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Prof. D.S. Meshram, President ITPI is inaugurating the Seminar on "Affordable Housing – Challenges And Solutions"

AFFORDABLE HOUSING – CHALLENGES AND SOLUTIONS

Haryana Regional Chapter of ITPI located at Panchkula organized one day seminar on 4 February 2017 at HRC Auditorium, Panchkula on the theme "Affordable Housing – Challenges and Solutions". Dr. D. S. Meshram, President ITPI, New Delhi was the Chief Guest at the Inaugural Session in which presentations were made by Shri Raj Vir Singh (Ex. Chief Town Planner, Haryana), Shri Jit Kumar Gupta, Former Advisor (Town Planning), Punjab Urban Development Authority, Ms. Kankan Kataria, Assistant Professor, Sushant School of Art and Architecture, Gurugram, and Shri P. P. Singh, Senior Town Planner, HSIIDC, Haryana.

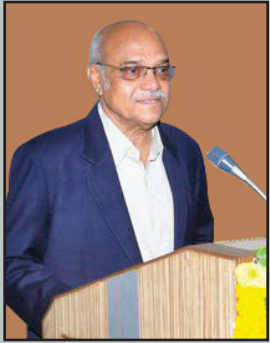
In his inaugural address Dr. D. S. Meshram, President, ITPI mentioned that shelter is the basic need of human beings after food and clothing. However, inspite of all the efforts of public and private sector, it is yet not possible to overcome housing shortage of 18.78 million household (2012); specifically for the economically weaker sections of the society.

On the theme of the seminar he lamented that affordability is the capacity to pay in terms of a ratio of price or rent of housing to the income of household, which differs for different income groups. Lower income groups can afford to pay much less proportion of their income than that of higher income groups. However, it needs to be noted that below poverty line groups need to be considered separately and not as a part of EWS because their affordability is not more than 5 percent of their total household income, while that of EWS is 20 percent; LIG is 30 percent and MIG is 40 percent of the total income of the household.

He highlighted that the National Urban Housing and Habitat Policy – 2007 is committed for "Affordable Housing for All" and emphasized on facilitating accessibility to serviced land and housing specifically for economically weaker sections and low income group categories and seeks to promote various types of partnerships between public, private, cooperative and other stake holders. However, government



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Prof. Dr. D. S. Meshram
President, ITPI
delivering the inaugural
address

Affordable Housing

interventions were mainly oriented towards home ownership, which is unlikely to solve housing shortage in urban areas of the country because urban housing shortage is majorly in BPL Group, EWS and LIG categories. Even after interventions such as subsidies for housing loans and tax concessions, this segment cannot afford to own a house due to low disposable income, irregular income and ever increasing real estate prices. In the absence of affordable rental housing options growing families are forced to live in unhygienic crowded houses. In fact rental housing can provide an opportunity to tenants. However, adequate measures are required to be taken to see that rental houses are returned to owners after completion of rental contract period. If such measures are taken, vacant houses, which are not occupied and kept vacant due to the fear that the owners may not get back the peaceful possession of their premises. Dr. Meshram stated that it is encouraging to observe that under “Pradhan Mantri Awas Yojana – Housing for All” (Urban), 2015, Government of India has taken a major step towards ensuring that people can get a house within their financial capability. This program envisages bold vision of providing affordable housing solutions to all citizens. After detail discussions and deliberations, the following recommendations emerged:

- Affordable housing needs to address different income groups with a focus on their affordability so as to ascertain whether the housing available in the market is within the reachable price range of the target group.
- As per the 7th Pay Commission Report, minimum wage of unskilled labour is Rs. 18,000 per month in which capacity to pay on housing expenses is Rs 524.07 i.e. 2.9 percent of the monthly income, which means that housing is beyond the reach of poor, earning minimum wages.
- Given the magnitude of problem, it is quite clear that government programs cannot provide more than a small percentage to EWS and LIG housing. Despite subsidies many households (in all income categories) find housing unaffordable.
- There is a need to foster an environment that would make rental housing for EWS / LIG categories a worthwhile activity to invest in.
- In Haryana, Town and Country Planning Department does not have the mandate to provide affordable housing directly on its own. On the other hand, Haryana Urban Development Authority and Housing Board Haryana cannot sell their houses because they are out of reach of LIG and EWS category. Therefore, the unsold stocks have piled up.

- Rental Housing Policy of central government is one of the options to solve the housing shortage in Haryana. Keeping in view that majority of urban housing shortage which pertains to EWS, LIG and BPL categories because they cannot afford to own a house. Therefore, HBH and HUDA should stop construction of new houses and flats on ownership basis and focus on rental housing schemes in which the occupant has the right to purchase the house and flat on payment of balance dues. Unsold houses should also be covered under this scheme and private investment should also be encouraged.
- Considering elements of cross-subsidy and cost reduction a project based approach should be adopted while creating affordable housing.
- Housing project should invariably involve mixing of all categories including HIG, MIG besides EWS and LIG in order to make project viable and self-sustaining. Making provision of commercial component would help in making project profitable and attractive for both public and private sectors.
- For ensuring early completion of the project and to avoid any cost escalation, it will be important to put in place an effective and efficient mechanism of single window clearance to ensure approvals of projects within a prescribed time frame not exceeding three months.
- Floor Area Ratio and density are the two major determinants for achieving optimization of land resource and rationalizing housing cost. Making available higher Floor Area Ratio and redefining density accordingly will help in optimizing land utilisation. It is recommended to create larger housing stock and making housing cost-effective by lowering cost of land for each dwelling unit.
- Government charges, fees, taxes, etc., charged on the basis of the total cost of housing, in order to reduce the total cost of a house, it will be desirable that these charges are rationalised to make housing affordable in real sense. Reducing these charges would involve redefining land use conversion charges; plan scrutiny fee; internal and external development charges; etc.
- In all affordable housing projects, no land use conversion and licensing charges should be levied. Building scrutiny fee should be charged @ 25 percent of prescribed rates whereas EDC should be charged @ 50 percent for EWS and @ 75 percent for LIG categories. It is only then that Haryana model for affordable housing will be successful with these modifications.

- Affordable housing should not be treated as a profit making proposition but volume should be based on the principle of creating large housing stock with minimum cost within a short span of 18-24 months and disposing off the entire stock within the time span of the project.
- For affordable housing projects to be successful, they have to be located at appropriate locations. They should not be constructed far off from place of work or inaccessible areas to ensure the success of the projects. Making available cost-effective, efficient and reliable public transport from the project area would be critical to promote the acceptability and success of the project.
- Providing affordable housing has invariably been in the shape of flatted development instead of plotted development in order to optimise the use of land and ensuring completion of all the units planned.
- Studies have revealed that affordable housing projects having area in the range of 15-35 acres, with number of dwelling units ranging between 1,500-3,500, located not beyond 20-25 km from the city centre of metro cities, with area of dwelling units ranging between 250-350 sq ft constructed as low rise G+3/G+4 walk up apartments, completed within 18-24 months and provided with all basic amenities have proved to be successful and should be taken as role model for constructing the affordable housing.

