



# PLANNERS' NEWS LETTER

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Designed by:  
Dr. D. S. Meshram



Pune Centre Building, Maharashtra Regional Chapter (Mumbai), ITPI

## INAUGURATION OF PUNE CENTRE, BUILDING

Pune Centre Building, Maharashtra Regional Chapter (Mumbai), Institute of Town Planners', India was inaugurated by Prof. Dr. D. S. Meshram, President, Institute of Town Planners', India on 26th November 2016 at 11:00 Hrs. During the inauguration Shri N. K. Patel, Vice President, ITPI, Shri Pradeep Kapoor, Secretary General, ITPI and the team of devoted members from MRC (M) comprising Shri J. L. Bhopale, Convenor, Pune Centre, Shri Milind B. Patil, Chairman, MRC (M), Shri R. M. Mankar, Chairman, MRC (M) BC and Shri Bhushan Chaudhari, Secretary, MRC (M), were also present.

Dr. Meshram, in his inaugural address stated that during the construction of building he has visited the site and building at different stages in order to ensure that quality of construction is maintained and building is completed in the time bound manner. He specifically spoke about the pains taken by Shri Rajesh Phadke who devoted time for overseeing construction work. He also put on record the assistance provided by Shri K. S. Akode for

mobilizing resources for completion of building and Shri Avinash Patil for the procurement of land, and hard work of Shri Milind Patil, Shri J. L. Bhopale, Shri Rajesh Phadke and Shri P. G. Nale and Shri Bhushan Chaudhury.

On this occasion one day Technical Workshop was also organized by MRC (M) on the theme "Metropolitan Planning and Smart Cities", which was chaired by Dr. D. S. Meshram, President ITPI who highlighted that guidelines of Smart Cities Mission of Government of India acknowledges that cities are engines of economic growth of every nation including India. Nearly 31 percent of India's current population lives in urban areas and contributes 63 percent of GDP. With increasing urbanization urban areas are expected to house 40 percent of India's population and contribute 75 percent of GDP by 2030. This calls for comprehensive development of our cities, which calls for preparation of Comprehensive Development Plans for cities and





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Prof. Dr. D. S. Meshram, President ITPI is inaugurating the Pune Centre Building, Maharashtra Regional Chapter (Mumbai)

towns. He said that it would not be advisable to focus on only one aspect of development, for example, IT. If smart growth is to be achieved there is a need for smart planning, as well.

On the issue of metropolitan planning he recalled that under 73rd and 74th Constitution Amendment Acts where it is mandatory to create Metropolitan Development Committees (MPC) for all the metropolitan areas for the preparation of Metropolitan Development Plans. But in some of the state MPCs have not been created and in some of

the states where MPCs have been created by law, these are not made functional. Therefore, there is an urgent need to make MPCs and DPCs functional before it is too late.

In the Technical Session presentations were made by Shri S. P. Pendharkar, former Chief Planner, MMRDA; Shri A. R. Patharkar, former Director, Town Planning and Valuation, Maharashtra; Shri Rajesh Phadke, Chief Planner, GIFT, City. A vote of thanks was extended by Shri D. R. Bhade, Vice Chairman MRC (Mumbai).

## WORKSHOP ON 21st CENTURY SMART CITIES

Punjab Regional Chapter, Institute of Town Planners', India organized one day workshop on 3rd September 2016 at PRC building, Chandigarh on the theme "21 Century Smart Cities" focusing on "Conservation and Restoration of Heritage Sites and Buildings" beside "Bus Rapid Transit System (BRTS)"

Dr. D. S. Meshram, President, Institute of Town Planners' India and Former Chief Planner Town and Country Planning Organization, New Delhi was the Chief Guest in this workshop. In his inaugural address he mentioned that under the Smart Cities Mission one of the flagship program of Government of India a total number of 100 smart cities have been distributed among the states and UTs on the basis of equitable criteria by giving equal weightage (50:50) to urban population of the states and UTs and the number of statutory towns in each state and UT getting at least one town. Each aspiring city needs to compete for selection as a smart city through what is called the 'City Challenge', a two stages selection process.

Information provided by ULBs is evaluated by the State Mission and placed before the State Level High Powered Steering Committee (HPSC). Successful cities in the first round will be included in the short list. In stage 2 of the competition each potential 100 smart cities need to prepare their proposals containing model chosen i. e. retrofitting or redevelopment or greenfield development or mix thereof and also to include a pan-city dimension with smart solutions.

While, under the Heritage City Development and Augmentation Yojana (HRIDAY), another important program of Government of India, offers tremendous opportunity towards an integrated, inclusive and sustainable development of heritage cities and towns bringing together urban planning, economic growth and heritage conservation in an inclusive and integrated manner with focus on livelihood, skills, cleanliness, security and service delivery. Unlike Smart Cities Mission where city needs to compete for selection in the Mission, there is no such "City

Challenge” competition in HRIDAY. Twelve heritage cities namely, Ajmer, Amravati, Amritsar, Badami, Dwarka, Gaya, Kanchipuram, Mathura, Puri, Vellonkanni and Warangal have been identified by the Government of India under the HRIDAY for funding.

