



# **URBAN PLANNING CONCEPTS AND APPLICATION**

**K.K. PANDEY  
PROFESSOR, IIPA**

# URBAN PLANNING: AN OVERVIEW

- Historically an age old concept
- Evidences are seen world over in the ruins of cities
- अयोध्या मथुरा माया काशी काञ्ची अवन्तिका ।  
पुरी द्वारावती चैव सप्तैता मोक्षदायिकाः॥
- Water and Drainage system
- The current concept emerge from problems of Industrial cities in Europe in 19<sup>th</sup> Century
- Garden city up to New Town and Smart city concepts are conceived

# URBAN PLANNING OVERVIEW: DEVELOPING WORLD (SOURCE UNHABITAT)

- Informal urbanization
- Lack of public space
- High urban risks on buildings
- Dominance of informal economy
- Lack of capacity to generate new jobs
- Very high congestion
- Unaffordability of urban plots



# THE INDIAN SCENARIO

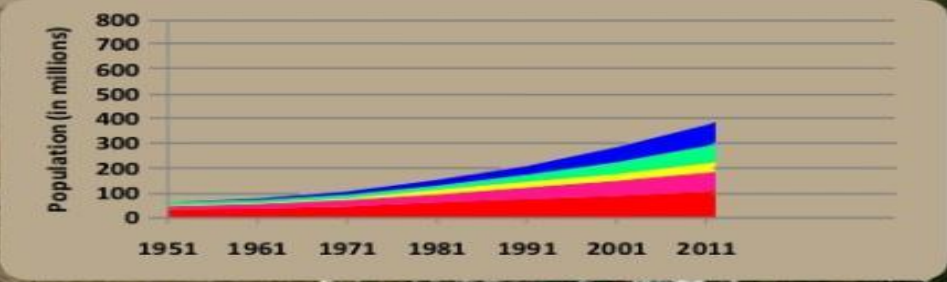
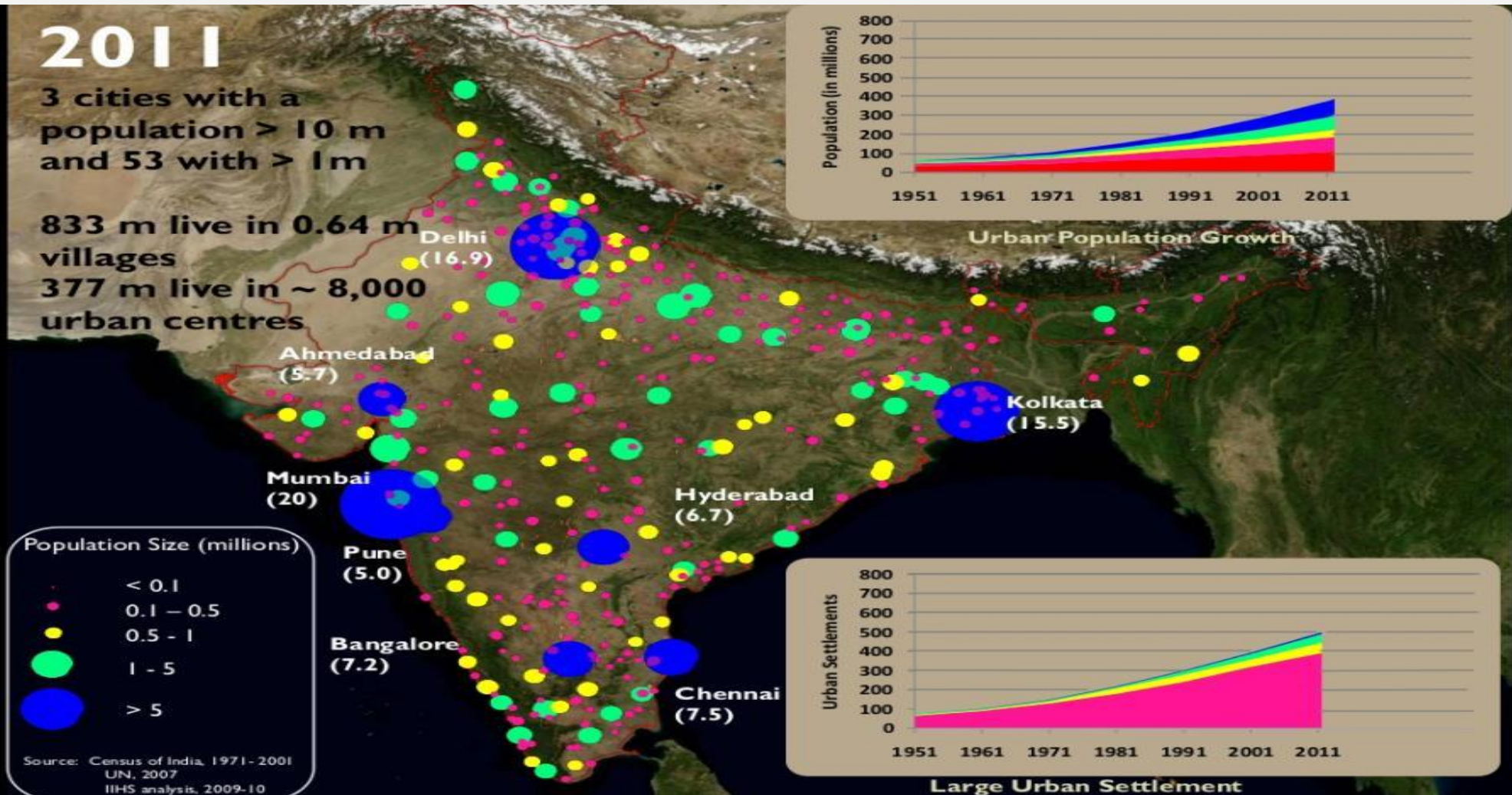
- The metro cities increased from 35 (2001) to 53 (2011).
- Land Man Ratio per Ha (2001) in India – 0.32; (Nepal – 0.67; Pakistan – 0.59; Sri Lanka – 0.36; World 2.27)
- Land scarcity and land use violations are barriers for planning
- Diagonal divide in Urbanisation

