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4-A, Ring Road, I.P. Estate, New Delhi - 110002

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Chairman Editorial Board:
N. K. Patel

Editor and Secretary Publication:
Prof. Dr. Ashok Kumar

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National Workshop on 'Effective Implementation of Master Plans' is in progress

National Workshop on 'Effective Implementation of Master Plans'

A national workshop on 'Effective Implementation of Master Plan' was held on 6 May 2017 at the Auditorium of the Town and Country Planning Department, Vibhuti Khand, Gomtinagar, Lucknow. The workshop was organized with a view to brainstorming on various aspects concerning effective implementation of master plans with focus on (i) Revisiting master plans technicalities in achieving its goals and objectives; (ii) Exploring issues, impediments and reasons for non - implementation; (iii) Identification and assignment of priority areas and stakeholders playing pivotal role in effective implementation of master plan; and (iv) Establishment of a project plan based mechanism to pool fiscal and budgetary provisions in master plans.

Prof. Dr. D. S. Meshram, President, ITPI was the Chief Guest in this workshop, who at the outset mentioned that it is the third Five Year Plan of Government of India, which gave boost for the preparation of

master plans as 100 percent central assistance was provided by Government of India for the preparation of master plans for the towns and cities. However, master plan preparation process was always challenged by various actors in urban planning and development who pointed out that master plans are statics while development of towns and cities is a dynamic process beside the preparation, approval and implementation consumes lot of time. D. S. Meshram, the then Chief Planner of TCPO, Ministry of Urban Development, Government of India, organized a national workshop in Vigyan Bhawan on 24 – 25 February 1995, in which policy makers, planners, architects, engineers and various other stakeholders and educationists and researchers participated for two days, he further mentioned that, at the end of day it was resolved that for master plan there is no substitute, but it has to be transparent, dynamic and simple. Accordingly, as a follow up of this workshop

Designed by:
Dr. D.S. Meshram



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National Workshop on 'Effective Implementation of Master Plans'

Ministry of Urban Development, Government of India, assigned the task of preparation of 'Urban Development Plan Formulation and Implementation Guidelines' to Institute of Town Planners, India which have taken into account the problems and the expectations as well as the legal, administrative and political system in the country. The 74th CAA demands devolution of planning function to local authorities and involvement of people in the planning decision making process; and administratively and professionally it is expected that the system should provide for a long-term policy plan, a mid-term comprehensive plan which is further integrated with budgetary process and divided into projects / schemes for implementation, monitoring and review.

Accordingly, the Guidelines, the recommended urban development planning system consists of a set of four inter-related plans; namely Perspective Plan: A long term (20 – 25 years) policy plan of Spatio - Economic Development of the Settlement. Development Plan: Conceived within the framework of the approved Perspective Plan, it is a medium-term (generally five years coterminous with the term of the local authority) comprehensive plan of spatio - economic development of the urban centre. Annual Plan: Conceived within the framework of Development Plan, it is a plan containing the physical and fiscal details of new and ongoing projects that the local authority intends to implement during the respective financial year; and Plans of Projects / Schemes: Conceived within the framework of approved Development Plan / Annual Plan, these are detailed working layouts for execution by a public or private agency.

With a view to ensuring participation and commitment of the various departments, it is suggested that a Development Integration Committee be constituted, comprising a Chairman and head of all departments, local, state or central, functioning at the settlement level as members, with the municipal town planner as the member-secretary. This committee will discuss and advise on development aims and objectives; provide input on projections, priorities and major requirements; and also ensure cooperation of inter-departmental actions.

Following the spirit of the 74th CAA and recognizing the fact that the current process of approval of urban development plans takes a lot of time, resulting in delays, the Guidelines recommended that the plan approval process should be time bound and decentralized and accordingly.

Perspective Plan to be approved by State Government, through State Chief Town Planner

in 10 months; Development Plan to be approved by Municipal Council / Corporation in 7 month; Annual Plan to be approved by Municipal Council / Corporation in 3 months; and Schemes / Projects to be approved by Municipal Planner in 1 month.

A system of direct and indirect participation of the people has been suggested i.e., indirect participation of the people is ensured through elected representative in the municipal council / corporation and ward committee (74th CAA). This kind of participation has appropriately been provided in the perspective, development and annual plan formulation process. The direct participation can be through individuals, citizens groups, neighbourhood groups, business groups, consumer groups, and such other groups. NGOs and CBOs can also play a vital role as an intermediate link between the people and the government. Such a participation has been suggested for plan approval, and formulation of land pooling and other schemes and rehabilitation / re-development projects that directly affect the people.

