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Lighting of the Ceremonial Lamp during Inauguration of 62nd NTCP Congress by Shri Rajesh Tope, Honourable Minister for Higher and Technical Education, Government of Maharashtra

62nd NATIONAL TOWN AND COUNTRY PLANNERS' CONGRESS: URBAN RENEWAL, REDEVELOPMENT AND REGENERATION - CHALLENGES AND OPTIONS

The 62nd National Town and Country Planners Congress (NTCPC) was organized by the Institute of Town Planners, India on the theme "Urban Renewal, Redevelopment and Regeneration: Challenges and Options" with sub-themes "Consequences and Implications", "Regulatory and Institutional Mechanism" and "Special Township Policy: Experiences" at Yashwantrao Chavan Natyagruha, Karve Road, Kothrud, Pune. The Congress was sponsored by Ministry of Urban Development, Government of India; and co-sponsored by Urban Development Department, Government of Maharashtra; and Urban

Development, Housing and LSG Department, Government of Rajasthan; supported by Mumbai Metropolitan Region Development Authority, City and Industrial Development Corporation, Maharashtra; Maharashtra Industrial Development Corporation, Mumbai; Nagpur, Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur.

Shri Rajesh Tope, Honourable Minister for Higher and Technical Education, Government of Maharashtra, in his inaugural address mentioned that, he is happy to note that the 62nd National Town and Country Planners Congress (NTCPC) is being held at Pune, coinciding with the closure of the Centenary Year of



Institute of Town Planners, India



Shri Rajesh Tope, Honourable Minister of Higher and Technical Education, Government of Maharashtra, addressing the Delegates

62nd National Town and Country Planners' Congress, Inaugural Session is in progress

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Souvenir being released by Shri Rajesh Tope, Honourable Minister of Higher and Technical Education, Government of Maharashtra (Second from Left)

the establishment of Directorate of Town Planning and Valuation, Government of Maharashtra.

He also highlighted that earlier he got the opportunity to be the Minister of State for Urban Development, Government of Maharashtra during which he came across the various issues faced by the Urban Sector, and added that the Urban Renewal, Redevelopment and Regeneration are enmeshed with one another and are complex in nature. Land being a scarce and limited commodity and cannot be reproduced, therefore, the optimum utilization

of land needs to be ensured. Efforts should be to accommodate maximum persons within minimum space so as to save the land but not at the cost of compromising the quality of life. In the urban areas which area congested, overcrowded and developed haphazardly, the top priority should be accorded to provide necessary basic infrastructure like roads, open spaces, amenities, etc. If the cluster development approach is resorted it could be an effective tool to overcome the problem of haphazard development into planned and orderly manner without any financial burden on the beneficiaries.



Audience in Inaugural Session of the 62nd National Town and Country Planners Congress

This concept provides incentive FSI to the developer as against construction of rehabilitation component. The Planning Authority also gets few tenements from the developer which can be utilized for housing the affected persons. The Government of Maharashtra has taken a leap forward recently by proposing this concept in the Development Control Rules of Municipal Corporation of Greater Mumbai.

In the prevailing Development Control Rules, one factor that needs to be emphasized is to maintain quality of construction. It is well known that, the Development Control Rules have limitations considering the very purpose of Development Control. However, there is a need to develop a mechanism to monitor the quality of construction which may be made mandatory on the part of the builder; so that recurrence of mishaps, don't occur.

Dwelling on the Concept of 'Auto-DCR' he clarified that in simple language it means computerized scrutiny of building plans. Some Planning Authorities have already adopted Auto-DCRs and emphasized that in order to have transparency and to reduce time in the process of sanctioning the building plans, it should be made mandatory to all Municipal Corporations and Planning Authorities to adopt 'Auto-DCRs' and develop a comprehensive institutional framework.

Restricting and controlling unauthorized development in rural areas is also a matter of concern he stated and emphasized that it is necessary to create an institutional framework for dealing with development permissions in rural areas as well, to control the unauthorized development. He also mentioned that it is rather a trickish issue to deal with, therefore, the Government of Maharashtra has constituted a Committee of Secretaries and the recommendations of the Committee have been approved in principle and most probably followed by issuing Comprehensive Guidelines with regard to institutional framework.

