



# planners newsletter

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## 54th NATIONAL TOWN AND COUNTRY PLANNERS' CONGRESS

On the invitation of Government of Punjab, the 54th National Town and Country Planners' Congress was organized by the Institute of Town Planners, India from 14th January 2006 to 16th January 2006 at Guru Nanak Dev University, Amritsar, Punjab. The Main theme of the Congress was 'National Urban Renewal Mission: Planning Implications' with a focus on sub-themes of Planned Development of Identified Settlements; Integrated and Equitable Provision of Infrastructure; Urban Reforms; and Development of a Border Settlement - Amritsar. The Congress was sponsored by the Ministry of Urban Development, Government of India and co-sponsored by Ministry of Housing and Urban Development, Government of Punjab and Guru Nanak Dev University,

Amritsar. The Congress was organized in collaboration with Housing and Urban Development Corporation (HUDCO), Delhi Development Authority (DDA), Town Planning Department of the Government of Punjab, Punjab Urban Planning and Development Authority (PUDA), Amritsar Municipal Corporation and Amritsar Improvement Trust.

While inaugurating the Congress Shri Raghunath Sahai Puri, Hon'ble Minister for Housing and Urban Development, Government of Punjab noted that the intention of Government of India under the Jawaharlal Nehru Urban Renewal Mission (JNNURM) is to achieve focused attention on integrated development of infrastructure and services, to provide effective linkages between asset creation and asset management, to ensure

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adequate investment of funds to fulfill deficiencies in urban infrastructure services and to ensure access of the urban poor, besides taking up redevelopment of inner or old city areas in order to reduce congestion and security of tenure for the urban poor. He stressed that this is to be achieved through investment partnerships between the central government, state governments and urban local bodies. The JNNURM is to cover 63 urban settlements including Amritsar, Ludhiana and Chandigarh. It is of vital importance that City Development Plans (CDPs) will be prepared for all these towns including Amritsar. CDPs will focus on the development of economic and social infrastructure and issues affecting the urban poor. Massive central assistance to the states and urban local bodies has been linked to the implementation of reforms comprising of mandatory reforms and optional reforms, the subject which is dear to my heart, because I have initiated the reform process myself in the state of Punjab, including various measures to check encroachments in the initial stages so that removal of encroachments by demolition is avoided.



Lighting of lamp ceremony is in progress. Present are Dr. S.P. Singh, Vice-Chancellor, GNDU; Shri Raghunath Sahai Puri, Hon'ble Minister of Housing and Urban Development, Government of Punjab; Shri Sunil Datti, Mayor Amritsar Municipal Corporation; and Shri D.S. Meshram, President ITPI (Right to Left)



*Shri Raghunath Sahai Puri, Hon'ble Minister for Housing and Urban Development, Government of Punjab delivering the Inaugural Address.*

Let all of us resolve that we will be vigilant and we would not encourage encroachments. He also mentioned that the recommendations of the Congress will be considered by the State Government seriously.

The Minister underscored the fact that the Congress will also be deliberating on the local theme of 'Development of a Border Settlement - Amritsar'. Amritsar, the city of Golden Temple symbolizes the cultural and spiritual heritage of the people of Punjab. A large number of people from all over the country and the world visit this holy city everyday. It is a major trading and commercial center catering not only to Punjab but also to Jammu and Kashmir and Himachal Pradesh and other parts. It is also one of the most important land ports of India for trade by air and surface routes with Pakistan, Afghanistan, the Middle East and Europe. Besides, Amritsar continues to be one of the biggest industrial cities of Punjab in spite of establishment of other important industrial centers in the state. The Minister noted that Amritsar is also facing manifold planning problems like increasing population, shortage of housing and urban infrastructure resulting in the creation of slums, etc., which needs to be tackled by planned interventions.

After the Minister's address, Shri Sunil Datti, Mayor Amritsar gave his address in which he said that inclusion of Amritsar city for funding under the JNNURM is a

welcome step as there was no centrally sponsored scheme for this city. He stated that the city has now reached 15,00,000 persons and the town urgently needs a realistic Master Plan, which should take into consideration the cause of the urban poor because they constitute sizeable part of the population of the city. He also mentioned that the city has budget of around Rs.100 crore, which is spent on providing water, management of sewerage, slum upgradation, city beautification and establishment of special economic zone. He stressed the need for the development of Wagha Border, which has now become centre of tourist attraction. Raja Sansi International Airport attracts tourists from the world over and needs to be expanded and upgraded because it is expected to attract more number of tourists in the near future.

Shri Jugal Kishor Sharma, an MLA and the Chairman of the Amritsar Improvement Trust thanked Dr. Manmohan Singh, the Hon'ble Prime Minister, who has earlier made a number of announcements for the all round development of Amritsar city. He stressed that the state government needs to adopt proactive approach for the upgradation of existing infrastructure. He strongly felt that the inclusion of Amritsar city under the JNNURM will help the city in gaining its past glory as the centre of cultural and religious significance of the world. However, he was worried about the problem of sewerage, the use of plastic

bags and haphazard growth of the city. He assured the delegates that for the overall development of the city both Amritsar Improvement Trust and Amritsar Municipal Corporation will work in tandem and take up development works for the construction of Transport Nagar, widening of a bazaar near Golden Temple, construction of hotels and city beautification, and widening of Jalandhar - Amritsar road on a priority basis.

Dr. S.P. Singh, Vice Chancellor, Guru Nanak Dev University, Amritsar and the co-sponsor of the event, started his speech by retracing the origin of Guru Nanak Dev University. He noted that the GNDU is a residential and affiliating academic institution, and was established at Amritsar on 24th November 1969 to mark the 500th anniversary of Sri Guru Nanak Dev, the first guru of sikhs. At present, over 5,000 students are studying on campus, a very large number of them being female students drawn from the neighboring urban and rural areas. He said that the University has contributed tremendously in accessing higher education to women in this otherwise educationally backward area. Vice Chancellor noted that It was his proud privilege to let the Congress delegates know that the National Assessment and Accreditation Council of UGC accredited the University as the Five Star Level academic institution. It is a matter of added pleasure that many of the participants in this Congress have been directly or indirectly associated with this University. He pointed out that some of the delegates are the product of Guru Ramdas School of Planning, which was established in this University in 1972. Students passed out from this planning school are occupying respectable positions including the positions of chief town planners, senior town planners, senior teachers and senior professionals in different organizations in the country and abroad.