For Fiscal Resource Mobilization the Guidelines suggested the measures like: Municipal Taxes comprising tax on consumption of electricity (as in Delhi). A surcharge on petroleum products; a tax on advertisement is already a lucrative and popular tax in some states; entertainment tax; and stamp duty. Land Based Taxes comprising vacant developed land cess; tax on land value increment due to rise in price or provision / upgradation of infrastructure; change of use of land cess; development impact exaction; development charges; and User's charges. The various alternatives to Octroi adopted by States like - surcharge on sales tax (U.P.), entry tax on goods, commodities and bus passengers (M.P.), progressive turnover tax (Rajasthan) be considered. Non Tax Sources comprising remunerative and commercial projects which are promising areas for revenue generation. Fiscal Transfers which in the short run would be advisable to place maximum reliance on Assigned and Shared Taxes as in Kerala and Tamil Nadu. As a general purpose grant, grant-in-aid code could be evolved by the State Governments on per head basis by relating the quantum of per head grant with size and resource endowments. In addition to this capital grant will also have to be rationalized. Institutional Finance comprising of the municipal bodies can take recourse to HUDCO infrastructure Leasing and Finance Corporation, NHB, LIC and HDFC for loan. Private Sector Finance comprising of some of the existing municipal functions like water supply, transport, electricity, collection and disposal of solid waste, and sanitation on the fringe areas could be privatized and contracted out. Effective Tax

Administration could be done among other things, introducing a system of incentives for prompt payment and penalties for defaulting.

There is a need to revise the model Regional and Town Planning and Development Law to provide legislative support to the innovative suggestions contained in these UDPFI Guidelines as well as the implications of the 74th CAA.

The government has recently modified the Guidelines to include regional aspect and issued Urban and Regional Development Plan Formulation and Implementation (URDPFI) Guidelines.

Shri V. Ramudu, Director Planning, APCRDA, Vijayawada through his lucid presentation explained in detail the master plan process being adopted for planning of Amravati, the new capital of Andhra Pradesh. He underlined the fact by adopting modern survey techniques as well as by adopting innovative land pooling techniques; implementation of master plans can be made a reality.

Shri A. R. Patharkar, Former Director of Town Planning, Maharashtra Government and Former President ITPI shared his views on various aspects of a development planning process, and suggested

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Activities of ITPI Regional Chapters (2016 - 2017)

Andhra Pradesh Regional Chapter, Vijayawada: During the year the Chapter organized World Environmental Day and World Town Planners Day and discussions were organized on “AP Land Development Rules and AP Building Rules”.

Delhi Regional Chapter, New Delhi: Interactive Session was organized on “Unified Building Bye-Laws”, beside a Colloquium was also organized on “Government of India’s Urban and Rural Mission”. On the occasion of World Town Planning the Chapter organized Poster Competition for the students of Class – VI to VIII and Class – IX to X of various Schools of NCT, Delhi and the prizes was distributed on this occasion.

Goa Regional Chapter, Panaji: Goa Regional Chapter celebrated World Environmental Day, a presentation on “Challenges of Urban Mobility” and Workshop on “Regulation of Land Development and Building Construction” was organized in which members of the regional chapter participated along with the members of other professional institutions.

Gujarat Regional Chapter, Ahmedabad: During the year, GRC organized a motivational talk on “Enhancement of Happiness” and a Lecture on “Lutyens Delhi” by Prof. Dr. D. S. Meshram, President, ITPI.

Haryana Regional Chapter, Panchkula: HRC published two Newsletters during the year containing details of Interactive Sessions “New Policy Initiative in Haryana” and on “Environment Sustainability”, etc. Chapter completed Research studies on “Transit Oriented Development”, “Affordable Housing” “Regional Disparities” and created website www.itpihrc.org.in.

Himachal Pradesh and Jammu & Kashmir: Workshop was organized by the Chapter on

“Planning Implication of Declaration of Dharamshala as Second Capital of HP”, Regionalization of State – Planning at District Level and on the theme “Threats of Ribbon Development in Hilly Areas”.

Kerala Regional Chapter, Tiruvananthapuram: Kerala Regional Chapter prepared a Members Directory of ITPI - Kerala Regional Chapter.

Madhya Pradesh Regional Chapter, Bhopal: The Chapter published two Newsletters during the year.

Maharashtra Regional Chapter, Mumbai: The Maharashtra Regional Chapter (Mumbai) conducted three technical Workshops on “Peoples Voluntary Participatory Model – Innovative Approach to Plan Implementation”; “Mumbai Development Plan and DCR” and on “Metropolitan Planning – Issues, Problems and Solutions”. Building of Pune Centre was completed and inaugurated on this occasion one day Technical Workshop was organized on the theme “Metropolitan Planning and Smart Cities”.

Odisha Regional Chapter, Bhubaneswar: Odisha Regional Chapter completed second floor and made it operational by furnishing guest rooms. It also celebrated World Habitat Day and World Town Planners Day besides Republic Day and Independence Day.

Punjab Regional Chapter, Chandigarh: Punjab Regional Chapter organized a Workshop on “21st Century Smart Cities”.

Rajasthan Regional Chapter, Jaipur: During the period Rajasthan Regional Chapter organized 65th National Town and Country Planners Congress at



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Udaipur successfully in which large number of delegates participated.

