



# planners newsletter

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## EAST ZONE REGIONAL CONFERENCE OF ITPI

### Plan Implementation and Monitoring: Interface between Urban Local Bodies and Development Authorities

The East Zone Conference was organized by Orissa Regional Chapter on 6th February, 2005 on 'Plan Implementation and Monitoring - Interface between Local Bodies and Development Authorities' at Bhubaneswar. While inaugurating the Conference Shri K.B. Singh Deo, Hon'ble Minister for Urban Development and Public Enterprises, Government of Orissa said that there is a need for synergy between all programmes undertaken by various sectoral and lead agencies to achieve optimum results out of varied inputs that go into creating urban and regional spaces. He

emphasized on the need for a spatial framework for city regions within the state as a whole. Such a spatial framework, he noted, requires professional inputs of a very high quality. In our anxiety to provide for growth, we should not overlook ecological sensitivities, which may in the long run cause serious damage to human environment. Conservation and enhancement of natural endowments and heritage of Orissa have to be kept in mind while preparing urban and regional plans. Since the task is stupendous, it requires highly qualified town planners, especially when there is a paradigm shift from top down to participatory and transparent planning processes in the wake of 73rd and 74th Amendments to the Constitution of India.

## IN THIS ISSUE

East Zone Regional Conference	1
International Workshops / Congress	3
National Workshops and Seminars	4
ITPI Chapters News	5
Redevelopment Strategy for Central Government Employees Housing by CPWD in Delhi	6
Job Opportunities for Planners	11
Know Your Former Presidents	12

The Minister proposed that a broad road network in the potential growth areas should be created because such a network will catalyze development in the rest of the region.

Citing the example of Bhubaneswar which was planned for a population of 40,000, however, the city has now grown to 8,00,000, Shri Mihim Kumar Mohanty, Honourable Mayor of Bhubaneswar said that town and country planners should look beyond 20 or 50 years before they make commitments for infrastructure. He stated that imagination and creativity is a poor substitute for experience. Therefore, it is pertinent that experience of a cross section of the population starting from politicians, bureaucrats, technocrats to last person on the street should be taken note of, and incorporated appropriately in the planning process. He proposed that if a planning authority insists on big builders that they should plan infrastructure facilities that enhance environmental quality through use of solar energy systems recycling and built in



Shri K.B. Singh Deo, Hon'ble Minister for Urban Development and Public Enterprises, Government of Orissa delivering the Inaugural address. Present on the dias are Dr. A.N. Sachithanandan, President, ITPI, Shri D.N. Panda, Chairman, ORC, Shri A.K. Dutta, Secretary, ORC. (from right to left)

garbage disposal system, then problem of excessive dependence on municipal corporations to provide these facilities will be reduced to a larger extent. He desired that town and country planners and experts should examine whether land subdivision and provision of infrastructure should be treated at stage-I of the planning permission and only after completion of stage-I, the application for building permission should be entertained by a municipal or planning authority for group housing. He stressed on the need for inclusion of differential standards for poor and slum areas.

Dr. A.N. Sachithanandan, President, Institute of Town Planners, India in his address stressed that spatial planning is the canvas for all activities of human habitation and the same has been incorporated in the 73rd and 74th Amendments to the Constitution of India. Planning without precise data must be avoided for a vast country like ours because even a small mistake could lead to catastrophic consequences due to the very magnitude of our population and area. However, much time should not be lost in collating and collecting data. To speed up planning processes, there is a need for using modern technologies and tools. Nowadays it is not the size but the speed matters for bringing about change and development. Simultaneously the credibility and respect for the plan will hinge on the extent to which it is being implemented

and the level of transparency involved in the implementation process. Therefore, town and country planners should be persons with vision, and be able to include expectations of the people in development plans. While making development plans, planners should be pro-growth rather than harping only on negative controls. Sincere efforts should be made to make stakeholders feel that planning is an exercise in mutual learning and practice for the betterment of communities.

Another issue which requires serious consideration is that while planning for human settlements there is a need to understand that even today many people still like to stay in their own villages and commute to work in nearby towns. This requires that we provide appropriate facilities in terms of health and education fairly close in the vicinity. The hosiery town of Tiruppur of Tamilnadu is a good example. Emphasis in planning, therefore, should be placed on the creation of networks of roads and location of facilities such as health and education in rural hinterlands as advocated by Hon'ble President of India under the scheme Provision of Urban Facilities in Rural Areas (PURA). Town and country planners, in fact, are the custodians of 'Pancha Boothas', important among them being land, water and energy. Therefore, we have to shoulder responsibilities not only for the present generation but also for the future generations. For implementing all these

policies resources are required. We have to accept that, resources are indeed available with us, but somebody has to mobilize them. This requires tactical approach as against the tacit approach of waiting for government or someone to allocate funds.

Shri D.S. Meshram, Former President ITPI, while chairing the Technical Session on the theme "Interface between Local Bodies and Development Authorities" noted that local bodies are required to prepare development plans for their areas as per 73rd and 74th Amendments to the Constitution. These development plans are then considered at the district level by the District Planning Committees. However, in all these activities the State Town Planning Department should advise and assist districts for the preparation of development plans. It should also advise the state government on matters relating to country, town, district and metropolitan planning and development within the state. The State Town Planning Department may have to prepare Development Plans in case of local bodies failing to do so. Therefore, Town Planning Departments are more suited to create and establish interface between local bodies and development agencies.

On this occasion Shri Abdul Ali, former Vice-President, ITPI and former Director Town Planning, Government of Orissa and Prof. Fani Bhusan Das, former Commissioner-cum-Secretary Housing and Urban Development Department, Government of Orissa and senior member of ITPI were felicitated for their contribution in the profession of planning in Orissa.

Earlier Dr. A.N. Sachithanandan, President, ITPI inaugurated the Orissa Regional Chapter Building at Bhubaneswar. Welcome Address was given by Shri D.N. Panda, Chairman, Orissa Regional Chapter (ORC) and a vote of thanks was proposed by Shri A.K. Dutta, Secretary, ORC.



Dr. A.N. Sachithanandan, President, ITPI, inaugurating Orissa Regional Chapter Building. Present are Shri B.C. Datta, Secretary General, ITPI (left) and Shri. D.N. Panda, Chairman, ORC, (right)

**World Congress on Urban Futures: Continuities and Discontinuities**

Ebenezer Howard founded International Federation for Housing and Planning (IFHP) in 1913. At present the IFHP has members in more than 60 countries. Main aim of the IFHP is to encourage exchange of information and professional expertise in the fields of housing, spatial planning, environment and associated areas, and thus contribute to housing and planning conditions at the global level. The IFHP is organizing 49th World Congress at Rome from 2nd to 5th October, 2005 on the theme 'Urban Futures: Continuities and Discontinuities'.