On the theme of National Congress the Vice Chancellor felt that this programme will be helpful in identifying the weak spots in the urban development of Amritsar. He hoped that this Congress would come up with concrete and action oriented recommendations to be implemented by the state and city administration.

On the occasion of National Congress a colorful souvenir was also released by Shri Raghunath Sahai Puri, Hon'ble Minister for Housing and Urban Development, Government of Punjab

In his presidential address Shri D.S. Meshram, the President, ITPI pointed out that under the JNNURM, it is mandatory to prepare City Development Plans, the scope of which has been explained in the toolkit. He stressed that the main emphasis of CDPs appear to be on attracting investments, and these plans are totally silent on spatial improvements and developments. The toolkit is also silent on the relationship between CDPs and Master Plans. These CDPs do not even take cognizance of the presence of statutory master plans. Most of the towns and cities identified in the JNNURM have second generation master plans, which are important instruments for guiding and regulating developments in these towns and cities. These master plans have contributed to planned development in all these 63 settlements. Thus, there may be conflict between proposals and policies of the CDPs and Master Plans since master plans are statutory, their provisions would prevail over the proposals and policies of the CDPs, the President argued.

If the Mission objectives are to be realized in action and spirit, a series of reforms are required to be undertaken by the states and urban local bodies (ULBs). Therefore, a massive central assistance to states and local bodies has been linked to the implementation of reforms at the micro level in order to provide necessary boost to infrastructure development. Reforms comprise of two sets of mandatory reforms that is core reforms at urban local body level, which aim at process of re-engineering through deployment of new technologies to enable more efficient, reliable and timely services in a transparent manner. Other set of reforms include framework of state administration. Main objectives of these reforms are to improve the financial condition of local bodies, their credit worthiness, and ability to access market capital for taking up new projects, secure public participation and commercial sustainability for better provision of services.



*Shri Raghunath Sahai Puri, Hon'ble Minister of Housing and Urban Development, Government of Punjab releasing the Souviner during Inaugural Session. Present on the dais are Shri D.S. Meshram, President ITPI; S. Jagmohan Singh Kang, Hon'ble Minister for Animal Husbandary, Dairy Development, Fisheries and Tourism, Government of Punjab; Dr. S.P. Singh, Vice-Chancellor, GNDU; Shri Jugal Kishore Sharma, MLA and Chairman Amritsar Impovment Turst; and Shri Sunil Datti, Mayor Amritsar Municipal Cooperation. (Left to Right)*

Urban reforms primarily aim at streamlining the management of cities and towns. Before the market reforms started to take hold in the 1990s, local governments continued to provide services on the basis of need rather than demand. When infrastructure and services were being provided on the basis of need, providers simply supplied without much concern for costs, quantity, quality and convenience of the citizen customers. Urban reforms looked at infrastructure provision from the demand side perspective. This means that there is a group of people who demands a particular service, and has the capacity to pay for availing of this service. In this environment, costs, quantity, quality and convenience of the citizen / customers become more pronounced.

On the Issue of Equity in Urban Renewal, President ITPI mentioned that equity implies fairness and justice to be delivered by an agency through allocation of resources to individuals, groups and areas. Urban planning agencies through plans and programmes deal with allocation of land for various land uses and provision of infrastructure. Since serviced land is a precious limited resource, there is intense competition for its allocation among various claimants and land uses. Similarly investments for preparing serviced land are limited. Thus, who gets serviced land, that is land plus infrastructure will gain while others will

lose. Planning could then be considered as an exercise in equity and development. Development could never be realized without taking recourse to equity. Who gains by having access to infrastructure in cities remains one of the vital questions? Why some groups and areas have more access to infrastructure than others? What are the planning implications of uneven distribution of infrastructure at city level? Is it efficient for the market to operate in an environment where infrastructure inequities are the rule not an exception? There may be many more questions that are required to be answered, he mentioned.

The President ITPI also spoke on the sub theme 'Development of a Border Settlement - Amritsar', the city of Golden Temple, which symbolizes the spiritual heritage of the people of Punjab. A large number of people from all parts of the country and the world visit this holy city every day. Amritsar continues to be one of the biggest industrial cities of Punjab in spite of the coming up of other important industrial centers in the state, and also irrespective of the fact that Amritsar neither has raw materials nor large consumer market. Even then the city has survived the adverse effects of partition and border location of the city.

Amritsar, however, has grown haphazardly during the last four

centuries and except certain parts of the city, it is growing without adequate provision of public amenities, utilities and services. This has ultimately resulted in manifold planning problems like overcrowding and acute shortage of housing; proliferation of slums; inadequate and uneven distribution of public facilities, amenities and services. Due to lack of planned and organized commercial areas, most of the commercial activities are coming up in the form of ribbon development without provision of parking facilities; and environmental problems due to incompatible mixed land uses in different areas of the city. Government offices are housed in sub-standard buildings scattered in different parts of the city, thereby resulting in avoidable work trips, which also adds to traffic congestion. Narrow roads, railway level crossings, parking problems, poor road geometrics, etc, further aggravate the traffic and transportation problems.