Deliberation on "The Concept of Land Use Plan" was held along with issues of Zonal Development Plan and Development Control Regulation. It was recommended by the Chapter to have flexible approach of Structural Planning rather than Rigid Land Use Planning. Chapter undertook renovation and furnishing of Udaipur Centre Building and completion of 2nd floor of RRC Jaipur Building.

Tamil Nadu Regional Chapter, Chennai: Chapter organized Workshop on "Conservation of Hill Ecosystem and Growing Challenges", and a Lecture on "Urban Development in South East Asia".

Telangana Regional Chapter, Hyderabad: TRC conducted Workshop on "Integrated Master Plan for Hyderabad Metropolitan Region".

Uttar Pradesh Regional Chapter: UPRC conducted National Workshop on "Effective Implementation of Master Plans".

Uttarakhand Regional Chapter, Dehradun: Workshop on "Urban Planning and Sustainable Development" was organized by the Chapter and also on "Planning and Development Challenges in Uttarakhand".

West Bengal Regional Chapter, Kolkata: West Bengal Regional Chapter organized East Zone Conference on the theme "Tourist Towns of Hills – Infrastructure and Innovations". Lecture – cum- Interactive Session on the theme "Journey from Habitat – II to Habitat – III, Inclusive Urbanization, Habitat and new Urban Agenda" were also organized. Chapter also published a Souvenir on the occasion of East Zone Conference beside two issues of Newsletter were also published.

Report of the ITPI Council 2016 - 2017

ACTIVITIES: 2016–2017

The Council (2016 -17), soon after assuming the office finalized the program of activities for the year and various Committees were constituted for achieving the objects of ITPI and to undertake various professional activities. The activities of various Committees of ITPI, are given below:

Town Planning Examination Board(TPEB):

Two meetings of TPEB were held during the year in which deliberations were made on various issues of Planning Education. In the first Meeting held on 4th March, 2017 at New Delhi, two students were given six months extension to complete their thesis work because they have cleared all Subjects including Portfolios. Board also decided to hold interviews for Registration of students for Associateship Examination on 18 – 19th March, 2017 under the Chairmanship of Prof. P. S. N. Rao. Revised Rules for Associateship Examination of ITPI were approved.

In the second meeting was held on 24th June, 2017 at New Delhi in which extension of six months to three students was granted for clearing Thesis Examination.

Professional Standing Committee (PSC): During the year two meetings were held. Lists for 164 New Associate Members and 03 Fellow Members as recommended by Evaluation Committee were approved in the first Meeting of PSC. It was also decided that for quick disposal of applications

received for Associate Membership, the names approved by Evaluation Committee may be directly placed before the Council for final approval and subsequently it may be submitted before PSC for ex-post facto approval.

Second Meeting was held on 17th June, 2017 at New Delhi, 146 New Associate Members and 04 Fellow Members as recommended by Evaluation Committee were approved.

Educational Standing Committee (ESC): During the year one meeting of Educational Standing Committee (ESC) was held on 18th March, 2017 at New Delhi. Committee considered the Report of Expert Team, who visited Savera Group of Institutions at Gurgaon, Haryana. Since no reply was received from the Institution on clarification sought by Expert Team, it was decided to initiate action after receipt of reply from Savera Group.

Report of Expert team who visited Parul University, Baroda was considered and it was recommended to seek reply from the University.

Report of Expert Committee, who visited Amity University, Manesar was received and it was decided to seek desired documents and facts from the University and it was suggested to make a surprise visit to the University.

Report of the Expert Team, who visited CCLS College of Architecture and Design, Rohtak was received

by the Committee and it was suggested to arrange revisit of the Expert Team as and when compliance of the Report is received from the Institution.

Report of the Expert Team, who visited Lovely Professional University, Phagwada, Punjab was accepted and recommended for approval with certain conditions.

Evaluation Committee: During the year Evaluation Committee met seven times and scrutinized 432 applications for Associate Membership and 31 applications for Fellow Membership of ITPI, out of which 310 candidates for Associateship and 07 for Fellow membership were recommended for the consideration of the PSC, after taking into consideration the evaluation criteria prescribed for the purpose.

Head Quarter Building Committee (HQBC): In the meeting of the Committee held on 25th March, 2017 after the inspection of Hostel Building it was decided to start floor-wise renovation and upgradation.

On the request of Quality Council of India inspection of 5th and 6th floor was undertaken and it was decided to initiate important maintenance work of main building. Committee also felt the need of undertaking fresh electric earthing work on priority and recommended to undertake same at the earliest before monsoon. The work has been completed by taking pressing action.

Information Technology Committee (IT Committee): Meeting of Information Technology Committee was held on 18th March, 2017 at New Delhi, it was suggested by the Committee for dissemination of best practices in the field of Urban Planning it was decided to provide links of various institutions on ITPI website. An international responsive and interacted web page may be created on ITPI website with Web 2.0 Technology. Request letter to all the members may be issued for sending

email addresses and WhatsApp number to make paperless communication.

