



# PLANNERS NEWS LETTER

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2018

Designed by:  
Dr. D.S. Meshram



Lighting of the Ceremonial Lamp during Inaugural Session of 67 NTCP Congress by Shri V. P. Singh Badnore, Honourable Governor of Punjab and Administrator of U. T., Chandigarh; present are Shri Tript Rajinder Singh Bajwa, Honourable Minister for Housing and Urban Development, Rural Development and Panchayats, Water Supply and Sanitation, Government of Punjab and Shri Balbir Singh Sidhu, Honourable Minister for Animal Husbandry, Dairy Development and Labour, Government of Punjab (in the center)

## 67 NATIONAL TOWN AND COUNTRY PLANNERS CONGRESS “URBAN LAND POLICIES AND CITY PLANNING” PROCEEDINGS AND RECOMMENDATIONS

The Congress was inaugurated by Shri V. P. Singh Badnore, Honourable Governor of Punjab and Administrator of U.T., Chandigarh; who in his inaugural address noted that ‘Chandigarh, the City Beautiful’ has received the coveted status from UNESCO, when the World Heritage Committee in its 40th session held at Istanbul, Turkey recommended the Capitol Complex of Chandigarh as one of the most significant works of Le Corbusier. The status bestowed on the city by UNESCO will offer much more desired importance to Chandigarh as the modernist heritage city of India.

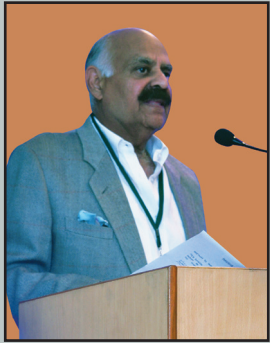
However, it is a challenge to city planners’ community to maintain a balance between the low rise horizontal

and high rise vertical development. Almost 40,000 vehicles are added every year in Chandigarh city due to which there is a shortage of parking spaces with ever increasing traffic congestion which will be yet another challenge for city planners.

Honourable Governor also mentioned that a lot of tourists from India and abroad visit the cities like Jaipur, Udaipur, Jaisalmer, Bundi, etc.; and appreciate planning in these cities. He specifically highlighted well laid out drainage systems in these cities, which is still functioning well. While storm water in other towns ends up in lakes and rivers creating problems of environment pollution.



Institute of Town Planners, India



**Shri V. P. Singh Badnore, Honourable Governor of Punjab and Administrator of U.T., Chandigarh, delivering inaugural address**

Inaugural Session is in Progress



Souvenir being released by Shri V. P. Singh Badnore, Honourable Governor of Punjab and Administrator of U.T., Chandigarh; present are Shri Tript Rajinder Singh Bajwa, Honourable Minister for Housing and Urban Development, Rural Development and Panchayats, Water Supply and Sanitation, Government of Punjab and Shri Balbir Singh Sidhu, Honourable Minister for Animal Husbandry, Dairy Development and Labour, Government of Punjab (in the center)

Raising the issue of rural to urban migration in our cities and towns, Shri Badnore suggested that city planners' community should address this issue by using experience of the best practices followed in other parts of the country. He also said the concept of green buildings and green cities should be urgently adopted including the use of non-conventional energy through solar roof tops, in addition to Building Applied Photo Voltaic (BAPV) and Building Integrated Photo Voltaic Technologies (BIPV).

Shri Tript Rajinder Singh Bajwa, Honourable Minister for Housing and Urban Development, Rural Development and Panchayats, Water Supply and Sanitation, Government of Punjab, in his address urged that development should occur in a planned and orderly manner by adopting norms and standards and also by taking into consideration requirements of the future generations. For example, instead of providing 60 feet wide roads, now narrow roads are being provided, which by the passage of time would not be in a position to cater to the increasing demands of traffic and transportation.

On the issue of land acquisition, Honourable Minister mentioned that compulsory land acquisition should be done as a last resort in order to avoid inconvenience to owners of land. He also desired that as and when lands are required for public purposes, the interest of owners of land also needs to be taken into consideration. The other options which are being practiced successfully in various states should be also explored. While preparing the plans the interest of the state merit prime importance and accordingly plans should be prepared to cater to the requirements

of the majority of the people including economically weaker sections of our society. While concluding his address he specifically noted that he was looking forward to receiving the recommendations of the Congress and these would receive his utmost attention.

Ms. Vini Mahajan, IAS, Additional Chief Secretary, Housing and Urban Development, Industries and Commerce, Information and Technology, Investment Promotion, Government of Punjab in her address emphasized that while preparing master / development plans, latest mapping technologies like Remote Sensing, GIS, and GPS are required to be adopted so as to expedite the preparation of plans. She also underlined that in development plan efforts should be made to adopt norms and standards for the provision of services and amenities, which can be sustained. But at the same time we should not adopt very ambitious norms and standards, implementation of which becomes very expensive for the state. On the issue of unauthorized constructions, Ms. Mahajan called upon city planners' community to achieve a balance between development and needs of urban poor proactively in order to avoid unauthorized construction.

Prof. Dr. D. S. Meshram, President, Institute of Town Planners, India in his Presidential Address mentioned that organization of the National Town and Country Planners' Congress, annually in different parts of the country on the subject of topical interest is one of the most important promotional activities of the Institute since 1951 without any break. Holding of annual congress every year provides an important forum to

promote understanding of the subject, and ensures continual debate on current city planning issues. This is the time when experiences gained by professionals, educationists and researchers in public, private and corporate sectors are shared with a view to keeping planning practice and education, revitalized with the latest theories, techniques and technologies.

