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Designed by:

Dr. D.S. Meshram



Lighting of the Ceremonial Lamp during Valedictory Session of 63rd NTCP Congress by
H.E. Governor of Tamilnadu Dr. K. Rossiah

63rd National Town and Country Planners Congress: High Growth Inclusive Urban Settlements

The Sixty Third National Town and Country Planners' Congress was organized by the Institute of Town Planners, India from 9th to 11th January 2015 at Chennai on the theme "High Growth Inclusive Urban Settlements". The Congress was sponsored by the Ministry of Urban Development, Government of India and Chennai Metropolitan Development Authority, Tamilnadu, and co-sponsored by a host of other agencies, namely, Commissionerate of Town and Country Planning, Chennai; Chennai Municipal Corporation; Tamilnadu Housing Board; Tamilnadu Slums Clearance Board; Tamilnadu Urban Finance and Infrastructure Development Corporation; Commissionerate of Municipal Administration; Tamilnadu Urban Infrastructure Financial Services Limited; Confederation of Real Estate Development Association in India; Builders Association of India; and Delhi Development Authority, Delhi.

In his valedictory address His Excellency, Governor of Tamilnadu Dr. K. Rossiah, noted that Tamilnadu is the most urbanized state in India, with 50 percent of population living in urban areas. Thus, this an apt destination for the topic of the Planners' Congress. Cities are increasingly becoming engines of growth and development. But growth in cities is not without their share of woes. Inevitable immigration, persistent inequalities largely caused by public planning policies, and continual increase in population leads to formation of slums, and informal activities on one side, and high end growth of IT and ICT brought about by global influence which lead to social and economic divisions in our cities.

He was happy to note that the Congress has discussed questions of equity, affordable shelter, sustainability, minimizing the carbon foot print,



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**H.E. Governor of
Tamilnadu
Dr. K. Rossiah,
addressing the
delegates**

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balancing jobs in informal and formal sectors, provision of basic infrastructures including schools, healthcare, facilities, etc.; to ultimately improve the quality of life for all citizens besides physical growth of settlements and economic prosperity.

He further mentioned that planning and development would be successful only when an effective mechanism of evaluation and monitoring is built in as an integral part of the system. Our ancestors have said that “anything measured is managed well”. The existence of such system will help to promote transparency, participation and ultimately good governance, which is the objective of any government. To ensure good governance, there should be collaboration of all stakeholders starting from policy makers, administrators and professionals with “the will to do” for developing our cities and regions so as to be competitive at global level.

While appreciating the efforts towards regional approach in planning, and transformation of cities as nuclei of development to spread the fruits of development to percolate to rural hinterland, he argued that care should be taken to conserve fertile agriculture land and natural endowments for a longer future. Development corridor concept which has drawn the attention of Tamilnadu and other states, would scrupulously identify nodal settlements for selective large investments in infrastructure creation and help in planning ribbon development along major highways in our country. In essence there has to be a delicate balance between time tested conventional wisdom and sophisticated automations through technology, because human settlements are a combination of socio-cultural intangibles coupled with tangible components of economic and physical development.

Development of extended green areas of cities are taken up by private individuals, real estate promoters, corporate companies and government agencies, but it happens sporadically. In the case of built up part of the city the self renewing processes of brown areas take very long time. There is a mismatch that prevails between development and infrastructure capacity and hence problems of traffic and quality of environment remain sub-normal. He was happy to note that this aspect has been deliberated and regulatory regimes have been reviewed for making them development friendly whereby infrastructure development agencies act pro-actively in selected areas for renewal.

He further added that one single denominator for putting these recommendations on ground in order to take the country forward in urban and regional development is to equip right from local bodies to higher level at metropolitan and state level planning boards

with adequately qualified town and country planning professionals urgently failing which we will continue to “chase the crafted shadow” of unsustainable urban and regional development forever.

He further suggested that the Institute of Town Planners India and schools of planning should relook and revamp their curricula with adequate practical inputs and put a premium on research agenda to support achieving smart, sustainable development, which will result in equitable benefits to all citizens.

It is often said that there is a lack of synergy between various developmental works in urban areas, as a result of which full objectives of the plans are not achieved. The case in point is the instance of the mass rapid transit system and the idea of transit oriented development, and relocation of major markets to peripheral areas. The suggestion that development of land along transit corridors or around relocated market areas could have been pro-actively developed with a strategic plan is a welcome move.

Earlier, during inaugural session Thiru R. Vaithilingam, Honourable Minister for Housing and Urban Development, Government of Tamilnadu, in his address stated that city planning is a noble profession through which one can create history and play a key role in creating and managing cities. Cities and towns increasingly make major contribution to nation building by developing the economy and providing wide social and economic opportunities to people. Sustainability of the global environment and human life will not be achieved unless rural and urban areas are made economically vibrant, environmentally sound and availability of basic services to all sections of the society.

Accordingly, the present Government of Tamilnadu has given a strong push not merely in the matter of providing shelter, but providing a social status and good environment for the poor and children to live and grow with dignity. Another major milestone and visionary initiative of the present government is the introduction of compulsory Rain Water Harvesting in all buildings in urban areas as part of achieving sustainable development and conservation of water resources. Tamilnadu is one of the highly urbanized states in the country with high percentage of people living in towns and cities. The pattern of settlements and quality of the urban environment is therefore highly significant. A well planned and coherent settlement pattern and careful management of urban growth is critical in achieving wider social, economic and environmental goals. This involves appropriate measures in providing housing to all, educational and employment opportunities, easy and equitable

access to water supply, and other basic amenities. Tamilnadu Vision Document 2023 sets out a vision for infrastructure development for the state, and the theme which aims at inclusive settlement growth pattern by making the state poverty free with opportunities for gainful and productive employment for all those who seek work and will provide for the disadvantaged, vulnerable and the destitute with sufficient social security and welfare measures to the poor people in the state. Tamilnadu will provide the best infrastructure services in terms of universal access to housing, water and sanitation, energy, transportation, irrigation, connectivity, healthcare and education. Vision Document aims at making Tamilnadu as one of the top three preferred investment destinations in Asia and the most preferred in India with a reputation for efficiency and competitiveness. State government is also implementing various schemes to provide and improve infrastructural facilities. State government is committed to inclusive growth aimed at providing good quality of life for all.

