



# PLANNER'S NEWS LETTER

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Lighting of the Ceremonial Lamp during Inaugural Session of 64th NTCP Congress by Honourable Dr. Raman Singh, Chief Minister of Chhattisgarh

## 64th National Town and Country Planner's Congress "Planning and Development of Peripheral Areas"

The Sixty Fourth National Town and Country Planner's Congress was organized from 8 to 10 January 2016 at Raipur to discuss the main theme: 'Planning and Development of Peripheral Areas' with sub-themes on 'Greenfield Development'; 'Land, and Development Promotion Rules' and 'Transit Oriented Development' (Local Sub-Theme). The Congress was sponsored by Ministry of Urban Development, Government of India and Government of Chhattisgarh. The Congress was co-sponsored by Delhi Development Authority, Delhi; Urban Development and Housing Department, Government of Rajasthan; Housing and Environment Department, Government of Chhattisgarh; Urban Development and Administration Department, Government of Chhattisgarh; Chhattisgarh Housing Board, Raipur; Naya Raipur Development Authority (NRDA), Naya Raipur; Raipur Development Authority (RDA),

Raipur; State Urban Development Authority (SUDA), Naya Raipur; and supported by Maharashtra Industrial Development Corporation, (MIDC); City and Industrial Development Corporation, (CIDCO) Maharashtra; CREDAI Chhattisgarh, Raipur; Associated Cement Corporation (ACC), Bhilai; CREDAI Bhiwadi-Nimrana, Rajasthan.

While inaugurating the Congress Dr. Raman Singh, Honourable Chief Minister of Chhattisgarh, underlined the fact that ever increasing population is exerting great pressure on urban areas of the country, and there is a lack of basic amenities and services like potable water, sanitation, drainage, solid waste disposal, and other social infrastructure. He therefore highlighted the need to develop villages in the proximity of urban centres by providing basic amenities, facilities and services at par with





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**Honourable  
Dr. Raman Singh,  
Chief Minister  
of Chhattisgarh  
addressing the  
delegates**

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urban areas so that people living in these villages are not tempted to migrate to urban areas. He also mentioned that it is not easy for planners to redesign and re-plan cities and towns once population settles. So it would be appropriate to take precautions in advance planning and then settling the population.

When the state of Chhattisgarh came into existence in 2000, Raipur became the capital of the state. However, as the old Raipur was congested to avoid further overcrowding, Government of Chhattisgarh decided to develop Naya Raipur in a planned and orderly manner adjacent to old Raipur so that heart beats of Raipur could be heard in Naya Raipur. He also mentioned that efforts are being made to develop old Raipur as well and townships like Kamal Vihar are being developed in a planned manner. With reference to Naya Raipur, Honourable Chief Minister observed that Naya Raipur has been designed as a modern but green and smart city focusing on eco-friendly concepts offering modern conveniences to the citizens and visitors. He also pointed out that Naya Raipur and Kamal Vihar are the examples of ideal town planning projects being developed in the state. That is to say proactive measures are being taken to provide basic infrastructure first and settle population later so as to avoid all problems which crop up once population settles. He also mentioned that Chhattisgarh state tops the per head consumption of electricity i.e. 16,000 units. Besides, the per capita income has also risen from ₹ 16,000 to ₹ 70,000 in the state, where hardly 2 percent of the population of the country resides.

On this occasion Hon'ble Minister Shri Rajesh Munat, Minister for PWD, Housing and Environment, Transport, Government of Chhattisgarh was also present along with Shri Aman Kumar Singh, Principal Secretary to Chief Minister, Energy, Electronics and Information Technology, Government of Chhattisgarh and Shri P. Joy Oommen, former Chief Secretary, Government of Chhattisgarh.

Prof. Dr. D. S. Meshram, in his presidential address stated that peripheral area is a physically defined space around a city, generally outside its municipal boundary, characterized by a blend of urban and rural functions. It is a dynamic area under transformation from rural to urban functions. This dynamism can be supported by the fact that during the last decade the number of census towns mostly located in the periphery of cities has increased from 1,362 in 2001 to 3,894 in the 2011 registering an increase of 186 percent. According to the World Bank Report on Urbanization in South Asia (2015), metro-cities like Mumbai, Delhi, Chennai, Bengaluru, Kolkata, Hyderabad and Ahmedabad have lost manufacturing jobs by 16 percent during

1998-2005. However, their immediate peripheries have registered job growth of almost 12 percent during the same period.

In fact urbanization in India has made a distinctive and unique turn after its economy and society got globalized in the early 1990's. Relaxed land development policies in some of the states during 1980's propelled other states to relax their land and development policies leading to greater private sector participation in the production and redevelopment of built environment. Thus, colonization of the city peripheries by the private sector began in earnest in early 1980's replacing the earlier new town policies of the government. These transformations got further entrenched with private sector building entire new townships. Both geographical extent and nature of residents occupying these cities have changed from workers and middle classes to high income groups and the elite. Colonization of Indian peripheries has also permanently occupied large swathes of productive agriculture land.

Large industries, SEZs, education and research institutions, recreational complexes, and such other activity centres, requiring large tract of land find peripheral areas attractive for their location. It is also an area of contradictions where slums and green field development are seen side by side. However, changes in the peripheral areas generally occur in a haphazard manner with inadequate provision of roads, transportation, safe drinking water, sanitation and access to education and healthcare facilities.

There are several issues and concerns in peripheral areas that need attention of spatial planners and other decision makers. These include lack of total absence of spatial planning and development control, lack of governance, loss of occupation and social hardship, and deterioration of environment. Peripheral areas, being outside municipal limits or planning areas do not come under planning regimes. The capacity of the village *panchayats* and *nagar panchayats* to plan, govern and cope with this transformation is very poor. There is a lack of administrative procedures, regulations, and guidelines that promote planned development. A regional planning approach, TOD based planning, and development promotion rules are needed for orderly and planned development in such areas. Transformation of periphery also results in acquisition of land and change in occupation of farmers. It brings prosperity and improves quality of life of those people who are able to cope with this change and it results in misery and poverty to those who are unable to cope with this situation. Social unrest is seen in such areas as the transformation does not normally displace most of the rural population that continues to live in the abadi area.



