



# planners newsletter

INSTITUTE OF TOWN PLANNERS, INDIA

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## TOWNSHIP POLICY

On the theme of 'Township Policy', the Rajasthan Regional Chapter of Institute of Town Planners, India organized a Workshop on 23rd May 2009 at the RRC Building. Shri G.S. Sandhu, Principal Secretary, Urban Development, Government of Rajasthan in his inaugural address stated that in Rajasthan before 1981, urban development activities were government driven as the private sector could not participate as it can today. In the present scenario funding for infrastructure development is the major constraint, and government alone is not in a position to share the responsibility. Therefore, involvement

of other actors including the private sector is the need of the day.

Narrating the efforts of Rajasthan Government in the activities of urban development, Shri Sandhu mentioned that four Acts were prepared which to certain extent will restrict the mushrooming and unplanned growth of settlements. Another achievement is that we are able to allot developed land in stead of cash compensation to people whose land has been acquired. This is particularly true in the case of the Special Economic Zone and Ring Road around Jaipur.

At present there are no master plans for 108 municipal towns, there is no

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Apartment Ownership Act and there is also no district level set up for planning in the state. He further added that government would like to change and strengthen the position. He was also of the opinion that in the present scenario, there is a compelling need to have Town and Country Planning Legislation for the whole state to channelize urban development in an orderly manner. In the context of Township Policy, he specifically sought the views of the delegates on all the concerned issues with township development.

Shri D.S. Meshram, President ITPI, in his keynote address stated that the Township Policy should address all the stages of plan preparation, plan implementation and plan enforcement. At the stage of plan preparation, the issues which need consideration are population projections and extent of area requires, besides deciding location of projects i.e. in the urbanizable limit or on the fringe area of the town. If it is not within the urbanizable limits, then it would occur on *gram panchayat* land where the



Present on the dias are Sh. G.S. Sandhu, IAS, Pr. Secretary, Urban Development, Government of Rajasthan; Sh. D.S. Meshram, President ITPI; and Sh. Pradeep Kapoor Secretary General, ITPI (from left to right)

byelaws are not strong enough and this situation can be exploited by the builders because on this land no land use plan exists. Besides, such piecemeal developments may be away from each other making difficult to integrate and provide infrastructure services. Whether DPCs can consolidate such plans in conformity with 73rd and 74th constitution amendments?

He also wanted to explore whether it is possible to assemble 100 acres of land for a township in an urbanizable area. If not can local bodies assist the colonizers to consolidate land. Can local bodies acquire land at the market rate or it should be left open to the colonizers because they are better placed to negotiate with land owners. With reference to the implementation of township development proposals. Shri Meshram stated that there are three major actors i.e. government sector, private sector and the people. As the government sector has assumed the role of facilitator which was earlier that of the provider, the role of private sector becomes more crucial. It is therefore important to find out the ways and means for involvement of the private sector because they can contribute more for the development of infrastructure and city development if giving certain incentives. At the same time he cautioned to watch the interest of the perspective buyers of flats and plots from the fly-by-night developers, builders and financiers. He has also mentioned that while the private sector is encouraged to participate in township planning and development, the onus lies on the state government and local bodies to protect the interests of urban poor.

In the Inaugural Session, welcome address was given by Shri Pradeep Kapoor and a vote of thanks was extended by Shri H. S. Sancheti, Chairman, Rajasthan Regional Chapter. Inaugural Session was followed by the Technical Session in which presentations were made by Shri Samaran Kumar Das, Deputy Director KMDA, Kolkata; Shri S.D. Langde,

Director Town Planning and Valuation, Government of Maharashtra; Shri S.D. Saini, Ex-Chief Town Planner, Government of Haryana; Shri Paresh Sharma, Additional Chief Town Planner, Government of Gujarat; Shri Gopal Gupta, President, Rajasthan Builders and Promoters Association; and Shri Suresh Jain, Secretary Township Development Association of Rajasthan. After discussions and deliberations, the following recommendations were adopted.