Narrating experience of travelling in coastal countries like Australia, he mentioned that he has witnessed high rise buildings next to sea-coast, and called the experts present in the Congress to review seriously the 'Coastal Regulation Zone Provisions' with reference to high rise buildings near the Sea-coast which has a direct relevance to the Tourism Sector. Tourism is a sector which generates employment to all sections of the society,



Inauguration of Exhibition by Shri Rajesh Tope, Honourable Minister of Higher and Technical Education, Maharashtra is in progress

and therefore, the dichotomy created between "development" and "environment" due to existing 'Coastal Zone Regulations' needs to be addressed, in right earnest, he opined.

For achieving implementation of Development Plans, Town Planning Scheme is proved to be the most suitable tool. The basic concept of Town Planning Scheme is pooling together all the lands and redistributing it in a properly reconstituted form after deducting land required for social amenities. This enables the local authorities to make available developed land without acquisition and without tears. Town Planning Schemes are conceptualized as a joint venture between local authority and the owners of the land. At the same, this approach of land pooling is time-consuming and cumbersome. It leads to unending litigation and encourage speculative tendencies. To envisage a socialistic, transparent and fast approach for preparation and implementation of Town Planning Scheme, the Government of Maharashtra has decided to make suitable amendments in the existing provisions of the Maharashtra Regional and Town Planning Act so that the process of implementation of Development Plan would get boost to a greater extent.

The State Government of Maharashtra has 35 districts, out of these, for 16 districts Regional Plans have already been prepared, and Regional Plans for 6 districts are underway. In the next five years, remaining 11 districts are proposed to be covered by

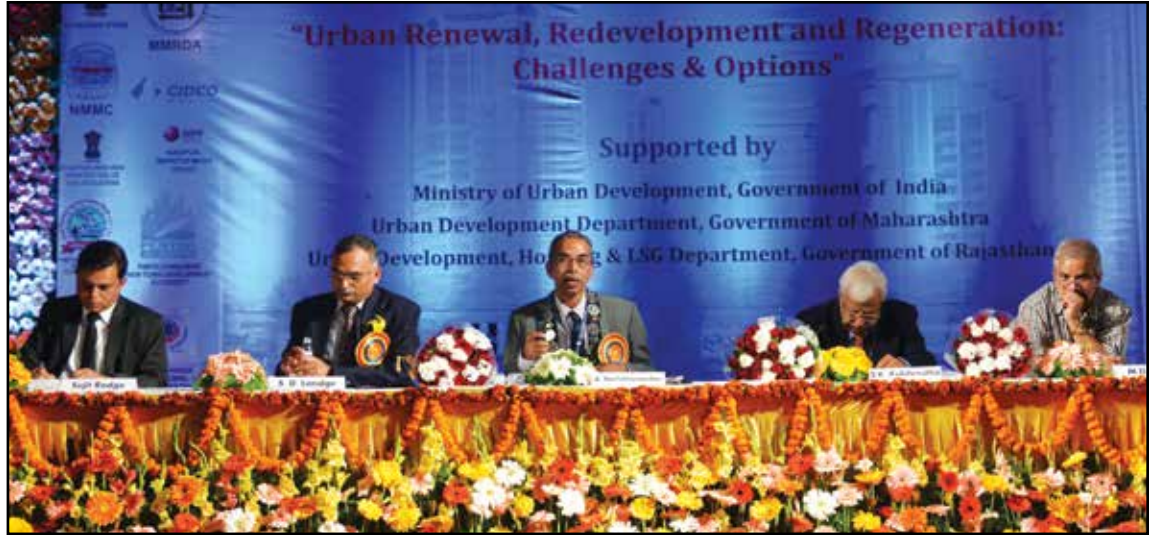
62nd National
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is in Progress



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Prof. (Dr.) A.N. Sachithanandan, President, ITPI addressing the Delegates during Inaugural Session



Plenary Session on "Urban Renewal, Redevelopment and Regeneration: Challenges and Options" is in progress

Regional Plans and thereafter, the State of Maharashtra would become a pioneering State covering entire geographical area under planning process.

Due to shortage of town and country planners in most of urban local bodies, there are no qualified urban planners, therefore, the urban development at present being dealt by the persons having no knowledge of urban planning. While the issues related to urban planning now-a-days are becoming more and more complex. This requires proper orientation and specialized knowledge related to urban, regional, environmental and transportation planning. It was also noted by him that there is a need of 8 to 10 thousand trained planners in the near future in the State of Maharashtra. It is, therefore,

necessary to have a School of Planning on the lines of School of Planning and Architecture, New Delhi to be established in the State of Maharashtra for catering not only to Maharashtra but to the whole western zone of India and added that for establishment of such a School necessary land could be made available in Pune, by Government.