Souvenir being released by Honourable Dr. Raman Singh, Chief Minister of Chhattisgarh

Greenfield development is a development that is undertaken on an undeveloped piece of land. This sort of development becomes a major cause for sub-urbanization in the long run engulfing productive and unproductive lands beyond municipal limits. One of the major problems with greenfield development is that it is not sustainable in the long run. Greenfield developments take work places and entertainment places away from homes particularly affecting the poor and lower middle class citizens. In opposition to greenfield development, brown field development is highly sustainable, if adequately redeveloped.

We are living in an age of neo-liberal governance whereby rules and regulations must be framed in such a way that state facilitate private sector participation in development and redevelopment. Be it residential or industrial development, the state must create conducive environment for the private sector. Development controls must be replaced with development promotion rules. However, this kind of change largely conceals the purposes of enablement. Who is likely to benefit from enablement and development promotion rules and who are going to lose out due to such rules? If these questions are also addressed along with the benefits of economic growth and job creation, fuller analysis of neo-liberal processes could be mined.

One way of creating conducive environment for the private sector interventions in industrial and other forms of developments is that land acquisition statutes and processes should be made business friendly. This means questions of land pricing, compensation to farmers and workers, resettlement of affected population, participation of land owners in deciding whether they intend selling land, etc; should be settled in favour of the poor as well as the private sector. Existing land acquisition act, the LARR has been largely criticized for its long drawn acquisition process.

Transit-oriented development seeks to maximize access to mass transit and non-motorized transportation with centrally located rail or bus stations surrounded by relatively high density commercial and residential development. Emphasis on transit oriented development implies that planning agencies should also focus on sustainable development codes. Delhi Metro lines could be fit candidates for transit oriented development if compact development is organized along these rail lines with non-motorized facilities being provided for people to access this public transport system. Here the primary idea is to exploit accessibility to the maximum extent without causing risk to physical environment. Transit oriented development could be used as credible solution to old city redevelopment as well as new compact developments.

On this occasion a colourful Souvenir was also published by the ITPI containing messages received from the dignitaries along with few lead articles. This was released by the Honourable Chief Minister of Chhattisgarh. In addition a book titled as 'National Conferences of ITPI: Conclusions and Recommendations over the Sixty Years' compiled and edited by Prof. Dr. D. S. Meshram, President ITPI, was also released by the Honourable Chief Minister. The book comprises of proceedings and recommendations of National Town and Country Planner's Conferences since inception of ITPI in 1951. The compilation also includes addresses delivered by Chief Guests who happen to be Honourable Prime Minister; Deputy Prime Minister; Chief Minister of States; Governors and Urban Development Ministers.

The Plenary Session on the main theme of 'Planning and Development of Peripheral Areas' was chaired by Prof. Dr. D. S. Meshram, President ITPI. Shri P. Joy Oommen, former Chief Secretary, Government of Chhattisgarh was the Chief Guest.

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**Shri Joy Oommen**  
Former Chief Secretary,  
Chhattisgarh  
addressing the  
delegates

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Honourable Dr. Raman Singh, Chief Minister of Chhattisgarh inaugurating the Exhibition

While Shri Siddhartha Komal Singh Pardeshi, IAS Commissioner cum Director Town and Country Planning, Government of Chhattisgarh was the Guest of Honour. In this session presentations were made by three Key Speakers, namely, Prof. Dr. Ashok Kumar, Professor of Physical Planning, School of Planning and Architecture, New Delhi; Dr. S. K. Kulshrestha, Founder Editor of Spatio-Economic and Development Record, and Shri K. K. Joadder, Chief Planner, Ministry of Urban Development, Government of India. Dr. Sandeep Kumar Raut and Shri Abhir Bandopadhyay were the rapporteurs. Prof. Dr. Ashok Kumar presented evidence to the effect that city peripheries are becoming new centres of economic endeavours, and also places of residence, consumption, and entertainment arenas. Dr. S. K. Kulshrestha strongly advocated the need of regional planning for the protection and planning of peripheries. Shri K. K. Joadder presented an overview of peripheral development in India.

Shri P. Joy Oommen in his address stated that although unplanned growth of peripheral areas of larger cities has been frequently talked about by many including policy makers, local bodies, development authorities, planners or the people at large living in these areas, there has been minimal progress in addressing this problem in a coherent manner. The enormity of flooding in Chennai and its peripheries has served another sombre warning to us about the looming crisis facing our cities and their peripheries. Whether it is flooding, frightening levels of pollution, deadening traffic grid locks or explosive levels desperation of not just the poor but lower middle class and middle class, they are finding difficult to find a roof over their heads.

Some reflection will no doubt make it clear to us that the first problem is one of an ever shrinking space for spatial planning in the country. Plans are being made for the entire districts in Kerala, but no one seems to own them once they are prepared and published. So they remain at best beautiful documents. In every new census report, there is an identification of urban agglomerations and census towns and there have been some discussion too on the unbridled growth of peripheral areas of some of the cities and towns. However, no one seems to know how the problem can be addressed effectively since the peripheral areas come under the fiefdoms of local self-governments (LSGs) protected under articles 73rd and 74th of the Constitution. Another aspect is the perception problem faced by town and country planning departments in the states. Currently as we know they are looked upon as regulatory departments. A vast majority of our citizens do not associate themselves with these departments. While our planners think that they are making development plans, the public and even those in other arms of government think that another set of regulations are being brought out by planning departments. Planning in our country is generally understood as financial planning—a problem of raising resources or revenues and spending them thereafter. Spatial dimension of any kind of growth and its consequences on current as well as future well-being of the citizens are not understood by even those in the highest levels of government. Discussions of town planning get restricted to technical journals and hardly anything of substance appears in the popular media to sensitize either authorities or the public about the possibilities for wholesome and sustainable development through better planning of our habitats.



