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Designed by:
Dr. D.S. Meshram



Lighting of the Ceremonial Lamp during Inaugural Session of XVII NOSPlan Convention is in progress

XVII NOSPlan Convention

The Institute of Town Planner's, India in the 18th National Town and Country Planner's Seminar held at Thiruvananthapuram during 17 – 23 November 1969 observed that students of town and country planning do not have any national association like National Association of Students of Architecture (NASA) and other student organizations. Therefore, it was felt that such an association is essential to foster intimate contact between the students of various planning institutions recognized by the ITPI and assist in the coordination of various activities of the ITPI for promotion of academic and professional interests of the planning students. Such an association could also arrange an annual seminars for exchange of ideas among the student delegates. Accordingly, it was desired that the ITPI should initiate measures to form the National Association of students of planning. This was followed vigorously by the ITPI, which ultimately culminated in the formation of the National Organization of Students of Planning, NOSPlan. Even though, NOSPlan started during 1970's, it was revived in 1993 by SPA, New

Delhi where planning student's community from all over India gathered to share their thoughts and experiences. From then onwards annual conventions were held for which generous grant is being given by the ITPI every year.

In the series, the XVII NOSPlan Convention was organized at College of Engineering, Pune during 21 – 24 December 2015 on the theme "Moving Towards Smart Cities" with focus on sub themes "Smart Cities – Policies, Planning and Governance"; "Eco-Mobility Urban Planning and Management"; "Urban Planning for Climate Change in Smart Cities"; "Health, Social Welfare and the Built Environment"; and "Smart City Economics". In his inaugural address Shri Arun Firodia emphasised on the people's participation for successful plan formulation and implementation. He specifically stressed that at municipal corporation level, the powers are required to be vested with Mayors and Councillors who are the elected representatives of the people. He was also of the opinion that every officer of a local body, state



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Inaugural Session of XVII NOSPlan Convention is in progress



Prof. Dr. D. S. Meshram, President, ITPI, addressing the delegates in the inaugural Session of XVII NOSPlan Convention

governments and development authorities should be exposed to the planning courses so as to broaden their vision for the orderly and planned development of towns and cities. He also noted that the proposal to spend ₹100 crore on each smart city may not be a gainful proposition and suggested that this funding should be diverted for the development of satellite towns because large cities have much larger budgets of their own and for them the sum of ₹100 crore is a paltry amount. On the issue of generating resources to municipal corporations he was of the view that Goods and Services Tax Bill enables local bodies to levy tax and spend that money on development. With reference to hardships being caused to the people due to acquisition of land, he quoted the example of China, where for widening of roads people surrender their shop areas without any hesitation because government provides them shops along with residences at the same place after development.

Prof. Dr. D. S. Meshram, President, ITPI, in his address highlighted the actions taken by the ITPI for advancing the town and country planning education in the country and mentioned that the

ITPI was responsible for taking initiatives with the then Ministry of Education for starting Bachelor of Planning courses apart from setting up of new Schools of Planning. The Model Recruitment Rules for planning jobs were prepared by the ITPI and sent to all stakeholders to employ qualified planners for planning jobs including professionals with Bachelor of Planning qualifications. With reference to job opportunities for the planning students he stated that there are hardly 5,000 town and country planners in the country while there are over 7,000 towns, for over 600 districts in addition to the requirements of planners in education, research and in private and corporate sectors. On the issue of smart cities, he emphasised the need for making plan preparation, implementation and enforcement also smart. Besides, the smart town should not be conceived in isolation of its region. Let the smart cities be not the islands of prosperity in the mist of under developed, unplanned and haphazard outgrowths on the peripheries of towns and cities. The inauguration of convention was followed by the technical sessions on sub themes and module one on i Plan, and module two on Plan – O – Drama.

Sixty Fourth NTCP Congress

Institute of Town Planner's, India announces its 64th National Town and Country Planner's Congress to be held during 8 to 10 January 2016 at Raipur, Chhattisgarh on the theme "Planning and Development of Peripheral Areas", with focus on the sub-themes: "Green Field Development"; "Land and Development Promotion Rules"; and "Transit Oriented Development" (local sub - theme).

