m)	Compensation to be paid to Land Owner (Rs.)	Final Plot Value (Rs. per sqm)	Factor of Increase in Land Value	Final Plot Value (Rs.)	Increment in Land Value (Rs.)	What each Plot Owner has to pay " Infrastructure Cost Compensation	Demand from eac Plo (50% of Increment in Land Value)	Total Demand from each Plot Owner (Common Surplus I Deficit)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
				25% of 4	4 - 5	Rs 25 * 6		5 x 8			6 x 10	(6×10) - (6×8)	7 -9	50% of 13	15 + 14
314	1	Ajaybhai	1300	325	975	24375	175	56875	450	2.6	438750	268125	-32500	134063	101563
315	2	Harishbhai	2500	625	1875	46875	175	109375	525	3.0	984375	656250	-62500	328125	265625
316	3	Kantibhai	2700	675	2025	50625	200	135000	600	3.0	1215000	810000	-84375	405000	320625
317	4	Chiragbhai	2200	550	1650	41250	200	110000	600	3.0	990000	660000	-68750	330000	261250
318	- 5	Maheshbhai	2400	600	1800	45000	200	120000	600	3.0	1080000	720000	-75000	360000	285000
319	- 6	Kanubhai	2700	675	2025	50625	225	151875	750	3.3	1518750	1063125	-101250	531563	430313
320	7	Natubhai	2200	550	1650	41250	225	123750	750	3.3	1237500	866250	-82500	433125	350625
		Total	16000	4000	12000	300000								9	2015000
		Road	1100												
		Infrastructure	800												

Step 2: Preparing T P Schemes – an example





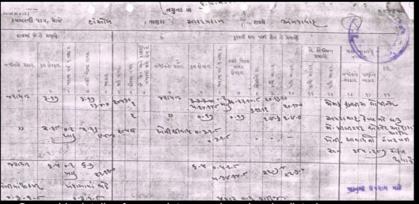
An area of approximately 100 to 150 hectares is taken up for planning



The area is surveyed



Boundaries of the detailed planning area are defined and statutorily declared



Ownership details of every plot are reviewed and collated

Surakarra (willo Prahladhai), Nareshku mar Prahladhai, Rameshwar Prabharimal

-											FORM I								- 3
								DRA	T TOWN	PLAHIMIG:	SCHEME NO	. 67, (HAHS	OL-1, AHM	EDABAD)					
									REDI	STRIBUTIO	N AND YAL	UATION ST	ATEMENT						
		procured	************	_	-			TH	E GUJARA	TTOWNPLAN	WHING AND U	FEANDEYEL	OFMENT AC	7.1976	************	planta di managara	grandom marganatus		- Annah annah
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Ho.	owner	ure	ue	Ho	Area		RUPEES	Ho.	Area in		VALUE	RUPEES		COMPERS	t (Section 78)	on (Section	to(+) or deducti	demand from (+)or	
			y no.		in Sq. note.	referenc e to value of	of structur es		sq. mt.	Undev	eloped	Devel	loped	ATION(-) UNDER SEC. 80 Column	Column 10(a)- Column 9(a)	79) 50% of Column	on from (-) Contrib	by (-) owner being the addition of	
						structur es				Without reference to value of structure s	Inclusive of structure s	Without reference to value of structure	of	9(b)- Column 6(b)			be made under other Section	columns 11,13,14	
1	2	3	3(a)	4	5	6(a)	6(b)	$\overline{}$		_						_			-
VIL	LAGE: MOTERA							1											
	Collector, Altimedabad for Govt of Gujarat		279		12,945	1927350	1927350												
	Kiran Subodhchandra, Shanital Popatial Sumatial Popatial		279	2	8,500	1729950	1729950												