- The Township Policy should be conceived as an instrument not only for implementation of master plans but as a tool for planned and integrated development of our towns and cities.
- It was argued that the Township Policy should address (a) administrative issues, (b) planning issues, (c) financial issues, and (d) procedural issues

#### ADMINISTRATIVE ISSUES

- License to real estate developer should be issued by a local authority and no registration should be mandatory for individual scheme.
- Not more than two township schemes should be granted to a developer in a township.
- License to develop another township shall be granted to a developer only after completion of internal development works of earlier sanctioned townships
- License shall be valid for four years which shall be extended for further two years period.
- License fee shall be Rs.10 lakh per 100 acres for class-I towns.
- Primary responsibility of land procurement will be of the developer. At least 75 percent of the Scheme area must be under the possession of the developer, local authority may facilitate consolidation of land.
- License will be issued only for prescribed land uses in the Master

Plan or after obtaining approval of land use change from competent authority.

#### PLANNING ISSUES

Classification of Township Schemes shall be done as given below:

- **Residential**

Minimum Area for Integrated Residential Scheme for:

- Class-I Towns: 100 Acres
- Other Towns: 50 Acres

Land use distribution for the scheme area shall be as follows:

- Residential: upto 52 percent
- Commercial: 5 percent
- Institutional: 3 percent

Facilities including roads, parks and open spaces shall be 40 percent. FAR of the total scheme area shall not exceed 1.

For Town Planning Scheme (only in Urbanizable Area)

- Class I: 15 acres
- Other Towns: 7 acres

Minimum 15 percent of the scheme area is to be kept reserved for facilities other than all categories of roads.

For Individual Schemes (Khatedars) (only in Urbanizable Area)

Less than 5 acres but more than 2,000 sq m (minimum 20 percent of the scheme area is to be kept reserved for facilities other than all categories of roads).

In all classes of township schemes for EWS 10 percent of total number of plots (minimum area of 35 sq m per plot) or flats (with minimum carpet area of 18 sq m) and 10 percent of total number of plots (minimum area of 50 sq m per plot) or flats (minimum area of 30 sq m per flat) for LIG shall be made available on the rates prescribed by the approving authority, Gross residential density shall not exceed 100 persons per acre.

Inter scheme connectivity network shall be defined by preparing road network plans of areas earmarked for township schemes.

Share of responsibilities between developers and local authorities shall be well defined.

Parameters for infrastructure development shall also be defined by the licensing authority.

- **Technology Parks**  
IT, ITES, Biotechnology, Apparel, Gems and Jewelry, R and D  
Min.Area: 100 acres
- **Education Based Townships**  
Complexes of schools/ colleges/ universities/ research centers with Hostels and Ancillary Housing  
Min Area: 200 acres
- **Medical/ Healthcare Townships**  
Complexes of hospitals/ health resorts/facilities with Hostels and Ancillary Housing  
Min Area: 150 acres
- **Commercial**  
Wholesale and retail trade, office complexes, central business districts, entertainment complexes and Logistics Hubs  
Min Area 5 acres
- **Tourism Related Infrastructure**  
All Tourism related activities  
Min Area: 25 acres

## FINANCIAL ISSUES

- License for individual township scheme shall be issued to the registered developers by local authorities by charging processing fee.
- Charges for external development shall be deposited by developer based on actual cost of development of roads, drainage, water supply trunk lines, effluent treatment plant, sewerage and disposal of solid waste, power, etc.
- Infrastructure Development Fund shall be created for augmentation

and strengthening of the existing city level infrastructure.

- Security deposit for internal development may be taken by local authority in the form of 25 percent of saleable land and in case developer fails to complete internal development, authority may complete the work and cost of which may be recovered by sale of the land kept as security deposit based on actual cost plus 15 percent administrative charges.
- License fee shall be Rs.10 lakh per 100 acres for Class I towns.

## PROCEDURAL ISSUES

- After procuring the land as prescribed in the Policy, developers may apply for license for individual schemes, which may be issued if found suitable. Once the license is granted, a developer shall submit a detailed project report incorporating layout plan of the scheme with detailed engineering estimates with specifications to the local authority. Authority shall examine the scheme taking into consideration following aspects:
  - Administrative - title of the land, conversion, payment of dues, etc.;
  - Technical - Land use, location in sector plan, land use distribution,

etc.; provision of all mandatory requirements.