HRIDAY supports infrastructure projects which link heritage facilities with trunk infrastructure of a city. Implementation approach under HRIDAY will be program based rather than project based and accordingly, the scheme will not bind or impose conditions on proposed activities but is based on the need and demand of the city. In fact HRIDAY is more liberal as far as conditionalities are concerned than ‘Smart Cities Mission’. The duration of the HRIDAY is four years from December 2014. The major objectives of the HRIDAY are:

- Planning, development and implementation of heritage sensitive infrastructure;
- Service delivery and infrastructure provision in the core areas of historic city;
- Develop and document a heritage asset inventory of cities – natural cultural, living and built heritage as a basis for urban planning, growth, service provision and delivery;
- Establish and manage effective public private partnership for adaptive urban rehabilitation;
- Making cities informative with use of information and communication technology (ICT); and
- Increase accessibility i. e. physical access and intellectual access and GIS mapping of historical locations and tourist maps and routes.

The HRIDAY guidelines states that components to be covered under Scheme could be considered for funding directly or through support from other stakeholders including the private sector on the basis of requirements of each city. However, indicative list of the components given in the guidelines includes:

- Heritage Documentation and Mapping leading to Heritage Management Plan.
  - Listing of heritage assets of the city (Tangible and Intangible);
  - Profile of infrastructure services around heritage area;
  - GIS based mapping of cultural and natural heritage assets; and
  - Develop Heritage Management Plan.
- Heritage Revitalization linked to service provision
  - Revitalization of heritage / historic areas, ghats temples, etc.;

- Restoration / rehabilitation of heritage monuments and linking with services;
- Provision of basic services i. e. Sanitation, drinking water, etc.;
- Waste water management and treatment;
- Development of heritage walk, cultural events, fairs and festivals, etc.; and
- Improvement of roads, pathways, public transport, etc.
- City Information / Knowledge management and skill development
  - Local capacity strengthening for heritage management;
  - Development of website, information education communication and outreach material;



Prof. Dr. D. S. Meshram, President ITPI is inaugurating the Workshop

- Skill improvement of tour operators; and
- City maps and brochures, etc.

The keynote address was delivered by Shri J. S. Ghuman, former President ITPI. A vote of thanks was given by Shri Gurpreet Singh Chairman, PRC.

In the Technical Session “Conservation and Restoration of Heritage Sites and Buildings” Prof. Prafulla T. Jangbade, Dean Research (Conservation); Prof Jaydev Nansey (Consultant at Nansey and Associates, Nirmal Foundation and CRUTA Foundation; Prof. Debashish Nayak, Director, Centre for Heritage Management, Ahmadabad University; and Mrs Shikha Jain, Director, Preservation and Community Design in Dronah Foundation made the presentations. The second Technical Session was dedicated to BRTS (Bus Rapid Transit System) in which presentations were made by Shri Ashwani Sethi and Prof. Dr. Ashwani Luthra, Professor, Department of Planning, G.N.D.U., Amritsar, Punjab.





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## WORKSHOP ON “TRANSIT ORIENTED DEVELOPMENT: IMPLICATIONS AND CONSIDERATIONS”

Haryana Regional Chapter, Panchkula of the Institute of Town Planners' India organised one day Workshop on 19th November 2016 at Hotel Leela Ambience Island, Gurugram, Haryana on the theme “Transit Oriented Development: Implications and Considerations”. The Workshop was chaired by Prof. Dr. Sanjay Gupta, Head, Urban Planning, School of Planning and Architecture, New Delhi. In his presentation Prof. Sanjay Gupta, highlighted that urban transport is one of the most important

In the Workshop presentations were made by Shri R. Srinivas, Senior Town Planner, Town and Country Planning Organization, Ministry of Urban Development, Government of India; Shri P. S. Uttarwar, Additional Commissioner, DDA (Rtd.) and Shri Raj Vir Singh (Ex-Chief Town Planner, Haryana). The keynote address was delivered by Shri P. P. Singh, Senior Town Planner, HSIDC.

The Workshop noted that TOD creates a compact node of moderate to high density, mix of pedestrian friendly land uses accessible from transit stations, which prioritise walking and cycling as the primary modes for mobility and discourage use of private vehicles. After detail discussions, the following recommendations emerged:

- Transit Oriented Development (TOD) should be coupled with Transit Oriented Development and Design (TODD). Integration of all components of TOD through detailed design needs to be given priority otherwise it will not serve the desired objectives of TOD;
- While formulating TOD policies, it is important to note whether policies are for transit oriented development or for development oriented transit as both need different kind of framework and methodology;
- To make TOD successful, it is required to be integrated with land use planning and urban transport planning e. g. concentrate the highest density development around transit stations and disperse the less compact development further away from these transit stations;
- Fully integrated transit stations dovetailed with other transport modes would ensure good accessibility, and also interchange from MRT to auto, etc., which would be more comfortable and convenient to passengers;
- Provision of high density development in close proximity of mass transit station to support required ridership for transit facility should be encouraged;
- Concentration of mix land use be provided through urban structure and land use policies;
- Setbacks and opening front entries on the streets be minimized for safety considerations;
- The requirement of infrastructure within TOD should be met by providing common infrastructure to reduce the cost;



Workshop on TOD is in progress

component shaping urban development and living. Smart growth strategies such as Transit Oriented Development is extremely useful for Indian cities keeping in view the sprawl pattern of development being witnessed in our cities resulting in over dependence on personalised transport resulting in unsustainable mobility pattern culminating in externalities such as traffic congestion, air pollution, accidents, etc. In fact Transit Oriented Development (TOD) enables development that benefits from its proximity to a transit facility, which besides generating significant transit ridership also aims to combat traffic congestion and promotes creation of a network of well designed human scale focused around transit stations. He however pointed out that in order to effectively implement transit oriented development in our cities, there is a need to create TOD typologies, combine TOD with transportation demand management (TDM) measure and mainstream social development in TOD process. He further emphasised creation of a supportive institutional environment for leveraging TOD and vigorously pursue for sustainable finance mechanism for implementing TOD schemes.



