



planners newsletter

INSTITUTE OF TOWN PLANNERS, INDIA

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59TH NATIONAL TOWN AND COUNTRY PLANNERS' CONGRESS: LAND AS A RESOURCE FOR URBAN DEVELOPMENT

The 59th National Town and Country Planners' Congress was organized from 10th to 12th February 2011 at Inderdhanush Auditorium, Panchkula, Haryana. The Congress discussed the main theme 'Land as Resource for Urban Development' with sub-themes: 'Sustainable Development of Urban Land'; 'Land for Housing the Urban Poor'; 'Public-Private Participation in Urban Development' and 'Legal Framework'.

Central and state governments have both extended their liberal support for the organization of the Congress. Our main sponsor for the Congress was the Ministry of Urban Development, Government of India. The Congress was co-sponsored by Government of Haryana; Department of Town and Country Planning, Haryana; Department of Urban Local Bodies, Haryana; Haryana Urban Development Authority; Haryana State Industrial and

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Infrastructure Development Corporation; Haryana State Agricultural Marketing Board; Haryana Housing Board; besides Delhi Development Authority.

Shri Bhupinder Singh Hooda, Hon'ble Chief Minister of Haryana in his inaugural address stated that Haryana is a pioneering state in implementing the Public Private Partnership (PPP) model for urban development. It is popularly known as the Gurgaon Model. While the state government develops the basic infrastructure including trunk services, the private agencies develop colonies for residential, commercial, industrial and other uses. Even the state's own agencies like HUDA and HSIIDC also act as licensees. Thus, there is a level playing field among various developers for urban development.

Haryana government has also formulated a progressive policy for low cost or affordable housing projects. Under this policy,



Shri Bhupinder Singh Hooda, Hon'ble Chief Minister of Haryana, lighting the Inaugural Lamp, present are Dr. A.N. Sachithanandan, President, ITPI; Shri B. Mahendra, Vice-President, ITPI; and Dr. Najammuuddin, Secretary General, ITPI. (from right to left)



Audience at the 59th NTCP Congress at Panchkula, Haryana.

preference is given to Below Poverty Line (BPL) families and Class-IV employees of the state government. Haryana has also evolved a process of transparent allotment of EWS plots or flats in the licensed colonies at a fixed price. These are allotted only to the deserving people belonging to BPL category. The state has allotted 50 percent of the EWS plots in the licensed area to the Haryana Housing Board at a fixed price.

The Chief Minister stated that the state is committed to the goal of inclusive urban development. The interests of the poor and middle class have always received our full and focused attention. Government has fixed the rate of allotment of EWS plots or flats. We also have the obligation of allotting 25 percent of the total plots developed by private developers on 'no-profit-no-loss' bases. HUDA itself is a no-profit-no loss organization. The rates of these plots are fixed by the state government.

Land is a very important resource which needs to be judiciously utilized. The state has taken a decision to increase the town density for optimum utilization of this precious resource. The planners can

use land as a resource for financing urban transport projects. This can also be done on PPP mode. Furthermore, bus terminals, bus stops, metro stations can also be taken under PPP. This on the one hand reduces the burden on public exchequer, and on the other hand, it brings in the best urban designs, space utilization and private sector efficiencies in the system.

As you know, urban planners face various challenges in the state. These include creation of infrastructure, improvement in the basic urban services especially for the poor, increasing capacities for pro-poor urban development, job creation and enhancing employment opportunities for the poor, to name only a few. We are trying to address these challenges in a systematic manner. Haryana government is making concerted efforts to build quality infrastructure in all the towns of the state. Our towns especially those in the neighborhood of Delhi are becoming more and more popular for people to settle down for residential and professional purposes. We are also seeking to improve transport and communication facilities between Delhi and our towns, for example, Gurgaon is already linked with Delhi Metro.

Faridabad will also be linked soon. We are also pursuing the project to link Bahadurgarh with Delhi Metro. These links will make communication between Delhi and Haryana a little easier. The Kundli-Manesar-Palwal Global Corridor is a unique initiative of Haryana government. It will free Delhi from all kinds of traffic which is neither originating nor terminating in Delhi. This expressway will also act as a catalyst for development of different economic activities and urbanization.

As we all know there cannot be any urban development without the primary resource of land. Because of the unprecedented urbanization, land in Haryana has come under tremendous pressure. Just as urbanization and industrialization are essential for the development of our economy, the interests of land owners and agriculture are equally important for us. We have to strike a balance. Accordingly, our Land Acquisition and Resettlement and Rehabilitation Policy have been carefully conceived. We have taken care of the concerns of land owners so that they do not feel cheated while parting away with their land. As you know this policy has been appreciated all over the country.