- Engineering – Estimates and specifications for infrastructure development as per parameters defined by the local authority, time frame for completion of development works, etc.;
- Implementation of the scheme shall start only after approval of the layout plan by the local authority,
- Safeguarding adherence of specifications and quality control and time schedule shall be ensured with penal provision.
- The local authority shall issue lease deed only after ensuring that the internal development is completed as per the parameters prescribed.
- External development shall also be completed simultaneously by the local authority within the prescribed time limit after realizing EDC from a developer.
- Booking of plots/apartments, etc; can be done by developer only after completion of at least 25 percent of development works,
- Developer shall surrender land earmarked for specific uses in the scheme to local authority such as road, parks and open spaces after completion of development works.

During the informal discussions Shri D.S. Meshram, President ITPI, availed the opportunity to discuss certain professional issues with Shri G.S. Sandhu, Principle Secretary Urban Development, Government of Rajasthan and impressed upon him to fill up the vacant posts of town planners in the various departments, development authorities, local bodies and urban improvement trusts. Besides, he requested the Secretary to include B. Tech (Planning) / B. Planning as one of the qualifications for the post of town and country planners in Rajasthan. Shri Sandhu desired to have a copy of Model Recruitment Rules framed by ITPI, and also desired to send the list of candidates for employment as town and country planners. As a follow up, President, ITPI sent a letter to all Heads of the Departments of all the Schools of Planning to forward the list of students who have completed their bachelor or masters degree in town and country planning, to ITPI.

## NORTH ZONE CONFERENCE ON BASIC QUALIFICATIONS FOR POSTGRADUATION IN TOWN PLANNING EDUCATION

The North Zone Conference was organized by Institute of Town Planners, India on 22nd February 2009 at Naveen Bhavan, Housing and Development Board, Lucknow.

Shri Deepak Kumar, Housing Commissioner, U.P. Housing Board was the Chief Guest during the Inaugural Session. In his address, he called on the ITPI to compile the best practices of urban planning and development and emphasized that we should ensure implementation of Master Plan proposals.

Shri D.S. Meshram in his Presidential Address stated that at present the number of town planners is hardly 3,500, while the number of towns and cities is more than 5,000 excluding 600 districts. Thus, there is not even a single town planner for taking care of planning of one town, which calls for increasing the number of town and country planners. But the fact is that there is not even a single school or college of town and country planning in Uttar Pradesh.

Plenary Session was chaired by Shri D.S. Meshram, President, ITPI, which

focused on 'Basic Qualifications for Postgraduation in Town Planning' while Technical Session – I deliberated on 'Role of Public Private Partnerships in Urban Development' under the chairmanship of Shri J.P. Bhargava, Ex-President, ITPI and Technical Session – II was chaired by Shri Aniyam Mathew, Vice-President, ITPI which focused on 'Role of Planning Legislation in Urban Development'.

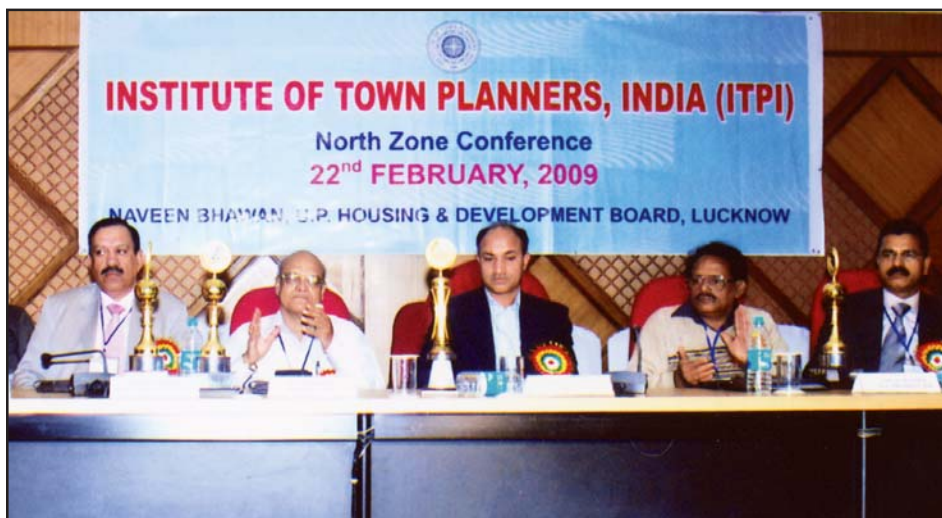
In the inaugural Session, the welcome address was delivered by Shri N.R. Verma, Chief Town Planner, Government, of Uttar Pradesh. In this session the Chief Guest felicitated to Shri N.S. Johri, a senior member of the ITPI.

