

# ZONAL CONFERENCE-2019-2020

## NORTH ZONE CONFERENCE, LUCKNOW

**Uttar Pradesh Regional Chapter of the ITPI organized North Zone Conference on 10 August 2019 at Lucknow on the theme 'Local Area Plans and Brown Field Development'.**

In his inaugural address Shri Deepak Kumar, IAS, Principle Secretary, Housing and Urban Planning Department, Government of Uttar Pradesh called on the planning community to plan towns and cities in a comprehensive manner because if planning is properly done its results could be expected to be good for the people. He also noted that generally speaking time devoted for plan preparation is quite less while time devoted towards plan implementation is quite long. This should be reversed so as to achieve best results. He also mentioned that for the implementation of plan proposals, latest technologies should be adopted and further added that challenges of urban development can be better addressed through planning interventions. On the issue of Local Area Plans or LAPs, Shri Kumar underlined that adequate provisions are required to be made in rules, regulations and relevant acts. He further mentioned that as the Master Plan for Lucknow, 2041 is being revised, he would be happy to receive suggestions from the planning community. He also shared his experience of a brown field development project in which he was actively involved, namely, India Trade Promotion Organisation, Complex at Pragati Maidan, New Delhi, where the site was to be redeveloped as an Exhibition-cum-Convention Centre Complex for global events such as International Trade Fair, World Book Fair, etc. He stated that there was a proposal to host the flagship Auto Expo and other mega events like the G-20 meeting, etc. The project also includes creation of state-of-the-art Convention Centre with capacity of 7,000 people, having basement parking space for 4,800 vehicles and exhibition space about 80,000 sq m.

Prof. Dr. D. S. Meshram in his Presidential address underlined that the concept of local area planning, was initiated in Balcatta suburb of Perth, Western Australia, after which it became popular globally. He said LAP is a qualitative and quantitative tool for the assessment of public satisfaction and participation in planning process. Thus, public participation is the main plank of LAP. However, Dr. Meshram noted that thrust of LAP should be to ensure decentralisation, improve implementation and bring implementation of development plan closer to the people besides guiding development and redevelopment to take care of conservation of buildings, physical features, improvement in physical layouts and enhancing quality of life.

The 74th Constitution Amendment Act 1993, Schedule - XII, empowered local bodies for the preparation and implementation of plan and also provided for the establishment of Ward Committees to achieve public participation in planning and implementation processes. In line with 74th Constitution Amendment Act 1993, Master Plan for Delhi, 2021 in Chapter – 17: Development Code identified a hierarchy of plans to be prepared, which is listed below:

- Land Use Plan - indicating use zones;
- Zonal Plan - Plans of Zones / Divisions;
- Local Area Plan - Plan of Wards / Sub-zones, and
- Layout Plan - giving configuration and size of all use premises.

The DDA prepared guidelines for Local Area Plans and Municipal Corporation Delhi prepared Local Area Plans for five diverse areas namely:

- Vasant Vihar - Planned Residential Area;
- Karol Bagh - Special Area;
- Sangam Vihar - Unauthorized Colony;
- Yusuf Sarai - Urban Village; and
- Ballimaran - Old City Area.

These Local Area Plans were required to be prepared in conformity with MPD - 2021 and should be participatory in approach. Implementation of these LAPs remains a challenge.

Urban and Regional Development Plans Formulation and Implementation Guidelines (URDPFI), 2015 provide for public participation at four levels, namely:

- In decision making;
- Post-plan participation before finalization of plan;
- During implementation of plan; and
- Participation in sharing the benefits.

Indirect participation can be achieved through elected representatives of municipal corporations, councils and ward committees while direct participation can be achieved through individual citizens, businesses, consumer forums, groups and resident welfare associations.