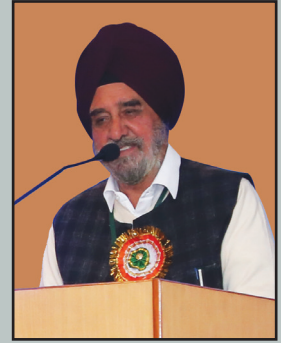
The basic objective of city planning is to judiciously plan, develop and use land with a view to promoting planned spatial development and equip cities to serve their functions. Land thus becomes the basic ingredient of city planning and development. However, land for urban development before 2013 was acquired by public agencies for public purposes under more than a century old, Land Acquisition Act, 1894. However, during the past few years, with the enormous growth of the real-estate sector, a resistance was built by landowners, and other stakeholders against the procurement of land under this Act. This resistance finally culminated in the enactment of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. It is an Act that ensures “a humane, participative, informed and transparent process for land acquisition for industrialization, development of essential infrastructural facilities and urbanization with least disturbance to the owners of the land and other affected families and provides them just and fair compensation” so that the post-acquisition social and economic status is improved. However, as a consequence of this new Act, acquisition of land has become time consuming and costly. Public projects like affordable housing

and housing for poor and development of industrial corridors is getting delayed.

India acquired a massive amount of land for industrial development since independence. However, most of this industrial development took place outside of the existing cities. There were cases when industrial townships were also developed. Some of these industrial townships like Jamshedpur got developed even before independence. Several such townships like Rourkela located in northern Odisha got developed after independence. Most recently with a view to propelling export oriented industrial growth, Government of India enacted the Special Economic Zone Act, 2005 for setting up special industrial areas. The Punjab Industrial Policy, 2009 provides for the development of Industrial Parks, Industrial and Freight Corridors, IT / Knowledge Parks, and promotion of agro-based industries. This policy emphasizes provision of a lot of incentives and inducements for infrastructure including development of express ways, airports, and helicopter services.

Land could be procured by various methods by following diverse processes, however, in Indian cities; land has been procured by land acquisition as well as land assembly. States like Gujarat and Maharashtra have been using town planning schemes for the development and redevelopment. NCT Delhi initially started by acquiring land in bulk under the Land Acquisition Act, 1894 but recently it has shifted to land pooling under a new land policy.

It will be interesting to note that for redevelopment, which involves demolition of existing dilapidated buildings and rebuilding, availability of land is,



**Shri Tript Rajinder Singh Bajwa, Honourable Minister for Housing and Urban Development, Rural Development and Panchayats, Water Supply and Sanitation, Government of Punjab, addressing the delegates**



Audience during Inaugural Session

Inaugural Session is in Progress



Institute of Town  
Planners, India



**Shri Balbir Singh Sidhu, Honourable Minister for Animal Husbandry, Dairy Development and Labour, Government of Punjab addressing the delegates**

Inauguration of Exhibition  
is in Progress



Shri Balbir Singh Sidhu, Honourable Minister for Animal Husbandry, Dairy Development and Labour, Government of Punjab inaugurating the Exhibition

generally not an issue. In fact, land is a great asset in fiscal resource mobilization and fulfilling the social commitments of redevelopment projects.

Land pooling policies have taken different shapes and forms. The examples of Delhi, Raipur and Amravati illustrate this aspect. Land Pooling method, successfully applied by Maharashtra forms the basic model to emulate. Making landowner-farmer a partner in development process for sharing benefits of development is the best solution. Government of Gujarat has been planning and developing under this method successfully while Andhra Pradesh evolved a negotiated settlement model for building Amravati. DDA has also notified its version of land pooling in developable areas in Delhi. Other states are also working on such models to procure land for city planning and development. Government of India is also promoting land pooling approach through their Smart City Mission in green field development component.

However, it would be pertinent to raise the issues like who will pool the land for Economically Weaker Section (EWS) of the society because they don't have land available for pooling. At the same time it is also required to be realized that there are large pieces of land unutilized and are lying vacant and are locked up in the process. There are also large pieces of land in the possession of various agencies including governments, semi governments and other line departments besides educational institutions, which

are underutilized, and unutilized. Can these parcels of land be recycled or reutilized?

Shri Balbir Singh Sidhu, Honourable Minister for Animal Husbandry, Dairy Development and Labour, Government of Punjab in his address highlighted that provision of serviced land is an important aspect for maintaining quality life. He suggested that before resorting to compulsory acquisition of land, other citizen friendly methods like land pooling should be explored under which owners of land agree to develop land in partnership with government.

Honourable Minister also inaugurated the Exhibition organized on this occasion, in which a number of stakeholders involved in urban development showcased their projects.

In the Inaugural Session, the welcome address was given by Shri Pradeep Kapoor, Secretary General, ITPI, and messages received from country's leadership and other dignitaries – Honourable Prime Minister of India and Honourable Vice President of India were read out by Shri Gurpreet Singh, Vice President of ITPI, while a vote of thanks was extended by Shri H. S. Bajwa, Chairman, PRC, ITPI.

Shri Charanjit Singh Channi, Honourable Minister for Technical Education and Industrial Training, Employment Generation and Science and Technology, Government of Punjab was the Chief Guest in Workshop-I on "Policy for Industrial Development", who in his address said that Le Corbusier had a

vision and accordingly designed Chandigarh by taking into consideration requirements of the future population in terms of roads, parks, play grounds, and infrastructure. However, he lamented that sometimes development plans remain unimplemented because of vested interests. But India needs to decide whether it wants planned development or unplanned and haphazard development dotted with slums and blights.