# THE DIAGONAL DIVIDE – REGIONAL IMBALANCE

**2011**

3 cities with a population > 10 m and 53 with > 1m

833 m live in 0.64 m villages  
377 m live in ~ 8,000 urban centres



# PLANNING PROCESS IN INDIA

- The Delhi Development Act, 1957 was the first step in Independent India
- It followed Rajasthan Urban Improvement Act, 1959, Maharashtra Regional and Town Planning Act, 1966, Uttar Pradesh Urban Planning and Development Act, 1973, Andhra Pradesh Urban Areas (Development) Act, 1975 and Gujarat Town Planning and Urban Development Act, 1976 etc.
- Intergovernmental frame-work –National, subnational(State) and local
- MPC /DPC (243ZD and ZE)
- UDPFI Guidelines

# NATIONAL LEVEL

- NITI AYOOG
- Ministry of Housing and Urban Poverty Alleviation
- Ministry of Home-NDMA
- Ministry of Environment-Energy efficiency
- Ministry of Water Supply (Water treatment in Metro cities)
- Ministry of Environment (National Clean Air Programme)

# STATE LEVEL

- Ministry of UD, Local Government, Housing
- Para stats- housing, water and Sanitation, Environment, Finance
- State Planning Board
- Infrastructure Agencies, State Disaster Management Agency
- State Committee Finance Commission
- Metropolitan Planning



# LOCAL LEVEL

- City Government-the mother institution
- Para-statals
- Para municipal
- Development Agency
- Service Agencies
- Ward Committees

# INTERGOVERNMENTAL ISSUES

- Interagency multiplication
- Para-statal and Para-municipal
- Vertical and Horizontal coordination
- Role of ULB as nodal agency
- Multiplicity of sectoral plans
- Absence of a basic plan