Members are requested to send the papers on the theme and sub-themes not exceeding 3,000 words along with hard and soft copy in MS Word to reach the Secretary General, ITPI, New Delhi before 25 December 2015.

ITPI Annual General Meeting - 2015

The Annual General Meeting of the ITPI was held on 26 September 2015 at the ITPI, New Delhi. Welcoming the members to the Annual General Meeting in accordance with Article 11 to 13 of Memorandum of Articles of Association and Bye-Laws of ITPI, Prof. Dr. A. N. Sachithanandan, President, ITPI took up the agenda items as enumerated in Article 20:

Item No. 1: To receive, consider, and adopt the Audited Statements of Account and the Audit for the year ended on 31 March 2014 and Report of the Council (2014-2015).

Balance Sheet and Auditors Report

Prof. Dr. Najamuddin, Secretary General, ITPI provided the highlights of the Audited Statement of the Accounts for the year 2014-2015. The members present unanimously accepted the Audited Statement and Auditors Report for the year 2014-2015.

Proposed by: B. C. Datta

Seconded by: S. K. mali

Report of the Council, ITPI for the year 2014 - 2015

Secretary General also read the Report of the Council for the year 2014-2015. The members present unanimously accepted the Report of ITPI Council.

Proposed by: B. S. Kanawat

Seconded by: B. Jeevan Babu

Item No. 2: Election of the Members of the Council in place of those Retiring: The Scrutinizer's Report on the Council Elections for the year 2015 - 2016.

The Scrutinizer's Report on the Elections of the ITPI Council for the year 2015 - 2016 was presented by Dr. Sandeep Kumar Raut, Scrutinizer and declared the following members as elected for the Council for the year 2015 - 2016.

General Constituency

Singh, Gurpreet
Sathyanarayan, V.
Meshram, D. S.
Khodankar, S. B.
Goswami, Anjali
Kapoor, Pradeep
Singh, Jagdish
Saini, S. D.
Patnaik, Sitansu Mohan
Patel, N. Kantilal
Chattopadhyay, Ranjan
Mahendra, B.
Rodge, Sujit A.

Special Constituency (Chairpersons of Regional Chapters)

1. Mishra, Ajay Kumar
2. Anand Babu, K.
3. Parate, I. P.
4. Ali, Zahid
5. Patil, Milind B.

Prof. Dr. A. N. Sachithanandan, K. S. Akode, Prof. Dr. Najamuddin would be ex-officio members being immediate Past President, Vice-President and Secretary General as per Bye-Law No. 35.

Item No. 3: To appoint Auditors and to fix their remuneration.

The members after discussions decided to continue Messers Sarkar and Associates as Auditors for the year 2015 - 2016 on the remuneration of ₹150,000/- for the year 2015 - 2016.

Proposed by: Amit Kumar

Seconded by: Dr. R. K. Udayan

National Workshop on Dissemination of Land Pooling Knowledge to Indian States

Town and Country Planning Organisation, Ministry of Urban Development, Government of India is organizing the National Workshop on "Dissemination of Land Pooling Knowledge to Indian States". The models of land development have relied conventionally on land acquisition which vests all land and property rights with the government on payment of compensation. This method requires that original land owners forfeit

all present and future rights and hold no stake in the new development. This severely impacts land owners due to sudden changes in livelihood, lifestyles and loss of traditional social-economic networks. The land acquisition procedures in India also make the process of acquiring land very lengthy and difficult due to high land prices and time-consuming procedures mandated. These include a social impact assessment (SIA), scrutiny

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National Workshop on Dissemination of Land Pooling Knowledge to Indian States

by an expert committee, obtaining the consent of 70-80 percent of affected people, and a detailed relief and rehabilitation programme.