He further mentioned that lines drawn on maps by city planners will decide the future of our country and called upon city planners to make 'development plans fearlessly', which are in the interest of masses, and also plan for industries at proper locations with adequate facilities for parking of vehicles besides provision of loading and unloading facilities and related infrastructure which will create more job opportunities. He also added that his Ministry is committed to provide training facilities for skills upgradation.

Shri M. P. Singh, IAS; Financial Commissioner Revenue, Government of Punjab was the Chief Guest in Workshop – III on "Land Acquisition and Assembly". In his address Shri Singh stated that Punjab Government has set up a Revenue Commission comprising of eminent personalities from different fields and with the wisdom of the members of the Commission and public interactions, upgradation of land records is being done in tune with the present day demands. Punjab has already started working on land management and digitization of land records so as to bring transparency in the system.

Shri Sukhjinder Singh Randhawa, Honourable Minister for Cooperation and Jails, Government of Punjab was the Chief Guest in the Valedictory Session. In his Valedictory Address Honourable Minister emphasized the need for the preparation of development plans for orderly and planned development of our towns and cities by taking into consideration the present and future requirements of infrastructure, services and facilities.

He also emphasized that small and medium towns deserve to be given priority for the development which will also reduce migration to bigger cities. Yet another issue he brought into focus was short term planning because at present development plan period generally spans from 15 to 20 years while development of towns and cities is dynamic. He also suggested that city planners should follow a planning frame at least of 50 years. He called upon the planners not to make frequent changes to master / development plans.

Honourable Minister further added that qualified and experienced personals are going abroad in search of better opportunities, which in fact amounts to brain drain. Therefore, efforts need to be made to absorb them in our country. He was also of the opinion that giving subsidies will not improve the fate of poor but creating more opportunities would make our cities and towns prosper. He then emphasised that there is a limit to growth of any town and beyond that limit towns and cities become unmanageable. Therefore, bearing capacity of towns and cities merits consideration while preparing plans.



**Shri Sukhjinder Singh Randhawa, Honourable Minister for Cooperation and Jails, Government of Punjab, delivering the Valedictory address**



Shri Sukhjinder Singh Randhawa, Honourable Minister for Cooperation and Jails, Government of Punjab, Chief Guest of the Valedictory Session

Valedictory Session is in progress



Institute of Town Planners, India



**Shri Charanjit Singh Channi, Honourable Minister for Technical Education and Industrial Training, Employment Generation and Science and Technology, Government of Punjab addressing the delegates**

Plenary Session is in progress

Honourable Minister also distributed Prof. V. N. Prasad National Best Thesis Award, 2018 to postgraduate students of planning and Prof. Dr. D. S. Meshram Best Thesis Award, 2018 to undergraduate students of planning.

In the Valedictory function, the welcome address was delivered by Shri H. S. Bajwa, Chairman, PRC, ITPI, while recommendations made by the Congress adopted in different sessions and workshops were read out by Shri Gurpreet Singh, Vice President, ITPI. A vote of thanks was extended by Shri Pradeep Kapoor, Secretary General, ITPI. Session-wise recommendations are given below:

### Plenary Session

Prof. Dr. D. S. Meshram, President, ITPI chaired the Plenary Session in which presentations were made by Prof. Dr. Ashok Kumar, HOD, Department of Housing, SPA, New Delhi; and by Shri Rajesh Phadke, Chief Architect and Planner, JNPT, EPZ, Navi Mumbai. Dr. Sandeep Kumar Raut, Associate Planner, TCPO, New Delhi was the Rapporteur.

In Plenary Session paper presenters contended that city planning without land appropriation remains a pipe dream as land is the bedrock for producing built environment. Without availability of land for development, master plans would never be realized on the ground. However, developable land is in short supply when measured against demand for creating various elements (residential, industrial, commercial, etc.) of the built environment. Purposes of Land Acquisition Acts and policies, therefore, should be clearly specified in favour of the needs of the majority population i.e. lower income groups residing in cities and towns. This means land policies and acts must be just and distributive in nature as

most of the housing shortage falls within the income categories of low income and economically weaker sections. Accordingly, land policies merit to be embedded in master / development plans, and they should be also spatially integrated with lower order plans. The Plenary Session adopted the following recommendations.

- Government needs to comprehend its role from provider to regulator or facilitator and involve private sector in large scale urban development projects. Efforts should be made to review and revamp the existing land policies to ensure that urban development projects become economically viable as well as socially just for the urban poor.
- Considering the high cost of urban land, a strategy involving use of all possible options for sourcing land, minimising need for the acquisition of land and making optimum use of available urban land should be evolved for meeting land needs of city residents. This approach should also include minimization of conversion of agriculture land to urban uses.
- Government may consider adopting a national land policy for optimal utilization of land in urban areas. As availability of land for future urbanization would be difficult and challenging task, focus of national land policy should be placed on redevelopment and retrofitting by taking into consideration the carrying capacity of towns and cities. Conversion of rich fertile agriculture land to urban uses must be discouraged at all cost.
- Inventory of all government lands falling within urban areas should be prepared on priority. Besides action plans should be prepared (based on location, use and potential of such lands) for



Plenary Session is in Progress



Workshop - I, is in progress



**Ms. Vini Mahajan, IAS, Additional Chief Secretary, Housing and Urban Development, Industries and Commerce, Information and Technology, Investment Promotion, Government of Punjab, addressing the delegates**

various purposes. Resources generated should be used for funding urban infrastructure and housing for the urban poor. All derelict land lying unused in urban areas should be identified and documented on priority with options evolved to use them for meeting needs of shelter, open spaces, commercial, institutional, etc.