On his experience of the preparation of LAPs, Dr. Meshram flagged the issues like discussions with people of all age groups to know their perceptions about the requirements as elderly and physically challenged people have different requirements as compared to young and children. In the core area of the city the existing building structures which are dangerous and dilapidated needs to be demolished as these structures are dangerous to the health of city; warehouses and godowns which are existing in the locality; owners would like to allow them to continue while residents may oppose. Therefore, planners need to take a judicious view in order to resolve such issues because it is observed that always two groups have different opinions, for example shopkeepers and businessmen versus residents and RWAs will have different views on commercial activities or solid waste disposal, parking of battery rickshaws on roads, etc. There may be a number of such issues requiring indulgence of planners, who have to take impartial views for the larger benefits of people.

On the theme of brown field development, he further noted that Greenfield development is not required to follow the prior existing work, where there is no need of demolition, remodelling of the existing buildings or structures; while projects which are modified or upgraded are called as brown field development. In fact redevelopment gives another opportunity to retrieve the lost glory of once flourishing locality for betterment of society in addition to providing opportunities for new redevelopment within the city where there is a scarcity of land. Redevelopment could also return non-productive real estate assets for productive purposes and also make them lively through planning interventions. He also highlighted in brief the concept of 'retrofitting' whereby planning of the existing built-up area is done to make them more efficient. 'Redevelopment' implies replacement of the existing built up environment through incorporation of new layouts, using mixed land use and increased density as tool. He also narrated the concepts of 'greenfield development' and also 'pan city development'.

In the Technical Session-I on 'Local Area Planning (LAP)', the presentations were made by Prof. Dr. Sanjukta Bhaduri, Dean (Research), School of Planning and Architecture, New Delhi; Shri R. Srinivas, Senior Town Planner, TCPO, New Delhi; and Dr. Subhrajit Banerjee, Associate Dean, Postgraduate Studies and Research, Faculty of Architecture, A. P. J. Kalam Technical University, Lucknow. Shri N. K. Patel, Former Vice President, ITPI, also made presentation on TPS and LAP experience of Ahmedabad.

After discussions and deliberations, the following recommendations emerged:

- At present public participation is not effective, which needs to be made more effective at decision making and plan preparation levels and not only at implementation and enforcement stage.
- LAP should take into consideration ground realities and should be people and stakeholder centric.
- Provisions are made for the preparation of LAPs in Master Plans but provisions are not made in the Act. Unless LAP has legal backing it cannot be implemented.
- Citizens and stakeholders awareness is of prime importance in LAP. Besides, mechanism for getting feedback needs to be evolved.

Technical Session - II on 'Brown Field Development' was chaired by Shri Pradeep Kapoor, Secretary General, ITPI in which presentations were made by the Key speakers namely, Shri V. Ramudu, Director, Town and Country Planning, Andhra Pradesh; Shri V. K. Goyal - Chief Coordinator Planner (NCR), Town and Country Planning Department, Haryana; and Prof. Subodh Shankar, Former Chief Architect Planner, UPH&DB; and Shri Mukesh Ruhela, Assistant Architect Planner, UPH&DB.

After discussions and deliberations, the following recommendations emerged:

- Brown field development should be taken up in conformity to development plan or master plan.
- Taking into consideration the additional work involved in the preparation of Local Area Plans and Brown Field Development, it will be essential to strengthen the Town Planning Departments as well as town planning cells of urban local bodies and planning agencies.

- For effective preparation of LAPs and Brown Field Development Plans and their implementations and enforcement, it will be essential to create awareness in the people and various stakeholders.

Welcome address was delivered by Shri Anoop Kumar Srivastava, Chief Town Planner, Uttar Pradesh, and Chairman, U.P. Regional Chapter. While a brief about ITPI, was given by Shri Pradeep Kapoor, Secretary General, ITPI. Prof Subhodh Shankar, Convenor of the Conference, introduced the theme. A vote of thanks was extended by Dr. R. K. Udayan, Secretary, U.P. Regional Chapter, Lucknow.