Editorial Board: During the year four issues of ITPI, Quarterly Journal and four quarterly issues of News-Letter were published. These publications are being uploaded on ITPI website also. The Technical Papers for 65th NTCP Congress were made available to the members on CD, besides a colourful Souvenir was also published which was released in the inaugural session of the Congress.

Regional Chapters Building Committee: During the year one meeting of RCBC was held on 25th March, 2017. The Committee considered proposals from Tamil Nadu Regional Chapter regarding approval of revised Building Plan, for release of funds for West Bengal Regional Chapter to undertake emergency maintenance works, proposed Building Plan of Chhattisgarh Regional Chapter and mobilization of funds by Orissa Regional Chapter. Committee also recommended release of Rs. 5.00 lakh from Deposit Account of WBRC to undertake emergency works.


Tamil Nadu Regional Chapter was directed to mobilize funds for construction and payment to be made to GCC. Orissa Regional Chapter was directed to submit further details of terms and conditions by the Bank for providing loan.

Chhattisgarh Regional Chapter was requested to furnish phasing of Building construction.

Library Committee: The Library Committee Meeting was held on 15th April, 2017, the progress of computerization was reviewed and Committee recommended to subscribe various magazines for library, it was also recommended to direct various Regional Chapters to provide information on the approved Master Plan, State Policies, etc., which can be uploaded on ITPI website.

ITPI Welcomes to New Associate and Fellow Members


Associate Members




Shri Gowtham Babu Darla
2017-165
C/o D. Chinniah, D. No. 3-63,
Near 3rd Mile Ambedkar Nagar
Navalakh Gardens, Nellore Rural Mandal,
SPSR Nellore-524002.



Shri Vinod Singh Parmar
2017-167
C/o Shri Vilas K. Bakde
Department of Architecture and
Planning, VNIT, Nagpur, 440010
Maharashtra



Ms. Rashmi Bhardwaj
2017-166
B-6, Chhatrasal Nagar, Phase-I, BHEL,
Bhopal, Madhya Pradesh 462022



Ms. Mohini J C
2017-168
270, 3rd Cross, 5th Main, H Block,
Ramakrishna Nagar, Mysore
Karnataka 570023



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Shri Prakash Mysore Krishnasamy
2017-169
270, 3rd Cross, 5th Main, H Block,
Ramakrishna Nagar, Mysore
Karnataka - 570023



Shri Koteswara Rao Kamuluri
2017-170
S/o K. Adiswshu, H. No. 11-1-54/4
Santosh Nagar, Kandukur,
Prakasam (DT),
Andhra Pradesh 523105



Shri Kaushalendra Singh Hiteshi
2017-171
II/383, NTPC Colony, Unchahar,
Raebarali, Uttar Pradesh 229406



Dr. Arindam Biswas
2017-172
Department of Architecture and
Planning,
IIT Rorkee – 247667
Uttarakhand



Ms. Sandhya Dameniya
2017-173
Plot No. S-12 Ex, Near Jain Mandir
Pandav Nagar
Delhi 110092



Ms. Anannya Das
2017-174
F-6, 4th Floor, Near Rly Gate,
Naharbhata, District Dibrugarh
Assam 786610



Shri TSV Vamsi Deepak
2017-175
C/o P. Santya Prasanth, IRS, Dy
Commission ER, IT, D-25, (8-2-603/IT),
Income Tax Road, Road No. 10, Banjara
Hills, Hyderabad-34, Telangana



Shri Aditya Ajith
2017-176
62/2D, Sector-II
Kali Bari Marg
New Delhi-110001



Shri Karishma Prasad
2017-177
B-115, SFS Flats
Trevani Apartments
Sheikh Sarai Phase-I
New Delhi – 110017



Ms. Ashwini Shivayya Bellerimath
2017-178
4761/16, @nd Phase, Byond
Ayyappa Temple Shirur Park,
Vidyanagar, Hubli Karnataka - 580021



Shri Raghu Teja Vemana
2017-179
No. 13, 1st Floor, 3rd Main, Mahajaan
Layout, Vijayanagar Stag-II, Musuru-17
Karnataka



Shri Kiran Kumar Bonda
2017-180
S/o B. Tatabhai, H. No. 6-68
Godicherla Kothuni, Vid. Godicherla,
Nakkapalli Mandal, VizagDistirct
Andhra Pradesh – 531126



Ms. Srivalli Kosuru
2017-181
Flat No. FF3, Anandam Heights
2nd West Road, New P&T Colony
Patamata, Vijayawada
Andhra Pradesh 520010



Shri Sunil
2017-182
S/o Shri Ranbir Singh
H. No. 41, V. P. O Nandnaur
Teh. & Distt. Sonipat
Haryana - 131027



Shri Sumit Subhash Moravkar
2017-183
33, Sharda Nagar
Near Wagheshwari Temple
Nandurbur 425412 Maharashtra