- Provision of different strategies for each transit station be ensured as every station is having its own character which may vary from each other besides distribution or allocation of mix - land uses should be on the basis of characteristics of the area;
- To serve the purpose of TOD, it is required to provide better connectivity and walkability by providing safe and secure pedestrian environment;
- To supplement the policy, provision of Local Area Plan be dovetailed with comprehensive mobility plan around transit corridors;
- The TOD Policy proposes only lower level social infrastructure facilities, however, it would be advisable to provide higher order infrastructure as well;
- Affordability of housing need to be factored in the TOD policy for balance and harmonious development;
- There is need of formulating Guidelines and Rules for accommodation of the increased population due to increased density under TOD policy.
- Uniform FAR is not possible to achieve in entire influence zone of corridor as the policy is not restricted to only green field projects, because it also covers brown field development where the optimum use of FAR is not possible;
- In case of Haryana, the major components of TOD need to be further detailed out taking into consideration design, safety and security of the pedestrian and compact development, etc. These component need to be taken care of through proper design which will help in implementation of TOD policy;
- The implementation of TOD policy needs to be expedited, by framing TOD regulations on priority to ensure viable development of transit infrastructure by giving incentives to the real estate sector;
- The Haryana needs to consider its own regulatory framework under which licenses are issued to the private sector, unlike other states where development is more or less controlled by the government. TOD zones which are remunerative for both the government and the private sector only be encouraged;
- The policy adopted covers six corridors, however, plans of the selected metro corridors are required to be prepared before any proposal for development is approved; and
- Government of India is coming up with National TOD policy therefore, principles of this policy should be reconciled with Haryana TOD policy as well;

A vote of thanks was extended by Shri Nadeem Akhtar, Chairman, Haryana Regional Chapter.

## WORLD TOWN PLANNING DAY - 2016



Celebration of World Town Planning Day - 2016 is in progress

Delhi Regional Chapter, Institute of Town Planners', India celebrated World Town Planning Day on 8th November, 2016 at ITPI HQs, New Delhi. On this

occasion a Poster Competition of the students from various schools of Delhi was organized. The basic objectives of the Poster Competition was



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to familiarize the students about the towns where they are living and the importance of town planning so that they get attracted towards town planning discipline and join the stream of B. Planning / B. Tech. (Planning).

Most of the schools from Delhi were invited to send the 3 best entries from their school in the two categories:

#### **Category I: (6th to 8th Class):**

##### **Theme: "Indian Cities of the Future"**

All the three submissions in this category from each school to get a certificate of participation, and

#### **Category II: (9th to 10th Class):**

##### **Theme: "Sustainable Cities"**

All the three submissions in this category from each school to get a certificate of participation, and final three winners among all the schools, shortlisted by the Jury to get the first, second and third prize of Rs. 10,000/-; Rs. 8,000/-; and 6,000/-; respectively.

The Jury comprised of Shri S. B. Khodankar, Chairman, Delhi Regional Chapter, ITPI; Prof. Dr. N. Sridharan, Chairman, Educational Standing Committee, ITPI; and Prof. Dr. Meenakshi Dhote, Head, Department of Environmental Planning, School of Planning and Architecture, New Delhi. The Competition was held on 7th November, 2016 at ITPI Headquarters and Jury recommended following students for awards as shown against their name in order of merit.

#### **Category I:**

- **Chirag Vohra**, S/o Shri Mohan Lal, Class – VII from Kendriya Vidyalaya Keshav Puram, Delhi: Second Prize
- **Miss Charu Sagar**, D/o Shri Girish Kumar Sagar, Class – VIII from Kendriya Vidyalaya, AFS, Tughlakabad, Delhi: Third Prize

#### **Category II:**

- **Miss Rita**, D/o Shri Manoj Kumar, Class – IX from Kendriya Vidyalaya, AFS, Tughlakabad, Delhi: First Prize;
- **Miss Prashita Biswas**, D/o Dr. R. Biswas, Class – X from DPS, RK Puram, New Delhi: Second Prize; and
- **Shivam Shukla**, S/o Shri Puran Chand Shukla, Class – X from Kendriya Vidyalaya, AFS, Tughlakabad, Delhi: Third Prize.

The awards were distributed on the occasion of the World Town Planning on 8th November, 2016, organized by DRC, ITPI.



Jury is in Progress

final three winners among all the schools, short listed by the Jury to get the first, second and third prize of Rs. 7,000/-; Rs. 5,000/-; and Rs. 3,000/-; respectively.

## **TRANSFORMATION IN PLANNING PROFESSION**

Institute of Indian Interior Designer (IIID) Bhopal invited Prof. Dr. D. S. Meshram, President, Institute of Town Planners' India to deliver a talk on "Transformation in Planning Profession" on 10th September, 2016 at Bhopal, Architect Kamalroop Singh, Chairman, IIID Bhopal welcoming participants and dignitaries gave a brief introduction of Prof. Dr. D. S. Meshram, President, ITPI.

