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53rd National Town And Country Planners Congress

The fifty third National Town and Country Planners' Congress was organized by the Institute of Town Planners, India on 27th – 29th December, 2004 at Indore, the industrial capital of Madhya Pradesh on the theme 'Plan Implementation and Enforcement: Innovative Mechanisms and Techniques'. The Congress was organized around four sub-themes, namely Public Participation and Partnerships, Regulations Promoting Development, Governance and Capacity Building, and Experiences of Mixed Land Use in Madhya Pradesh. Ministry of Urban Development and Poverty Alleviation, Government of India sponsored the Congress. Co-sponsored included Ministry of Housing and Environment, Government of Madhya

Pradesh and Ministry of Urban Administration and Development, Government of Madhya Pradesh. The Congress was organized in collaboration with Housing and Urban Development Corporation (HUDCO), Delhi Development Authority (DDA), New Delhi; National Capital Region Planning Board, New Delhi; Directorate of Town and Country Planning, Government of Madhya Pradesh; and Builders and Developers Association, Indore.

Inaugural Session

Shri Jayant Kumar Malaiya, Hon'ble Minister of Urban Administration and Development, Government of Madhya Pradesh, while inaugurating the

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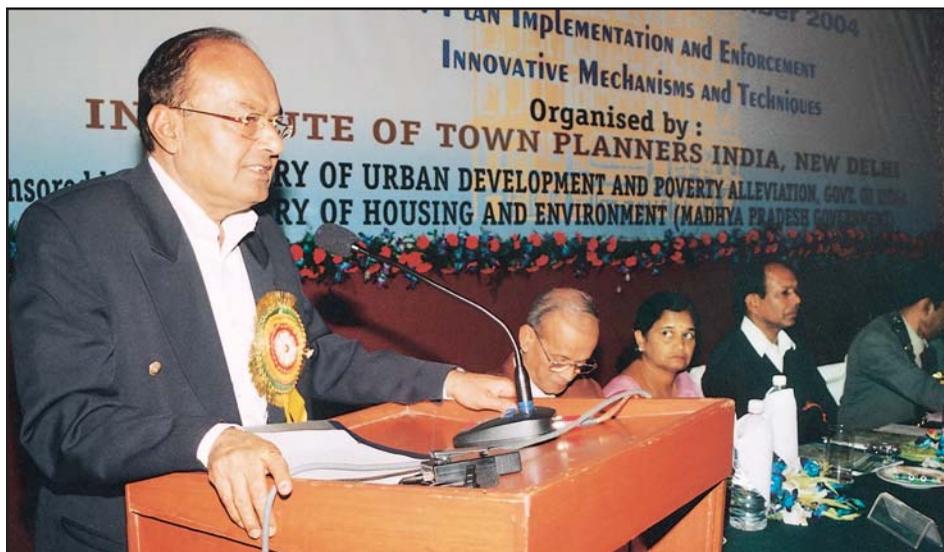
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Congress, observed that physical, economic and social development programmes are important because these provide quality environment to the masses. However, due to non-implementation of the development plans in a given time period, unauthorized and haphazard construction along with mushrooming of slums and squatters colonies takes place. He noted that development plans do not get implemented due to non-availability of lower order plans such as zonal plans; non-involvement of public in the plan formulation and implementation processes; non-existence of horizontal and vertical co-ordination mechanisms among various departments, besides resources crunch. He asserted that periodic revision of development plans in consonance with changing requirements of communities along with effective institutional arrangements staffed with trained technical manpower will surely enhance possibilities of implementation of development plans.

He also underscored that 74th amendment to the Constitution of India in 1992 has provided for decentralization of powers to local bodies, and to the people at large. Therefore, their



Shri Jayant Kumar Malaiya, Hon'ble Minister of Urban Administration and Development, Government of Madhya Pradesh, lighting the lamp during inauguration of the Congress. Present are Shri Madhu Verma, Chairman IDA (on his left) and Dr. A.N. Sachithanandan, President ITPI; Mrs. Uma Shashi Sharma, Mayor Elect. IMC; Shri Satya Prakash, Principal Secretary, Housing and Environment, Government of Madhya Pradesh; and V.P. Kulshrestha, Vice President ITPI.



Shri Jayant Kumar Malayia, Hon'ble Minister of Urban Administration and Development, Government of Madhya Pradesh, addressing the delegates and participants

involvement in plan formulation and implementation is essential along with political will and administrative acumen. He made it clear that development plans should be prepared keeping in view the ground realities. On the issue of mixed land uses, he pointed out that for providing adequate services to the people, it is essential to allow mixing of certain kind of land uses. However, parameters for mixed land uses are required to be decided so that these provisions are not abused and exploited for large scale commercial ventures, which are not in conformity with the proposals of development plans.

Shri Madhu Verma, Chairman Indore Development Authority, the Guest of Honour in his address gave details of the schemes being implemented by the IDA. He stated that efforts are being made by the Authority to make Indore more livable, and that slums will specifically be provided with adequate facilities and amenities through assistance available under the VAMBY scheme.

Mrs. Uma Shashi Sharma, Mayor Elect, Indore Municipal Corporation, expressed her happiness over the earnest efforts that are being made to achieve co-ordination and assistance of all stakeholders of urban development in Indore including Indore Development Authority, Town Planning Department and all other line departments. She hoped that the latest technologies and tools for implementation of the development plans need to be explored

for planned and orderly development of Indore.

Shri Satya Prakash, Principal Secretary, Housing and Environment, Government of Madhya Pradesh emphasized that there is a need to prepare implementable plans, and qualified planners are better placed to do this job. For timely implementation of development plans, involvement of masses needs to be ensured, he opined.

Shri Ashok Das, Commissioner Indore Division, contended that public is required to be involved not only during implementation of development plans but also at the time of their preparation. Private sector involvement, he added, is essential because it may not be possible to secure adequate budgetary support for plan implementation from the state government alone.