Chennai is one of the high growth settlements in our country that has grown from a small fishing hamlet to a metropolitan city in a span of around 300 years. Transformation of Chennai Metropolitan Area has been guided and regulated by master plans with a focus on decongestion, development oriented zoning policies, preservation of ecologically sensitive areas, promoting public transit systems and other measures towards achieving sustainable development.

To support the dispersal policy as outlined in the First Master Plan and the Second Master Plan of Chennai, we have proposed development of satellite towns. Maraimalai Nagar Satellite town has been developed by Chennai Metropolitan Development Authority over an area of around 2,000 acres with economic, social and other infrastructure facilities. This new town has been acting as a counter magnet to Chennai and emerging as a self supporting entity. Economic and technological transformations of cities in the state have necessitated the need for inclusive growth and smartness. Accordingly, the proposal is made to develop 400 acres of land in Thirumazhisai as a satellite town with world class facilities. Tamilnadu Housing Board has initiated action for the development of this satellite town.

Additionally, taking into consideration emerging trends of developing a self supporting residential township will be developed in Kadambur near Chennai on an area of more than 200 acres. It has been proposed to develop Kadambur Satellite Town by Chennai Metropolitan Development Authority as a city with excellent infrastructure.



Inauguration of Congress by Thiru R. Vaithilingam, Honourable Minister for Housing and Urban Development, Government of Tamilnadu

The guest of honour Thiru S.P. Velumani, Honourable Minister for Local Administration, Government of Tamilnadu, who was Guest of Honour, in his address during Inaugural Session stated that Chennai city is one of the oldest cities in the world and have existed as a city since 1639 A.D. Population of Chennai has grown from 5 lakh to 63 lakh in the past forty years mainly due to migration of people of all sorts, including those of economically weaker sections from various locations which has resulted in creation of slums thereby making people occupy canal banks, river banks and waterways and they make living in unhealthy surroundings. The present state government, however, has taken steps to eradicate slums in Chennai city by constructing houses for slum dwellers. During the past three years 2,048 families who were previously living near canals and river banks have been rehabilitated with housing units.

Chennai city was expanded in 2011 from an area of 176 sq km to an area of 429 sq km with provision of infrastructure in these added areas. During the period 2011-2014, an amount of INR1, 766.85 crore has been spent for creation of roads. Corporation of Chennai has taken up various initiatives to promote non-motorised transport (NMT) under Chennai Unified Metropolitan Transport Authority (CUMTA). Implementation of Parking Management System is one such initiative undertaken by the Corporation of Chennai to use new technologies and policies to improve parking operations by optimizing usage of available parking supply and to enhance overall functioning of streets in the city. Chennai Corporation approved non-motorised Transport Policy in 2014 in order to ensure rights of pedestrians, especially the weaker sections of the society such as elderly, women, children and differently able. The Corporation has also taken up

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Thiru R. Vaithilingam,
Honourable Minister
for Housing and
Urban Development,
Government of
Tamilnadu, delivering
the inaugural address.

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Release of Souvenir is in progress

construction of footpaths of international standard along 26 bus route roads which got national awards.

In his presidential address Prof. Dr. A. N. Sachithandandan, President ITPI, noted that the ITPI Congress was held in then Madras in 1961 for deliberating on the theme 'Utilities, Services and Community Facilities and their Integration with Master Plan'; and again in 1987 to deliberate on the theme 'Planning and Provision of Shelter for the Poor', and in 1994 at Coimbatore to discuss the theme of 'Planning and Development of Hill Areas'. Now the ITPI is visiting Chennai to discuss the theme of 'High Growth Inclusive Urban Settlements with sub-themes (i) Twin Cities and Satellite Towns; (ii) Inclusive Smart Towns; and Local sub-theme (iii) Transformation of Cities as Nuclei of Development.

It is a well known fact that one of the affects of economic development in India is the fast growth of number as well as population of census towns, cities, and urban agglomerations. In 2001, there were 5,161 towns and cities in the country and now in 2011 there are 7,935 urban centres which include 3,894 census towns. When we look at the spatial distribution of such fast-growing urban settlements, many of them are located in the shadow of mega-cities and large metro-cities. Some of them have evolved as twin cities or satellite towns. According to a study by the City Mayors Foundation, there are 37 fast-growing cities in India. Some of these include Ghaziabad, Faridabad, Surat, Nashik, Patna, Rajkot, Jaipur, Pune, Indore, Asansol, Agra, Amritsar, Bangalore, Jamshedpur and others. Ghaziabad and Faridabad are under growing in the shadow of Delhi mega city and form part of metropolitan core of the National Capital Region.

Jaipur is now a satellite town of the National Capital Region.

History of urbanization has witnessed that economic growth is imperative and a necessary condition for any settlement to sustain itself and grow. The Congress aims to discuss approaches, which promote high economic growth in urban settlements with express intent of making cities inclusive. If cities are for people, inclusiveness assumes an added importance. It is also a question of sustainability of cities not from an environmental perspective but also from a societal perspective whereby people live alongside one another as inclusive communities rather than divided collectives, suspicious of one another.

Hyderabad - Secunderabad, Hubli - Dharwad, Kalyan - Dombivali, Ujjain - Devas, Kolkata - Howrah, Erode - Bhavani, Pune - Pimpri - Chinchwad, Tirunelveli - Palayamkottai, Surat - Navsari, and Sangli - Miraj are some of the prominent examples of twin cities. Important issue pertaining to twin cities includes whether and how far they merge into each other to form an urban agglomeration generating economies of scale and scope for economic activities including businesses. Another important issue that Congress would like the delegates to discuss is: whether one city grows at the cost of the other and if so how such processes could be planned and regulated by planners for growth of both cities. Yet another aspect is whether twin cities present a regional planning problem, which should be planned at a regional level.