On this occasion a colorful Souvenir was also released by the Honorable Minister.

Prof. (Dr.) A.N. Sachithanandan, President, ITPI, in his address stated that existing towns and cities, are facing tremendous pressure on infrastructure and facilities due to demand–supply gap. In these settlements there are conflicting land uses like congested wholesale markets, polluting large manufacturing industries, and transport terminals. Existing heritage areas and buildings are neglected and misused, due to economic pressure and lack of regulatory mechanism. In many cities, due to technological advancements and development controls provided in Master Plans, large factories and wholesale markets have been closed down. There is no clear cut regulatory mechanism for reuse/ redevelopment of such vacated sites to provide necessary facilities and services and activities that add to economic vibrancy to the area. Some of the cities like Kolkata and Delhi are centuries old and infrastructure in their core areas (old city centres) is stressed, facilities are inadequate, buildings are dilapidated, and there is access constrained as well. Besides, they have congestion, pollution, and poor quality of life and require urban renewal.



Shri Rajesh Tope, Honourable Minister of Higher and Technical Education, Government of Maharashtra, Visiting the Exhibition Stall of College of Engineering, Pune

To meet the challenges of fast rate of urbanization as well as the aging cities and to harness the socio-economic and spatial development opportunities provided by urban areas, a two-prong initiative is needed which includes (a) planned development of new areas and (b) redevelopment / renewal / regeneration of old cities or their respective core areas.

Government of India, in December 2006, initiated JnNURM as a seven-year mega programme of urban renewal linked with reforms in local governance and urban planning system where, for the first time, Rs. 50,000 crore have been allocated for urban sector with equal share of the state governments. This Programme includes urban renewal, conservation of heritage, provision of public transport, improvement of infrastructure, implementation of provisions of 74th Constitution Amendment Act, and local government reforms. It is likely to continue, in an improved form, in future also. RAY is another initiative of the Government of India that aims at making cities slum-free through process of redevelopment of slums integrated with the city Master Plan.

In fact, urban renewal, redevelopment and regeneration are co-related with each other in complex and multiple ways producing variegated outcomes. The nature and quality of improvement to existing and new infrastructure inputs into various parts of the inner city induces change in urban fabric some time results in negative externalities leading to gentrification and displacement of people

who have lived there for several decades, therefore, require careful thought in renewal process. These original residents could be replaced with new high income residents and new businesses, which is known as process of gentrification. Another form of restructuring of the city could take place as a result of redevelopment and regeneration of slums, old ports, derelict industrial areas, etc.; impacting established populations and businesses and replacing them with modern businesses and housing but some share given to original people and businesses. Examples, worldwide are available like Canary Wharf London, Battery Park, New York to quote as where derelict land have been converted into a fortune. This sort of renewal, redevelopment leading to regeneration first began in the developed countries in the early 1980s and led to commodification of the built environment whereby sites in cities were sold like any other commodities in the market place which is termed as city branding. In India such processes have been taking their roots in the inner cities and spreading outwards sweeping people and what is now regarded as 'obsolete built environment' in its wake. Questions of equity and spatial justice remain important when renewal and redevelopment causes large scale displacement of the poor and lower middle classes.

A range of regulatory mechanisms and organizations could be established to carry out urban renewal, redevelopment and regeneration. Purely private sector led renewal and redevelopment is not unknown to planners. Public private partnerships



**Shri K. S. Akode,
Vice President, ITPI
addressing
the Delegates during
Inaugural Session**



**Shri V. Satyanarayan,
Former President, ITPI
while chairing
Technical Session - I
addressing the
Delegates**



Technical Session - I on "Consequences and Implications" is in progress



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Dr. D. S. Meshram,
Former President, ITPI
while chairing
Technical Session - II
addressing the
Delegates

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public interest is the priority of policy makers and planners, devices like land pooling in the free market will be allowed, as it is being allowed in some cities of India. However, between these two extremes, more nuance and radical alternative mechanisms and organizational arrangements could be found for urban renewal, redevelopment and regeneration of our cities and towns. Instead of abandoning inner cities and people for the machinations of the private sector builders and real estate developers.