In his presidential address Dr. A.N. Sachithanandan, President ITPI, noted that the venue of the Congress at Indore is significant as we could draw on the vision of Late Sir Patric Geddes who visited the city in 1918 on the invitation of Maharaja Tukoji Rao Holker for advising the city government. Geddes prepared a development plan for the city, which is still a landmark for urban planners. He demonstrated that it is possible to segregate work places, particularly from industries and residential areas and yet possible to maintain 'Work Place Folk and Home' relationship. He was of the opinion that

planning whether physical, financial or social, always has distributive impact on society. Professor Sachithanandan said that planning will increasingly be regarded as covering broad spectrum of interests, non-spatial as well as spatial and will be judged by its affects upon peoples' quality of life. As Indian economy and society becomes inextricably global economy, and distinction between rural and urban areas get increasingly blurred, a reorientation in our approach to human settlements planning requires immediate attention. Planners, therefore, must have the capacity to prepare development plans with adequate provisions to incorporate required changes in the dynamic environment to fulfill needs and aspirations of the society in a sustainable environment. Planning education can also help in terms of training and creating a cadre of professionals who can change the development processes and make plans and policies which are more implementable. Retraining and absorption of new technologies by the those town planners who are already holding top positions in public and private realms, especially in the context of global influences, will also help improve record of implementation. As a part of the settlement planning process it is essential to create an atmosphere for transparent and participatory development and make every stakeholder accountable. This could lead to a quantum jump in the implementation of development plans.

Earlier, Shri V.P.Kulshrestha, Vice-President, ITPI read out messages received from the dignitaries including Shri Manmohan Singh, Hon'ble Prime Minister of India; Shri Bhairon Singh Shekhatwat, Hon'ble Vice-President of India; Shri Ghulam Nabi Azad, Hon'ble Minister of Urban Development and Parliamentary Affairs, Government of India, Shri Babulal Gaur, Hon'ble Chief Minister of Madhya Pradesh; Shri B.N.Joshi, Hon'ble Lt.Governor of Delhi besides Shri Jayant Kumar Malayia, Hon'ble Minister for Urban Development and Administration and Tourism, Government of Madhya Pradesh; Shri Rajendra Shukla, Hon'ble Minister of State for Housing and Environment, Government of Madhya Pradesh; and

Shri Anil Baijal , Secretary, Ministry of Urban Development, Government India and Shri Satya Prakash, Principal Secretary, Urban Administration and Development Department, Government of Madhya Pradesh.

Welcoming the dignitaries and delegates Shri B.C. Datta, Secretary General, ITPI mentioned that Institute of Town Planners India has been continuously providing a forum not only to town and country planners but also to all stakeholders in urban development every year by organizing the National Congress on the theme of topical interest. Giving a brief account of the activities and achievements of the ITPI he stated that Institute has been responsible for drafting the Model Town and Country Planning Legislation; taking lead in establishing the Directorates of Town and Country Planning in various states besides establishing Schools of Town and Country Planning for imparting planning education. The ITPI has also been continuously interacting with the All India Council of Technical Education, Ministry of Human Resource Development, Ministry of Urban Development and Poverty Alleviation and other agencies for making planning central to the growth of the country.

Plenary Session – Plan Implementation and Enforcement: Innovative Mechanisms and Techniques

Inaugural Session was followed by Plenary Session which was chaired by Dr. A.N. Sachithanandan, President ITPI. In this session two presentations were made. The paper of Professor E.F.N. Ribeiro, former President, ITPI was presented by Shri B.C. Datta. The author lamented that 73rd and 74th amendments to the Constitution of India provided a 'down-top' process involving local communities. Changes in scarce and competing uses of land need to be made through local self governments and state government interface. With land market becoming increasingly competitive, planning through people rather than for the people is necessary. Capacity building for spatial planners is required at federal, state and local levels



Shri C.S. Chadhha, Vice-Chancellor, DAVV, Indore inaugurating the Exhibition.

as also in teaching and consultancy. Participation of people through a down-top process is essential for spatial plans to shed their negative label of control.

Shri D.S.Meshram, former President, ITPI, underscored that the master plan approach over the years has emerged as an important tool of urban planning system in the country. While discussing the experiences of plan preparation and implementation in Delhi, Mumbai, Chennai and Kolkata, he observed that planned interventions have become imperative in urban areas in view of rapid urbanisation, growth of slums and squatter colonies, and misuse of land, etc. Managing our future cities would depend on how effective are these planned interventions. He firmly believed that for any plan to succeed it has to be framed by taking into consideration ground realities existing at the time of preparation and implementation. Distortions in city growth can not be entirely blamed on master plan policies per se but are the result of non-implementation of plans to the fullest extent. Generally, situations would exist where investments are made which are never envisaged and captured in master plans' policies. Therefore, Shri Meshram advocated that planners work towards ensuring an environment whereby plan preparation is closely followed by effective and efficient implementation and enforcement processes.

Exhibition on Plan Implementation: Innovative Techniques

During the Congress an exhibition on the theme 'Plan Implementation: Innovative Techniques' was organised in order to provide an opportunity to various government departments, non-government organizations, planning schools and other academic institutions, public sector agencies, development authorities, urban local bodies and private sector agencies for displaying their projects which were successfully implemented. These projects highlighted the use of innovative techniques like land pooling, town planning schemes, transfer of development rights, remote sensing, GIS, etc. Exhibition was inaugurated by Shri C.S. Chadhha, Vice-Chancellor, DAVV, Indore.

Technical Session - I: Public Participation and Partnerships (PPP)

This session was chaired by Shri D. S. Meshram, former President, ITPI and former Chief Planner to Government of India. Presentations were made by Professor Subir Saha, Director School of Planning and Architecture, New Delhi; and Shri N.N. Som, Chief Advanced Planner, Kolkata Metropolitan Development Authority. Major recommendations which emerged after deliberations are listed below:

- Major working areas under public private partnerships should include augmentation of financial resources; treatment, distribution and maintenance of water supply;