Ms. Madiha Khan
2017-184
114/9, Zakir Nagar, Okhla
New Delhi - 110025



Ms. Ritika Raj
2017-185
Flat No. B-31, Vijay Shree
JagatAppartment, Near Old Tiwari
BecherKankar Bagh
Patna - 800020, Bihar



Ms. Athira Ravi
2017-186
Riya Niwas
Near PuthuyugakalavediVengeri PO
Kozhikode, Kerala 682510



Ms. Lakshmi S. R
2017-187
Muralee Bhawan First Floor
Pulinchodu,Aluva
Ernakulam – 683 101, Kerala



Ms. Geetha A
2017-188
Q. No. C3/2, Govt. Engineering College
GEC, PO Cheroor, Thrissur, Kerala
680009



Ms. Suman S D
2017-189

Project Office, #215, 2nd Floor, Block E&B Banashankri BDA Complex, BSK 3rd Stage, Bangalore, Karnataka - 560070



Shri Devesh Kumar
2017-190

B-43 A/2, Street No.4, South Ganesh Nagar, Delhi-110092



Shri Negul Devan K. R.
2017-191

Sayoojya, Tra-116, Thozhuvancode Lane, Vattiyoor kavu (PO), Thiruvananthapuram, Kerala 695013



Shri Mridul Kumar
2017-192

B-207, Laxmi Apartment, New Chitragupta Nagar, Kankarbagh, Patna, Bihar 800020



Shri Rahul Kumar
2017-193

VPO Nihal Khara, Tehsil and Dist. Fazilka, Punjab 152122



Shri Ankit Midha
2017-194

C/o AmbaBoutque St. No. 10, 3rd Crossing Circular Road, Main Bazar, Abohar, Dist. Fazilka, Punjab-152116



Shri Danish Pupneja
2017-195

194, Krishna Street, Near OBC Dist. Fazilka, Punjab 152123



Ms. Smiley Grover
2017-196

B-VII, #866, Lakkar Bazar, Ludhiana, Punjab-141008



Ms. Pooja Sastry
2017-197

No.17, SIR M. N. Krishna Rao Road, Basavanagudi, Bangalore, Karnataka-560004



Shri Joy Goswami
2017-198

501, Pratap Tower, B/H Angan Tower, Nr. Makarpura Police Station, Manjalpur, Vadodara, Gujarat-390004



Shri Rajgounda Adagounda Patil
2017-199

Ward 9, H. No. 68/8/1, "NAMOKAR" Gondkar Mala, Shikshak Colony, Amrai Road, ICHALKARANJI, Dist-Kolhapur, Maharashtra 416115



Shri Anup Chanda
2017-200

H. No. 1-25, Kandlapally (Vill.), Jagityal Mandal, Karimnagar Dist., Telangana-505529



Shri Srinivas Andra
2017-201

Ho.no 10-4-38, Flat No.401, 5th Floor, Happy Homes Safina Apartmant, Humayan Nagar, Masab Tank, Hyderabad Telangana 500028



Shri Rupesh Maturi
2017-202

H. No.5-11-351, IdgahRaod, Pochammakunta, hanamkonda, Warrangal, Telangala 506001



Shri Mohit Bhardwaj
2017-203

H. No.7, Street No.2, Partap Estate, Amrit Vihar, Chheharta, Amritsar, Punjab-143105



Shri Nilesh Anil Agresar
2017-204

564, Agresar Niwas S. No.13/2, Shitole-Nagar, Sangvi, Pune, Maharashtra-411027



Shri Jagdeep Singh
2017-205

VPO, Otalan The-Samrala, Distt. Ludhiana - 141114, Punjab



Shri Sanjay Wamanrao Deshmukh
2017-206

19, Christ Colony Upper Wardha Colony Road Camp, Amravati - 444601 Maharashtra



Shri Zubair Ahmad Naik
2017-207

Kachpora (Zodder) Mirbazar P/O Bumthan Distt. Anantnag J & K-192102



Shri Joginder
2017-208

H. No.353, KaluPati, UPO-Khatkar, Dist. Jind, Haryana 126115

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ITPI Welcomes to New Associate and Fellow Members



Ms. Shobha R.
2017-209
336, 17th Cross, B-Block,
Vijayanagara III Stage Mysore,
Karnataka-570030



Ms. Yashaswini S
2017-210
69/1, Yashaswini, M. G. road
Fort Mohalla, Agrahara, Mysore
Karnataka-570004



Ms. Zahra Bathool
2017-211
#5, 4th Cross Tank Road, N. R.
Mohalla, Mysore, Karnataka-570007



Shri Vivek Kapuria
2017-212
SCF-14, Level-II, Silver City,
Ambala, Chandigarh Road, Zirakpur,
Punjab-140603



Shri Puspaj Baraik
2017-213
H. No.155, Sector-1, Type-III, Sadiq
Nagar, New Delhi-110049
Ph:-09015482219



