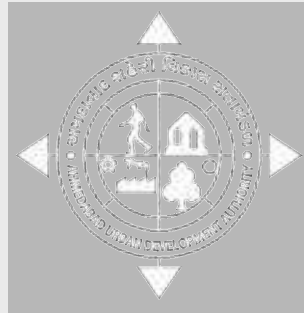


# Land Pooling and Land Management Through Development Plan & Town Planning Scheme



Ahmedabad Urban Development Authority

---

**September 2014**

# Contents of the Presentation

**Introduction**

**First Tier Planning Process - Development Plan**

**Second Tier Planning Process - Town Planning Scheme (Self Financing Mechanism)**

**Town Planning Scheme Procedure - Physical Planning**

**Town Planning Scheme Procedure - Fiscal Planning**

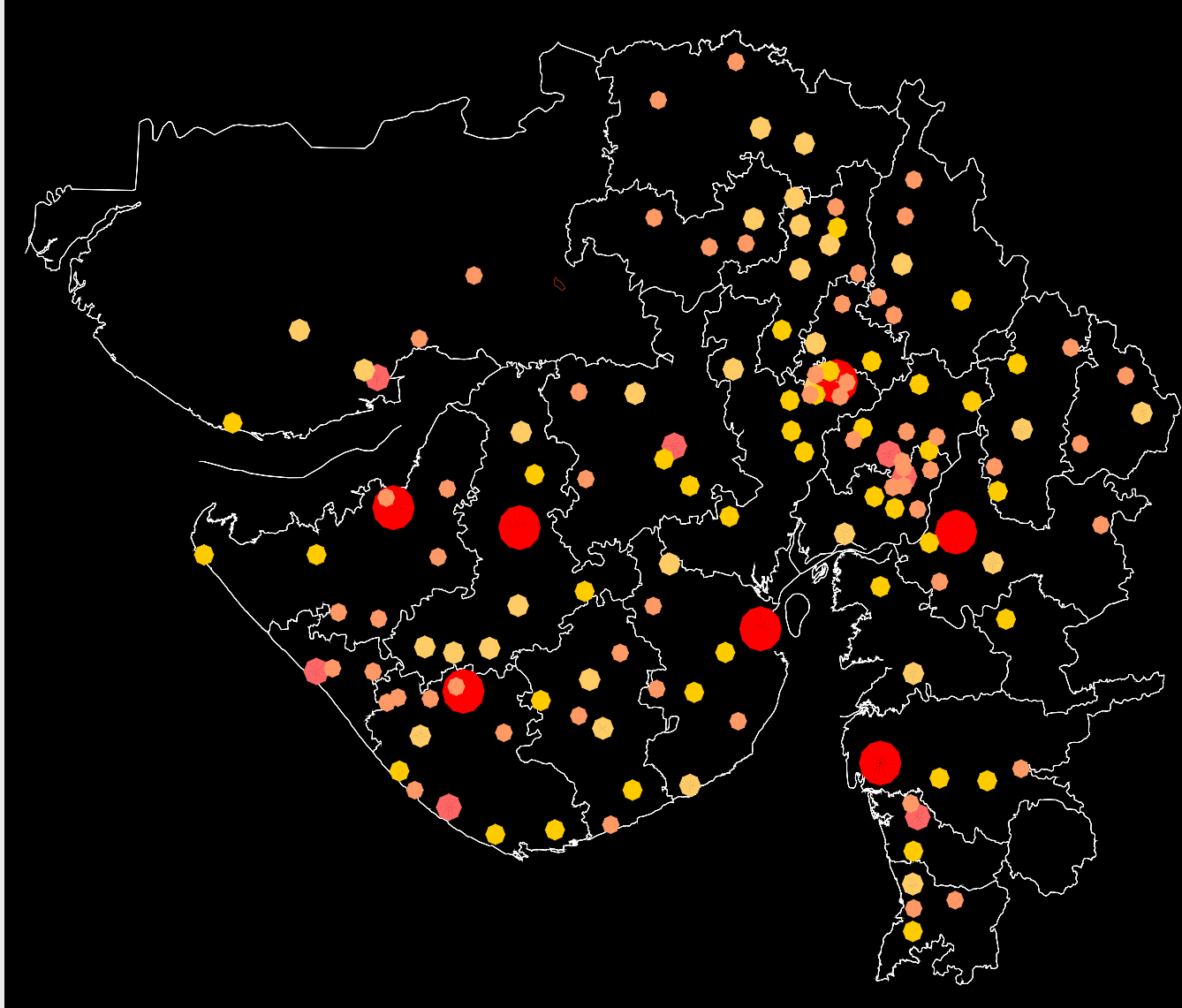
**Town Planning Scheme : An Efficient and Effective Tool To Implement Development Plan**

**Land Management**

**Findings**

# Introduction

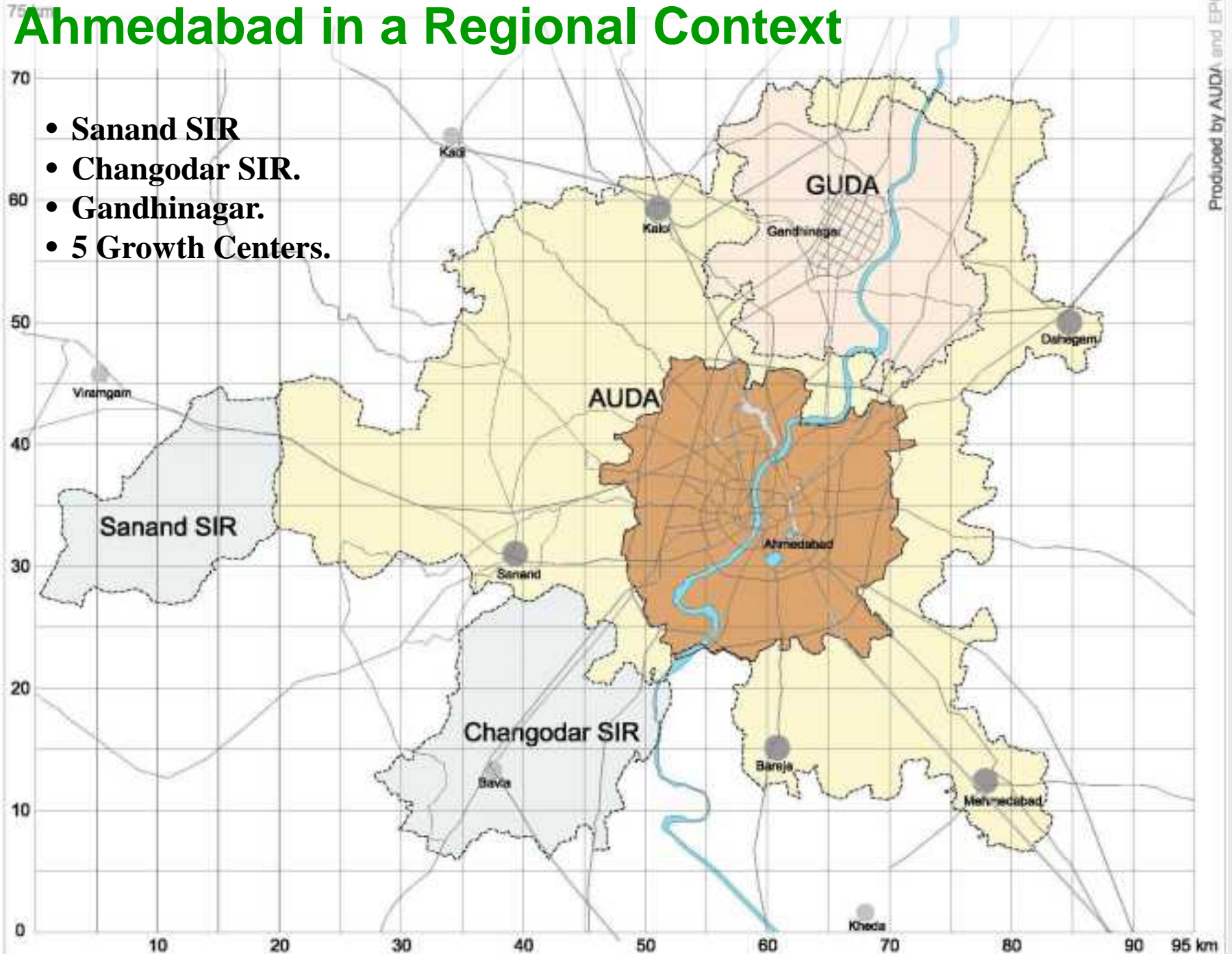
# Urbanization in Gujarat



- Third Most urbanized State with 37.35 % of Urban Population as against 27.78% of India.
- 167 Urban Local Bodies
- Ahmedabad is 7<sup>th</sup> largest Urban Agglomeration in India.
- Third Fastest Growing Cities in the World

# Ahmedabad in a Regional Context

- Sanand SIR
- Changodar SIR.
- Gandhinagar.
- 5 Growth Centers.



# History of Town Planning

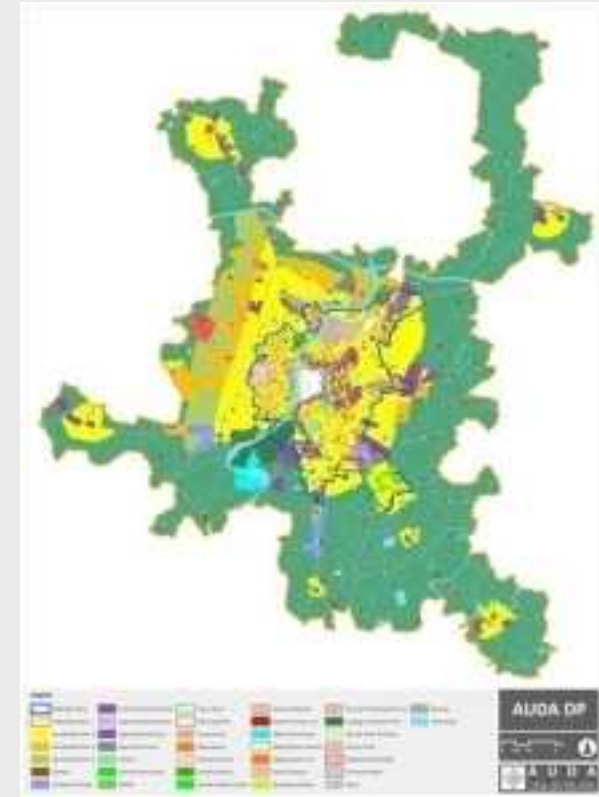
- **The Bombay Town Planning Act 1915: Provision of Town Planning Scheme**
- **Bombay Town Planning Act 1954 : The Provision of Development Plan added.**
- **Gujarat Town Planning & Urban Development Act,1976 Provision of Planning the Urban Development Area/ Authority.**



TPS 2 Kankaria



Sanctioned DP 1965



Sanctioned DP 2011 (AUDA)

# Challenges to Urban Planning

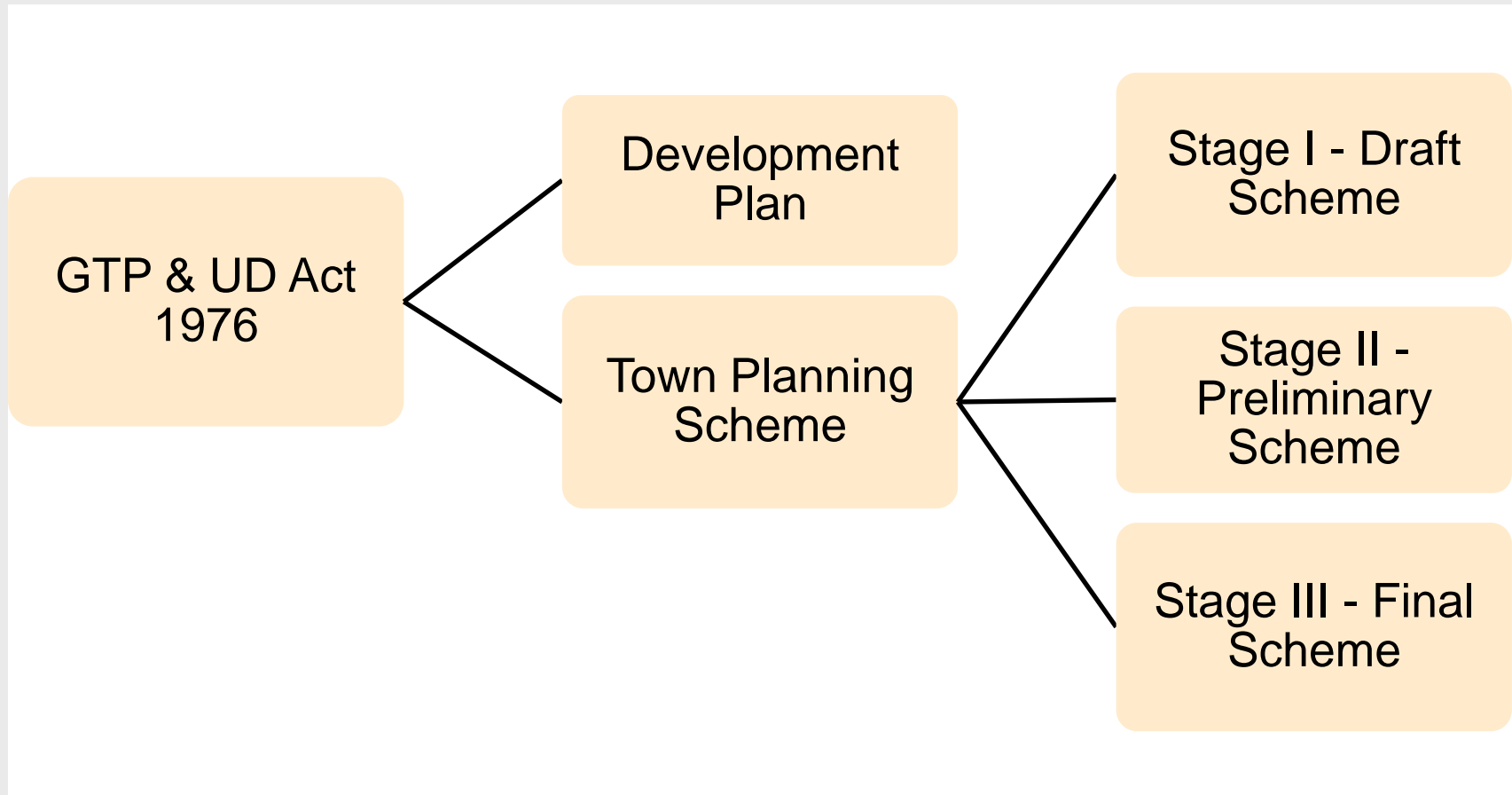
- Implementation of Development Plan / Master Plan
- Implementation of Regional, City and Neighborhood Level Physical and Social Infrastructure
- Land Bank for Urban Poor
- Resource Generation and Mobilization in terms of Physical / Land
- Resource Generation and Mobilization in terms of Fiscal / Finance
- Improving and Maintaining Environmental Sustainability
- Minimize Litigations
- Mass acceptability of citizens
- Democratic approach to Urban Plan Proposals

# Urban Planning Process

- 2 tier Planning
- First Tier **Development Plan? (Macro Level)**
- Second Tier **Town Planning Schemes? (Micro Level)**



# Planning Process



# **First Tier Planning Process**

## **Development Plan**

# Development Plan Procedure

- Data collection and Survey
- Studies and analysis
- Policy Formation
- Draft Development Plan preparation ( 3 years)
- Two or more times of Public Participation
- Submission of Development Plan for Sanction
- Sanction of Development Plan by State Government
- Implementation of Development Plan