- provision and maintenance of sewage treatment plants; sewage reclamation from plants for reuse and recycling of sewage for non-domestic uses and city sewerage systems; collection, transportation and safe disposal of solid wastes; management of power plants for uninterrupted supply of electricity; provision and running of health, education, shopping, and recreation facilities; provision of city bus services; provision and maintenance of highways and other roads; provision and operation of rail based transport systems such as MRTS; township planning and development of residential areas; and development of tourist spots and commercial complexes, etc.
- Individual citizen, community groups and voluntary, and Non-Governmental Organizations (NGOs) should be involved not only at implementation stage but also at plan formulation level. They must keep vigil till proposals are implemented.
 - Existing instruments like town planning schemes (TPS) and transfer of development rights (TDR), accomdation reservations (AR), etc; should be made more transparent and simple so that these could be used through various forms of partnerships.
 - Potential benefits which should be harnessed through PPPs are cost effectiveness, higher productivity, accelerated delivery, clear customer focus, enhanced provision of social services, effective recovery of user charges, etc. These aspects need to be brought into focus by giving adequate publicity so that the message reaches to the people.
 - Under the PPPs risks and benefits should be shared among partners in a mutually acceptable manner so as to ensure efficient use of resources through effective planning and management.
 - Awareness should be created among the general public in regard to social and economic costs and benefits of development plans to communities and the society as a whole.
 - Implementing agencies should devise mechanisms to ensure that the interests of the weaker sections of the society are protected through public private partnerships. Smaller or less influential partners in the public private partnerships should also be given equal importance. For partners to be treated equally, it is necessary that they share equal responsibility among themselves for the successful conclusion of a partnerships.
 - New mechanisms and procedures should be evolved to protect the interests and benefits for the poor from infrastructure development projects. Difficulties, which could be encountered in implementing and not devising such mechanisms are enormous. But these difficulties must be overcome through transparent and simple decision making processes.
 - To protect the interests of low income groups in an atmosphere of market driven environment, it would be more pertinent to involve these people not only at plan preparation stage but at implementation level also.
 - Main purpose of public participation is to share information with all stakeholders so that they could make their own decisions. It is also to ensure that people are able to collect inputs from all stakeholders for effective negotiations with government bureaucrats and other decision makers.
 - State governments should encourage private sector investments for the development, operation and management of new infrastructure and other facilities.
 - Private sector partners must be selected through transparent and competitive selection processes, their scope, obligations, and rights should be clearly defined.
 - Techno-economic feasibility reports are required to be prepared, not only to frame cost estimates realistically, but also to carry out financial viability of all major projects so as to attract private sector partners.
 - A comprehensive policy on private sector participation i.e. Private Public Partnership (PPP) needs to be evolved and adopted in Development Plans and other documents pertaining to urban regional planning and development.

Technical Session – II: Regulations Promoting Development

Chairperson of this session was Shri S.S. Dalal, former Vice-President, ITPI. At present Shri Dalal is working for the Government of Uttar Pradesh. In all seven speakers made their presentations including Shri S.C.Karigowda, former Director Planning, Government of Karnataka; Shri S.Santhanam, Chief Urban Planner, Chennai Metropolitan Development Authority; Shri S.C. Mahagaonkar, Chief Town Planner, Jaipur Development Authority; Professor Kavas Kapadia, Head, Department of Urban Planning, School of Planning and Architecture, New Delhi; Shri B.K. Jain, Director, Delhi Development Authority; and Professor G.K.Kanhare, Professor Emeritus. Major recommendations that emerged after discussions are summarized below:

- Participants observed that development plans were implemented only to the extent of 30 percent. The main reason of non-implementation is that urban development authorities are not adequately equipped technically and financially for taking up large scale town extension schemes.
- Development and enforcement regulations should mainly focus on good governance that is transparency in decision making processes and simplicity of rules and regulations. Yet another important aspect of good governance is capacity building.
- Planning regulations should be perceived as tools of positive development especially when these are meant for the urban poor.
- A set of regulations which promote balanced development should be made the basis for all stakeholders of a city to come together and make their own contributions.

- Overlap between town planning and municipal acts have led to a confusion and have affected implementation of development plans. Therefore, there is a need to achieve interface between these two sets of statutes.
 - Regulations should not only stop at formulation level but should also evolve procedures for enforcement of codes, standards and regulations. This is an important aspect of governance.
 - Development authorities specially functioning in major cities should remain fully active in forming new extension/schemes along with necessary infrastructure facilities, for which freezing of land for alignment of major network systems is essential for developing networks on priority. Such drastic steps would ensure effective implementation of development plan proposals not only in the existing planning areas but also on the fringe and urban extensions. Accordingly provision in DPR should be made.
 - Private sector participation is necessary. Implementation of development plan proposals can not be successful unless private investment is attracted. Therefore, it is necessary to cater for their participation in DPR.
 - From the date of the final approval of a development plan, all developments within a planning area must remain in conformity with plan policies and proposals for which adequate provisions must be made in DPR.
 - Municipalities are constrained due to inadequate number of trained planning staff necessary to manage the planning function. Therefore, capacity building in respect of planning staff has to be taken up on priority.
 - Town planning statutes generally do not have provisions for condoning deviations from the sanctioned development plans. Therefore, statutes should be suitably amended to make provisions for accepting such changes i.e. regularization in buildings deviating from regulations for genuine reasons, and if such changes are required by the communities at large.
 - While formulating zoning regulations, city economies should be kept in mind. A development plan ignoring the economic status of a city and region will never get implemented.
 - Enforcement procedures should be clearly spelt out in regulations. Simplification of procedures is essential to reduce time and cost overruns of development projects.
 - Work of grant of planning permissions should be delegated to planning authorities.
 - Quality control is an important aspect of enforcement and lack of planning staff for quality control leads to devastating results.
 - If land use and other decisions relating to the optimal use of resources are to be made in the interest of the general public with the involvement of the people, then processes of decision making must be decentralized.
 - A simple rule for successful growth of a settlement is to effectively manage and enforce the existing planning rules and regulations, and use the existing institutional infrastructure effectively. Systems must be developed to grant incentives or concessions to those people who comply with regulations. Punitive actions could be contemplated as a last resort.
 - Zoning and development promotion regulations currently in vogue are difficult to enforce, and are not adopted because of their complexity. These are too many in number and difficult to comprehend. Hence, there is a need to have simplified regulations so that these are easily enforced for creating dynamic growth scenarios.
 - While drawing regulations for mitigating natural disasters, care should be taken to make design norms cost effective.
 - Separate regulations should be evolved for new construction and retrofitting of existing buildings.
- Procedures should also be evolved to ensure that building norms and other codes are strictly enforced.
- Planning techniques such as GIS, aerial photography and computer networking can not be ignored any more in a speedily globalizing world. Indian planning systems will have to fast catch up with this situation to remain relevant. At the same time, regulations which focus on labour intensive technologies and use local resources would certainly benefit local residents. Implementation of such regulations must be encouraged because it will even improve standards of living of local residents.
 - E-Governance has strong potentials but remains largely unexplored so far. It is possible to provide 'one window clearance systems' through the extensive use of modern technologies.

