

URBAN PLANNING SCENARIO IN MAHARASHTRA

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MAHARASHTRA STATE-CENSUS

- The recently concluded 'Indian Census 2011' showed that the population of India has crossed the 1 billion mark and the population of Maharashtra is somewhere around the 110 million. Considered to be one of India's leading States in terms of revenue and contribution to the GDP, the Census 2011 bore some interesting results for Maharashtra.
- Census 2011 showed that the population of the state is growing by about 16% each decade which is slightly below the national average of about 17%.
- The State of Maharashtra is the third largest State in the country with an area of about 3 million Sq. Km.

MAHARASHTRA STATE-CENSUS

- The state has a sex ratio of about 940 which is fairly equal to the national average. The state has a literacy rate of over 80% which puts it among the top states in terms of literacy.
- Mumbai, a city that is considered to be the financial capital of India is part of the state of Maharashtra and has a population of over 100 million, making it the country's most populous city.
- Next to Mumbai, other cities like Pune, Nashik and Nagpur are also more densely populated.
- People from different parts of India over the years have shifted to Maharashtra in general and Mumbai in particular in search of livelihood.

Maharashtra Population 2011

As per details from Census 2011, Maharashtra has population of 11.23 Crore. The rural-urban break-up of this total population is as under-

	Total	Rural	Urban
India	121.05	83.30 (68.84%)	37.71 (31.16%)
Maharashtra	11.23	6.15 (54.77%)	5.08 (45.23%)
			(in Crores)

Population by Rural Urban Residence – Maharashtra - 2011

Rural – Urban distribution: 54.77% & 45.23%

Level of urbanization increased from 42.43 % in 2001 Census to 45.23 % in 2011 Census

LARGEST URBAN CITIES OF MAHARASHTRA BY POPULATION

Large cities of Maharashtra	Population (in lac)
Mumbai (Municipal Corporation)	124.78
Pune (Municipal Corporation)	31.15
Nagpur (Municipal Corporation)	24.05
Thane (Municipal Corporation)	18.18
Pimpri and Chinchwad (Municipal Corporation)	17.29
Nashik (Municipal Corporation)	14.86
Kalyan and Dombivali (Municipal Corporation)	12.46
Vasai Virar (Municipal Corporation)	12.21
Aurangabad (Municipal Corporation)	11.71
Navi Mumbai (Municipal Corporation)	11.19
Maharashtra is the only State with 10 cities having population million+	

NO. OF URBAN AND RURAL TOWNS IN MAHARASHTRA AS DEFINED UNDER CENSUS 2011

Statutory Towns: All places with a municipality, corporation, Cantonment board or notified town area committee, etc. so declared by a state law.

Census 2001	251	
Census 2011	257	Increase: 6

Census Towns: Places which satisfy the following criteria:-

- i) a minimum population of 5000;
- ii) at least 75 percent of male working population engaged in non agricultural activities;
- iii) a density of population of at least 400 persons per sq. km.

Census 2001	127	
Census 2011	279	Increase: 152

Total Towns:		
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Census 2001	378	
Census 2011	536	Increase: 158

POLICY OF STATE GOVERNMENT TOWARDS URBAN DEVELOPMENT

Planning Approach For Urban Development-

- ✓ *Bombay Town Planning Act 1915-* Earlier planning Approach for preparation of Town Planning Schemes in the areas of development in the city.
- ✓ *Bombay Town Planning Act 1954-* *After independence,* preparation of Development Plans is made mandatory for each urban local body under its jurisdiction and preparation of the Town Planning Schemes in the areas of development plan in the city.
- ✓ *Maharashtra Regional and Town Planning Act 1966 –* *Three tier planning approach was introduced –*
 - Preparation of Regional Plan to control the development in the areas outside the jurisdiction of the Planning Authority.
 - Preparation of Development Plans of the areas under jurisdiction of the Planning Authority
 - Preparation of the Town Planning Schemes in the areas of development in the city.