# Sanctioned Development Plans

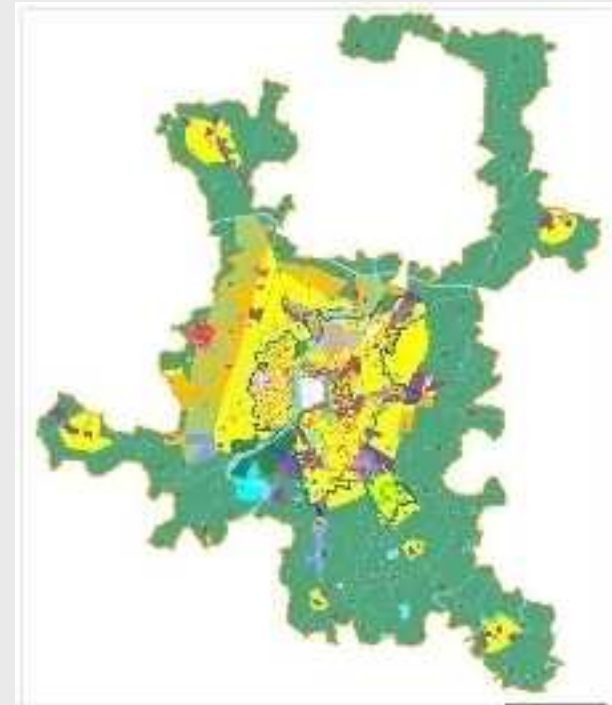
Ahmedabad  
Municipal  
Corporation  
Development Plan  
1965



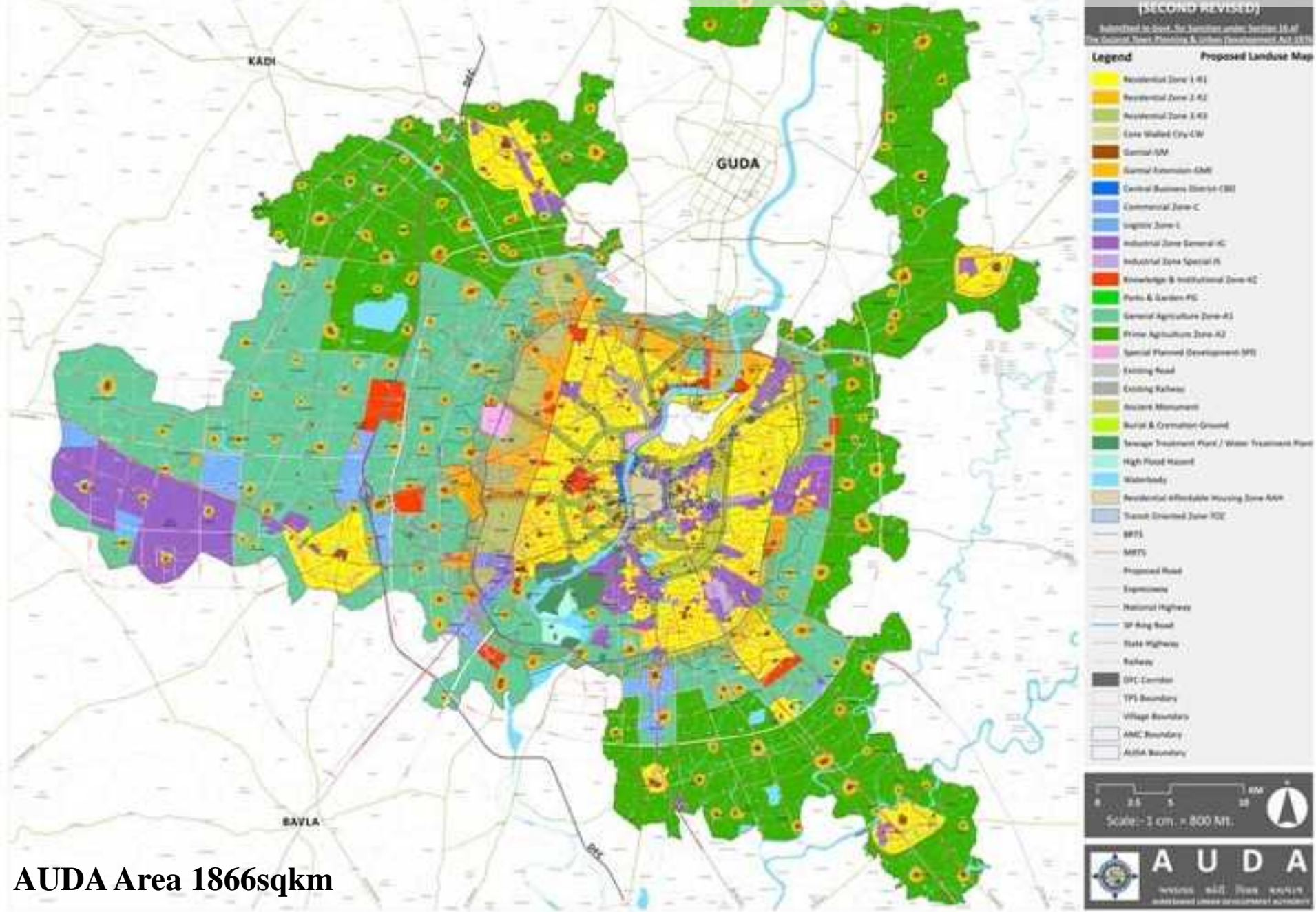
Ahmedabad Urban  
Development  
Authority  
Development Plan  
1987



Ahmedabad Urban  
Development  
Authority  
Development Plan  
2002



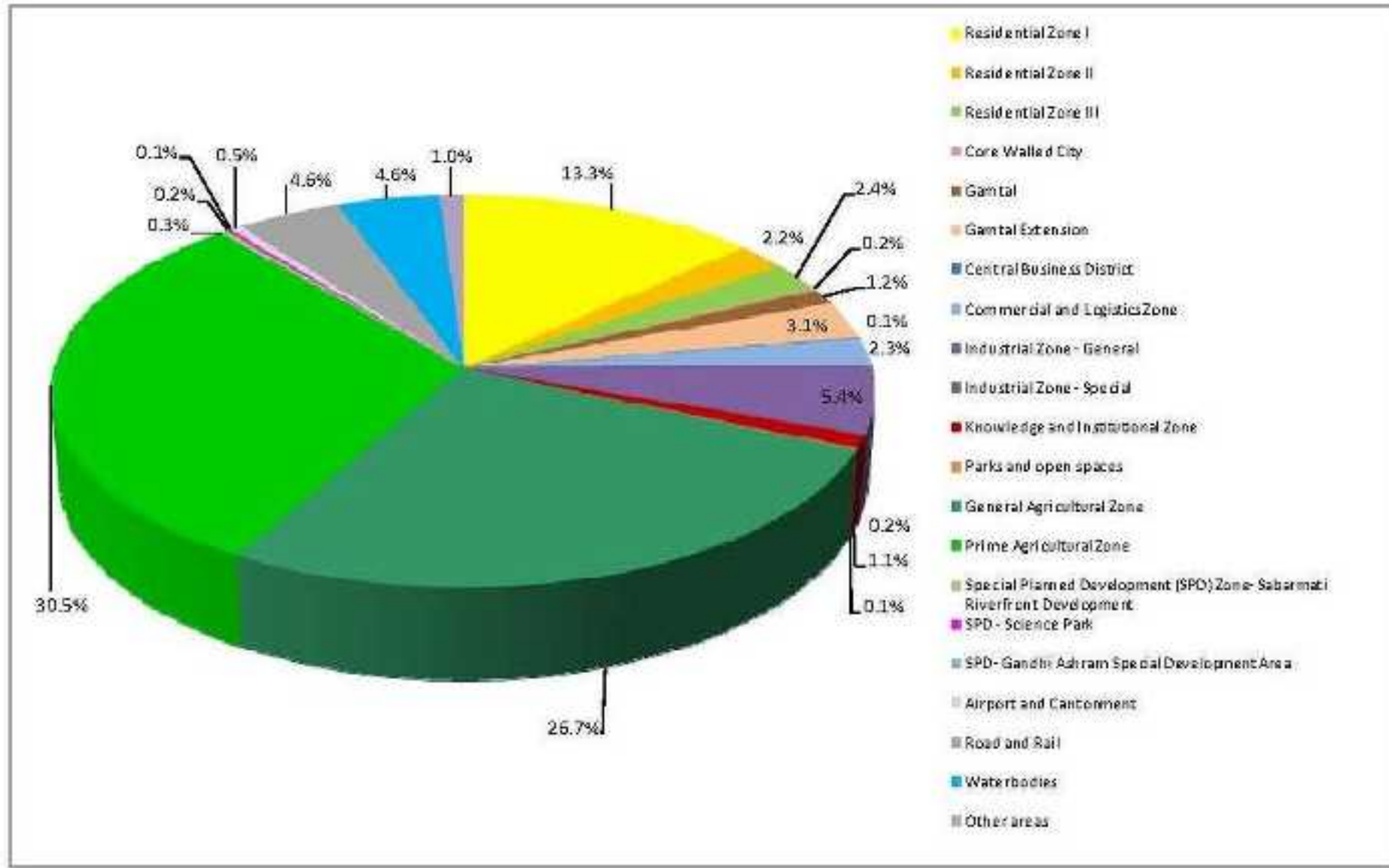
# Second Revised Draft Development Plan 2021



AUDA Area 1866sqkm



# Proposed Zoning 2021



# Contents of Development Plan

- Volume 1: Existing Conditions, Studies and Analysis
- Volume 2: Planning Proposals and Recommendations
- Volume 3: General Development Regulation

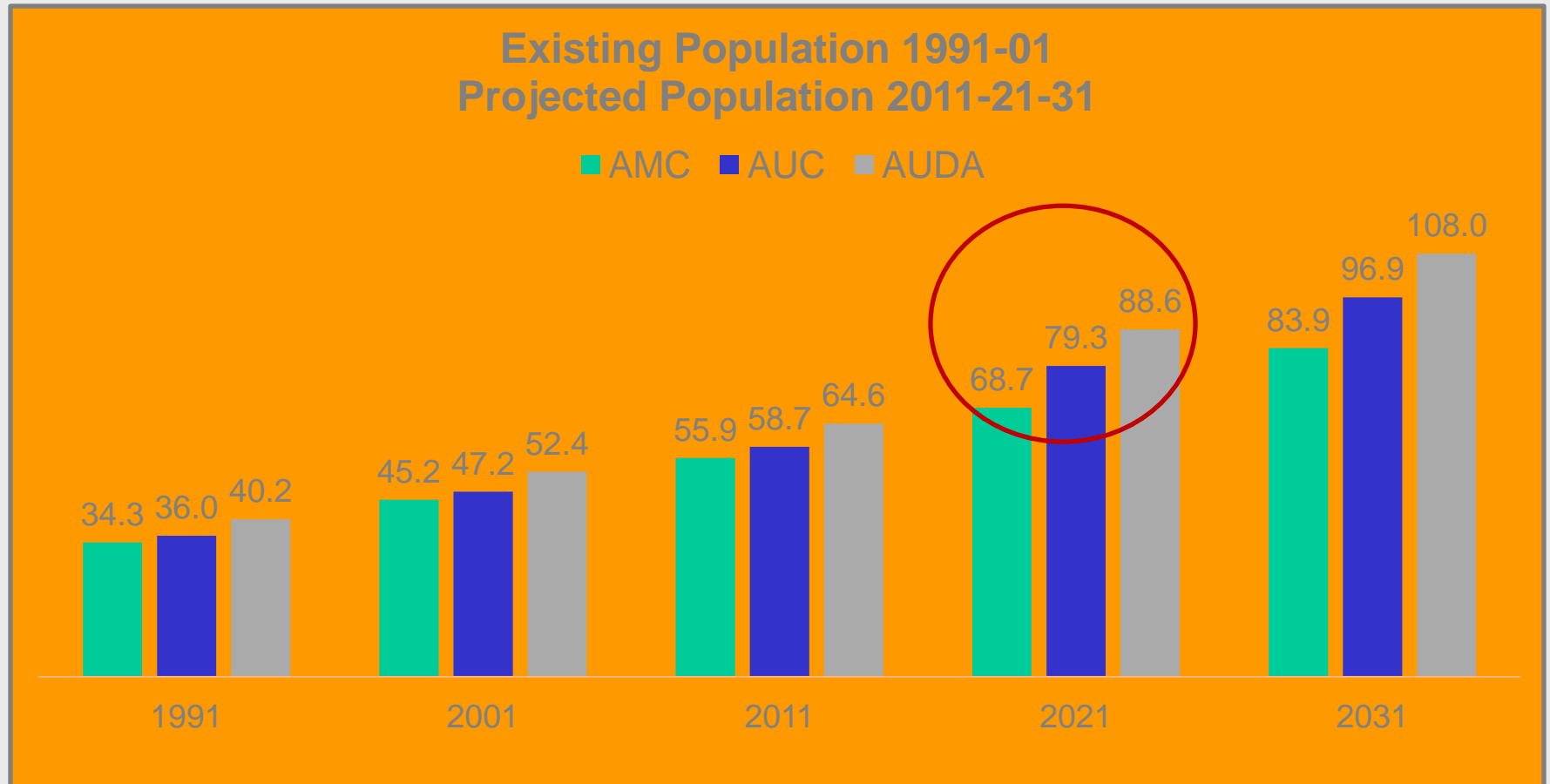
# Vision

*?Ahmedabad that is a **livable, environmentally sustainable and efficient city** for all its citizens; a city with **robust social and physical infrastructure** and a distinct identity; a globally **preferred investment destination**.?*