Technical Session – III: Governance and Capacity Building

This session was chaired by Professor G.K. Kanhare, Professor Emeritus. In this session presentations were made by Professor B.K.Sengupta, IIT, Kharagpur; Shri B.N.Singh, former Chief Regional Planner, NCPRB; Dr.N.N Sastry, Dean, IDS Mysore; and Professor Subrata Chattopadhyay, IIT, Kharagpur. A summary of major recommendations is given below:

- State governments should make efforts to improve knowledge and skills of urban managers including technical staff for better management and delivery of services and facilities.
- There is a need to train elected representatives through bodies like state level training and research institutions. It was also advocated that, Institute of Town Planners, India should take lead in this direction as it has got required infrastructure, logistics and qualified manpower, not only at the headquarters but also at the Chapter level located mostly in the state capitals.
- 73rd Constitution Amendment Act, 1992 provides the basis for the development and future growth and

management of urban areas. It also provides ample opportunities for local government to provide better services by involving the public at all levels.

- Participants were of the view that there is a need for involvement of private sector for capacity building of urban local bodies.
- For good urban governance to become a reality, socially and economically deprived sections in cities and towns should get priority for provision of basic services such as water, power, education, etc.
- Each municipality must have a vision and a mission for good governance dedicated to serving its entire people.
- Special characters of areas in respect of heritage, etc; should be given special attention and efforts should be made to educate urban managers about the importance of such issues.
- Data base provided through Urban Observatories should be used for better governance.

Technical Session - IV: Experiences of Mixed Land Uses in Madhya Pradesh

This session was chaired by Shri S.C. Mahagaonkar, Chief Town Planner, Jaipur Development Authority. Shri M.N.Buch, former Chief Secretary, Government of Madhya Pradesh was the Chief Guest for this session. In this session ten speakers made presentations. These included Dr.S.K.Kulshrestha, Founder Editor of the Spatio-Economic Development Record; Shri V.B. Dave, former Chief Town Planner, Government of Gujarat; Shri S.D.Landge, Director, Town Planning and Valuation, Government of Maharashtra; Shri S.C.Johri, former Chief Town Planner, Government of Chattisgarh; Shri P.N. Mishra, Additional Director, Town Planning, Government of Madhya Pradesh; Shri Jawahar Lal Rathore, Senior Journalist and Shri Surendra Sanghavi, Chairman, Madhya Pradesh Builders and Developers Association. A summary of the recommendations emerged after discussions is given below.

- Mixed land uses are inevitable in growing areas and need to be properly regulated through zoning regulations, principles of compatibility and extent of mixing of these uses.
- Participants observed that for mixed land uses the basic considerations should be:
 - In single use zones, predominant land use should remain the guiding factor.
 - Mixing of land uses should be compatible with one another, and the principle of dominance of one land use should be followed.
 - Compatible occupations should be provided with the principle of equity in terms of green industrial estates and Special Economic Zones in residential areas.
- Use of technologies such as Geo-Informatics should be made to identify mixed land use zones. Based on the detailed information obtained through these techniques, areas of mixed land uses could be decided. Such techniques could also be used for effective monitoring.

- Earlier mixed land uses were based on the two wheeler culture. Now with the automobile revolution and changes in land values, mixed land uses have started to show complications in respect of parking, congestions on streets, strained services, etc. This calls for changes in development control norms besides midterm reviews of the same, to make mixed land uses healthier.
- Mixed land uses should be permitted only on roads 60 feet wide with more flexible development control norms.
- Parking policies for mixed land uses should be based on practical considerations so as to avoid paucity of parking spaces and congestion on roads.
- Policies for sustainable land uses could be effectively worked out through the use of latest techniques

like GIS while preparing resource maps. Final land use patterns could be arrived at, based on the detailed analysis of these resource maps.

- Politicians and other public representatives should be taken into confidence, and further educated about the usefulness of latest techniques like GIS, etc, because even now there is less acceptability of such techniques among the decision makers.
- Success of town planning schemes (TPS) in Gujarat is due to the fact that compulsory acquisition has almost been given up except in areas which are required for road networks and public utilities, etc. Due to this, development authorities have become financially self sufficient as land values have increased considerably after a declaration and implementation of a town planning scheme, and public, semi-public and commercial areas remained in the ownership of development authorities to sell at a premium. No cost is incurred on acquisition of land by development authorities. This practice could be followed in Madhya Pradesh and other states, as well.

Valedictory Session

Shri Rajendra Shukla, Hon'ble Minister of State for Housing and Environment, Government of Madhya Pradesh, was the Chief Guest for the Valedictory Session. Congratulating the planners for visiting Indore, the industrial and commercial capital of Madhya Pradesh for holding 53rd National Town and Country Planners' Congress, he assured that Government of Madhya Pradesh would consider the recommendations of the Congress seriously, and would constitute a committee of experts for implementation of these recommendations for carrying out changes in the present set up including legislation, if required. He specifically noted that town planning schemes as discussed and deliberated in the Congress on the pattern of Maharashtra and Gujarat would be followed in Madhya Pradesh. He was also of the opinion that while preparing a plan, environmental considerations are required to be taken



Shri B.C. Datta, Secretary General, ITPI (on left) and Sh V.P.Kulshrestha, Vice President, ITPI (on right) escorting Shri Rajandra Shukla, Hon'ble Minister of state for Housing and Environment, Government of Madhya Pradesh for Valedictory Session

into account along with water supply, drainage and solid waste management. Involvement of private sector in the disposal of sewerage and solid waste also needs to be explored.

Earlier, Shri V.P. Kulshrestha, Vice-President, ITPI read out the recommendations that emerged in the four technical sessions which were adopted after detailed deliberations and discussions.