Town Planners are the key players in the process of urban development. It is therefore expected from them to be sensitive to the emerging challenges in their field. If things can be taken care of at the planning stage itself, subsequent difficulties are easy to handle. My only advice to planners is to look beyond the technicalities of their work. You must remember that development is not a mere blueprint on paper, it is far more complicated and complex activity. It is a dynamic and ever changing process. While concluding his address, the Chief Minister called on

the planners to give urban development the human face and keep the end user in mind, only then contributions of planners could be made relevant and meaningful to society. On this occasion a colorful Souvenir was also released by the Hon'ble Chief Minister.

Welcoming Shri Bhupinder Singh Hooda, Hon'ble Chief Minister of Haryana, Dr. A.N. Sachithanandan, President ITPI, stated that organizing the National Town and Country Planners' Congress annually in different parts of the country on the subject of topical interest is one of the most important promotional activity of the Institute. The Congress in essence provides important forums to promote understanding about the subject, and ensures continual debate on current issues facing the profession of town and country planning. This is the time when experiences gained by individual professionals and educationists are shared with a view to keeping planning practices and education revitalized with the latest theories, techniques & technologies.

It is well known fact that land is critical to urban planning and development. Without land most built environment would not exist. Without built environment cities would remain a utopia. Without cities, civilization leaps of progress could not be made.

There are several activities such as those pertaining to agriculture, industries, housing, commercial centers, infrastructure provision, and others, which are competing for land for their location. This competition among activities generates demand for land.

Land in cities is a valuable resource. Attachment to land is not emotional; it has a material reality in our lives.

All social classes look upon land from different perspectives. People who are endowed with productive resources like capital, view land as a resource to be used for investment for making more money through the process of accumulation. People who own built environment such as a house on a piece of land, see land as a resource to appropriate rent. People who could be broadly classified as workers view land as a commodity to be consumed, for example, housing for the urban poor. They do not view land as a resource for making more money, they view land and built environment as something which is necessary for their own reproduction, to put it simply for their own existence.

As land development becomes routine affair, land rapidly gets urbanized in the peripheries of all small, medium and large cities of the country. But it is much more visible in the peripheries of metropolitan cities where endless building activity is taking place, creating urgency to acquire land but this has serious consequences for the environment and food security of metropolitan cities as large tracts of productive agriculture land in the peripheries is taken for urban development. Unprecedented population pressure and demands of society on scarce land for urban development are exacerbating conflicts over access and rights to land and increasing competition between agriculture and other sectors. Taking all these aspects into consideration the issue of land as a resource has to be subjected to appropriate analysis. Accordingly the theme of the 59th National Town and Country Planners Congress of ITPI would focus on "Land as Resource for Urban Development".

Land as resource for urban development is an old notion whereby it is presumed, that land could be developed and sold at a profit to middle and higher income groups with the clear objective of use of such receipts for further urban development and also meeting social responsibility of providing shelter benefits to economically weaker sections of the society. While it is a noble planning strategy to serve the welfare needs of low income groups, success would depend on how profits obtained from such strategy are deployed so that eventual benefits reach the less endowed groups of people.

The efficient management of land is vital for economic growth and development of any nation. There is an imperative need to put in place an integrated mechanism capable of responding effectively to the challenges of managing our scarce land resources - especially those arising from globalization, liberalization and privatization. The challenge is also to develop and promote sustainable and productive land use systems and to protect critical resources and ecosystems through balancing land, water and other resource uses, providing a basis for negotiation, participatory decision making and conflict resolution among stakeholders, as well as providing an enabling political, social and economic environment.

Over the past two decades sustainable development has been a major topic on the political agenda of governments and international organizations. The Earth Summit in Rio de Janeiro (1992) and the publication of Agenda 21 constituted a catalyzing event on sustainable development in the new perceptions in planning and management of land resources. National and international

institutions including the UN have for many years focused on promoting sustainable and equitable land use and urged the formulation of land and land use policies aimed at both conserving land resources and optimizing their use in the larger interests of the society.

It is well known fact that urban development is sustainable when it is self-financing, environmentally sound, legally tenable, socially acceptable, and physically feasible. Currently, there is a lot of emphasis that urban development should be such that does not cast a burden on the development agency. Financially viable projects are thus more favored and implemented. Through efficient planning, potential of land can be enhanced and utilized, through land pricing, for financing urban development by both public and private sectors.

Land as a resource for sustainable development, among other things, therefore, implies equitable access to all classes of the society according to need. How to determine social need for land or built environment is a collective responsibility clearly embedded in the economic and social context of the times.