Whatever is the planning approach, powerful political and economic interests keep interfering with the design and implementation of strategic plans and the pursuit of urban prosperity for all. However, efficient urban planning in certain parts of our country with reinvigorated notion have really contributed to the pursuit of shared prosperity meeting the conditions of public confidence, repositioning of urban planning in decision-making and garnered enough financial support mechanism for achieving the

With reference to local sub-theme on 'Special Township Policies – Experiences' is concern as part of liberalization policy, Real Estate sector was opened by Government of India for Foreign Direct investment, and Government of Maharashtra, with a view to attract private sector participation in urban development in general and housing in particular, formulated a policy to allow Private Sector to develop Special Township Projects on minimum 100 acre contiguous lands subject to certain Planning criteria and as many as 23 new Township projects are coming up in the State and some are nearing completion. Most of these are in or around Metro Cities creating a ring of new towns and relieving the burden on public exchequer for providing service infrastructure to large population and at the same time bringing large areas under planned development with all modern amenities and introducing new concepts and new technologies in construction industry and town planning. Various other states



Technical Session - II on "Regulatory and Institutional Mechanism" is in Progress

goals of development namely the "distributive and redistributive" objects of quality of life for all. The present context, rather than sticking to age old "control mechanism" with which we have been operating, with limited success. Therefore, we will have to involve civil society, improve the governance mechanism, decentralizing of decision making systems, put a premium on proactive infrastructure development before the pressure of development manifests, encourage social diversity and mixed land-use, device multi - modal mobility strategies, plan infill development and guided expansion development of new areas to avoid further unplanned proliferation.

like Rajasthan and Gujarat have also evolved similar models for slum renewal, etc. Accordingly, this sub-theme would focus on experiences of our own country and innovative attempts elsewhere which could be suitably contextualized to our situations. Notwithstanding the above thoughts, he reminded the august house that a regional settlement strategy is to precede so that we will address the symptoms and causes concurrently within the ambit of urbanization strategy for greater success.

To be human is a virtue, being humane leads to civility; and after all we planners should take pride



Technical Session - III on "Special Township Policy: Experiences" is in Progress

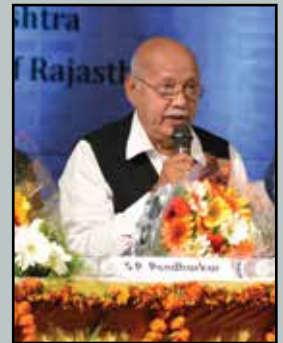
about the mandate endowed on us to propel cities and their region to grow in the right manner to make people's living, working and recreating in the town and cities, leading to healthier and happier life by stretching our professional capabilities. He then requested learned Chairpersons, Expert Panelists, Key Speakers and the Rapporteur of each session to have focused discussions on all these issues and bring out specific recommendations clearly defining the agenda for action so that the same could be communicated to the concerned agencies and stake holders for their consideration and adoption, so as to generate co-benefits.

Earlier welcome address was delivered by Prof. (Dr.) Najammuuddin, Secretary General, ITPI while Shri K. S. Akode, Vice-President, ITPI, read the messages received from dignitaries. The vote of thanks were extended by Shri Avinash B. Patil, Chairman, MRC(M).

Shri Rajesh Tope, Honourable Minister of Higher and Technical Education, Government of Maharashtra, also inaugurated the Exhibition arranged on this occasion and visited all the stalls and also attended the technical presentations made by the participants.

The Plenary Session on the main theme "Urban Renewal, Redevelopment and Regeneration: Challenges and Options" was chaired by Prof. (Dr.) A.N. Sachithanandan, President, ITPI in which presentations were made by Dr. S.K. Kulshrestha and Shri M.D. Lele. Shri S.D. Landge was the panel member while Shri Ravindra Mankar and Shri Sujit Rode were the rapporteurs.

Technical Session – I, on 'Consequences and Implications' was chaired by Shri V. Satyanarayan, Past President in which presentations were made by Prof. (Dr.) Ashok Kumar, Shri B.C. Datta, Shri Sudhakar Nangnure and Shri Sandeep Isore.



Shri A. R. Patharkar, Former President, ITPI while chairing Technical Session - III addressing the Delegates



Valedictory Session is in Progress

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Congress
Sessions are
in progress



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**Prof. Krishna Gowda,
reading the citation
of National Best
Thesis Award during
Valedictory Session**



**Ms. Priyanka Barua, from CEPT University, receiving Second Best
Thesis Award from Shri Mahesh Pathak, Commissioner,
Municipal Corporation, Pune**



**Ms. Kosuru Srivalli from IDS Mysore, receiving Best Thesis Award from Shri Mahesh Pathak, Commissioner, Municipal
Corporation, Pune**

Shri Rajan Kop and Shri Aniyam Mathew were the panelists. While Dr. Sanjay Sonar and Shri Rajesh Phadke were the rapporteurs.

Technical Session – II, on ‘Regulatory and Institutional Mechanism’ was chaired Dr. D.S. Meshram, Past President, ITPI, in which presentations were made by Shri A.K. Jain, Shri M.L. Chotani and Shri Sunil Kumar Mehra. Prof. Chetan Vaidya and Ms. Uma Adsumilli, were the panelist. While Ms. Aparna and Ms. Anupama Akre were the rapporteurs.

Technical Session – III, on ‘Special Township Policy: Experiences’ was chaired by Shri A. R. Patharkar, Past President, ITPI in which presentations were made by Prof. H. B. Singh, Shri Satish Magar, Shri Pradeep Kapoor, Shri D. S. Kulkarni and Shri Avinash B. Patil. Prof. N. Sridharan and Shri S. P.

Pendharkar were the panelist. While Mrs. Varsha Dawale and Prof. P. M. Raval were the rapporteurs.

Shri Mahesh Pathak, Commissioner, Municipal Corporation, Pune in his valedictory address stated that Pune Municipal Corporation has initiated the ‘Cluster Development Policy’ and ‘Heritage Development Policy’ to old inner areas of the Pune city. He also said that in this policy there is a provision of incentives in the form of additional FSI, TDR, Rebate in property tax, Maintenance tax and tenant right. He also gave insight of the latest ‘Building Permission Process’. He expressed that implementation of computerization process helped to the faster building permission process, VISA clearance to building proposal, obtaining occupancy certificate, collection of compounding charges and property taxes, online is showing encouraging results. He suggested that capacity building in in-house staff is a must in every organization. The valedictory session was chaired by Dr. A.N. Sachithanandan, President, ITPI, in which Shri K.S. Akode, Vice-President, ITPI read the recommendations which emerged during two days deliberations.

Prof. (Dr.) Krishnegowda, Chairman, ESC read the citation for Prof. V.N. Prasad Best Thesis Award. The National Best Thesis Award comprising (Rs. 30,000/- and citation) was awarded to Ms. Kosuru Srivalli from IDS, Mysore for her thesis on “Canal Front Development in Vijayawada City”. The second award was given to Ms. Priyanka Barua from CEPT University for her thesis “Livelihood

Vulnerability Assessment of Weavers in Majuli Assam” comprising (Rs. 20,000 and citation), third award was given to Shri Nakul Nitin Gote, from IIT Roorkee, Uttarakhand for his thesis “Planning for Redevelopment of Mula and Mutha River Front in Puna City” comprising (Rs. 10,000/- and citation). The consolation prize was given to Ms. Azra Khan from SPA, Bhopal for her thesis “Impact of Irrigation Project on Tribal Settlements”.

Prof. (Dr.) Najammuuddin extended the vote of thanks. The Rapporteur for the session was Prof. Vijay S. Kapse. After deliberations of 2 days the following recommendations emerged:

General

- Urban renewal is multidimensional and encompasses large range of activities and, therefore, it is a participatory urban planning and regulatory mechanism that needs to be well established, in a holistic manner, In India.
- Urban renewal should not confine to physical regeneration only, but should include economic, social, cultural, and environmental aspects as well.
- Urban renewal should be regarded as a key element of urban development and its implementation should be taken up in conjunction with major construction projects such as Metro and MRTS.
- ITPI should take necessary steps in the context of:
 - defining various terms pertaining to urban renewal, redevelopment and regeneration;
 - evolving strategies for urban renewal of different zones such as city core / inner city; heritage areas; old commercial / industrial areas (outside the inner city); urban villages; slums / jhuggi - clusters; unauthorized colonies; peri - urban areas of large cities; corridors;
 - evolving norms, standards and models for resource mobilisation for urban renewal; and
 - providing legal support mechanism to promote and ensure people’s participation in urban renewal process.