Dr.A.N.Sachithanandan, President, ITPI recorded his appreciation for Chairpersons and Key speakers for taking trouble to share their experiences and expertise through their presentations. He profusely thanked the Hon'ble Minister for assuring that the recommendations of the Congress would be taken seriously for implementation and adoption by the Government of Madhya Pradesh. He called upon the planning community to explore the possibility of adopting the latest techniques and technologies, not only for plan preparation but also for plan implementation and enforcement. Shri Surendra Sanghvi, Chairman, Madhya

Pradesh Builders and Developers Association was of the opinion that Indore Development Authority should only sell parcels of land and refrain from developing, constructing and then disposing the same. Authority should focus on policies and larger issues and not projects, which could be better done by the private sector. Shri Madhu Verma was the Guest of Honour for the Valedictory Session.

During Valedictory Session, Professor V.N.Prasad Best Thesis Award comprising of gold medal, citation and cash award of Rs.5,000 was presented to Ms.Shreya Dalwadi of CEPT, Ahmedabad. Consolation prizes were also given away to Ms.Kokil Gupta, SPA, New Delhi and Ms.Swati Dutta, IIT, Kharagpur.

Vote of thanks were proposed by Shri P.N. Mishra, Chairman, Madhya Pradesh Regional Chapter, ITPI; Shri B.C.Datta, Secretary General, ITPI and on behalf of the delegates by Shri K.K. Kaul, Senior Town Planner, Punjab Urban Development Authority, Punjab.

NATIONAL WORKSHOPS AND SEMINARS

Housing for All

Shelter is a basic need of every human being for dignified living. In India, this basic need does not get fulfilled for all. Abnormal increase in population, unemployment, poverty and lack of resources at government's disposal are responsible for this state. Housing and

Habitat Policy introduced in 1998 to tackle this problem with the help of public private partnerships have paid dividends so far as middle classes are concerned, but for the poor, which constitute almost 90 percent of the total requirement. However, for others, it still remains a distant dream.

Estimated shortage of dwelling units, as per Tenth Five Year Plan, was 22.4 million. With a population forecast of 1,350 million and rate of urbanization of 40 percent by 2021 in comparison to 1,027 million population and 27.78 percent rate of urbanization as per 2001 Census, an additional requirement of 60 to 70 million housing units are going to be added. Thus, in coming 15 to 20 years, 80 to 90 million housing units will have to be constructed, and majority for low income groups. Investment required for constructing these units and related infrastructure in this period would be of the order of Rs.30 to Rs.40 lakh crores that is roughly Rs.1.5 to 2 lakh crore per year. Where is the money?

Housing and real estate industry has significant linkages with other sectors of economy and over 250 associated industries. A unit increase in expenditure in this sector has the capacity to generate income as high as five times. Contribution of housing and real estate to Indian GDP is meager 1 percent against 3 percent to 6 percent of developing countries. If economy grows at the rate of 10 percent, housing sector has the capacity to grow at 14 percent and generate 3.2 million new jobs over the next 10 years.

Fifth National Convention and Exposition on 'Housing for All' is being organized by NAREDCO from 11th to 13th March 2005 at India Habitat Centre, Lodhi Road New Delhi. The exhibition being organised shall showcase the quality housing, corporate and commercial prospects of the NCR region and housing finance options of various HFCs and banks. Besides, the latest construction materials, building interiors, services and products available in the market. Interactive sessions between public and exhibitors, housing insurance, finance and taxation organizations shall be an integral part of the exhibition.

For further details and enquiries, contact

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Water Harvesting in Urban Areas

Water supply in urban areas is always in shortage against the total demand. Volume of surface water is also inadequate to meet the demand and supply gap. Several urban areas are reeling under acute drinking water shortage. On the other hand, it is estimated that cities lose more than 75 percent of rain water in the form of run off. Thus, there is a need for harvesting of water to augment water resources and supplies.

Some cities in India have made efforts to recognize and incorporate water harvesting methods to augment water supply. Urban local bodies and other government and non-government organizations in India are taking initiatives in water harvesting to develop supplementary sources of water supply. But success is not clearly visible. Water harvesting techniques are location specific and need to be chosen carefully. Technical, organizational and policy level changes are also initiated at the different levels. There is a need for a comprehensive knowledge about water harvesting methods for the town planners.

There is also a need to look into appropriate controls and byelaws required for efficient water harvesting in different areas of a city so as to prepare a water harvesting plan. An appropriate organisational set up to look after efficient planning and implementation of water harvesting plans is also necessary.

With the objectives of imparting knowledge on techno-physical aspects of urban water harvesting as well as its interface with urban planning, and to understand related public policies and organizational roles, the seminar on 'Water Harvesting in Urban Areas' is being organized by the Department of Physical Planning School of Planning and Architecture, New Delhi from 18th March, 2005.

The themes of the seminar are:

- Techno-physical aspects of urban water harvesting.
- Policy initiatives and organizational roles in urban water harvesting systems.

For further details and enquiries, contact

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Development of Wastelands and Management of National Resources

The Society for Promoting Wastelands Development (SPWD) was setup in 1982 with the mission to prevent, arrest and reverse degradation of life support systems, particularly land and water, so as to expand livelihood opportunities in a sustainable and equitable manner through peoples' participation. SPWD is organizing a learning fair on 'Development of Wastelands and Management of Natural Resources' from 17th to 19th February, 2005 at Vishwa Yuvak Kendra, Chankyapuri, New Delhi. The objectives of the seminar are:

- Wastelands Development and NRM related technologies available with different NGOs, research and other institutions.
- Experiences pertaining to adaptations and modifications of the technologies in the light of varied field conditions and strategic visions of specific organizations.
- Perceptions of community members and leaders vis-à-vis development initiatives in their regions.
- Efforts and struggles towards influencing state policies.
- Government schemes and experiences.
- Experiences of Indian corporate sector in addressing wastelands development and NRM related development issues.
- Schemes and experiences of international (bilateral and multilateral) donors, development agencies and foundations.
- Perceptions of political leaders with relevant wastelands development and NRM experiences.

Efforts will be made to compile experiences and perceptions of different stakeholders in respect of wastelands

development and NRM issues to reflect on policies, program designs and implementation and resource use practices from the point of view of natural resources conservation and sensitization and public awareness especially amongst children and youth.