Housing the urban poor has become a thorny issue in Indian urbanization. Number of families without adequate shelter keeps on increasing every year, every decade. Land as a resource for housing the urban poor cannot work without large scale employment guarantee programmes for the same group. Separation of planning policies from social and economic policies would always lead to the failure of policies. Horizontal and vertical integration of policies is an integral part of successful outcomes like decent housing for the poor. Building adequate number of low income

dwelling units for the urban poor may not provide a successful alternative in the absence of reasonable income earning opportunities or state run social security networks. The management of land resources for housing poor has a major impact not only on the welfare of poor but on environment. It is essential to promote poverty reduction through more productive, equitable and sustainable use of land resources by facilitating the identification, adoption and implementation of more effective strategies.

Often, public sector organizations do not have the financial resources and technical skills necessary to effectively deal with the challenges of upgrading the nation's aging infrastructure. They have to reach out to private sector organizations for assistance.

Haryana Government has been one of the pioneer states in privatizing land and urban development. It would be useful to know through case studies of cities in Haryana how far so called liberalization of land and urban development process have led to reducing housing inequalities

among social classes, noted the ITPI President.

There are several good practices as well as some malpractices in this context. Good practices need to be disseminated. Planning legislation in most of the states does not effectively cater to this approach of using land as a resource. Government of India is re-examining the Land Acquisition Act. It has also introduced, recently, Land Acquisition (Amendment) Bill, 2010 and The Resettlement and Rehabilitation Bill 2010. Government of India is also preparing a Model Real Estate (Regulation and Development) Act.

The institutional mechanism of public private partnerships needs to be encouraged but the question arises - can we think of collective decision making to achieve collective ends when developing urban land. Of course we can and the institutional mechanism of public private partnerships is precisely a result of such thinking. Therefore, there is a need to provide legislative support to promote use of land as a fiscal tool for urban development.



Shri D.P.S. Nagal, IAS, Chief Administrator, HUDA inaugurating the Exhibition on the theme "Land as Resource for Urban Development: Success Stories".



Plenary Session in progress on the theme "Land as Resource for Urban Development", present on the dias are Dr. S.K. Kulshrestha; Prof. E.F.N. Riberio; Dr. A.N. Sachithanandan, President ITPI; and Shri J.B. Kshirsagar (from left to right)

Legislation is also needed to curb malpractices in land management and development. Legal framework focusing on land as a resource has been in the news recently both in Delhi as well as in Haryana. Flawed land legislation and out of date tax systems allow large scale land speculation, and induce skewed land access. Therefore, a sound legal framework and institutional arrangement is necessary for appropriate land management.

Shri B. Mehendra, Vice-President, ITPI, read out the messages received from dignitaries including Smt. Pratibha Devisingh Patil, Hon'ble President of India; Shri Mohammad Hamid Ansari, Hon'ble Vice-President of India; Shri Jagannath Pahadia, Hon'ble Governor of Haryana; Shri Bhupinder Singh Hooda, Hon'ble Chief Minister, Government of Haryana; on the occasion of 59th national Town and Country Planners' Congress.

An exhibition on the theme "Land as Resource for Urban Development: Success Stories" was also organized to provide an opportunity to various stakeholders to showcase their efforts and success stories, which was inaugurated by Shri

D.P.S. Nagal, IAS, Chief Administrator, HUDA.

Plenary Session on the theme "Land as Resource for Urban Development" was chaired by Dr. A.N. Sachithanandan, President ITPI. In this session the key speakers were Shri E.F.N. Riberio, Dr. S.K. Kulshrestha and Shri J.B. Kshirsagar. Shri Tapas Bhattacharaya and Shri Naresh Mehtani were the Rapporteurs.

Workshop - I on the sub-theme "Sustainable Development of Urban Land" was chaired by Shri E.F.N. Riberio, Past President ITPI. In this

session the key speakers were Dr. S.P. Bansal, Prof. Pratap Rawal, Shri A.K. Jain, Ms. Anuradha and Shri. J.K. Gupta. Shri Sunil Mehra and Shri K.K. Yadav were the Rapporteurs.

Workshop - II on the sub-theme "Urban Land for Housing the Urban Poor" was chaired by Shri J.S. Ghuman, Past President ITPI. In this session the key speakers were Shri B.N. Singh, Dr. Subrato Chattopadhyay, Dr. K.K. Pandey, Dr. K.R. Thooyavan, Shri M.D. Lele, Shri Pradeep Kapoor and Shri Hansal Shukla. Shri P.K. Behera and Shri Rajesh Kaushik were the Rapporteurs.

Workshop - III on the sub-theme "Public - Private Participation in Urban Development" was chaired by Shri A.K. Patharkar, Past President ITPI. In this session the key speakers were Shri Sanjay Verma, Dr. S.P. Sekar, Shri Rajeev Malhotra, Shri V.K. Goyal and Ms. Chitra. Dr. Sandeep Raut and Shri R.S. Bath were the Rapporteurs.