The preoccupation of town and country planning departments with approval of individual buildings or layouts has to end and be replaced by a continuous engagement with preparation and enforcement of development plans for all regions and individual settlements. They should also devote their time and energy to framing, amending or updating policies, laws, rules, regulations and guidelines for sustainable and inclusive growth of human settlements. While all individual plan approvals and clearances should be left to the LSGs, the planning departments should get entrusted with the function of conducting planning audits i.e. the scrutiny of approvals and clearances given by local bodies. Such audit reports should be tabled in legislative assemblies of every state. Separate Spatial Planning Audit committees of legislatures should be formed which should discuss reports and direct state departments and the local bodies to take corrective actions wherever needed. This would probably call for new legislations, a model of which could be prepared by the Institute of Town Planners and presented to the Union Government.

Shortage of planners and difficulty in attracting talent to planning of settlements is indeed another major challenge. Persuading our Local Self Governments to recruit and retain town planners is another. Quite often they have the alibi that there are not enough planners around. How to make spatial planning, urban planning and regional planning attractive to students should engage our attention. Making such courses truly inter-disciplinary and getting students from the social sciences stream ought to receive our serious attention. Changes in recruitment rules of the departments as well as the LSGs may also need to be changed.

When the state of Chhattisgarh was formed we faced an acute shortage of planning professionals. We did not have enough officers even to manage our zonal level offices of the town and country

planning department let alone district level offices. We realised that we have to out source talent and experience from elsewhere. While a special team consisting of experienced planners from the School of Planning and Architecture, New Delhi, retired planners of Delhi Development Authority as well as other eminent city planners constituted our team, the Consulting Engineering Services, New Delhi prepared the Development Plan of Naya Raipur. We also entered into an agreement with CIDCO to scrutinize and proof read the plans. The CIDCO team in fact worked like our in-house team. We used CIDCO's services to prepare plans for some of our other planning areas too.

The many dilemmas faced by our spatial planners whether professionals like you or amateur practitioners like me need to find a collective voice. The larger role played by the planners in making our habitats safe, liveable, harmonious and may be pleasurable, need to find its rightful place in the minds and hearts of the people and the governments at different levels. Let us resolve to work towards this goal while all the time upgrading our own professional competencies and work practices, he mentioned.

**Workshop – I** on the theme 'Green Field Development' was chaired by Shri A.R. Patharkar, former Director, Town Planning and Valuation Department, Government of Maharashtra and former President ITPI. In this session Sanjay Shukla, IFS, Secretary, Department of Housing and Environment, Government of Chhattisgarh was the Chief Guest. Presentations were made by Shri D. V. Sekdhar, Consultant, NRDA, Chhattisgarh; Dr. Chithra Sampath, Chief Town Planner, CMDA, Chennai; Shri Ranjan Chattopadhyay, D. G., KMDA, West Bengal; Shri M. L. Chotani, former Director, AMDA, New Delhi; and Shri Sanjeev Vidyarthi Prof. Urban Planning and Policy, University of Illinois, Chicago. Dr. Vijay S. Kapse and Shri Rohit Khandelwal were the rapporteurs.



**Siddhartha Komal Singh Pardeshi, IAS**  
**Commissioner cum Director Town and Country Planning, Government of Chhattisgarh**  
**addressing the Delegates**

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Plenary Session is in progress





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**Shri Sanjay Shukla**  
Secretary Housing  
and Environment,  
Government of  
Chhattisgarh  
addressing the  
delegates

**The Workshop – II** on the theme 'Land and Development Promotion Rules' was chaired by Shri V. Sathyanarayan, former Director, Town Planning, Government of Andhra Pradesh and former President ITPI. The presentations were made by Shri A. R. Patharkar, former Director, Town Planning and Valuation Department, Government of Maharashtra; Shri Vinod Sakle, former Additional Commissioner, DDA; Shri B. C. Datta, former Chief Regional Planner, NCRPB; and Shri R. Srinivas, Senior Town Planner, TCPO, Ministry of Urban Development, Government of India. Dr. R. K. Uddyan and Shri K. P. Bajpai were the rapporteurs.

**The Workshop – III** on the theme 'Transit Oriented Development' (local sub-theme) was chaired by Prof. Dr. A. N. Sachithanandan, Dean Messai and former President ITPI. In this session Shri Sanjay Shrivastava, Chairman Raipur Development Authority was the Chief Guest and Shri S. S. Bajaj, IFS; Chairman, VYAPAM was the Guest of Honour. In this Workshop presentations were made by Shri Rajat Kumar, IAS, CEO, NRDA, Prof. Dr. Sanjay Gupta, Professor, School of Planning and Architecture, New Delhi, Prof. Shivanand Swamy, Professor, CEPT University, Ahmedabad; Shri P. S. Uttarwar, Additional Commissioner, DDA; Shri Rajiv Malhotra, Chief Regional Planner, NCRPB and Shri Avinash Patil, Joint Director, Town Planning and Valuation Department, Government of Maharashtra. Shri Parag Yalne and Ms. Roji Sinha were the rapporteurs.

After two days discussions and deliberations the following recommendations were adopted by the Congress.

#### **Plenary Session: Planning and Development of Periphery Areas**

Peripheries of large metropolitan cities in the country are increasingly becoming new centres of industrial

and commercial development besides elite housing and informal residential developments as well as places of mass consumption and entertainment. This is evident from population growth rates of peripheries exceeding population growth rates of city cores. Most new jobs in manufacturing are being created in peripheries rather than in city cores. Accordingly, in order to direct this hectic activity, it is recommended that regional plans should be treated as a potent tool to secure planned and integrated development of both core cities and their peripheries.

- Therefore, regional plans and district development plans in all metropolitan regions should be prepared. This is also a constitutional obligation under the 74th CAA. Accordingly, states which do not have legal provisions for preparation and implementation of such regional or district plans, need to amend their existing planning acts to include such provisions and other requirements like development of new towns, special townships, corridors and other such provisions like integrated rur-ban clusters, etc.
- Clear and simple legal and administrative procedures and guidelines should be formulated for planning and development of peripheries focusing on land assembly, development promotion rules, etc. Roles, responsibilities, manner of coordination of various urban and rural local bodies, authorities, agencies, NGOs, developers, and other stakeholders working in such areas should be clearly identified.
- Policies to provide green belts around planning boundaries of cities should be made in order to control haphazard growth in peripheral areas, which has been misused and deprived farmers of their land rights and landless labourers of their livelihood rights.