Ms. Ramya SitharaGiduthuri
2017-214
C/o Rambollindia Pvt. Ltd., Office
04&05, Level-5, SLN, Terminus Survey
#133, Hyderabad, Telangana-500032
Ph:-09899474187



Ms. Naresh Sharma
2017-215
C/o Sri Y. Sayie Sreekanth (Commissioner),
Commissioner Bungalow, Opposite
AlluriSitaRamaraju Stadium (ASR), Railway
Stadium Road 2nd Division, Eluru- 534002



Ms. Baveena KV
2017-216
Kacheri Veettil, Chevayur, Calicut,
Kerala-673017
Ph-08447335845



Shri Krishna Chand Chalamalasetti
2017-217
C/o P. Srivanand, D.No.7-16-272/7,
Srinagar 7/7, Guntur, Andhra Pradesh
522002



Shri Madhusudhana Rao Chittela
2017-218
Zonal Assistant Director, O/o Andhra
Pradesh capital region development
Authority, Vijayawada, Lenin Center,
Governor PET, A.P-520002



Ms. Roshni Chatterjee
2017-219
I-905, Akruti Orchid Park,
Sahinaka Andheri (E) Mumbai,
Maharashtra-400072



Shri Sukumar H. M.
2017-220
Siri Nilaya, 5th Main 1st GanOpp to
Janopriya Stores, Jnanajyothinagar,
Bengaluru, Karnataka -560056



Shri Sourav Mahajan
2017-221
H. No. 42, Indra Colony, Gali No. 2,
Pathankot, Punjab-145001



Shri Prem Dilip Kankariya
2017-222
Prem Varsha, Plot NO-11, Jijau Society
BibwewadiKondhwa Road, Maharashtra
- 411037



Shri Sourabh Shirish Karandikar
2017-223
A-904/Blue Springs Society, Telco Colony,
Jambhulwadi Road, Ambergaon (KH.),
Pune, Maharashtra - 411046



Shri Sunit Vimalchand Jain
2017-224
10th Vardhaman Residency Near M.G.
Petrol Pump, Malegaon, Maharashtra
423203



Ms. Nikita Amar Karwa
2017-225
Sanjog, Shri Kripa Colony Near
e-Orbit, Badnera Road, Amravati,
Maharashtra-444607



Ms. Shruti Ashok Dudhane
2017-226
11, Visawa Housing Society, Taljai
Road Dhankawadi Pune – 411043,
Maharashtra



Shri Harpreet Singh
2017-227
C/o Sh. Maninder Singh
H. No. 1037, Phase-4, Mohali Punjab
160059



Shri Upendra Kumar Aleti
2017-228
9-7-175, Sairam Nagar, Najuwala Vizag,
Andhra Pradesh 530026



Shri Sairam Dasari
2017-229
 6-14, Hanuman Street
 SompetaSrikakulam District Andhra
 Pradesh 532284



Ms. Uma S. M.
2017-230
 Ar. Uma S. M, Asst. Professor, School of
 Planning and Architecture, University of
 Mysore, Karnataka 570006



Shri Rajendra Anant Habade
2017-231
 G-404, Eternity Complex, Teen Hath
 Naka, Naupada, Thane(West), Mumbai
 400602, Maharashtra



Ms. Vinita Sandeep Sahare
2017-232
 406, Himgiri, Neelkanth Vihar
 Vidyavihar East, Mumbai, Maharashtra
 - 400077



Shri Surendra Shamrao Borale
2017-233
 101, Highland Horizon, Charkop village,
 Kandivali (W), Mumbai, Maharashtra –
 400067



Shri Akhil P.
2017-234
 Sopanam, Nayanar road,
 Vankulathuvayal, Azhikode, Kannur,
 Kerala 670009



Ms. Ekta
2017-235
 Ashiama Nagar, LIG, A/24, Phase-1,
 Near SBI, Patna, Bihar 800025



Ms. Surbhi Gupta
2017-236
 112, Mahaneer Nagar II, Kota Rajasthan
 324005



Ms. Revathy Pradeep
2017-237
 235-C, Pocket-C. Mayur Vihar-II,
 Delhi-110091



Ms. Smitha M. V.
2017-238
 Assistant Professor Department of
 Architecture College of Engineering
 Trivandrum Thiruvananthapuram –
 695 016, Kerala



Ms. Lakshmi Ambika
2017-239
 TC 19/886(a), Vaishnavam, Prakash
 Nagar, Kesavdev Road, Poojappura P. O.,
 Trivandrum, Kerala-695012



Ms. Vimaja CR
2017-240
 Chathamkandam H. O. Mankara Post,
 Palakkad District – 678613, Kerala



Ms. Anita Shyam Panicker
2017-241
 F-2/403, New Brahmmand CHS, Phase-7,
 Azad Nagar, Ghodbunder Road,
 Thane(West), Maharashtra-400607



Shri Ajmer Singh
2017-242
 Flat No. 238, NDMC Complex,
 Sector-11, Rohini, New Delhi-110085