- Where bulk government land is available, green-field projects under public-private partnership modes should be taken up. Besides in green field project, total land should be procured before the start of the project.
- Purposes of land acquisition acts and policies should be clearly specified in favour of the needs of the majority population i.e. lower income groups residing in cities. This means land policies and acts must be just and distributive in nature as most of the housing shortage falls within the income categories of low income and economically weaker sections.
- Land acquisition acts and policies should be embedded in development plans, and they should be also spatially integrated with lower order plans. Land acquisition acts and policies should not be project specific.
- Most important aspect of a land policy is to create a balance between land as a commodity and land as a social good. Presently, we need to tilt the balance towards land as a social good. Just compensation is the hallmark of LARR Act, 2013. State government should encourage land acquisition under this act in order to create conditions for the just payment of compensation to the farmers.
- Development plans should prepare land budgets, clearly stating the amount of land required in the next 15-20 years, the manner in which land would be acquired, funds needed to acquire

required amounts of land, and also stating possible sources of funding.

- All land revenue records should be digitized and constantly updated and upgraded in order to provide correct data for various planning and development purposes.
- For implementation of master / development plans, land is required for infrastructure and other uses, for which mechanism of town planning schemes appears to be a suitable option as long as needs of the urban poor are addressed. However, in order to meet infrastructure costs, land for sale by authority can be added in town planning schemes. Escrow account of incremental contribution or betterment charges and sale proceeds of infrastructure plots should be maintained by LSGs or UDAs for better functioning and implementation of town planning schemes.

### **WORKSHOP – I: POLICY FOR INDUSTRIAL DEVELOPMENT**

Shri K. S. Akode, Former President ITPI, chaired the session and Shri Charanjit Singh Channi, Honourable Minister for Technical Education and Industrial Training, Employment Generation and Science and Technology, Government of Punjab was the Chief Guest. The key speakers were Shri Kiran Shinde, Chief Planner of FTWZ; Shri Pradeep Kapoor, former Registrar, RERA; and Shri R. Srinivas, TCP, TCPO, New Delhi. Rapporteurs were Prof. Dr. Mayank Mathur, SPA New Delhi, and Dr. Seet Singh, former STP, Punjab.

- Just compensation is the hallmark of LARR Act, 2013. Accordingly, State Governments should encourage land acquisition under this act in

Workshop - I, is in progress



Institute of Town  
Planners, India



**Shri M. P. Singh, IAS;**  
**Financial Commissioner**  
**Revenue, Government of**  
**Punjab, addressing the**  
**delegates**

Workshop - I, is in progress

order to create conditions for just payment of compensation to land owners and land holders.

- In view of new Land Acquisition Act, it would not be possible for public sector to acquire bulk land for urban development only by payment of monetary compensation. Making land owners partners in development by returning part of developed land is the new way forward.
- Local Area Plans and Town Planning Schemes should be encouraged to the fullest extent through active participation of stakeholders including elected representatives, RWAs, CBOs and NGOs, which would facilitate planned development of core areas as well as planned expansion of peripheral areas.
- Wider use of latest and emerging technologies like Drone mapping should be encouraged for generating large scale maps so that master development plans are prepared in short time.
- New town projects proposed by PSUs or state governments in urban and rural areas adjacent to the existing or proposed ports, airports, and in and around industrial corridors should be included by insertion of new Section 10 A in LARR Act, 2013. This should be proposed on the lines of inclusion made by Government of India ordinance of 2015 for industrial corridors, affordable housing projects, rural infrastructure projects, and electrification. Once the new town projects are included in Section 10A, the Chapter II and III of LARR Act 2013, would be exempted, which would then facilitate acquisition of land for new towns project by the PSUs and state government, as done by the state of Maharashtra by amending the provisions of Section 125 of MRTTP Act 19966, thereby exempting the applicability of Chapter II and III to the acquisition of land required for public purpose as defined in the said Act.
- In the second Schedule of LARR Act 2013 there is a provision that if land is acquired for urbanization purpose then developer may offer developed land of 20 per cent to the landholder of acquired land at a price equal to the cost of acquisition and the cost of development. However, for urbanization if land is acquired and developed as per plan, about 50 - 60 per cent land goes into infrastructure i.e. roads, open spaces, amenities and social facilities, city scale infrastructure, etc. Thus, net developable land remains only to the extent of 40 - 50 per cent. Therefore, the offer of 20 per cent developed land to the landholder shall be in proportion to the developable land i.e. 40 - 50 per cent of total project land. Landholder should get 20 per cent of developed land as a per cent of total land and not net developable land.
- If more than 60 per cent of land owners or landholders of a village consented under section 108 for the package decided by acquiring authority, there should be certain provision that the rest of landholders' land could be acquired by giving the said package under mandatory land acquisition provision.
- In section 38 of LARR Act, 2013 after declaring award and after payment of compensation and amount of resettlement, within six month land should be taken in possession by the Collector. But there is no clarity on the issue that if after laps of six month no clear possession is given by landowners after removal of his old house there should be some power given to Collector to summarily demolish such structures and take possession of land and area below structure and hand over to the respective acquiring body. This recommendation emerged since in Navi Mumbai after payment of compensation as well as amount of resettlement, the existing houses could not be demolished from the proposed airport sites. CIDCO has to provide incentives in decreasing percentage amount to house owners and landholders for early removal of their houses from project sites.
- The Section 126 (4) of MR & TP Act, 1966 should be modified. If land is not acquired by planning authority within specified period of 10 years, reservation should lapse and in case the land owner serves purchase notice and if the Section 19, notification is not issued within a period of 2 years from the date of purchase notice land owner should be allowed to make application for deletion of reservation from acquisition. Here the State Government has powers to make fresh declaration for acquisition of land under the land acquisition act. Applicability of this provision by the State Government takes longer time, hence to avoid delay in declaration by the State Government, if powers are given to respective planning authorities, the process will



become faster and land would be acquired for the designated reservation purposes efficiently.