# TYOLOGY OF SPATIAL PLANS

- Regional Plan
- Master Plan
- Zonal Plan
- Ward level Plan
- Area Plan

# IMPLEMENTABILITY

- Regional Plan-Top down
- Master Plan-Conceptual
- Zonal Plan –More realistic
- Ward Plan-Detailed
- Area Plan-Bottom-up

# REGIONAL PLAN

- Overlapping Regional Authority
- Division, District, Metro
- Sectoral Diversity
- Lack of Dedicated Flow of Funds
- Absence of downward linkages
- Ad-hoc approach

# NATIONAL CAPITAL REGION (NCR) PLAN

- NCRPB is headed by Prime Minister created to divert Population flow to Delhi
- NCR Plan 2020-2040 is under Preparation
- Previous Plans remained largely unimplemented
- There is no authority to Board to implement
- The respective states have their own mechanism
- Relocation of Industries and Development of common Infrastructure remained Weak

# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

- Headed by Chief Minister –Planning for a larger region with Seven Municipal Corporations
- Has both roles –Planning and Implementation
- Has been able to Develop Major Infrastructure Projects
- Coordinating Plan for multiple agencies and authorities in a larger region
- Has successfully mobilised funds for Infrastructure through Monetisation of Land
-

# LESSONS FOR REGIONAL PLAN

- Delhi and Mumbai represent two different context
- Planning and Implementation need to be at one place like MMRDA
- MMRDA also operate in a single state unlike NCRPB
- Urban Institutions draw guidance and way forward from MMRDA
- Jurisdictional decisiveness should be given to Regional Authority
- Many States do not give Implementation to Planning Authorities





8 mts



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# INVESTMENT PLANNING

- Detached from Planning Process
- Top Down estimates
- Project specific estimates
- DPR orientation
- Unrealistic projections
- Time and cost over runs

# MASTER PLAN

- Isolated, Static, and Housing Specific Approach
- Detached from Implementation
- Lack of Flexibility
- Multiplicity of Agencies
- Absence of Economic and financial Plan
- Over emphasizes on Zoning
- Land potential is not tapped