Ownership, plot size, land value details tabulated



Original plots are marked on the survey



Roads are laid out



Plots for amenities, revenue generation are carved



Final plots are delineated



Final plots are delineated; original plots become irrelevant

-											FORM I								
_								DEAL	T TOWN	PLANNING :	SCHEME NO	. 67, (HAIIS	OL-1, AHME	(DABAD)					
_									REDI	STRUBUTIO	N AND YAL	UATION ST	ATEMENT						
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Ho.	owner	ure	ue	Ho	Area	VALUE III	RUPEES	No.	Area in		VALUE II	I PUPEES		TION (+) COMPENS	t (Section 78)	on (Section	to(+) or	demand from (+)or	
			y no.		in Sq. mts.	Without referenc e to value of	Inclusive of structur es		sq. mt.	Undev	eloped	Devel	loped	ATION(-) UNDER SEC. 89 Colmn	Column 10(a)- Column 9(a)	79) 50% of Column	on from (-) Contrib	by (-) owner being the addition of	
						es				Without reference to value of structure s	Inclusive of structure s	Without reference to value of structure	Inclusive of structure s	5(b)- Column 6(b)			be made under other Section	11,13,14	
1	2	3	3(a)	4	5	6(a)	6(b)	7		9(a)	5(b)	10(a)	10(to)	11	12	13	14	15	16
VIL	LAGE: MOTERA														-	-			
	Collector, Ahmedabad for Govt of Gujarat		278	,	12,849	1927350	1927350	1	9,039	1204650	1204650	4010600	4010600						
	Kiran Subodhchandra, Shantial Popatial Sumarilal Popatial		279	2	1,533	1729950	1729950	2	7,200	1001219	1001219	4324875	4324875						
	Surajkanna (widho Prahladikhai), Nareshku		290	3	12,140	1621000	1621000	3	7,566	m38230	W34230	4363295	436328						

Final plot sizes & land value increments are tabulated

									REDI	STRIBUTIO	N AND YAL	D 75) I. 67, (HANS UATION ST	OL-1, AHME ATEMENT						
Sr.	Hame of the		Reven		ORSO	GHAL PLO	r	"	S. MANIPELIN		HAL PLOT	CHICAGO IN		CONTRIBU			addition	Het	Rema
Ho.	owner	we	surve	Ho	Area	VALUE III	RUPEES	No.	Area in		VALUE II	RUPEES		TION (+) COMPENS	t (Section 78)	on	to(+) or deducti	from (+)or	300,500,00
			y no.		in Sq. mts.	Without reference to value of	Inclusive of structur es		sq. mt.	Undev	eloped	Devel	loped	ATION(-) UNDER SEC. 80 Colmo	Column 19(a)- Column	79) 50% of Column	on from (-) Contrib	by (-) owner being the	
						es es				Without reference to value of structure s	Inclusive of structure s	referenc	Inclusive of structure s	9(b)- Column 6(b)		,,,	be made under other Section	columns 11,13,14	
1	2	3	3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
VILL	AGE: MOTERA						-												
	Collector, Ahmedabad for Govt.of Gujarat		278	,	12,849	1927350	1927350	1	8,031	1204650	1204650	4010600	4019600	-722700	3613960	100.575	-	5004275	
2	Kiran Subodychandra,		279	2	1,533	9729950	1729950	- 2	7,200	1001219	1001219	4324075	4324875	448731	3243656	H2929		975097	1. Rights of the o

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2. Owners to rec

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Betterment levies tabulated

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Surajkanta (udło Prakladika), Narestku

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The TPS is presented to the land owners

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CR R. D.A. Faind (HOST) A.B. Faind (HOST) aject to Abresdated Jurisdation.





I PIPE & STEEL STORE

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Part No. 12, Manadoteuet Mills Companyol. Sorton legati Pelins Chattl. State, Seaper Comme. AMSC/JASAU-3501018.

Date :

d. (3-3-600)

યાત, શ્રી પીક સીટી પ્લાનર સાહેમ, નગર વિસલ પાલુ-દક્ષિલ ઝોન, અપદાવાદ મ્યુનિ કોપી રેશન, દાવાપીઠ, ચોલાદીપાદ, અપદાવાદ

માનનીય સાતેમથી, દિવસ

Dire-

વાંચ અરથી હી.પી. કરીય નં. ૧૨ લય વલાઇ દરપાસન (ન્દ્રદેશ–રાષ્ટ્રીપુર) સર્વે નં. ૨૧૭૫ પેડી સમ્ય પ્લેટ નં. ૪/૧ શાળવાદી.