Workshop - I is in progress



- Land carrying capacity and environment sensitivity analyses giving full attention to environment and ecological aspects both at city and regional level should be carried out for integrating environment planning with urban planning for sustainable development, and also for containing unplanned and haphazard growth of peripheral areas.
- Infrastructure in peripheries of large metropolitan cities is highly inadequate and fragmented giving rise to 'splintered urbanism'. Thus, it is essential to provide integrated infrastructure particularly water, sewerage, drainage, solid waste management, and appropriate roads and rail links on an urgent basis as access to large residential developments located in metropolitan peripheries remain a pipe dream even after 25 years of their existence.
- Peripheral developments are taking place without any reference to development plans in peripheries of large metropolitan cities. This gives rise to disintegrated development of built spaces. Even after such private sector built independent projects are handed over to municipalities and planning agencies, integration of these projects becomes difficult. Laying out sewer lines for a large area after independent projects have been completed is costly and arduous task for development agencies. Therefore, project based development i.e. residential, commercial, industrial, and entertainment should not be allowed without the preparation and approval of development plans.
- State governments should show benevolence to poor by incorporating planning strategies and regulations in master plans and regional or district development plans, for their benefit particularly looking after their housing and livelihood interests. Apart from provision of such policies in development plans, strict enforcement of these provisions should be carried out by state planning agencies with large penalties for non-compliance.
- Core cities should not be allowed to shift environmental burdens and costs to the cores, without due compensation to affected stakeholders particularly farmers and landless labourers who bear the brunt of policies such as relocation of polluting and hazardous industries and relocation of slums in urban peripheries.

### Workshop – I: Greenfield Development

Since independence the process of greenfield development has been continuing in one form or the other in the form of new towns, project townships, urban extensions, integrated townships, etc.; which needs to be regulated in a broader spatial context. In fact greenfield developments in peripheral urban

areas are a prospective option for planned urban development accommodating future urban population. It is advantageous in terms of cost effectiveness (low cost of land and labour, and higher demand of urban spaces) and flexibility in urban planning without much rehabilitation issues (vacant lands and non-built spaces). It is well known that along with brown field development in the form of retrofitting and redevelopment, greenfield development is also gaining momentum, which needs to be integrated in expanding urban fabric. Formal housing markets have failed to meet demands of the society for shelter in terms of quantity as well as price in all Indian cities. Greenfield development is the creation of planned communities on previously undeveloped lands. This land may be rural, agricultural or unused areas on outskirts of urban areas. In this context, the Congress recommends:

- Greenfield development is about efficient urban planning that aims to provide practical, affordable, inclusive, and sustainable living spaces for growing urban population. While planning an undeveloped area, consideration of future growth and development needs to be kept in perspective when making development plans.
- For site selection in any greenfield development, apart from planning considerations such as topography, accessibility, availability of water, etc.; planners need to ensure that proposed development will have minimum impact on existing ecology, agriculture and village settlements and at the same time should enhance, integrate and conserve them. Natural elements should not be treated as constraints but taken as positive elements and protected in order to enhance physical environment.
- Balanced land use planning with proper distribution of places for work, living, playing and shopping activities should be planned, which will particularly help in reducing work trips. The city should encourage non-motorized transport through provisions of green corridors across the city.
- While planning transit oriented developments care should be taken to encourage public transport, economic viability and minimize environmental pollution, encourage walk and bike trips within neighbourhoods by creating safe and pleasant walkways. Mixed land use and optimum dense development for safe and lively environment should be also encouraged.
- Smart infrastructure should be created for operation and management of utilities and services; optimum utilization of resources; people oriented transportation facilities; safe and



**Dr. Chithra Sampath,  
Chief Town Planner,  
Chennai Development  
Authority,  
presenting the paper**

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**Shri Sanjay Shrivastav**  
Chairman, Raipur  
Development Authority  
addressing the delegates

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secure environment; disaster management; and e-governance, mainly for information processing, and grievances redress for provision of services.

- Peripheral developments should adopt zero discharge policies in order to recycle and reuse effluents and wastes. Sewage treated effluents need to be reused for greening and flushing. Reuse of materials like metals, glass, paper, plastic, textiles, organic waste and water will reduce demand for energy, raw materials, fertilizers and fresh water sources.
- To conserve energy, energy management practices should be incorporated in planning of buildings and city form. Buildings and city forms that are energy efficient and use sustainable energies like solar and wind energies should be encouraged.
- Greenfield developments needs to be adopted to decongest the mother city and it should be planned as part of dispersal policies contained in master plans.
- In the present day context, satellite towns should be planned after land acquisition under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 with adequate compensation to stakeholders, which will also serve the objective of spatial and social justice.
- Initially, reserving and handing over of parts of land will be ensured for network of roads when the permission is sought for layout developments, group developments, and multi-story developments or large scale industrial developments, etc. Later missing links can be acquired and networks can be completed. However, land for major roads exceeding 100 feet right of way may have to be necessarily acquired

and roads have to be laid to trigger development in these areas.

- Special Purpose Vehicles or SPVs may be formulated to plan and regulate developments in peripheries. The SPVs may also be made responsible for creating essential physical and social infrastructure. However, all such SPVs should be made accountable to elected local governments at appropriate levels.
- All isolated pockets of new developments such as special economic zones, industrial parks, textile parks, industrial growth centres, residential complexes, educational hubs, commercial centres, etc. should be planned and integrated as part of regional development plans.
- Provision for development of new towns or specific areas as part of greenfield development should be made in state town planning and development acts as such provisions have been made in Maharashtra and Tamil Nadu planning acts.
- Greenfield development allows social and economic segregation and citizens are divided in ghettos on the basis of income, caste and religion. This must be discouraged by adopting appropriate spatial integration policies in development plans.