- Capacity building of town and country planning departments, urban development authorities and municipal corporations should be addressed with tailor made customised programs so that officers are sensitized about bottom up approaches for implementing schemes and missions launched by government in a short period of time. All posts of planners lying vacant should be filled on priority in order to facilitate implementation of urban development projects and schemes.

## WORKSHOP – II: LAND PROCUREMENT METHODS AND REDEVELOPMENT

Shri V. Satyanarayan, Past President, ITPI, Chaired the Session. Key speakers were Shri P. Suresh Babu, Head, Urban Planning and Architect, AMC, AP; and Shri N. K. Patel, Chairman, GRC. Rapporteurs were Shri Ankur Dadheech, DTP, Rajasthan and Shri M. S. Aujla, former CTP, Local Government, Punjab.

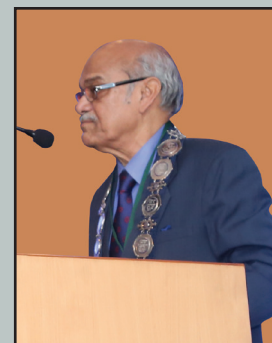
- High land values across urban centres in our country causes delays in timely implementation of projects by local government and development authorities. This discourages landowners from participating in land pooling. Therefore, state governments should give time line assurances with a provision of additional compensation to land owners in case of defaults. Uncertainties about locations of proposed lands to be returned must be detached for ensuring more involvement from the land holders in the scheme.
- Stamp duty, registration costs and tax aspects should be revisited since there are different implications at each point of project

implementation starting from land contribution made to local planning and development authority by landowners, allotment of developed land back to land owners and applicability of withholding tax on transfer of immovable property under a land pooling policy.

- There is a need for infrastructure development along with the preliminary stage, which should be started as soon as the draft approval is given. This would result in saving of time in implementation process under a land pooling policy.
- Revenue generated from TPS should be invested in other projects and if revenue generated is higher than expenditure, this money should be incurred in city development projects.
- Under Land Pooling Scheme the value of land left with a landowner increases than the original holding and he gets access to substantially better infrastructure. However, Land Pooling policy may be partially amended in Amravati to the extent of net land being returned to the original land owner, which at present is up to the extent of 29 per cent of land surrendered. The net share of the land needs to be limited to a maximum extent of and up to 20 per cent, if required the FSI of parcels of returnable land may be increased. This will enable local planning authorities to have sufficient share of land for development and financing the cost of public services and also social and physical infrastructure.

## WORKSHOP – III: LAND ACQUISITION AND ASSEMBLY

Shri J.S. Ghuman, Past President ITPI, chaired the session. Shri M. P. Singh, IAS, Financial



**Prof. Dr. D. S. Meshram, President, Institute of Town Planners, India delivering the Presidential Address**

Workshop - II, is in progress



Workshop - II, is in progress



Institute of Town Planners, India



Shri Pradeep Kapoor, Secretary General, ITPI delivering welcome address during Inaugural Session

Workshop - III, is in progress

Commissioner Revenue, Government of Punjab was the Chief Guest. Key speakers were Shri Jit Kumar Gupta, former Senior Town Planner, Punjab; Shri Vinod Sakle, Additional Commissioner (Retired) DDA; and Shri Nadim Akhtar, Advisor Planning, Haryana Mass Rapid Transit Company. Rapporteurs were Dr. R. K. Udayan, Town Planner, TCP, Uttar Pradesh and Prof. Gopal Johari, GNDU, Amritsar.

### Recommendation on Land Policy of Punjab

- Optimum Utilization of Vacant Government Lands Scheme was launched by Punjab Government to make optimum use of government lands falling within urban areas. This scheme needs to be revisited in order to make effective and efficient use of such lands.
- Role of private sector and cooperative sector needs to be made more effective and efficient to source land for urban development by evolving an enabling policy framework and removing all legal and administrative roadblocks.
- In order to minimise land speculation in urban areas, all vacant private lands need to be identified with appropriate strategies put in place to use them for meeting development requirements. This strategy should include taxing vacant land; taking over such lands by paying appropriate compensation; and also rescinding such lands, if allotted by development authorities or any other government agency.
- State government must immediately come out with a 'Comprehensive Policy for Urban Land',

defining road map for sourcing land for urban areas. Land policy should focus on optimum utilisation of land and minimization of land speculation in order to provide land in right quantity, at right place, at right price and at right time in order to rationalise the entire process of urbanisation. This policy should also include documentation of all urban lands falling in different cities including ownership details, built up area status, use, location, plot area, legal and financial encumbrances, mortgage status, etc. Government should put all details of these properties in the public domain to bring about absolute transparency in land development and management.

- Government of Punjab has revised its Building Rules in 2018 where by zoning regulations, floor area ratio, height, ground coverage, setbacks, etc.; have been revised and now these rules are more people friendly. Similarly, in order to streamline the master plan process, the process of preparation of the unified zoning regulations should be initiated by the Punjab Government.