After detail discussions, the following recommendation was adopted.

- For planning students an Integrated Planning Course should be started after 10+2 and the desirous students, after completing Bachelor of Planning may opt for postgraduation in town and country planning.
- For postgraduation in town planning the basic qualifications like

B.E. (Civil), B. Arch and postgraduation in Geography, Economics and Sociology should continue in addition to other relevant disciplines.

- Bachelor of Planning degree program should be made eligible for employment in State Town Planning Departments, Municipal Corporations and Development Authorities.
- Council of Architecture who is giving recognition to M. Arch (Urban Planning / Regional Planning / Traffic and Transportation) should stop because they are intrinsic part of Town and Country Planning discipline and not that of Architecture.
- Town and Country Planners' posts which are vacant in Town Planning Department of U.P. should be filled on priority and town planners those who are stagnating should be given sliding scales.
- Town and Country Planning Act should be prepared on priority amalgamating all the relevant provisions of different Acts. Provisions should be made in this act to encourage latest technologies of GIS, etc; besides Transfer of Development Rights (TDR); Accommodation Reservation, Land pooling, etc; which will not only expedite the process of plan preparation but also plan implementation and enforcement.
- As it is not possible to get the required funds for urban development, it is essential to involve private sector. To attract the private sector to participate in urban development and planning, incentives like tax holidays, additional FAR or FSI, waving of convergence charges should be resorted, provided they make adequate provisions for EWS and LIG sections of society (at least 30 percent) including in housing projects.
- Planning process should be made more participatory by involving



Present on the dias are Sh. Pradeep Kapoor Secretary General, ITPI; Sh. D.S. Meshram, President ITPI; Sh. Deepak Kumar, IAS, Housing Commissioners, U.P. Housing Board; Sh. Aniyam Mathew, Vice-President, ITPI; and Sh. N.R. Verma, Chief Town Planner, Government of Uttar Pradesh. (from left to right)

the people not only at implementation stage but also at planning and enforcement stage.

- Institute of Town Planners should collect information on successful projects or schemes in both public and private sector and make the information available to all the actors of urban development.
- In the larger projects like SEZs, Knowledge Cities, High Tech Cities, Integrated Townships, Technol-

ogy Parks, etc; affected parties and owners should be adequately compensated in terms of monetary compensation and employment and be rehabilitated.

- At present there is not even single Town and Country Planning School in the state of Uttar Pradesh. Thus, it is necessary to start at least planning schools in major towns either by the public sector or private sector.

partnership with SMEs and Corporations to encourage clusters where innovative products and process are developed. Taipei is also the cultural and entertainment capital where the diverse cultures of the island gather to be expressed and reinvented. With art and culture at their fingertips, the residents' lives are fuller and these improvements serve to bring about transformation of other cities across the island.

For further details visit [www.inta33.org](http://www.inta33.org)

## INTERNATIONAL CONFERENCES AND WORKSHOP

### International Conference on 'Complexity Theories of Cities Have Come of Age'

Three decades of research have established field of complexity theories of cities as a dominant approach to cities. Now that the field has come of age, it is time to stop for a moment, look back at what has been achieved, with appreciation, but also with sober criticism and then look forward at potentials that have yet to be realized.

As for potentials yet to be realized, this conference will explore the implications of complexity theories of cities to planning and urban design.