Irrespective of size and population, border settlements are required to be planned in such a manner that they facilitate and not hinder the smooth functioning of cantonment and military activities. However, in case of emergency the loss of property and life will be much higher in border metropolitan towns than smaller settlements in the vicinity of the border. This is true for the only border metropolitan town of the country that is Amritsar for which the Master Plan 2000 – 2021 has been prepared by the Department of Town Planning, Government of Punjab in the year 2000. But as per Censes 2001, this border town has acquired the status of a metropolitan city, i.e. population more than 10 lakh, the fact will have the bearing on the population projections for the year 2021, which needs to be reworked accordingly. Master plan also needs to take cognizance of conservation and urban renewal aspects because of historical, spiritual and cultural heritage of Amritsar. It is in search of this that both domestic and overseas tourists visit Amritsar city throughout the year. To cater to the needs of the tourists, the municipality and improvement trust must strive together to provide adequate infrastructure including budget hotels.

Amritsar is also required to be planned and seen in the regional context besides proximity to Pakistan border, which assumes more importance due to opening up of border. Due to improving relations with Pakistan, trade and commerce is likely to increase. Upgradation of Raja Sansi Airport to International Airport would result in manifold increase in air traffic which requires to be given due weightage. Now that Amritsar city has been included in the list of settlements to be covered under the Jawaharlal Nehru National Urban Renewal Mission and it is mandatory to prepare a CDP for it, all the above mentioned problems could be revisited.

Shri R. Srinivas, Associate town Planner, Town and Country Planning Organization was the Rapporteur of the Session.

#### **Exhibition at the Congress**

While inaugurating the Exhibition arranged on this occasion on the theme 'Urban Renewal', S. Jagmohan Singh Kang, Hon'ble Minister for Animal Husbandry, Dairy Development, Fisheries and Tourism, Government of Punjab said that Punjab is experiencing urban transformation as urban population of Punjab has overtaken with 33.92 percent in 2001 as against 27.80 percent for India as a whole. Punjab is now the fifth major urbanized state of India. With urban population of the state showing an upward trend, urban planners' community

have to play a proactive role and plan for cities keeping in view the future requirements for a period of at least 50 years. Otherwise with tremendous increase in population, number of vehicles, transport, etc., the day is not far when there will be chaos all around. The Minister noted that the theme of the Congress 'National Urban Renewal Mission – Spatial Planning Implications' has been well chosen keeping in view the prevailing conditions of large cities. This central government scheme will cover cities of Amritsar, Ludhiana, Chandigarh, Faridabad, Jammu, Srinagar and Shimla from this region. Growing need of investment in infrastructure in these cities is beyond the reach of concerned urban local bodies. He congratulated Government of India for taking initiative to introduce the scheme in cities which are experiencing population explosion. These cities need to prepare a vision document for the next 20 years and assess investment requirements for financing growing needs of infrastructure. With increasing population and dwindling resources, urban planners have to play an important role by proper planning and optimal utilization of the available land and other resources.

He also pointed out that the thaw in relations between India and Pakistan and opening up of trade due to the initiatives and efforts of Government of India, more and more tourists are already



*S. Jagmohan Singh Kang, Hon'ble Minister for Animal Husbandry, Dairy Development, Fisheries and Tourism, Government of Punjab inaugurating the Exhibition. Present are Shri Dharm Singh Dhillon, Chief Town Planner, Government of Punjab; Prof. B.R. Batra, GNDU; Dr. S.P. Singh, Vice-Chancellor, GNDU; Shri D.S. Meshram, President ITPI; and Shri S.D. Landge, Director Town Planning and Valuation, Government of Maharashtra (Left to Right)*

coming to India. Trade through Wagha Border was minimal earlier, but it has now increased manifold. He underscored that daily 5,000 to 6,000 tourists visit the city just to watch the retreat ceremony at Wagha Border, while during weekends and holidays this number swells to around 8,000. Similarly export and import between India and Pakistan have also started for the first time due to liberal trade policy of India and Pakistan Governments. With an increase in tourist influx, it is bound to put pressure on the existing infrastructure. It is hoped that deliberations on different subjects in this Congress will help to evolve some concrete proposals, which ultimately should lead to better planning of infrastructure in the cities.

### The Plenary Session

The Plenary Session was chaired by Shri D.S. Meshram, President ITPI and the presentations were made by many key speakers namely Prof. E.F.N. Ribeiro, Dr. A.N. Sachithanandan, Dr. S.K. Kulshrestha, Shri B.C. Datta and Shri M.L. Chotani. Rapporteurs of the session were Dr. P.S.N. Rao and Prof. B.S. Sekhon while Shri S.S. Shafi former Chief Planner, TCPO and former President ITPI was the Chief Guest of this Session.

### Workshop - I: Planned Development of Identified Settlements

Workshop-I on 'Planned Development of Identified Settlements' was chaired by



*Shri Ashwani Sekhri, Parliamentary Secretary, Local Self Government, Government of Punjab delivering the address as Chief Guest in Technical Session on 'Planned Development of Identified Settlements'*



*Technical Session on 'Integrated and Equitable Provision of Infrastructure' is in progress. Present on the dais are Shri Kulbir Singh Kang, IAS, Commissioner Amritsar Municipal Corporation; Prof. E.F.N. Ribeiro, Past President, ITPI, Chairman of the Session; and Dr. Ashok Kumar, SPA, New Delhi, key speaker (Right to Left)*

Shri A.R. Patharkar, the Past President ITPI. Shri Ashwani Sekhri, Parliamentary Secretary, Local Government, Government of Punjab was the Chief Guest on this occasion. In this Session presentations were made by key speakers including Shri N.N. Som, Dr. K.R. Thooyavan, Shri V.M. Hedgde, Shri Iftikar A. Hakim, Dr. S.K. Panigrahi and Prof. Alok Ranjan. Shri R. Biswas and Shri Kuldip Singh were the rapporteurs.

### Workshop-II: Integrated and Equitable Provision of Infrastructure

Workshop-II on 'Integrated and Equitable Provision of Infrastructure' was chaired by Prof. E.F.N. Ribeiro, the Past President, ITPI. In this session Shri



*Shri Rakesh Pandey, Hon'ble Minister for Science and Technology and Industrial Training delivering the address as Chief Guest in Technical Session on 'Integrated and Equitable Provision of Infrastructure'*

Rakesh Pandey, Hon'ble Minister for Science and Technology and Industrial Training, Government of Punjab was the Chief Guest while Shri Kulbir Singh Kang, IAS, Commissioner, Amritsar Municipal Corporation was the Guest of Honour. Presentations in this session were made by the key speakers namely Dr. Ashok Kumar, Dr. S.P. Bansal and Dr. S.R. Shukla. Shri Ashwani Luthra and Dr. Sanjay Gupta were the rapporteurs for this session.

### Workshop-III: Urban Reforms

Workshop-III on 'Urban Reforms' was chaired by Dr. A.N. Sachithanandan, the Past President, ITPI. In this session presentations were made by Shri Manoj Kumar and Shri Milind Patil while Shri S.B. Khodankar and Ms. Kiran Sandhu were the rapporteurs.

### Workshop-IV: Development of a Border Settlement - Amritsar

Workshop-IV on 'Development of a Border Settlement - Amritsar' was chaired by Shri J.S. Ghuman, the Past President, ITPI. In this session Shri Sunil Datti, Mayor Amritsar Municipal Corporation was the Chief Guest. Presentations were made by Shri D.S. Meshram, Prof. E.F.N. Ribeiro, Prof. Sarup Singh, Shri H.S. Azad, Prof. B.R. Batra and Shri A.S. Tuli. Shri Mayank Mathur and Shri Gopal Johri were the rapporteurs.



Technical Session on 'Development of a Border Settlement - Amritsar' is in progress. Present on the dais are Shri J.S. Guman, Past President ITPI, Chairman of the session; Shri Sunil Datti, Mayor Amritsar Municipal Corporation, Chief Guest and; Prof. E.F.N. Ribeiro, key speaker of the session. (left to right)



Valedictory Session is in progress, present on the dais are Shri. D.S. Meshra, President, ITPI; Prof. Darbari Lal, Deputy Speaker, Vidhan Sabha Punjab, Dr. S.P. Singh, Vice Chancellor, GNDU; and Prof. Sarup Singh, HoD Guru Ram Das School of Planning, GNDU (Right to Left)

### Valedictory Session

Prof. Darbari Lal, Deputy Speaker of the Punjab Vidhan Sabha, in his valedictory address cautioned that unless population is controlled, fruits of planned development can not be realized. It is not that development is not taking place in India. Rather development is taking place with much faster speed in all the spheres of life in the country including urban areas, but its impact is not being felt due to excessive growth of population. He also pointed out that we should learn from China, which could control its population. He asked if China can do why not India. He emphasized the need for provision of basic services including education and health to all the sections of the society including the urban poor because a majority of these people do

not have excess to basic services. He was hopeful that through JNNURM, it is possible to transform India into a new



Prof. Darbari Lal, Deputy Speaker, Vidhan Sabha Punjab delivering valedictory address

country because the Mission aims at focusing attention on integrated development of infrastructure services; planned development of cities including peri-urban areas, out growths, urban corridors so that urbanization takes place in a dispersed manner. The Mission intends to scale up the delivery of civic amenities and provision of utilities with emphasis on universal access to the poor and provision of basic services to urban poor including security of tenure at affordable prices, improved housing, water supply, sanitation and ensuring delivery of other already existing services like education, health and social security. He also mentioned that the recommendations of the Congress will receive utmost attention of the Government of Punjab.

While giving away Prof. V.N. Prasad, Best Thesis Award comprising of a Gold Medal and citation, the Deputy Speaker noted that such events should be encouraged so that students could participate in the studies and inculcate habit of reading and pursuing hard work.

After three days of deliberations of 350 delegates, wide ranging recommendations, were emerged which were adopted during the Valedictory Session and were read out by Shri Aniyam Mathew, Vice President, ITPI. The main recommendations are given below:

- Guidelines of the Jawaharlal Nehru National Urban Renewal Mission should not focus only on city but also take into consideration city region linkages. It should strive to achieve intra-regional convergence.
- Since solutions to problems being faced by a metropolitan city may not be found within the city, metropolitan regional planning approach becomes necessary. CDPs should therefore relate their projects and proposals to Metropolitan Region Plans, where ever available.
- CDPs should be prepared with the active involvement of State Town Planning Departments within the framework of existing statutory Master Plan. After identification of projects and programmes in conformity with Master Plans, under the JNNURM financial investment plans should be prepared. Spatial

impact assessment of all major infrastructure projects should be prime condition for approval of projects.

- Functions of urban planning including town planning should be handed over to the ULBs as provided under the Constitution of India, and necessary capacity building by setting up stronger institutional frameworks for effective delivery of the planning function should be initiated for the JNNURM cities and towns. Since 74th Constitution Amendment Act envisages municipal capacity building, therefore, while preparing CDPs, the involvement of ULBs be ensured to facilitate their capacity building.
- Provisions of UDPFI guidelines of the Ministry of Urban Development, Government of India should be referred and taken cognizance of, as official guidelines for the formulation of CDPs.
- Upper ceiling of the project cost should be fixed because it may not be possible to meet huge requirement of funds for cities specifically for mega and other large cities; besides some ceiling for land acquisition costs should be fixed so as to avoid utilization of more funds towards land acquisition which would result into diluting of the objectives of infrastructure development works due to shortage of finances. This aspects also needs emphasis in northeastern and hilly states.
- Healthy municipal revenue base is the prerequisite for obtaining finance from the market for the development of infrastructure. For this purpose ULBs need to develop commercially viable projects within the improved institutional set up in conformity with Master Plan.
- State governments should implement reforms in areas like collection of property tax, stamp duty, computerization of infrastructure systems, simplification of byelaws and procedure to change the land use, etc. The mandatory and optional reforms indicated under the JNNURM, UIDSSMT, IHSDP should not be same for a small town

of 10,000 populations, and a large metropolitan agglomeration of 10,00,000 population. Benchmark of various reforms need to be decided as per size of the settlement.

- Awareness and capacity building programmes should be initiated by the Ministry of Urban Development at various levels involving Town and Country Planning Departments, ULBs and other stake holders, the expertise and infrastructure of Institute of Town Planners, India may be utilized for this purpose.
- NGOs should be involved from the stage of formulation to implementation of the JNNURM projects in order to ensure transparency and accountability. Besides Public Private Partnerships (PPP) are required to be accentuated in order to motivate people's involvement in the development programmes.
- Authorities responsible for urban service delivery are required to be made more accountable and mechanism for horizontal and vertical coordination among authorities concerned for smooth maintenance of assets created under the JNNURM needs to be energized.
- There is a need to encourage simultaneous reforms in settlement planning, financial Planning, institutional capacity building, implementation, maintenance and management practices in order to achieve the goals of JNNURM. Effective implementation of the JNNURM should focus on -(i) minimize gaps in infrastructure provision by demand management, optimize use of the existing assets; minimize losses faced during augmentation and effective public participation, (ii) Thrust for infrastructure provision on an equitable basis, (iii) greater inter-agency coordination, (iv) phased augmentation for redevelopment and renewal, and (v) monitoring frame and action plans.
- Good administration, economical viability and cost effectiveness, technical competence, regulatory frameworks are important for good urban governance that could deliver

the services to the expectations of the public. Therefore, there is a need to define the functional domain of local governments in the light of twelfth schedule of the 74<sup>th</sup> Constitution Amendment Act which will effectuate good urban governance.

- Inter-relationship between DPCs and MPCs on one hand and CDPs on the other needs to be clearly defined in the JNNURM guidelines.
- Monitoring, coordination and implementation should be left to state governments. Instead of creating new agencies, these task should be assigned to one of the existing agencies in urban development in order to decrease the overhead costs of administration, establishment, etc., which otherwise will be charged to the projects.

#### **Specific Recommendations for Amritsar:**

- For the Master Plan of Amritsar, 2000-2021 the population projection for the year 2021 should be based on Census of India 2001 population figures and accordingly the proposals be worked out for the year 2021.
- Taking into consideration the opening up of border, which would give boost to trade and commerce, the area marked under this land use needs to be increased considerably, while a quantum jump of area for industrial activity should be rationalized on the basis of Industrial Policy of the Government of Punjab.
- Elevation of Raja Sansi Airport to the international airport will give further boost to the hotel industry in Amritsar city, therefore, Master Plan for Amritsar, 2021, should take cognizance of this fact and make proposals accordingly.
- Consolidation of areas under military use merits immediate attention because at present these areas are scattered throughout the city so as to reduce work trips and to facilitate easy movement of traffic. Similarly, presently government offices are housed in buildings scattered all over the city, which also increases the



Shri Pradeep Kapoor, Secretary General, ITPI and Shri Kuldeep Singh Dhaliwal, Chairman PRC extending the vote of thanks during valedictory session.

were extended to Guru Nanak Dev University for extending all the necessary support for the Congress and also to Ministry of Urban Development, Government of India; Housing and Urban Development Corporation, New Delhi (HUDCO); Delhi Development Authority (DDA); for their continued generous support for organizing the National Town and Country Planners' Congress. Thanks were also extended to Punjab Urban Planning and Development Authority (PUDA); Amritsar Municipal Corporation (AMC); Amritsar Improvement Trust (AIT) and all others who were instrumental for the success of the Congress directly or indirectly.

number of unnecessary work trips, this calls for consolidation of offices in an integrated complex, except the offices which cater to local areas.

- CDPs under JNNURM for Amritsar city, should be prepared within the frame worked of the Master Plan of Amritsar – 2021.
- The listing of sites, areas and built spaces of architectural, historical, archeological, cultural and ecological value should be prepared on priority and made an integral part of investment programmes to be initiated under the JNNURM, however, projects taken up under the JNNURM should ensure that the heritage of Walled City is maintained.
- Metropolitan Planning Committee is a constitutional requirement as per 74<sup>th</sup> Constitution Amendment Act, therefore MPC should be constituted and empowered with all spatial matters / functions including implementation of the projects, in conformity with Twelfth Schedule to 74<sup>th</sup> CAA.

A vote of thanks was extended by Shri Pradeep Kapoor, Secretary General ITPI and by Shri Kuldeep Singh Dhaliwal, Chairman, Punjab Regional Chapter of ITPI. Both of them acknowledged the support of Shri Raghunath Sahai Puri, Hon'ble Minister of Housing and Urban Development, Government of Punjab and the State Government of Punjab which were instrumental in selecting Amritsar as the venue for the National Town and Country Planners' Congress. Thanks



Delegates during Valedictory Session

## INTERNATIONAL WORKSHOPS / CONGRESS

### International Congress on 'Renewable Energy for Sustainable Development'

The Solar Energy of India (SESI) established in 1976 is the Indian Section of International Solar Energy Society (ISES) is organizing the International Congress on Renewable Energy for Sustainable Development with a focus on capacity building and training from 9 February 2006 to 11 February 2006 at the HITEX Conventional Hall, Hyderabad.

Since the industrial revolution in mid 19<sup>th</sup> century it has taken approximately 60 years for human civilization to shift from dependence on one primary energy source to another. It was first wood upto 1840s, then coal till 1910 and then oil and natural gas since mid 1960s. About 80 percent of the world's current primary energy source is fossil fuels. At these

levels, existing estimates of oil and natural gas resources indicate that these can last for only 40 to 50 years. Even coal, a relatively abundant energy source, will be depleted by the next 100 years. Future energy systems are likely to have significant shares of renewable energy. A shift, therefore, from unsustainable fossil fuel driven economies to sustainable renewable energy based systems, is inevitable.

Continuing growth in energy demand will require significant new investments. Renewable energies can fill a substantial part of this demand but iniquitous subsidies to fossil fuel sources, high prices for renewable energy, policy and regulatory and financing constraints keep them from attracting fresh investment and achieving market penetration. Policy mechanisms to overcome these barriers need to be

developed by the rich nations. Existing policies and experiences gained by many countries should be sufficient inspirations for governments to implement strongly orchestrated long term actions that can accelerate the wider spread of application of renewable energy.

Main objective of the Congress is to discuss energy trends and projections for the future; policies and practices to promote renewable energy; drivers and barriers to promoting renewable energy; and role of international cooperation. There will be concurrent sessions on the sub-themes –

- Biomass and energy from wastes,
- Bio-fuels,
- Solar thermal energy
- Photovoltaic,
- Wind energy,
- Small hydropower,
- Hydrogen energy and fuel cells
- Employment generation and poverty alleviation
- Technical education and training,
- Case studies, policy regulation and financing
- CDM projects and experiences.

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### **International ‘Regional Science Symposium’**

Regional Science Association is organizing ‘International Regional Science Symposium’ on ‘Globalization, Reforms and Regional Development’ from 6 January 2006 to 8 January 2006 and training workshop from 9 January 2006 to 10 January 2006 at IIM Bangalore. The symposium will have special focus on developing countries with particular reference to India. It will address problems of globalization, reforms and regional development strategies. The theme will enable the participants to discuss the specific spatial problems of

development of urban and regional economies and analyze the impact of globalization, liberalization and privatization on the regional economies.

The Symposium will provide a forum to discuss the above problems at national and regional level to arrive at suitable development strategies for reducing spatial disparities in development. Researchers, government and non-government officials and institutions will deliberate on the following sub-themes.

- Economic liberalization, globalization and their impact on Urban and Regional Economies
- Recent Trends in Regional Science Research and Training
- Application of GIS and Remote Sensing in Urban and Regional Planning and Development

For further details and enquiries, contact

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Bannerghatta, Bangalore - 560076.  
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### **International Conference on ‘The Role of Socio-Economic and Spatial Planning in National Development’**

The University of New South Wales, Australia and Australian Habitat Studies, Australia is organizing an international conference on the ‘Role of Socio-Economic and Spatial Planning in National Development’ at India Habitat Centre, New Delhi from 14 April 2006 to 16 April 2006.

Planned development of the nation in respect of economic, social and spatial is the priority for any country irrespective of its stage of development. Experiences from across the world show that there are serious concerns in terms of lack of vertical and horizontal integration at policy, programme and project levels. Pattern of economic development adopted over the years has seen growth opportunities becoming more concentrated in some areas, while economic weaknesses remain in other areas.

Today planning, at urban, regional, national and international levels faces new challenges notably those related to

globalization as both the objective of socio-economic process and a shift in policy-making perceptions and modes of analysis. There is a need for planning framework designed to deliver more balanced social, economic and physical development between regions. Balanced regional development requires that full potentials of each region to contribute to the overall performance of the nation be developed on a sustainable economic, social and environmental basis. This Conference will generate debate from a range of theoretical and normative perspectives, which should help improve understanding of the actual and potential role of planning and planners in this context. The Conference will provide a platform to engage academicians and policy makers in a wide ranging debate about the relationship between spatial planning at all geographical scales and national economic and social development. Besides it will provide a forum for sharing thoughts and experiences among and between the countries.

The Conference will deliberate on the following sub-themes:

- Policy integration, devolution and decentralization and its impact on infrastructure delivery
- Provision of urban amenities in rural areas with case studies
- Strategies, tools and institutional structures for strengthening the planning process
- Conflicts between development and environment for the implementation of planned programmes and projects
- Curriculum revisions and capacity building of educational institutions to cater to planning needs

This international conference is targeted at national, state and local government, international, regional and local development planners, city managers and administrators, academicians, researchers, urban planners and designers, practitioners, NGOs, CBOs and other stakeholders in the field.

For further details and enquiries, contact

Conference Coordinator,  
HSMI, HUDCO House, Lodhi Road,  
New Delhi – 110 0003  
Phones : 91-11-24369534, 24369535  
Fax : 91-11 24365292  
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## NATIONAL WORKSHOPS / SEMINARS

### Indian Building Congress on 'Cost Management in Building Projects'

The Indian Building Congress is committed to building environments conducive to good living, affordable, aesthetic, cost competitive, and technology driven and capable of meeting the needs of the Indian citizens. Accordingly the organization is striving continuously to bring all professionals connected with built environment on single platform so as to form collective opinion on subject related to built environment and project the same for consideration of the government. The Indian Building Congress is holding its mid term session at Ahmedabad from 6 January 2006 to 7 January 2006 on the theme 'Cost Management in Building Projects'.

Construction is an index of development. In any development efforts, construction accounts for a major portion of the cost. Vast administrative and capital resources are channeled into development projects but lack of viable policies coupled with segmented approach to the cost management results in increase in project costs as well as delay in commissioning of the projects. Construction projects have globally faced increased demand from the society of higher quality, more variation, higher complexity, shorter lead time, lower costs and a lesser burden on the environment.

Effective cost management has emerged as a critical need in both public and private sector projects. A strategy for improvement of cost management process must take a hard look at all existing procedures, identify the problem areas and suggest practicable corrective steps. Experience in IT based cost management techniques clearly demonstrate the crucial need for integration of the functional disciplines for successful implementation of projects. Most engineers spending major part of their services as managers but the curriculum for engineering education tends to treat the field of cost management lightly. The Congress will deliberate on; cost appraisal techniques; cost optimization tools and techniques;

contractual framework for cost management; financial management of projects; financial risk impact assessment and mitigation; duplications of delays on cost of buildings; and quality cost – cost of wastages, repair and failures

For further details and enquiries, contact  
Executive Director,  
Indian Building Congress,  
Sector VI, R.K. Puram, New Delhi-22  
Phones : 011-26169531, 26170197  
Fax : 011-26196391

### Conference on 'Alternative Technologies for Public Transport'

The Institute of Transport is organizing, with the support of Ministry of Urban Development, Government of India, a conference on Alternative Technologies for Public Transport. Conference is designed to disseminate necessary information and display various systems about alternative public transport technologies amongst states and city authorities. Conference will be held from 21 March 2006 to 23 March 2006 at Hotel Le-Meridian, New Delhi.

Several cities have prepared or are preparing appropriate schemes for augmentation of deficient public transport services to restrict growing use of personal cars, two wheelers and para-

transit modes like tempos, and mini buses. A very crucial decision in this regard is the choice of appropriate technology or technologies for public transport in a city. These require knowledge of various options available comprising of proven as well as new systems. Their applicability is the key criterion for choosing a particular mode or technology.

This Conference will bring together decision makers from state governments, development authorities, municipal corporations, town planning organizations, state transport corporations, urban transport professionals and academicians. Promoters and suppliers of technologies will also be present to display their expertise. The conference will deliberate on; Metro and Heavy Rail Transit in Developing Countries; LRT, Monorail Sky Bus, etc.; Bus based Systems and Alternate Bus Technologies; Bus Rapid Transit; and Inland Water Transport, Ropeways, Escalators and Automated Guided System and People Mover System

For further details and enquiries, contact  
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G-Wing, Nirman Bhawan,  
Maulana Azad Road, New Delhi -110 011  
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### Extra Ordinary General Meeting of ITPI

In accordance with Article 18 of Memorandum of Articles of Association of ITPI the Extra ordinary General Meeting was organized on 15<sup>th</sup> January, 2006 at 1630 hrs at Guru Nanak Dev University, Amritsar. The following agenda was discussed:-

- **Vision: Planning Education in India**  
To introduce Under Graduate Planning Course in all the schools recognized by ITPI, a meeting of Directors of Schools to be called on 18<sup>th</sup> March, 2006 at ITPI, HQ.
- **Extension of time limit for completion of Associateship Examination**  
Extension of time limit shall vest with Town Planning Examination Board and Council ITPI, on merit of each case.
- **Re-structuring of Regional Chapters**  
Three tier system comprising of (i) ITPI Headquarter at New Delhi, (ii) Regional Chapters at State Capitals and (iii) Centres at town level (preference to be given to metro towns) be established.

## Metropolitan Region and Restructuring of Bombay.

In the school, he taught regional planning, metropolitan development planning, rural development and village planning, planning principles, development planning, development management, ecology and resource development, design of human settlements and conservation, environmental impact assessment. He also worked as external examiner for Doctoral Research works (Ph.D Degree in Planning Development) to the Indian Institute of Technology, Kharagpur, Gujarat University (Ahmedabad), University of Mysore and Jawahar Lal Nehru University, New Delhi.

Important consultancy works done by him were : Integrated Development Plan for Sohar town in Sultanate of Oman; Integrated Development Plan for Greater Aden – 2010; Development of the Campus of the University of Aden; Structure Plan for Salalah – second capital of Sultanate of Oman; Development Programmes for Growth Centres in the areas of six urban Development Authorities of Gujarat; Development Plan for the Tirupati Urban Development Authority (TUDA) area; Identification and detailing out of environmental quality improvement projects for the factory and residential areas of Indian Tobacco Company, Saharanpur; Socio-economic and Transportation studies for the revision of Master Plan for the NOIDA Urban Development Authority; Feasibility study of a New Bridge over the Yamuan River between NOIDA; Township in Assam for the Oil and Natural Gas Commission (ONGC); Development Plan for Bodhgaya, Nalanda and Rajgir for the Government of Bihar; Urban Renewal Plan for Chawri Bazar and Ajmeri Gate bazaar area, Delhi for the Delhi Development Authority.

Important research conducted by Prof. Saini were: on methodology for identifications of Growth Centres; planning for development of agriculture, health care, education, transportation, Community Development Block and

district level integrated development plan; Gurgaon in Haryana for metropolitan dominance and rural – urban continuum; Taluaka level development plan in Western Ghat Region; Designing of resource conserving urban module for metropolitan growth in collaboration with the University of California, Berkeley, U.S.A.; Environment impact assessment of industries and guidelines for their development in the National Capital Region, Delhi sponsored by the Ministry of Environment and Forests, Government of India; Evolution of Planning in India, sponsored by the National Commission on Urbanization, Ministry of Urban Development, Government of India; Planning and Development in Rourkela – a steel town in India – sponsored by the University of Kaiserslautern, West Germany.

Prof. Saini had also prepared a large number of reference reports, mostly related to development management for urban – rural settlements; development administration; urban finance; urban land management; philosophy and principles in designing of new towns; integrated development of small and medium size towns – programmes and practices, related to them; district planning, rural planning, urban planning and regional planning.

Prof. Saini had published a large number (almost 72) of technical papers presented at national and international fora relating to urbanization and urban development in India. He also prepared a coloured brochure on “Integrated Development of Sohar Urban Region” for distribution to the public in the Sultanate of Oman; Development of Middle Income Housing, Alhamdi, Sana, North Yemen; Concept for Integrated Development of three District in Sagarmatha Zone of Nepal, Concept for Planning of Bang Bo Bang Phli, a New Town near Bangkok for the Government of Thailand; Emerging Dimension for Planning Education in India, for International Conference on Planning Education, held in Birmingham, U.K.

Prof. Saini had authored three books, namely year Book 1976-77 of the Institute of Town Planners India (1977); Integrated Development Planning for Watershed (1984); Rural Development

at Metropolitan Fringe – a Resource Conserving Approach (1989). He also edited two books, namely Urban Development Planning Strategies and Techniques (1985) and, Urban and Regional Information System in ESCAP Region (1987).

Prof. Saini visited the U.S.A. as a student as well as to work there as an Urban Planner on a City Plan (1965-67); visited Sultanate of Oman several times for consultancy projects on preparing Development Plan for two cities (1974-77); visited Yemen to work there as the Head of the Department of Building Engineering (1979-81); visited Nepal for presenting a paper at an International Conference for Integrated Mountain Development (1985); visited the Netherlands for presenting a paper at an International Conference on invitation of the International Training Conference (1986); visited Australia for presenting a Country Report at World Congress as the President of the Institute of town Planners, India (1987); visited Japan for presenting a paper at International Conference and delivering lectures at planning organizations on invitation of the Nagoya City (1988); visited Cuba to deliver a series of lectures on planning under the Indo-Cuba Cultural Exchange Programme (1989); visited Britain to deliver lectures on Indian Planning and Development.

As may be seen from the above account of Professor Saini's career, spanning over a period of 28 years – a combination of research and teaching – he achieved something to be envied. He had much to his achievements, but he never flaunted them. He was a silent and devoted worker, honestly committed to his assignments. His was a productive career, cut short by death much before his superannuation.

As for his personal qualities, he was, gentle in words and polite in behaviour. He was fair and honest in his dealings with his juniors too. He was modest and unobtrusive.

Prof. Saini died on 29<sup>th</sup> January, 1992 when he was 54.

*Contributed by Shri Abdul Qaiyum, Former Town and Country Planner, TCPO, New Delhi.*

## KNOW YOUR FORMER PRESIDENTS



**Professor Nayan Singh Saini**

Prof. Nayan Singh Saini was a well known urban planner and a teacher of town planning of the 1980s. During his 28 years of professional life, both as an urban and regional planner, worked with the various national and international town planning agencies; taught at the School of Planning and Architecture, New Delhi, he managed about 30 consultancy projects, research works and training programmes and brought out a large number of urban and regional planners to contribute to the building of modern urban India.

Prof. Saini was born on 6<sup>th</sup> August, 1937 in Mundakheda Kalan village in Hardwar district, Uttar Pradesh, now in Uttaranchal. He had his early education at Krishak Higher Secondary School, Raysi and K.L.D.A.V. Intermediate College, Roorkee, both in Hardwar district; got Merit Scholarship from the Uttar Pradesh State Examination Board for four years. He graduated in Architecture from the University of Roorkee in 1962; did post-Graduate Diploma in urban and Regional planning from the School of Planning and Architecture, New Delhi (1964); did master of Urban Planning from university of Oregon, Eugene, U.S.A. (1967). In addition, he had taken up courses in Computer Programming and Data processing, and in French Language from the Delhi Institute of Management Services (1977).

Prof. Saini was the Fellow of the Institute of Town Planners, India (ITPI); its Secretary General (1976-77); Vice President (1978-79, 1982-83 and 1983-84); and President during 1985-86. He had also served on its various technical committees, such as, Chairman, Editorial board (1978-79, 1982-83, 1983-84); Chairman, Task Force on Environment and Development (1984), Chairman, Examination Board (1985-86). He was also the Chairman of Delhi Regional Chapter of the Institute (1977-78). He visited Australia for presenting a country Report at World Congress, as the President of the Institute.

He was the member of the regional Science Association, India (1973); member, Indian Society for Technical Education (1978); member, All India Housing Development Association, New Delhi (1981); Member, Working Group on District Planning, Planning Commission, Government of India (1983); Member of the Working Group on Environmental Planning and Management in Hilly Towns of India, Ministry of Environment and Forests, Government of India (1983); Member of the All India Council for Technical Education (AICTE), Ministry of Human Resource Development, Government of India (1983-1989); Member, International Federation for the Housing and Planning (IFHP), Hague, the Netherlands (1985); Member, the International Society of City and Regional Planners (ISoCaRP), Hague, the Netherlands (1985); Member of the Programme Advisory Committee on Energy Efficient Appropriate Technology in Housing, Ministry of Science and Technology, Government of India (1985); Member of the Research Advisory Committee of the National institute of Urban Affairs, Government of India (1985-86); Member, Organisation for Planning and Housing (EAROPH), Kuala Lumpur (1976, 1986-90); Member, Indian Institute of Public Administration (1987); Member, Town Planning Board of the Government of Manipur State (1988-90).

In addition to these, Prof. Saini had the privilege of serving as member of a number of expert committees of the University Grants Commission; Ministry of Human Resource Development and Education; Ministry of Environment and Forests; State Town Planning Departments, Urban Development Authorities; and Universities.

Prof. Saini started his professional career as an Assistant Architect with the National Industrial Development Corporation, New Delhi in 1962. After qualifying in town planning, he joined the Town and Country Planning Organisation (TCPO), Government of India in 1964 as Assistant Town Planner. He worked as Teaching Assistant in University of Oregon and Urban Planner in Oregon Planning Commission, U.S.A. He joined the Ford Foundation, New Delhi as Senior Urban and Regional Planner in 1969 and remained there till June 1974. He joined the School of Planning and Architecture, New Delhi in July 1974 as Assistant Professor and served the School for 17 year (1974-1991) in various capacities. During this period, he was away as the Department of Building Engineering, University of Eden, Yeman from April 27, 1979 to June 4, 1981. He was promoted to the post of professor in August 1981 and headed a number of departments, from 1990 till his death. In January 1991, he was Dean of Studies and the Head of the Department of urban Planning and Coordinator, Centre of Urban Studies. During this period, he also acted as Director of School, though periodically for short periods.

Prof. Saini's professional achievements include preparation of layout plans for industrial areas and industrial townships; interim development plans for Panaji and Pondicherry; interim regional development plan for Goa; Comprehensive development plan for Veneta City, Oregon, U.S.A.; landuse study and community facilities aspects for the preparation of National Capital Region Plan; studies on possible development patterns in Bombay

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