The Sixty Seventh National Town and Country Planners' Congress was sponsored by Department of Housing and Urban Development, Government of Punjab; Department of Local Government, Government of Punjab, and Co-sponsored by Punjab Urban Planning Development Authority (PUDA); Greater Mohali Area Development Authority (GMADA); Greater Ludhiana Area Development Authority (GLADA); Delhi



Development Authority; City and Industrial Development Corporation (CIDCO); Maharashtra Industrial Development Corporation (MIDC); Mumbai Metropolitan Region Development Authority (MMRDA); Maharashtra State Road Development Corporation (MSRDC); and was supported by Lovely Professional University, Phagwara, Punjab; Chitkara University, Punjab; CREDAI, Punjab; CREDAI, New Chandigarh; Omaxe Limited; Shipra Estate; Homeland Heights; Janta Land Promoters Private Limited; AGI Infra Limited; Umbera Green, Ludhiana; TDI Infrastructure Limited; Aadhan Builders, Ahmedabad.

### Recommendations on Land Policy of Haryana

- A Land Bank should be created by pooling all lands available with various departments of Haryana Government. Available land may be reassessed for their utilization. If there is any surplus land available, it may be utilized by intending departments who need land instead of acquiring more land. Alternatively this land may be utilized for providing various facilities, utility services and amenities to meet the requirements of urban or rural areas or of both depending on location.
- Only essential and minimal land may be considered for acquisition that too unless there is no alternative and the public interest so demands. Thickly built up areas should not be acquired. Fertile agricultural lands should also be not acquired unless it is required for public interest of national importance, which cannot be fulfilled without acquisition of land at alternative location.
- For residential, commercial and industrial projects, land owners may be encouraged to enter into partnership by taking developed land rather than monetary compensation. In partnership, 25 per cent land may be returned on or near the site of original owners.
- Owners of land should have the option to refuse offered land wholly or partly and receive monetary compensation which shall be equal to rate of the selling price of the developed land fixed by the competent authority. The owners should also have the option to offer part of his land for partnership and avail compensation for the remaining land as per LARR Act, 2013.
- Subsistence allowance at the rate of minimum wages fixed by Government on daily or monthly basis may be paid on a yearly basis per acre of land till the time developed land is offered.
- A separate department should be set up for all land acquisitions in Haryana as at present administrative set up is not specialized enough to meet requirements of LARR Act, 2013. Obtaining services of qualified town planners should be solicited in the process of land acquisition.

### Recommendations on Delhi Land Pooling Policy

- In the Land Pooling Policy of Delhi 2013, there is no definition or details of additional development control norms. Since National Building Code already exists, introduction of additional development control norms in ZDP will further delay the process. In the notified Land Policy of Delhi and its Regulation, there are no details of tradable FAR, vertical mix, etc., which needs to be spelt out clearly.
- Once minimum contiguous land is achieved in a sector and on intimation by the DDA, land owners should form consortium to participate and apply as single legal entity instead of individual farmers and group of farmers with 2 hectare and above land parcel area. The consortium should be treated as developer entity to bring trust within the farming community.
- As the FAR has been reduced by half i.e. from 400 to 200 for the residential use zone, it may not encourage land owners to participate in land pooling scheme, which needs to be revisited in order to make proposals economically viable.
- It will be difficult to pay proportionate land acquisition cost as part of compensation to small land owners for land required for roads and services. As such earlier provision of TDR with 150 FAR should be reintroduced.
- In the Policy 60 per cent land is required to be returned to consortium and also 50 per cent plots earmarked for neighbourhood level health and educational facilities to be returned to DDA for allotment to government agencies and departments, whereas in policy of other states such sites are developed by developer and consortium. This provision of DDA policy needs to be revisited.



**Shri Gurpreet Singh,  
Vice President, ITPI  
reading the Messages  
during Inaugural  
Session**



**Shri H. S. Bajwa,  
Chairman, PRC, ITPI  
delivering welcome  
address during  
Valedictory Session**



Institute of Town  
Planners, India



**Prof. Dr. Ashok Kumar,**  
Chairman, Model  
Curricula Committee  
of AICTE and HOD  
(Housing), School  
of Planning and  
Architecture, New Delhi  
introducing the scope  
and structure of Planning  
Curriculum

## GENERAL MEETING ON MODEL CURRICULUM OF PLANNING



General Meeting on Model Curriculum of Planning is in progress

General Meeting was focused on town and country planning education, specifically on the model curricula for undergraduate and postgraduate courses. The session was chaired by Prof. Dr. D. S. Meshram, President, ITPI on 5 January 2019 at Hotel Shivalik View, Sector – 17 C, Chandigarh. Shri Pradeep Kapoor, Secretary General, ITPI provided the background context and invited Prof. Dr. Ashok Kumar, Chairman, Model Curricula Committee of AICTE and HOD (Housing), School of Planning and Architecture, New Delhi and Prof. Dr. N. Sridharan, Member Model Curricula Committee of AICTE and Director, School of Planning and Architecture, Bhopal for discussing various issues pertaining to the Model Curricula for Bachelor of Planning and Master of Planning.

Prof. Dr. Ashok Kumar, Chairman, Model Curricula Committee of AICTE made a presentation with regard to the scope and structure of model curricula for undergraduate and postgraduate programs.

Prof. Dr. N. Sridharan discussed salient issues about the model curricula before the delegates. There after the open house session was conducted in which over 100 members participated in discussions and deliberations.

The following major issues / points emerged during the discussions:

- A majority of the delegates were of the opinion that the emerging concerns of Planning like Public Policy, Public Finance, Local and Regional Governance, Project Evaluation, Urban Agriculture, Village Planning, and Rural Development needs to be covered both in the

model curricula of Bachelor of Planning and Master of Urban Planning.