Objections & suggestions are accepted



The TPS is altered as necessary





Roads are taken possession of Infrastructure is built



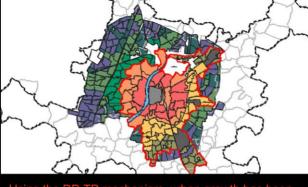
A quasi judicial officer hears grievances



The TPS is altered as necessary; State Government sanctions the TPS

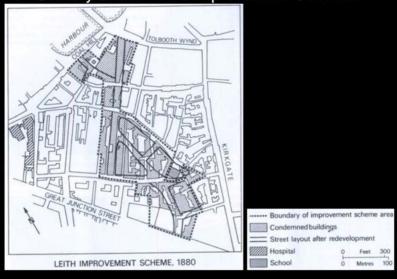


Final plots are handed over
Betterment levies are collected
Private plots are developed as permitted



Using the DP-TP mechanism, urban growth has been managed effectively since many decades

19th Century British Town Improvement Schemes



The First TPS of Ahmedabad, 1925

BOMBAY TOWN PLANNING ACT.

No. I OF 1915

TOWN PLANNING SCHEME

AHMEDABAD No. 1 (JAMALPUR)

(FINAL)

Secretioned to take offers from toe Let September 1925, under Generalment Notification, General Dispertaness, No. 462, dated the 19th July 1925, gold Nod or page 1971 in Part I of the "Bouckey Government Greath", dated the 1926 July 1925.



POURA

Penn, St. 2-11-D. Copins obstantia from the formation of Community Designs of the Community of Community Community of Community Communit

The First TPS across the River, 1946

Why does the TPS Mechanism Work?

- 1. The mechanism is specified in robust enabling legislation
- It is simultaneously a techno-legal mechanism for city planning, plan financing and plan implementation
- 3. The mechanism incorporates both city wide macro level and very detailed micro level planning
- Provides considerable flexibility costs and benefits can be valued and allocated in the form of land, location, money or development rights
- All interlocking plan implementation tasks can be made to work to one clock, using a single legislation

Why does the TPS Mechanism Work?

- Being focused on an area it promotes a comprehensive approach – all the complexities of an urban area, roads, variety land uses, buildings, infrastructure, traffic, right of way can be simultaneously dealt with
- 7. The DP-TP mechanism is relatively inexpensive
 8. The mechanism is backed by professionally competent city planners; a relatively strong and institutionalized role for city planning in local government

Why does the TPS Mechanism Work?

- A profoundly pragmatic approach informs the use of this mechanism
 - · Property rights are respected
 - Costs are distributed; all owners loose same proportion of land
 - Benefits are shared; owners keep substantial portion of increment in land value and developed land
 - Planning seeks to use the land market not thwart it
 - · Public inputs are sought; grievances are redressed
- 10.On account of the foregoing, the DP-TP mechanism is perceived to be fair and equitable



The DP-TP mechanism is a versatile city planning and plan implementation tool that can be used to address many challenges that we face in transforming our cities



The DP-TP mechanism is a structured framework for the state to negotiate with private landowners

Some of the challenges we face in making our cities more livable, comfortable, equitable, just, efficient, safe, meaningful...

- widening streets
- providing roads, parks, public amenities providing infrastructure - water supply, drainage
- redeveloping older areas of cities
- managing peripheral urban growth
- providing housing for the poor finding money (or land) to do all of the above
- regularizing illegal construction
- curbing nuisances and regulating private development

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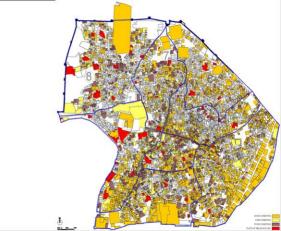
Earthquake devastated Bhuj was re-laid out using the DP-T P mechanism