Movement of population to large metropolitan cities and other urban settlements from rural areas is perceived as a major planning problem, which requires planning interventions. This perception

is based on the understanding that large urban settlements are less likely to be properly planned and managed. To this end satellite towns are presented as one response to such perceived planning problem. However, the concept of satellite towns as a solution to a perceived planning problem has not been conclusively established yet. This Congress provides another opportunity for planners to discuss a long forgotten concept, which occasionally appears in metropolitan regional plans but no one hears about them after the plans get prepared. It is expected that delegates would make specific observations on the issue of relevance of the concept of satellite towns in the current context of Indian urbanization. Congress sees a connection between the two diverse formulations i.e. twin cities and satellite towns. Accordingly, the Congress would like to see that this relationship is debated from various points of views.

Government of India in 2014 budget has provided a sum of INR 7,060 crore to accomplish the vision of the Prime Minister to develop 100 smart cities as satellite towns of larger cities and to modernise the existing mid-sized cities. It is a positive initiative to tackle the problem of unplanned growth in and around large cities. This program is being followed with vigour by Government of India. Accordingly, this Congress will deliberate how far these 100 new towns could be visualized and planned as inclusive smart cities, the cities which serve citizens belonging to all economic classes and social identities. After all cities are for people rather than for the capital notwithstanding economic growth is imperative to living good life. However, only time will tell how far government is able to achieve the goal of inclusiveness. But what is certain is that location of 100 new towns requires rigorous regional planning work for locating these settlements prior to their actual planning and development. Earlier new towns were developed as one town at a location at a place at one time. If this momentous exercise is to be undertaken, more serious work pertaining to locational aspects is needed.

With reference to local sub-theme 'Transformation of Cities as Nuclei of Development'; Prof. Sachithandandan mentioned that the Congress sees the present urban scenario developing without much insight about how internal city structures have been functioning and transforming since the last six decades. We would like to know more during the course of the Congress: what is the nature of internal city structures in India. Are these structures work in ways which integrate or do they function as divisive elements among economic classes and other identities?

Everyone knows that one in every two persons in Tamilnadu lives in urban area. Government of Tamilnadu has prepared a "Vision Document

Tamilnadu 2023" in the year 2012 for identifying and removing bottlenecks in development and for prioritizing critical areas of development for achieving economic prosperity and employment generation with inclusive growth. As part of the strategy a strategic blueprint for development has been prepared, which is aimed at achieving consistent growth including and not limited to important areas for special attention such as universal access to housing, water and sanitation, energy, transportation, connectivity, healthcare and education. There is a thrust on skill development to create skilled workforce for a variety of livelihood opportunities. In the agriculture sector, the thrust is placed on technology based intelligent use of water for ensuring timely irrigation, refurbishing the existing canals and tanks, adopting appropriate crop pattern besides developing suitable post harvest infrastructure and timely marketing of agricultural produce. Strategic initiative includes transforming ten cities into world class cities that become nodes of growth across the state by upgrading infrastructure facilities. These centres will act as nuclei of innovation and send positive development waves in surrounding hinterlands. Development strategies include broadband connectivity to each village, high speed rail connectivity to cities, priority development of four development corridors, making Tamilnadu as health care destination besides tourism development of hill areas, beaches and heritage centres. For all these activities to take place a spatial planning framework has to be put in place. Accordingly, one full session would be devoted to discuss the theme "Transformation of cities as nuclei of development" so that experiences obtained here could be used in the entire country.

Inaugural Session of the Congress was chaired by Prof. Dr. A. N. Sachithandandan, President ITPI, in which the messages received from the dignitaries were read by Shri K. S. Akode, Vice-President ITPI, and welcome address was delivered by Prof. Najammuddin, Secretary General ITPI, and a vote of thanks was extended by Dr. S. Rajasekerapandian, ITPI Council Member from Tamilnadu and the Chief Planner, CMDA.

Guest of Honour Thiru S. P. Velumani, Honourable Minister for Local Administration, Government of Tamilnadu also inaugurated an exhibition organized on this occasion on the theme "High Growth Inclusive Urban Settlements", which provided an opportunity to various stakeholders to showcase their efforts and success stories.

Key speakers for the Plenary Session who made presentations included Dr. S. K. Kulshrestha, Prof. Dr. Ashok Kumar, and Shri K. K. Joadder. Plenary Session on "High Growth Inclusive Urban Settlements" was

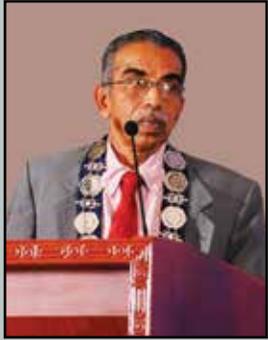


**Thiru S.P. Velumani,
Honourable Minister
for Local
Administration,
Government of
Tamilnadu,
addressing the
delegates**

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Prof. (Dr.) A.N. Sachithanandan, President, ITPI addressing the Delegates

chaired by Prof. A. N. Sachithandandan, President ITPI, and Thiru A. Karthik IAS, Member-Secretary, CMDA, was the Chief Guest on this occasion.

Thiru Karthik started his address with the words of a member of the European Commission, 'cities are places where both problems emerge and solutions are found'. These are fertile grounds for the development of science and technology, for culture and innovation, for individual and collective creativity, and for mitigating impacts of climate change. However, cities are also places where problems such as unemployment, social segregation, and poverty become evident.

With various opportunities and threats posed by a city, it is the only natural and logical choice to deliberate on high growth inclusive urban settlements. He asserted that 40 percent population of developing countries, and 54 percent that of the world's population lives in cities. It is expected to rise to 50 percent and 66 percent respectively by 2050. Tamilnadu has 50 percent of its population already living in cities. This means we have reached a level of urbanization of developing countries in 2011, which they will achieve in 2050. This is exactly the kind of challenge and threat we face coupled with the unlimited opportunities it is going to throw open to planners. United Nations' Department of Economic and Social Affairs reports that the largest urban growth will take place in 3 countries namely India, China and Nigeria. Of the 3 countries India is projected to contribute 404 million urban dwellers followed by China with 292 million and Nigeria with 212 million by 2050.

Urban settlements are desirable for economic growth in developing countries, as concentration of people and industries in cities, is the major stimulant to economic activities, and revitalization of social

and cultural reform. These desirable factors are not without their own set of problems. Without job creation and development of economic infrastructure, it would result in stagnation of the entire economic growth process and manifest negative aspects of urbanization. Urban areas in developing countries are expanding rapidly along with increasing migration. Unfortunately the speed of such population growth often overtakes urban infrastructure development, which results in creating disorderly residential districts in suburban areas with insufficient infrastructure, low quality housing and low-income households.