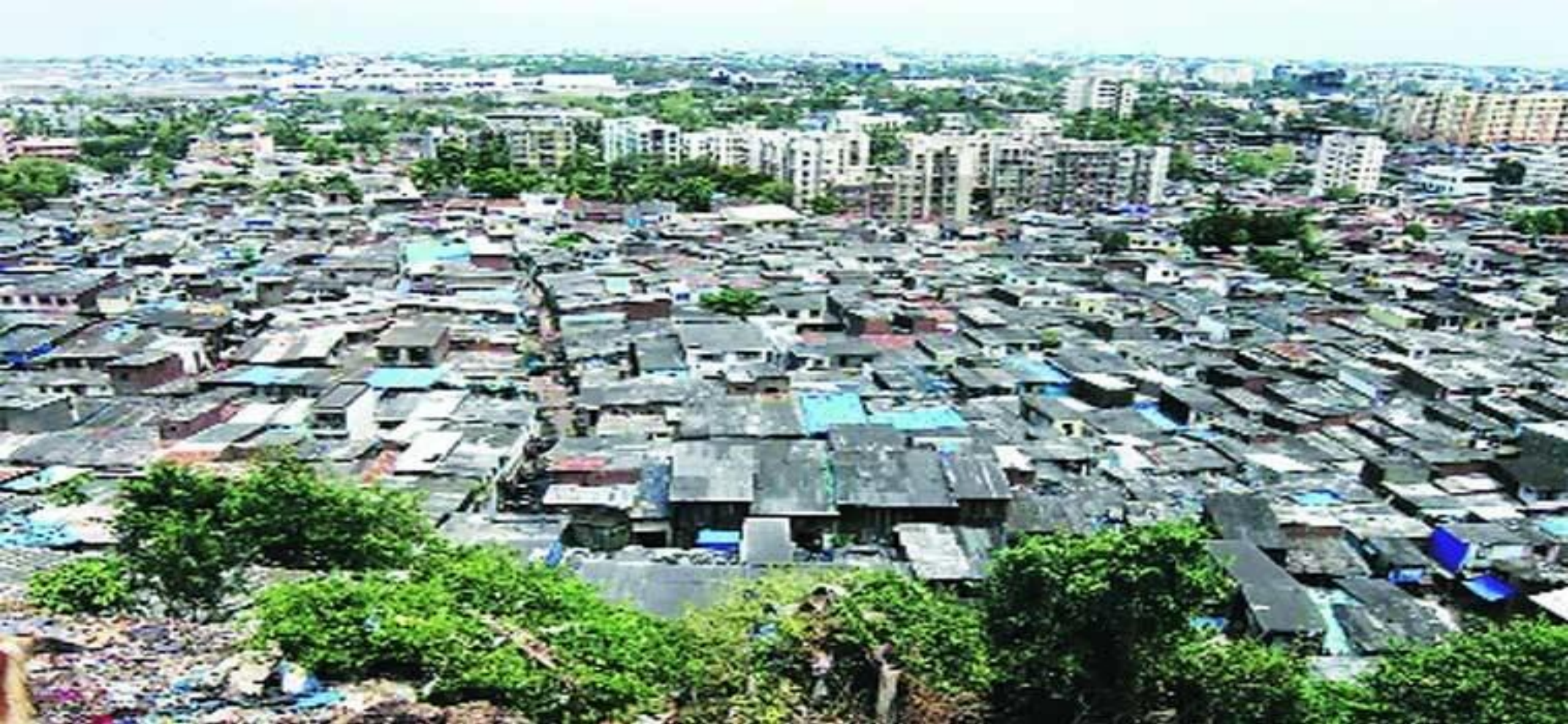




# UNPLANNED DELHI



# SLUMS DELHI



# ZONAL PLAN

- Upward looking
- Rigid
- Lack of participation
- Overlapping Jurisdiction
- Multiple rules and regulations
- Diversified and Old Legislations