#### **Workshop – II: Land and Development Promotion Rules**

Instead of all out intervention in land markets by government for improved supply of land, some of the states have been following participative and facilitative approaches upholding the rights of land and property owners. However, the means to be followed for increased supply of urban land by states should be based on understanding of community ethos and cultures, political and social keenness



Workshop - II is in progress





Workshop - III is in Progress

for awareness and level of appreciation of current situations in different states. There is no way out but to go ahead with optimization of land supply for improved urban environments and to accommodate increasing levels of urbanization.

- Specific development control rules and regulations need to be formulated by all the states, particularly those having large metropolitan cities. These rules and regulations should be strictly enforced to discourage development of informal and unauthorized settlements alongside authorized development projects. One way to positively discourage such practices is that planning agencies should make sure highly affordable developed land and shelter for lower middle classes and the poor.
- Lower floor space index has greatly resulted in urban sprawl in peripheries of major metropolitan cities. Servicing urban sprawl and developing land is highly expensive, and it also causes permanent loss of productive agriculture land. In order to meet increasing demand for office space and residential space in peripheries, moderately higher floor space index is recommended. Higher floor space index would benefit both land owners and land developers. Land owners could seek better compensation and real estate developers could gain better profits from their initiatives. But simultaneously environment quality must also be protected.
- The state urban planners should plan and use land with care and caution so that its abuse is minimized, specifically in cities and towns where urbanization is happening at a rapid pace.
- Supply of land is not infinite, however, there are many ways to improve supply of urban land, like land pooling by private or by public agencies,

land recycling, use of land banking, slum land regularization, application of planning tools like TOD, TDR, etc.; in order to release unused land in possession of central government, state governments, municipalities, Indian Railways, etc.

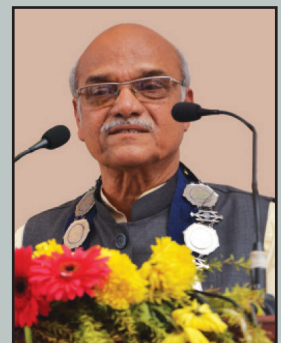
- Town planning schemes should be adopted as an important tool for implementation of planning proposals without any financial burden on planning authorities.
- Development promotion rules should be users friendly and be written in simple language, which is easy to understand and interpret. At the end development promotion rules should work both for rich and the powerful as well as the poor located in peripheries of cities and towns.
- Emergence of slums specifically in large cities of India calls for redevelopment by public agencies or by state level slum redevelopment authorities.

### Workshop – III: Transit Oriented Development (Local Sub-Theme)

Transit Oriented Development is a planning strategy, which integrates land use and transport system thereby creating liveable, sustainable, pedestrian and cycling friendly areas and neighbourhoods, while encouraging people to choose transit over cars for their long commutes. A widely accepted description of TOD is an urban environment with high densities, mixed and diverse land uses, located within an easy walkable area around a transit node. Dense, compact and high rise development in TOD area gives ample scope to have more green and recreation areas and allows key services to be within walking or cycling distance to population, and improves overall quality of life. It reduces dependency on private modes of transport thus proves to be sustainable in the long run. Accordingly, the Congress recommends:



**Shri Rajat Kumar, IAS**  
**CEO NRDA**  
addressing the delegates



**Prof. Dr. D. S. Meshram, President,**  
**ITPI** addressing the delegates





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**Shri S. S. Bajaj, IFS**  
**Chairman VYAPAM**  
**addressing the**  
**delegates**

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- In order to encourage people living in peripheries of large cities and towns, TOD nodes should be identified and integrated with the existing and future developments.
  - In case of unviability of TOD in an area, alternate approach in the form of Integrated Land Use – Transport Planning Approach (ILUTP) should be adopted, which attempts to integrate land use and transport, and also in the process identifies and makes them congruence with one another. Eight elements including Inter Jurisdictional Coordination, Strategic Alignments, Transit Oriented Development and Value Capture, Integrated Multi-modal Transit Facilities, Accessibility Improvements, Inner City and Transit.
  - Local Area Plans and Town Planning Schemes should be used to encourage TOD as these areas are generally intensely developed and intense conflicts exist among diverse stakeholders.
  - Each TOD being different, and as each development is located within its own unique context, it is imperative that each TOD must be integrated with existing neighbourhood fabric to mitigate adverse effects. It must be ensured that accessibility and connectivity of transit stations in its catchment area is enhanced in order to provide travel convenience, attract more passengers and for making the transit system economically viable.
  - Land use impacts of transit routes and station locations should be considered at all stages in the process of transit planning. There is a need to create easy to implement development zones with greater flexibility for mixing uses, higher population densities, and higher intensities of development.
  - Transit Oriented Development must be made equitable and social equity should be made the key component of TOD scheme. Thus in order to minimize gentrification and displacement, planners should develop value capture tools to ensure sufficient property in TOD schemes, which is particularly dedicated to affordable housing and mixed-income housing.
  - TOD can be utilised in the form of redevelopment of CBDs in order to revitalise such built up areas. TOD should also focus on Station Area Plans with a regional and comprehensive growth management plan including growth and economic development of local communities.
  - Guidelines, Manual containing Development Control Regulations for TOD needs to be prepared by concerned state governments for planning and development of TOD in regions, sub-regions, cities and peripheries in consultation with NCRTC. Guidelines should also include strategies for levying betterment charges and cess for frequent transactions of land and built-up areas along RRTS and MRTS corridors. Betterment charges and cess could vary depending upon location.
  - Master plans, zonal plans and local area plans are required to be prepared keeping in view TOD along with re-distributional aspects of development. Mechanisms should be developed by concerned state governments so that revenues generated through betterment charges and cess are made available to agencies implementing mass transit projects such as RRTS and MRTS. However, coordination between stakeholders must start early, and occur often throughout the length of the TOD planning and development areas of operations of mass transit.
  - TOD should be utilised for part financing development of Regional Rapid Transit System (RRTS) and Mass Rapid Transit System (MRTS) in a metropolitan region. However, development of transit corridors should not be looked upon as a source of revenue to justify viability of public transport system alone, but also as a means for creating better living environment.
  - Special regulations for promoting and controlling TOD should be evolved to address all important issues including incentives for redevelopment, parking, safety, minimum qualifying size of plots for intensification, quantum of intensification with respect to road widths and plot sizes, premium charges, tenement sizes, etc. Proper balance is required to be struck when making provisions for conflicting parameters and interests.
- During the Valedictory Session, Shri Ranjan Chattopadhyay, Vice President, ITPI read the recommendation of the Congress. In his concluding remarks Prof. Dr. D. S. Meshram, President, ITPI noted that to control the periphery, the concept like green belt around towns was attempted and in order to regulate the periphery, the periphery control acts were enacted. However, these efforts have both positive and negative impacts. The positive impact being that these green belts have given us the scope for present and future development. The negative impacts like haphazard development also occurred in peripheries. In fact it is not the failure of the concept but it is failure of enforcement. Therefore, he urged the members not to condemn the concept but to see that enforcement is done in right earnest.