For further details and enquiries, contact

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City Development Strategies

An unprecedented growth of metropolitan cities in the country has become a source of serious concern to the government as well as the metrocity corporators, planners, demographers and social scientists. It is evident and widely accepted that planning is a continuous process and planning systems should be capable of ensuring continuity. Development in these rapidly expanding and growing cities should, thus, be focused on well formulated strategies. Master plan approach is one such effort where the future prospective is taken into consideration, which further guides development of these urban centres. Master plans are envisaged to achieve rational growth of cities whereby it is necessary to plan the whole area as a composite unit and have an integrated and balanced overall development. Urban expansions are directly considered as part of these master plans. However, a major issue of apparent and frequent violation of master plans and the development control norms laid herewith, still remains.

On these grounds alone, it becomes important to discuss development process of rapidly growing cities like Lucknow, etc; and come together to discuss the effectiveness of this instrument of control i.e. the Master Plan.

To achieve this purpose, U.P. Housing and Development Board is organizing one day seminar in April 2005.

The main themes of the seminar are:

- Urban development strategies
- Role of Master Plans in the Overall City Development
- Implementable Master Plans

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Noting with satisfaction an impressive 40 to 50 percent annual growth in bilateral trade in the last 4 years, he emphasised that there is a further scope for growth. New areas of commercial co-operation need to be explored and exploited like IT, pharmaceuticals, consumer goods, automobiles and automotive parts, and development of infrastructure. He further stated that opportunities for bilateral investment need to be identified and joint ventures could be formed by both sides. In this aspect, it is very encouraging to note that the Tata Consultancy Services (TCS) has already set up a software development centre in Budapest and is indeed doing very well. Both sides have started to consider promotion of sectoral co-operation in commercial spin off areas such as agriculture and health, which further need to focus on placing importance on expanding co-operation in the area of tourism. Hungary has been using facilities available under the India Technical and Economic Co-operation Programme (ITEC) of the Ministry of External Affairs. However, in the discussions that followed after the presentations made by the senior members of ITPI including Council Members, main emphasis was placed on the exchange of planners and experts in urban sector.

INTERNATIONAL WORKSHOPS AND CONGRESSES

International Workshop on City Design

International Workshop on 'Urban and City Design' Curriculum Development was organized from 12th to 15th January, 2005 by the Centre for Environmental Planning Technology and Environment (CEPT), Ahmedabad, a premier planning education institute affiliated to the North Gujarat University. CEPT was established with the aim of providing quality education in the field of, architecture, planning and design. With a long felt need for joint academic and research collaboration in the field of architecture, urban design and planning amongst the neighboring countries of South-Asia namely Pakistan, Bangladesh, Srilanka and Bhutan, this workshop was organized so that these countries can mutually benefit from each other's experiences and expertise. CEPT with two other European universities namely Katholick University at Leuven (KUL), Belgium and Technical University of Eindhoven at the Netherlands hopes

to jointly develop course curriculum on 'City Design' for university of Moratduwa, Srilanka and University of Engineering and Technology, Karachi, Pakistan. CEPT has invited eminent and distinguished speakers for presenting their thoughts and ideas on some of the key issues on urban planning and urban design like

- A code of human habitat
- Design of new cities
- Re-examination of tradition in contemporary urban form
- Public spaces as a catalyst for urban regeneration
- Infrastructure and new urbanity
- Conservation and revitalization of old city cores.

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Delhi Regional Chapter

A Seminar on 'Cities – Engines of Rural Development: Implications in National Capital Region' was organized by Delhi Regional Chapter on 5th November, 2004 at the ITPI headquarters to coincide with the World Town Planning Day. Professor Subir Saha, Chairman, Delhi Regional Chapter welcomed the participants and briefly explained the urbanization scenario in the world before highlighting the need for rural urban linkages in the development debate. Shri K.C. Sivaramakrishnan, former Secretary (UD), Government of India and visiting faculty, Center for Policy Research was the chief guest on this occasion. In his inaugural address he expressed his concern about the growth of planning profession and argued that the profession is under 'siege'. He noted that city planners and economic planners are the victims of needless dichotomy in urban and rural development. This dichotomy is superfluous. Both, urban and rural spaces have to be looked at

ITPI CHAPTERS NEWS

Interactive Meeting with Mayor of Eger, Hungary

At the instance of Ministry of External Affairs, Government of India, an interactive meeting was organized by the ITPI with the distinguished guest of the Indian Council for Cultural Relations, Dr. Nagy Imre, Mayor of Eger Town and Country Rank, Hungary.

In his presentation Dr. Nagy Imre observed that India's relations with Hungary have traditionally been close, friendly, substantive and multifaceted. Common adherence to democratic ideals and economic reforms provide an additional impetus to the consolidation of relations between India and Hungary which is an important player in the region,

and a key partner in Europe. As the European Union is India's largest trading partner and investor, and have a summit level interaction with the EU on an annual basis, he was confident that Hungary within EU would further strengthen Indo-EU Co-operation and act as a friendly voice for India in the EU.

He further stated that changes in both countries provide new opportunities for further expansion of economic ties. Economies of both the countries are stable and provide a good basis in this direction. Complementarities between the Indian and Hungarian economies are now more clearly in evidence, and these need to be identified and fully exploited for trade, investment and technology collaboration.

through an integrated approach. Urban rural partnerships in the socio-economic fields have to be mutually supportive for balanced development. He also gave examples of coastal Andhra, Gujarat, beside Nepal where sustained efforts of rural development have made rural areas self dependent, and have strengthened both rural and urban economies.

Technical Session: I was organized around the theme 'Rural-Urban Interface: NCR Scenario'. It was chaired by Shri D.S. Meshram, former Chief Planner, TCPO and past President, ITPI. Speakers in this session included Shri A.K. Jain, Commissioner (Planning), DDA, Shri J.C. Gambhir, Consultant, CES, Shri B.N. Singh, Ex-Chief Regional Planner, NCRPB and Professor Veena Garella, Department of Urban Planning, SPA, New Delhi.