Affects of slow pace of infrastructure development has both visible and invisible results, while the visible affects like severe traffic congestion, floods during rains, garbage pile up, etc., are easier to tackle, it is the invisible problems which are harder to tackle like hindered sustainable urban development creating social problems including friction between ordinary city residents and slum citizens and also economic problems such as decline of industrial productivity and poor investment climate. Income gap is more severe in urban areas than in rural areas. It is very critical to ensure equal opportunities for all people rather than allowing a particular group to monopolize the wealth accumulated in cities and the access to better living conditions. Planners are required to take up planning of cities to overcome these challenges with spatial planning.

In developed or developing countries, large cities tend to be located in low lying or coastal areas. These areas are vulnerable to adverse affects of global climate change, and there is a growing concern about the likelihood of severe damage from natural disasters. People who are most likely to be affected by natural disasters are the poor who reside

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Plenary Session is in progress

in vulnerable residential environments. Thus, there is a need for disaster management that focuses not only on stable economic growth but also on social considerations. Need to mitigate affects of disaster in urban settlements by planning for a resilient city is in the hands of town planners.

Urbanization is not new to Tamilnadu. Even during the rule by the Chola, Pandiya and Pallava dynasties, importance was given for city planning, the heritage towns of Tanjavur, Madurai, Kancheepuram and Srirangam speaks volumes on the history of city planning by these dynasties. Tamilnadu evolving out of such rich experiences in city planning has envisaged a high growth trajectory in the 'Tamilnadu Vision document' to secure for all its people the benefits of rapid economic growth. To facilitate the high growth settlements, the Tamilnadu Vision 2023 places substantial emphasis on inclusive growth by canalizing considerable resources to the lowest income groups and ensuring that Tamilnadu becomes poverty free. Tamilnadu Vision 2023 resolves that by 2023 nobody in Tamilnadu will be left behind. Vision aims to create a slum free and hut free Tamilnadu by constructing 25 lakh affordable houses for the poor and achieve universal secondary education. State of Tamilnadu would be criss-crossed with high-speed, safe multi-lane highways and every district would have high quality roads before the end of 2023.

CMDA recognizing Chennai as a high growth urban settlement has prepared two master plans to absorb the high growth and has proposed suitable policies and strategies. The Second Master Plan, which came into force in 2008, has recognized the growth not only in Chennai Metropolitan Area but also in adjoining areas through suitable spatial strategies. It has emphasized the dispersal of population and decongestion measures. It has recommended development of satellite towns along an IT Corridor and Oragadam-Sriperumpudur Corridor. CMDA is at a crucial point of reviewing the Second Master Plan policies and strategies for making midterm corrections to effectively address the challenges of being a high growth urban settlement.

Good housing conditions are the key to making a city and its agglomeration attractive and liveable. However, in many cities, spatial segregation processes - as an effect of social polarization - make it increasingly difficult for people with low incomes and groups from marginalized communities to find decent housing at affordable prices.

Technical Workshop - I on 'Twin Cities and Satellite Towns' was chaired by Shri V. Satyanarayan, Past President, ITPI in which presentations were made by Shri Rajan Chattopadhyay, Prof. Sanjukta Bhaduri,

Shri Rajiv Malhotra and Shri S. Vishwanath. Shri S. D. Landge and Prof. P. Padmavathi were the Panelist.

Thiru Vikram Kapur, IAS, Commissioner, Corporation of Chennai was the Chief Guest and Dr. D. S. Meshram, President Emeritus, ITPI was the Chairman for Workshop - II on the theme "Inclusive Smart Towns".

In his address Thiru Vikram Kapur highlighted the fact that even though 30 percent of the total population of the country lives in urban areas, cities are areas of neglect and a hybrid of planned and unplanned growth. He contended that cities need to adhere to master plans and optimise their resources. He also noted that master plans need to be updated and upgraded as the boundaries of cities get extended and unplanned, haphazard and unintended growth takes place in peripheries, which are devoid of any infrastructure. He pointed out that Chennai City Corporation is working on New Plan for the development of Chennai city by taking into consideration 'Vision - 2013' Document of Government of Tamilnadu. The Plan will adopt the first NMT policy for Chennai giving primacy to pedestrians, cyclists and cycle tracks.

He further highlighted that world over reverse trends are visible to demolish capital incentive infrastructure like fancy flyovers. He was of the opinion that flyovers are not the solution to the problem of traffic congestion because they transfer congestion problem from one place to another junction. Through widening of roads we invite more traffic. We must place control over the increasing number of automobiles and not resort to widen roads at the cost of pedestrian paths and cycle tracks. He also touched upon the issue of inclusive development by involving the excluded people in planning and implementation processes.

With reference to smart cities, narrating six pillars of smart cities, he emphasised that there is a need for smart planning and enforcement of development plans. He was of the opinion that plan implementation and enforcement should go hand in hand. For the smart cities, there is a need for promoting smart institutions i.e. urban local bodies. He also suggested that we should avoid multiplicity of agencies and all stake-holder agencies need to be integrated under one umbrella agency. In addition, for the success of smart cities, smart delivery system needs to be encouraged along with capacity building of local bodies and planning agencies. He quoted the example of Chennai City Corporation, where there is not even a single planner while in London after the Mayor, the second most important person is the London Urban Planner.



**Thiru A. Karthik IAS,
Member-Secretary,
CMDA, addressing the
delegates**

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Thiru Vikram Kapur, IAS, Commissioner, Corporation of Chennai, addressing the delegates

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Another important component of smart cities is involvement of the private sector. With regards to financing he advocated finances through multiple sources including municipal bonds as Corporation of Chennai property tax remained stagnant. While INR 1,400 crores are being spent on infrastructure, Property Tax in Chennai is the lowest in the country. However, efforts are being made to make Chennai Corporation, savvy with smart technology at least in the area of solid waste management through smart phones. Bins are being cleared and monitored by use of smart phones. Data portal is being created and mapping of water logging is being monitored effectively. Similarly parking management solutions need to be found through smart technologies.