# Planning for Projected Population 2021

## Projected Population for 2021- 88 lacs



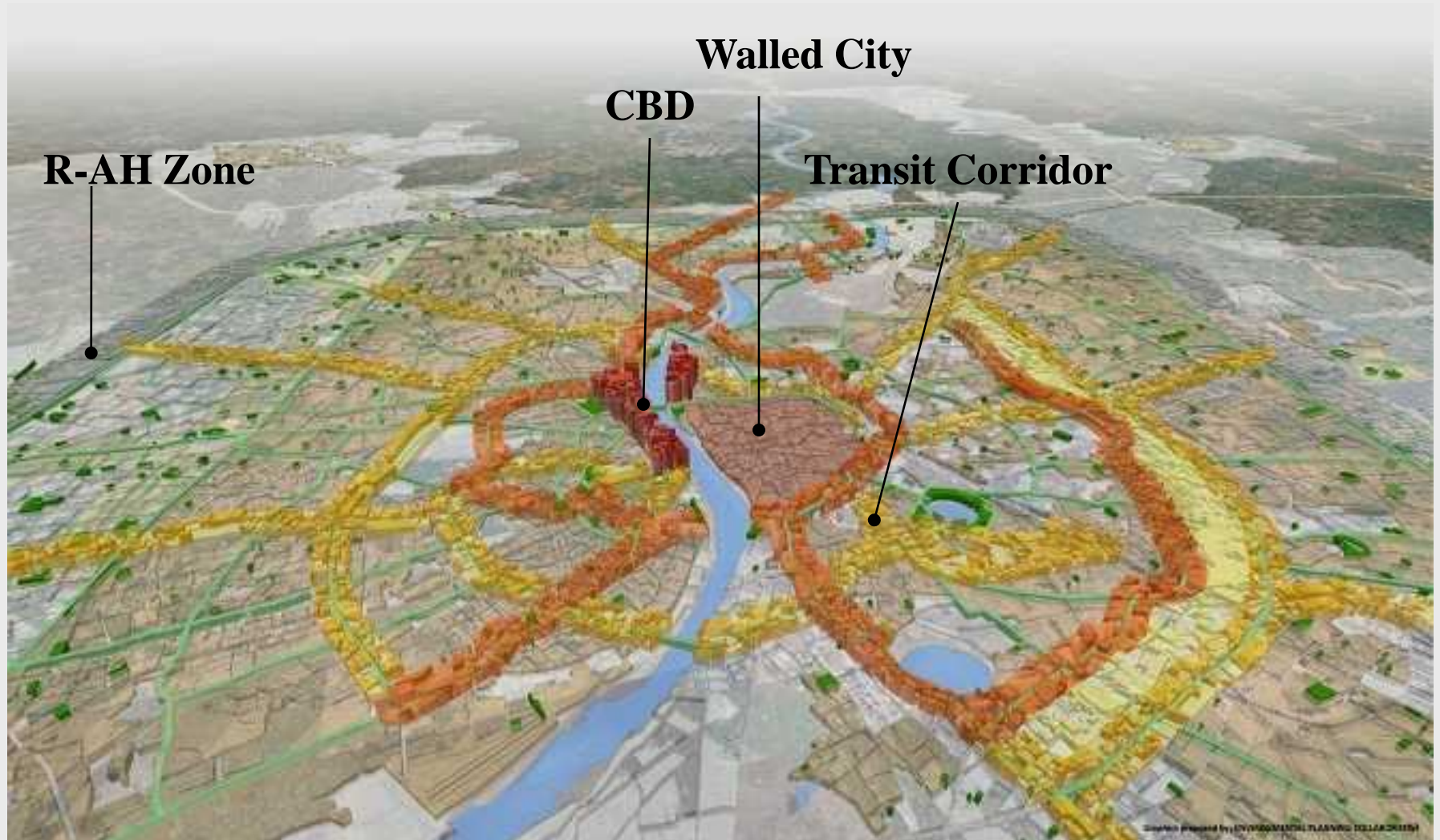
# Principles Adopted

- Integration of land use and Transport Plan
- Differential FSI- delinking FSI and zones for transit corridor and heritage conservation needs- in clear demarcated areas
- Promotion rather than regulation- Shell defining and allowing increased freedom of design and planning
- Increasing efficiency in Land Utilization
- Promote Affordable Housing
- Focus on Safety for Citizens
- Improving Accountability in Housing Sector
- Conservation of Green Areas

# Differential Planning Proposals

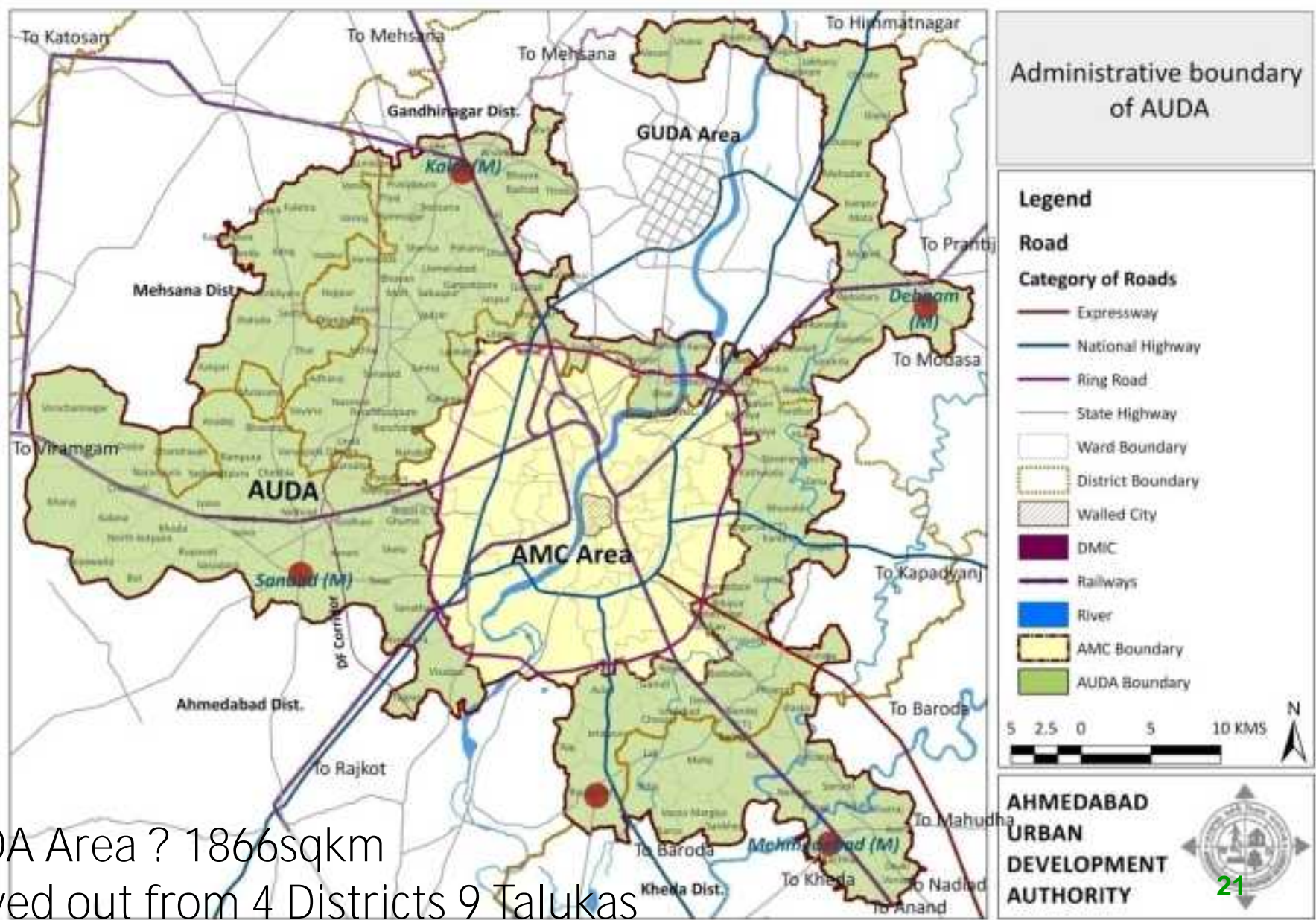
- Walled city- to conserve Heritage
- Central Business District- to create distinct identity of the city
- Transit Corridor and High Density Zone- Land-use Transport Integration
- R-AH Zone- to promote Affordable Housing
- Prime Agriculture Zone- to conserve Double Cropped Land
- Logistics and Knowledge Zones- for Special requirements

# Ahmedabad 2021





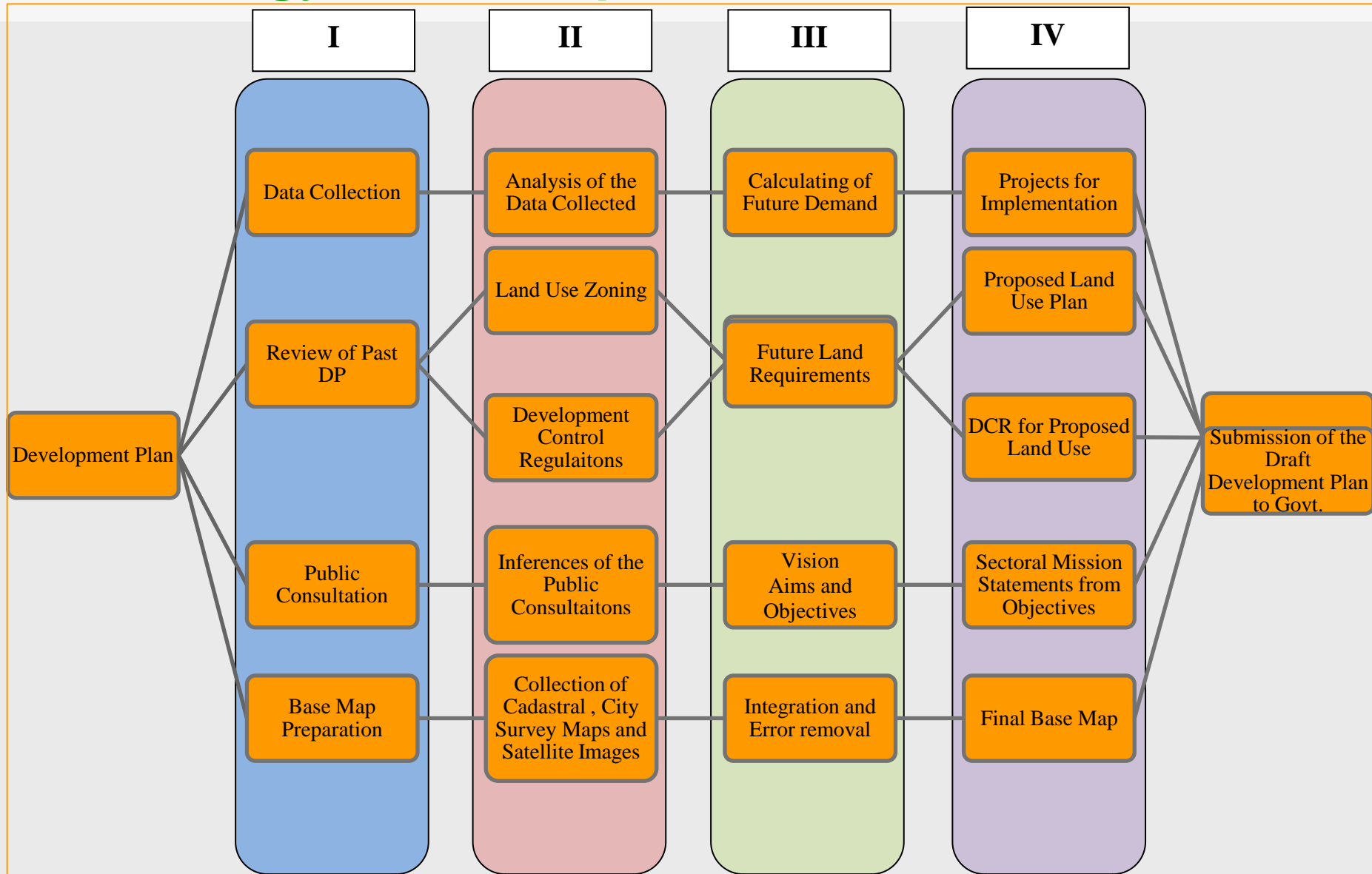
# Administrative Boundary



# Development Plan 2021

# METHODOLOGY

# Methodology of Development Plan





# Development Plan Preparation Process

Commencement of DP Preparation

Data Collection

GIS Compatible Base Map

Stake holder's Consultations

Drafting of Approaches and Principles

Drafting of Development Plan

Seeking Public Approval








Finalization of Draft Development Plan

Sanctioning of Development Plan

# DATA COLLECTION

# Land Use Survey

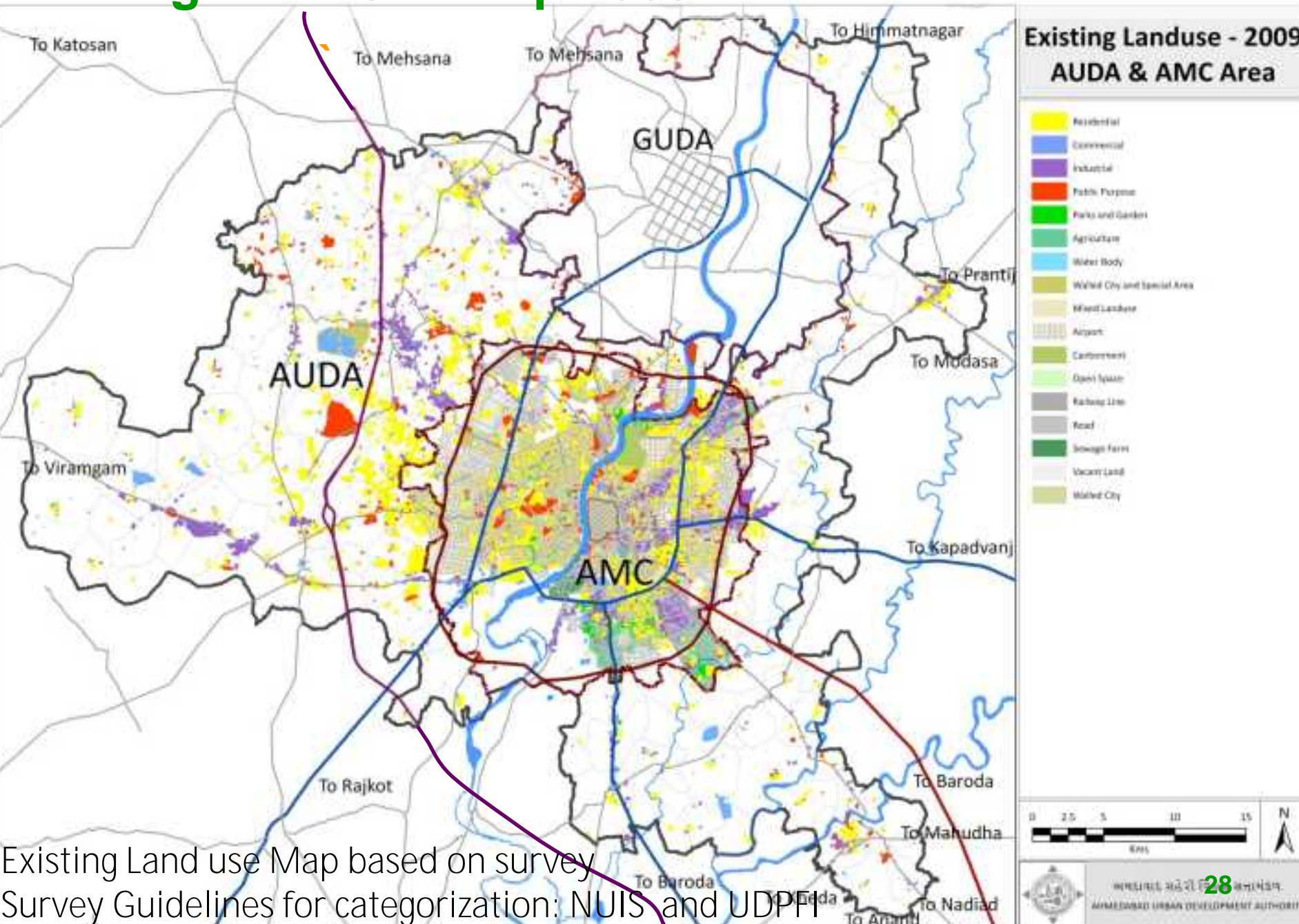
Land Use Categories as per Conventional method (Total 7 Categories)

• Residential	
• Commercial Use	
• Industrial	
• Public And Semi Public	
• Recreational	
• Transportation And Communication	
• Agricultural Use	

List of Land use Codes as per Scientific Methodology ( Total 45 Categories)  
Prepared as per UDPFI and NUIS Guidelines

• Residential	Color	Code
1. Low Rise Residential (Appt. Type)		1.1
2. Low Rise Residential (Detached, Semidetached, Row House, Etc.)		1.2
3. High Rise Residential		1.3
4. Mixed Low Rise Residential Use (Appt. Type)(Partly Residential and Any Other Use)		1.4
5. Mixed Low Rise Residential (Tenement, Etc.)(Partly Residential and Any Other Use)		1.5
6. Mixed High Rise Residential (Partly Residential and Any Other Use)		1.6
7. Slum Type/Kachha/Unplanned/Informal Settlements Residential Use		1.7
8. Gamtal		1.8

# Existing Land Use Map 2009



Existing Land use Map based on survey  
Survey Guidelines for categorization: NUIS and UDPII

# Existing Land Use Table 2009

Type	Sq. Km.
Residential	137.79
Commercial	9.75
Industrial	43.83
Public & semi Public	34.41
Recreational	7.06
Special Area	7.86
Mixed	38.58
Airport	4.03
Cantonment	4.69
Open Space	6.75
Sewage Farm	2.80
Walled City	4.53
Talav	32.93
Agriculture / Vacant	1531.03
Total	1866

# Data Collection ? Inter Departmental Data



## **For Norms and Standards**

NUIS, UDPFI, CPHEEO, Planning Commission, NBCC, IS Codes, ITPI

## **Departments of State Govt.**

BISAG, GIDB, State RTO, R & B Dept, Health Dept., IndExtB, GIDC, GWSSB, SSNL, GSDMA, CEPT, Statistical Bureau, GPCB, Institute of Engineers, GCCl, Irrigation Dept.