The conference will focus on three main themes:

- Complexity Theories of Cities: Achievements, criticism and potentials yet to be realized
- Complexity Theories of Cities: Implications to Spatial Planning
- Complexity Theories of Cities: Implications to Urban Design

For further details visit [www.complexitytheoriesofcities.com](http://www.complexitytheoriesofcities.com)

### 33rd INTA Congress

The 33rd INTA Congress will share insights and knowledge on how to make innovation a successful development policy for cities and territories. Innovative features offer opportunities for participants to share knowledge and experiences, to

discover cutting edge solutions and to be introduced to new partners through carefully planned matchmaking and showcasing sessions with a customized program enabling public leaders to exchange experience and build partnership with international enterprises, business leaders and researchers. The 33rd Congress will focus on:

*Innovative Governance of Urban Development: Financing, Management and Partnership (4-6 October, 2009, at Kaoshiung)*

With the relatively recent transition away from traditional industries, Kaoshiung, southern Taiwan's most important port city, has entered a brand new development phase. Traditional heavy industries left behind large underused public-owned land on which the Bureau of Urban Development plans multipurpose economic, trade and leisure new development. Kaoshiung promotes also a coastal tourism experience bringing together the city's mountains, ocean, river and port landscapes that rival those of any city.

*Innovative Urban Services (7-8 October, 2009 at Taipei)*

Taipei, the political and economic capital of country is entering into an ambitious innovation policy both in the provision of sustainable urban services to its 3 million citizens but also as the promoter of an active

### 16th International Seminar on Urban Form

The Sixteenth International Seminar on Urban Form (ISUF 2009), co-hosted by South China University of Technology and Guangzhou Urban Planning Bureau, will take place in Guangzhou, China from 4th - 7th September, 2009.

The theme of the conference is Urban Morphology and Urban Transformation and will focus on.

- Urban Morphological Theory
- Urban Morphology, Planning and Design
- Urban Morphology and Architectural Design
- New Developments in Research on Building Typology
- Typological Research, Planning and Design
- Cities in Transition
- Cities in a Global Era
- Urban Form in Asia
- Traditional Urban Form
- Urban Heritage and Change
- Geospatial Technology in Urban Morphology

The city of Guangzhou, with over 2000 years of history, is the third largest city in China. Capital of one of the most economically dynamic provinces in China and located some 120 kilometers north west of Hong Kong, Guangzhou is the southern gateway of China.

For further detail visit [www.urbanform.org](http://www.urbanform.org)

## CHAIRMEN, SECRETARIES AND TREASURER OF REGIONAL CHAPTERS OF ITPI (2009-10)

NAME OF CHAPTERS	CHAIRMAN	SECRETARIES	TREASURERS
Andhra Pradesh	Shri Syed Muzaffar Hussain	Shri Sai Reddy Ram Reddy	Shri D. Ramesh Babu
Delhi	Shri R.M. Lal	Dr.Sandeep Kumar Raut	Shri P.K. Behera
Goa	Shri Antonio P. Diniz	Shri D.D. Sunctankar	Smt.i Snehalata Padnekar
Gujarat	Shri R.S. Patel	Shri R.B. Joshi	Shri R.J. Raval
Haryana	Shri S.D. Saini	Shri Vijay Kumar	Shri Naresh Kumar
Jharkhand	Shri M.K. Sinha	Dr. Satyaki Sarkar	Shri K.M.Roy
H.P. & J.& K.	Shri A.R. Sankhyan	Shri A.N.Gautam	Shri R.D. Sharma
Karnataka	Shri H.B. Mukunda	Shri Thippeswamy N.K.	Shri Dhananjaya Reddy N.V.
Kerala	Shri A. Vijayachandran	Shri Radhakrishnan Pavithran	Shri U.V. Jose
Madhya Pradesh	Shri Rajesh Nagal	Shri S. K. Mudgal	Shri Sunil Nath
Maharashtra (Mumbai)	Shri S.D. Landge	Shri Milind B. Patil	Shri J.L. Bhople
Maharashtra (Nagpur)	Prof.V.S. Kapse	Shri Parag B. Yelne	Shri Amit Deshmukh
North East	Shri Biswa Datta	Dr.Binayak Choudhury	Smt. Kanchan Mahanta
Orissa	Shri S.M. Patnaik	Shri S. Jenamani	Shri B. R. Nayak
Punjab	Shri Rajinder Sharma	Shri Seet Singh	Shri Virender Singh
Rajasthan	Shri H.S. Sancheti	Shri J.B. Jakhar	Shri R.L. Tukliya
Tamil Nadu	Dr.V.M. Marudhachalam	Shri S.Balasubramaniam	Shri K.M. Sadhanandh
Uttar Pradesh	Shri V.V.L.N. Sarma	Dr. R.K. Udayan	Shri Ashok Kumar
Uttrakhand	Shri R.K. Jain	Shri S.K. Negi	-
West Bengal	Shri Smaran Kumar Das	Shri Biman Bandopadhyay	Shri Swapan Kumar Biswas

### NATIONAL SEMINARS AND WORKSHOPS

#### **Convention on City Development: Sustainability and Legal Interface**

Globalization is having a significant effect on cities, forcing them to compete for business with other cities worldwide and within their own countries. In India, cities contribute over 55 percent to country's GDP and urbanization is increasingly becoming the engine of national economic growth.