Shri Gaurang Khandelwal
2017-243
 24/31, Shakti Nagar,
 Delhi-110007



Shri Kandeep Tulsibhai Saparia
2017-244
 Krishan, 2-Shivaji Park, Raiya Road,
 Rajkot 360007, Gujarat



Shri Rushikesh G. Kotadiya
2017-245
 Om-Namh, 2-Poonam Society, Nr.
 Paterl Boarding Mavdi Plot, Rajkot,
 Gujarat-360004



Shri Rangan Chatterjee
2017-246
 16, A.C. Sarkar Road, Dakshineswar,
 Kolkata 700076 West Bengal



Shri Sumanth B. C.
2017-247
 #43, 1st Stage, 3rd Main,
 GeleyaraBalaga, Mahalaxmipuram,
 Bengaluru, Karnataka 560086



Shri Benjamin Mathews John
2017-248
 # 401, SMR Vinay Crescent Apartment
 Hennur Road, Bangalore, Karnataka
 560043

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Ms. Indumathi Balasubramanian
2017-249
MIG 235, 2nd Street, Moggappair
Erischeme, Chennai, Tamil Naidu
600037



Ms. Varsha Punhani
2017-250
A-193, Park Place, DLF Phase-V,
Gurgaon - 122002, Haryana



Ms. Asmita Bhardwaj
2017-251
D-36 Flat -10, South Ex-2, Delhi-110049
Ph: 9560177585



Shri Akhilesh Jain
2017-252
Design Consultants, 7, Sharad Vihar
Colony, Opp. Avadhoot Mandal Ashram,
PO Gurukul, Haridwar, Uttarakhand
249404



Viral Mishra
2017-253
Flat No.2, Block – 6A, Sector – 16,
Phase – 3, New Shimla, Shimla –
171009, Himachal Pradesh



Surabhi Amit Mehrotra
2017-254
703, Norita Hiranandani Gardens, Powai,
Mumbai – 76, Maharashtra



Prince Kumar Yadav
2017-255
Village & Post – Jamalpur Bazbahadur,
near Sidhari,
Azamgarh – 276 001
Uttar Pradesh



Vivek Nikhil Mehta
2017-256
G – 303, Shyam Status
Behind Swagat Flamingo, Sargasan,
Gandhinagar – 382421 (Gujarat)



K.N. Baalavignesh
2017-257
1-5-4D, Dispensary Road
Sankari, Salem (D. +)
Tamil Nadu – 637 301



Amitkumar Venilal Rana
2017-258
406, Shree Krishna Complex, Vav Sheri,
Saiyedpura, Surat – 395 003
Gujarat



K. Veeranna Babu
2017-259
H. No. 1-51, Shivalayam Street
Muramanda Village, Kadiam Mandal
East Godavari District – 533126
Andhra Pradesh



Mithun S. Anand
2017-260
Parappurathu House
Puliyannoor, P.O. Pala,
Kerala – 686573



Vineet Trivedi
2017-261
CD – 699 – OHC, VidhanSabha
Sector – 2, Dhurwa, Ranchi – 834004
Jharkhand



Gokul V.
2017-262
Poongodi (Pharmacist), Government
Hospital, Gangawalli, Salem
Tamil Nadu – 637505



Deepak Kumar
2017-263
E-21/16, Sector – 3
Rohini, Delhi – 110 085



Shruti Madhav Vaishampayan
2017-264
13 / B, Kounteya Ideal Colony
Kothrud, Pune – 411038
Maharashtra



Nireekshana Rao Puligadda
2017-265
A – 795, IInd Floor
Shastri Nagar, Delhi – 110 052



Aditya Bajaj
2017-266
Rajeev Gandhi Ward, Shastri Colony,
Katni – 483 501, Madhya Pradesh



Partha Sakha Chakraborty
2017-267
House No. B / 66, New Garia Co-
operative Housing Society, Srinagar
Road, Kolkata – 700094
West Bengal



Pooja Agarwal
2017-268
D/o Shri Rakesh Kumar Agarwal
128 Kothi No., Lane No.2, Ayodhyapuri
Colony, Balaji – Unnao Road, Jhansi –
284003, Uttar Pradesh



Chandan Keshavananda Yaladalu
2017-269
Commander Works Engineer
HQ CWE Khumbathang, %56 APO
Pin Code – 900 270



Neha Saxena
2017-276
19, Janki Residency, Kolor Road,
Bhopal – 462042, Madhya Pradesh



Vishruth K.V.
2017-270
285, 8th Main,
8th Cross, K.C. Layout
Mysore – 570011 (Karnataka)



Priyamvada Kayal
2017-277
221, Ashok Nagar
near Maya Misthan, University Road,
Udaipur – 313001, Rajasthan



Shahna Shamim
2017-271
Flat No. 102, Faquiha Palace
Timer Street Kanke Road, near Holiday
Home, Ranchi – 834 008
Jharkhand