Talking about the futures of cities implies confronting the dynamics in place at present: they appear to be leading towards the planetary standardization of the urban environment, together with the historical and geographical characteristics that make one city different from the next.

Against the backdrop of the global process of urbanization and its various geographical declensions, intention is to verify those elements of continuity within cities that are resistant to standardization and those which, inversely, are the causes of ruptures with their respective histories. Beside to investigate which 'cultures of the city' are emerging as a result of the simultaneous evolution of societies and their respective habitats? The aim of this confrontation with the continuities and discontinuities of history is therefore to explore the degree to which the genetic roots of cities and the materials which history has deposited may determine and influence behavior, policies, strategies and projects. The Congress would discuss the policies, instruments and techniques that the sciences of the city and more specifically the processes of urban planning and design, can and must use to reinforce or renew their identity in a variety of urban realities.

A city like Rome offers an ideal context for a reflection of this type due to the extraordinary palimpsest of histories that

it provides, as well as its direct participation in the most important evolutionary process of contemporary urban culture.

The sub-themes of the Congress are:

- Urban Dynamics – Historic Values
  - An Urban Planet: from the Megalopolis to Networks of Cities
  - Migrations: Conflicts and Multiculturalism
  - Technological Innovations for an intelligent City
  - The Landscapes of Hyper-Modernity
- Ancient Cities and Progressive Policies
- Strategies and Projects for Identity
  - The City of Dispersion
  - The City of Modification
  - The Informal City
  - The New City

For further details and enquiries, contact  
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**International Conference on Sustainable Planning and Development**

Following the first International Conference on 'Sustainable Planning and Development' held in Skiathos, Greece in 2003, the second conference is being convened in Bologna from 12th to 14th September, 2005 by the Wessex Institute of Technology, U.K.

In recent years, there has been in many countries, an increase in spatial problems that has led to planning crises. Planning problems are often connected with uneven development, deterioration of the quality of urban life and destruction of the environment. The increasing urbanization of the world coupled with

the global issues of environmental pollution, resources shortage and economic restructuring demand that we make our cities places worth living in. On the other hand, problems of environment management and planning are not restricted to urban areas. Environments such as rural areas, forests, coastal regions and mountains face their own problems that require urgent solutions in order to avoid irreversible damages. The use of modern technologies in planning, such as geographical information system and remote sensing, give us new potential to monitor and prevent environmental degradation.

Effective strategies for management should consider planning and regional development, too closely related disciplines, and emphasize the demand to handle these matters in an integrated way. This Conference will address the subjects of sustainable planning and regional development in an integrated way as well as in accordance with the principles of sustainability. It has become apparent that planners, environmentalists, architects, engineers, policy makers and economists have to work together in order to ensure that planning and development can meet out present needs without compromising the ability of future generations.

The themes for discussions in this conference cover - city planning, regional planning, various facets of environment and ecology, geo-informatics, transportation, etc.

For further details and enquiries, contact  
 Conference Secretariat SPO – 2005  
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 Ashurt Lodge, Ashurt  
 Southampton, SO407 AA  
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**Tranning Workshop on 'World Heritage Management - A Value based Approach'**

In 2004 the UNITAR Hiroshima Office for Asia and the Pacific launched a three-year series on the Management and Conservation of World Heritage Sites, aiming at a better use of the World

Heritage Convention through national policy making and planning, and the exchange of information on best practices and case studies. Value-based management methodologies were introduced in the first workshop of the series in 2004 and were further refined in the 2005 workshop. In partnership with UNESCO, the first national training workshop 'World Heritage Management : A Value-based Approach' will be held 18th to 21st August, 2005 in Mumbai, India.

This UNITAR/UNESCO/UDRI training workshop will introduce the participants to basic knowledge, information and updates on the world heritage regime and current topics regarding heritage management, set down the underlying principles of value-based heritage management, study leading policies and strategies including their successes and failures, explain legal and policy planning techniques, discuss, case studies and practical exercises, and enhance long-term learning and exchange among the participants. Study tours to two world heritage sites in Mumbai will provide additional case studies and learning opportunities.

The topics of the workshop include:

- Introduction to world heritage convention;
- New international trends and updated information;
- Values and significance pertaining to heritage conservation;
- Guidelines for site evaluation;
- Monitoring changes in site values;
- Indian cases and site visits.

About 25 participants will be selected from the applicants to the training workshop. Scholarships available will cover tuition fees, accommodation and meals for selected participants. All the travel costs including flight tickets and surface travel should be covered by the selected participants themselves. The final decision as to the conditions for participation remains with the Joint Selection Committee.

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### **Workshop on Sustainable Development and Growth**

The Conference of BRICS plus Germany (Brazil, Russia, India, China, South Africa) being organized by the Ministry of Environment and Forests in collaboration with GTZ India from 8th to 9th July 2005 at India Habitat Centre, New Delhi. It would explore the linkages between sustainable development and growth. These countries have been identified for such a conference as Germany has found their growth rate very high and interesting enough to study and support.

This conference is split into two parts: the first part being national level workshops to be completed by July 2005, followed by conference of these countries in Berlin on September 4th to 6th, 2005.

The Conference would try to find answers to the basic question that how economic growth can be shaped in a sustainable way in the BRICS countries. The Conference is expected to discuss in detail national experiences and strategic

initiatives for sustainable development to put economic growth on a long term base, balancing the interests of economy, society and environment. In this process, visions and practical experiences of the BRICS countries towards sustainable development are of crucial global importance. As, there is rarely an opportunity for international exchange of these experiences, the German Council for Sustainable Development (RNE) and the Deutsche Gesellschaft for Technische Zusammenarbeit (GTZ) have therefore joined hands to initiate a dialogue process with the BRICS countries.

The Conference of BRICS plus Germany would be an experience sharing platform on the respective national strategies for sustainable development amongst the BRICS countries. It is also expected that areas of energy, resource management and social dimensions might be covered in the discussions. The participant countries are also expected to compare their respective policies in the field of strategies for sustainable development. Experience gained may also be simulated in the national strategies for sustainable development.