Valedictory Session is in progress

Shri Gaurishankar Agrawal, Honourable Speaker of Chhattisgarh Legislative Assembly, who was Chief Guest of the Session, stated that Chhattisgarh would be benefitted from the recommendations of the 64th National Town and Country Planner's Congress specifically for developing the periphery between old Raipur and Naya Raipur which is in the process of rapid transformation. He also mentioned that Chhattisgarh state is full of natural resources and after 2000 development of the state has been very fast.

Shri Pramod Dubey, Honourable Mayor, Raipur Municipal Corporation in his address stated that the RMC has launched 'No Vehicle Day' in the month of

December 2015 and after the launch of the same, people in Raipur city have purchased 9,500 bicycles, which will help in making Raipur city pollution free.

In the valedictory session Prof. Dr. D. S. Meshram was felicitated for his contribution to the ITPI. Shri Pradeep Kapoor, Secretary General, ITPI read the citation in the honour of Prof. Dr. D. S. Meshram.

Prof. V. N. Prasad National Best Thesis Award to postgraduate students and Prof. Dr. D. S. Meshram National Best Thesis Award for undergraduate student was also distributed to the winners by Shri Gaurishankar Agrawal, Honourable Speaker of Chhattisgarh Legislative Assembly.



**Shri Gaurishankar Agrawal, Honourable Speaker of Chhattisgarh Legislative Assembly delivering the valedictory address**



**Shri Pramod Dubey, Honourable Mayor, Raipur Municipal Corporation addressing the delegates**

### NATIONAL CAPITAL REGION PLANNING BOARD

NCR Planning Board, a Statutory Body under the administrative control of the Ministry of Urban Development, Government of India invites the applications for the post of Chief Regional Planner in the pay scale of (PB-4) ₹ 37,400 - 67,000 with Grade Pay ₹ 89,000 on Deputation (including short term contract)/ Promotion.

The details of the post such as eligibility criteria, educational qualifications, age, standard format of application and employer's endorsement can be downloaded from the Board's website <http://www.ncrpb.nic.in>

The interested candidates may forward the applications to the Member Secretary NCR Planning Board on or before 9.2.2016.





Institute of Town  
Planner's, India

## Prof. V. N. Prasad National Best Thesis Award 2015

In 1991 the Institute of Town Planners, India instituted the National Best Thesis Award to inculcate healthy competition among the young planners so that they can compete with overseas students as well. One Thesis each from each specialization from all the schools of planning recognized by the ITPI securing the highest marks is eligible to participate in this award. Since 1996, the award has been dedicated to the 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. Subsequently, the Council of ITPI has decided to institute three awards under the categories comprising First, Second and Third with cash prize of ₹30,000, ₹20,000 and ₹10,000 respectively along with a Certification of Merit.

Nominees are required to make a presentation before the Jury comprising of senior professionals and academicians for selecting the best entries in order of merit. On the recommendations of the Jury for the National Best Thesis Award for 2015, the First Prize was awarded to Ms. Christy Ann Cheriyan CEPT University, Ahmedabad for her thesis 'Assessment of Transit Transfer Experience: Case of Bangalore'. The Second Prize was awarded to Ms. Ridhima Sehgal, School of Planning and Architecture, New Delhi for her thesis on 'Housing for IT-ITES Employees: Gurgaon'. The Third Prize was awarded to Mr. Hemant Sharma, School of Planning and Architecture, New Delhi for his thesis 'Identification of Future Smart Cities in a Region: A Study of State of Karnataka'. The Awards were given away in the Valedictory Session of the 64th National Town and Country Planner's Congress held at Raipur on 9 January 2016 by Shri Gaurishankar Agrawal, Honourable Speaker of Chhattisgarh Legislative Assembly.



1st Prize to Ms. Christy Ann Cheriyan



2nd Prize to Ms. Ridhima Sehgal



3rd Prize to Mr. Hemant Sharma



# National Conferences of ITPI: Conclusions and Recommendations over the Sixty Years



Honourable Dr. Raman Singh, Chief Minister of Chhattisgarh releasing the Book - "National Conferences of ITPI: Conclusions and Recommendations over the Sixty Years"

In the meeting of the ITPI Council held on 25 October 2008, members desired to publish a volume covering the recommendations of the National Town and Country Planners' Congresses of the ITPI as these Conferences and Congresses are held every year regularly and has been a major event of planning where most of the senior and junior members of the ITPI from public, private, and corporate sectors, educationists and researchers participate and interact in addition to discuss and deliberate on topics and themes of regional, national and international importance. Needless to underscore that during annual congresses technical papers are presented, deliberated and discussed thread bare and conclusions leading to recommendations are evolved, which are not only sent to the members of the ITPI but also to other important stakeholders of urban planning and development. Each annual congress is addressed by dignitaries comprising of at times Prime Minister; Deputy Prime Minister; Ministers of Urban Development, Rural Development, Tourism and Industries from Central Government; and also Chief Ministers; Ministers of State Governments; and Governors. In fact in these seminars, the ongoing schemes and prevalent policies and plans of central and state governments concerning urban and regional planning and development are discussed. These are historical events in the field of town and country planning. In fact the history of town and country planning in India hinges around these conferences. It would not be an exaggeration to say that the history of Institute of Town Planners, India in fact is the history of urban development and planning of post independent India.