Workshop - IV on the sub-theme "Legal Framework" was chaired by Shri V. Satyanarayan, Past President ITPI. In this session the key speakers were Prof. B.K. Sengupta, Dr. R.K. Jain, and Shri M.L. Chotani.



Workshop - II in progress on the sub-theme "Urban Land for Housing the Urban Poor", present on the dias are Shri B.N. Singh; Shri J.S. Ghuman, Past President ITPI (Chairman); Shri Rajesh Kaushik; and Shri P.K. Behera (from left to right).



Workshop - III in the progress on the sub-theme "Public - Private Participation in Urban Development", present on the dias are Shri Sanjay Verma; Shri Rajeev Malhotra; Shri A.K. Patharkar, Past President ITPI (Chairman); Dr. S.P. Sekar; and Dr. Sandeep Raut (from left to right).

Shri R. Srinivas and Shri Narender Kumar were the Rapporteurs.

Shri Rao Dan Singh, Chief Parliament Secretary while delivering the valedictory address, stated that "Haryana" is leader in Public-Private Participation in Urban Development. Treating affordable housing as a commercial opportunity as well as a welfare programme is relevant. State Government of Haryana has formulated a policy for low cost affordable housing projects, whereby preference for allotment is given to the Below Poverty Line (BPL) families. We have also ensured that allotment of EWS plots and flats in the licensed colonies are given to lower strata of the society. State government as a welfare state recognizes that acquisition of land under the statue and the alienation of land owners from their source of livelihood could be a painful process, notwithstanding the payment of compensation for the same as per law. Therefore, in order to minimize pain of the affected persons, Government of Haryana has notified the policy which includes a new scheme of "No Litigation Incentive". In this policy an additional amount equal to 20

percent of the basic rate of land determined by the Land Acquisition Collector (excluding the interest and the solatium components) as an incentive for "No Litigation" to such landowners who opt for not to challenge the acquisition of their land and to accept the compensation amount as awarded and undertake not to seek a reference under Section 18 of the Act *qua* the amount of compensation. There is also policy for allotment of residential plots in cases where a self-occupied residential house is acquired for

unavoidable reasons and also "oustee-category" residential plots in cases of land acquisition for development of infrastructure by HUDA, HSIIDC and HSAMB. This policy is also lauded by many States.

Sustainable urban development specifically means achieving a balance between the development of urban areas and protection of the environment with an eye to equity in employment, shelter, basic services, social infrastructure and transportation in urban areas. With rapid expansion of urban population around the world, there has arisen a wide awareness about minimizing the environmental costs of urbanization. Today, although, colonizers and developers are seeking clearances as per provisions of the Ministry of Environment and Forests Notification dated 14 September 2006, but in recent times, these cities have become places of urban environmental degradation and wasteful use of resources, which is proving to be costly to generations – present and future. In order to mitigate the problems, we are required to minimize depletion of non-renewable



Valedictory Session in progress, present on the dias are Shri B. Mahendra, Vice-President, ITPI; Shri Rao Dan Singh, Chief Parliament Secretary, Haryana; Dr. A.N. Sachithanandan, President, ITPI; Dr. Najammuuddin, Secretary General, ITPI; and Shri Sham Dass Saini (from left to right).

resources and resort to environmentally sustainable economic developments. In the state of Haryana, we have made it mandatory to provide Solar Water Heating System for the residential plots more than 1 Kanal and also compulsory for Group Housing Colonies, Hostels, Jails, Hotels, Industries, where there is a requirement of hot water for processing. In order to save electricity, the use of Compact Florescent Lights for internal and campus lighting in the licensed colonies has been made compulsory. As administrators and urban planners, we should give much thrust on saving water, and should conserve rainwater by way of effective planning of storm water drainage, rainwater harvesting and also by introducing the dual water pipeline system.

The urban poor are the main concern before the town planners because there are multiple effects on the functioning of city due to non-consideration of the said parameter in the land use planning. In order to achieve the dream of slum free India, which requires rationalizing population density norms in cities and land for the urban poor to be allocated in development plans.

In the Valedictory Session, the National Best Thesis Award popularly known as Prof. V.N. Prasad Best Thesis award for 2010 was given to Ms. Sukanya Misra for the thesis titled "Integrated Planning and Development of Old Mills and Derelict Industrial Areas - Ahmedabad" from IIT Kharagpur. Commendation Certificate was awarded to Shri Deep Narendra Patel for the thesis titled "Impact of Planning Regulations and Mechanism on Land Supply and Shelter Cost Affordability - A Case of Western Ahmedabad" from CEPT Ahmedabad.

After two days of detailed deliberations, discussions and participation of more than 350 delegates, the following main recommendations emerged.