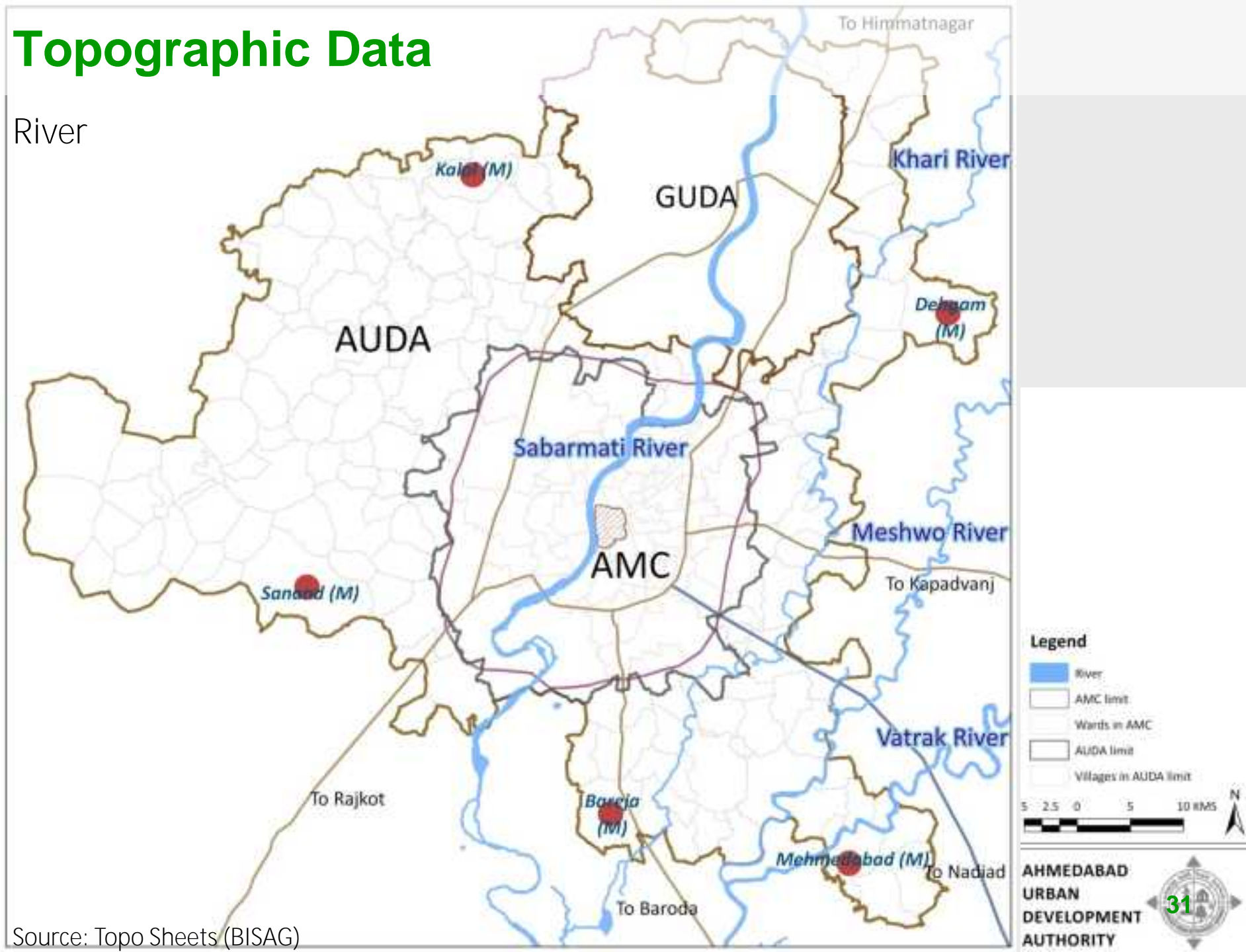
## **Departments of Central Govt.**

Census of India, Survey of India, ISRO, Central Ground Water Board, UDD GOI, NRSA, Dept of Railway, DFC, AAI, NHAI