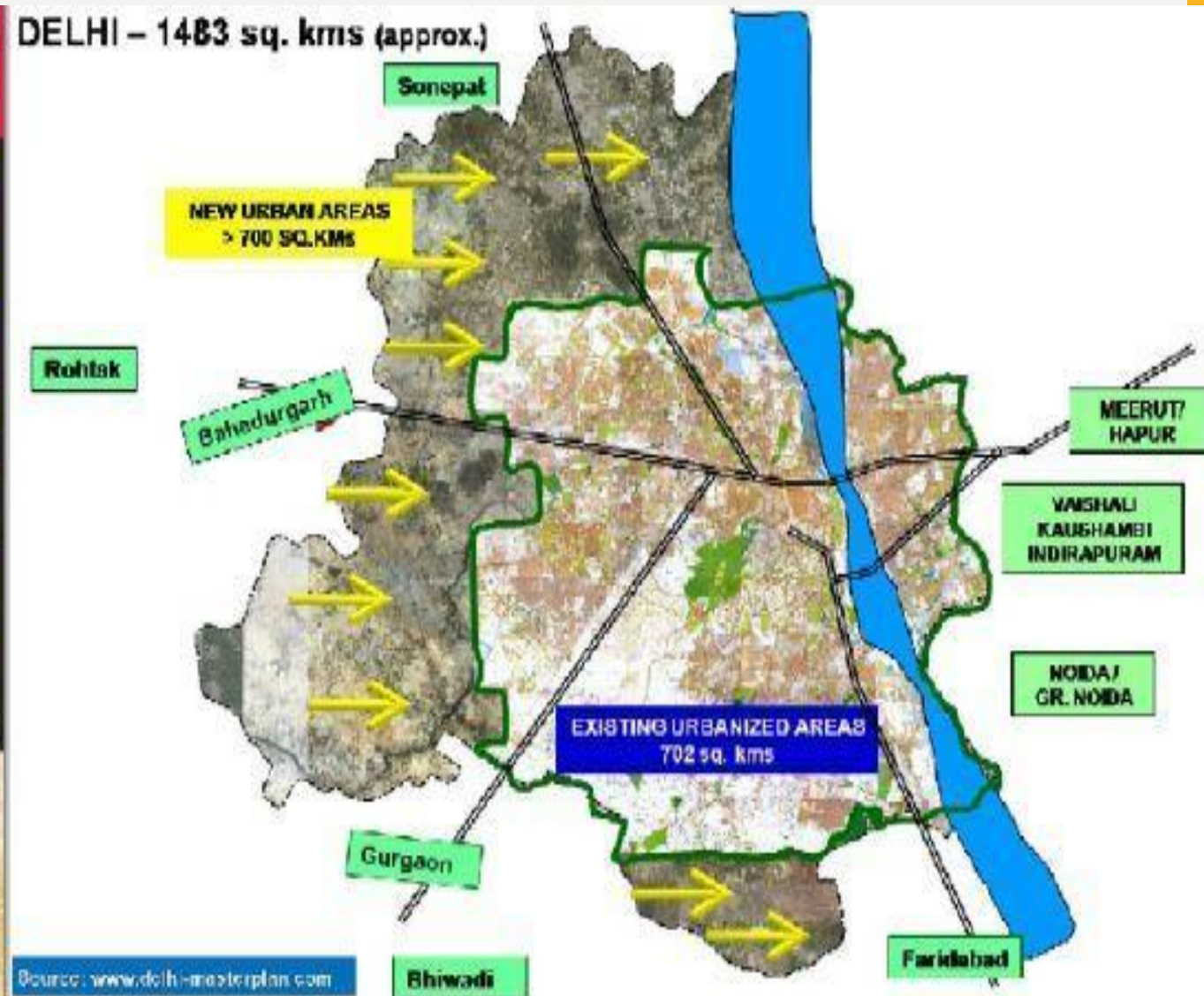
# ZONAL PLANS DELHI

## CAPITAL'S FUTURE PLAN

Here is a look at the zones that will be developed into residential colonies



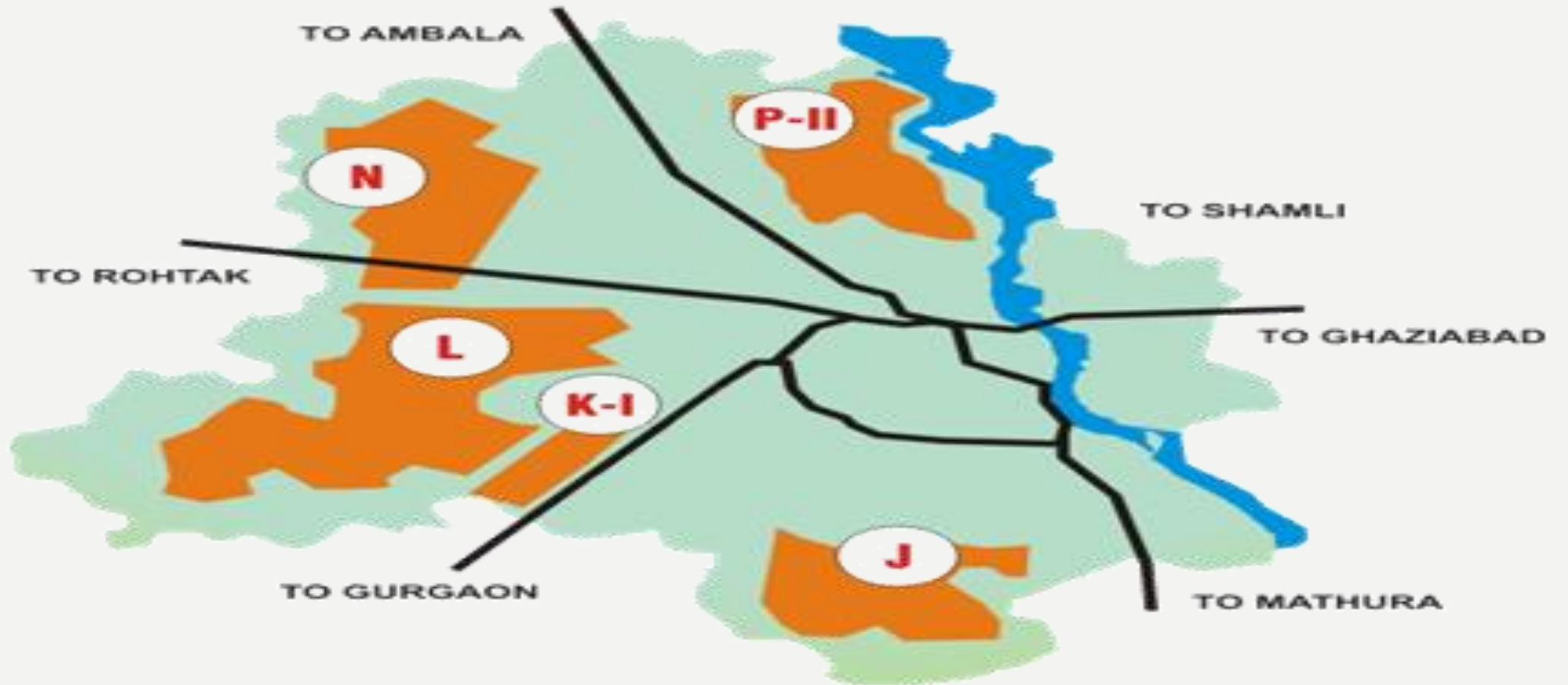
DELHI - 1483 sq. kms (approx.)