For further details and enquiries, contact Director (IC and SD-II)  
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## **NATIONAL WORKSHOPS AND SEMINARS**

### **National Seminar on Sustainable Development of Tsunami Affected Areas**

The force of nature is truly astounding; no matter what the fail-safe systems we build. If nature wishes, it will outwit us all and wreck destruction at our peril. On 26th December, 2004 an underwater earthquake measuring 9 on the Richter scale occurred off the northern tip of the Indonesian island of Sumatra. Recorded as the most violent quake in 40 years, it caused a huge displacement of ocean water and the subsequent Tsunami traveled across the Indian ocean with the frightening speed. With almost no warning, the Tsunami waves hit the shores of 12 nations from Malaysia to

Kenya. Approximately 200,000 persons in 8 countries perished in few hours, and over 100,000 are still missing. Many more had their homes and livelihoods swept away. The coastal areas of Indonesia, Sri Lanka and two Indian Island chains bore the brunt of this calamity.

For refurbishment of the coastal community which calls for the well coordinated measures of relief, rehabilitation and mitigation plans, the School of Planning and Architecture (SPA), New Delhi in collaboration with the School of Architecture and Planning (SAP), Anna University, Chennai carried out an intensive study of the coastal

stretch of the Cuddalore district in Tamil Nadu. Now the School of Planning and Architecture, New Delhi is organizing a National Seminar from 8th to 9th August 2005 at SPA, New Delhi on 'Sustainable Development of Tsunami Affected Areas' with sub-themes as listed below:

- Impact of Tsunami
- Damage assessment in terms of physical, economic and social aspects
- Validation of different factors leading to non-uniform impacts along the coastal areas
- Long term and short term action plans,
- Preventive measures and warning systems
- Policies and strategies for coastal stretches,
- Integrated development measures for the coastal areas
- Managing disasters effectively and efficiently
- Awareness and implementation of available knowledge and technology

For further details and enquiries, contact  
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Department of Environmental Planning  
School of Planning and Architecture  
4-B, I.P. Estate,  
New Delhi – 110 002.

### **Seminar on Water Management in Urban Centers**

Indian Buildings Congress will be organizing 11th Annual Convention and Seminar on the theme of 'Water Management in Urban Centers' at Vigyan Bhawan, New Delhi from 21st to 23rd July 2005.

Globally it is estimated that over one billion people mainly residing in urban centers have no access to clean drinking water. By 2015, it is estimated that at least 40 percent of the world's population will live in countries where it is difficult or impossible to get enough water to satisfy basic needs. It is predicted that the next two decades will see water wars across the world.

Improved water management has brought enormous benefits to people in developing countries. In the past 20 years, over 2.4 billion people have gained access to safe water supplies. Nevertheless, one in six people still have no regular access to safe drinking water.

Due to various natural and man made reasons, water supplies remain inadequate. The supply problems occur as a result of water leakages and quality deterioration on account of sewage entering into water mains that are at a low pressure during non-supply hours. There are wide variations in water rate structures across the states. Operation and maintenance expenditure constitutes one of the principal elements of the recurring costs of water systems, the others being depreciation and interest on capital employed. The governing bodies do need to infuse more commercial motive in its operation to do away with large financial losses. Losses discourage private sector participation. Low tariff levels and free water supply on

public taps also results in low cost recovery from consumers.

The sub-themes of the congress are as under:

- Development of new water supply sources
- Water pollution and treatment for safe drinking water
- Water supply systems
- Water conservation.
- Rainwater harvesting
- Recycling of water
- Reforms required for proper water management
- Private sector participation to finance and implement projects

For further details and enquiries, contact

Indian Buildings Congress  
Sector –VI, R.K. Puram,  
New Delhi – 110 022  
Phone : 011- 26169531, 26170197  
Fax : 011- 26196391

## ITPI CHAPTERS NEWS

### **Kerala Regional Chapter (KRC)**

The land for Kerala Regional Chapter, at Thiruvananthapuram was negotiated in the year 1993, however, on taking possession of the land at Pattom, Thiruvananthapuram it was realised that it was land locked having no access on the highway as the right of a small piece of land was disputed. The Court in the year 2000 accepted the right of appellants. ITPI Headquarter is pursuing the matter vigorously with Kerala Regional Chapter. After long negotiations it was settled out of court due to untiring efforts of Shri Aniyam Mathew, Chairman KRC, and Council Member, ITPI. The legal problems has been resolved now and Kerala Regional Chapter is making efforts to start the building construction work, so that the technical activities of KRC are activated.

### **Haryana Regional Chapter (HRC)**

The Haryana Regional Chapter building which is under construction at Sector-2, Panchkula, Haryana is progressing fast due to the efforts of Shri Sanjai B.

Verma, Chairman HRC and Chief Town Planners, Haryana; Shri Raj Vir Singh, Chief Town Planner, HUDA, Shri Nadim Akhtar, Secretary, HRC and District Town Planner, HUDA and Shri S.D. Saini, Senior Town Planner, Department of Urban Development, Haryana and is expected to be completed shortly. Not only the members of Haryana Regional Chapter but members from Himachal Pradesh will be benefited as the building is located on the way to Shimla.

### **Maharashtra Regional Chapter (MRC) Mumbai**

Maharashtra Regional Chapter (MRC) Mumbai is organizing the Technical Workshop on 'Planning and Development Orientation in the Model Municipal Law' at YASHADA, Raj Bhavan Complex, Baner Road, Pune – 411 007 which will be followed by open house discussions. The invitees comprises not only planners but architects, engineers, educationists and researchers besides senior citizens.

## West Bengal Regional Chapter (WBRC)

On the occasion of the World Environment Day, West Bengal Regional Chapter on 11th June, 2005 organised a Colloquium on "Geo-Spatial Data for Environment Management" in West Bengal Regional Chapter at Salt Lake, Kolkata. Shri Gautam Ghosh, Director Geological Survey of India, delivering the talk on the subject specifically highlighted the importance and utility of geo-spatial data for environment management.

## North East Regional Chapter (NERC)

The North-East Regional Chapter of ITPI organized a workshop on 'Urban Governance in the North-East' on 26th February, 2005 at Dimapur, Nagaland and was well attended by town and country planners from across the north-east, elected representatives of urban local bodies of Nagaland, Naga HoHo, members from the local and regional media.