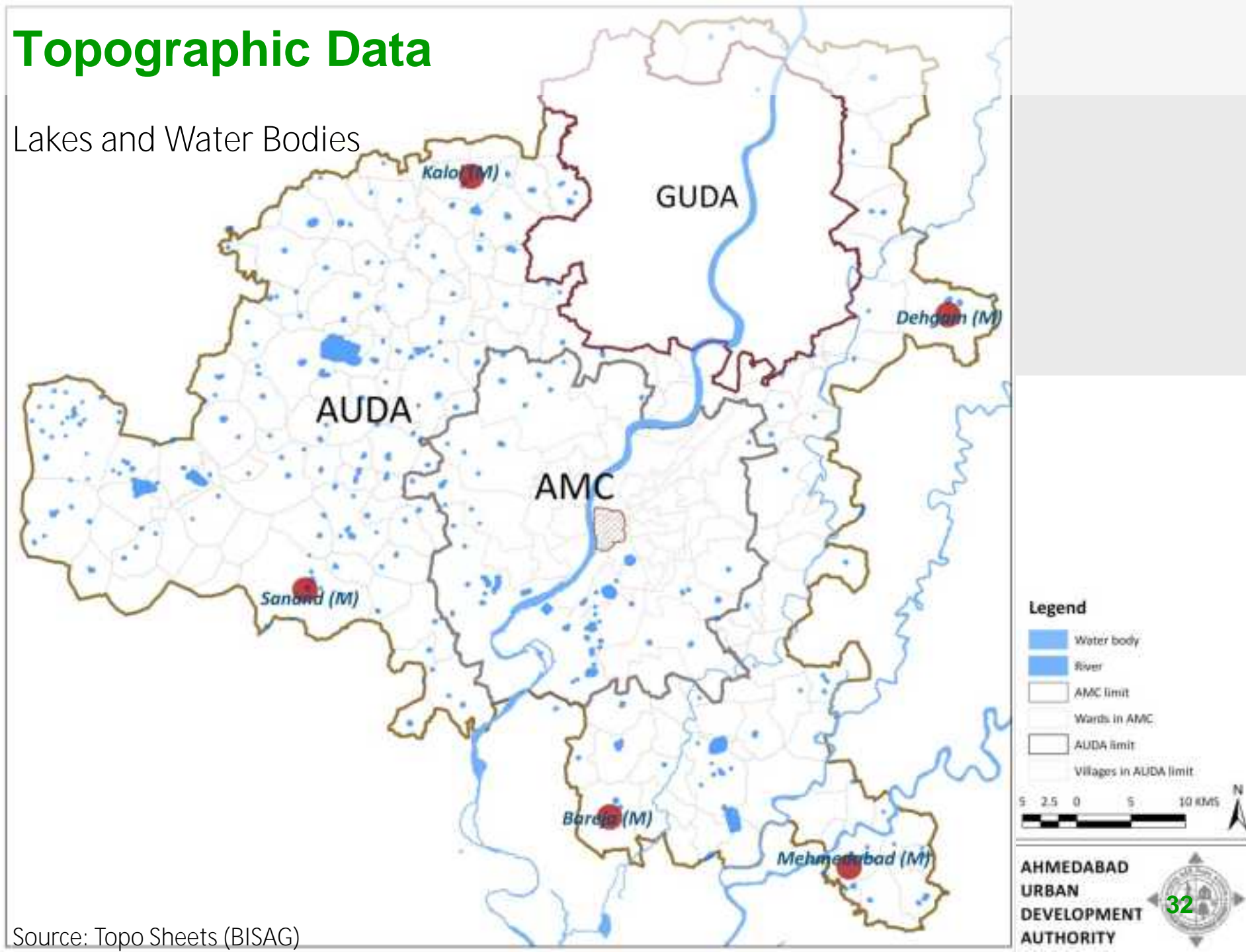
# Topographic Data

River



# Topographic Data

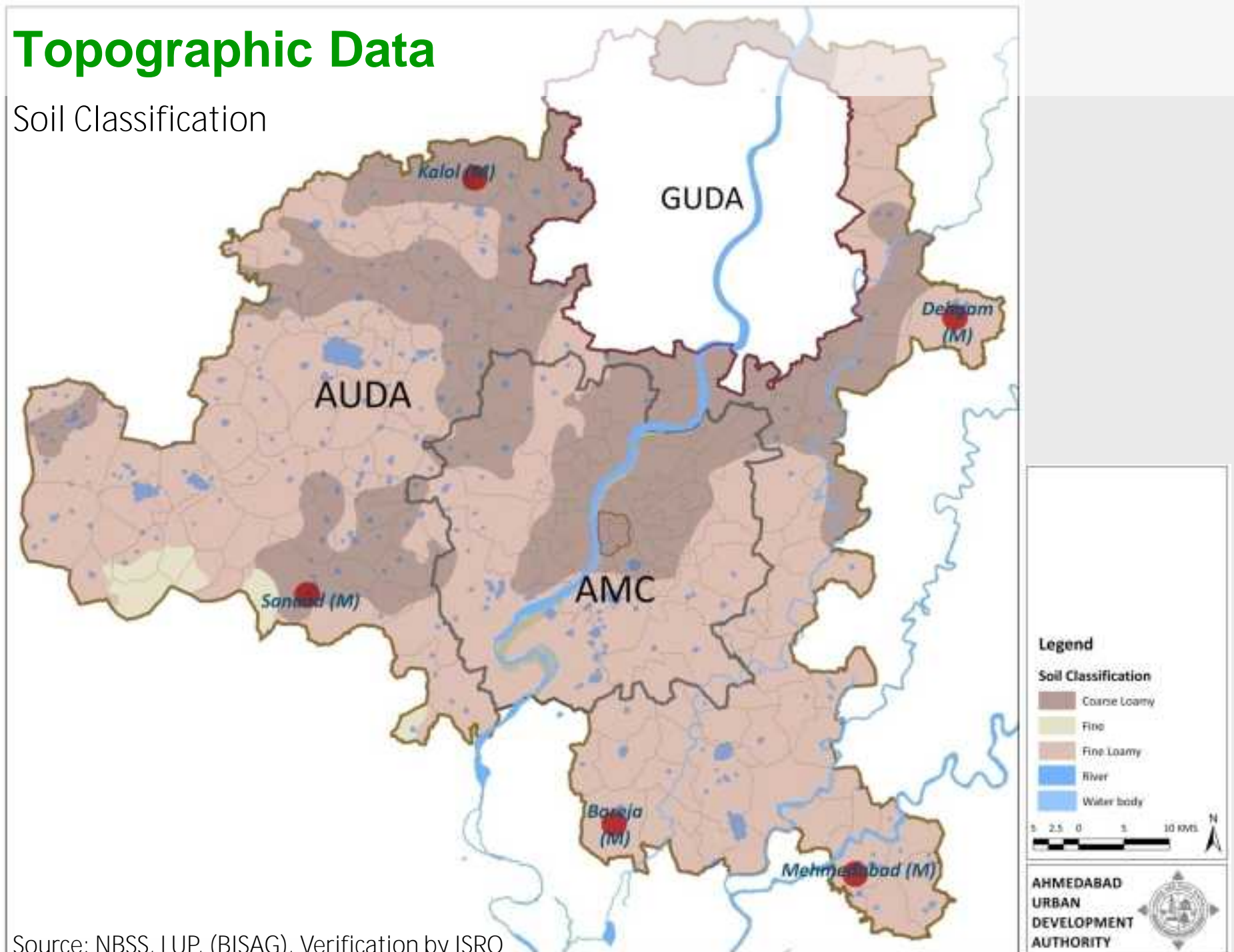
## Lakes and Water Bodies





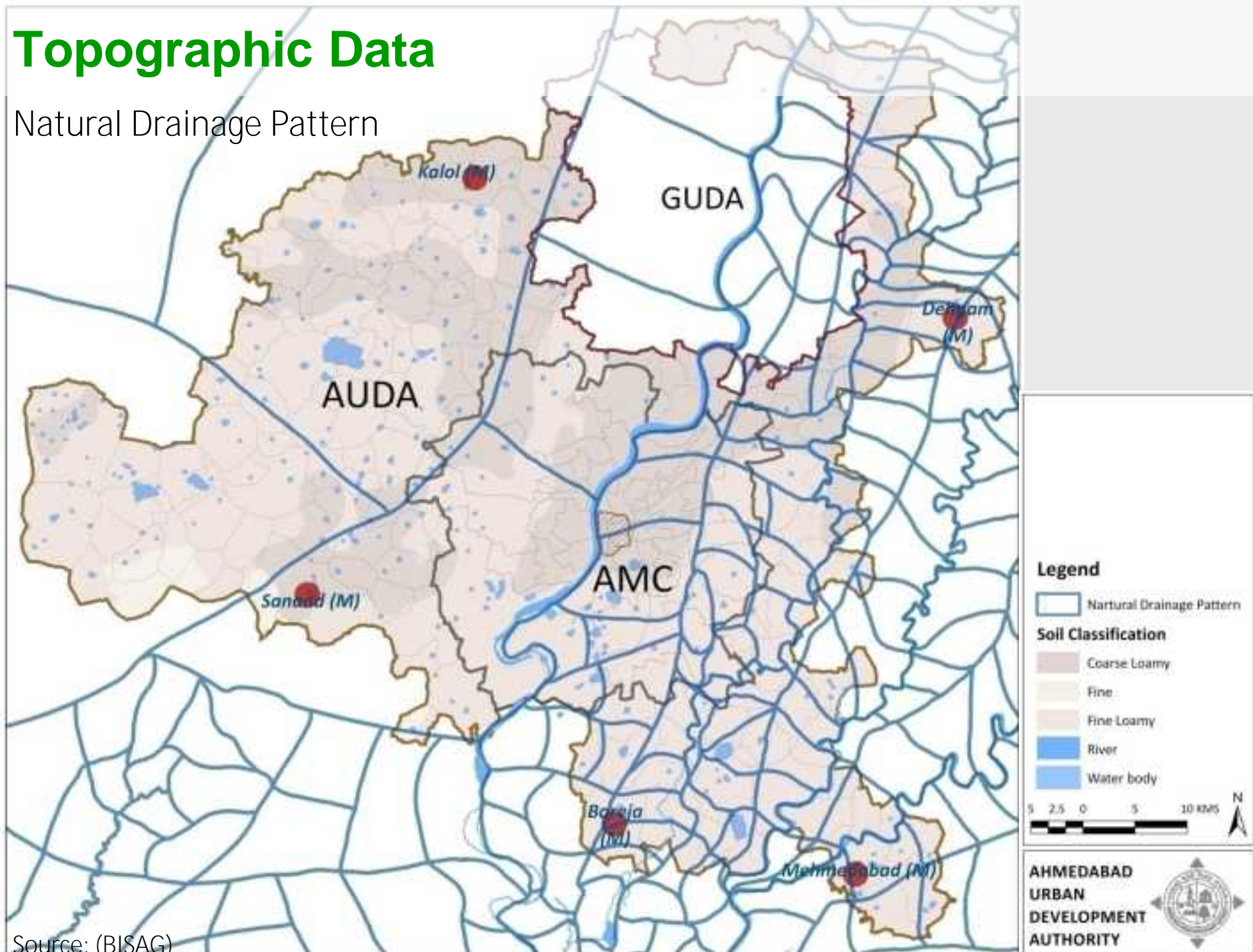
# Topographic Data

## Soil Classification



# Topographic Data

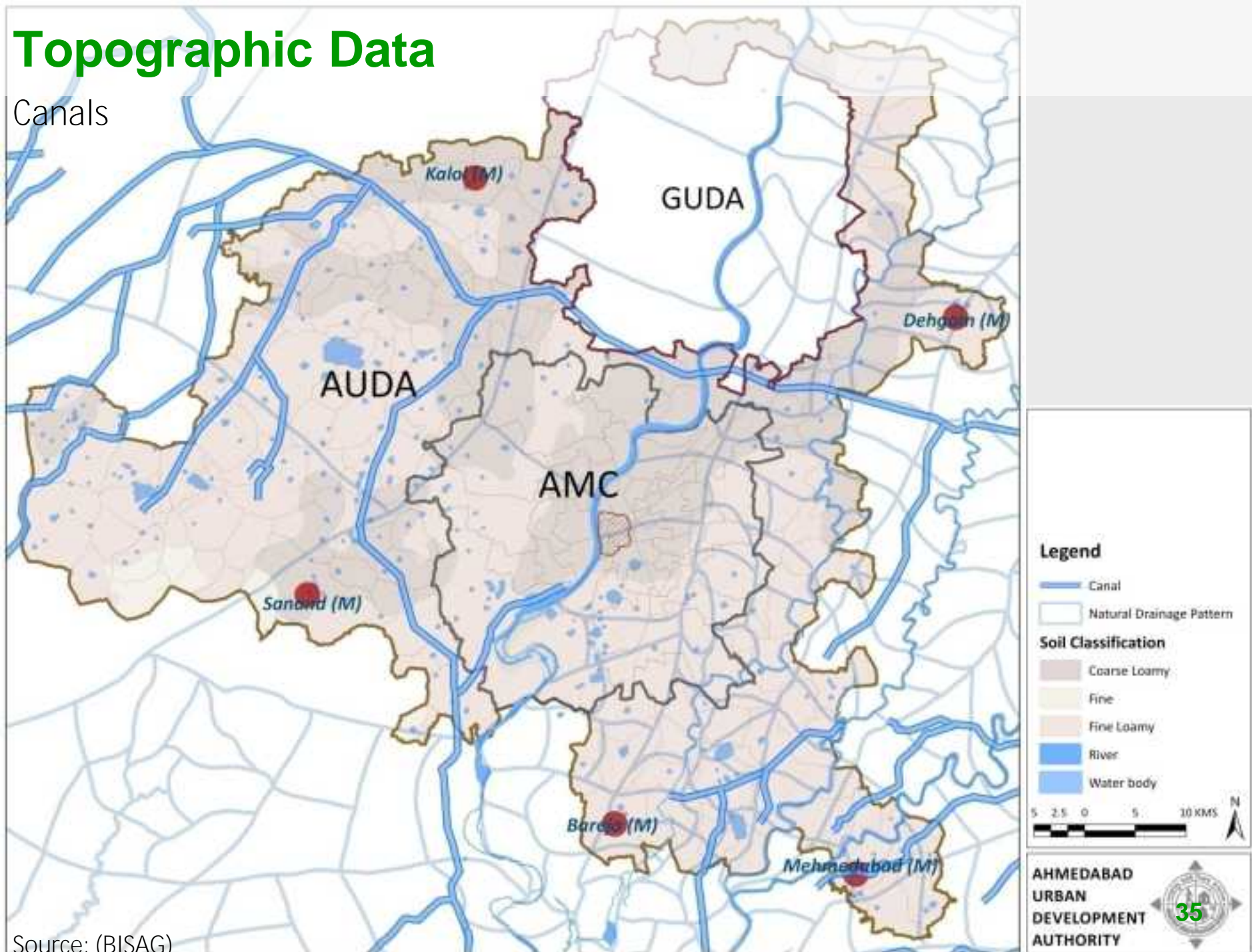
## Natural Drainage Pattern





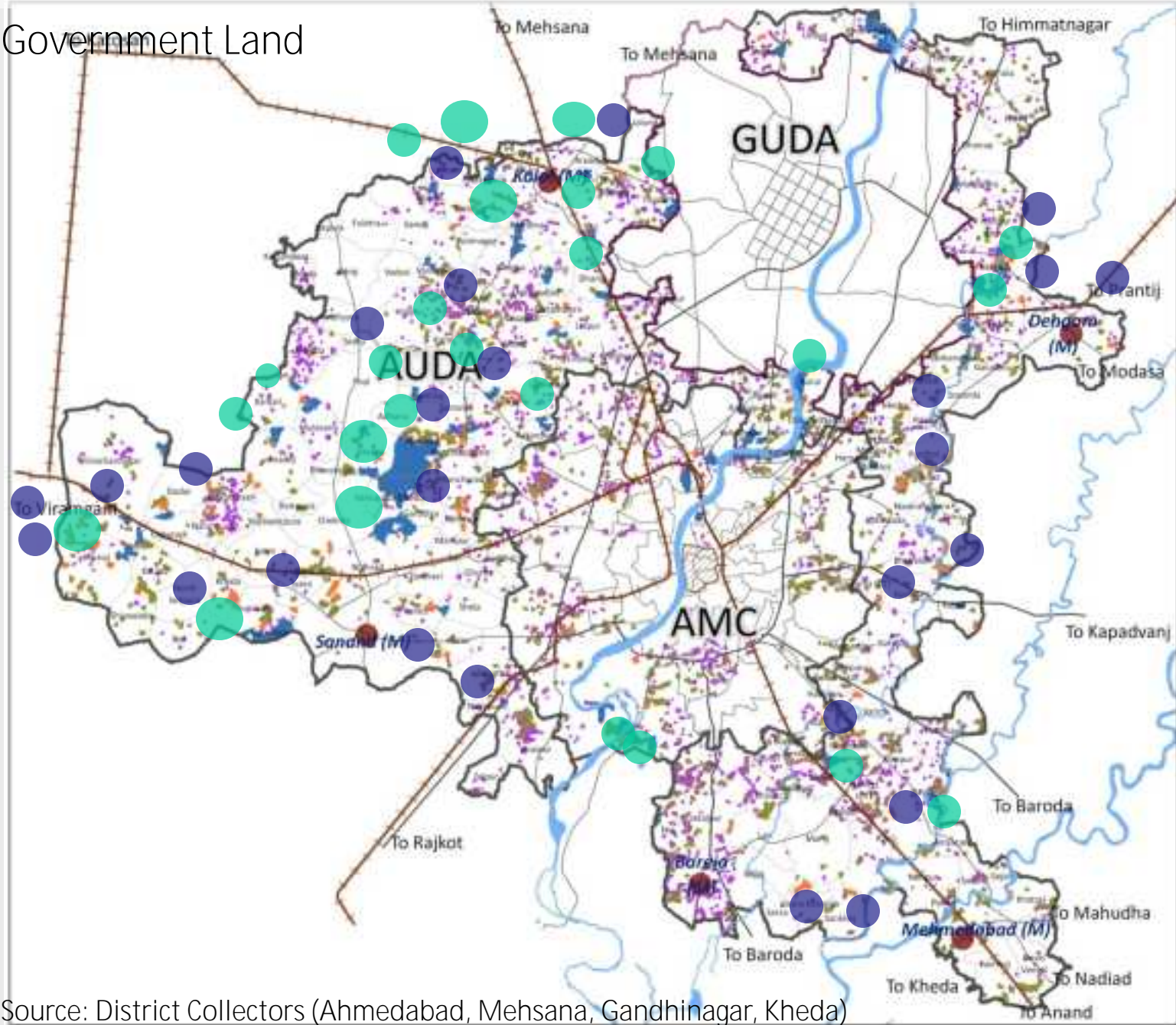
# Topographic Data

Canals



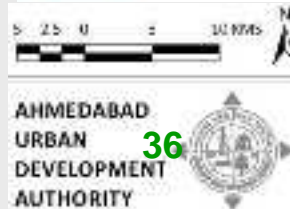
# Data Collection ? Government Land

Government Land



Govt  
Land(Ha.)

Agri.? 2699  
Gauchar? 4417  
Padtar? 1230  
Panjrapol? 876  
Total? 9223

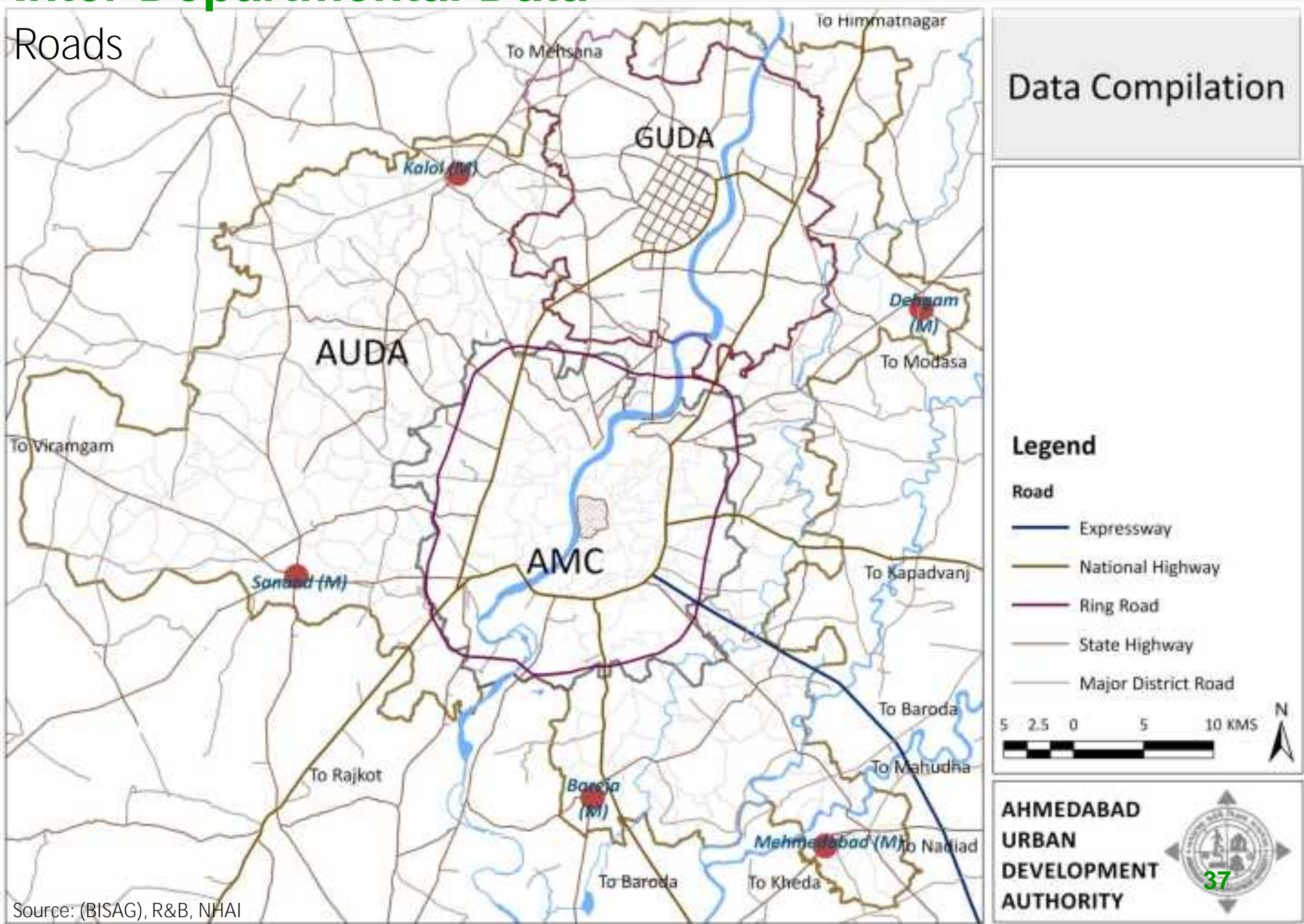


Source: District Collectors (Ahmedabad, Mehsana, Gandhinagar, Kheda)



# Inter Departmental Data

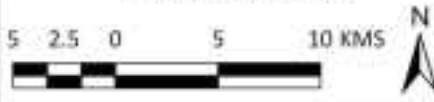
## Roads



Data Compilation

### Legend

- Road
- Expressway
  - National Highway
  - Ring Road
  - State Highway
  - Major District Road

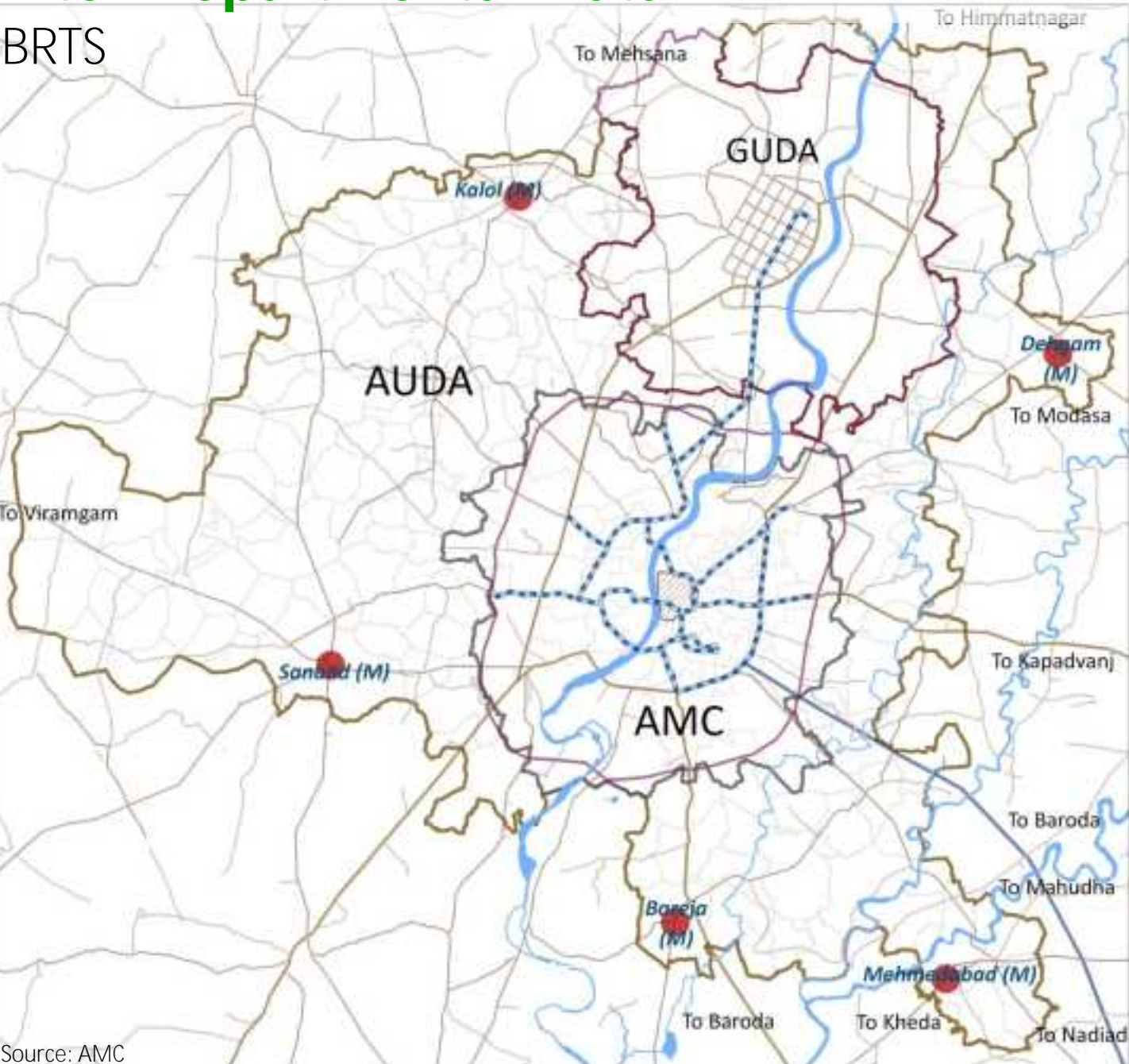


AHMEDABAD  
URBAN  
DEVELOPMENT  
AUTHORITY



# Inter Departmental Data

BRTS



## Data Compilation

### Legend

- BRTS
  - Road
    - Expressway
    - National Highway
    - Ring Road
    - State Highway
    - Major District Road
- 5 2.5 0 5 10 KMS
- N

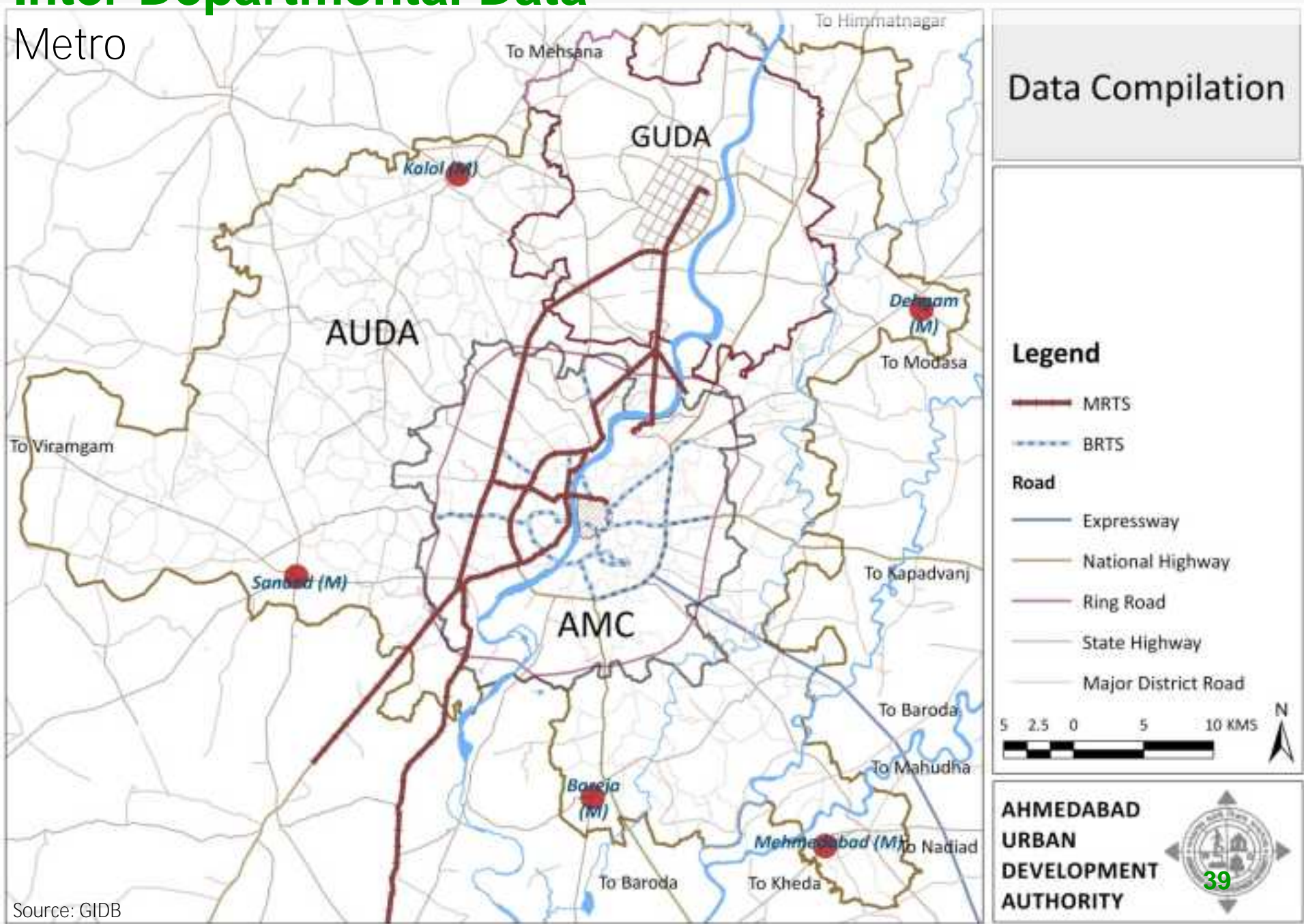
AHMEDABAD  
URBAN  
DEVELOPMENT  
AUTHORITY





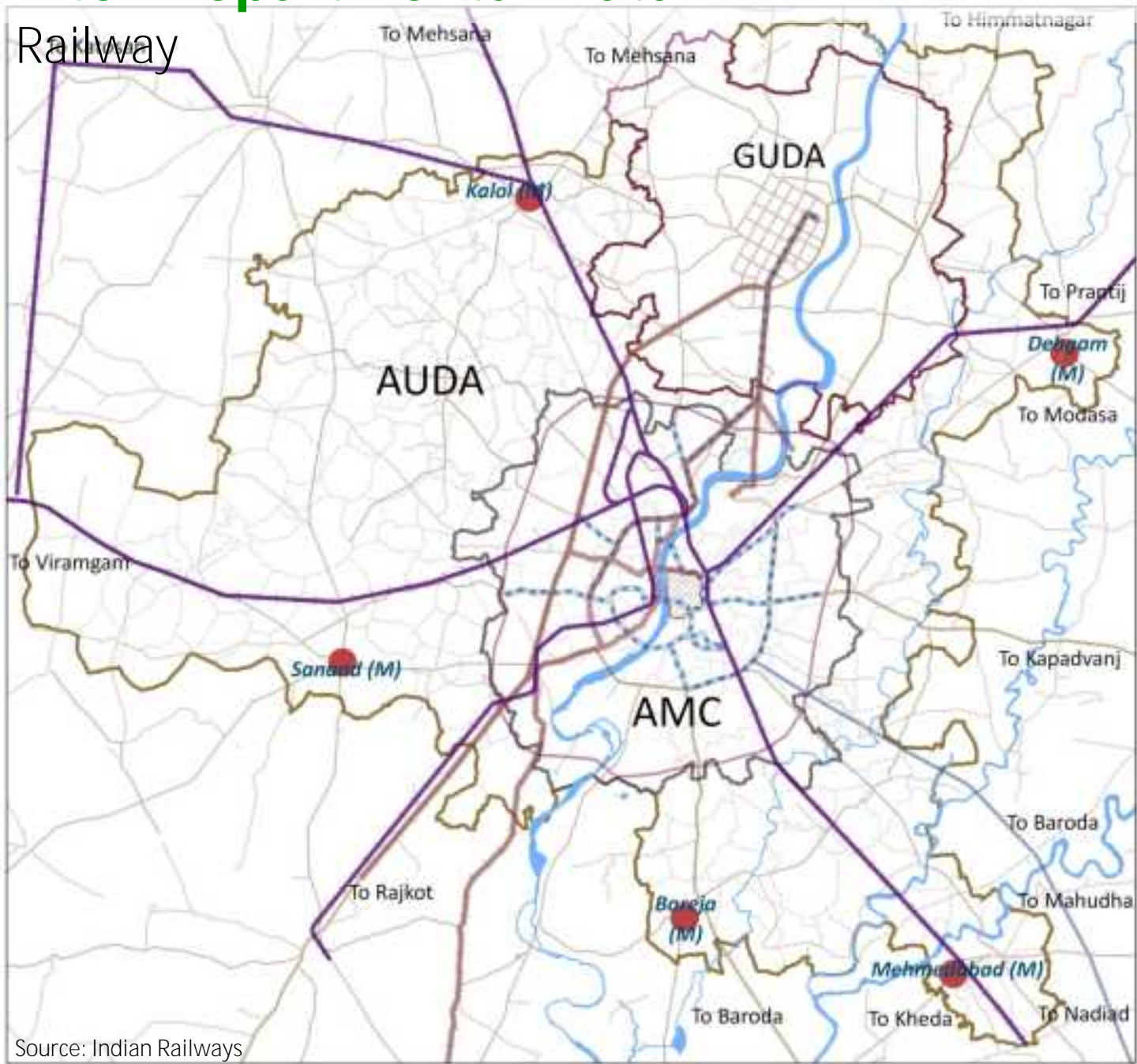
# Inter Departmental Data

Metro



# Inter Departmental Data

Railway



## Data Compilation

**Legend**

- Railways
- MRTS
- BRTS

**Road**

- Expressway
- National Highway
- Ring Road
- State Highway
- Major District Road

5 2.5 0 5 10 KMS

N

**AHMEDABAD  
URBAN  
DEVELOPMENT  
AUTHORITY**

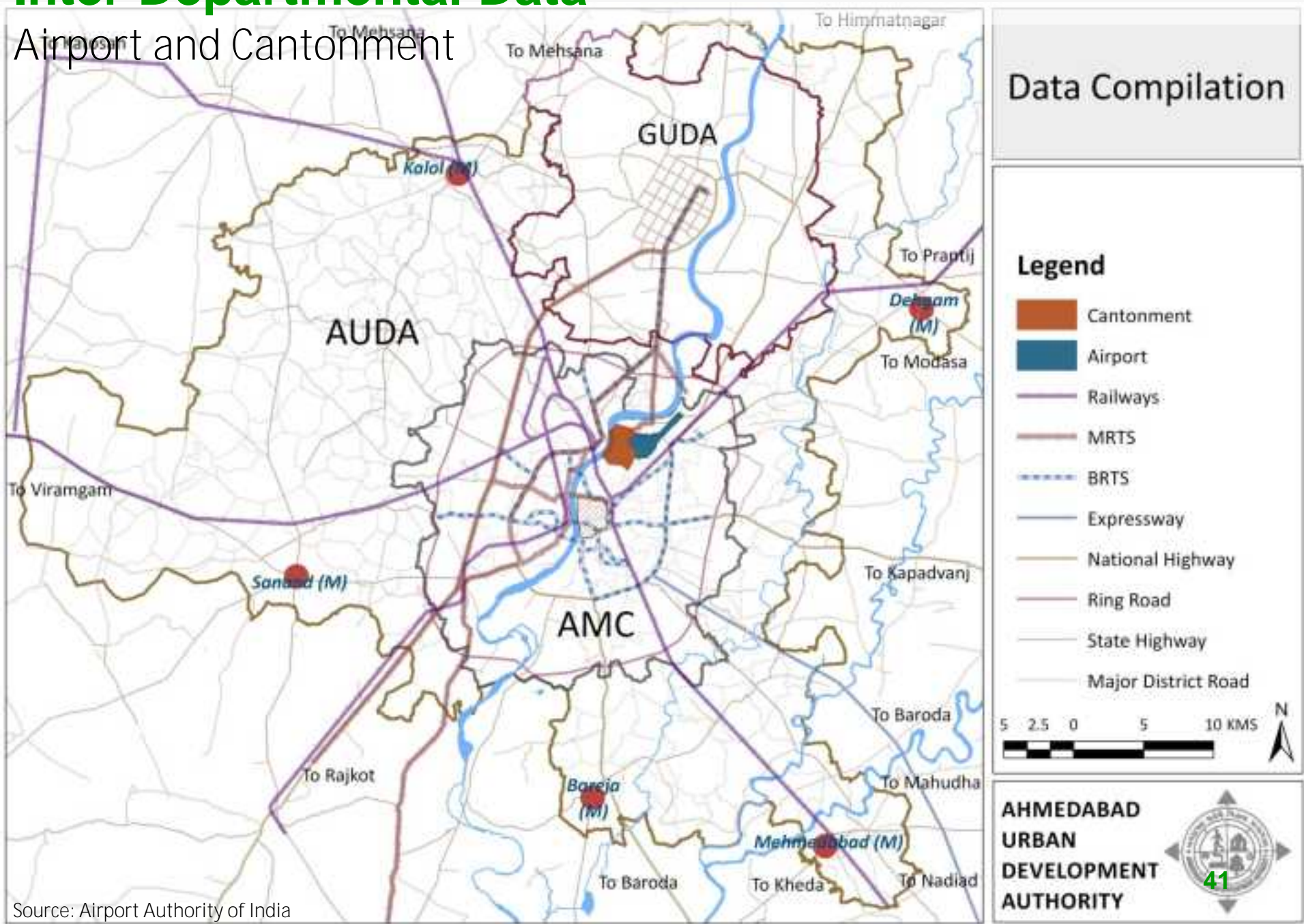
40

Source: Indian Railways



# Inter Departmental Data

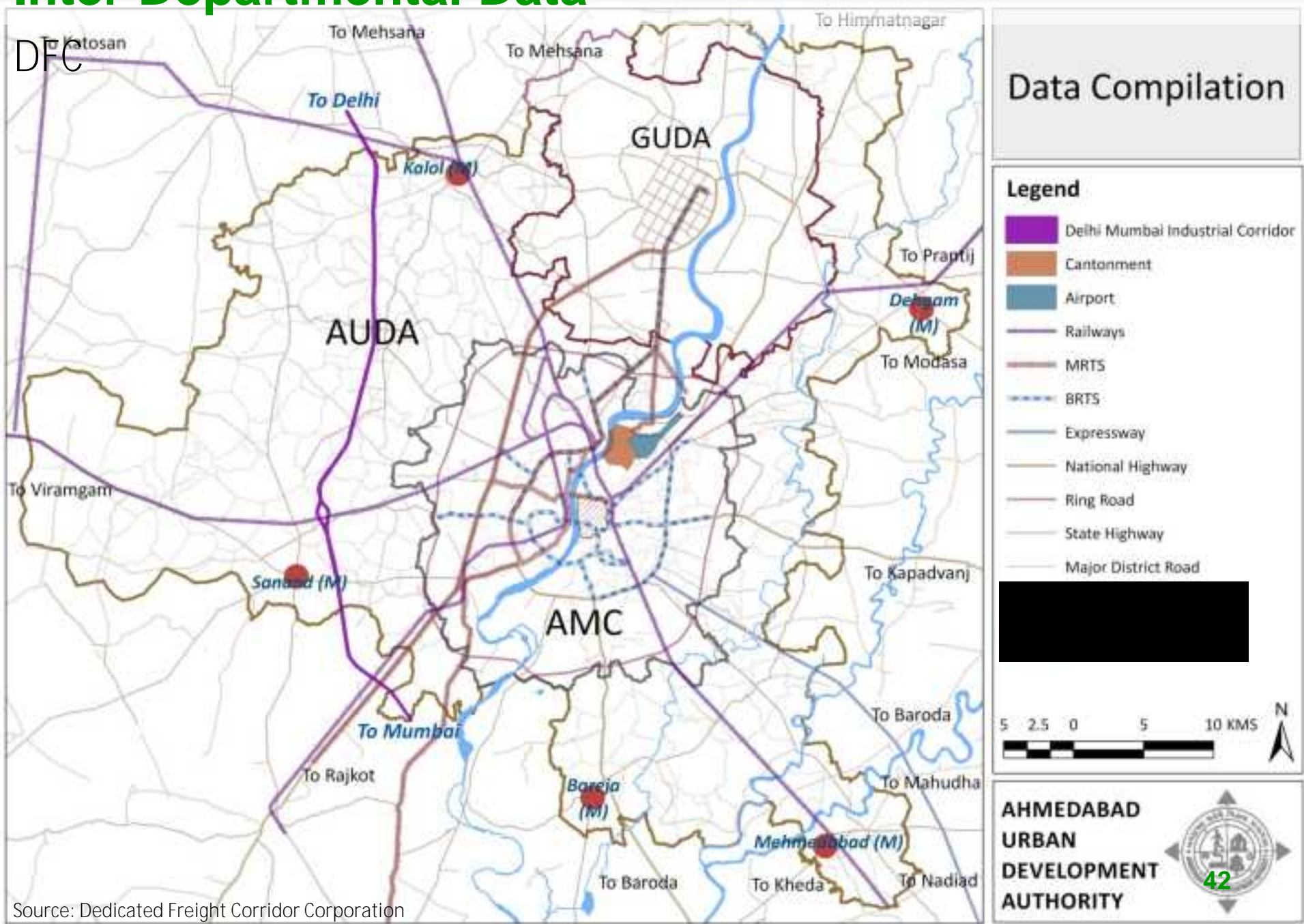
## Airport and Cantonment



Source: Airport Authority of India

# Inter Departmental Data

DFC

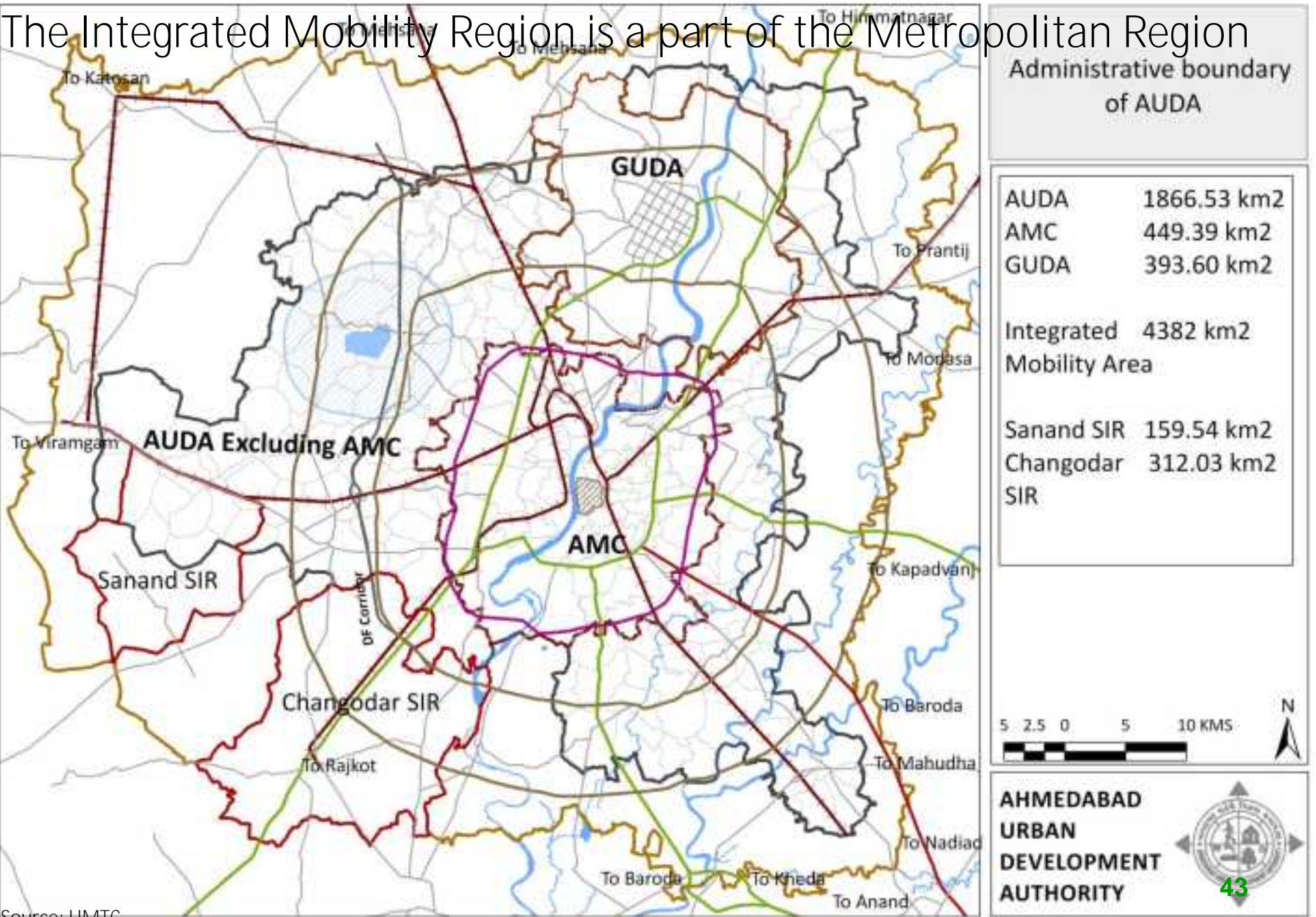


Source: Dedicated Freight Corridor Corporation



# Integrated Mobility

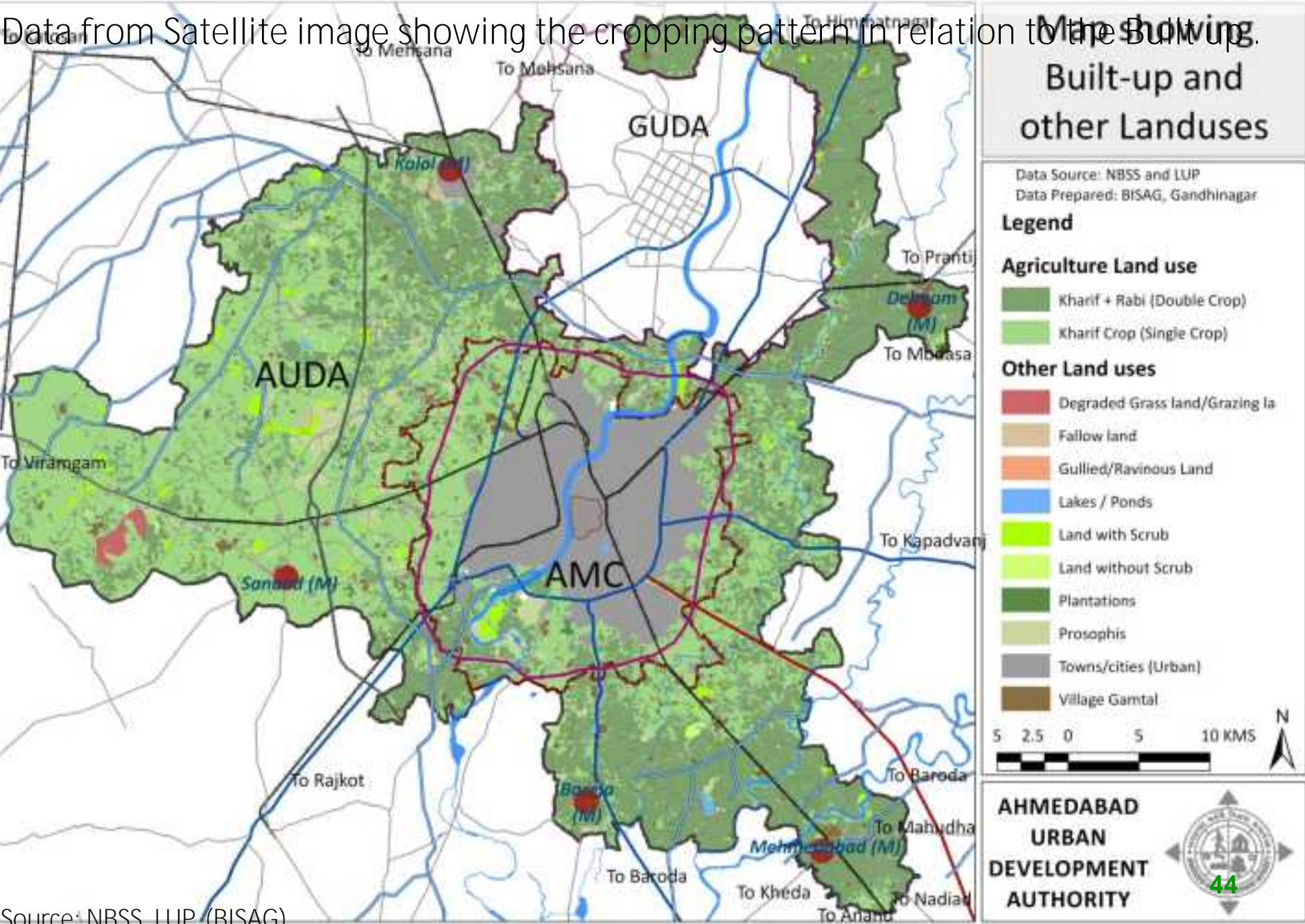
The Integrated Mobility Region is a part of the Metropolitan Region





# Land Cover

Data from Satellite image showing the cropping pattern in relation to the Built up.



Source: NBSS, LUP, (BISAG)

# Land Supply

# Determining Developable Land

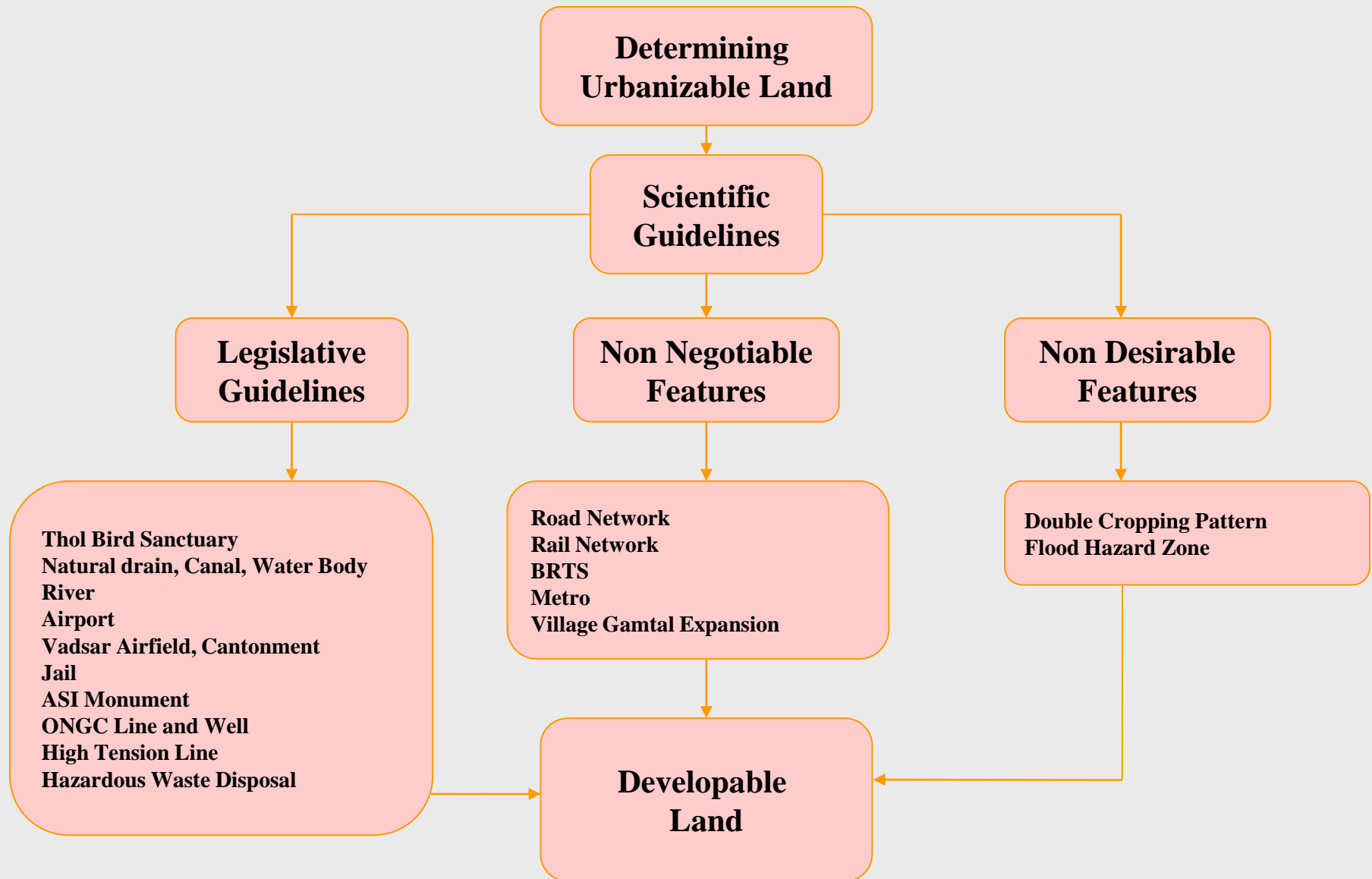
**Identify developable and non-developable areas**

**Non-developable areas include:**

- a. Areas preserved under legislative guidelines**
  - areas governed by Court Interventions,
  - Ecologically Sensitive areas
  - Areas protected by legislative acts etc.
- b. Area under non-negotiable features:**
  - transportation network,
  - gamtal areas etc
- c. Areas identified as non-desirable for development:**
  - Hazard prone areas,
  - areas with prime agricultural land etc.