Cities are the focal points and drivers of societal development in all countries. Cities continue to be seen as offering economic opportunity superior to what can be realized in the countryside, thus they act as the magnets for new residents. As a result, cities become the largest consumers of natural resources and the biggest sources of pollution and green house gas emissions on the planet. Therefore, the need to create self-sufficient, ecologically sustainable and secure cities arises.

With this background, CII-ITC Centers of Excellence for Sustainable Development in partnership with

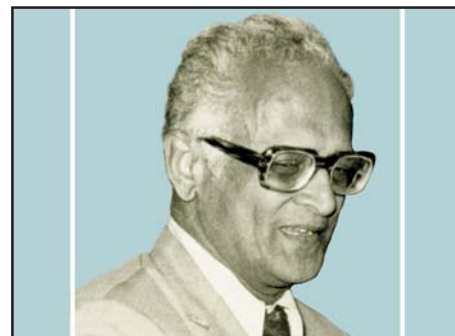
Society of Indian Law Firms and Bar Association of India is organizing the Convention on City Development: Sustainability and Legal Interface on 24-25 July 2009 at New Delhi. Convention will focus on the themes

- Integrating Sustainability into City Planning
- Redoing City Transportation and
- Secure Cities, Safer Citizens

For further information visit  
Email : [gourave.chutani@cii.in](mailto:gourave.chutani@cii.in)  
[himadri.mahajan@cii.in](mailto:himadri.mahajan@cii.in)

### OBITUARY

C.S. Gupte was born on 26th February 1917 in Mumbai and studied Architecture at the Sir J.J. College of Architecture, Mumbai. He became a Fellow member of the Royal Institute of British Architects (London), Fellow Member of the Royal Town Planning Institute (London) and Fellow Member of the Indian Institute of Architects, India. He was the President of ITPI in 1978.



**C.S. GUPTA**

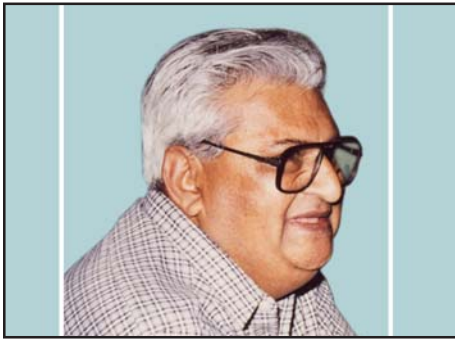
He worked as an architect in Delhi Urban Improvement Trust before and was actively involved in the preparation of Master Plan for Delhi along with the Ford Foundation Team. He was the first Chief Planner of TCPO. During his tenure, he was instrumental in initiating the scheme for preparation of the master plans for selected towns during the Third Five Year Plan by providing 100 percent central grant to various state governments. He also assisted the state governments in setting up Town Planning Departments across the country. United Nations made him the Team Leader to guide a Research Project in Nairobi, Kenya, which was followed by the preparatory work for ensuing habitat Conference of the United

Nations at Vancouver in Canada as a follow up action of the Environmental Conference at Stockholm, Sweden in 1972.

The first Regional Plan for the metropolitan city of Delhi, Known as 'National Capital Region Plan' was prepared under his guidance which was approved in 1973 by a High Powered Board. He retired from the TCPO as the Chief Planner in 1975.

Members of the Institute of Town Planners, India (ITPI) are deeply grieved to learn that C.S. Gupte, an eminent Architect and Town Planner, expired on 21st December, 2008. His death is a great loss to the field of Architecture and Town Planning. May his soul rest in peace and may Almighty grant strength to the bereaved family to bear this loss.