Agreeing to the proposal, the Council members decided that the work should be assigned to a senior member who is aware of all these developments. In spite of the best efforts, no senior member came forward to accept the task. After a long wait Prof. Dr. A. N. Sachithanandan, then President ITPI, and Prof. Dr. Najamuddin, then Secretary General, ITPI requested Prof. Dr. D. S. Meshram to take up the assignment. Knowing the huge work involved, requiring laborious and pain taking efforts, he accepted the task. The President ITPI also requested him in professional interest to add few events, which are of national and international importance that took place in concert with the congresses like conference of EAROPH, CAP, etc.

It is important to know that the foundation ceremony of the Institute of Town Planner's, India was attended by Shri V. N. Gadgil, Honourable Union Minister of Works, Production and Supply on 28 January 1952 in which a well-known British architect and planner Max Lock participated. During the same year on 23 May 1952 the First Town and Country Planner's Conference was organised which was inaugurated by Shri Gulzari Lal Nanda, Honourable Minister, Government of India, who requested the Institute to prepare a draft of town and country planning legislation. In this conference, Shri M. Fayazuddin was formally installed as the President of the ITPI.

This volume compiled and edited by Prof. Dr. D. S. Meshram from the proceedings and recommendations of the ITPI conferences, seminars and congresses since

Conclusions  
and  
Recommendations  
of National  
Conferences  
of ITPI





Institute of Town  
Planner's, India

the inception of Institute of Town Planners', India in 1951 is a commendable job and would go a long way in encouraging young planners to participate, discuss and deliberate planning issues at national platforms.

It is apparent that this work might have taken a lot of hard work to document including two other important international events, which were hosted and organized by the ITPI. These events were organized jointly with the Commonwealth Association of Planners (CAP) and Eastern Regional Organization for Planning and Housing i.e. EAROPH. The CAP held its first Inception Conference in New Delhi in March 1973 and gave an opportunity to the Institute members to meet distinguished planners from the commonwealth countries and exchange thoughts with them on vital issues. The first President of the CAP, Mr. Arthur Ling said: 'This is the birthday of the Commonwealth Association of Planners, but of course, as with all birthdays, there is previous history'. The EAROPH - VI Congress was organized under the patronage of Government of India and was hosted by the Institute of Town Planner's India, which celebrated its Silver Jubilee on this occasion and discussed the theme of 'Towards Humane Environment: Planning for Human Living' from 19 - 25 February 1978 in New Delhi.

Some of the recommendations were also taken seriously by government and important schemes like 'Integrated Development of Small and Medium Towns', 'Urban Mapping', etc.; were initiated because of advocacy of ITPI through these events.

When Prof. Dr. D. S. Meshram started working, he realised that recommendations of congresses were reported sometimes in the ITPI Journal, sometimes in the ITPI Newsletter, sometimes in separate

mimeographs, etc. But copies of some of these publications were not available in the ITPI library. So Dr. Meshram has to approach the School of Planning and Architecture, New Delhi library; and the Town and Country Planning Organization library. In fact the journey for searching and locating information in journals and newsletters started from Delhi through to Jaipur, Lucknow, Bhopal, Bengaluru, Chennai, Amritsar, Kharagpur and other places, whenever he visited these towns. He also called on the living Past Presidents of the ITPI and some of them instantly responded. He also contacted senior members located in various Regional Chapters of the ITPI for locating copies of journals and newsletters of ITPI as copies of the ITPI Journals from 1970-1980 were not available in the ITPI library in New Delhi. However, with great difficulty information was gathered, compiled and edited.

As the format of reporting in the ITPI Journal and Newsletter was not identical, there was no continuity in the reporting of proceedings and recommendations of congresses. Besides, it was his intention not to mutilate originality of speeches of Chief Guests, who also happened to be honourable Prime Minister of India, Deputy Prime Minister of India, Governors of States and Chief Ministers in addition to Ministers of Central Government, state governments and other dignitaries. But at the same time, it was also not possible to report whole text of speeches of Chief Guests, and Presidents of ITPI to avoid making this volume unwieldy. Therefore, only important points made by them relevant to the themes of the Congresses and town planning profession and education have been recorded. Accordingly, to avoid duplication in reporting, the issues covered through recommendations, a very brief outline of the text of speeches of Chief Guests and Presidents of the ITPI are given.

## **Prof. Dr. D. S. Meshram National Best Thesis Award 2015 for Undergraduate Planning Students**

As Prof. V. N. Prasad National Best Thesis Award was generally claimed by postgraduate students, therefore, there was a demand from undergraduate students from various planning schools and other institutions to institute a separate award for best undergraduate planning thesis. Accordingly, the ITPI Council, 2014-2015 decided to institute the National Award for Best Thesis to undergraduate students comprising certification and cash prize of ₹30,000.

Taking into consideration the contributions of Prof. Dr. D. S. Meshram, President Emeritus ITPI in the field of town and country planning profession and education, specifically enabling initiation of undergraduate

program in town and country planning education in the country in the year 1988 and also making efforts to start four schools of planning in the country by preparing DPR and making presentation to Planning Commission and taking up this issue with the Ministry of Human Resource Development, it was decided by the Council that the title of this award should be 'Prof. Dr. D. S. Meshram National Best Thesis Award'.

For this award, nominees are required to make a presentation before the Jury comprising of senior professionals and academicians for selecting entries in order of merit. The Jury for Prof. Dr. D. S. Meshram National Best Thesis Award for 2015

Prof. Dr. D. S.  
Meshram  
National Best  
Thesis Award  
2015



Prof. Dr. D. S. Meshram, National Best Thesis Award to Ms. Tanya Mittal

has recommended the name of Ms. Tanya Mittal from School of Planning and Architecture, Bhopal for the thesis titled 'Parking as a Travel Demand Management Strategy to Induce Public Transport: A Case of Pune'. The Award was given away to Ms.