Dr. Meshram in his talk emphasized that the Institute of Town Planners' India was established in 1951 when six qualified professionals mostly educated abroad passed a resolution in 1949 to name the professional body as Indian Board of Town

Planners' and elected Mr. O. H. Koenigsberger, Director of Housing, Ministry of Health, Government of India, as the Chairman for conducting the business of the Board. The group worked for a fully organized professional institute, and discussed the "Memorandum, Articles of Association and Bye-Laws" for the establishment of a Planning Institute. The Indian Board of Town Planners' was renamed as the Institute of Town Planners' India (ITPI), which formally came into existence in July 1951 with 15 founding members, when Mr. C. Max Lock, the eminent British Planner and Architect inaugurated the establishment of the Institute in the





Prof. Dr. D. S. Meshram, President ITPI, Lighting the Ceremonial Lamp

distinguished presence of Shri N. V. Gadgil, Union Minister for Works and Housing, Government of India.

Shri Mohammad Fayazuddin, the first Chief Planner and Director of Town Planning, Government of Andhra Pradesh, had the honour of being the first President of the Institute, and held the chair for six years (1959 - 1965). The ITPI was instrumental in setting up the School of Planning and Architecture, New Delhi and was also responsible for preparing model Town and Country Planning Act in collaboration with Town and Country Planning Organization (TCPO) which was adopted by various States with modifications to suit their local conditions. Today ITPI has more than 5,000 qualified planners as members on their roles and the ITPI functions through 23 Regional Chapters located in mostly state capitals and four centres throughout the country. Most of the Regional Chapters of ITPI are fully equipped with computers, library and hostel facilities for members.

The ITPI also conducts Associateship Examinations for the candidates who are employed and are interested in upgrading their knowledge and skills but are not in a position to attend regular classes. Associateship Examination was recognized at par with postgraduate degree in planning by the then Ministry of Scientific Research and Cultural Affairs, Government of India in 1963 for superior posts in planning. The ITPI is also responsible for initiating action to start Bachelor of Planning program by taking up matter with the then Ministry of Education,

Government of India. In addition, the ITPI also prepared the DPR for starting four new Schools of Planning for Ministry for the Ministry of Human Resource Development and made presentations to the then Planning Commission, Government of India. MHRD has opened two new Schools of Planning and Architecture one at Bhopal and another at Vijayawada.

To ensure that the quality education is imparted by educational institutions, the ITPI accredited the schools, universities and NITs so that their students after completing education can be made eligible to become the Associate and Fellow members of the ITPI. It is encouraging to note that these institutions opt for accreditation by the ITPI voluntarily.

To ensure the discipline in the planning profession, the ITPI prescribes a "Code of Professional Conduct" for all professional planners because they are engaged in particular sphere of activity i.e. planning of the unified development of urban and rural communities and their environs, and of states, regions and the nation as expressed through determination of comprehensive arrangements of land uses, land occupancy and regulations. This also involves work in the associated fields of physical, social, economic and fiscal planning. The professional nature of their work requires the acceptance of principles of conduct in their relations with the public, fellow members of their profession, their clients, their assistants and students of the planning profession.



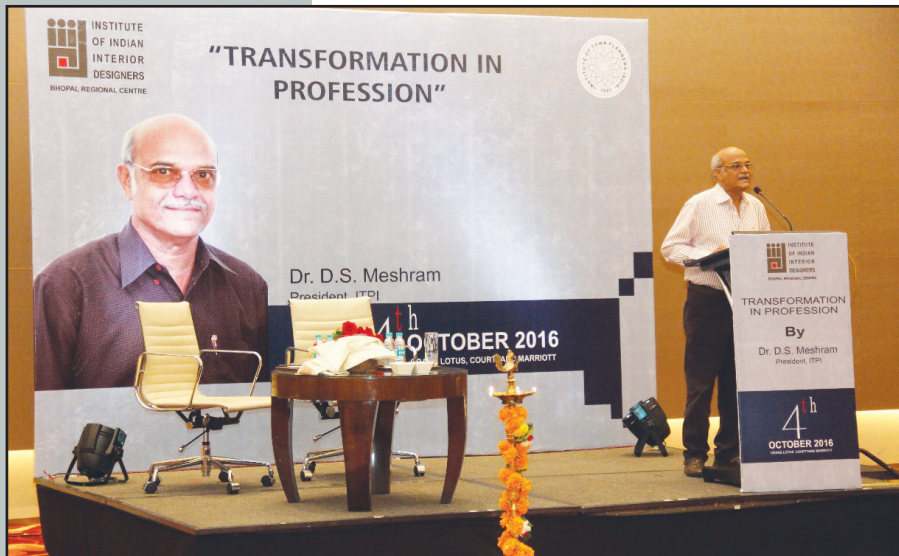
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Members and students of the Institute of Town Planners' India are governed by the constitution and byelaws of the Institute and subscribe to the code of professional conduct prescribed by the ITPI to which all members including students shall adhere, failing which the Council of the ITPI may judge a member or a student guilty of unprofessional conduct, and either reprimand, suspend or expel him or her from the ITPI. The members of ITPI undertakes to:

- Continuing study of planning problems and their solution and pledge himself to the exchange of his opinions and knowledge with others in the

previously employed remains unsatisfied. He will not investigate or criticize the works of another town planner for the same client without first giving the other an opportunity to explain his work. He will not advertise in self-laudatory language or in any other manner derogatory to the dignity of the profession.

- Not to take part in a town planning competition not approved by the Council of the Institute.
- Be mindful of the personal, financial and professional welfare of his employees. He will encourage them in study, advancement and achievement in the profession.
- Recognize a special obligation to students of planning and so far as is possible give them of his time and his knowledge to the end that the high mission of the profession may be safeguard for the future.



Prof. Dr. D. S. Meshram, President ITPI, delivering the talk

interest both of the profession and of the public.