Shri Nakul Nitin Gote from IIT Roorkee, receiving Third Best Thesis Award from Shri Mahesh Pathak, Commissioner, MCP

Conceptual / Planning Practice

- The urban renewal should not be taken as a standalone scheme; rather, it should be part of an over-all urban renewal programme that aims at equitable development and avoids gentrification.
- The equity consideration should not be lost sight of while urban renewal projects are undertaken through private developer participation and for provision of housing for urban poor, the developers may be given incentives in the form of higher FSI and waivers of approval fee, etc.
- Urban renewal plan should be well integrated with Development Oriented Transport (DOT) plan rather than Transit Oriented Development (TOD) which is applicable to new areas.
- As part of redevelopment, where demolition and displacement is required, rehabilitation must be

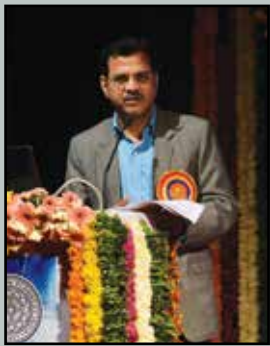
Valedictory Session is in progress



Ms. Azra Khan from SPA Bhopal, receiving Consolation Prize from Shri Mahesh Pathak, Commissioner, Municipal Corporation, Pune



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**Shri Mahesh Pathak,
Commissioner,
Municipal
Corporation, Pune
addressing the
delegates during
Valedictory Session**

Valedictory
Session is
in progress



Shri Mahesh Pathak, Commissioner, Municipal Corporation, Pune delivering Valedictory Address

an important component particularly from the point of view of economic, employment, social and cultural ethos.

- Instead of unabated green-field expansion, potential intra-urban spaces should be taken up, on priority, for brown-field urban renewal.
- All master / development plans should have clear-cut identification of zones requiring urban renewal along with specific strategies, schemes, and development control regulations, as has been attempted in Master Plan for Delhi – 2021.
- Cluster Redevelopment Scheme, on the pattern of Mumbai, provides higher quality of spaces and amenities in public realm and it should be studied and evaluated for wider applications as part of urban renewal programme at city level in other states as well.

Legal Issues

- There is a need to have Model Urban Renewal Act, either separate or as part of the State Town Planning Act, to tackle the problem of core areas.

Fiscal Issues

- Urban Renewal Schemes have potential for self-financing through sale of part of built space; hence, all such schemes should have inbuilt resource mobilization mechanism.

- An Urban Redevelopment Fund should be set up, based on actual needs, to provide investment and funding for selected urban renewal schemes.

Administrative and Management Issue

- Preparation of urban renewal plan and designated Urban Renewal Agency are two key elements for smooth implementation of urban renewal programmes and the state governments may take necessary action in this respect.

Township Policy

- For renewal of peri-urban areas, Township Policy of Gujarat, Maharashtra, Haryana, Uttar Pradesh and Rajasthan be examined and adopted with provision for EWS/LIG segment of the society as per National Urban and Habitat Housing 2007.
- Townships should:
 - be conceived within the framework of regional planning;
 - encourage social diversity and mixed land uses that promote walking and cycling;
 - incorporate new approaches like Form Based Code (FBC) and Transit Oriented Development (TOD);
 - address the affordability aspect and concerns of Urban poor; and
 - adequate land should be earmarked for public utilities.

Planning Professionals: Challenges Ahead

Karnataka Regional Chapter (Bangalore) of ITPI organized a Colloquium on 'Planning Profession: Challenges and Options' on 6th February, 2014 at KRC Building, Bangalore.

Shri Vinaya Kumar Sorake, Honourable Minister for Urban Development and Udupi District Incharge Minister, Government of Karnataka in his inaugural address highlighted that urbanization is taking place at a faster pace in India, and 31.16% of the total population in the country lives in Urban areas. Therefore, there is a need to take advance steps for planned and orderly development of our towns, cities and rural areas. However, development can be achieved only when we take up planning and enforcement in a systematic way, he further added and stated that the issue of drinking water, in addition to creating adequate infrastructure is essential for planned development. He was also of the opinion that North - Karnataka Region specifically needs to avail services of qualified planners for inclusive and sustainable planning and development. Yet another aspect he brought into focus was of administrative reforms for delivery of the services effectively and efficiently. On this occasion Honourable Minister also released a Dairy 2014 of KRC.