- With rapid urban population growth in India, there would be an increased demand for land which is a rapidly diminishing resource and requires innovative approaches for its judicious use.
- With increased protection accorded to forests, wetlands, multi-cropped agricultural lands, natural and built heritage sites and the like, sustainable development of urban land at higher intensities is inevitable.
- Potential of urban land, as defined by intensity of its use, can be increased through innovative spatial planning approaches and in some cases, potential of a parcel of land can be transferred to another site using TDR.

Having noted the above, the Conference recommended the following:

1. Land policies for urban growth and development should be embedded in the state vision and the participatory governance should be introduced as stipulated in the 73rd and 74th Constitution Amendment Acts (CAA). Socio - economic investments should be made through integrated and time bound Spatial Development Plans at regional (metropolitan /district); settlement (municipality / village Panchayat); and local area (electoral wards) levels followed by five year development programmes of critical components. This calls for:
 - Modifications in the state urban and regional development planning laws which should be

made to incorporate participatory urban governance and innovative urban land management approaches.

- Modifications in the existing legal framework for land acquisition and introduction of land assembly through negotiations for protecting the interests of the land owners and farmers to be ensured.
 - State governments to make urgent efforts to ensure access to improved mapped data.
 - Town planning departments need to be overhauled not only by providing physical infrastructure but also by capacity building amongst professionals.
2. Urban land and its potential should be used judiciously for planned and inclusive development of urban areas. This requires:
 - Development of sustainable density patterns to be encouraged.
 - To achieve the above, a review of spatial norms and standards and also models including 'Output Based Aid' (OBA) model to serve poorer communities is required.
 - We must also work out strategies for supply of developed land at right locations and affordable price for urban poor.
 3. Land development and disposal policies should be reviewed in the light of environmental sustainability, climate change, energy conservation and inclusive planning and development objectives.
 4. Private sector participation in land assembly and real estate development should be promoted and regulated so that:

- It is within the framework of statutory development plans of cities and regions in order to ensure that the resultant development is planned and inclusive.
 - It fulfills its commitment to provide public needs and is accountable for any delays or deficiencies in services. Planning, whether by the private or public sector to be made transparent and accountable in financial and other matters.
5. Sustainability is an inclusive concept which covers social, ecological, economic and governance aspects. The mandatory EIA norms need to be revisited so as to embrace quasi-legal policy mandates for social housing, provisions for informal sector employment, conservation of heritage (built and cultural), social infrastructure, governance reforms, security as safety and gender equity.
 6. The public, particularly the beneficiaries, needs to be sensitized about benefits of the 74th CAA through meetings, seminars, electronic and print media so that the processes of planning and development of rural and urban settlements become complementary to each other and ensure rural urban continuum.
 7. It is high time to make urban poor an integral part of urban structures with provision of land for housing for the urban poor.
 8. Rajasthan Model for Affordable Housing Policy, 2009, which stipulates reservation of land, houses and flats to the extent of 50 percent for EWS and LIG categories, may also be adopted as model for housing the urban poor.

sustainable development. We have to pass on certain resources to the next generation and therefore it is in the interest of the present community not to consume all the resources on which next generations also have the right.

Earlier, in his Presidential address Dr. A.N. Sachithanandan pointed out that poor and have nots are required to be catered for at the planning stage itself. Quoting the example of Ooty and Kodaikanal, Dr. Sachithanandan stated that the major planning issue is not only to cater for the existing population of towns but the major problem is to cater for the floating population. He also highlighted that there are two groups of thoughts one is pro-development group and other is no-development group. Therefore, planners need to adopt a middle path.

Prof. (Dr.) Najamuddin, Secretary General, in his address highlighted the shortage of urban and regional planners specifically in government, semi-government, corporate, private sector and NGO's besides education and research institutions. Yet another issue he emphasized was calling on the planners' community to take a balanced view while preparing the development plans.

Prof. R.K. Jain, Chairman, Uttarakhand Regional Chapter gave the welcome address at the start of Inaugural Session.

NORTH ZONE CONFERENCE OF ITPI

North Zone Conference on 'Sustainable Development of Hill Areas' was organized on 11 December 2010 at IIT, Roorkee. Shri Madan Kaushik, Hon'ble Minister of Urban Development, Government of Uttarakhand, in his welcome address noted that unlike other states having plain areas, hill states hardly have 33 percent of land available for development activities which is one of the major constraints besides other calamities like disasters, heavy rains, etc; due to which hill states have to face not only loss of property but also people. Therefore, planners' community needs to lay more emphasis on the security of people and property. He also underlined that in the towns of Uttarakhand, the total population of tourists is almost four times than the population of a town. To emphasize

his points he gave the example of *Kumbhmela* for which about eight crore people gathered in Haridwar while the population of Haridwar is hardly two lakhs.