While land pooling method creates a win-win situation for both the original land owners, developers and the society. Land pooling involves the basic steps of consolidating land parcels (assembly or pooling), planning of the consolidated land and allocation of new plots (land readjustment) to original land owners. Economics of land pooling is based on exploiting the increased land value due to development and urbanization of original land in order to finance provision of urban infrastructure. The process remains fair by including the original land owners as primary stakeholders of the new urban area in the form of new plot allocated. This also provides for an incremental return when prices of developed land increase manifold.

Land Pooling (LP) is a method for securing private lands by pooling several small plots, reorganizing and then redistributing them. Certain deductions are made for specific purposes and remaining land is returned to the original land owners. In this process irregular land parcels are reorganized and the deducted land is used for provision of infrastructure and common amenities. A certain proportion of land is reserved for sale in the open market and funds thus mobilized are used to finance development of infrastructure and amenities. Thus, this method results not only in organized urban growth but also in a system that is financially self-sustainable. Applications of this method can vary depending on a variety of factors like the location of the LP site, prevailing land prices, expected appreciation of land prices after execution of development works, number of stakeholders, socio-cultural practices, etc. Institutionally it can be implemented by a development authority, cooperative society, or land owners themselves. LP can be used in many ways:

- As a tool for implementing the master plan;
- Executing specific projects like provision of parks, parking space, community hall, etc;
- Development of city level infrastructure like arterial roads, bus stations, railway terminals, water supply systems, etc;
- Redevelopment of urban sprawl and crowded old city areas;
- Provision of affordable housing; and
- Development of new residential areas.

The possibilities are largely governed by the provisions in respective legislations and the ingenuity with which

they are applied. There are several possible models of land pooling that can be derived using the basic principles of land pooling and customizing solutions for project specific challenges. A chain model can be used for redevelopment of congested built up areas by relocation of owners to an empty reserve plot, redevelopment of the consolidated land pool and final allocation of new plots to owners. Another model provides flats in a multi storey building to land owners in lieu of original plots where the plot sizes are small and number of stakeholders is large. Where the scope of self-finance is limited, state government or other agencies can provide viability gap funding. Accordingly, many variations of land pooling are possible to suit the numerous types of projects.

Conventional methods of mobilizing land rely on land acquisition which is a capital intensive method and the compensation for land owners is usually only in the form of lump-sum payout with limited consideration of livelihood, skill up-gradation and accrual of development rewards. While LP enables:

- Fair distribution of benefits and costs among the land owners;
- Land mobilization for urban development, infrastructure projects without expenditure or with minimum expenditure, self-financing nature of development;
- Land acquisition is becoming difficult and contentious while L.P. is a viable alternative;
- Fair and democratic method and enables preservation of land titles for the owners; and
- Retains stake of land owners in new development.

Maharashtra and Gujarat have experience of several decades in urban development using LP and it is known as Town Planning Scheme (TPS). States like Madhya Pradesh and Chhattisgarh are also implementing LP by the name of Town Development Schemes (TDS). Delhi, Tamil Nadu and Goa are also taking initiatives in this direction. Most remarkable is the development of Amaravathi, New Capital of Andhra Pradesh using LP. It is a practiced in several countries like Japan, Germany, USA and few other countries. Japanese cities have experience in land pooling for several years. Here it is widely used for urban development, post - disaster reconstruction, development of township, infrastructure development and allied purposes. Land pooling method is known as 'mother of urban development' in Japan. Other countries that use LP method are South Korea, Australia, France, UK, Taiwan, Thailand and Sweden.

Town Planning Schemes have been used in Maharashtra and Gujarat for implementation of master plan for cities. The Sardar Patel Ring Road encircling Ahmadabad city with total length of 76 km has been built by mobilizing land through TPS. Navi Mumbai Airport Influence Notified Area (NAINA) is also an innovative project in land pooling undertaken by CIDCO. Magarpatta city near Pune is developed through LP by a Land Owner's Association. Capital city of Amaravathi is a recent effort in building a new town and a capital city through LP.