INTERNATIONAL CONFERENCE ON MOUNTAIN AND THE CITY

Center for Urban Green Spaces, New Delhi organized two day International Congress on Green Urban Futures focusing on “Mountain and the City” from 9 to 10 February 2017. Panel discussion on “Making Urban Development Work for Himalayan Ecosystem Enhancement” on 9 February 2017 was chaired by Dr. D. S. Meshram, President, ITPI who highlighted that hill areas have generally remained poorly developed even though having rich stock of natural resources like forests, hydel power, minerals, etc. Increasing pressure of human activities has resulted considerably in damaging the ecology and environment of the hill areas. Excessive exploitation of natural resources and implementation of ill-conceived development projects have been further threatening the eco-system of hill areas, creating discernible destructive impact in the plains by way of flash floods, siltation of water bodies, loss of soils and crops, damage to human habitat, etc., ultimately causing irreversible human and economic loss. It is not denying the fact that hill regions have their own problems and potentials because of their peculiar setting and conditions but some of the common problems of the hill regions, are indiscriminate felling of trees and exploitation of other natural resources, soil erosion, shifting of cultivations, faulty agricultural practices, less extent of cropped land, fragmented and small holdings, heavy pressure on agricultural and urban lands, least diversified economy mainly rural and agrarian, large extent of uncultivated wastelands, inadequate irrigation facilities, scarcity of buildable land, emergence of linear urban corridors, inaccessibility of certain areas, uneven development of urban system, deficiency of infrastructure in hill settlements, and lack of preventive measures for ecological damage caused due to the mineral and mining operations.

The hill areas are basically low-density zones, but are experiencing rapid increase in population, the general scenario is that poverty thrives amidst resource plenty hill areas.

There is no doubt that considerable awareness has been created about the deterioration of environmental quality and conditions in the hilly regions, since Stockholm Conference on Human Environment in 1972, however, the remedial measures are not keeping pace to cope up with the alarming situation. Hill areas have been receiving the attention of concerned state governments from time to time and specific programs on Hill Area Development were initiated, but they generally lack in physical and spatial dimensions, because most of the schemes are either activity specific or target group oriented and are sectoral in nature, generally lacking in physical and spatial dimensions. In order to have a tangible effect of these programs and schemes in achieving the desired objective of ecological balance of hill areas, there is a need to integrate all such programs and schemes both horizontally and vertically.

Industrial development in hill areas is not adequate besides whatever industrial development has taken place has remained confined to only few isolated pockets leading to wide spatial imbalances in the hill regions. Tourism, although emerging as important economic activity, has not been developed in an integrated manner. Forest is being used as the major fuel wood, because of lack of alternative source of energy, causing larger-scale destruction of forests. Poor state of development and large-scale environmental and ecological problems, which needs to be addressed properly in order to have sustainable development of hill regions because hill areas have vast potentials



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International Conference on Mountain and the City

for development, which need to be harnessed in a sustainable manner. By adopting proper land development measures, there is wide scope of bringing more area under agriculture and forest. The hill slopes are specifically suitable for large scale plantation and horticulture crops. With good scope of fodder production, besides dairying has considerable scope for development in the region. A sound development of forest would not only help in eco-restoration but would also provide industrial timber if exploited scientifically and also be a good potential for bee keeping, sericulture and minor forest products. The sustainable exploitation of minerals would help in setting up of mineral resource based industries, thereby leading to diversifications of economy.

Hill areas with natural endowment have large economic potentials but need to be utilized in rational and sustainable manner, taking into consideration their sensitive and fragile eco-system and their peculiar character and accordingly, focusing on their problems, development strategies needs to be evolved. What is followed in the plains may not be suitable for hill areas, therefore, integrated development of hill areas, needs to be propagated. Integrated development approach for hill areas, if followed, it calls for coordinated action in all aspects of development at all levels. Such an approach would ensure planning from the bottom. Considering the broad objective at regional level, development program for the specific area at lower level be worked out to have a top down linking and similarly program at lower level should be adjusted in such a way that they fit well with the objectives and resources indicated at the higher level Plans to have bottom up linkages. Horizontally, all the programs need to be coordinated in the detailed plan for sub-watershed level in line with the broad objective and available resources. An integrated development approach needs reliable, timely, accurate, complete and useful data and information on land use, natural resources, socio-economic activities and other parameters of development. The remote sensing techniques have proved to be very useful inventorying development management and monitoring of land, water and other natural resource data and information. The technology offers a wide opportunity for integrated study of hill areas particularly in terms of land resources. The remote sensing technique can help to a great extent in analyzing the environmental changes in hilly areas and prepare an integrated development plan. A sound database and information system at sub-watershed level in the form of various thematic maps and attribute data would facilitate in development of hill areas.

Land use planning should be based on the land capacity and suitability studies at sub-watershed level. Very steep slopes should be forested while the moderate slopes should be put to a mix of horticulture, fodder, plants, etc., while plain flat lands in the hills should be under cultivation of food crops. All these should be supported by a proper land development programs such as terracing, contour bounding, trenching of hill slopes, construction of check dams, etc. Encroachment on forest land should be checked and removed and forest should be enriched by planning denuded and sparsely forested zones. Hills and mountains have vast scope of hydel power and water resource development for irrigation schemes, which helps in augmenting ground water table by recharge which in turn will intensify the vegetative cover. However, it should not be done at the cost of destroying ecological balance. Non-polluting high-tech industries as well as local resource based industries could be developed in the hill regions in the selected areas. For development of tourist infrastructure such as construction of new roads, hotels, cottages and allied activities be encouraged, however, care should be taken to ensure that they do not affect the hill escarpment and should be developed in harmony with the surrounding environment.

While developing human settlements, both urban and rural, it should be seen that limited availability of flat and buildable land is optimally utilized. The level of facilities and services need not necessarily be on the basis of population unit and distance norms as followed in plain areas but should be as per the need of the hill people, for which the norms and spatial standards as prevalent in the plains may be scaled down to suit to local conditions.

While concluding this address Dr. Meshram stated that the approach to hill area development should therefore, be to arrest further damage to the fragile mountain ecosystem and to promote development without destruction. The Plans for hill development should attempt to highlight the role of each and every sector of development in bringing economic benefits to the region and in maintaining the vital ecological balance by coordinating various economic and social activities in space through the creation of a systematic and functional settlement system. There is an intimate and inseparable relationship between environment and development and the objective of sustainable development cannot be achieved by ignoring the environmental effects. In order to have development without destruction, all the socio-economic and physical activities need to be planned within an ecological framework. The basic philosophy of hill area development should focus on sustainable and inclusive development.