Professor S.C. Saxena, Director, IIT Roorkee, in his address laid emphasis on sustainable development and stated that we have to be judicious in our endeavors by maintaining a balance between the need and greed for achieving

INTERNATIONAL CONFERENCES AND WORKSHOPS

International Conference on Sustainable Systems and the Environment

The conference aims to bring researchers from around the world to the UAE to share their research findings and address issues in sustainability research and

education. The conference themes include the environmental, economic and social dimensions of sustainability. The topics of the conference include, but are not limited to, the following:

- Sustainable Design, Construction and the Built Environment'

- Infrastructure Management
- Sustainable Technology
- Urban Communities
- Water Resources and the Future of Humanity
- Sustainable Land Development

The conference is being organized from 23rd to 24th March 2011 at Sharjah, United Arab Emirates.

For further information please contact
Website : <http://www.aus.edu/conferences/isse2011/index.php>

Third Biannual Conference of IHCN

The Indian Heritage Cities Network (IHCN) was founded as a programme by UNESCO New Delhi at an international conference on 'Indian Cities of Living Heritage' in September 2006 at Jaipur, Rajasthan was established with the endorsement of the Ministry of Urban Development, Government of India, together with 10 Indian cities, several institutions and non-governmental organizations (NGOs) and seven French cities as well as the French Heritage Cities Association. IHCN has since grown to encompass more than 20 cities, and has gained the support of major Indian and International institutions, NGOs and individuals in the field of urban development, heritage preservation and capacity building.

In order to strengthen Indian cities and towns to comply with the changes that threatens to destroy India's diverse heritage. UNESCO took the initiative to form this national Network. The UNESCO led Indian Heritage Cities Network intends to bring together the representatives of various Indian historic cities and towns on a common platform to discuss

THE LEADING LIGHTS OF ITPI

ITPI announces the publication of an extremely informative and immensely educative document, entitled **The Leading Lights of ITPI: Their Mission and Profession over the Sixty Years**. The title itself reveals the scope of the book: it documents the history of the Institute which spearheaded the modern town planning movement on scientific and artistic principles in the country; appreciates the ideas of the men – the founding father and the presidents over the years as well – who shaped the form and content of the movement – planning of space as distinct from planning of the economy. It brings out the essence of the thought and ideas which slowly but strictly accomplished the aims and objectives as envisioned in the institute's Memorandum.

The document comprises of three sections: Section one narrates the genesis of the Institute, efforts of the founders and achievements in creating the requisite institutions and infrastructures to facilitate the movement; Section two – the more important part of the document – indicates the themes of the 58 annual town planning seminars / Congress held over the years (1952 to 2009-10), but discusses in details 26 of these, chosen owing to their special relevance to the theory and practice of town planning and their being topical at the time at the national and international levels; the town planning exhibitions organized by the institute for their value to the progress of the movement; the annual general meetings of the Institute provided an opportunity for town planners in various parts of the country to get together and discuss planning matters mainly at the policy level. Section three profiles the Presidents of the Institutes, brings out their professionalism and professional integrity, and their landmark contributions to town planning in the country.

conservation of their unique cultural heritage.

The Third Biennial Conference of IHCN is being organized during 14th – 17th May 2011 at Mysore, Karnataka. The conference is being organized by UNESCO New Delhi, with the support of the Government of Karnataka, the Karnataka Urban Infrastructure Development and

Finance Corporation and the Mysore City Corporation.

The conference is centered on the theme of urban mobility in historic cities, and discussions regarding local and global initiatives and trends in heritage based urban development.

For further information please contact
Email : info@ihcn.in

NATIONAL SEMINARS AND WORKSHOPS

China and India due to their fast growing economies drive the global energy demand with fossil fuels accounting for over one half of the increase in total primary energy demand for India, it needs to sustain 8 percent to 10 percent economic growth rate over the next 25 years if it is to eradicate poverty and meet its human development goals. To deliver a sustained growth rate of 8 percent through 2031-2032 and to meet the lifeline energy

needs of all citizens. India needs at the very least to increase its primary energy supply by 3 to 4 times and its electricity generation capacity and supply by 5 to 6 times of their 2003-2004 levels.

For the existence of future generations, energy transition from the conventional fossil fuels to sustainable energy is of paramount importance to fuel our economy, cure the environment and offer a

secure future for the generations to come.

National Conference on Sustainable Development in Energy Sector is being organized during 8th – 9th April 2011 by UPES Petrotech Chapter and Centre for Energy Law Research in association with World Energy Council – Indian Member Committee.