Nanda Kishore Karpurapu
2017-278
C/o K. Uma Maheswari
Flat Nu. 21/2A, BSNL Type – IV
Quarters, Kalibari Marg, near Gole
Market, New Delhi – 110 001



Praschaya Kaushik
2017-272
Flat No. A1, Prestige Elite, Geetali
Path, Mother Teresa Road, Gita Mandir,
Guwahati – 781 020, Assam



Pramod Pal
2017-279
Y2B – 81, Trivenipuram, Jhunsi,
Allahabad – 211 0 19,
Uttar Pradesh



Sooraj G.
2017-273
Ganga, AlaraiVayal
Kanhagad, Kasaragod District
Kerala – 671315



Anshul Puriya
2017-280
A – 58, East Kamla Nagar, Piplani,
Bhopal – 462021, Uttar Pradesh.



Saurabh Jayant Dangra
2017-274
Flat No. 302, Papiah Estate
RTC X Roads 1-8-522/36, Chikadpalli,
Hyderabad – 500020



Timothy Joy Mathew
2017-281
102, Anugraha Apartments, Pillaveedu
Lane, Kesavadasapuram, Pattom P.O.,
Thiruvananthapuram, - 695 004, Kerala.



Shivnath Prakash Patil
2017-275
Flat No.302, RES No. 12-2-460/26,
Vishwa Homes, JeevanKalyan Nagar,
Mehdipatnam, Hyderabad – 500028
(Telangana)



Nancy Yadav
2017-282
#1840, Sector – 10-A, Gurgaon –
122 001 (Haryana)

Fellow Members



Shri Nikhil Bhaskar Sahasrabhojane
1994-082
31, Shankar Nagar, Bhaskar Prabha
Apartment, Nagpur 440010,
Maharashtra



Prof. Dr. Vilas Keshav Bakde
2007-135
Plot Nos. 40 / 41, 'Ramakrishna'
Bhende Layout, Swawlambi Nagar
Nagpur – 440022, Maharashtra



Mrs. Manjusha Nikhil Sahasrabhojane
2000-047
31, Shankar Nagar, Bhaskar Prabha
Apartment, Nagpur 440010,
Maharashtra



Shri Rajesh Chandra Shukla
1991-114
B-104, Jansatta Housing Society,
Sector-9, Vasundhara, Ghaziabad, Uttar
Pradesh 201012



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liberalization of land use zoning and faster preparation of development plans. He also suggested creation of separate budgetary provisions for the preparation of development plans, and adoption of innovative planning tools like TDR, Premium FSI, etc., for augmenting finances for implementation of development plans.

Prof. Jamal H Ansari, Former Director, SPA, Delhi expressed his views on the need for creating a viable interface between plan making and plan implementation. He emphasized that while preparing master or zonal plans, factual ground



Chief Guest Prof. Dr. D. S. Meshram, President ITPI being presented Memento by Shri Vijay Kumar Mishra, Chief Town Planner, U.P.

realities like encroachments should not be ignored. If these realities are continuously ignored, a plan is likely to remain a paper exercise. For the successful implementation of master plans, there is a need for extensive public participation of all stakeholders both during plan preparation as well as during implementation stage.

Shri J. N. Reddy stressed the legal provisions as laid down in the U. P. Urban Planning and Development Act, 1973 and gave details of the content of a typical master plan which has to be commensurate with government policies, development strategies, stages of development, land use and zoning regulations. A master plans needs to be phased out so that traffic and transportation proposals

especially road networks can be taken up on merit. He also suggested that facilities which are proposed to be provided by Government agencies such as health, educational and socio - cultural facilities and housing colonies should be taken up for implementation simultaneously. Development authority should ensure strict adherence to master plan proposals while performing regulatory functions.

Prof. M. S. Khan, Chairman U.P. Regional Chapter welcoming the participants, urged the participants to revisit the total process of master planning so that the master plans are implemented in letter and spirit. Besides, he also pointed out the need for integration of fiscal and budgetary provisions in master plan proposals and prioritization of action areas to be taken up by concerned agencies.

Shri V. V. L. N. Sharma stressed the need for up dation of legal provisions as laid down in various planning laws in the country and called upon implementation agencies like development authorities to ensure strict adherence to master plan proposals while performing regulatory functions.

After detail discussions following recommendations emerged:

- Master Plan preparation process must be made time bound.
- Effective consultations with all stakeholders need to be undertaken both at planning stage as well as at implementation stage.
- To make a plan implementable, consideration of ground realities like on site contingencies and encroachments, etc., in addition to the requirements of market forces and real estate realities should be taken into account.
- Land being the most important ingredient of any development work, land acquisition process need to be tackled more vigorously by adopting innovative planning tools like TDR, Premium FSI, etc.
- Master plan proposals should be integrated with town's fiscal and budgetary provisions.
- Development agencies need to be made accountable for proper implementation of master plans.

The vote of thanks was proposed by Dr. R. K. Udyan. detailed deliberations, the following recommendations emerged: