



# PLANNERS NEWS LETTER

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S. D. Saini

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Prof. Dr. Ashok Kumar

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ITPI COUNCIL (2018-2019)

## ANNUAL GENERAL MEETING OF ITPI

The Annual General Meeting of the ITPI was held on 28th September 2018 at the ITPI, New Delhi, at 14.00 Hrs. Welcoming the members to the Annual General Meeting in accordance with Article 11 to 13 of Memorandum of Articles of Association and Bye-Laws of ITPI, Shri S. D. Saini, Vice-President, ITPI took up the agenda items as enumerated in Article 20:

**Item No. 1: To receive, consider, and adopt the Balance Sheet, and Auditors Report for the year ended on March 31st 2018 and the Report of the Council:**

### Balance Sheet and Auditors Report:

Prof. Dr. Najamuddin, Secretary General, ITPI gave the highlights of the Audited Statement of the Accounts for the year 2017-2018. The members present unanimously accepted the Audited Statement and Auditors Report for the year 2017-2018.

Proposed by : Shri Vinod Sakle

Seconded by : Shri Zahid Ali

**Report of the Council, ITPI for the year 2017 – 2018:**

Secretary General also read the Report of the Council for the year 2017 - 2018. The members present unanimously accepted the Report of ITPI Council for the year 2017 - 2018.

Proposed by : Shri P. M. Parate

Seconded by : Shri J. K. Kapoor

**Item No. 2 : Election of the Members of the Council in place of those Retiring: The Scrutinizers' Report on the Council Elections for the year 2018 - 2019:**

The Scrutinizers' Report of the ITPI Council Elections for the year 2018 -2019 was presented by Shri Sunil Kumar Mehra and Dr. Sandeep Kumar Raut, Scrutinizers and declared following members as elected for the Council for the year 2018 -2019.

### General Constituency:

Mahendra B.  
Meshram, D. S.  
Khodankar, S. B.  
Kapoor, Pradeep  
Singh, Gurpreet  
Chattopadhyay, Ranjan



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ITPI Council 2018-2019

Kakoty, Jinterdra Sarma  
Mathew, Aniyam  
Ramudu, V.  
Patil, Milind B.  
Patnaik, Sitansu Mohan  
Singh, Jagdish  
Rodge, Sujit Ashok

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

Shrimali, S. K.  
Reddy, S. Devendar  
Patel, N. Kantilal  
Date, Parag  
Ali, Zahid

Shri K. S. Akode, Shri S.D. Saini, Prof. Dr. Najamuddin would be Ex-officio members being immediate Past President, Vice-President and Secretary General (as per Bye-Law No. 35).

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

M/s Sarkar and Associates requested to increase the Audit Fee to Rs. 2,50,000/- from Rs. 1,50,000/- as the revision took place during 2015-2016. After deliberations the members decided to continue M/s Sarkar and Associates as Auditors for 3 years on the Audit fee of Rs. 1,75,000/-.

Proposed by: Prof. Ruchita Gupta

Seconded by: Shri B. K. Jain

## ITPI COUNCIL 2018-2019



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### Sixty Seventh NTCP Congress

Institute of Town Planners', India announces its 67th National Town and Country Planners Congress to be held during 4 – 6 January, 2019 at Chandigarh on the theme "Urban Land Policies and City Planning", with sub-themes: (i) "Policy for Industrial Development"; (ii) "Land Procurement Methods and Redevelopment" and (iii) "Land Acquisition and Assembly" (Local sub-Theme). The Congress is being sponsored by the Department of Housing and Urban Development, Government of Punjab and Department of Local Government, Government of Punjab.

Members are requested to send the paper on the theme and sub-themes not exceeding 3,000 words along with hard and soft copy in MS Word to reach the Secretary General, ITPI, New Delhi before 15th December 2018, and also mail to [ntpccongress@gmail.com](mailto:ntpccongress@gmail.com)



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## NATIONAL SEMINAR ON LAND REFORMS FOR URBAN DEVELOPMENT: A CASE OF DELHI LAND POOLING POLICY, 2018

A national seminar on “Land Reforms for Urban Development: A Case of Delhi Land Policy” was organized by the Delhi Regional Chapter on the occasion of Annual General Meeting of the ITPI on 28th September, 2018 in the ITPI Auditorium, New Delhi.

Shri S. D. Saini, Vice-President, ITPI, who was Chief Guest in his opening remarks highlighted that after

for land procurement for planned development in Delhi by involving the private sector in assembly and development of land and infrastructure.

Accordingly, three models of land pooling and development were worked out. The first model was given by Association of Metropolitan Development Authority (AMDA) on the request of DDA. The second alternative was provided by Planning Department of the DDA within the framework of norms of the Master Plan. The third option was worked out by a consultant for the DDA. For identification of most attractive model for the private sector and landowners, the DDA assigned the study to the National Council of Applied Economic Research (NCAER) Delhi. Based on economic parameters such as land cost, cost of EDC, cost of construction, contingency cost and reasonable IRR of 20 – 22 per cent, the NCAER prepared a model, which was deliberated among various stakeholders and after inviting objections and suggestions a new section in the form of Chapter 19 titled ‘Land Policy’ was added to the Master Plan for Delhi, 2021 and notified on 5th September, 2013.



National Seminar is in Progress

promulgation of “Land Acquisition, Rehabilitation and Resettlement Act - 2013 (LARR Act - 2013), new challenges have emerged, as the owners of land are not willing to part with their land, nor the Haryana Administration is prepared to meet the requirements (including compensation) of this Act. He also underlined that as the data collected for the study no land has been acquired in Haryana by HUDA and HSIIDC under this Act, specifically due to complex procedures of rehabilitation and resettlement procedure. And therefore he is very happy to attend this Seminar, to broaden his vision on the aspect of acquiring land for urban development.

In his presentation Shri Vinod Sakle, former Additional Commissioner, Delhi Development Authority (DDA) mentioned that planned development in Delhi has taken place through Large Scale Land Acquisition, Development and Disposal Policy, 1961 since the Master Plan for Delhi, 1962 was notified on 1st September, 1962 and this policy is still in operation. However, land acquisition and planned development has not kept pace during the last more than 5 decades and has become a cumbersome exercise due to lengthy process and litigation in land acquisition. DDA through the Master Plan for Delhi, 2021 notified on 7th February, 2007 decided to evolve alternative options

The Land Policy - 2013 is applicable in proposed urbanizable areas of urban extension of the National Capital Territory of Delhi on land located in 95 villages in Zones J, K - 1, L, N and P – II, a total land measuring 20,000 - 22,000 hectare for accommodating 48,00,000 population. The DDA being aware of fragmented land holdings in Delhi permitted a minimum land parcel area of 2 hectare in a zone with return of land preferably within radius of 5 km in the vicinity of the largest land holdings. Individual farmers and group of farmers or consortium can participate in assembling land parcels in two categories, category - 1 from 2 hectare to 20 hectare, and category 2 with 20 hectare and above. An equitable return irrespective of land uses assigned in the Zonal Development Plan for comprehensive planning and development with 3 land parcels of return of land for residential, commercial and PSP as permissible in above two categories i.e. 48 per cent and 60 per cent respectively with special incentive to small farmers for allowing 8 per cent land surrender in lieu of EDC. Incentivized FAR of 400 for residential and 250 for commercial and PSP were salient features of the policy for which regulations for operationalization were also approved by Government of India in year 2015.

LAND REFORMS FOR URBAN  
DEVELOPMENT

In the year 2017, DDA assigned the exercise of Master for Delhi, 2041 to the National Institute of Urban Affairs (NIUA) with review of all existing policies. Accordingly, the NIUA revised the Land Policy - 2013 and regulations and suggested extensive modifications in 2018.

Modified Land Policy - 2018 is applicable in five zones and has envisaged sector based planning with sizeable contiguous land of 70 per cent for unified planning. However, once 70 per cent minimum land is procured, on intimation by DDA, land owners of 2 hectares and above are required to form a consortium to participate and apply as single legal entity. As per this policy, 60 per cent land will be returned to the consortium in the same sector for residential, commercial and PSP development and the remaining 40 per cent land will be used for city level infrastructure to be surrendered to DDA and service providing agencies (SPAs) as and when required. Further, residential FAR has been reduced to 200 from 400 as provided in the Land Policy - 2013. However, this modified Policy - 2018 further complicated the process by creation of consortium of land owners as farmers has lack of trust in other land owners and private developers and it will be difficult to arrive at consensus about land and built up space distribution due to conflicts of interest. In addition, delineation of a sector with other provisions will require modifications in the five Zonal Development Plans, which itself may take a minimum of 3 years to make the policy operational.

DDA has also recently come out with another policy and regulations for planned development of privately owned lands in Delhi, which were excluded due to de-notification from acquisition, exclusion from acquisition and legal encumbrances. This policy is mainly to involve owners of such lands in the development process who were otherwise deprived of their legitimate and rightful use of properties. The guiding principles for the development of these privately owned land parcels shall be in consonance with land uses as notified in the Master Plan and concerned Zonal Plans and use premise as mentioned in already approved Layout Plans or Schemes.