POLICY OF STATE GOVERNMENT TOWARDS URBAN DEVELOPMENT

Planning Approach For Urban Development-

Maharashtra Regional and Town Planning Act 1966 –

Following amendments were carried out from time to time in the Act-

- Establishment of New Town Development Authorities for bulk acquisition of lands.
- Establishment of Area Development Authorities for Preparation of Area Development Plans outside the planning authority areas.
- Levy of development charges for offsite infrastructure development.
- Squeezing of Time limits for speedy preparation and approval of development plans

**Preparation of Development Plans for urban local bodies
(257 Statutory Towns mentioned in Census-2011) -**

Municipal Corporations - 26 (development plans sanctioned)

Municipal Councils - 219 (development plans sanctioned)

Nagarpanchayats – 12 (development plans for 6 NPs are sanctioned & remaining are under preparation)

Regional Plans for the district regions

Sanctioned Regional Plans- 15	
Regional Plans in process - 06	Kolhapur, Satara, Nanded, Latur, Thane, Jalna
Regional Plans in approval stage – 04	Nashik, Solapur, Dahanu, Mahabaleshwar)
Regional Plans yet to be prepared – 11	Dhule, Nandurbar, Buldhana, Yavatmal, Bhandara, Gondia, Beed Wardha, Osmanabad, Parbhani & Hingoli

✓ The Department has prepared a phase-wise programme for preparation of these 11 regional plans within next 5 years.

✓ After preparation of these regional plans, entire State will have regional plans in place in the next 5 years and thus, Maharashtra State would be the first State in the country to have spatial statutory plans for the entire State- for urban as well as rural areas.

POLICY OF STATE GOVERNMENT TOWARDS URBAN DEVELOPMENT

- Government of Maharashtra is addressing urbanisation as a progressive and desirable development.
- To achieve this goal, the State Government has been adopting different policies with the help of statutory provisions of the Acts.

TOOLS for Implementation of development Plans-

- ✓ Implementation of Development Plan through Land Pooling/
Town Planning Scheme
- ✓ Acquisition of reserved site through Land Acquisition
- ✓ Acquisition of reserved site through private negotiations
- ✓ Acquisition of reserved site by Granting Transferrable
Development Rights / Floor Space Index
- ✓ Development of reserved sites by Accommodation Reservation
Development Principle.

Implementation of Development Plan through Land Pooling/ Town Planning Scheme-

- Avoids inter-personal inequalities;
- Equal sharing of cost & benefits;
- Land pooling without tears;
- No compulsory acquisition of land is needed;
- No person becomes landless.
- Amended version of T. P. Scheme is sent for assent of Hon'ble President of India.

Acquisition of reserved site through Land Acquisition-

- Each site shown in the development plan deemed to be a site for public purpose under the provisions of Land Acquisition Act, 1894;
- Therefore acquisition process starts with Section 6 instead of Section 4 of Land Acquisition Act, 1894;
- Alternatively the land can be acquired by way of entering into mutual agreement with the owner with the consideration at the rate agreed to by both parties.

Development of reserved sites by way of Accommodation Reservation concept-

- No need of acquisition proceedings;
- Reduces financial burden on planning authority in respect of land acquisition as well as construction of social amenity;
- Planning Authority gets social amenities in the built-up form free of cost (to the extent of 15 to 25%);
- Owner avails full potential of original reserved site on balance land in lieu of built up area handed over to the Planning Authority

Acquisition of reserved site by Granting Transferrable Development Rights / Floor Space Index

- No need of acquisition proceedings
- Reduces financial burden on planning authority
- Speedy implementation of development plan proposals
- Concept of TDR indexing and portability is introduced

Special Township Policy for development of new towns.

- To prevent growth of population in the large cities;
- Dispersal of population away from bigger cities by planning a spatial dispersal of economic activity;
- To attract Foreign Direct Investment & private sector.