- Towards other members of the profession in a spirit of fairness and consideration. He will not falsely or maliciously injure the professional reputation of another planner.
- Not to compete for prospective employment on the basis of the fee charged, nor by taking advantage of a salaried position. Having stated the proposed charge, he will not reduce the amount in order to offer a lower price than another of his profession.
- Follow the scale of charges for professional services recommended by the Institute of Town Planners', India, time to time and in case where the scale cannot be applied, he shall refer such a special case to the Institute and obtain their permission to charge on a basis other than the one prescribed by the Institute.
- Not to attempt to supplant another town planner, once he has knowledge that definite steps have not been taken towards the other's employment; nor will he knowingly accept an appointment while the just claim of another town planner

Dr. Meshram further mentioned that in addition to the "Code of Professional Conduct", the ITPI also prepared the document titled as "Conditions of Engagement of Professional Services and Scale of Professional Fees and Charges", which is being updated time to time taking into consideration price escalation. In fact urban and regional planning and development refers to a process that harnesses, in a planned manner, the spatial and economic potential of an area for the benefit of the people. Its scope ranges from a cluster of houses to the entire settlement and beyond to a region and even the nation as a whole. An urban and regional planner is professionally trained and has the knowledge, skills and competence to handle all spatial planning and development tasks.

In rendering professional services, an urban and regional planning and development consultant professionally assumes great responsibilities to the clients who could be an individual, a community, an agency, a corporate body, or a department of the central, state or local government. The job is highly technical requiring skills and sincerity in planning as well as public dealing. A consultant planner therefore, has to be a person with integrity, capacity, ability, dynamism and imagination. In addition to his professional obligations, a consultant planner has commitments to his employees, the Institute of Town Planners' India, and planning students. For effectively discharging his professional responsibilities attached to the job assigned to him, he has to coordinate his work with experts of other related professions. These are the factors that determine the value of professional services rendered to a client by a consultant planner. A client



on his part is required to make distinct decisions in regard to professional services to be rendered by a consultant planner. These include:

- Determination of the planning program which sets the type and quantity of work;
- Selection of right consultant which sets the quality of works; and
- Decision on the fee and cost of the work.

Keeping these in view, for mutual benefit of both the client and the consultant planner and to maintain the highest standards of practice and conduct, the Institute of Town Planners' India have prescribed the Conditions of Engagement and the Scale of Professional Fees and Charges in relation to the professional services to be rendered for use by all its Corporate Members of the ITPI, and clients.

Being young profession in India compared to architecture and engineering, planners are mostly employed in government departments. But today it is the age of specialization in every field, and town and country planning profession has emerged a separate and independent discipline and profession. It is quite clear that the profession of town and country planning has transformed during the passage of time since 1951.

For pursuing post-graduation in planning, the basic qualifications are bachelor's degree in planning or architecture or engineering (civil) or Master's degree in Geography, Economics or Sociology that is to say it is a team work, however, for preparation of a master plan only one person has to hold the pencil for which most competent person is planner because they are trained for this purpose.

Town and Country Planning Organization, technical arm of Ministry of Urban Development and Poverty Alleviation, Government of India has been instrumental in preparation of first ever comprehensive Master Plan for Delhi, which has been widely referred document in the country. Beside the Institute of Town Planners, India and Town and Country Planning Organization in early seventies prepared the "Model Regional and Town Planning and Development Law" in collaboration with ITPI which served as a basis for preparation of "State Town and Country Planning Acts" in various states which energized town and country planning profession. TCPO also coordinated the centrally assisted scheme of preparation of master plans for important towns and cities launched during Third Five Year Plan, which created the demand for professional planners. In order to meet shortage

of planners, Schools of Planning were established creating the demand for planning educationists and researchers. The various schemes of Government of India like Integrated Development Program (IUDP), Integrated Development of Small and Medium Towns (IDSMT); Mega Cities Program and Urban Mapping Scheme beside Environment Improvement of Urban Slums (EIUS), Urban Basic Service Program, etc.; has not only applied innovative techniques such as Urban and Regional Information System (URIS), Remote Sensing, Geographic Information System(GIS) and conducted training programs for the professional involved in implementation of these schemes. In addition, TCPO also documented urban research in India. These efforts increased the visibility of planners throughout the country which has further given boost to the planning profession.

TCPO has also initiated the Training of Trainers (ToT) Program including "Indian Indian Capsule Program" on Management of Urban Development, sponsored by University of Birmingham, UK under aegis of Ministry of Urban Development, Government of India which gave exposure of overseas planning practices to Indian planners. All these programs and schemes also contributed for the transformation of the planning profession in India.

After the Third Five Year Plan, master plans were prepared for a number of towns to serve as tool to guide the process of urban development and over the years, master planning approach has emerged as an important tool for urban planning system in the country. It has made, no doubt, a discernible impact in regulating and channelizing the development and growth of cities and towns. Without master plans, situation of our towns and cities would have been more chaotic. However, implementation and enforcement of master plans could not be geared up by the implementing agencies i.e. development authorities, municipal councils and corporations; and improvement trusts which resulted in proliferation of slums, blights and unauthorized construction. As such effectiveness of master plan approach was jeopardized, however it needs to be noted that the Master Plan is not responsible for chaos noticed on the ground but it is the implementation and enforcement which is lagging far far behind, crating all these problems.