The sixth pillar for making the cities smart is the smart citizens. Public grievances should be addressed promptly. No Corporation alone can keep the city clean 24 x 7. So people are also required to keep their cities clean. However, Indians believe that it is their birth right to litter the roads and somebody else should clean rubbish for them. This mind set needs to be changed by impressing upon the citizens that it is their responsibility to keep their city clean. He, at the end of his address, stated that development is also about the social development whereby people become responsible citizens.

In this Workshop, presentations were made by Shri. M. D. Lele, Shri M. L. Chotani, Shri R. Srinivas, Shri A. K. Jain, and Shri Ummer Sahib. Shri N. K. Patel was the panelist for this session.

In his address Dr. D.S. Meshram stated that there appears to be some uncertainty about the definition, manner of selection, financing, administration and spatial planning of smart cities. What is a smart city? Are the smart cities new settlements or improvement of old ones? Are they islands of development serving

elite population and promoting gentrification? Should they not be inclusive? Does e-governance only make a city smart or should there be smart spatial planning as well? All these questions are required to be addressed in detail, he stated.

Workshop – III on 'Transformation of Cities as Nuclei of Development' was chaired by Dr. B. Mahendra, the Past Vice-President of ITPI in which presentations were made by Prof. N. Sridharan, Shri. B. C. Datta, Dr. S. Chithra and Ms. Shreya Gaddapalli. Prof. K. P. Subramaniam was the pane list.

The specific recommendations that emerged from the Plenary Session and the three Workshops are given below:

High Growth Inclusive Urban Settlements

In the Plenary Session the key speakers noted that there are several high growth urban settlements, and peri-urban areas around metropolitan cities which are experiencing high population growth as a result of the spread of development impulses from the mother cities. These settlements are evolving as clusters, corridors and twin cities. Fast growing settlements are not fully inclusive, and benefits of urban planning and development are generally being distributed unevenly among various sections of the society in cities. On the basis of presentations made by the key speakers, the Congress makes the following recommendations:

- A comprehensive urban and regional planning approach is needed to make fast growing cities inclusive so that they serve and provide good quality of life for all, particularly the urban poor, living below government specified poverty line.
- To make cities inclusive it is further recommended that the following policies should be promoted in urban planning and development:





Workshop - II is in Progress



Shri V. Satyanarayan,
Past President, ITPI,
addressing the delegates

- To encourage mixed land uses wherever possible within a city;
- To zone for informal commercial activities, and Micro Small and Medium Enterprises;
- To designate land for housing the urban poor through implementation of LAPs and layouts;
- To promote access to public mass transportation by making it affordable, convenient and integrated for all citizens but specifically for the urban poor;
- To implement stringent policies pertaining to the safety of all women, children and senior citizens;
- To make available access to drinking water, education and health facilities for all including the urban poor;
- To take a comprehensive view of 'sanitation' with a particular emphasis on making 'open defecation free cities' as also envisioned in the National Urban Sanitation Policy;
- To construct non-motorized transportation and pedestrian infrastructure.
- High growth inclusive cities must tackle problems of basic infrastructure such as sanitation, potable water, power, effective public transportation before integration of all these infrastructures through ICT and digital technologies as envisaged under the formulation of Smart City Scheme.
- Provision of high quality of basic education and health facilities should take top priority and provisions should be made accordingly. Each year as economic growth rate increases, to make cities inclusive, large and large shares of GDP should be allocated for basic health and basic education in order to make up a long lasting effect.
- High growth inclusive cities should be restructured to meet the challenges of increasing levels of urbanization and not only urban restructuring aimed at economic growth.
- High growth inclusive cities should be designed as an urban and regional planning policy, which is person - centric and even - handed. Ends to achieve are as important as means to achieve them. It is important to address - to what end the concept of high growth smart cities should be deployed. Equity and efficiency should be given equal priority while implementing the policy.

Twin Cities and Satellite Towns

The Workshop noted that strategies for the development of satellite towns and counter-magnets need to be energized. One size fits all approach cannot be applied to satellite towns and twin cities as each case has to be considered on the basis of functional requirements and level of interdependencies between settlements. In the light of this changing scenario, Workshop – I recommends:

- Alternative spatial decentralization policies need to be explored with a focus on state level urban development strategies by looking at regional level hierarchies of settlements along with exploration of possibilities of development along transit lines.
- There is a need to provide employment opportunities in satellite towns in the form of model industrial estates, IT parks, etc.
- Other than existing metropolitan cities, new growth potential of large cities should be ascertained as future magnet - cities and propulsive towns around these magnet cities should be conceived as potential satellite towns.

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Dr. D. S. Meshram,
President Emeritus,
ITPI, addressing the
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Dr. S. Chithra,
Chief Planner, CMDA
addressing the
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- Parameters for the selection of satellite cities should be based on intensity of functional linkages with the mother cities; existing and anticipated infrastructure especially - water and power; strategic location for rural access; existing social infrastructure, and low environmental impact.
- Twin cities, especially the existing ones, should be encouraged to function at par with their potentials for sharing stresses of extending services, facilitating balanced regional development, and planned urban growth.
- Planning interventions for development of both cities in the region by a regional planning and development authority exclusively working for that area is required so that twin cities could continue to function independently.
- High growth urban settlements are evolving as clusters, corridors and twin cities. This calls for a re - examination of the applicability of such evolving pattern in Regional Planning context.
- Location of existing or new smart cities should depend on considerations like state level urbanization, availability of adequate infertile land, water accessibility and multiplier effects the smart city can have in the surrounding region.
- There is need to clearly identify the nature of high growth smart cities with particularly diverse context of each state. Efforts should also be made clearly identify the functions of these cities which are to be performed.
- Smart Cities should not be seen in isolation but have to be integrated with existing district and metropolitan planning framework, which is also mandatory under the 74th Constitution Amendment Act.
- For success of the development of smart cities, there is a need to make planning processes smart through introduction of state of art digital planning, spatial data infrastructure and public participation. Time bound Plan preparation, transparent single window Plan approvals and innovative planning including land assembly, resource mobilization, infrastructure development and urban technologies need to be encouraged.
- As it takes huge investments and 50 to 60 years for a new city to develop, the Smart City Scheme should start with the transformation of existing and fast developing cities. The focus for the next five to ten years should be on brown field development, densification, infill development and transit oriented development. Alongside equal emphasis should be also placed on the fact that newly created built spaces are distributed in favour of the urban poor i.e. benefits of development must be shared among all citizens.