Themes for the Conference are:

- Renewable Energy
- Energy Efficiency and Conservation
- Energy Security
- Energy Access and Equity
- Health, Safety, Environment and Climate
- Regulatory and Policy Framework

For further information visit website: <http://upes.ac.in/events.aspx?id=16>

National Seminar on Water and Environment

Water is a vital resource gifted by nature to all living beings on the earth. There is tremendous pressure on the available water resources due to rapid industrialization, urbanization and population growth. People are not getting adequate water to meet their daily needs. Thus, the quality of water often poor leading to high incidence of water borne diseases. Experts believe that there will be more recurrence of floods and drought due to climatic change. Therefore, time has come to mandatorily unite, think and resolve for the conservation and needful management of our precious water resources.

The Themes of the Seminar would focus on following topics:

- Surface and Ground Water Quality and its Management

Committee of Experts in Town and Country Planning and Architecture of Ministry of Human Resource Development

Committee of experts in the field of town planning and architecture for preparation of policy guidelines to energize the architecture and town planning education in the country, has been constituted by the Ministry of Human Resource Development Government of India under the Chairmanship of Prof. E.F.N. Riberio, with objects to

- Review the content and delivery of Architectural knowledge and practical knowledge for undergraduate and postgraduate courses in the areas of Architecture and Town Planning.
- Identify the present challenges which should be kept in view for updating the content as well as methods and strategies for teaching.
- Suggest proper mixture of theory and training in the above courses keeping in view the fact that the Architecture and town Planning and practicing art.
- Make suggestions to bring teaching of Architecture and Town Planning to international level.
- Suggest the list of institutions of high standards in the world with which our institutions should collaborate for mutual benefit.

Dr. A. N. Sachithanandan, President, ITPI and Shri D.S. Meshram, Chairman all India Board of Town and Country Planning, AICTE has also been included as members.

- Integrated Water Resources Management
- Conjunctive use of Surface and Sub-surface Water
- Environmental Pollution
- Water Hygiene and Sanitation
- People's Participation in Environmental Management
- Development, Management and Conservation of Water Resources
- Artificial Recharge of Aquifers and Traditional Methods of Water Conservation
- Recent Techniques for Ground water Prospecting in Water Scarce Areas
- Recycling of Waste Water
- Watershed Development and Rainwater Harvesting Application of Advance Techniques and Tools in Hydrology and Hydrogeology

The Seminar is being organized by Department of Geography, Government Motilal Vigyan Mahavidyalaya, Bhopal (MP) during 12th – 13th March 2011.

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He argued that in the expansion or redevelopment of our towns and cities, particularly industrial ones, this factor should not be lost sight of.

During his second tenure as President, the Fourteenth Annual Town and Country Planning Seminar was held in Hyderabad in September 1965. The theme of the Seminar was "Planning for Resource Regions, Urban Renewal and Development Control". On the occasion, Padma Shri Chowdhury recalled that 13 years ago the Institute had "the honor of being invited to hold its Second Town and Country Planning Seminar in this historic city of Hyderabad. It was in this very Seminar that the Institute had the opportunity of discussing a subject of extreme importance, that is, the Legislation for Town and Country Planning Law".

In his presidential address, he pointed out the importance of natural resources, especially the land resource, which is humanity's habitat. It provides food and other essential resources. In a country beset by innumerable immediate problems, one long range problem stands out above all others: the rapidly increasing pressure of population on land resources. Land in the country is being increasingly subjected to degradation due to natural and human factors. The prevention of land degradation and the augmentation of the carrying capacity of land to provide food, fuel, fodder and industrial raw materials have, therefore, been a primary concern of the government. The conversion of good flat farm land to provide urban infrastructure and economic activities is a typical example of the increasing use of land causing considerable damage to urban fringe while a good percentage of land within cities is

either vacant or still used for agriculture. He emphasized the role of town and country planners who are primarily concerned with planning, development and control of land on which all our activities have to be organized. He also suggested a regional approach to resource development, which is especially significant to a large country like India where regional variations in mineral and power resources, agriculture and economic conditions and transport facilities are well marked. An integrated regional space frame, with reference to which all activities including agriculture, industrial development, new towns, development of infrastructure could be organized, is essential for achieving balanced regional development.

While discussing the issue of 'Urban Renewal', the President said that it is a comprehensive task and we must develop it as an integral part of urban and regional planning for the overall development of town and the country. He further said that conservation, rehabilitation and development are essential and interrelated components of urban renewal. Conservation should essentially aim at maintaining land and buildings in good state of repair, arresting deterioration by way of improvement to extend the useful life of existing structures and services, and revitalizing the deficient areas by augmenting the utilities, services and community facilities, in a developing country, conservation of deficient areas should take precedence over wholesale redevelopment.