Tanya Mittal in the Valedictory Session of the 64th National Town and Country Planners' Congress held at Raipur on 9 January 2016 by Shri Gaurishankar Agrawal, Honourable Speaker of Chhattisgarh Legislative Assembly.

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Annual Zonal Conferences on themes of regional interest for better interactions among members of the Regional Chapters. It is due to his untiring efforts that a separate All India Board of Town and Country Planning Education was constituted by the All India Council of Technical Education, Ministry of Human Resource Development. He was Chairman of All India Board of Town and Country Planning Education of AICTE for over 10 years during which he helped prepare the Model Curriculum for undergraduate and postgraduate programs in town and country planning. He has been instrumental in taking up the issue of starting undergraduate planning courses in the country with the then Ministry of Education, Government of India and recently with the Ministry of Human Resource Development to start new Schools of Planning at Bhopal and Vijayawada, for which he prepared DPR and made presentations to the erstwhile Planning Commission, Government of India. He has been Professor on Devraj Urs Chair at the University of Mysore for quite some time. However, the remuneration he was getting for this assignment was donated for the welfare of planning students of the Institute of Development Studies, University of Mysore by him. Taking into consideration his contribution in planning education, ITPI Council set up the 'National Best Thesis Award' for undergraduate students of planning after his name.

Prof. Dr. Meshram is regarded a reformist. For example, when he was Secretary General of ITPI for the first time during 1985-1986, he demonstrated self-restraint by making rules whereby two signatures out of three office bearers of the ITPI were made mandatory instead of the earlier practice of only one signature of Secretary General, for issue of cheques and thus established financial discipline in the ITPI. Yet another example of self-restraint was when he became the President ITPI for the first time during 1987-1988, he established practice that President ITPI should not continue for more than two years in succession because earlier Presidents used to continue in office for years together as ex-officio council members without facing elections. Taking into consideration his devotion to the ITPI activities, ITPI Council conferred upon him the title of 'President Emeritus'.

Prof. Dr. Meshram has always been keen in tracing the history of institutions wherever he works. Before retirement he documented the history of TCPO in a volume titled 'Town and Country Planning Organization: Retrospect and Prospect' and recently 'National Conferences of ITPI: Conclusions and Recommendations over the Sixty Years'. On this occasion he was presented a *shawl*, Plaque and cheque of ₹ 1,00,000; by Shri Gaurishankar Agrawal, Honourable Speaker of Chhattisgarh Legislative Assembly.

Felicitations to  
Prof. Dr. D. S.  
Meshram,  
President  
ITPI





Institute of Town  
Planner's, India

## Felicitations to Prof. Dr. D. S. Meshram, President ITPI

The Council, Institute of Town Planner's, India; taking into consideration the contribution of Prof. Dr. D. S. Meshram in the activities of the ITPI, felicitated him during the valedictory function of the 64th National Town and Country Planner's Congress held at Raipur on 9 January 2016. On this occasion citation was read by Shri Pradeep Kapoor, Secretary General, ITPI narrating Dr. Meshram's achievements.

Prof. Dr. Meshram born on 16 May 1941 at Nagpur received his Bachelor's Degree in Arts and Bachelor's

Town and Country Planning Law was revised when he was the Chief Planner to bring it in conformity with the 73rd and 74th Constitution Amendments. After his retirement from the TCPO as Chief Planner, Government of Uttarakhand appointed him as Advisor, Urban Development. He has been a member of the Delhi Development Authority and New Delhi Municipal Council. He travelled world over and represented India on various forums abroad. He has presented papers in national and international seminars and conferences. He has to his credit more than 50 technical papers.

Being a great organizer, the ITPI was awarded the work of preparation of 'Urban Development Plan Formulation and Implementation (UDPFI) Guidelines' by the Ministry of Urban Development and Poverty Alleviation in 1996. For this work the Ministry appointed him Chairman of Technical Committee. Development Plan for the Universal Township of Auroville was prepared by him adopting the UDPFI Guidelines to demonstrate the practical applicability of these guidelines.

He never exceeded his limits except for the cause of ITPI. He always came to the rescue of ITPI when it was needed most, for example, the Bank Accounts and Lockers of ITPI were sealed by Municipal Corporation of Delhi for non-payment of property tax in the year 1995 and there was no money for the functioning of ITPI at that time. At this time he was not an office bearer, yet by using his good offices he made it possible to release 50 percent of rent from Siemens thorough MCD. On another occasion when Siemens vacated in stages the ITPI headquarters building in 2011; suddenly the ITPI lost a regular source of income as there was no tenant for almost two years. Prof. Dr. Meshram using his good offices managed to rent out the ITPI building on same terms and conditions to the Quality Council of India and Centre for Railway Information System, at that time also he was not even office bearer of ITPI.

Prof. Dr. Meshram was elected President of Institute of Town Planners, India for more than 14 times. The Institute under his presidency acquired land for the construction of a majority of the Regional Chapter buildings. He initiated the idea of organizing

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Shri Gaurishankar Agrawal, Honourable Speaker of Chhattisgarh Legislative Assembly  
Felicitating Prof. Dr. D. S. Meshram, President ITPI

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. He also passed the degree of LLB from the Punjab University, Chandigarh, and completed his Ph.D. from the Institute of Development Studies, University of Mysore, Karnataka.

Prof. Dr. Meshram, after starting his career as a teacher in Guru Nanak Dev University, worked for some time in defence and then switched over to Town and Country Planning Organization, Ministry of Urban Development, Government of India. After retirement Dr. Meshram returned again to teaching. He held the prestigious position of Chief Planner, Town and Country Planning Organization, Ministry of Urban Development, Government of India for over 12 years, and was responsible for elevating the status of the position of Chief Planner to Joint Secretary level in Government of India. The Model