#### G.V. UPADHYAY



Shri Govind Vallabh Upadhyay was born on 7th September 1941 in Bhopal. He did Associateship Examination of the Institute of Town Planner India in 1981 and was elected as Associate Member ITPI and also Fellow of ITPI in the year 1988.

Shri Upadhyay joined Town and Country Planning Department of Madhya Pradesh Government in 1963 and retired from the service as Additional Director in September 2000. He worked in various capacities in the Department as Deputy Director, Joint Director and Additional Director.

He was elected Chairman of M.P. Regional Chapter of the ITPI for 5 times and member of the Council of Institute of Town Planners India for three terms. He also headed the Regional Chapter's Building Committee of ITPI. He successfully organized a seminar

and Council meeting at Indore in 1995. During the tenure as Chairman of M.P. Regional Chapter ITPI, he assisted the Chapter in the allotment of land for MPRC and was also actively involved in completion of the Conference Hall, Meeting Room, etc.

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for new industrial growth centres such as Pithampur, Mandideep, Pilo Khadi, Singrauli, Koraba, Dewas, Vijaypur – Raghogarh, Borai(Durg); the plans prepared for towns under the IDSMT Scheme.

In addition to these works, there were a number of special planning tasks such as planning for Bhopal New (Satellite) Township; Hoshangabad town – rehabilitation planning due to Narmada floods; Gohad town (Bhind district) flood affected rehabilitation area planning; Itarsi and Mandla –fire devastation reconstruction plan. Shri Bapat also prepared a status paper highlighting special features and characteristics of urbanization in Madhya Pradesh state with scenario for 2001 for the National Commission on Urbanization in 1986.

Shri Bapat also held the dual charge of Chairman of Special Area Development Authority, Bhedaghat (District Jabalpur) and Chairman of Town Improvement Trust, Jabalpur from 1977 to 1979 and Additional Director, Directorate of Town and Country Planning, Government of Madhya Pradesh; Executive Director of Madhya Pradesh Vikas Pradhikaran Sangh (A registered Semi-government Organization of M.P. State Government) and Additional Director and Director of the Directorate of the Town and Country Planning Department from 1986 to 1988.

After his retirement from the State Government service, Shri Bapat has remained very active and has done a number of consultancy works, mostly as project incharge, team leader, and advisor to state government. NABAD, NGO, Zila Parishad, Gram panchayat,

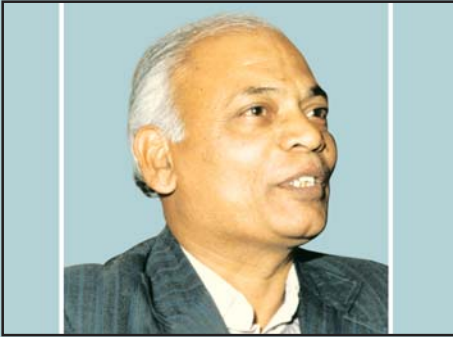
Shri Upadhyay expired on 7th April, 2009. His death is a great loss to the MPRC and ITPI. May his soul rest in peace and may Almighty grant strength to the bereaved family to bear the loss.

etc. in Madhya Pradesh, Gujarat and Chhatisgarh. Overall he worked in the areas concerning the preparation of sub-regional plan, district plan, reconstruction and integrated development plan for village, village planning and development model at *gram panchayat* level; plan preparation for watershed and livelihood; establishment of bio-fertilizer-cum-production centre and bio-gas demonstration-cum-production centre; urban regeneration, etc. A few of the important projects handled by Shri Bapat during this period are as under: Pipaya and Bharuch – Ankleswar sub-regional plans, districts Bhavnagar/Surendranagar and Bharuch; Reconstruction and Integrated Development of village Panchayat development model through GIS techniques; plan preparation for watershed development and livelihood; urban regeneration programme for all corporation cities in Chhattisgarh; preparation of development plan for *Janpad Panchayat* and *Gram Panchayat* of districts Sajapur, Bankhedi, Hoshangabad and Shivpuri; establishment of bio-fertilizer cum-production centre and bio-gas demonstration-cum production centre; Eleventh Five Year Plan for district Shivpuri, M.P. (under Backward Region Grant Fund).