An urban renewal scheme should invariably include a workable programme for relocating displaced families. They should be offered satisfactory housing facilities at reasonable rents consistent with their

rent paying capacity and related to work places, as far as possible.

While discussing the issue of "Development Control", the President noted that it is an essential and integral part of all development programmes for the physical growth of urban and rural areas. The authority for development control is derived from a comprehensive planning legislation. The enactments of such legislation or where one exists, the revision of the existing legislation to make it comprehensive should be taken up by state governments concerned as early as possible. It would also be necessary to review the legislation from time to time to take note of changing needs and conditions.

Padma Shri Chowdhury was a distinguished member of several planning and housing organizations. He represented India at many international meets. He represented India in the World Congress on Housing and Town Planning in Israel in 1964. He was also the leader of a delegation of Indian Town Planners and Architects to the Netherlands in 1966.

As a visiting professor to the School of Planning and Architecture, New Delhi, he taught urban design. He was also closely involved with education and examinations of several universities.

Over fifty years in the field, Padma Shri Chowdhury served in various capacities and greatly influenced town planning and design of major public projects in the country. He died on 16th December 1998. He was 80. His creation in brick and mortar will speak of his greatness for all time to come.

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

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PADMASHRI J.K. CHOWDHURY

Padmashri Jugal Kishore Chowdhury, an eminent architect and town planner of his time, made a valuable contribution to both architecture and town planning, which deservedly earned him the National Award of Padma Shri in 1977.

Born in Assam in 1918, Padma Shri Chowdhury studied architecture at Sir J.J. School of Art, Bombay (Mumbai), Town Planning at the University of London, and Regional Planning at the University of Tennessee, U.S.A. He worked with the Tennessee Valley Authority and Tennessee State Planning Commission and gained extensive experience of working with the reputed architect Anonih Raymond.

He returned to India in 1949, and became the Chief Architect of Kandla Port Township. In 1950, he joined Government of Punjab as Consulting Architect. It was here that he worked closely with the world famous Architect – Planner Le Corbusier till 1957 and made valuable contributions to the development of Chandigarh. Padma Shri Chowdhury's major projects of that time include the Regional Engineering College Campus, Chandigarh, Chandigarh University Campus and some of its important buildings; State Bank of India

building, Chandigarh; and the Punjab National Bank.

He started architectural and town planning practice in Delhi in 1959. The Bharat Coking Coal Limited (BCCL) Township at Dhanbad, Nangal Township at Naya Nangal; Ashoka Hotel Convention Hall and the Annexe, New Delhi were his noteworthy projects. For the Design of the Indian Institute of Technology, New Delhi, he received the "Distinguished Services Award" in 1986. The Indian Institute of Architects awarded him the MA Baburao Mahatre Gold Medal for his outstanding contribution to the profession and creative excellence in architecture in 1994. He also designed several hospitals, medical colleges, university campuses and college buildings, such as Guwahati Medical College (Assam); Silchar Medical College and Hospital (Assam); Medical College and Hospital, Jammu; Haryana Agricultural University Campus, Hissar; main college building of Ludhiana Agricultural University; Regional Engineering College Campus, Ludhiana; Rajendra Agricultural University, Bihar; New University of Jammu; Dibrugarh University, (Assam). Other important projects were New Secretariat Building, Srinagar; Nangal and Trombay Fertiliser Projects; Saraikela Township for Bharat Coking Coal Limited, Bihar (now in Jharkhand).

He was the Fellow of the Indian Institute of Architects (FIIA); Fellow of the Royal Institute of British Architects (FRIBA); Fellow of the Royal Town Planning Institute (FRTPI) London and Fellow of the Institute of Town Planners, India.

Shri Chowdhury was member of the Institute of Town Planners, India for a number of years, Vice-President during 1963-1964 and twice President 1964-1965 and 1965-1966. During the first tenure of his Presidency, he successfully organized the Thirteenth Annual Town and Country Planning Seminar at Ahmedabad in October 1964. The theme of the Seminar was "Industrialization and its Role in Urban and Regional Development."

In his presidential address, Shri Chowdhury emphasized the importance of industrial development, especially the large industrial projects which act as foci of regional development. Steel plants and other large industrial projects provided the basis for the development of small and medium industries, new townships, and a whole host of commercial and other activities.

Shri Chowdhury said that in the national Five Year Plans, certain broad directive principles and policies regarding "balanced industrial development" were indicated but in actual practice, very little was achieved. The states which were primarily responsible for the development of industries had not been able to organize themselves to establish a proper scientific base for industrial planning. For that reason industrial growth was taking place in a haphazard manner with its ill-effects on the social structure of the cities, especially in some of the industrial cities. He felt that if the industrial population of a city was not balanced with the other working population residing in it, socio-economic imbalance was inevitable.

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