Shri A.K. Jain in his presentation highlighted the role of the NCT Delhi, and its contributions to the economy of the National Capital Region. He stressed the need for reciprocal benefits from rural urban linkages, and argued that the NCR is a good example of mutually supportive approach to development. Shri J.C. Gambhir explained models for rural urban development. He said that development in the country has been by and large biased towards urban settlements. He gave the example of new towns development in China, which had tremendous positive impact on surrounding rural areas. He also spoke about the concept of PURA advocated by Hon'ble President of India. PURA, if implemented effectively, shall strengthen rural urban integration.

Shri B.N. Singh gave a detailed presentation on the National Capital Region which included latest demographic data and policy perspectives in terms of balanced development of the NCR. Professor Veena Garella dwelt upon rural urban linkages since these are crucial spatial dimensions for understanding the key development issues, and to formulate effective policies and programmes for the Region.

The theme of Technical Session: II was 'Rural Urban Linkages: Development Perspectives'. This session was chaired by Dr. S.K. Kulshreshtha, Consultant, Urban Regional Planning. Professor

R.C. Gupta, former Head, Department of Regional Planning, SPA, New Delhi; Dr. S.P. Bansal, Director, DDA and Shri N. Sridharan, Assistant Professor, Department of Urban Planning, SPA, New Delhi spoke in this session.

Professor R.C. Gupta in his presentation emphasized the need for integrated development of urban and rural areas. He raised doubts about composition of District Planning Committees (DPCs) under 73rd and 74th Constitution Amendments as most of the state governments have yet to take real steps to empower these committees. He suggested that hinterland areas should be able to absorb growth impulses. This could be done by strengthening socio-economic infrastructure in the hinterlands of metropolitan cities. For example, developing infrastructure for small scale industries in rural areas should create adequate employment opportunities.

Dr. S.P. Bansal spoke about disincentives experienced by the cities, which could retard their development. He said that regional planning exercises have not been successful in the country mainly because of lack of resources. Development has taken over by the market forces which have in fact led to development of peripheral areas. He emphasized that there is a need to take

corrective measures urgently so that positive development impact of the city is felt in rural areas also. Therefore, it is imperative to change policies towards good urban governance through urban reforms. He argued that efforts for realistic planning solutions should be made so that risk factors in development processes are converted into opportunities.

Professor N. Sridharan in his presentation noted that one has to gauge the mind and mood of rural people so as to address their aspirations. He was of the opinion that the service sector has not generated desired employment opportunities. At the same time, non-farm employment is growing in rural areas. The construction sector, he said, can create adequate opportunities in rural areas. Thus, there is a need to revisit planning standards and policies so that investments in the peripheral areas are attracted. In this regard the NCR Plan should set an example in view of the changes unleashed by the forces of globalization.

Maharashtra Regional Chapter (Nagpur)

Maharashtra Regional Chapter (Nagpur), organized a seminar on 'Impact of International Cargo Hub (MIHAN) on Nagpur Region' on 9th December, 2004 at Nagpur.



Present on the dias (from left) are Shri V.M. Kinkhikar, former Director Town Planning Governement of Maharashtra, Ms. Prathibha Bujade, Chairperson of Maharashtra Regional Chapter (Nagpur), Shri Anandikar, SE, MIHAN; and Shri Parag Date, Coucil Member ITPI.

Ms. Prathibha Bujade is the elected Chairperson of Maharashtra Regional Chapter, (Nagpur). She has done her BE (Civil) from Nagpur University followed by M.Tech (Structural Engineering) and MBA from Nagpur University, and M. Planning (Urban Planning) from the School of Planning and Architecture, New Delhi. She has been working as Assistant Director, Town Planning since 1983 in Town Planning and Valuation Department of Government of Maharashtra. She is the first women to become the Chairperson of any Regional Chapter of ITPI.

Shri Anandikar, SE, MIHAN, highlighted salient features of MIHAN (Multi model International Hub at Nagpur) project and stressed on locational importance of Nagpur by road, train and air routes, and also explained requirement and availability of land for the project. He also mentioned that the project will be completed by 2030, and will consist of international and domestic cargo hub, international and domestic passenger hub, warehouses, custom and tax free zones, I.T. parks, housing, etc.

Professor B.P. Ganu, Transport and Traffic Planner placed stress on connectivity and need for proper transportation plan for movement of people to and from Cargo Hub area to other parts of the city. Ms. Sunita Aloni, Town Planner, NIT made presentation about the historical aspects of Cargo Hub project, and role of various agencies like CIDCO, MSRDC, MIHAN, NIT and MIDC.

Shri Navin Mittal, from VED underlined that Cargo Hub Project is essential for overall development of Nagpur and Vidarbha region, and raised issues about noise pollution by aeroplanes. Shri D.M. Godghate, former Deputy Director of Town Planning, Government of Maharashtra stated that the Project will make substantial impact on Nagpur city and surrounding region, which requires modifications in the Regional Plan, so that changes in land use patterns, road and rail networks, etc; are incorporated.

Professor S. Adane of VNIT stated that the Project will create a large number of job opportunities but will attract people from all over India to Nagpur and warned about the socio-cultural changes which this project will bring in the region.

In his concluding address Shri V.M. Kinikar, former Director Town Planning and Valuation Department, Government of Maharashtra stated that people of Nagpur and Vidarbha have remained backward due to lack of political will and awareness in the public. He quoted the example of Aurangabad, which was a very small and backward town in 1970, but has now become one of the fastest growing cities because of efforts of local leaders. Tracing the history of development of Nagpur upto 1980, he noted that major factors which boosted the development were the Ordnance Factory and Koradi Thermal Power Plant. But after 1980s

substantial efforts were not made to attract large projects in nagpur and surroundings. He believed that arrival of Cargo Hub would definitely provide opportunities for the development of Nagpur which is due since long.

Madhya Pradesh Regional Chapter, Bhopal

Madhya Pradesh Regional Chapter, Bhopal in collaboration with Indian Institute of Architects, Madhya Pradesh Chapter will be organizing a presentation by Professor Serge Santelli on 'Preservation of Historic Buildings' in MPRC Auditorium, Bhopal on 16th February 2005. Professor Serge Santelli is an urban designer from the School of Architecture, Paris, and Agha Khan award winner.

Haryana Regional Chapter, Panchkula

Haryana Regional Chapter, Panchkula is organizing one day workshop on 'Urban and Regional Plan Formulation and Implementation' on 5th March 2005 at SITA Holiday Resort, Manesar, Gurgaon, Haryana in which not only planners but participation of private sectors has been sought.