It was increasingly being felt by various quarters to improve the efficiency of and implementation of master plans. Accordingly, Town and Country Planning Organization, Government of India organized a National Workshop on "Master Plan Approach: Its Efficacy and Alternatives" in February 1995 at Vigyan Bhawan under the aegis of Ministry



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Transformation in Planning Profession

of Urban Affairs and Employment. It is interesting to note that the Workshop conclusively recommended that there is no alternative to master plans in the Indian context except a better master plan which is more transparent, simple and dynamic.

As a follow up of the National Workshop, the Ministry of Urban Affairs and Employment, Government of India desired to re-examine urban planning and development process specifically in the context of making it more dynamic and participatory as well as reflecting the spirit of 74th Constitution Amendment Act and assigned the task of preparation of "Urban Development Plan Formulation and Implementation (UDPFI) Guidelines" to the Institute of Town Planners, India in 1995. The Guidelines made the following recommendations to prepare:

- A Perspective Plan - a long term (20-25 Years) providing goals, policies, strategies, etc.;
- A Development Plan - conceived within a framework of Perspective Plan is a medium term Plan (generally five years) co-terminus with 5 year Plans;
- An Annual Plan - conceived within the framework of Development Plan giving details of new and on-going projects to be implemented during respective financial year; and
- Projects and Schemes - are the detailed working layout.

The UDPFI Guidelines are by and large followed by various states, development authorities and local bodies which further gave strength to the preparation of development plans i. e. indirectly to the profession of planning. Town and Country Planning Organization in order to determine the adaptability of the provisions of UDPFI Guidelines prepared the Master Plan of Auroville Universal Township, demonstrating that these guidelines would hasten the process of

plan preparation and implementation in a more transparent manner and would help in meeting the dynamic growth of our towns and cities.

The 73rd and 74th Constitution Amendment Acts has made it mandatory to constitute District Planning Committees (DPCs) and Metropolitan Planning Committees (MPCs) for the preparation of development plans both for *gram* and *nagar panchayats* within their jurisdictions. Schedule Twelfth specifically assigns eighteen functions to urban local bodies i. e. (i) Urban Planning including town planning; (ii) Regulation of land use and construction of building; and (iii) Planning for economic and social development, which has further energized the process of preparation of Plans giving further boost to planning profession.

Further, the Ministry of Human Resource Development, Government of India constituted a committee of experts in Town Planning and Architecture for policy guidelines to energize Architecture and Town Planning education under the chairmanship of Prof. E. F. N. Ribeiro. The Committee observed that the growth curve of the country and advancing pace of urbanization will create high demand for architects and town planners. The committee estimated that by 2032, there will be requirement of 120,000 planners at undergraduate and 40,000 planners at postgraduate level.

While concluding his talk Dr. Meshram mentioned that towns are meant for the people, thus planners need to create a built environment for healthy living of people without compromising quality of life and also underlined that Interior Designers also play a vital role in shaping the environment inside the building because human beings spend almost 10 to 12 hours a day inside a habitat. However, let us not encroach on each other's field and respect other's profession also.

## INTEGRATED MASTER PLAN: HYDERABAD METROPOLITAN REGION

Hyderabad Metropolitan Development Authority in collaboration with Telangana Regional Chapter of ITPI, organized a Workshop on 22nd September 2016 at Marri Channa Reddy Human Resource Development Institute, Hyderabad on the theme "Integrated Master Plan for Hyderabad Metropolitan Region".

Prof. Dr. D. S. Meshram, President, ITPI in his address underlined that it is the Third Five Year Plan

which gave boost to the preparation of master plans in the country, when 100 percent central grant was released for the preparation of master plans for the fast growing towns and cities.

In fact 73rd and 74th Constitution Amendment Acts – 1992 mandates preparation of District Development Plan (DPC) and Metropolitan Development Plan (MPC) for all the districts and metropolitan areas. The MPCs created under the Act has been





Workshop is in progress

empowered to consolidate plans prepared by *Nagar Panchayats* and also *Gram Panchayats*. It is given to understand that HMDA Integrated Master Plan will comprise of five existing master plans. If that is so, it is advisable to include not only urban areas but also include peri-urban areas. Otherwise peri-urban areas will develop fast in a haphazard manner and once developed, it would not be possible to demolish them.

He further mentioned that generally in master plan provisions are made to revise or review the existing master plan every five year to meet the dynamic development of the towns because development of the towns is not static or not one time affair but it is a continuous process. Technology for plan preparation, implementation and enforcement is changing fast beside planning concepts are also changing fast. Quoting examples he stated that we have started from garden or green city concept followed by healthy city, safe city, sustainable city, inclusive city and now smart city in addition to compact city concept, which is also catching up fast. Earlier base maps of master plans were prepared with the help of inaccurate maps of *patwaris* and chain surveys, etc. But now latest technologies like aerial surveys, remote sensing, GIS and GPS technologies are available which help in expediting the preparation of base maps for master plan. These latest innovations and technologies are required to be adopted by planners, earlier the better. He further elaborated his views by underlining that earlier instrument for land

acquisition available was through the instrument of “eminent domain” which in the democratic setup is not auguring well with the people specifically the land owners due to less compensation to them than actual market value. But now other instrument like land pooling, land readjustment and TPS are being practiced successfully in Maharashtra and Gujarat. In addition TDR for widening of roads and Land Reservations for public utilities are being practiced in Mumbai successfully.