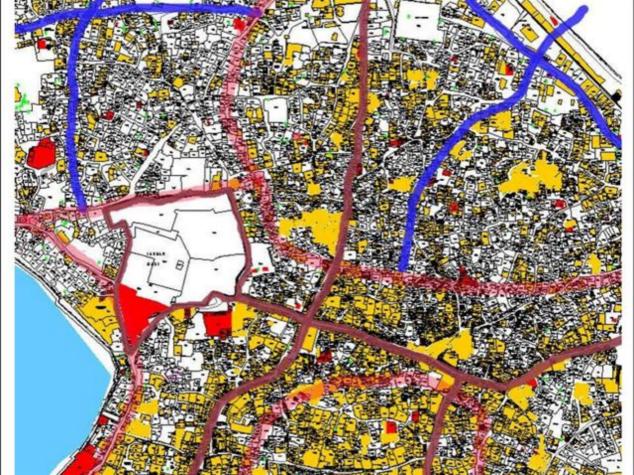












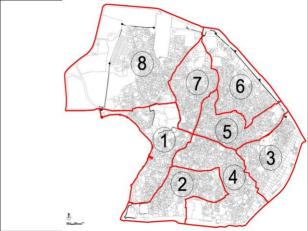
Existing layout Proposed layout

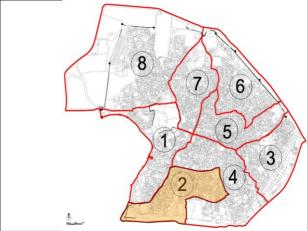


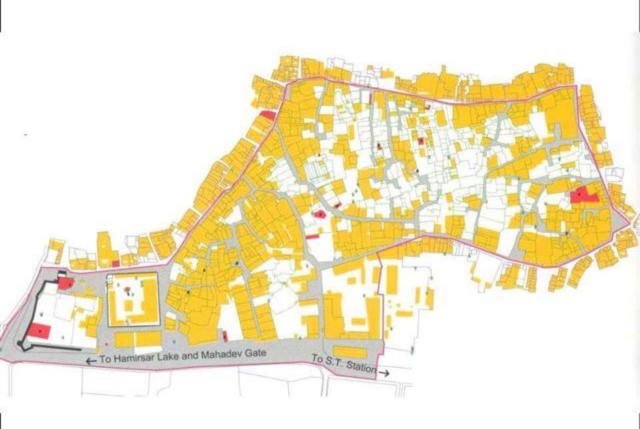
POLICY TO DEDUCT LAND

Sr. No.	Area of plot (square metres)	Deduction (%)
1	0 – 30	0
2	30 – 100	10
3	100 – 200	20
4	200 – 500	30
5	More than 500	35
6	Government plots	50

· For plots built up to 100%, no deduction has been done.













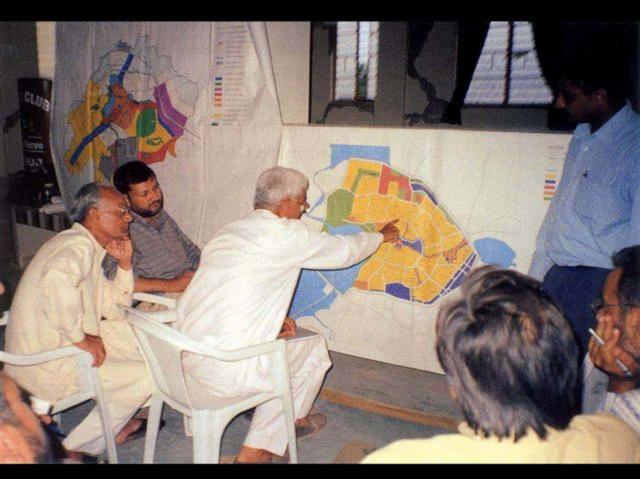






























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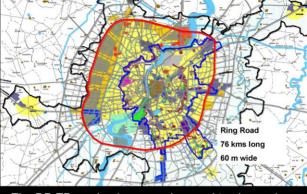
The DP-TP mechanism is also used to regularize unauthorized areas built in the past



The DP-TP mechanism is also used to regularize unauthorized areas built in the past

Some of the challenges we face in making our cities more livable, comfortable, equitable, just, efficient, safe, meaningful...

- widening streets
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 providing housing for the poor
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- regularizing illegal construction
- · curbing nuisances and regulating private development
 - curbing huisances and regulating private development
-



The DP-TP mechanism was also used to plan and implement Ahmedabad's Ring Road





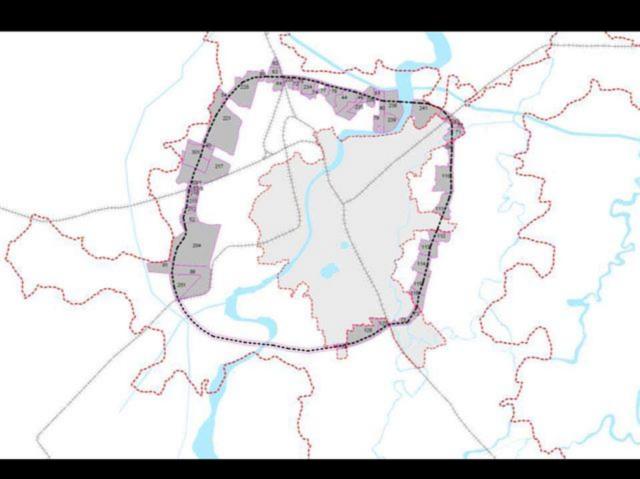
LAW OF LAND ACQUISITION **AND** COMPENSATION

LAW OF LAND ACQUISITION AND COMPENSATION



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Some of the challenges we face in making our cities more livable, comfortable, equitable, just, efficient, safe, meaningful...

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 regularizing illegal construction
- · curbing nuisances and regulating private development
- curbing nuisances and regulating private development
- .

How can the TPS Mechanism be Improved?

Act allows too long a period to prepare and implement schemes

Coordination with revenue department can be better

- · Government is allowed unlimited time to review and sanction schemes
- Schemes do not sufficiently address urban design concerns
- Rationale underpinning land valuation and appropriation polices can be much improved
- The unbridled powers of quasi judicial officers need to be constrained
- The entire process of planning can be made far more transparent and participative
- Urban planning capacities of local bodies can be improved and augmented

What I hope to have conveyed:

- Making city planning work is imperative to making our cities work
- City planning does not work in India because city planners continue to use the wrong approach and wrong tools:
 - Technocratic and apolitical approach
 Attempt to replace markets by planning
 - Central planning / 'license-rai' approach
 - Non-participatory/unfair statutory frameworks
 - 'a-spatial', non-comprehensive approach
- iii) If the right approach and tools are used, city planning can be made to work in India

Making city planning work means recognizing that :

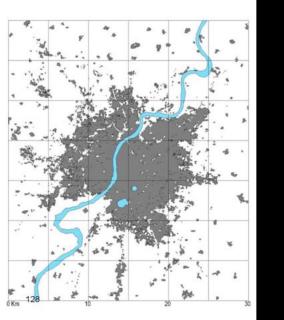
- City planning is a distinct technical profession it is not the work of administrators, managers, architects, engineers...
- Competent professional city planners and an institutionalized role for city planning are essential....
- Robust enabling legislation is essential...
- A combo, low cost, flexible, techno-legal planning and implementation mechanism is essential...
- Comprehensive approach at macro and micro levels are essential.
- We have to work with the market and people not against them...
- Above all, planning has to be fair and equitable....

Thank You

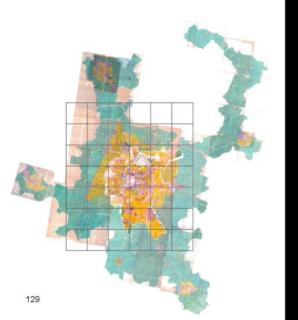
Presentation prepared by:
Bimal Patel and Shirley Ballaney

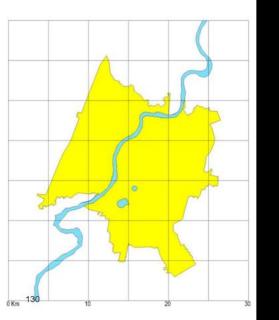
Contact information:

Environmental Planning Collaborative
Paritosh, Usmanpura, Ahmedabad
Ph: 079-27550102, 27550875, 27552442; email: bimal@hcp.co.in

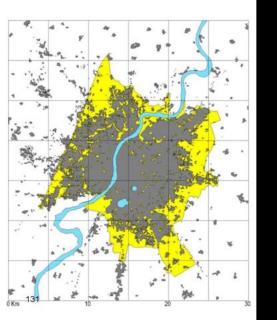


Built



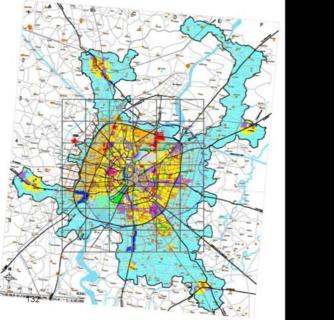


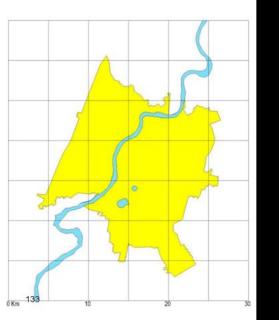




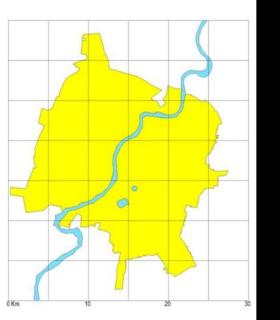
Zoned for development Not zoned for development Built

sq. km. was also built up outside the area zoned for development.