Prof. Dr. P. S. N. Rao, Chairman of DRC, ITPI in his concluding address stressed the importance of optimum land utilisation in Delhi since land is limited in the National Capital Territory of Delhi. He stated that while there are examples of land pooling in Ahmedabad, Andhra Pradesh, Chhattisgarh, Kerala, Maharashtra and some other states, the model that is being proposed in Delhi is different in many ways.

He stated that the policy aims to bring in more land into the realm of planned development through active participation of the private landlords as well as private developers. He also stated that while this may result in more orderly development of the city and its suburbs, even this policy is biased towards middle and upper economic strata of the society. He noted that markets will not permit much property development in favour of low income groups and economically weaker sections. Therefore, while the land pooling policy is good, it may still not be able to provide cheaper and more affordable housing options for the poor. The policy is also unlikely to arrest the proliferation of illegal land subdivisions (unauthorized colonies) and squatting.

Prof. Dr. Ashok Kumar, Head, Department of Housing, SPA, Delhi moderated the open house and provided critical insights on the Land Pooling Policy, 2013 as amended in 2018. He contended that the purposes of the land pooling policy are unclear. It is not evident what the policy intends to achieve. If the purpose is to commoditize the land in a market place, this land pooling policy will partially succeed as it has got some elements of private sector led land development in place. However, the procedures and processes still remain cumbersome in spite of single window mechanism. But if the DDA remotely thinks that this land pooling policy could provide any form of respite for sheltering the urban poor, it may be living in make believe cloud cuckoo land. He also wondered why the FAR is reduced from 400 in 2013 land policy to 200, in the modified 2018 land policy. One argument presented in the policy is that since Master Plan for Delhi, 2021 has 200 FAR for residential use, land policy being part of the Master Plan, could not possibly have higher FAR. Turning this argument on its head, Prof. Ashok Kumar argued that if the purpose is to provide maximum possible built space on limited developed land, the Master Plan could be further amended and uniform FAR of 400 could be retained. Another argument in favour of reduction of FAR from 400 to 200 is that there is a scarcity of water in Delhi. Indeed there is a scarcity of water in Delhi and Delhi residents do get water from sources sometimes located more than 500 kilometres away from the city. This could not however be an argument for the reduction of FAR.

Professor Ashok Kumar further argued that half of EWS housing spaces built under the land pooling policy would be retained by the developer entity and sold to individual buyers, who would generally use these EWS spaces for housing their servants. This quite clearly shows the mind-set of policy makers



who treat urban poor of Delhi no more than service population for middle and elite classes. They are not considered the rights bearing citizens. This line of thinking is further exposed when DDA gives additional FAR for creating EWS housing spaces as if the urban poor are the surplus population. Lastly, Prof. Ashok Kumar also noted that there is no

coordination and link between land pooling policy and policy on farmhouses.

Earlier Dr. Pawan Kumar, Secretary, Delhi Regional Chapter, ITPI delivered the welcome address. A vote of thanks was extended by Shri Amit Kumar, Treasurer, DRCITPI.

## URBAN TRAFFIC: CHALLENGES AND SMART MOBILITY

Haryana Regional Chapter organized one day seminar on the theme "Urban Traffic: Challenges and Smart Mobility" on 15th September 2018 at the Haryana Regional Chapter, Panchkula, Haryana.

initiative in which smart solutions are applied. The core infrastructure elements in smart city, among others include efficient urban mobility and public transport, while smart solutions under Urban mobility identified are smart parking, Intelligent traffic management and integrated multi - modal transport.

Urban areas are basically facing the challenge of traffic volume, which is ever increasing, mainly due to the fact that every day hundreds of vehicles are poured on to roads of our towns and cities, irrespective of the fact whether roads are already over-burdened and are not in position to accommodate additional burden. The concerned authorities therefore, required to assess the bearing capacity of towns in the interest of enhancing mobility and then decide how much traffic the existing networks can accommodate. For this purpose the vehicle registration policy needs to be revisited. Dr. Meshram concluded his addresses by mentioning that only painting and polishing bicycles (environment friendly mode of transport) cannot make cities smart until bicycles are in proper workable conditions, which also holds good for smart towns specifically when our towns and cities are facing the challenges of housing shortages and infrastructure deficiencies.