On the issue of mixed use he said that this concept is being practiced in some towns. However, he opined that in the mixed use concept there will always be demand for change from lower order use to higher order and not the reverse. It needs to be decided whether mixed use should be permitted in areas earmarked for public utilities like parks, playgrounds and open space, which are always a casualty during conversion to residential, commercial, and industrial use. He further lamented that in existing residential sectors or areas this concept needs to be allowed carefully otherwise it will aggravate parking problems, congestion of traffic in peak hours. Therefore, mixed land use should be allowed only on wider roads having sufficient road widths. At the end he volunteered to give all the technical assistance to HMDA as and when required.

Shri T. Chiranjeevulu, Metropolitan Commissioner, in his address explained the importance of integration



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of existing master plans, taking into consideration rapid urbanisation which is taking place in HMDA. HMDA, therefore, needs to prepare integrated master plans for metropolitan development areas taking into consideration the requirements of future generations. As per 1971 census Hyderabad city population was only 17.96 lakh. In 2041 it will reach 190 lakh. Hyderabad is known for the development of IT sector industries, knowledge based industries, health care institutions and educational institutions, etc. Earlier 49 percent people used public transport but today only 29 percent people are using public transport.

Estimated cost for improving urban infrastructure in the city as per present demand is 31.29 lakh crore. Therefore, HMDA needs to prepare a revised Master Plan for the entire development area with the assistance of the latest information technologies and also by taking into considering valid objections and suggestions received from the public on the existing master plans. In this regard, HMDA called all stakeholder departments from village level to national level to address the problems identified in the existing master plans. HMDA by adopting modern technology will prepare Integrated Master Plan on GIS platform so as to develop Hyderabad as a global city.

Shri Anand Babu, Chairman, Telengana Regional Chapter of the ITPI, in his welcome address suggested developing satellite towns around the city to reduce traffic congestion in the core area of the city. Not only preparation of master plan but also implementation of master plan in letter and spirit is equally important.

The Inaugural Session was followed by a Technical Session – I on “Challenges of Integration and Revision of Master Plans of Metropolitan Cities” in which presentations were made by Shri Rajeev Malhotra, former Chief Regional Planner and Adviser to National Capital Region, Planning Board. Dr. A. Paneerselvam, Executive Director LEA Associates and Shri Ranjan Chattopadhyay, Director General, Kolkata Metropolitan Development Authority, Kolkata.

While in the Technical Session – II on “Experiences and Approaches of Integration and Revision of Master Plans” the presentations were made by Shri Selvadurai, Chief Town Planner, Chennai Metropolitan Development Authority, Tamil Nadu; Shri Jacob Easow, Chairman, Kerala Regional Chapter, ITPI and Shri V. Ramudu, Director (Planning), CRDA, Amravati, Vijayawada, Andhra Pradesh. Shri Purushotham Reddy, Secretary, Telengana Regional Chapter, ITPI proposed a vote of thanks.

## ITPI COUNCIL 2016-2017



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ITPI Council 2016-2017





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ITPI Annual General Meeting - 2016

## ITPI ANNUAL GENERAL MEETING - 2016

The Annual General Meeting of the ITPI was held on 30th September 2016 at the ITPI, New Delhi, at 14.00 Hrs. 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. D. S. Meshram, President, ITPI took up the agenda items as enumerated in Article 20:

**Item No. 1: To receive, consider, and adopt the Balance Sheet and Auditors Report for the year ended on 31st March 2016 and the Report of the Council.**

### **Balance Sheet and Auditors Report:**

Pradeep Kapoor, Secretary General, ITPI gave the highlights of the Audited Statement of the Accounts for the year 2015-2016. The members present unanimously accepted the Audited Statement and Auditors Report for the year 2015-2016.

Proposed by: Shri P. K. Behera

Seconded by: Shri Arvind Kumar

**Report of the Council, ITPI for the year 2015 – 2016:**

Secretary General also read the Report of the Council for the year 2015-2016. The members present unanimously accepted the Report of ITPI Council for the year 2015-2016.

Proposed by: Shri B. C. Datta

Seconded by: Shri B. S. Kanawat

**Item No. 2: Election of the Members of the Council in place of Retiring Members - The Scrutinizers' Report on the Council Elections for the year 2016 - 2017:**

The Scrutinizers' Report of the ITPI Council Elections for the year 2016 - 2017 was presented by Shri Sunil Kumar Mehra, Scrutinizer and declared following members as elected for the Council for the year 2016-2017.

### **General Constituency**

Shrimali, S. K.  
Sachithanandan, A. N.  
Singh, Jagdish  
Najamuddin  
Patnaik, Sitansu Mohan  
Akode, Kamlakar S.  
Saini, S. D.  
Mishra, Ajay Kumar  
Mahendra B.  
Roy, Souvanic  
Patel, N. Kantilal  
Sathyanarayan, V.  
Rodge, Sujit Ashok

### **Special Constituency (Chairmen of Regional Chapters)**

1. Singh, Gurpreet
2. Babu, K. Anand
3. Khodankar, S. B.
4. Patil, Milind B.
5. Raghu, G. V.

Prof. Dr. D. S. Meshram, Shri Ranjan Chattopadhyay, Shri Pradeep Kapoor would be Ex-officio members of the Council being immediate Past President, Vice-President and Secretary General (as per Bye-Law No. 35).

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

The members decided to continue M/s Sarkar and Associates as Auditors for the year 2016 - 2017 on the same remuneration as approved in the AGM of 2015-2016.