Inclusive Smart Towns

The Workshop noted that the latest initiatives of central government towards urban development, specifically launching 100 Smart Cities Scheme to equip selected cities with good infrastructure, sustainable transport, competitiveness, reliable utility services, health care, transparent processes, and efficient governance to provide good quality of life and investment friendly environment should be supported.

The Workshop also noted and fully endorsed recommendations of the Curtain Raiser Event prior to the 63rd National Town and Country Planners' Congress held on 29 December 2014 at New Delhi. Accordingly the Workshop recommends:



Workshop - III is in Progress

- Under the Smart City Scheme, smart cities should be selected based on size of population, geographical representation, visibility value, potential of development, availability of approved master plans, competitiveness, and connectivity as the focus areas.
- Smart Cities should address the Indian concerns of urbanization and should be spatially inclusive.
- High growth smart cities must tackle problems of basic infrastructure such as sanitation (particularly open defecation free cities), potable water, power, solid waste, effective public transportation before integration of all these infrastructures through ICT and digital technologies.
- Smartness of cities should be assessed through their contribution in terms of distribution of development and planning benefits to all citizen beginning with the urban poor.
- 'Swachh Bharat Scheme' should be embedded in the high growth inclusive cities and technology should be used to fully eradicate manual scavenging from all the cities and also the practice of open defecation.

Transformation of Cities as Nuclei of Development

The Workshop noted that cities are complex, and that complexity needs to be explored deeply to make planning decisions worth their while. Most urgent concerns are to propel city transformations to serve the interest of masses and to achieve sustainable spatial and economic development. In fact, the present urban development is generally focused on new areas without much attention given to internal city structures, their functioning and transformations.

The Workshop have also taken note of the "Vision Document – Tamilnadu 2023", which identifies major bottlenecks in development and prioritizing critical areas of development in the state for achieving economic prosperity and employment generation with inclusive growth. Taking all these issues into consideration, Workshop – III recommends:

- Transformation of cities and towns, a softer option than building altogether a new city, should be treated as an inseparable part of urbanization challenges.
- Traditional approach of master planning needs to be followed by further detailed plans at ward and local area levels in an inclusive, sustainable and participatory manner, so that transformations of cities take place smoothly.
- Infrastructure Investment Plans need to be embedded with Master Plans so that infrastructure is built in a planned manner.
- Institutional setup for execution of infrastructure facilities is required to be strengthened. Current multi - sectoral infrastructure agency set up, needs to be changed and replaced with a single agency responsible for planning and execution especially for metropolitan and large sized cities considering the challenges in the provision and upscaling of infrastructure.
- Transformation is inevitable and hence should be included in planning process.
- Planning students should be given, on the job training as part of internships for at least three months in municipalities and local agencies in order to gain first hand feel of local issues and problems.



**Dr. B. Mahendra,
Past Vice-President,
ITPI, addressing the
delegates**

**63rd National
Town and
Country
Planners'
Congress,
is in Progress**

Commonwealth Association of Planners

Secretary General of the Commonwealth Association of Planners, Mr. Clive Harridge through his message on 19th January 2015 informed that after discussions in the last year regarding exploring possibility of Institute of Town Planners, India joining the Commonwealth Association of Planners, there have been a number of changes in CAP. In particular Ms. Dyan Currie from Australia has been elected as new President of CAP in place of Ms. Christine Platt. He desired to continue previous discussions and explore further possibility of the ITPI joining the CAP. He further stated that as mentioned previously CAP would very much welcome the ITPI into CAP because the ITPI could make a major contribution to planning profession across the Commonwealth.

Accordingly, both Ms. Dyan Currie, President CAP and Mr. Clive Harridge, Secretary General, CAP would be visiting the ITPI on 14th March 2015 to discuss the matter further with the Council Members of the ITPI.



Institute of Town
Planners, India

Prof. V. N.
Prasad
National Best
Thesis Award
for Postgraduate
Students, 2014

Prof. V. N. Prasad National Best Thesis Award for Postgraduate Students, 2014



H.E. Governor of Tamilnadu Dr. K. Rossiah, distributing Prof. V. N. Prasad National Best Thesis Award

The Institute of Town Planners, India in 1991 instituted the National Best Thesis Award to inculcate a healthy competition amongst the young planners so that they can compete with overseas students. For this award one thesis each from each specialization from all Schools of Planning recognized by ITPI with highest marks is eligible to apply. Since 1996 the award has been dedicated to late Prof. V. N. Prasad, one of the founder members of the Institute and a pioneer in the field of urban and regional planning in the country. Recently, the Council of ITPI has decided to institute

three awards under the categories comprising first, second and third with cash prize of INR 30,000, INR 20,000 and INR 10,000 respectively and a Certification of Merit. Consolation Award for the fourth candidate comprises of a Certificate of Merit.

Nominees are required to make presentations personally before a Jury comprising of senior professionals and academicians for selecting the best entries in order of merit. The Jury for National Best Thesis Award for 2014 recommended the following entries in order of merit.

Position	Name of the Candidates	Thesis Title
First Prize	Sagar Setia CEPT University, Ahmedabad	Impact of Accessibility Benefits on Land Values: A Case of Bangalore Metro
Second Prize	Arathy Gopal College of Trivandrum	Prospects of Urban Compaction - A Case of Thiruvananthapuram City
Third Prize	Anila Smriti Surin Birla Institute of Technology, Mesra, Ranchi	Development Strategies of Tenancy Law Protected Land in Jharkhand: A Case Study Ranchi Urban Agglomeration
Consolation Prize	Syed Mohtashim Ali School of Planning Architecture, New Delhi	Implications of Plot Level Housing Redevelopment by Private Builders in Kolkata

The awards were distributed in the Valedictory Session of the 63rd National Town and Country Planners'

Congress held at Chennai on 10th January 2015 by His Excellency Governor of Tamilnadu, Dr. K. Rossiah

Extraordinary General Meeting of the ITPI

The Extraordinary General meeting of the ITPI was convened on 9 January 2015 at Chennai to discuss the Agenda as given below:

- To increase of membership fee for Associate Members to INR 5,000 for life, and for Fellow Members INR 10,000 for life.**

While discussing this Agenda Item, members were of the opinion that the increase in annual and life time subscription would facilitate members to get the maximum coverage of group insurance. After discussions and deliberations, the proposal of the ITPI Council given below was approved.