SILVER JUBILEE COMMEMORATION OF B. TECH (PLANNING) OF GNDU

Guru Ramdas School of Planning, Guru Nanak Dev University Amritsar organized a seminar on the theme “Under Graduation in Urban and Regional Planning: Retrospect and Prospect” on the occasion of Silver Jubilee of B. Tech. (Planning) on 11 February 2017 at Guru Nanak Dev University. Dr. D. S. Meshram, being one of the faculty in the initial stages of starting of Guru Ramdas Postgraduate School of Planning in GNDU was invited to be the Chief Guest on this occasion.

In his inaugural address Dr. Meshram tracing the history of planning education in India specifically at undergraduate level mentioned that earlier planning professionals were introducing themselves as architect planner, engineer planner, geographer planner, and not as town planner. Therefore, he was of the firm opinion that if Town and Country Planning discipline is to survive in the country, it is necessary to start bachelor level planning courses. He along with the late Prof. N. S. Saini, then President of ITPI and Shri S. C. Gupta, Additional Commissioner, DDA took the initiative and called on the Special Secretary, of the then Ministry of Education, Government of India in 1987 and pleaded to initiate Bachelor of Planning course in the country. Ministry of Education, after detailed discussions and deliberations, gave the green signal for starting bachelor level course in planning. SPA, New Delhi in 1988 took the lead in starting Bachelor of Planning course. He added that as a Chairman of All India Board of Town and Country Planning Education, AICTE, MHRD, he oversaw drafting of the curriculum for Bachelor of Planning course, which is being followed by various schools of planning with slight modifications to suit to their local conditions.

In fact, the Bachelor of Planning course was proposed to be treated as a full professional qualification like Bachelor of Civil Engineering and Bachelor of Architecture in respective disciplines. Guru Ram Das School of Planning and Architecture (GNDU), Amritsar, also took initiative to start B.Tech (Planning) course in 1992 followed by Department of Urban and Regional Planning, Jawaharlal Nehru Technological University, Hyderabad. However, it was just a small step in developing undergraduate planning education system throughout the country. He also highlighted that for starting four new Schools of Planning, he has prepared DPR for MHRD, and made presentation to the then Planning Commission of Government of India. Accordingly, MHRD started two SPAs at Bhopal and Vijayawada. Now, all three SPAs at Delhi, Bhopal and Vijayawada are imparting



Souvenir being released by Prof. Dr. D. S. Meshram, President, ITPI

town planning education at bachelor level besides College of Engineering at Pune.

The ITPI has also taken initiative by requesting Town Planning Departments of State Governments, Development Authorities, Municipal Corporations and other stakeholders to initiate bachelor level planning degrees as one of the qualifications for recruitment to the post of planner by changing their recruitment rules. Dr. Meshram has also touched upon the aspect of shortage of planners because the present number of qualified town planners (5,000) in the country, the number of students coming out of the schools every year is hardly 500. While we have 7,935 towns as per 2011 Census in addition there will be requirement of planners for preparation of District Development Plans, and Metropolitan Region Development Plans besides the requirement of private, corporate and cooperative sectors.

Earlier, Dr. T. S. Banipal, Director Research, GNDU addressed the gathering. A welcome address was given by Prof. Kiran Sandhu, Head of Planning Department. Reflections about the journey of B Tech (Planning) course were given by Prof. Dr. Ashwani Luthra. On this occasion Newsletter was also released by Dr. D. S. Meshram.

Technical Session on the theme “Under Graduation in Urban and Regional Planning: Retrospect and Prospect” was also chaired by Dr. Meshram in which presentations were made by Prof. Manjit Singh; Prof. Saroop Singh; Shri Jit Kumar Gupta; Dr. R. S. Sandhu; Shri Joginder Singh and Shri Rajneesh Sareen. This was followed by the event on “Under Graduate Retrospective Reflections of previous batches”. A vote of thanks was extended by Prof. G. K. Johari.



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ITPI WELCOMES TO NEW ASSOCIATE AND FELLOW MEMBERS

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2017-034
B-23, Dhanlaxmi Society-02. Bh.
Arya Kanya Vidhyalaya, Karelibaug,
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2017-036
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2017-053
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2017-055
705, Riverview Apartment, Near
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Shri Ameya Mangesh Kekare
2017-077
Flat No.1 & 2A, Padmanabham, Tirupati
Nagar, Near Warje Old Octroi Naka,
Pune, Maharashtra 411058



Ms. Swara Kiritkumar Shah
2017-060
11/Alok Society, Near Prabhat
Bus Stand, Waghodia Road,
Vadodara-390025



Shri Vivek Nandkumar Karekar
2017-062
Plot no. 16, Defence Colony, Opposite
JP Foundry, Rani Channama Nagar,
Jilkwadi Belagavi, Karnataka 590006



Shri Rudresh Tiwari
2017-064
Feedback Infra P. Ltd., CRSID Division,
15th Floor, Tower 9B, DLF Cyber City,
Phase-III, Gurgaon, Haryana -122002



Shri Akhil Gupta
2017-066
1394, New Housing Board Colony, Near
Sai Baba Chawk, Panipat, Haryana
132103



Shri Bhupendra Salodia
2017-068
S/o Dr. J. P. N. Salodia, \$-AB, Behind
Post Office, Indra Colony, Tonk,
Rajasthan 304001



Shri Sahin Saliur Zaman
2017-070
C/o Majammel Hoque
Village PO Seikhpara, P. S. Raninagar.
District Murshidabad West Bengal
742409



Ms. Nilima Majhi
2017-072
D/o Shri Mangal Majhi, House No. 45,
Banarasi Tola, Halndbani, Jamshedpur,
Jharkhand 831002



Shri Mansook Basha Shaik
2017-074
Urban Planner Under AMRUT Scheme,
C/o Proddatur Municipal Commissioner,
Proddatur Municipality, Proddatur,
Cuddapah district, Andhra Pradesh 516360



Shri Vinit Rajpurohit
2017-076
1st Baliyon Ka Bas, Pali,
Rajasthan 306401



Ms. Kiran Kumari
2017-078
D/o Shri Rajpal Singh
VPO Bawwa, Tehsil Kosli, District
Rewari, Haryana 123303

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Shri Gokhale Kishore Vishnu
2017-079
Flat No.10, Mayur Classic, Bhoir Colony,
Chinchwad, Maharashtra, Pune 411033



Shri Vitthaladas Gopa Savaliya
2017-081
201/ Shubh Palace, Opp. Trikam Nagar,
Chopati Garden, Near Jolly Avenue, L. H.
Road, Surat, Gujarat 395006



Ms. Shanthi G.
2017-083
New124, Adma Sahib st, old 149
Royapuram, Chennai 600013
Tamil Naidu



Shri Pawan Pal Daga
2017-085
6-A-2, New Housing Board
Shastri Nagar
Bhilwara – 311001



Ms. Taral Ravin Shukla
2017-087
A/14, Omsurya Apartment, Opposite
Samarpan Flats, GulbaiTekra, Ellisbridge,
Ahmedabad, Gujarat 380006



Shri Shashikant Nishant Sharma
2017-089
D-351, Prem Nagar- 2, Sulaman Nagar,
Kiravi, Delhi 110086



Ms. Neha Mukundbhai Dave
2017-091
306, Akruti Heights, PrernatirthDerasar
Road, Near Aangan Party Plot, Satellite,
Ahmedabad 380015 Gujarat



Shri Venkateshwarappa Gaddad
2017-093
O/o Director of Town and Country
Planning Gate No. 4, P. B. No. 5257 B. R
Ambedkar Veedhi, Bangalore 560001



Shri Navnath Bhausaheb Nagargoje
2017-095
001/A- New Amber CHS, Ram Bang-2,
Kalyan (W), Maharashtra



Shri Hrishikesh Vijay Ghate
2017-097
C-1, Torna Classic Near Narayani Dham,
Katraj, Pune, Maharashtra 411046



Saddam Hussain
2017-080
Block-2A, Street -23, Sector-5
Bhilai Durg, Chhattisgarh



Ms. Neha Awasthi
2017-082
7077-D7, Vasant Kunj,
New Delhi 110070



Ms. Anitha K.
2017-084
No.14, Thiruvalluvar Nagar, 4th Street,
Kottur, Chennai, Tamil Nadu 600085



Shri Nitish Chaudhri
2017-086
Shanti Market Teacher Colony, Road No.
3 Kumhrar Patna, Bihar 800026



Shri Karamdeep
2017-088
S/o Shri Krishan Jakhar
VPO Agroha District and Tehsil Hisar,
Haryana, 125047



Shri Joel Michael
2017-090
A-2531, Netaji Nagar
New Delhi 110023



Ms. Pallavi Satish Dalal
2017-092
906, wing B, Chandranager Hos. Socitey
Naupada Tane west, Maharashtra
400602



Shri Gopalakrishna Somappa
2017-094
D. No. 1675/226 Udugiri,
Siddarameshwara Badavne, Lenin
Nagar, Nittuvalli, Davanagere, Karnataka
577004



Ms. Shelly Bhasin
2017-096
E-30, Ground Floor, Kalkaji,
New Delhi 110019



Ms. Sharayu Mahadeo Pagade
2017-097
B-702, Gokul Accord CHS LTD.
Opposite to CambrigdeSchool,Thakur
Complex, Kandival East, Mumbai
400010, Maharashtra



Shri Hitarth Mahendra Kumar Arya
2017-099
Spandan Pvt. Plot, ONGC Road, B/H
Market Yard, East, Kalol, Gujarat 382721



Shri Syed Tauseef Hussain
2017-101
H-18, Ghaffar Manzil Ext., Jamia Nagar,
New Delhi 110025



Ms. Jublee Mazumdar
2017-103
Letter Box No.22, Department of
Architecture and Regional Planning, IIT,
Kharagpur, West Bengal 721302



Shri Dilip Singh Kushwaha
2017-105
H. NO.73/6, Shiv Mandir, Street No. 6,
Maujpur, New Delhi 110053



Ms. Preeti Onkar Singh
2017-107
Department of Arch. & Planning
MANIT, Bhopal, Link Road Number 3,
Near Kali Mata Mandir, Bhopal, Madhya
Pradesh 462003



Shri Ram Babu Jupali
2017-109
H. No. T-1890, 2nd Flood, Upper Ridge
Road, Karol Bagh, New Delhi 110005



Shri Praveen Upadhyay
2017-111
44/25, BC Shakla Gali, Budapara,
Raipur, Chhattisgarh 492001



Shri Nilesh Arora
2017-113
835, Lane No.3, Gopal Nagar, Majitha
Road, Amritsar, Punjab 143001



Shri Kaustubh Parihar
2017-115
H. No. 326/ C/o Pramod Parihar, Front
of bank of India, Rajendra Ward, Betul
Ganj, Madhya Pradesh 460001



Shri Krunal Dilipbhai Bhanderi
2017-117
A-55, Shridhar Bunglows, Opp. Union
Bank, Nikol, Ahmedabad,
Gujarat - 382350



Shri Dinesh Singh
2017-100
Bhagwati Prasad, Village-
BhimpurDoraha, Post-Dibai, Bulandshar,
Uttar Pradesh 202393



Shri Santanu Das
2017-102
C/o Helen Chakraborty Road No. 13
AD Nagar, Agartala, Tripura 799003



Ms. Anuya Dighe
2017-104
A-303, DPS Housing Society, Sector-51,
Noida (UP) 201307



Shri Neeraj Gupta
2017-106
H. No. 424, Sector-7, Malaviya Nagar,
Jaipur, Rajasthan 302017



Dr. Supriya Vyas
2017-108
Department of Arch. & Planning
MANIT, Bhopal, Link Road Number 3,
Near Kali Mata Mandir, Bhopal, Madhya
Pradesh 462003



Ms. Anusha Saxena
2017-110
B-81, Orange Block, Platinum Park,
South TT Nagar, Bhopal, Madhya
Pradesh 462003



Shri Mohit
2017-112
B-II/299, Behrampur Road, Gurdaspur,
Punjab 143521



Shri Sahil Dhawan
2017-114
H. No. 691, St. No.-10, New Geeta
Colony, Dist. Moga, Punjab 142001



Shri P.A. Sai Ram Kumar
2017-116
#6, 9th Main Road, Shltanpalya, R. T.
Nagar, Bangalore, Karnataka 560032



Shri Sagnik Banerjee
2017-118
30/1/1 Kashinath Chatterjee Lane
Shibpur Howrah 711102, West Bengal

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Shri Harshul Jashvantlal Parekh
2017-119
A-7001/2, Ascon Plaza, Office Complex,
B/h Bhulka Bhavan School, Adajan,
Surat 395009, Gujarat



Ms. Nitu Vitthal Sakhare
2017-120
Plot No. 21, Motilal Nagar, New
Dighori, Naka NO.7, Umred Road,
Nagpur-440034, Maharashtra



Ms. Meenakshi M. Pawar
2017-121
65/4170, Reghar Pura, Karol Bagh,
New Delhi 110005



Ms. Neha Pranav Kolhe
2017-122
T-305, Phase-1, Garden Residence
Chonabhati, Bhopal-432016, Madhya
Pradesh



Shri Pratyush Kumar
2017-123
D-3/24, Char Imli, Bhopal, Madhya
Pradesh 462016



Ms. Rini Shrivastava
2017-124
M-45, Second Floor, Chittaranjan Park,
New Delhi-110019



Ms. Rupali Rathore
2017-125
Behind Central School, Vaishali Nagar
Bhopal Naka Sehore, Madhya Pradesh
466001



Shri Toyesh Kumar Mondal
2017-126
Flat No. B-307, Karor CGHS Apartment,
Plot No-39/C, Sector 6, Dwarka,
New Delhi 110075



Ms. Anuja Rawat
2017-127
J-51/A, Second Floor, Laxmi Nagar,
New Delhi 110092



Shri Kaushal Jangid
2017-128
Near Jangid Bhawan, New Colony
Tungri, Chaibasa, West Singhbhum,
Jharkhand, 833201



Ms. Sneha Rathore
2017-129
A-2, Gautam Nagar, Near Chetak Bridge,
MP Nager, Bhopal
Madhya Pradesh-482003



Shri Nitin Singh
2017-130
A-2, Gautam Nagar, Near Chetak
Bridge, MP Nager, Bhopal Madhya
Pradesh-482003



Shri Chetan Umeshchandra Sharma
2017-131
A-2, Gautam Nagar, Near Chetak Bridge,
MP Nager, Bhopal
Madhya Pradesh-482003



Shri Nitish Chaudhari
2017-132
Shanti Market, Teacher Colony Road No
3, Kumahrar, Patna 26, Bihar 800026



Shri Rohit Gupta
2017-133
A-2, Gautam Nagar, Near Chetak Bridge,
MP Nagar (Bhopal), Madhya Pradesh



Shri Debadutta Parida
2017-134
Plot No. L/114, Phase-I, Chhend Colony,
Rourkela, Odisha 769015



Ms. Shaila Sahebagoada Bantanur
2017-135
Laxmi Niwas, Maruti Nagar, Muddebihal,
District Bijapur, Karnataka, 586212



Ms. Sunita Singh
2017-136
B-272, Sahnura, Near Manisha Market,
Madhya Pradesh 462016



Ms. Ritu Sharma
2017-137
Flat No. 2, Shrishti Apartment
Mahaveer Colony, Bedla Road
Udaipur – 313096
Rajasthan



Shri Aftab Alam
2017-138
UMTC, 2nd floor, corporate tower
Ambience Mall, Ambience Island, NH-8,
Gurgaon, Haryana-122002



Shri Pravin Bhagwat
2017-139
G-3, 104, Sagar Paradise Gulmohar colony, Shahpura, Near Sayvoy complex Bhopal – 462016, Madhya Pradesh



Ms. Ritumoni Sonowal
2017-141
Directorate of Urban Land Transport UD, GoK, BMTC TTMC, B –Block, 4th Floor, Shantinagar, KH Double Road, Bangalore 560029, Karnataka



Shri Aman
2017-143
201, GHS-2, Sector 27, Panchkula, Haryana 134114



Shri Bhaveshkumar Maheshchandra Takodia
2017-145
4, Valinath Society, Near Sosyo circle, Udhna Magdalla Road Surat, Gujarat 395002



Ms. Akansha Nigam
2017-147
C/o Mr. Anil Kumar Nigam, 109/343, R. K. Nagar, Kanpur, Uttar Pradesh 208012



Ms. Reshma Prasad Deshkar
2017-149
A-304, Bhagwati Royale, Near MacdonaldsDange Chowk Pune 411033, Maharashtra



Ms. Peggy Nepram
2017-151
C/o Nepram Gitkumar Singh, Sagolband Tera Keithel, Near Tera Pukhri Sayaang Leirak, Imphal, Manipur-795001



Ms. Likhita Devineni
2017-153
Flat No-E-1304, Mantri Tranquil Apartment, Gubbalala Gate, Off Kanakpra Road, Bangalore, Karnataka 560061



Ms. Divya Dogra
2017-155
#669, Sector-6, Panchkula, Haryana-134109



Shri Manikanta Swamy V. S.
2017-157
Vaderahalli at Post, Madhugiri Taluk Tumkur District, Karnataka 572132



Ms. Gargi Chandrashekhhar Tambe
2017-140
5B/6, Visava Gharkul, Opposite Hotel Shivsagar, DP Road, Aundh Pune 411007, Maharashtra



Shri Sarang Goel
2017-142
#137, Sector-4, Mansa Devi Complex, Panchkula District Panchkula, Haryana 134114



Ms. Sowmya M. N
2017-144
#940, 7th Main 2nd Cross, Aravindnagar, Mysore, Karnataka 570023



Ms. Linta Joy
2017-146
Poovathaingal House, Vayalar Street Gosaikunnu, Kuriachira P. O. Thrissur, Kerala, 68006



Shri Pramod Kumar
2017-148
S/o Shri Gajraj Singh Village Pachauta Post Sikhera, District Bulandshar, Uttar Pradesh 203002



Ms. Aakanchcha Raj
2017-150
D-2, RRC, GhitorniArjangarh, Opposite Metro Pillar No.-163, New Delhi-110047



Shri Venkata Sai Krishna
2017-152
Room No. 403, C-wing, Hostel no. 14, IIT Bombay 400076, Maharashtra



Shri Nageshwara Rao Rontala
2017-154
Assistant Planner, O/o Andhra Pradesh capital region development Authority, Vijayawada, Lenin Center, Governor PET, A.P-520002



Shri Vijay Kumar
2017-156
H. NO. B-10, DCR university of Science and Technology, Murthal Sonipat, Haryana 131039



Shri Narhari Singh Panwar
2017-158
6-Meera marg, opp. Meera Girss College, Sardarpura, Udaipur, Rajasthan-313001

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Ms. Vandana Chauhan
2017-159
6-Meera marg, opp. Meera Girss
College, Sardarpura, Udaipur,
Rajasthan-313001



Shri Mostaque Ahmed
2017-161
Siliguri Jalpaiguri Development Authority,
TenzingNorgey Road, Pradhan Nagar,
Siliguri, West Bengal- 734003



Shri Prakash Chand Arya
2017-163
32, Lane No. 4, Behind Janta H S
School, Singhad Talai, Khandwa,
Madhya Pradesh-450001

Fellow Members



Shri E. Shanmuga Sundaram
1992-051
HFlat No. 1, Lakshmi Complex, First
Floor, Beach Home Avenue, Next to
Ellamman Temple,
Besant Nagar, Chennai 600090,
Tamil Nadu



Ms. Neelam Verma
2017-160
NakshaGhar, Keshav Nagar, University
Road, Ayar, Udaipur, Rajasthan 313001



Ms. Akshitajain
2017-162
A-1104, MSX Alpha Homes, Alpha-1,
Greater Noida, Uttar Pradesh-201308



Mrs. Sadhana Pradeep Naik
2017-164
Pride Parmar Galaxy, 1st Floor Behind
Parmar trade Centre, Sadhu Vaswani
Chowk Pune 411001 Maharashtra



Shri Abhay Negi
2000-037
B-2/B, 265, JanakPuri,
New Delhi 110058



Shri D. L. Narasimha Murthy
1992-069
801, Uttara Sai Proviso CHS, Plot No.
11&12, Sector-50, Nerul (West), Navi-
Mumbai, Maharashtra 400706

LEARNING FROM NEW CITIES: LUTYENS DELHI

Gujarat Regional Chapter (ITPI), Ahmedabad, in collaboration with Institute of Architects and Planning of Nirma University, and the Gujarat Institute of Civil Engineering and Architect organized lecture series on 'Learning from New Cities'. Dr. D. S. Meshram, President, ITPI, former Chief Planner, TCPO, and former Chairman of Lutyens Bungalow Zone Committee was invited to deliver first lecture in a series on "Learning from New Cities – Lutyens Delhi" on 18 March 2017 at Ahmedabad Management Association Auditorium, Ahmedabad. Dr. Meshram mentioned that Sir Edwin Lutyens was invited by Government of India in 1912 to join three men Committee to work out details to facilitate taking political decision to move capital of India from Calcutta to Delhi. Mr. G. S. C. Swinton, a planner of London County Council, was the Chairman of this Committee and Sir Edwin Lutyens, an architect from London; and Mr. John A. Brodie a Municipal Engineer from Liverpool were the members. The Plan of the city and the form of the buildings were to be emphasized on physical manifestations besides imperial power politics. The site near the

eastern slopes to the south of Shahjahanabad was recommended by the Committee because from this site government centre would be highly visible and avenues could be laid out to establish visual contact with old Delhi. The main axis of the city was drawn from Viceroy's House to Jama Masjid cutting through the existing suburbs of Paharganj.

However, this preliminary proposal of the Committee was soon abandoned by Lord Hardinge, then Viceroy who was of the opinion that secretarial and public offices must have a public motif; it would be great political blunder and absurdity to place purely western town amidst eastern town. Even though public opinion in England was in favour of the great classic tradition, Lord Hardinge was of the opinion that it is not the public of England that is concerned but it has to be the public opinion of India. He was also of the opinion that buildings should have bold and plain character with oriental adoption. Lutyens was also not opposed to adoption because he was always open for adopting new ideas and mentioned: "I adopt a pattern with great tradition" and accordingly the principles of lines, proportion



Prof. Dr. D. S. Meshram, President, ITPI is initiating the series of Learning from New Cities; Lutyens Delhi

and mass were fused with local traditions, never the less it remained distinct, imperial and monumental affirmation of temporal power.

Imperial Delhi, in fact was planned by the Committee of architects headed by Lutyens, which also includes Baker. The plan gave an appearance that it was not designed as a city but as an extremely grand house estate for the officials of the occupation. Raisina elevation was taken advantage for siting all important complexes of Vice-Regal Lodge, the North and South Secretariats and later Council Chamber. The exclusive shopping complex of Connaught Place was to the north along shorter axis so as to complete the triangle where all the major elements of government, religion and commerce was concentrated. All the residential units and lawns or terrace around open courtyard were single storied. In this scheme local princes were insulted around the Hexagon away from Government House. Private residential leases were like wise away from the set of power on either side of the Hexagon and the concept was complete imperial grandeur. In fact, the Lutyens Delhi was conceived as garden city and therefore, did not felt the necessity of providing large open spaces except from visual impact as in central vista or the central park of the Connaught Place for community activities.

However, with the enlargement of government and expansion of Ministries, North and South Blocks were no longer adequate, therefore, Bhawans were built. These new office buildings do attract an immensely large load of commuters and wheeled traffic which adversely affected the original movement design. The greensward of the Central Vista whose horizons stretched north up the Northern Ridge and south up to Safdarjung were now hemmed in by massive office Buildings.

What was designed as an entry forecourt to the North Block has now become a huge bus terminus which has eaten up the open space right up to the boundary of Rashtrapati Bhawan. All this happened because there is total adhocism in the development of New Delhi. From time to time development control norms were altered without taking into account the holistic impact of such changes The boundary of LBZ has been changed to exclude areas which were slated for adhoc development. The Committee noted that decisions from time to time relating to location of offices in and around central secretarial complex resulted in greater pressure on residential sites in LBZ. Had government offices been decentralized the proposal polynodal character of Delhi would have been strengthened. The vision that has preserved and protected the great national capitals Canberra, London and Washington is missing in Delhi. High Rise buildings are amongst the most economical, expensive, energy consuming, eco-unfriendly structures were also erected.

Dr. Meshram, also gave the chronological events of the developments of Lutyens Bungalow Zone (LBZ) since 1970, including various Committees constituted by the Central Government:

- In 1970, Technical Committee under the Chairmanship of Engineer in Chief, CPWD was constituted: for redevelopment of area occupied by Bungalow. The Committee suggested to prepare Redevelopment Plan on the basis of detail surveys.
- In 1971, Seminar was held on the development of Connaught Circus as Metropolitan City Centre, under Chairmanship of Secretary, Ministry of Works and Housing(December, 1971), New Delhi. Redevelopment Advisory Committee gap (NDRAC) was constituted. A Technical Wing



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(Design Group) was also constituted for providing technical assistance to the Committee.

- In 1972, NDRAC recommended; not to take any piecemeal commercial development in CBD and its extensions. Urban pattern on government owned land should be different from privately leased land and evolved guidelines for government housing; In Privately Leased Bungalow Areas. The NDRAC also gave recommendations in terms of density, ground coverage, FAR and height, etc.; but NDRAC was wound up in 1977-78.
- In 1979, Sub-group was constituted by Ministry of Works and Housing in April, 1979, for VVIP and VIP Housing which recommended; retaining the character of the area and to carryout Urban Form Studies.
- In 1982, Working group was constituted by Ministry of Works and Housing (MW and H) in 1982, under the Chairmanship of Joint Secretary U.D which gave recommendations on; provision of community facilities on government land; recovering of opportunity cost from the private leased lands proportionately;.
- In 1985, Ministry of Urban Development imposed in 1985 temporary ban on the construction of multi-storied building in New Delhi.
- In 1988, Ministry of Urban Development (MoUD) issued Guideline for Development Control in 1988 for LBZ, which includes; norms for Lutyens Bungalow Area in view of its distinct tree studded character dominated by green areas and bungalows; demarcation of LBZ was also done; the existing regulations for the Central Vista to continue; new construction of dwellings on the plot should have the same plinth area as per existing bungalow with same height. If the plot is vacant then the height of the bungalow which is the lowest of those on the adjoining plots to be followed. The demarcation line of the LBZ should not run along prominent roads because if it does so, there will be bungalows on one side of the road and high rise buildings on the other side.
- In 1992 (23.09.1992), Ministry of Urban Development, Government of India constituted a Committee under Chairmanship of D. S. Meshram, Chief Planner, TCPO, comprising representatives of Director General, CPWD; Vice Chairman, DDA; Administrator, NDMC; Land Development Office (L&DO); and Director, School of Planning and Architecture, New Delhi.
 - The Committee noted that New Delhi finds its expression on the fabric of spaces and buildings, landscape and a network of tree studded roads. New Delhi - a city with a

monumental and imposing scale, is the unique example of a low density settlement in the heart of a large metropolis; and New Delhi occupies about 9 percent of the total urban area of Delhi while it serves only 3.5 percent of the total urban population of Delhi Urban Agglomeration (1991); New Delhi had density of 63 pph against 135 pph in the urban area of MCD (1991); In LBZ the population has remained nearly constant since 1951 (from 2.76 lakh in 1951 to 2.94 lakh in 1991); While in Delhi as a whole the population increased six time during same period (from 14.3 lakh in 1951 to 83.7 lakh in 1991); Although all parts of New Delhi are unique but three areas are outstanding, i.e., the Bungalow Area South and North of Rajpath; Connaught Circus and its extension, and Central Vista.

- The Committee recommended that the boundary mentioned in 1988 Guidelines excluding Yashwant Place and area near Baba Kharag Singh Marg be taken as final; existing barracks and area presently used for general pool government housing have a scope for slight increase in development; existing Building Envelop Control should continue; and the existing average coverage of 7 percent in plots is on lower side and needs to be increased (NDRAC earlier Design Cell) recommended 25 percent of ground coverage. Besides, development in LBZ should be based on comprehensive Urban Form and the Policy for construction/building activities.

Ministry of Urban Development in 1998 constituted another committee under the Chairmanship of M.N. Buch, then Director, NIUA with the aim to exploring the possibility of re-densification of LBZ Area in the light of need of growing metropolis. The Committee noted that

- Central Vista: With the enlargement of government and expansion of ministries, North and South Blocks were no longer adequate. Therefore, Bhawans were built. The greensward of the Central Vista whose horizons stretched north up the Northern Ridge and South up to Safdargunj were now hemmed in by massive office buildings. These new office buildings do attract an immensely large load of commuters and wheeled traffic which adversely affected the original movement design of Lutyens. What was designed as an entry forecourt to the North Block has now become a huge Bus Terminal which has eaten up the open space right up to the boundary of Rashtrapati Bhawan. All this happened because there is total adhocism in the development of New Delhi. Time

to time development control norms were altered without taking into account the holistic impact of such changes. The manner in which the boundary of LBZ has been changed to exclude areas which were slated for ad hoc development.

- The committee also noted that decisions from time to time relating to location of offices in and around Central Secretariat Complex resulted in greater pressure on residential sites in LBZ. Had government offices been decentralized, the proposed polynodal character of Delhi would have been saved. The vision that has preserved and protected the great national capitals like Canberra, London and Washington is missing in Delhi. High rise buildings are amongst the most uneconomical, expensive, energy consuming, eco-unfriendly structures.

The Committee after detail discussions and deliberations, recommendations that:

- It is imperative that LBZ boundary is well defined on certain chosen and accepted criteria, which should be chosen based on the aggregate visual ambience of land use, building use, built form, architectural and open space character. In addition it is necessary to define a peripheral zone which will act as a buffer between LBZ and rest of the city.
- It is imperative to conserve all green spaces in LBZ; and no more office construction should be allowed in and around Central Vista. Decentralize government offices in 11 new locations and this should be strictly followed. The removal of all new construction within President's Estate and restore to original state. Inclusion of any landscape features should be sensitively merged with existing features.
- Remove new constructions within Baroda House, Bikaner House and Patiala House and use it for socio-cultural activities. No new commercial / office buildings in Connaught Place; North of Rajpath Areas should be used for State Bhawans, Hostel and Cultural Centers with a ground coverage of 20 percent and FAR of 40; No highrise profile within LBZ areas be allowed.
- A dedicated team of administrator, planners and architects with a strong conservation orientation be created.

Yet another committee was constituted in 2015 under the Chairmanship of Prof. P. S. N. Rao, Chairman, DUAC, which made the following recommendations:

- Taking into consideration the concerns of modern day progressive development without

compromising the heritage and aesthetic character of Lutyens Delhi, the present LBZ boundary which comprises of several areas, which are not in the original scheme of Sir Lutyens like Bengali Market, Jor Bagh, Sundar Nagar, Golf Links, Panchsheel Marg, Sardar Patel Marg, Mandir Marg, Chanakya Puri all are in modern style has no semblance to Lutyens Bungalow character. DUAC accordingly, suggested that LBZ boundary should cover only 23.6 sq km area, and freezing of development in LBZ is not practical way of changing with times as space requirements of occupants have changed substantially and therefore, liberal approach should be adopted.

- DUAC was also sensitive to the aspects of aesthetics of the Bungalow Area, overall fabric and street pattern has to be conserved so that grand avenues continued to remain. While more extra floors may be permitted, height restriction is essential in order to maintain skyline. Increase in the built up area so that residents mostly VVIPs are able to live comfortably.
- Trees, plants and overall green character should be maintained. Building footprint, ground coverage within the plot should be capped and kept to minimum.
- Impact of proposed development on environment, aesthetic, and traffic congestion to be kept to minimum.
- Shifting of some of the offices from LBZ should be taken up.
- One level basement should be permitted within building line only for household storage and for car parking. Overall height should not exceed 14.5 m measured from adjoining ground level. The existing regulations for Central Vista should continue.
- While more floors may be permitted, height restrictions are essential in order to maintain skyline.
- Increase the built up area so that residents mostly VVIPs are able to live comfortably.
- Building footprint, ground coverage within the plot should be capped and kept to minimum.

While concluding his talk, Dr. Meshram underlined that we can learn from planning and development of New Towns but he also cautioned about following the concept blindly. It is advisable to take into account objectives and prevailing situations at the time when these towns are being conceived. Past conditions were totally different from the present day as land is scare and needs to be developed optimally and not at maximum level.



Institute of Town
Planner's, India

34th Convocation of SPA, New Delhi

34TH CONVOCATION OF SPA, NEW DELHI



34th Convocation of SPA, New Delhi is in progress

The School of Planning and Architecture invited Prof. Dr. D. S. Meshram, President, ITPI to be Chief Guest for the 34th Convocation of SPA held on 19 January 2017 at Siri Fort Auditorium, Khel Gaon, New Delhi. Dr. M. Ravi Kanth, CMD, HUDCO, was the Guest of Honour.

Dr. Meshram in his address mentioned that he was earlier invited by SPA, New Delhi to be Guest of Honour for 26th Convocation during which a renowned Agricultural Scientist, Prof. Swaminathan, was the Chief Guest. He thanked Prof. Chetan Vaidya, Director, SPA for inviting him to be the Chief Guest for 34th Convocation of SPA, Delhi.

Dr. D. S. Meshram highlighted that the ITPI since it came into existence in 1951 is not only committed to the promotion of planning profession but also planning education. In pursuance of its object of fostering the teaching of the subject related to town and country planning in schools, colleges or institutions, the Institute took early initiatives in formulating program of planning education. Efforts bore fruit in July 1955 when its recommendations to establish a school of planning - the School of Town and Country Planning - was accepted by Government of India. Delhi School of Architecture was merged with it, and renamed as School of Planning and Architecture. Under a Scheme and Syllabus of Examination, the Institute constituted Town Planning Examination Board in September 1955 for conducting town planning examinations. The

Institute also conducts regular examinations leading to the award of Associateship of the Institute of Town Planners, which is recognised by Government of India as equivalent to a postgraduate degree in town and regional planning for government jobs.

Dr. Meshram, while addressing upcoming planners who were receiving Degrees of B. Planning and M. Planning, impressed upon them to cherish good memories of SPA, New Delhi and let the bad memories perish here. He also highlighted that the profession of planning will get further boost due to initiation of the new schemes like – Smart Cities Mission, AMRUT, HRIDAY, etc., due to which requirement of planning professionals would increase manifold. As there are hardly 5,000 qualified town and country planners in the country, and the number of towns as per 2011 Census is 7,935, it is hoped that all planning students would be employed at appropriate levels. In addition he said that there will be demand of planners for preparation of District Development Plans and Metropolitan Region Development Plans as per mandate of 73rd and 74th Constitution Amendment Acts. Besides, the planners will be required for research and training institutions, and also in private, cooperative and corporate sectors, besides development authorities and municipal corporations.

He underlined that earlier up to 1990s the planners were employed only in government and public sector,

but now they are employed not only in public sector but also in corporate sector and also in private sector beside some of them have also started their own practice which is quite encouraging. Dr. Meshram also gave the message to the budding planners, that if they are going to join as a professional in public/private / corporate sector, they should work hard because there is no substitute to hard work, and not to go after achieving perfection because there is always a scope for improvement. He also advised the graduates to follow the code of conduct prescribed by the ITPI because they are the ambassadors of planning profession. To the academicians he advised to train the students in such a fashion that students can be absorbed after completion of their studies in their jobs. To the professionals he impressed upon to guide newly passed planners by giving them encouragement by helping them so that they

can become good professionals and not indulge in cut throat competition. He also emphasized upon the new planners, if they join further studies or work in academic field or as researchers, they should develop the capacity to write well researched papers in national and international journals. While concluding his address he ensured the community of students that as President of Institute of Town Planners, India he would take all necessary actions and steps to strengthen the profession of planning and watch interest of the planning professionals. To the students of architecture, he said that ITPI is working in tandem with the Council of Architecture and also with Indian Institute of Architects so as to avoid points of overlapping / collision by discussing and deliberating on cross cutting issues. He also said that the ITPI is getting good response from both these agencies.

International Conference FUTURE OF CITIES: OPPORTUNITIES AND CHALLENGES

The Institute of Town Planner's India is organizing International Conference on the theme "Future of Cities: Opportunities and Challenges" during 27 - 28 July 2017, at Vigyan Bhawan, New Delhi, India; focusing on "Indian Urban Missions: City Planning & Development" and "Town Planning Profession and Education" with Track - I on "Sustainable City and Regional Development"; Track - II on "Planning for Inclusive Growth; Track - III on "Universal Access"; and Track - IV on "Technology, Innovation and Equity"

Members are requested to send the paper on the theme and Tracks, not exceeding 3,000 words along with hard and soft copy in MS Word to reach the Secretary General, ITPI, New Delhi on :

Submission of full paper : 30th June 2017

Peer review of submitted papers : 10th July 2017

All accepted papers after the peer review will be published in the form of Conference Proceedings. DVD will be prepared for distribution to the authors and delegates.

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lights needs to be provided in addition 1 percent of connected applied load generated from renewable energy source such as photo voltaic cells or wind mills or hybrid should be provided. In addition it is also prescribed to use renewable energy solar water heaters of minimum capacity 10 litres per 4 persons (2.5 litre per capita). And for category - C projects (50,000 sq m to 150,000 sq m). In addition to above measures, use of concept of passive solar integrating conventional energy efficient devices has also been recommended. He called upon architects, engineers, town planners and all other stakeholders to adopt these measures, which will go a long way

in reducing power consumption in pre-construction and post-construction activities of building.

The welcome address was delivered by Shri Gurpreet Singh, Chairman of PRC, and presentations were made Dr. Sanjay Sharma, NITTTR, Chandigarh; Dr. Balkar Singh, AGM, Punjab Energy Development Agency (PEDA); Ar. Surinder Baheja, Chairman, Punjab Regional Chapter, Indian Institute of Architects; Ar. Pritpal Singh Ahluwalia, Secretary, IIA, Punjab Chapter; Ar. Poorva Keskar, Master Trainer; Er. Money Khanna, Punjab ECBC Cell. The inaugural session was followed by technical session and open house.



Institute of Town
Planner's, India

Ecbc Training Program – 2017

ECBC TRAINING PROGRAM – 2017



ECBC Training Program - 2017 is being inaugurated by Prof. Dr. D. S. Meshram, President, ITPI

The Punjab Regional Chapter of ITPI located at Chandigarh in association with the Indian Institute of Architects, Punjab Chapter organized one day training program on 8 April 2017 at PRC Auditorium. Dr. D. S. Meshram, President, Institute of Town Planners was the Chief Guest.

In his inaugural address Dr. Meshram mentioned that for mitigation climate change, it is imperative to address reduction in energy consumption of building construction activities. Development activities of course increase economic growth but ultimately also increase carbon emissions and percentage of dust particles manifold. India being a tropical country, cooling of buildings inside requires extensive use of air conditioners to maintain thermal comfort but increases consumption of energy, not only during construction but throughout the year, barring few months of winter which call for adoption of Energy Conservation Building Code (ECBC). In pursuance of this, the 12th Five Year Plan envisaged ECBC compliance rate of 64 percent for new commercial buildings by 2017.

In addition to curbing energy consumption, government issued ECBC guidelines in 2007 which apply to commercial buildings. In fact the implementation of ECBC would save 25 percent to 40 percent of energy. UNDP – 2011 projected

that ECBC Code compliance in India would reach 35 percent by 2015 and 64 percent by 2017. It is heartening to note that Rajasthan is the first state to adopt EBCB. There are few ECBC compliance buildings in the state and Rajasthan can lead the efforts in addressing ECBC compliance rate and can provide incentives for public buildings to comply with its mandatory provisions for commercial buildings. However, compliance and evaluation requires coordination between state and local bodies. Bureau of Energy Efficiency needs to develop a system and a methodology which can take advantage from China and USA who have already evolved such methodologies. He also referred to the Model Building Byelaws – 2016 prepared by Town and Country Planning Organization, Government of India, focussing on pre-construction and post-construction measures, keeping in mind that building construction sector is a major contributor towards carbon footprints. As per these Byelaws environmental clearance is mandatory from Ministry of Environment, Forest and Climate Change, for any construction project having more than 20,000 sq m areas. For category – A, projects (5,000 sq m to 20,000 sq m) is mandatory to provide LED / solar lights; for category – B projects (20,000 sq m to 50,000 sq m) in common areas LED/solar

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