Shri S. D. Saini, Vice President, ITPI who was chairing the Seminar highlighted that with the growth of cities the growth of vehicle population is inevitable, but if it is not checked it causes traffic congestion, threat to safety of public, beside wastage of commuters time and fuel which in turn affects the environment which can be mitigated with planning interventions.

The inaugural session was followed by Technical Session in which the presentations were made by Shri Jintendra Wadhvani, Associate Vice President, Ernst & Young; Prof. Ashwani Luthra, Guru Ramdas School of Planning, GNDU, Amritsar and Shri Pallav Mukherji, Architect form Chandigarh.

Shri Vijay Kumar, Secratry, HRC extended the vote of thanks.



Regional Seminar is in Progress

While introducing the theme, Shri Sudhir Chauhan, Chairman, HRC; mentioned that Smart Mobility is a new technology tool to achieve sustainable city development. It helps to reduce traffic congestion and in turn nurtures faster, greener and cheaper transport options.

Prof. Dr. D. S. Meshram, President Emeritus, ITPI who was Chief Guest, while inaugurating the seminar stated that the present government in their manifesto desired "to initiate building 100 new cities", however, perhaps realizing that it may be difficult to build 100 new smart cities in a short span of time, proposed the scheme of "Smart Cities Mission". The target is to cover 100 cities in five years 2015 – 2016 to 2019 – 2020 with financial support of Rs. 48,000 crore and state governments and local bodies are supposed to provide an equal amount on matching basis.

Strategic components of area-based development in Smart Cities Mission are city improvement (retrofitting) city renewal (redevelopment) and city extension (greenfield development) plus a pan city

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After completing his graduation Shri Gurpreet Singh did Postgraduation in Geography from Punjab University, Chandigarh and Masters in City and Regional Planning from Guru Ramdas School of Planning, Guru Nanak Dev University, Amritsar.

After having the instinct of freelancing for few years, he in the year 1990 joined the Department of Town and Country Planning, Government of Punjab, as Area Investigator. Subsequently, in the year 1996, he became Assistant Town Planner in the Office of District Town Planner, SAS Nagar, through Punjab Public Service Commission. He has also undergone the training at Indian Institute of Remote Sensing, Dehradun, beside he also got opportunity of training at Headquarters, Jurong Consultants, Singapore.

During 2002 to 2010, Shri Gurpreet Singh held the post of District Town Planner, at Ropar and also at SAS Nagar in addition he officiated as Senior Town Planner at SAS Nagar. In 2011 he got promoted as Senior Town Planner and was stationed at Amritsar, Jalandhar and SAS Nagar. He was also posted at Punjab Bureau of Investment Promotion, Chandigarh from 2014 to 2017.

Thus, Shri Gurpreet Singh has got the opportunity to work in various capacities not only in Punjab Town Planning Department but also in Bureau of Investment Promotion, Chandigarh which was a challenging task which he completed quite successfully through his hard work, and commitment. Subsequently, he got promoted as Chief Town Planner, Town Planning Department, Government of Punjab.

During his service in Town Planning Department, Government of Punjab he was instrumental in preparing the Master Plans of various towns, the notable among them are - New Chandigarh; Anandpur Sahib, SAS Nagar, Kharar, Zirkapur, Derabasri, Bannur and Lalru, in addition to various Urban Estate projects including Sector Plans, etc.

Not only he was active in Town Planning Department, Government of Punjab but he was involved actively himself in the activities of Punjab Regional Chapter, ITPI as Treasurer, Secretary and Chairman. Beside, he has also contributed immensely as a Council Member of ITPI and made

his presence felt in National Town and Country Planners Congresses through his technical interventions.

### **Secretary General: Pradeep Kapoor**

Shri Pradeep Kapoor, elected as Secretary General of ITPI for 2018 – 2019, was working as Additional Chief Town Planner with Government of Rajasthan. On attaining superannuation he was reappointed as Advisor (Town Planning) in Urban Development and Housing Department Government of Rajasthan. Earlier he was appointed as founder Registrar, Rajasthan Real Estate Regulatory Authority while working as Additional Chief Town Planner on 1st May, 2017 and continued on this post till 31st July, 2018. During 2017-18 he worked as Chief Town Planner (NCR), Rajasthan Sub - Region.

He was involved as Chairman of the Building Regulations Committee, in the preparation of Unified Building Regulations- 2017, for urban areas for the State of Rajasthan; Rajasthan Township Policy 2010; Policy for Transferable Development Rights – 2012, Chief Ministers Jan Awas Yojana-2015, Affordable Housing Policy of Government of Rajasthan, Rajasthan Land Pooling Scheme Act-2017, and Policy for Development Control of Hill Areas-2018 in Rajasthan, during his tenure in Urban Development and Housing Department, Government of Rajasthan.