Associate Members:

- Annual subscription INR 500.
- Life time subscription INR 5,000.

Fellow Members:

- Annual subscription INR 1,000.
- Life time subscription INR 10,000.

2. To consider relaxing one year experience period for Masters Degree and two years

experience period for Bachelors degree holders for making them eligible for becoming Associate Members of the ITPI.

The issue was discussed and deliberated at length. However, no consensus could be achieved because majority of the members were of the opinion that no institute opens up its membership directly to the students as soon as they come out of the school. The Associate Membership of the ITPI allows the members to take professional practice in town and country planning. Therefore, they must gain some experience before they are awarded Associate Membership of the ITPI. Accordingly, it was decided to collect more information from other sister institutions who directly give the membership to fresh pass outs from Universities / Schools.

High Growth Inclusive Urban Settlements with focus on Smart Cities in India

Institute of Town Planners, India, organized the Curtain Raiser Event on the occasion of 63rd National Town and Country Planner. Congress on the Theme “High Growth Inclusive Urban Settlements with focus on Smart Cities in India”, having sub-themes on “Smart City: Concepts and Theories”, and (ii) “Smart City: Government Policies and Interventions” on 29th December 2014 at ITPI Auditorium, New Delhi.

Dr. D. S. Meshram, President Emeritus, ITPI, in his presidential address informed Shri Shankar Aggarwal, Secretary, Ministry of Urban Development, Government of India, consented to be the Chief Guest for this event, but could not make it because Honourable Prime Minister called an urgent meeting where Shri Shankar Aggarwal was required to be present. Therefore, Prof. Rao was requested to inaugurate the event. Dr. Meshram was happy to inform the participants and delegates that Prof. P.S.N. Rao is the first Town and Country Planner to hold the post of Chairman, Delhi Urban Arts Commission. With reference to the theme he mentioned that as the 63rd National Town and Country Planners’ Congress is scheduled to be held on 9th - 11th January 2015, at Chennai, the Council of the ITPI decided to organize the Curtain Raiser of the NTCP Congress at Delhi.

Prof. Dr. P.S.N. Rao, Chairman, Delhi Urban Arts Commission, who was Chief Guest Prof., in his Inaugural Address, briefly described the urban scenario in India with reference to the ‘smart cities’ initiative taken up by Government of India. He stated that according to the Ministry of Urban Development, Government of India, smart cities are cities which are characterized by three

main features viz. competitiveness, sustainability and quality of life. He stated that in order to achieve this, Government hopes to develop institutional, social, physical and economic infrastructure as the four pillars which would form the foundation for smart cities in the country. He then also added that the instruments that need to build these cities would be energy efficient technologies, smart grid, demand management, improved access, clean technologies, use of ICT, fibre optic networks, private sector, citizen participation and smart governance. He outlined the criteria for selection of 100 smart cities and stated that there are certain conditions which are prerequisite for smart cities such as the existence of a master plan for the city, digitized GIS based maps, online approvals, affordable tariff structures, open data platforms, decisions in the public domain, regulators for public utilities and PPPs and time bound clearances. He highlighted the need for innovative financing for making smart cities happen and stated that Government of India desires to promote various alternatives such as user charges, land value based taxation, capture of unencumbered cash reserves, external commercial borrowings, foreign direct investment, real estate investment trusts, pooled municipal debt obligation, infrastructure debt funds and so on. He emphasized that Government is keen on ‘governance by incentive’ and ‘institutional integration’ as two underlying principles on which development should hinge on. Prof. Rao also stated that while there are many challenges on the ground for this concept to take off, institutional capacity building is very important and emphasized that town planners would have a key role to play in the process of smart city making.

Curtain Raiser
Event on the
occasion of
63rd National
Town and
Country
Planner
Congress



Institute of Town
Planners, India

Curtain Raiser
Event on the
occasion of
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Prof. Dr. Ashok Kumar, and Dr. Sandeep Raut made presentations in this Curtain Raiser event after which details discussions took place among the delegates. The speakers also discussed the Concept Note on Smart City Scheme circulated by the Ministry of Urban Development, Government of India. During detailed discussions and deliberations by senior professional planners, academicians and researchers, it was noted that the Central Government has seriously embarked upon the task of developing 100 smart cities in the country on a top priority basis. After discussions and deliberations, the following recommendations were made:

Vision and Objectives of Smart City Scheme

There is a need to highlight the vision and objectives of the Smart City Scheme which may be as under:

Vision

The Smart City Scheme should strengthen the city planning process and development in order to ensure improved quality of life for all by improving city infrastructure, creating conducive environment of competitiveness, effective inclusive governance, and generation of employment through wider application of digital technologies in cities and towns.

Objectives

In order to achieve the above Vision, the objectives are:

- Facilitate time bound urban planning and development by extensive application of digital technologies such as ICT, GIS and Remote Sensing, and Sensor Grid should be used;
- Improve quality of life of all citizens and competitiveness of cities by ensuring efficient and effective delivery of services with a focus on smart transportation systems, smart grid technologies, public safety and security, smart health care solutions and smart learning solutions. The idea is to make cities attractive to the global investor and people in general;
- Promote the use of ICTs viz. broadband connectivity, Internet, smart personal devices, cloud computing and open data platform, backend integration of data, etc.;
- Promote effective e-urban governance and re-engineer the regulatory framework by using ICT;
- Involve citizen participation in decision making process thereby strengthening grassroots up approach with reference to community participation;
- Encourage and incentivise innovative financing systems for smart city development.