Orissa Regional Chapter, Bhubaneswar

Orissa Regional Chapter, Bhubaneswar is organizing East Zone Conference on the theme 'Plan Implementation and Monitoring: Interface between Planning Authority and ULBs' on 6th February 2005 at Hotel Triumph Residency Bhubaneswar, Orissa, coinciding with the inauguration of Orissa Regional Chapter Building.

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As director, he was respected by the faculty and as teacher revered by the students. He has good rapport with the bureaucrats. He promoted field practices as means of teaching at the School.

He died in Liverpool in May 1974, while on an official tour. He was 61. Prof. Manickam is survived by his wife, a son and a daughter.

Prepared by: Abdul Qaiyum, Former, Town and Country Planner, Town and Country Planning Organisation, New Delhi.

OBITUARY



Yusuf Khan

Shri Yusuf Khan, a senior member of the Orissa Regional Chapter of the Institute of Town Planners, India expired at 1 A.M. on 4th November, 2004 at the age of 59. Shri Khan retired from government service after attaining age of superannuation on 31st January 2004. He served as a Town and Regional Planning Member in Bhubaneswar Development Authority.

Shri Khan, after passing his bachelors degree in Civic and Municipal Engineering from University College of Engineering, Uria Orissa, acquired Postgraduate Diploma in Urban and Regional Planning from the School of Planning and Architecture, New Delhi. He joined the Town Planning Organisation of Orissa State in 1974, and worked in various capacities like Assistant Town Planner, Associate Town Planner and Town Planner. He also worked as Secretary on various Improvement Trusts and as a Planning Member on various Development Authorities. During his tenure, he was involved in the preparation of Master Plans of Jeypore, Koraput, Nowrangpur, Bhawanipatna, Rayagada, Gunupur, Rajgangapur, Bargarh and various other projects. He had also prepared various urban development schemes and supervised implementation of various housing and commercial schemes.

Shri Khan has been member of the Executive Committee of the Orissa Regional Chapter, ITPI for a considerable period of time, and was elected Chairman of the Regional Chapter Orissa for the year 2004-2005. Under his dynamic leadership, the Chapter has forged ahead to finalize various programmes and initiated new activities to be continued for growth of the Orissa Regional Chapter.

KNOW YOUR PAST PRESIDENTS



T.J. Manickam

Professor, Thambuswamy Joseph Manickam had the distinction of being the President of the Institute of Town Planners, India for three times – 1955, 1960 and 1968. He was one of the six members who formed the Indian Board of Town Planners in October 1949, and one of the 15 founding members who formally established a professional institute, namely the Institute of Town Planners, India in July 1951.

He was one of the leading lights during the formative years of this professional body of town planners, and among the first generation of dedicated town planners in post independent India. He played very significant role in giving an urban content to the Five Year Plans of the country. His presidency of the Institute was timed with the First and Second Five Year Plans, which laid the foundations of urban and regional planning in the country. The think tank of the Institute, to be guided by persons like him considered prestigious. He was credited with creating and strengthening urban institutions in the country.

Born on 31st July 1913, Professor Manickam did his B.Sc. and B.E. (Civil) from the University of Mysore in 1932 and 1936 respectively. He graduated in Architecture from the University of Liverpool (UK) in 1940. He started his professional career as an Assistant Professor of Civil Engineering at the University of Mysore in 1941, and worked as such for about five years. He went to

Liverpool again and obtained a Postgraduate Diploma in Civic Design in 1946. He joined the Mysore State Government as Assistant Architect which later appointed him as Government Architect and Town Planner. In 1949, he moved to the Central Public Works Department (CPWD) of the Government of India as a Senior Architect. He worked there till 1955.

In 1955 he became the Founder Director of the School of Town and Country Planning (later re-christened as the School of Planning and Architecture), New Delhi. He was responsible for setting up of the School including the design of its buildings and development of various undergraduate and postgraduate programmes in architecture, urban design, landscape architecture and town and country planning. It goes to his credit that the School has developed on modern lines of education to become one of the foremost institutions of its kind in Asia. More particularly, he established the Landscape Architecture programme at postgraduate level in the School, the first such course in Asia at that time.

As a teacher and director, his contribution to the production of a team of town planners who were to man the central and state town planning departments in the country, was immense. This contribution went a long way in meeting the shortage of town planners. His role, both as the President and founder of the Institute on one hand, and teacher of urban planning on the other, deserves to be 'inscribed' in golden letters alongside others, in the annals of the history of urban and regional planning. Professor Manickam was among the few after 1947 whose role in promoting planning education, strengthening and preparing a fully qualified body of town planners, and laying the foundations for the future of urban India, is extremely significant.

Professor Manickam was consultant for several physical planning and research projects, notable among them are:

designs for Central Schools, Korba Industrial Township and development plans for tourist resorts in Kashmir. He was UN Consultant (Co-ordinator, United Nations Physical Planning Team), Government of Jamaica for three and a half years (1963-1966). During his stay there, he gained a good understanding of the social and economic life of the people of the islands and how it influenced the course of their economic and urban development. He had traveled widely to Europe, USA and other countries for attending international seminars and conferences.

He also designed the SPA Building besides YMCA Tourist Hostel, New Delhi British School and was responsible for the preparation of Master Plan for the Township of Hindustan Copper Limited, Aluminum Factory and Residential Complex Korba, etc.

Professor Manickam was a Fellow Member of the IIA and also the Chairman of its northern Chapter. He was also the Chairman of the All India Board of Technical Studies in Architecture and Regional Planning. He was also the Chairman of the Commission of Eastern Regional Organisation for Planning and Housing on Professional Education and Training. He was the expert member on the Committee set up to formulate Architects Act, 1972 for the Government of India. He represented AICTE as a member in the Ministry of Education and Social Welfare.

Professor Manickam authored numerous papers, notable among them are Housing Crisis in the East; Trees for Landscaping; Physical Planning of Industrial Estate; Indian City Pattern; Cost of Urban Infrastructures for Industry; and Urban and Regional Planning in India, etc.

He shouldered his responsibility as a director with that of a teacher. He was fond of taking classes even when he was an administrator.

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