# Delhi L-Zone Map



# ZONAL PLAN DELHI



# WARD PLAN

- Ward/Wards Committees –Weak
- Institutional structure-not existing
- Lack of bottom up consolidation
- Dependence on city budget
- Project specific top down approach
- Participatory Resources are used



# BENGALURU



# AREA PLAN

- Lack of Institution
- Community –not aware
- Agency domination
- Lack of CBOs and NGOs
- Dominance of informal pressure Groups
- Lack of willingness in city

# MICRO PLAN AT WARD LEVEL IN BENGALURU



# NEIGHBORHOOD LEVEL SEWAGE TREATMENT, BL'URU



# NEIGHBORHOOD LEVEL SEWAGE TREATMENT, BL'URU



# CENTRAL INITIATIVE

- **UDPFI Guidelines - 1996**

- Prepared by ITPI at the behest of Ministry of Urban Affairs and Employment, Government of India suggests urban Development Planning should consist of:
  - **Perspective Plan:** Long term (20 – 25 years) Policy Plan
  - **Development Plan:** Conceived within framework of Perspective Plan (Five Year s) co-terminus with the term of local authority.
  - **Annual Plan:** conceived within framework of Development Plan containing physical and fiscal details.
  - **Plans of Projects / Schemes/Detailed Project Reports :** conceived within framework of approved DP / AP giving detail working layouts for execution.