Shri Bapat has an enormous capacity to work hard. Even at the age of seventy four, he is extremely busy with the preparation, implementation and monitoring of a number of projects in the states of Madhya Pradesh, Gujarat and Chhattisgarh.

Profile prepared by Shri Abdul Qaiyum, Former Town and Country Planner, TCPO, New Delhi.

## KNOW YOUR FORMER PRESIDENTS



**R V BAPAT**

Shri Ramesh Vishnupant Bapat, Fellow of the Institute of Town Planners, India, twice Chairman of the Madhya Pradesh Regional Chapter of the Institute (1985-1987), Council Member of the Institute (1986-1988, 1990-1991) and President during 1989-1990, is a well-known urban and regional planner. During his long tenure of service in the Directorate of Town and Country Planning, Government of Madhya Pradesh, right from the Assistant Town Planning Officer's position to the Head of the Department, Shri Bapat worked with zeal and enthusiasm and displayed professional abilities and management and administrative capacities.

As the President of the Institute, Shri Bapat successfully organized the Annual Town and Country Planning Seminar held at Roorkee in April 1990 on "Emerging Challenges in Spatial Planning with Focus on Manpower Research and Education". The Seminar was attended by a large number of delegates, which included physical planners, policy makers, development management experts, educationists, experts in the various disciplines from all over the country.

Shri R.V. Bapat in his Presidential address, highlighted that the entire plan formulation process, which is top down and sector specific in nature, should be reviewed to introduce grassroots participation. He had contended that planning has to start

from block levels and move upwards to district, state, regional and national development levels. Such a plan has to integrate spatial planning, giving due regard to environmental, resource harnessing and sector specific development activities. He pointed out that the omission of spatial planning and the alienation of the physical planner from the process of plan making has led to various conflicts between the inter-sector activities, misuse of prime land and environmental resources which have suffered very heavily. The neglect of human settlements – big and small – is the very outcome of the same. He emphasized that if block level planning is given priority, it will lead to development of rural areas and help in harnessing micro-level natural endowments, provide job opportunities and enable the rural masses to reap the benefits of development. He urged the Planning Commission to involve spatial planners and use their expertise for the cause of integrated spatial and economic development at the national and other subsequent levels. The other task which has not been initiated till now and neglected till today in the preparation and determination of national land use by the National Land Use and Wasteland Development Council, the absence of which has deprived the national and the state planning boards of the information for the judicious use of the precious wealth and endowments.

Shri Bapat was critical of the gigantic task before spatial planners which they are required to undertake vis-à-vis the position and status in which they are presently placed. He pointed out that it was a pity that spatial planners are not even made full incharge of their own planning and development departments with the result that they have practically no direct role to play in decision making process.

Shri Bapat was born on 13th February 1935 in Ujjain, Madhya Pradesh. He did Diploma in Architecture from M.S. (Maharaja Sajajirao) University of Baroda in 1954 and Bachelor in Architecture from the same M.S. University of Baroda in 1960. He did Postgraduate Diploma in Town and Country Planning from the School of Planning and Architecture, New Delhi in 1966. He did a certificate course in Development Planning for Metropolitan Region from DPU, University College, London in 1977.

Shri Bapat joined Government of Madhya Pradesh as Assistant Town Planning Officer in 1961, was Deputy Director in the Directorate of Town and Country Planning in 1965; promoted to the post of Joint Director in 1973, Additional Director in 1985 and Director in 1988, a post which he held till superannuation in February 1993.

During his 32 years of service in the State in various capacities. Shri Bapat personally handled the complete process of development plans preparation from physical (Engineering–Aerial Photo-intel) surveys; base map preparation, data collection and analysis; mapping; plan projection; conceptualization; formulation of plan proposals; plan estimates, Zoning regulations and plan implementation with phasing to publication of draft plans; receiving objections; suggestions, hearing and submission of plans to government for approval under statutory provisions of Madhya Pradesh Town Planning Act 1973.

He also guided and monitored the preparation and formulation of city plans which included the review of plans for Bhopal, Gwalior, Raipur, Indore, Ujjain, Jabalpur, Khajuraho; the plans prepared for cities and towns of cultural and tourist importance were Panchmarhi, Bhedaghat, Amarkantak, Mandu, Chanderi; the plans prepared

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