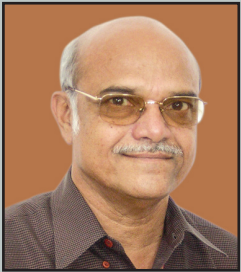
Shri Kapoor was also a member of the All India Board of Town and Country Planning Education of AICTE from 2013 to 2018.

Shri Kapoor completed his postgraduate degree in Regional Planning from IIT Kharagpur in 1981; and Postgraduate Diploma in Management from IGNOU, Delhi in 1992. He has been actively involved in the various activities of the Rajasthan Regional Chapter ITPI including that of the Treasurer, Secretary and Chairman. He successfully organised NTCPCongress in the year 1999 and 2017 in Jaipur and Udaipur respectively.

Shri Kapoor has been instrumental in procuring land and construction of the Regional Chapter buildings in Jaipur and Udaipur. He was elected as Secretary General of the Institute of Town Planners India first time in the year 2002 and is extending all support in various activities of the Institute.



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



**Gurpreet Singh**  
Vice President, ITPI



**Pradeep Kapoor**  
Secretary General, ITPI

## ELECTED OFFICE BEARERS OF ITPI (2018-2019)

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

Prof. Dr. D. S. Meshram, a multifaceted personality, having combination of profession, education and research; has been elected President, ITPI for 2018 – 2019. He has earlier held the prestigious position of Chief Planner, Town and Country Planning Organization, Government of India for over 12 years and was responsible for elevating the status of Chief Planner, TCPO to Joint Secretary level in Government of India. After his retirement from the TCPO as Chief Planner; Government of Uttarakhand appointed him Advisor, Urban Development. He has been a member of Delhi Development Authority and New Delhi Municipal Council. Prof. Dr. Meshram started his career as a teacher in Guru Ramdas Postgraduate School of Planning, Guru Nanak Dev University, Amritsar before joining defence services as architect and later he joined TCPO, Ministry of Urban Development, Government India.

Due to his initiatives, the ITPI was awarded the work for the preparation of Urban Development Plan Formulation and Implementation (UDPFI) Guidelines by the Ministry of Urban Development and Poverty Alleviation, Government of India in 1996. The Development Plan for the Universal Township of Auroville was prepared by him adopting the UDPFI Guidelines to demonstrate their practical applicability.

Under his presidency the International Conference on theme “Future of Cities: Opportunities and Challenges” was organized during 27 - 28 July, 2017 at Vigyan Bhawan, New Delhi, which was also attended by President and Secretary General, Commonwealth Association of Planners, besides President, Institute of Town Planners, Sri Lanka, among others.

He initiated the idea of organizing Annual Zonal Conferences of ITPI on the theme of regional interests for better interactions among the members of Regional Chapters and also ensured that such conferences are held in different zones of the country on a regular basis. It is due to his untiring

efforts that a separate All India Board of Town and Country Planning Education was created by the All India Council of Technical Education, Ministry of Human Resource Development, Government of India.

Prof. Dr. Meshram also took up the issue of starting undergraduate planning course with the Ministry of Education, Government of India in the late 1980s. SPA, Delhi was the first planning school to start Bachelor of Planning (B. Planning) course. He also took the lead in pressing the Ministry of Human Resource Development, Government of India to start four new Schools of Planning for which he prepared the DPR and made presentations to erstwhile Planning Commission, Government of India. However, the Ministry of HRD started two new schools of planning, one each in Vijayawada and Bhopal.

He has authored over 75 research papers published in accredited journals.

He was instrumental in acquiring land for the construction of a majority of the Regional Chapter buildings of the ITPI on institutional rates.

Prof. Dr. Meshram was born on 16 May 1941 at Nagpur. He received his Bachelor's Degree in Arts and Bachelor's Degree in Architecture from Nagpur University. He got his Master's Degree in Town and Country Planning from the School of Architecture and Planning, Chennai, and LLB from the Punjab University, Chandigarh. He completed his Ph.D. from the Institute of Development Studies, University of Mysore, at the age of 72. He was also appointed Professor on Devraj Urs Chair by the University of Mysore, Karnataka.

### Vice President: Gurpreet Singh

Shri Gurpreet Singh, Chief Town Planner, Government of Punjab, was elected unanimously as Vice - President (2018-2019), Institute of Town Planners, India.

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