In his inaugural address Shri Hewoto Awomi, Hon'ble Parliamentary Secretary for Urban Development, Government of Nagaland, called upon the planners to dispel the notion that the north-eastern region is a terrorist infested area and convert it into investor friendly region. While appreciating the need for peoples' participation in the development process, Shri Awomi emphasized on the need for accountability and transparency in urban governance. Stressing upon the importance of enhancing the capacity and capability of all stakeholders associated with urban development, he urged upon the planners to ensure adequate women participation in decision-making. While acknowledging the role of Village Councils and Gaon Burahs in the Naga Society he noted that it should not be at the cost of sidelining the urban local bodies. Shri Awomi requested the planners to rise to the occasion to ensure that people do not live in a vacuum of governance.

Shri P.K. Rajkhowa, Chairman, NERC in his keynote address highlighted the urbanization scenario in the north-eastern states. Referring to the urban centers as the engines of economic growth, he expressed his concern at the potential threat to the urban centers due



Shri Hewoto Awomi, hon'ble Parliamentary Secretary for Urban Development, Government of Nagaland releasing the News Letter of NERC

to lackluster urban development and management. Clamor for good urban governance, the genesis of which lies in 74th Constitution Amendment Act, Shri Rajkhowa called for a vision, which acknowledges transparency, responsiveness, equity and accountability. He called upon the planners to ensure that each and every urban settlement does have both urban to urban and urban to rural connectivity in respect of all spheres, be it physical, economic or electronic. Last but not the least, Shri Rajkhowa made an appeal to

state governments to appreciate the multi faceted role of the town and country planners, and accord them due recognition for healthy urban growth. Earlier Shri M. Toshimanen Ao, President of NPPA read out the welcome address. On this occasion a Newsletter of NERC was also released by Shri Hewoto Awomi.

Shri A.C. Thakur, Honorary Secretary, NERC introduced the aims and objectives of the ITPI. Abhijit Sharma proposed a vote of thanks.

## REDEVELOPMENT STRATEGY FOR CENTRAL GOVERNMENT EMPLOYEES HOUSING BY CPWD IN DELHI

Rama Singhal\*

### Introduction

Delhi has been reeling under the pressure of population explosion, and has grown spatially to accommodate this growth. New housing development is also taking place at the fringes of Narela, Bawana, Dwarka, etc. Urban sprawl is the most expensive method of urban development and it is frightening to see the consequences of this policy including the loss of valuable agriculture land, staggering costs of providing services, and increased travel distance and time.

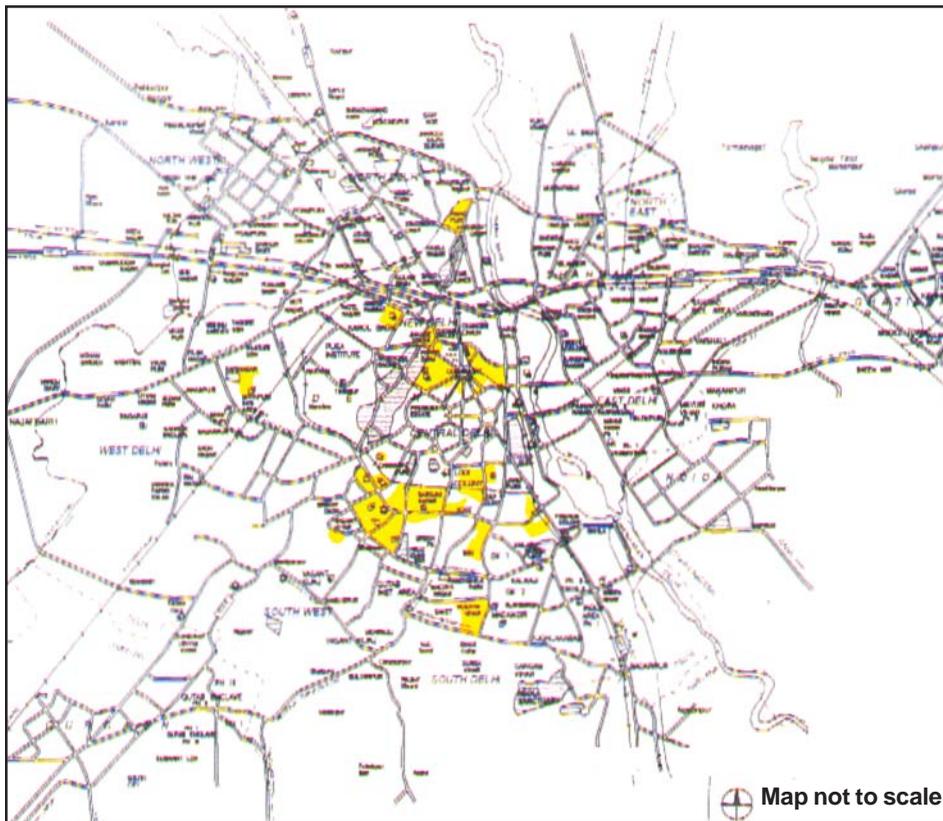
Density situation in Delhi is unique. Starting as a bipolar city with a traditional dense core and low density new capital area, the Master Plan for Delhi, 1962 adopted low density planning. Consequently the Master Plan for Delhi,

Faculty, NICMAR – CISC, Hyderabad

2001 increased overall density. Therefore, one can see a gradual increase in densities as one move to the outlying areas, whereas the core remains practically empty with low-density development. A significant portion of this low density development is occupied by government employees housing areas. Some of these colonies such as Lodhi Colony, Kaka Nagar, Sarojini Nagar, RK Puram developed during 1950s and 1960s are fast getting dilapidated, and are losing context in modern times. Socially, functionally and physically these areas have reached a state of obsolescence.

Delhi needs to rethink its growth strategy of sub-urbanization. As the Master Plan for Delhi, 2021 is underway; it is a good opportunity for planners to think on the lines of redevelopment and densification

**Map 1. Location Map : GPRA Colonies, Delhi**



of low density, under-utilized lands in the city. In this manner more housing stock will be added at centrally located places by taking advantage of the established physical and social infrastructure. It also presents an opportunity for infrastructure upgradation and augmentation that will result in improved efficiency. The total contribution to the exchequer in the form of stamp duty and property tax will be additional apart from direct profit from redevelopment.

This paper aims to provide a redevelopment and densification strategy for the Central Government Employees' General Pool Residential Accommodation (GPRA) by the CPWD in Delhi.

### **Central Government Employees' Housing by CPWD in Delhi**

The Central Public Works Department (CPWD) is among the oldest government departments supplying housing for the central government employees employed in various organizations. Delhi being the capital city holds a unique position as it forms the place of origin of this sub-system. In India, Delhi has the maximum

demand and land available under this sub-system almost twice that of all other cities put together. At present GPRA, in Delhi, excluding Lutyens Bungalow Zone, comprises of 30 colonies (Map-1) covering a total area of approximately 1,190 hectare. Total housing stock in Delhi is 64,190 dwelling units as against the demand for 1,03,110 dwelling units that is a shortage of 38,920 dwelling

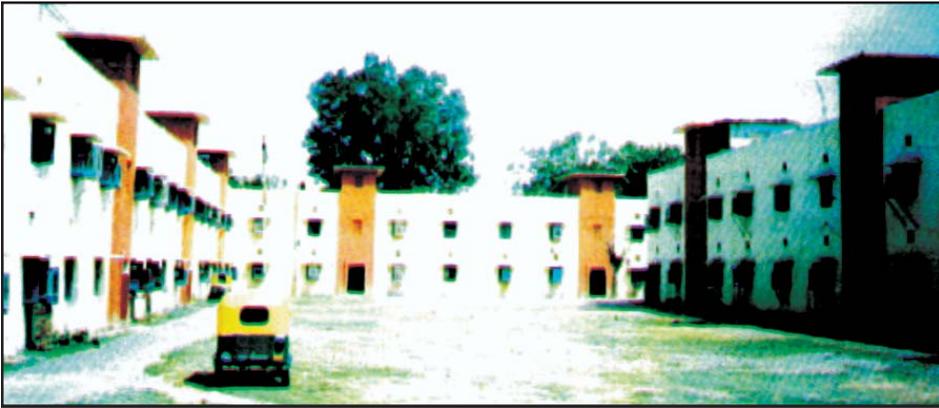
units. Thus, overall satisfaction achieved is only 62 percent.

**Area and Specification Norms :** GPRA is classified into 11 categories from Type-I to Type-VIII. Entitlement of an applicant for a particular type of house is determined on the basis of pay scales. Type-I accommodation is allocated to an employee having the lowest pay scale and Type-VIII to an employee having the highest pay scale. Different plinth areas and specification norms have been prescribed for the different types. Type-I has a plinth area of 365 sq. ft. which rises to 2,400 sq. ft. for Type-VII. Norms set by the CPWD come in conflict with the Master Plan provisions of density, ground coverage, FAR; for example, height restrictions due to concept of sleeping outdoors, provision of lifts only for higher type quarters of Type-V, VI and VII, ground coverage determined by fixed plinth areas, etc.

Government housing schemes are developed mainly as low rise and low cost schemes. Design of the unit or neighborhood layout is not governed by market forces but is more dependent on availability of land and funds for construction allocated by the government. The attitude of maximizing permissible built up area on a piece of land does not exist. Therefore, in GPRA one finds gross under utilization of land.



**Lodhi Colony :** Barrack type housing. G+1½ storeys high, has outlived its life. Blocks have reached a high level of physical and functional obsolescence



**Type-II, Sector I, RK Puram :** Generous amount of undefined open spaces and loosely placed low-rise built form has led to an unstructured kind of planning, achieving low densities, insufficient ground coverage and under-utilization of FAR.

Maximum demand is for Type-II housing which is followed by Type-III and Type-I. But overall satisfaction level is also more in these categories and average satisfaction level in these categories is 64 percent. Much lower satisfaction level exists in Type-VI and VII with average satisfaction level in these categories is down to 46 percent. This shows that there is a greater shortage of Type-VI and VII accommodation as against the demand.

### Analysis of Existing Situation

**Age of Structures:** At present 43 percent colonies are as old as 50 years and above. Within 5 to 10 years another 20 percent colonies will be added to this category bringing the total to 63 percent. Therefore, more than half the colonies would have outlived their structural life in another 5 to 10 years, and will be ripe for demolition.

**Density:** Sixty five percent colonies have densities only upto 300 persons per hectare. 35 percent of these colonies are in the range of 300 to 600 ppha. Therefore, all colonies have half of the densities prescribed in the Master Plan Delhi, 2001, which is 875 ppha for group housing. This suggests that there lies enormous potential to increase densities.

**Number of Storeys :** Maximum number of colonies that is 39 percent has ground plus one structures. In nearly 53 percent colonies there are ground or ground plus one structures. Even if the notion of low rise and high density living style is propagated by the MPD, 2001, ground plus three structures could be designed.

GPRAs colonies fall even below these standards.

**Site Location :** Fifty two percent colonies could be valued in the range of Rs.7,500 per sq. ft. and above, which indicates that more than half the colonies fall in the highest property rate bracket. Location of most GPRAs colonies is enviable with respect to the city; they are centrally located on prime land with real estate values highest in the city. Redevelopment provides an opportunity to better utilize this land by taking into account opportunity costs.

**Type of Planning:** More than 55 percent colonies were planned before the first Master Plan for Delhi was enforced in 1962. 93 percent colonies were planned before the Master Plan for Delhi, 2001. At present design and planning

norms adopted in most colonies has become obsolete falling below current MPD, 2001 norms of ground coverage, FAR, and density standards. Colonies are marked by high percentage of ill defined open spaces that lack a sense of territoriality.

**Unit design and image:** Unit designs too have reached a high level of obsolescence. Poor specifications have resulted in low standards of external and internal finishes. Buildings give largely drab look, and are monotonous in appearance producing sterile housing environments. There is lack of legibility in neighborhoods with poor street edge definition.

**Estate management:** Management of housing estates is in a bad shape. Allotment of government accommodation can take 20 to 25 years also. Problem of sub-letting as well as of resisting evacuation is quite common. License fee collected is unrealistically low. Estate management needs to be streamlined and should be restructured taking into account present realities.

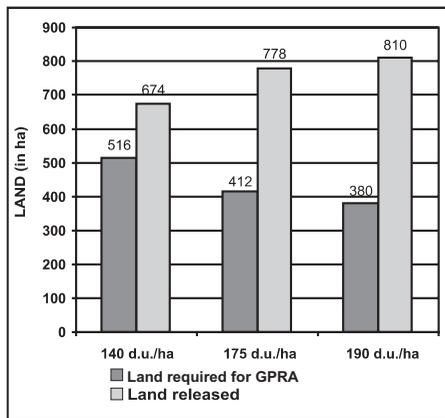
### Redevelopment Strategy for GPRAs in Delhi

**Future Housing needs:** Considering high construction and maintenance costs, government policy regarding housing as a perk for employees needs to be reassessed. Keeping this in mind, it is assumed that housing need for the future, say 2011 will be nearly 72,177 dwelling units considering 70 percent prescribed satisfaction level for Delhi.



**East Kidwai Nagar :** Unstructured layout planning - with either very narrow open spaces which cannot be used in any manner or excessive space in between blocks that lies wasted.

**Fig. 1. Status of Land for Projection GPRA at 3 Density Situations**



**Re-densification :** Substantial increase in densities could be achieved by considering provision of housing at 3 different density scenarios as given in Fig 1.

**Method of redevelopment:** The most viable method of redevelopment is demolition and rebuilding on higher densities.

**Type of redevelopment:** Redevelopment is an opportunity to break out of a stereotype mould and envisage new forms of housing development. Embracing higher densities and FAR will help to change to a high rise built form; a mixture of 4 to 12 storeys as per specific site conditions.

**Model for redevelopment:** Redevelopment of GPRA is proposed on the lines of a joint venture with the private sector. In this, the CPWD will place land as its share of the equity while the private sector will be responsible for the design, construction, relaying of infrastructure and sale of the assets created. In this manner land can be used as an asset to generate finances for redevelopment. Municipal government and other concerned departments will have to augment city level infrastructure to meet the demands of the expanding population. For this purpose, these bodies will be paid infrastructure charges from the profits generated by the projects. In addition to the above local government will also get revenue in terms of stamp duty and property tax.

**Phasing:** Phasing is envisaged in a manner that redevelopment programme can be sustained in a self financing manner, and also should cause minimum dislocation to the existing inhabitants of these areas. Entire redevelopment of all the GPRA colonies is proposed in a span 20 years. Phasing of the work should be in tandem with the process of raising finances. Property rates should determine salability and in turn phasing. Altogether 87 percent colonies are close to either the Ring Road or Metro, and enjoy good accessibility. Phasing can be worked out in tandem with development of the Metro so that proposed higher densities could be absorbed by this fast moving corridor.

**A Case Study of Rama Krishna Puram, Delhi**

A detailed redevelopment strategy has been prepared for a neighborhood of RK Puram, which is being envisaged as a trigger project in the redevelopment strategy for GPRA in Delhi. Its locational advantages could ensure good salability, which is very essential for return flow to be generated and ploughed back into development. Since this project is large, it could be considered for foreign direct investment.

A number of land uses are extremely essential that must be retained despite redevelopment, for example, Bhikaji Cama Place, East and West Block

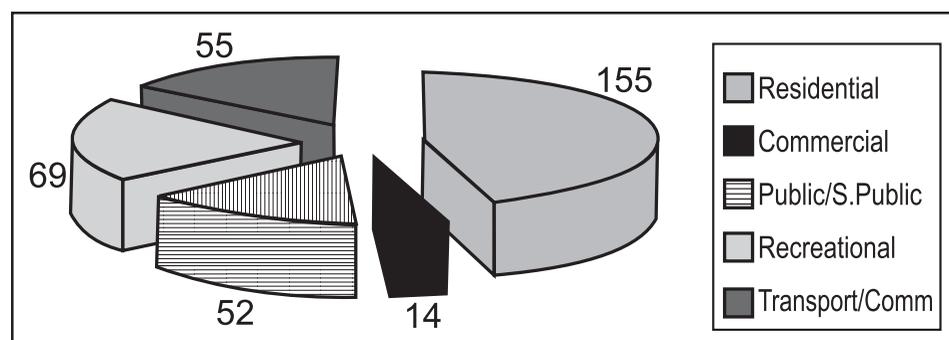


**JJ Colony Along Nala, Sector II RK Puram :** Presence of JJ colonies and informal commercial development is widespread in RK Puram. Redevelopment presents the opportunity to address the issue of informal sector component in GPRA colonies

**Taking 3 density scenarios**

	140 d.u. / ha	175 d.u. /ha	190 d.u./ha
Total no. of units generated	21,700	27,125	29,450
Total GPRA units	15,581	15,581	15,581
No. of units for the market	6,119	11,544	13,869
Population accomodated	1,08,500	1,35,625	1,47,250
Gross density achieved (ppha)	245 ppha	306 ppha	333 ppha

**Fig. 2. Landuse breakup for Scenario 3 in Area (ha)**



<b>Comparative Chart of Project Receivables</b>				
	<b>Scenario-1</b>	<b>Scenario-2</b>	<b>Scenario-3</b>	
Total Area of Site	155	155	155	Ha
Permissible Density	140	175	190	DU/Ha
Total Nos. of D.U.'s	21712	27140	29466	
Existing Number of D. U.'s	14516	14516	14516	
Dwelling units that can be sold	7196	12624	14950	
Commercial Development	1854109	1854109	1854109	Sft
Total Project Cost	218361	313142	352870	Rs in lacs
Developer's Receivable during the Project Period	97095	135499	153369	Rs in lacs
NPV of Developer's Receivable	55094	76886	87026	Rs in lacs
	<b>551</b>	<b>769</b>	<b>870</b>	<b>Rs in Cr</b>
Return on Investment to the Developer (PV basis)	25%	25%	25%	
Government Share	45000	108000	134000	Rs in lacs
	<b>450</b>	<b>1080</b>	<b>1340</b>	<b>Rs in Cr</b>
Total Realisable to the developing agency (CPWD if they undertake development themselves)	<b>1001</b>	<b>1849</b>	<b>2210</b>	<b>Rs in Cr</b>

Government offices, all religious buildings, and monuments. Total area of RK Puram is 442.32 hectare out of which area that has to be retained is 79.35 hectare. Therefore, area left for redevelopment is 362.97 hectare. For this area a number of possible scenarios could be worked out. The most feasible and viable model in terms of overall objectives and returns achieved has been adopted. The area for redevelopment in this scenario is 345 hectare. Land use breakup for this area has been worked out as per UDPFI guidelines of the ITPI.

### Recommendations

Redevelopment project will be taken up as a joint venture project. The CPWD's investment shall be value of land as per the market value. Developers' investment in the project shall be the present value of all costs incurred by them to build the project and successfully market it.

Financial calculation has been undertaken for this viable scenario to showcase the level of profit to be generated from this redevelopment project. The project has been envisaged as a multi-storied housing scheme. Entire existing housing stock of the

concerned sectors will be replenished with new stock and the remaining stock will be sold in the open market. The joint venture partners will share profits out of this sale in proportion to their equity. A financial model has been worked out with appropriate phasing of construction and project marketing.

Calculations have proved that if the CPWD is ready for joint venture, and is able to find out suitable partners, realizable will be lucrative. They can not only renew the entire housing stock but also make huge profits which will be to the tune of Rs.450 crores at 140 dwelling units per hectare density. If the CPWD intends to take the entire redevelopment programme by itself, then they can make profits of at least Rs.1, 001 crores at 140 dwelling units per hectare density besides renewing the entire old housing stock. With increase in densities there is a commensurate increase in profits.

At policy level, the CPWD should set up a task force or special committee for establishing guidelines for redevelopment of GPRA colonies. This task force should conceive redevelopment as an integrated, flexible and realistic programme. Redevelopment project should be implemented through

public private partnership mode. The CPWD should be able to form strategic joint venture with any willing developer (s) for redevelopment work creating a Special Purpose Vehicle (SPV).

At sub-system level, there is a great need to revamp the entire subsystem; its method of provision, design, construction, maintenance, allotment, etc. A new employees' housing benefit policy should be prepared so that eligibility for government accommodation can be re-established. Area and specification norms for GPRA should be revised. Housing type should change from predominantly low rise and low specifications to high rise and high specifications. Major changes are proposed to streamline the management and maintenance of general pool housing estates.

At project level, it is proposed that area specific redevelopment programmes should be prepared which should have greater flexibility and adaptability to meet specific needs. It is recommended that schemes should have greater variety in built form and should have high urban design content. Redevelopment presents the opportunity to reorganize land uses and make up for any deficiencies perceived at the city level. In this way more wholesome environments will be created.

### Conclusions

We need to seriously think about the direction of growth our cities are taking and how we would like to see them develop in future. Uncontrolled spatial growth and development is already having negative consequences and needs to be checked, to which redevelopment is the answer. As our existing city areas grow old and obsolete, they need to be transformed. This could absorb growing urban population and at the same time rejuvenate and make them more livable. It has been proved that redevelopment will not cost anything to the government. By using land as the basic resource, local government can manage redevelopment of its precincts in a self financing manner. This process in turn will not only generate profits for the public agency but also contribute to the augmentation of city level infrastructure as well.

**VARIOUS POSTS OF TOWN PLANNERS ARE VACANT  
DUE TO NON-AVAILABILITY OF QUALIFIED PLANNERS**

The Urban Development Department, Government of Bihar vide advertisement No.08/2004 (1) **Name of Post:** - Chief Town Planner, Class-I K-01, one Permanent Post (2) **Pay Scale and allowances:** 16400-450-20000, Plus other Allowances permissible, Pension, Leave as per Government Rules (3) **Essential Qualifications:** - Masters Degree or Diploma in Town Planning or equivalent from any recognized Institute or any other equivalent qualification recognition by the Government of India. Membership of ITPI or any equivalent professional Institute. Minimum 8 years experience of working on a responsible post after the above qualifications (4) **Experience:** - Experience of preparation and Implementation of Development Plans / Town Planning Schemes, and knowledge of Planning Techniques and Planning Administration (5) **Age:** Maximum Age limit 54 years as on 01.08.2004 (6) **Duties:** Preparation and evaluation of Master Plan for planned and orderly development of Cities. (7) **Working Place:** Any where in Bihar State.

**Note:** In spite of advertisement twice various posts including the post of Chief Town Planner are lying vacant due to non-availability of qualified planners says Shri S.K.Singh, Secretary Urban Development, Government of Bihar.

(1) **Position:** Urban Planner (2) **Location:** The Urban Local Bodies (ULBs) of Kolkata Metropolitan Area (Except Kolkata Municipal Corporation) (3) **Number of Posts:** 40 (4) **Employment Type:** Contractual, Initially for one year, likely to be extended by another year. (5) **Emolument:** Rs. 12,000/- all inclusive. Appointment will be given by the concerned ULB from among candidates short listed by Change Management Unit (CMU) for the DFID funded Kolkata Urban Services for the Poor (KUSP) Programme of the Government of West Bengal. For job description and more information on KUSP visit [www.changekolkata.org](http://www.changekolkata.org) (6) **Qualifications: Essential:** Must have a degree in urban planning either at graduation or post graduation level. Must be able to communicate in Bengali (Speaking, reading and writing). Must be committed to carry out the job for at least one year. **Desirable:** Two years of experience in the field of urban planning. Registered with the Institute of Town Planners, India. (7) **Age:** Preferably below 30 years as on 31.03.2005

**Note:** In spite of Advertisement in Anandbazar Patrika, on June, 6th 2005 out of 40 posts only 26 could be filled in due to non-availability of qualified planners says Shri T.K. Mitra, Director General, CMDA, Kolkata.

**Chapters Chairmen are requested to kindly bring to the notice of aspirant members as the advertisements are likely to appear shortly again.**

*Continued from Page 12*

was the first Chief Planner who was a Member of NDMC and Chairman of All India Board of Studies in Town and Country Planning Education, All India Board of Technical Education; Ministry of HRD. He was Chairman, Lutyens' Bungalow Zone Committee; Chairman, Committee on Trade and Commerce, MPD 2021, Chairman, Policy Zones – NCR, 2021; Member - Secretary, Technical Group on Urban Planning System in India, set up by the planning Commission; Member – Secretary Steering Committee on Review of MPD 2001; Member – Secretary, Working Group on Urban Transport set up by the Ministry of Urban Affairs and Employment,. He was Chairman on National Urban Information System, NNRMS; Chairman of Committee on Training and Human Resources of

NNRMS. As an architect in Defence also he has planned the important buildings like Olympic Size Swimming Pool at Chandimandir, Institute of Aviation Medicine at Bangalore, Paraplegic Home at Mohali, Chandigarh, besides Gurdaspur Cantonment, etc.

As Chief Planner, he represented his country at several international meets: Commonwealth Association of Planners in Canada; UNDP Conference on Population at Barcelona, Spain; Barrierfree Environment, held in Indonesia, Thailand and China; Congress on Environmental Pollution held at New York, Washington. He delivered lectures at the University College of London. He has undergone training in disaster mitigation and risk management in Sweden and visited

England, Norway, Germany, Netherlands France, Luxemburg. He delivered lectures on urban development and management at Lal Bahadur Shastri Academy, Massauri.

Shri D.S.Meshram, introduced some reform in the functioning of the Institute: that is - no office bearer to hold the positions of the Institute in any capacity i.e. President, Vice-President, Secretary General for more than two consecutive terms. As a Secretary General he himself imposed restrictions (1985-86) on the authority of Secretary General to sign cheques of any amount and instead he preferred two signatories i.e. President / Vice-President and Secretary General to inculcate financial discipline in the matters of ITPI, and setup an example of self-restraint for the next generation office bearers of ITPI. For the better functioning of the Institute, Financial Rules and Regulations for its staff were prepared. ITPI hostel building was redesigned. The Journal and News letter of the Institute was registered with the Registrar of Newspapers in 2005 though it was being published since 1953.

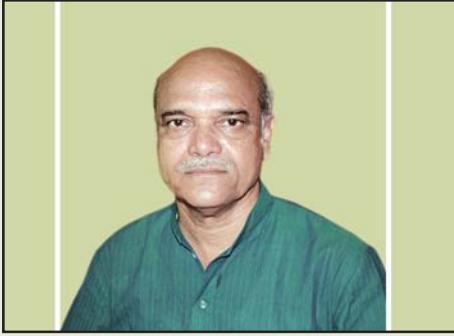
Shri Meshram was born on 16<sup>th</sup> May 1941 at Nagpur; received his Bachelor's Degree in Art and Bachelor's Degree in Architecture from Nagpur University. Then got his Master's Degree in Town and Country Planning from School of Architecture and Planning, Chennai and LLB from Punjab University, Chandigarh. He is a Fellow of the Institute of Town Planners, India.

He was hardworking, sincere and devoted to his work – in whatever capacity he worked – as President of the Institute, a Chief Planner to the Government of India, Additional Chief Planner, Town and Country Planner. He liked, appreciated and shared the burden of those who were positive and selfless in their approach to work. His contribution to the country as Chief Planner to the Government and to the town planning profession, through his services to the Institute, is great indeed.

He is quite active at the age of 64 and takes full interest in the activities and development of the Institute and contributes to the betterment of the profession.

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

## KNOW YOUR FORMER PRESIDENTS



**Diwakar Sitaramji Meshram**

Shri Diwakar Sitaramji Meshram holds a unique position among the past presidents of the Institute of Town Planners, India – he has the privilege of being the President of the Institute for eight terms – 1987-89, 1993-95, 1999-2001 and 2002-04. He was Vice-President during 1986-87, Secretary General (1985-86) and Secretary Examination (1982-85).

He was Chief Planner, Town and Country Planning Organisation, Government of India for quite a long period - for 12 years (1989-2001), larger than any Chief Planner before. He joined the Organisation as Town and Country Planner (TCP) in 1981. As TCP, he was in charge of a very important scheme of the Five Year Plan – Integrated Development of Small and Medium Towns (IDSMT) whose objective was to deflect migration of rural population from big and metropolitan cities to small and medium towns. He worked hard for the successful take-off of the Scheme which resulted in expanding its coverage and a larger allocation of funds by the Planning Commission. The message of the Scheme was also propagated by him through documentaries with the help of the Films Division, titled as 'Towards Small Towns'.

As Chief Planner, he pushed through modernisation schemes, like Urban Mapping, and Urban Information System (URIS). These were given practical demonstration as part of successive five

Year Plans. Base maps were prepared under urban mapping scheme and Chengalputtu town of Tamil Nadu was studied to test the practicability of URIS. Other agencies / organizations showed interest in the Scheme of "Urban Observatories" however, TCPO was made the nodal agency for the scheme.

The process of functioning with the help of modern tools of technology was carried forward by him. Use of computer software and hardware was given fillip and its use was impressed on State town Planning Departments as well. The Regional Plan of Bharatpur based on Geographical Information System (GIS), was initiated in collaboration with Space Application Center, Ahmedabad. Digitization of "Lutyens' Bungalow Zone of New Delhi", also with the application of GIS, was initiated by him. A software with an automated system was developed in TCPO to replace the manual scheme of monitoring the Town Planning Schemes. A documentation entitled "TCPO: Retrospect and Prospect" was brought out to document the old Projects, Master Plans, research studies, etc., buried and unknown to the new generation of urban planners - to serve as guide and reference to them. This would become a valuable treasure of information handed over by the first generation of urban planners after independence. He has to his credit the elevation of the post of TCPO Chief Planner to the rank of Secretary, Urban Development of State Government.

Under his initiative, a National Workshop on "Master Plan Approach: Efficacy and Alternative" was organised in 1995, participated by professionals and bureaucrats alike to debate on the superiority of concepts like 'structure plan', 'action plan', 'compressive development plan' vis-à-vis the static concept of master plan / development plan. The Model Town and Country Planning Law was revised while he was Chief Planner, to bring it in conformity

with the 73<sup>rd</sup> and 74<sup>th</sup> Constitution Amendments.

As Chief Planner, he guided the preparation of the Development Plan of Auroville Universal Township, Singrauli Regional Development Plan (1990), Draft National Urban Policy (1992), Cuttack Bhubaneswar – Puri Regional Plan (1996), Urban and Regional Planning and Development in India (1996), Outline Development Plan for Port Blair, Jammu Master Plan – 2021, etc.

During the presidentship of the Institute a study on 'Urban Development Plan Formulation and Implementation' (UDPFI) was assigned to the Institute by the Ministry of Urban Development and Poverty Alleviation in 1996 due to his initiatives. He was Chairman of the Technical Committee, responsible for the four-volume study which culminated as Guidelines. The Development Plan for the Universal Township of Auroville adopted the UDPFI Guidelines to demonstrate its practical applicability. The Institute, under his presidentship, acquired land for construction of a majority of the Regional Chapters buildings. It was due to his efforts that annual ITPI Conference was regularly sponsored by the parent Ministry. He initiated the idea of organizing Annual Zonal Conferences of the ITPI on the themes of regional interest and ensured that such conferences are held in different zones regularly.

As Chief Planner, he was member, Delhi Development Authority (DDA), National Capital Region Planning Board; Member, New Delhi Municipal Committee (NDMC); Member Research Advisory Committee, CBRI, Roorkee; Member, Executive Committee, School of Planning and Architecture, New Delhi; Member, Faculty of Physical Planning, Guru Nanak Dev University, Amritsar; Jury Member, Ph.D. thesis Examination, J.N.U, New Delhi, Member Board of Planning Education, Jawaharlal Nehru Technological University, Hyderabad; Member, Indian Building Congress. He

*Continued on Page 11*