As stated earlier in view of the pressing and urgent need for mobilization of developed land for urbanization and economic progress, it was decided that an alternate model of land development could be adopted. Land forms the canvas of development and land pooling and readjustment methods are fair, inclusive and sustainable. Although many states have initiated land pooling methods for urban development, not all states have adopted such innovative solutions on a large scale. Those that have adopted alternate methods of land development, deviating from the conventional land acquisition models, have limited application only for the development of urban fringe areas. Land pooling and hybrid models need to be explored and customized for implementation of development plans, redevelopment of areas, affordable housing, creation of new cities and

renewal of urban core areas and other urban solutions.

A National Workshop is being organized for knowledge sharing and promotion of land pooling and land readjustment methods for urban development. State governments play a pivotal role in urban development and have autonomy in framing policies for this method. Acknowledging this, the workshop would focus on disseminating knowledge about land pooling and readjustment techniques to encourage and support further steps in this direction. The workshop aims at initiating the process of knowledge sharing by providing a common platform for administrators and technical experts. Speakers from Japan have been invited to share experiences of land readjustment/ land pooling (LR / LP) projects of Japanese cities and other Southeast Asian countries. Also speakers from different Indian states and private developers have been invited to share LR / LP experiences in urban development projects like roads, housing and new towns. Discussions and deliberations will address the various challenges and constraints of LR / LP in India and identify innovative solutions in the fields of land management, land economics, social issues as well as legal processes.

For further details, contact: Chief Planner, TCPO
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National Workshop on Dissemination of Land Pooling Knowledge to Indian States

ITPI Council 2015-2016



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Chairpersons and Secretaries of Committees (2015 – 2016)

Name of Committee	Chairperson	Co-Chairperson	Secretary
Educational Standing Committee	Prof. Dr. N. Sridharan	Prof. Dr. Souvanic Roy	Prof. Dr. Mayank Mathur
Professional Standing Committee	A. R. Patharkar	Prof. Dr. Alka Bharat	Jibesh Paul
Library Committee	Rajinder Sharma	Prof. Alok Ranjan	Subhash Sharma
Regional Chapters Building Committee	B. S. Kanawat	Ashok A. Waghaye	Sunil K. Mehra
Technical Committee	Dr. S. K. Kulshrestha	Prof. Dr. D. S. Meshram	Pradeep Kapoor
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Evaluation Committee	S. S. Mathur	Dr. Raj Kumar Udyan	R. Srinivas
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Kolkata Urban Services for the Poor (KUSP) project of Department for International Development (DFID), as resource planner and trainer. He was member of different committees in local self-government, Nodal Officer of KMDA for Township Projects of Urban Development Department and a member of the committee for formulation of Green Building Rules of New Kolkata Development Authority, Rajarhat New Town, West Bengal.

Shri Ranjan Chattopadhyay has been actively involved with the Institute of Town Planners, India both at national and West Bengal Regional Chapter (WBRC) level since 1985. He was the past chairman of WBRC, ITPI and Council Member of ITPI for multiple terms.

Secretary General: Pradeep Kapoor

Shri Pradeep Kapoor, elected as Secretary General for 2015 – 2016, is working as Additional Chief Town Planner with Government of Rajasthan. He was involved in the preparation of Model Building Regulations for urban areas for the state of Rajasthan, Rajasthan Township Policy 2010, and Policy for Transferable Development Rights during his tenure

as Deputy Town Planner in Urban Development and Housing Department, Government of Rajasthan. During 2010 Shri Pradeep Kapoor was nominated as member to represent the state government in Euro-India Mission to Belgium, France and Germany. Recently he has prepared Affordable Housing Policy of Government of Rajasthan and played an important role in organising various seminars and interactive sessions on urban development policy of the state government while working in Urban Development and Housing Department of the state. Kapoor is also a member of the All India Board of Town and Country Planning Education of AICTE from 2013 to 2016.