Salient features of this policy are -

- Minimum area required 40 hectares;
- Minimum road width 18 mt. & provisions to be made for public amenity;
- No N.A. Permission & concession in Stamp Duty & Devpt. Charges;
- Global FSI to be allowed within the township area;
- Infrastructure development should be done by the private developer to make the township self-supported;
- The project of township should be completed within 10 years

After experience of 6 years, the policy is being reviewed with –

- Incentive FSI for social housing (EWS/LIG)
- Allowing economic activities
- Additional FSI on payment of premium scaled with size of the township.

Hill-station Policy for development of hill stations

- Presently Mahabaleshwar, Panchgani, Matheran, Chikhaldara, Panhala, Khultabad are the only hill stations in Maharashtra.
- Taking into consideration the geographical features and to encourage the tourism potential in the State, the Government has formulated the Hill Station Policy in the year 1996, for the Development of the Hill Stations by the private developers.

Salient features of this policy are-

- Minimum area required 400 hectares;
- Geographical features of the land shall have tourism potential ;
- Maximum residential FSI permissible is 0.3;
- Only Ground + 1 structure and maximum height of 9 mt. is permissible;
- Low density development with maximum open spaces;
- Other than residential purpose, different land uses like commercial, public- semi-public, service industries etc. Are permissible;
- Infrastructure development should be done by the private developer to make the township self-supported;

Policy to overcome unauthorised development in periurban and rural area

- ✓ To study the issue of unauthorised development in periurban & rural areas and to suggest appropriate remedies to the Government, a Committee has been constituted under the Chairmanship of Hon'ble Additional Chief Secretary (Revenue) by the Government. Accordingly, the Committee has submitted its report to the Government.
- ✓ To have a planned development in periurban area and to have a suitable infrastructure in this area, a new chapter regarding Area Development Authority has been introduced by way of amendment in M.R. & T.P. Act, 1966 in 2009.

POLICIES FOR AFFORDABLE HOUSING

- Development/Re-development of Housing Schemes for EWS/LIG of MHADA.
- Affordable housing on privately owned vacant lands taken up jointly with private developer/land owner and MHADA.
- Rental Housing Scheme on unencumbered land by land owner in the MMR.
- Reconstruction/Re-development schemes for the authorised existing residential buildings undertaken by Corporation/owners/association/CHS/developer.
- Regulations for reconstruction/re-development of existing structures in congested area under Urban Renewal Scheme.

Slum Improvement & Rehabilitation Scheme

- Slum Redevelopment Authority constituted under Section 3 of The Maharashtra Slum Areas Act, 1971.
- Slum Redevelopment Authority is a Special Planning Authority under Section 2(19)(b) of the M.R & T.P. Act, 1966.

Salient features are-

- Applicable to those slums which have been declared and notified;
- SRA scheme can be developed in situ or on vacant land also;
- Maximum FSI permissible on plot is 3.0;
- Proportion for rehab and sale component is 1:2.00, 1:2.50, 1:3.00;
- Total FSI shall be 3.0 and the difference between sanctioned FSI & in situ FSI will be made available in the form of TDR.

Uniform Development Control Regulations

In order to have uniform set of regulations in the entire State, recently the Government has taken the following decision-

- Uniform D. C. Regulations for all 219 A,B,C Class Municipal Councils in Maharashtra;
- Uniform D. C. Regulations for D Class Corporation towns in MMR;
- Uniform D.C. Regulations for D Class Corporation towns in the State except MMR.

URBAN REFORMS IN PLANNING & IMPLEMENTATION

- Review of the provisions of M.R. & T.P. Act, 1966.
- Introduction of two tier planning like preparation of concept plan & detail plan
- Simplification of process of grant of building permission;
- Introduction of type design for plots having smaller area;
- Preparation of Existing Land Use Map by outsourcing;
- Review of Planning Standards;
- Making tools of D.P. Implementation more attractive;
- Introduction of Zone Change Policy

THANK YOU