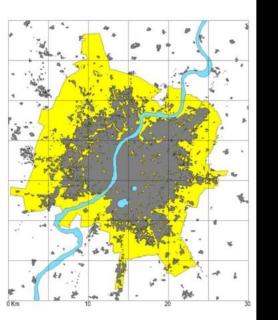














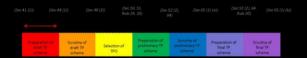
[Assumption: 2001 sprawl = 2002 sprawl]

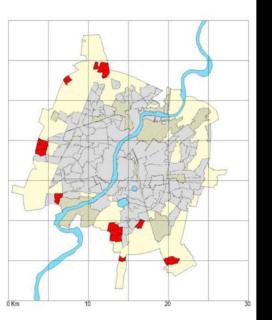
sq. km. was also built up outside the area zoned for development.



development but TP
scheme not started
Not 78 790 501
development
completed or
started before
2007 TP areas

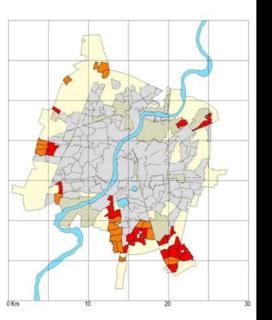
Progress of TP schemes





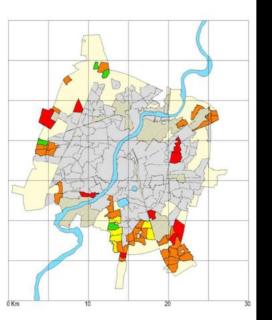


By January 2004: TP schemes had been started for 7 % of this area.





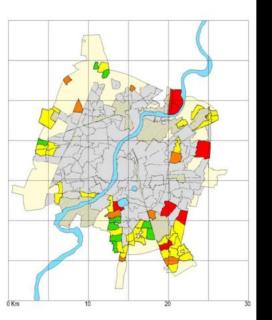
By January 2005: TP schemes had been started for 23 % of this area.





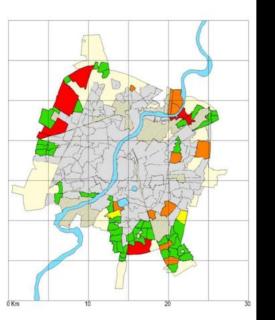
By January 2006: TP schemes had been started for 30 %

of this area.





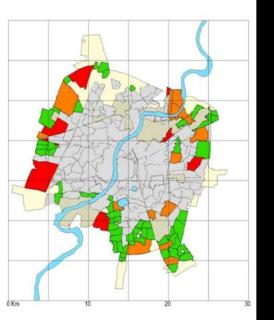
By January 2007: TP schemes had been started for 38 % of this area.





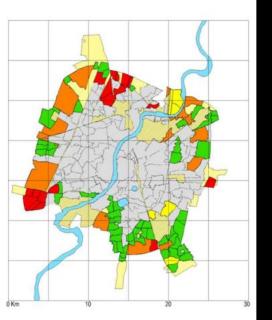
By January 2008: TP schemes had been started for 53 %

of this area.



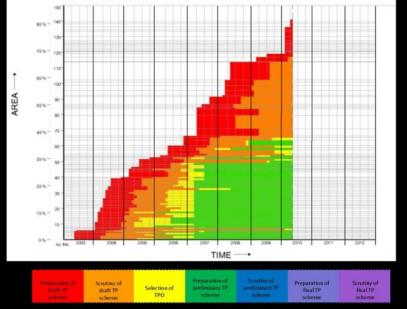


By January 2009: TP schemes had been started for 66 % of this area.





By April 2010: TP schemes had been started for 81 % of this area.



Since 2002, 95 TP schemes have been started, covering $81\ \%$

of the area without TP schemes in 2002.

The areas covered by these schemes are currently at various stages:

14% (24 sq.km.) Preparation of draft TP scheme	30% (52 sq.km.) Scrutiny of draft IP scheme	5% (8 sq.km.)	33% (57 sq.km.)		0% (0 sq.km.)	0% (0 sq.km.)
			Preparation of preliminary TP scheme	Scrutiny of preliminary TP scheme.	Preparation of final TP scheme	Scrutiny of final TP scheme
Local govt.	State govt.	State govt.	TPO	State govt.	TPO	State govt.