Dr. D.S. Meshram, Former Chief Planner, Town and Country Planning organization and former President, ITPI, in his presentation highlighted that there is a bright future for the planning professionals as there will be huge demand of planning professionals to meet the challenges of emerging future urbanization scenario of the Country. As per 2011 Census there are over 7,000 towns, over 600 districts and over 6,00,000 villages, in addition there is requirement of planners in education, research and private sector, while there are hardly 4,000 qualified town and country planners in the country. At present, only 500 planners comes out of the Schools and with this speed it will take years together to fill up the gap, without compromising the quality of planning professionals. This calls for increasing the number of School of Planning both in government and private sector.

He then noted, that there is not even a single School of Planning in Karnataka State and mentioned that Karnataka should take a lead in setting up a School of Planning and volunteered all the assistance from the Institute of Town Planners, India in this direction.



Inauguration of Colloquium by Shri Vinaya Kumar Sorake, Honourable Minister for Urban Development, Karnataka (Second from right)

He also requested Honourable Minister to ensure that qualified town and country planners only are employed to perform the task of town and country planning.

He then called on the planners to join, in achieving the objectives of ITPI for fostering town and country planning profession and education.

Earlier Dr. B. Mahendra delivered the key note address giving the glimpses of the background of the function. He also mentioned that the Dairy - 2014 prepared by KRC is in fact a document containing location of offices of Town Planning Department; addresses of Regional Chapters in India; Activities of KRC; Code of Professional Conduct of Town Planners; Urban Development Authorities in Karnataka created under Bangalore Development Act, 1976; Town Planning Authorities in Karnataka Town and Country Planning Act, 1961; City / Town Municipalities declared as Planning Authorities under TCP Act, 1961; Urban statistics of Karnataka; Census of 2011, urbanization data; Data on Traffic and Transport and Highways; Metric Information; Important extracts of Town and Country Planning Act of Karnataka; Important extract of Karnataka Planning Authority Rules, 1965; and names and address of KRC members.

On this occasion Prof. (Dr.) Krishnegowda, Director, IDS Mysore and Prof. Chetan Vaidya, Director, SPA, New Delhi shared pleasantries with the participants, and had in-depth interaction with members of KRC.

At the end of the session the vote of thanks were extended by Shri N.V. Dhanajaya Reddy, Secretary, Karnataka Regional Chapter.

Planning
Professionals:
Challenges
and
Options



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Extra -
Ordinary
General
Meeting
of ITPI is in
Progress

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Extra - Ordinary General Meeting



Prof. A. N. Sachithanandan, President, ITPI is chairing the EGM, present on the dais are Shri K. S. Akode Vice President, ITPI (left) and Prof. (Dr.) Najammuuddin, Secretary General, ITPI (right)

For the Extra-Ordinary General Meeting the notice was issued on 6th December, 2013 conveying Extra-Ordinary General Meeting of the Members of the Institute of Town Planners, India at Pune on Saturday, the 11th January, 2014 to consider and, if thought fit, with or without modification, to pass the resolution proposed as a Special Resolution: "Resolved that the numbers of Member of the Institute be and is hereby increased to 5000 from 2899".

The meeting was Chaired by Prof. A. N. Sachithanandan, President, ITPI who requested Prof. (Dr.) Najammuuddin, Secretary General, ITPI to explain the background of the Agenda Item.

Prof. (Dr.) Najammuuddin, Secretary General, ITPI mentioned that members will be glad to know the popularity of the profession of Town Planning which is going up day by day. To keep up with the demand for membership, it is proposed to increase the number of members beyond the registered

number, which presently is 2899. He also clarified that the proposed increase to 5000 is only an upper limit. Membership will continue to be subjected to prescribed scrutiny.

Section 97 of the Companies Act states that where a company, not being company limited by shares, has increased the membership of its members beyond the registered number, it shall file with the Registrar, notice of the increase of members within thirty days after the passing of the resolution authorizing the increase. He also underlined that none of the Council Members of the Institute are interested or concerned in the proposed special resolution except as Members of the Institute, and also clarified that the Council Members of the Institute recommend the passing of the Special Resolution by the Members of the Institute.

The members present in Extra - Ordinary General Meeting unanimously passed the resolution and EGM ended with the vote of thanks of Chair.