Proposed by: Shri P. S. Uttarwar

Seconded by: Shri D. D. Bakdey

### **Sixty Fifth NTCP Congress**

Institute of Town Planners', India announces its 65th National Town and Country Planners Congress to be held during 6 – 8 January 2017 at Udaipur on the theme "Integrating Implementation of Development Plans", with focus on the sub-themes: (i) "Resource Mobilization"; (ii) "Spatial and Sectoral Integration" and (iii) "Restructuring Master Plans" (Local sub-Theme). The Congress is being sponsored by the Urban Development and Housing Department, Government of Rajasthan.

Members are requested to send the paper 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 25th December 2016.



## CHAIRMEN AND SECRETARIES OF COMMITTEES (2016 – 2017)

Name of Committee	Chairmen	Co-Chairmen	Secretary
Educational Standing Committee	Prof. Dr. N. Sridharan	Prof. Dr. Alka Bharat	Prof. Dr. R. Biswas
Professional Standing Committee	Shri M. S. Khan	Shri S. D. Landge	Shri Subhash Sharma
Library Committee	Shri Rajinder Sharma	Prof. Alok Ranjan	Prof. Dr. Vijay Kapse
Regional Chapter Building Committee	Shri B. S. Kanawat	Shri Ashok A. Waghaye	Shri Jibesh Paul
Technical Committee	Shri A. R. Patharkar	Prof. Shivanand Swami	Shri Pradeep Kapoor
Head Quarter Building Committee	Shri Vinod Sakle	Shri Naveen Bhatnagar	Shri Amit Kumar
Information Technology Committee	Shri S. S. Chauhan	Shri Sunil K. Mehra	Dr. Sandeep K. Raut
Town Planning Examination Board	Prof. Dr. D. S. Meshram	---	Prof. Dr. Mayank Mathur
Editorial Board	Shri N. K. Patel	---	Prof. Dr. Ashok Kumar
Evaluation Committee	Shri S. S. Mathur	Shri R. Srinivas	Dr. Raj Kumar Udyan
Executive Committee	Prof. Dr. D. S. Meshram	Shri N. K. Patel	Shri Pradeep Kapoor

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He was Member board of studies North Gujarat University, Patan; member Board of Studies Nirma University, Ahmedabad; member Board of Studies National Ananth University, Ahmedabad; member Board of Studies Arvindbhai Patel Institute, S. P. University Vidhyanagar.

### Secretary General: Pradeep Kapoor

Shri Pradeep Kapoor, elected as Secretary General for 2016 – 2017, 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; Policy for Transferable Development Rights - 2015 in Rajasthan during his tenure in Urban Development and Housing Department, Government of Rajasthan. Shri Pradeep Kapoor was nominated as member in 2010 to represent the State Government in Euro-India Mission to Belgium, France and Germany.

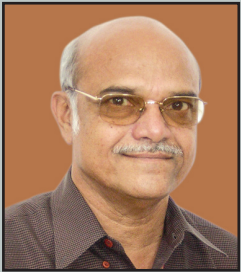
Recently he has prepared Affordable Housing Policy of Government of Rajasthan and played an important role in organising various seminars and interactive sessions on urban development policy of the State Government.

Shri Kapoor is also a member of the All India Board of Town and Country Planning Education of AICTE from 2013 to 2016. Shri Kapoor was designated as State Nodal Officer for "Housing for All"

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



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**Prof. Dr. D. S. Meshram**  
President, ITPI



**N. K. Patel**  
Vice President, ITPI



**Pradeep Kapoor**  
Secretary General, ITPI

## ELECTED OFFICE BEARERS OF ITPI COUNCIL (2016-2017)

### President: Prof. Dr. D. S. Meshram

Prof. Dr. D. S. Meshram has been elected as President, ITPI for 2016 - 2017. 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 T.C.P.O. 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 Amendment Acts. After his retirement from the TCPO as Chief Planner; Government of Uttarakhand appointed him as Advisor, Urban Development.

Prof. Dr. 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, Government of India 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 of ITPI. He initiated the idea of organizing Annual Zonal Conferences of ITPI on the themes of regional interests for better interaction among the members of Regional Chapters at zonal level. He ensured that such conferences are held in different zones of the country, regularly. It is due to his untiring efforts that a separate All India Board of Town and Country Planning was created by the All India Council of Technical Education, Ministry of Human Resource Development, Government of India.

Prof. Dr. Meshram was also instrumental in taking up the issue of starting undergraduate planning course with the then Ministry of Education, Government

of India and also with the 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; and L. L. B. from the Punjab University, Chandigarh. He completed his Ph. D. from the Institute of Development Studies, University of Mysore, at the age of 72. He was also appointed as Professor on Devraj Urs, Chair by the University of Mysore, Karnataka.

### Vice President: N. K. Patel

Shri Narendra Kantilal Patel, born 15th March 1955 completed his Bachelor's Degree in Civil Engineering from Gujarat University, Ahmedabad in 1977 and Post Graduate Diploma in Urban and Regional Planning in 1993 from Centre for Environmental Planning and Technology, Ahmedabad. He started his career as Assistant Town Planner at Ahmedabad Urban Development Authority in 1984. He became Associate Member of Institute of Town Planners', India in 1993. He was President of Gujarat Institute of Civil Engineering and Architecture during 2003-2006 and Chairman of Gujarat Regional Chapter of ITPI for the year 2002 - 2004 and for the year 2014-2015.

He has been elected as Vice - President, of Institute of Town Planners', India for the year 2016 - 2017.

He was Director, Real Estate Study and Management Academy (RESMA) a no profit venture for imparting technical education in the field of Real Estate and Real Estate Resource Centre and was actively associated with this non - governmental organization working for educational and social services.

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