Shri Kapoor completed his postgraduate degree in Regional Planning from IIT Kharagpur in 1981. In 1992, he completed a postgraduate diploma in Management from IGNOU, Delhi. He has been actively involved in the various activities of the Rajasthan Regional Chapter including that of the Treasurer, Secretary and Chairman. Kapoor has been instrumental in procuring land and construction of the Regional Chapter buildings in Jaipur and Udaipur.

Chairpersons and Secretaries of Committees (2015 – 2016)



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**Prof. Dr. D. S.
Meshram**



**Ranjan
Chattopadhyay**



Pradeep Kapoor

ELECTED OFFICE BEARERS OF ITPI COUNCIL(2015-2016)

President: Prof. Dr. D. S. Meshram

Prof. Dr. D. S. Meshram has been elected President, ITPI for 2015 - 2016. Prior to this, he held the prestigious position of Chief Planner, Town and Country Planning Organization, Government of India for over 12 years and was responsible for elevating the status of the Chief Planner to Joint Secretary level in Government of India. The Model Town and Country Planning Law was revised while he was the Chief Planner to bring it in conformity with the 73rd and 74th Constitution Amendments. After his retirement from the TCPO as Chief Planner, Government of Uttarakhand appointed him as Advisor, Urban Development.

Prof. Dr. D. S. Meshram has been a member of Delhi Development Authority and New Delhi Municipal Council. Due to his initiatives, the ITPI was awarded the work for the preparation of "Urban Development Plan Formulation and Implementation (UDPFI) Guidelines" by the Ministry of Urban Development and Poverty Alleviation in 1996 for which the Ministry appointed him Chairman of Technical Committee. The Development Plan for the Universal Township of Auroville was prepared by Prof. Dr. Meshram adopting the UDPFI Guidelines to demonstrate their practical applicability.

The Institute under his presidency acquired land for the construction of a majority of the Regional Chapter buildings. He initiated the idea of organizing Annual Zonal Conferences by the ITPI on the themes of regional interests for better interactions among the members of relevant Regional Chapters at zonal level. He ensured that such conferences are held in different zones regularly. It is due to his untiring efforts that a separate All India Board of Town and Country Planning have been created by the All India Council of Technical Education, Ministry of Human Resource Development, Government of India. Prof. Dr. Meshram has been instrumental in taking up the issue of starting undergraduate planning courses with the then Ministry of Education, Government of India and recently with Ministry of Human

Resource Development to start four new Schools of Planning for which he prepared the DPR and made presentation to erstwhile Planning Commission, Government of India. However, the Ministry of HRD was able to start two new Schools of Planning, one each at Vijayawada and Bhopal.

Prof. Dr. Meshram was born on 16 May 1941 at Nagpur. He received his Bachelor's Degree in Arts and Bachelor's Degree in Architecture from Nagpur University. He got his Master's Degree in Town and Country Planning from the School of Architecture and Planning, Chennai; L. L. B. from the Punjab University, Chandigarh, and Ph. D. from the Institute of Development Studies, University of Mysore. He was also appointed as Professor on Devraj Urs, Chair by the University of Mysore, Karnataka.

Vice President: Ranjan Chattopadhyay

Shri Ranjan Chattopadhyay completed his graduation in architecture from Bengal Engineering College, Howrah, West Bengal and received University Gold Medal in 1977. He completed his postgraduate degree in City Planning from the Indian Institute of Technology, Kharagpur in 1980. He joined Kolkata Metropolitan Development Authority in 1981 as Assistant Planner, and became the Director of Planning, KMDA in 2014. He has vast experience in the field of urban planning and implementation of land use planning, urban renewal projects, planning of new settlements, peri-urban area development plan, river front development plan, urban forestation plan, etc.

Shri Chattopadhyay is a visiting external examiner of postgraduate degree Thesis of various colleges and universities like IIT, Kharagpur; SPA New Delhi, IEST; erstwhile BESU, Howrah. He is also a member of Doctoral Research Committee of Jadavpur University. He has presented several papers in various national conferences. Ranjan Chattopadhyay has been deeply involved with

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