Identification of Smart Cities for the Scheme

- There may be the following three categories of smart cities:
 - Existing cities
 - Satellite cities located in the peri-urban areas of large and metropolitan cities; and
 - New cities in development corridors and green fields
- Criteria for identification of existing city for this Scheme
 - Size of population
 - Geographic representation
 - Tourist, cultural and historical importance
 - Potential for existing and future development
 - The existing cities should have master plan or development plan with detailed area and aspect wise plan.
- Criteria for identification of satellite city for the Scheme:
 - Satellite city for this Scheme should be based upon larger regional framework of an approved city, metropolitan region plan and district plan.
- Criteria for identification of a new city for the Scheme:
 - A new city for this Scheme should be part of a development corridor or special purpose area plan within the framework of regional plan.

Process of Identification of a Smart City for the Scheme

- The process of identification of cities under the Smart City Scheme should be contingent upon parameters and conditions as prescribed by Government of India in consultation with state governments based upon equity, competitiveness, connectivity, resource endowments, regional development impact, and development potential.
- Equity should be privileged over competitiveness when making smart city development choices
- Based upon the prescribed conditions, identification of cities should be the responsibility of state governments.

Components of the Smart City Scheme

There is a need to identify the various components of the Smart City Scheme. A suggestive list of components is outlined below:

- Preparation of development plans including
 - Master Plan

- Mobility Plan embedded in the context of a Master Plan
- Water Supply, Sanitation, and Solid Waste Disposal Plan in the context of Master Plan
- Environment Management Plan for the entire planning area embedded in the context of a Master Plan
- Digital urban information system
- Infrastructure
 - Water supply and sanitation with emphasis on eradication of open defecation and manual scavenging
 - Appropriate and innovative solid and liquid waste management
 - Integrated multi-modal, intelligent transport
 - Health care infrastructure
 - Broadband and Wi-Fi connectivity in public places
 - Renewable and new energy sources
 - Safety and security
 - IT-based skill development availability
- Environment
 - Air and water quality
 - Climate adaptation and mitigation
 - Public open spaces and playgrounds

- Conservation of water bodies
- Governance
 - Management Information system
 - E-governance and urban reforms
 - Strengthening of public participation for inclusive administration
 - Institutional re - engineering of planning and regulatory framework
 - Review and revision of planning and implementation laws, user - friendly development controls, building bye - laws, etc.
- Financing
 - Conventional, non-conventional and innovative financing mechanisms

Capacity Development

- Urban Local Bodies for spatial planning and development
- State Planning Departments for time bound planning and development
- All the three Schools of Planning and Architecture and the Institute of Town Planners, India should be roped in as nodal agencies for capacity building.

The vote of thanks was extended by Prof. Najmuddin, Secretary General of the ITPI.



Prof. P. S. N. Rao
Chairman Delhi Urban
Arts Commission



on the dais are Shri R. Srinivas, Prof. P. S. N. Rao, Chief Guest, Prof. Dr. Najamuddin, Secretary General, Prof. Ashok Kumar and Dr. D. S. Meshram, President Emeritus moderating the discussions

Continued from Page 16

completed his Ph. D. in Regional Planning within the record time.

The students from all planning schools and institutions which are recognized by the ITPI and are offering undergraduate planning education are eligible to participate in the process of winning this award. Nominees are required to make a presentation before the Jury comprising of senior professionals and academicians for selecting students in order of merit.

The Jury for the first Dr. D. S. Meshram National Best Thesis Award for 2014 recommended the name of Shri Kanad Pankaj from School of Planning and Architecture, Bhopal for his thesis titled 'Planning Smart Neighbourhoods: A Case Study of Bhopal'. The awards was distributed in the Valedictory Session of the 63rd National Town and Country Planners' Congress held at Chennai on 10th January 2015, by His Excellency, Governor of Tamilnadu, Dr. K. Rossiah.

Curtain Raiser
Event on the
occasion of
63rd National
Town and
Country
Planner
Congress



Institute of Town
Planners, India

Dr. D. S.
Meshram
National
Best Thesis
Award for
Undergraduate
Planning
Students - 2014

Dr. D. S. Meshram National Best Thesis Award for Undergraduate Planning Students - 2014



H.E. Governor of Tamilnadu Dr. K. Rossiah, distributing Dr. D. S. Meshram, National Best Thesis Award

As the undergraduate students could not compete for Prof. V. N. Prasad National Best Thesis Award, which was generally claimed by the postgraduate students, there was a demand from undergraduate students from various planning schools and other institutions to institute a separate award for undergraduate students. Accordingly, Council of the ITPI (2014-2015) decided to institute the National Award for Best Thesis for undergraduate students comprising of a certificate and cash prize of INR 30,000.

Taking into consideration the contribution of Dr. D. S. Meshram, President Emeritus, ITPI, in the field of Town and Country Planning Profession and Education specifically taking up the matter with the then Ministry of Education, Government of India for starting the undergraduate program in planning (B. Planning) throughout the country in the year 1988, he was also responsible for creating separate All India Board for Town and Country Planning Education by taking up the cause with the then Chairman of All India Council of Technical Education. He also held the post of the Chairman of newly created All India Board of Town and Country Planning Education of AICTE.

Dr. Meshram was also responsible for taking up the matter of starting four New Schools of Planning in the country, for which on the request of Director, MHRD; he drafted DPR and made presentation in Planning

Commission, Government of India. It is encouraging that the Ministry of Human Resource Development started two new Schools of Planning at Bhopal and Vijayawada.

Due to his initiatives the Associateship Examination of Institute of Town Planner, India being conducted by ITPI, since its inception in 1951, for the students who are not in position to attend regular classes in Schools / Universities as they are employed but desirous of updating and upgrading their knowledge and skills. However, the issue of its equivalency with postgraduation was raised by some quarters. Therefore, Dr. Meshram in order to resolve the issue for ever, entered in MoU with Karnataka State Open University to award postgraduate degree to such students on completion of Associateship Examination of ITPI.

In addition taking into consideration his initiatives for establishing Regional Chapters of the ITPI in almost all the state capitals and also encouraging members to procure land for their respective Regional Chapters and Centres, the Council unanimously decided that the title of this award should be named as 'Dr. D. S. Meshram National Best Thesis Award'.

His love and affection to words education has inspired him to do Ph. D. at age of 74 and accordingly he sought admission in Mysore University and

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