- Apart from the mapping technologies being adopted in Planning like GIS, GPS, Remote Sensing, etc.; the new technologies such as small drones should be used for studio related field studies. It was argued that use of drones could provide upto date data more efficiently both in terms of money and time.
- Delegates - primarily practitioners working in central government, state governments, and having their own private practice – pointed out that graduates coming out of planning schools after reading the current curricula do not have good understanding of data interpretation skills, which are paramount for today's planning practice, and accordingly should be considered for adoption in the curriculum.
- Emphasis should also be placed on 'general management' and on 'urban management' subjects. In this line of thinking, redevelopment should become another area of concern in planning curriculum.
- The students during their studies should spend longer time for training in real life planning organizations in order to get hands on experience, which could also pave the way for employment and training should be made mandatory in all recognized planning schools and universities. Effective interface between planning schools and planning practice and industry is the need of the day.

- Thesis is a crucially important part of learning, therefore, research on all thesis topics should be professionalized, resulting in outcomes useable in planning practice. It was also recommended to follow the sequence of training, dissertation, and thesis; in Planning schools.
- Land being a scarce resource needs to be used with utmost caution and the students must have a deeper knowledge about matters pertaining to land, reading of revenue records, and more particularly knowledge about developed land and land put to multiple uses throughout the year. More emphasis should be placed on land procurement, development and management.
- Planning curricula should inculcate in students greater understanding of planning processes. While market demands of certain kinds of planning skills is imperative, societal aspects including equity and justice are equally relevant. Therefore, the balance between skills promoting economic growth, and skills and ethics promoting better distribution of resources such as land and built environment needs to be achieved by giving proper inputs to students.
- Planning should also focus on subjects pertaining to energy needs of our cities and towns. As the population size of large cities continues to

increase, it is only relevant that the students learn about energy needs of cities and towns, besides climate change aspects also needs to be introduced in planning curricula.

- Adequate knowledge of Government programs and policies for urban and regional development could also be given to the students.
- Planning practice operates within a certain legal framework in each state, thus knowledge of planning laws, urban local government laws and real estate laws, along with case studies is critically important to planning students. Accordingly, efforts should be made to include these aspects in the curriculum. A study of court cases is illustrative in this context.
- Each and every students of planning should have knowledge of how to secure and how to grant building permissions and land use changes along with deeper knowledge of development controls and building byelaws, as well.

Summing up the discussions, Prof. Dr. Ashok Kumar, Chairman, Model Curricula Committee of AICTE mentioned that suggestions received will be considered while finalizing the model curricula of AICTE for Bachelor of Planning and Master of Planning courses.

## 67 NATIONAL TOWN AND COUNTRY PLANNERS CONGRESS CURTAIN RAISER

Prof. Dr. D. S. Meshram, President Institute of Town Planners, India (ITPI) while briefing the press media during curtain raiser requested Shri Pradeep Kapoor, Secretary General, ITPI to give the background of the 67 National Town and Country Planners Congress.

Shri Pradeep Kapoor highlighted that Institute of Town Planners, India (ITPI), established in 1951, is the apex body of qualified professional town and country planners in the country, committed to foster town and country planning profession and to advance town and country planning education.

ITPI organizes national Conferences / Congresses annually since 1951, without any break, in different parts of the country on the subject of topical interest.

It is quite encouraging to mention that the first Town and Country Planners Congress was held in Punjab in the year 1956 on the theme "Village Planning and Development" at Chandigarh; followed by



Prof. Dr. D. S. Meshram, President ITPI, Shri Pradeep Kapoor, Secretary General ITPI; and Shri H. S. Bajwa, Chairman, PRC, ITPI addressing the Press

the Congress on "Urban and Regional Planning Reforms" also at Chandigarh in the year 2002. In addition, the Congress was also held at Amritsar



in the year 2005 on the theme “Jawaharlal Nehru National Urban Renewal Mission: Spatial Planning Implications”. And now we are again revisiting Chandigarh after sixteen years for 67th National Town and Country Planner’s Congress during 4th– 6th January, 2019 at Hotel Shivalikview, Sector – 17 C, Chandigarh on the theme “Urban Land Policies and City Planning” with focus on (i) “Policy for Industrial Development”; (ii) “Land Procurement Methods and Redevelopment” and (iii) “Land Acquisition and Assembly” (Local Sub-Theme).

Shri V. P. Singh Badnore, Honourable Governor of Punjab has very kindly consented to inaugurate the Congress and address the delegates on 4th January, 2019. Beside, Shri Tript Rajinder Singh Bajwa, Honourable Minister for Housing and Urban

Development, Rural Development and Panchayats, Water Supply and Sanitation, Government of Punjab has also consented to be Guest of Honour during the Inaugural Session and address the delegates.

Shri Balbir Singh Sidhu, Honourable Minister for Animal Husbandry, Dairy Development and Labour, Government of Punjab also consented to inaugurate the Exhibition organized on this occasion, in which a number of stakeholders involved in urban development showcase their projects.

Shri Sukhjinder Singh Randhawa, Honourable Minister for Cooperation and Jails, Government of Punjab will be the Chief Guest during the Valedictory Session and deliver the Valedictory Address on 5th January, 2019.

## PROF. V. N. PRASAD NATIONAL BEST THESIS AWARD, 2018 FOR POSTGRADUATE STUDENTS OF PLANNING

The Institute of Town Planners, India in 1991 instituted a National Best Thesis Award, to inculcate a healthy competition amongst the young planners so that they can compete with overseas students as well. One thesis each from each specialization from all the Schools of Planning, recognized by ITPI, getting highest marks is eligible to participate in this award. Since 1996, the award has been dedicated to late Prof. V. N. Prasad, one of the

Subsequently the Council ITPI has decided to institute three awards, comprising First, Second and Third with cash prize of Rs. 30,000; Rs. 20,000 and Rs. 10,000 respectively and a Certificate of Merit. Nominees are required to make a presentation before a Jury comprising of senior professionals and academicians for selecting the best entries in order of merit. The Jury for Prof. V. N. Prasad National Best Thesis Award-2018 on the basis of presentations made by the student recommended the prizes.



Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab awarding 1st prize to Ms. Abhinanda Chatterjee

The First Prize was awarded to Ms. Abhinanda Chatterjee from Indian Institute of Engineering, Science and Technology, Shibpur for the thesis “Planning Strategies for Transit Oriented Development along MRTS Corridor: A case study East-West Metro Line, Kolkata”. The study observed that the character of stations is not homogeneous through the MRTS corridor, that is why it is not possible to lay a single TOD proposal. The study concludes that the development vision for TOD along MRTS corridor should be at par with the carrying capacity of the area with focus on mix use to attain sustainable development.

The Second Prize was awarded to Shri Chinmay Shrinivas Satbhai from the School of Planning and Architecture, Bhopal for the thesis “Impact of the Regulatory Framework on the Supply of the Affordable Housing in Indian Cities: Evidence

founder members of the institute and a pioneer in the field of Urban and Regional Planning in the country.

from Pune". Through integrated multilevel spatial analysis the study finds that the supply of affordable housing is impacted by the regulatory frame work and if appropriately modified, not only the cost of affordable dwelling unit will reduce to 25% but over all supply of affordable housing can be increased by 67%. The study suggested to adopt the 'high value-low cost' (sensitivity analysis) land development methodology; for preparing layouts of neighbourhood.

The Third Prize was awarded to Shri Shubham Arora from the School of Planning and Architecture, New Delhi for the thesis "Benchmarking Urban Freight Transport Performance for an Emerging Metropolitan: A Case of Amritsar City". The study underlines that urban freight transportation (UFT) is essential for sustainable development of cities as it plays a vital role in meeting the daily necessities of urban population and accordingly identified key performance indicators for UFT in the context of Indian cites and suggest a frame work to evaluate the performance. It is also observed that the performance of Urban Freight Transport operations have a significant impact on the economy besides the environment of the city, and by the passage of time the performance of UFT operations will decline and ultimately impact the city adversely.

The Consolation Prize was awarded to Ms. Sibala S. R. from the College of Engineering Trivandrum, Kerala for the thesis "Strategies for Community Participate in Upgrading Slums: A case of Thiruvananthapuram City". The findings of the study highlight that participatory planning approach provides a platform through which new ideas generate and opportunities are created for communities to take an active role in their local neighbourhoods and assist them understand their roles in broader urban context.

All the four awards were distributed by Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab.

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and Zonal Plans of Delhi. It is also recommended to prepare a Comprehensive Plan based on the needs and requirements of the city and also to integrate all smart city components and also to give time line and investments. Besides the need also has been



Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab awarding 2nd prize to Chinmay Shrinivas Satbhai



Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab awarding 3rd prize to Shubham Arora



Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab awarding Consolation prize to Ms. Sibala S.R.

highlight to have regular review of the projects being implemented vis-a-vis the smart city proposals.

The awards were distributed by Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab.



Institute of Town  
Planners, India

## PROF. DR. D. S. MESHRAM NATIONAL BEST THESIS AWARD, 2018 FOR UNDERGRADUATE STUDENTS OF PLANNING

On the demand of undergraduate students from various planning schools and institutions who could not compete for Prof. V. N. Prasad National Best Thesis Award, which was generally claimed by postgraduate students, the ITPI Council (2014-2015) instituted a National Award for Best Thesis for undergraduate students comprising of a Certificate and cash prize of Rs.30,000. By taking into account the contribution of Prof. Dr. D. S.

Meshram, President Emeritus, ITPI, not only in the field of town and country planning profession but also in the field of planning education, specifically initiating undergraduate program in town and country planning education in the country in the year 1988 and also making efforts to start four schools of planning in the country by taking up the matter with the Ministry of Human Resource Development, and following it vigorously by preparing DPR for Ministry of Human Resource Development and making presentation to Planning Commission of India, resulting into opening of two schools of planning one at Bhopal and other at Vijayawada. Accordingly, it was decided by the Council that the title of this award should be "Prof. Dr. D. S. Meshram National Best Thesis Award" for undergraduate students.

Nominees are required to make a presentation before a Jury comprising of senior professionals and academicians for selecting entries. The Jury for Prof. Dr. D. S. Meshram National Best Thesis Award 2018 has recommended the names of Shri Sahil Kulshrestha from School of Planning and Architecture, Bhopal for the thesis "Strategies to Decongest Areas of South Mumbai Using Congestion Pricing through Public Transport Improvements". The study made proposals for decongestion of South Mumbai in three parts. The first stage includes delineation of High Occupancy Vehicle (HOV) Lanes followed by enhancing the current capacity of public transport and lastly combined with the proposal of a new capacity carrying public transport running especially inside the study area.

The Consolation Prize was awarded to Ms. Charuvi Begwani from the School of Planning and Architecture, New Delhi for the thesis "Evaluation of Area Based Project Under Smart Cities Mission: A Case Study of NDMC Smart City". The study concluded by recommending that in the NDMC Smart City the level of citizen engagement should be improved especially for low income communities. It was also recommended that involvement of planners should be made mandatory so that spatial development plans get prepared. Lastly, the smart city proposals and projects should be prepared in such a way that they are in conformity with the Delhi Master Plan



Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab awarding 1st prize to Sahil Kulshrestha



Shri Sukhjinder Singh Randhawa, Hon'ble Minister for Cooperation and Jails, Government of Punjab awarding Consolation prize to Ms. Charuvi Begwani

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