# KEY ISSUES-URBAN PLANNING

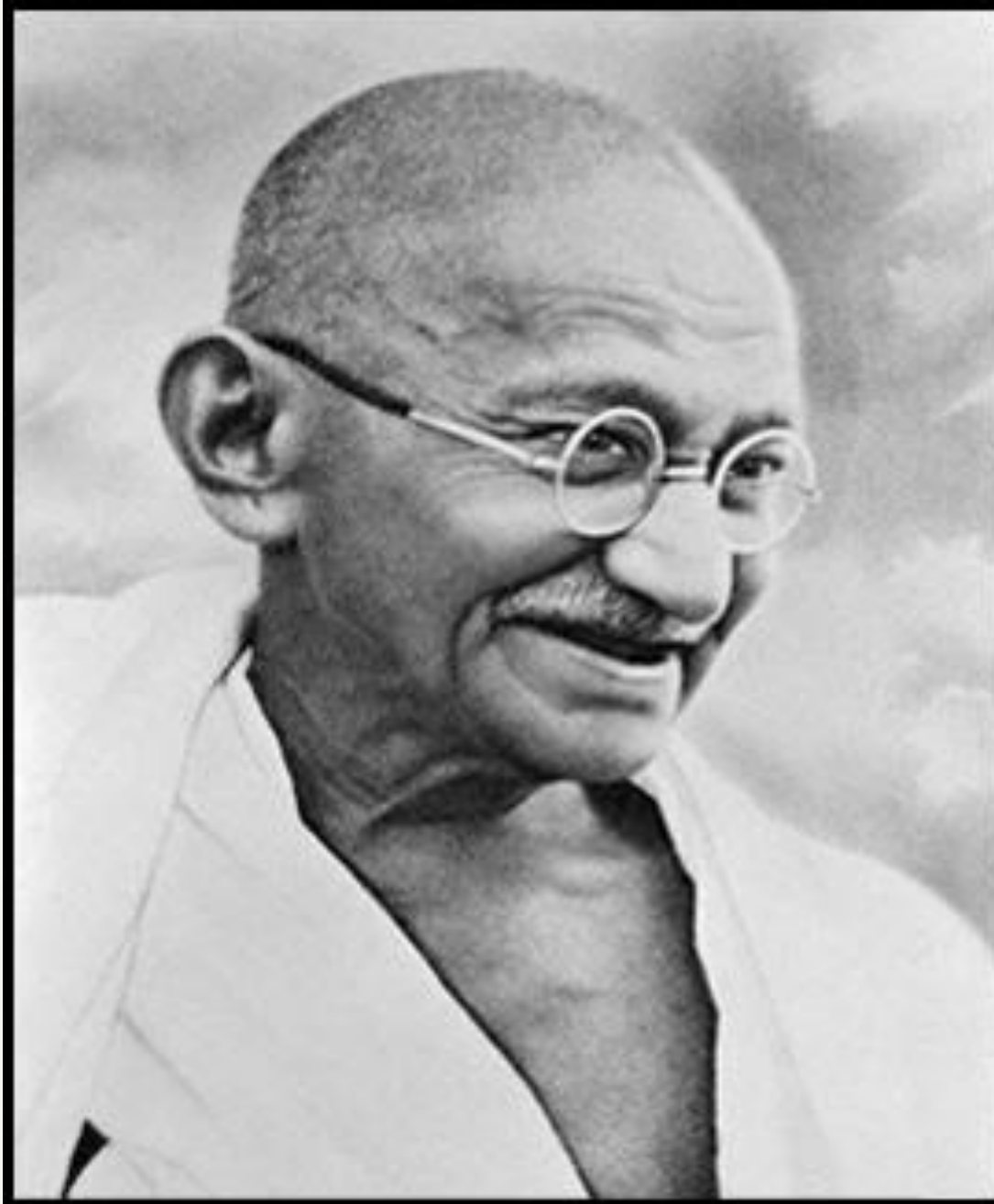
- Gap between planning and implementation
- City and city governance-Administrative/ physical city and City region
- Housing Specific, Rigid and Top down ignoring optimum use of Land
- MPC/DPC failed to achieve jurisdictional and distributional issues
- Detached from investment and financial plan
- Confined to Top down Project specific planning





# ROADMAP

- Top-down and bottom-up Integration
- Activate institutions and instruments
- Dedicated Resource Allocation and Mobilisation
- Multi- sectoral Consolidation(Economy , Environment and Circulation)
- Participatory Planning and Funding
- Downward Accountability –the role of mother institution



## GANDHIJI'S TALISMAN

"I will give you a talisman. Whenever you are in doubt or when the self becomes too much with you, apply the following test :

Recall the face of the poorest and the weakest man whom you may have seen and ask yourself if the step you contemplate is going to be of any use to him. Will he gain anything by it ? Will it restore him to a control over his own life and destiny ? In other words, will it lead to Swaraj for the hungry and spiritually starving millions ?

Then you will find your doubts and your self melting away."

*M.K. Gandhi*

Thanks!