# Determining Land Supply



# Existing Land Availability Pattern

	Area Type		Area in sq km	%
B	Land Not for Development			
	Area under <u>Non-Negotiable</u> features	Built up	343.8	18.42
		Road & Railway	98.8	5.29
		Village Gamtals	19.1	1.02
	Area under <u>Legislative</u> guidelines	Airport	4.0	0.21
		Cantonment	4.7	0.25
		Vadsar Airforce	0.8	0.04
		Lake	32.9	1.76
		River	10.5	0.56
		Canal	8.4	0.45
	Area <u>Non-Desirable</u> for development	Treatment Plant	7.5	0.40
		Flood Hazard Area	7.7	0.41
		Double Cropped Area	681.4	36.51
				65.34
C Area Available for Planning & Development (A-B)			647.0	34.66

## **Second Tier Planning Process**

### **Town Planning Scheme (Self Financing Mechanism)**

# Stages of Preparation of Town Planning Scheme

<b>Sr. No.</b>	<b>T.P.S. Finalization Stages</b>	<b>G.T. P. &amp; U.D. Act ,1976 under Section</b>	<b>Power to Prepare Town Planning Scheme</b>
1	Draft Town Planning Scheme	40 TO 48	Authority / Corporation/Govt.
2	Preliminary Scheme	50 TO 53	Town Planning Officer
3	Final Scheme	50 TO 53	Town Planning Officer
4	Board Of Appeal	54 TO 59	-

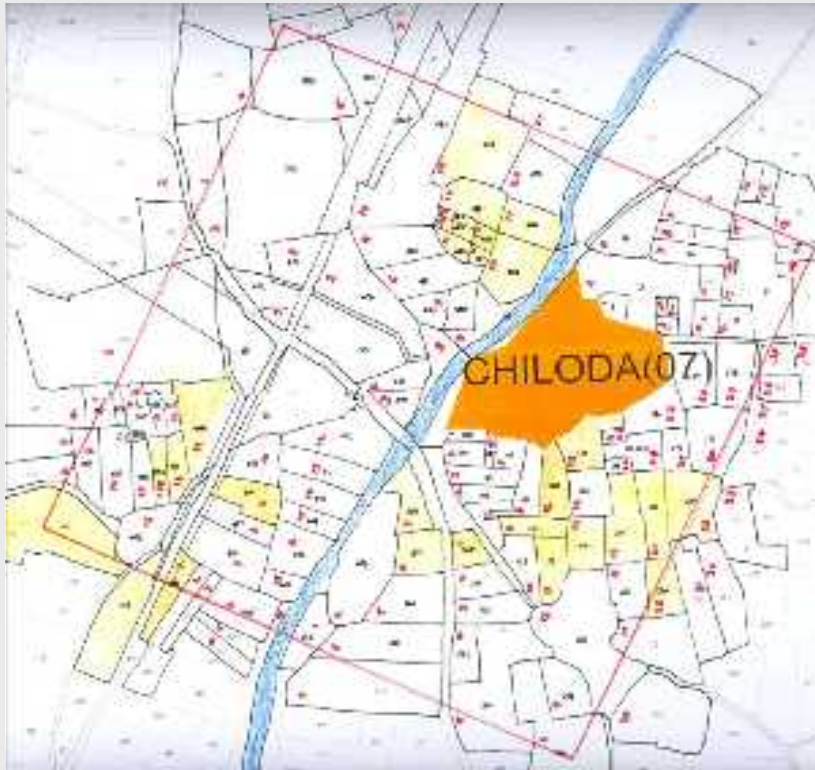
# Stages of Implementation of Town Planning Scheme

<b>Sr. No.</b>	<b>Stages of Town Planning Scheme</b>	<b>G.T. P. &amp; U.D. Act ,1976 under Section</b>	<b>Power to implement Town Planning Scheme</b>
1	Sanction Of Draft Town Planning Schemes	U/S 48(1)	Roads,Sewerage,Lighting& Water Supply
2	Sanction Of Preliminary Schemes	U/S 65	Power To Enforce physical component of Scheme
3	Sanction Of Final Schemes	U/S 65	Power To Enforce Financial component of Scheme

# The Concept ? Town Planning Scheme

## Land Developed by:

- Appropriating portion of the land from the original land
- Providing regular shaped plots with proper access





# Town Planning Scheme (Criteria & Contents)

## **Town Planning Scheme may be prepared for any land which is**

- in the course of development
- likely to be used for residential or commercial or industrial or for building purposes
- already built upon

## **Contents of Town Planning Scheme**

- laying out or relaying out of land
- lay-out of new streets or roads, bridges and underpass
- reservation of land for roads, open spaces, gardens, recreation grounds, schools, markets, green-belts, dairies, transport facilities, public purposes of all kinds
- Laying of Water Supply, Drainage and Lighting
- preservation of historical or national interest or natural beauty, and of buildings actually used for religious purposes ;
- Provision upto the the extent of
  - 10 % for Socially and Economically Weaker Section
  - 15 % for Roads
  - 5 % for parks, playgrounds, garden and open space.
  - 5 % for social infrastructure such as schools, dispensary, fire brigade, public utility place
  - 15 % for sale by appropriate Authority for residential, commercial or industrial use

# Town Planning Scheme Procedure

## Draft Town Planning Scheme

- Two times Public Participation
- Submission of Draft Town Planning Scheme

## Sanction of Draft Town Planning Scheme by State Govt.

- Appointment of Town Planning Officer
- Split the Scheme into Preliminary and Final Scheme



## Preliminary Scheme (Contains Physical Planning)

- Personal Hearing to every individual land owners / affected persons
- Final Decisions by the Town Planning Officers in terms of Physical Planning
- Submission of the Preliminary Scheme to the State Govt.

## Final Scheme (Contains Fiscal Planning)

- Personal Hearing to every individual land owners / affected persons
- Final Decisions by the Town Planning Officers in terms of Fiscal Planning
- Submission of the Preliminary Scheme to the State Govt.

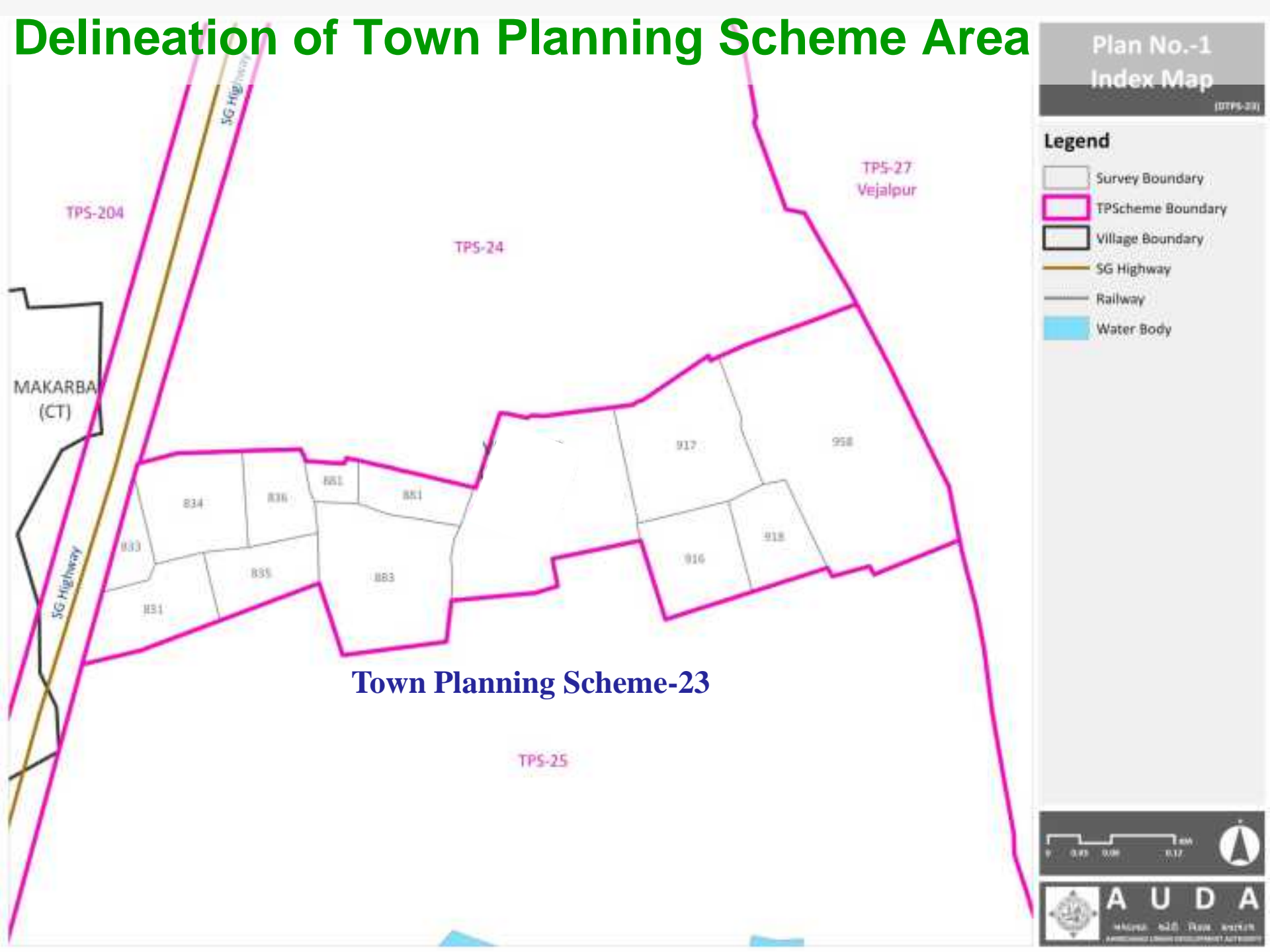
## Implementation of Town Planning Scheme (3 Stages)

## 3 Amendments in Act for rapid implementation of the Town Planning Scheme

# **Town Planning Scheme Procedure**

## **- Physical Planning**

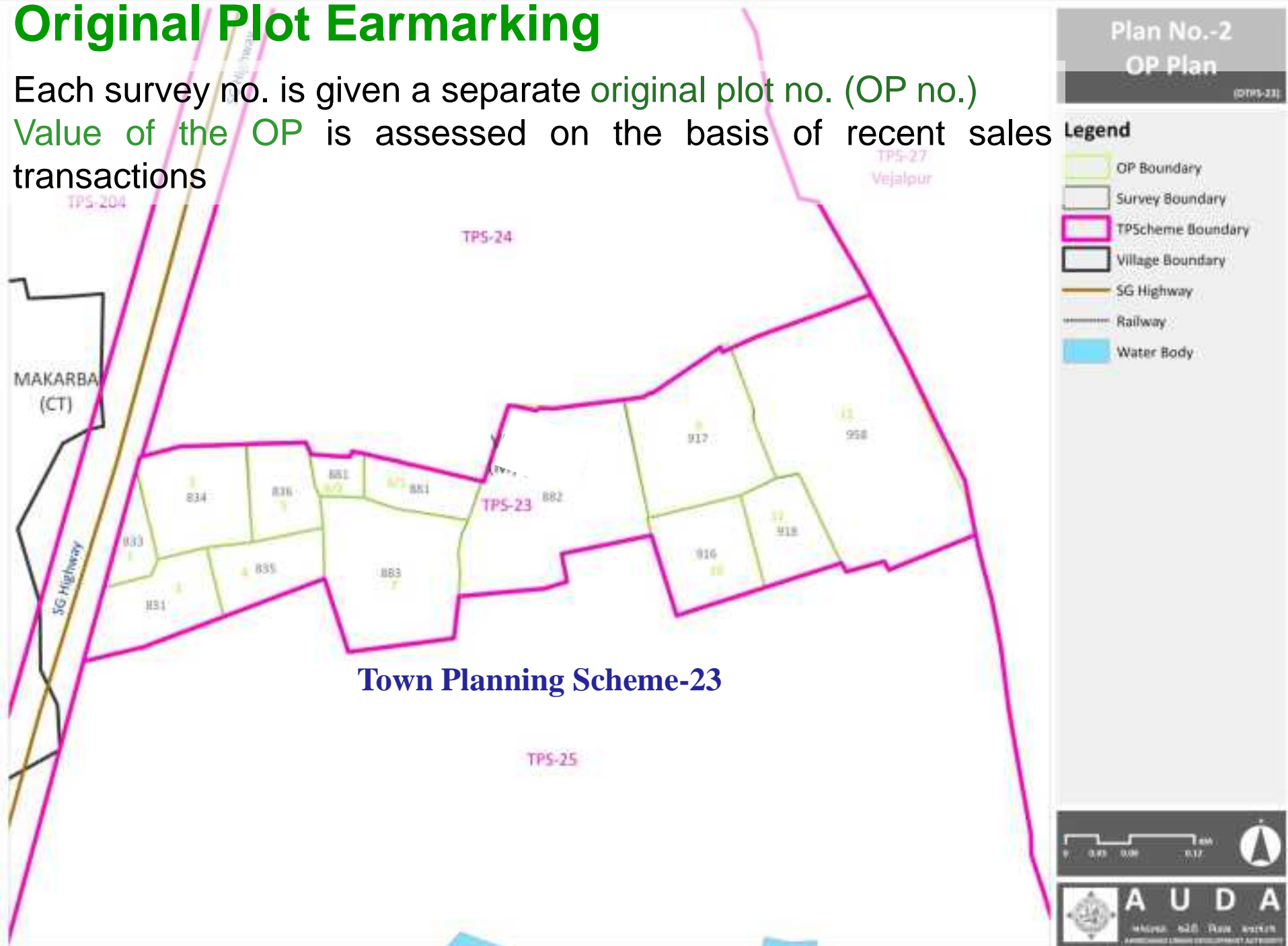
# Delineation of Town Planning Scheme Area



- Legend**
- Survey Boundary
  - TPScheme Boundary
  - Village Boundary
  - SG Highway
  - Railway
  - Water Body

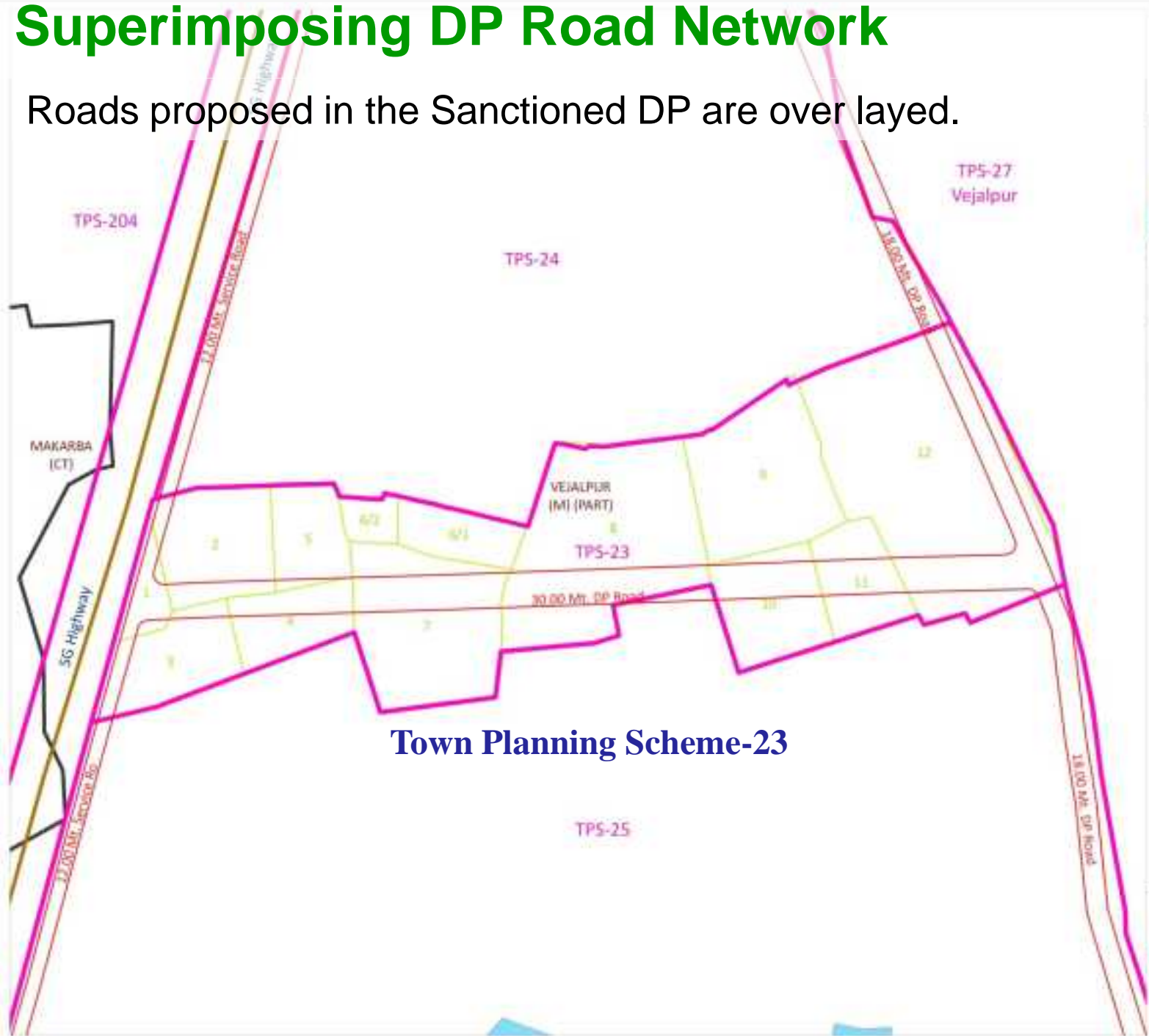
# Original Plot Earmarking

Each survey no. is given a separate original plot no. (OP no.)  
Value of the OP is assessed on the basis of recent sales transactions



# Superimposing DP Road Network

Roads proposed in the Sanctioned DP are over layed.



Legend

OP Boundary

TPScheme Boundary

Village Boundary

DP Road

SG Highway

Railway

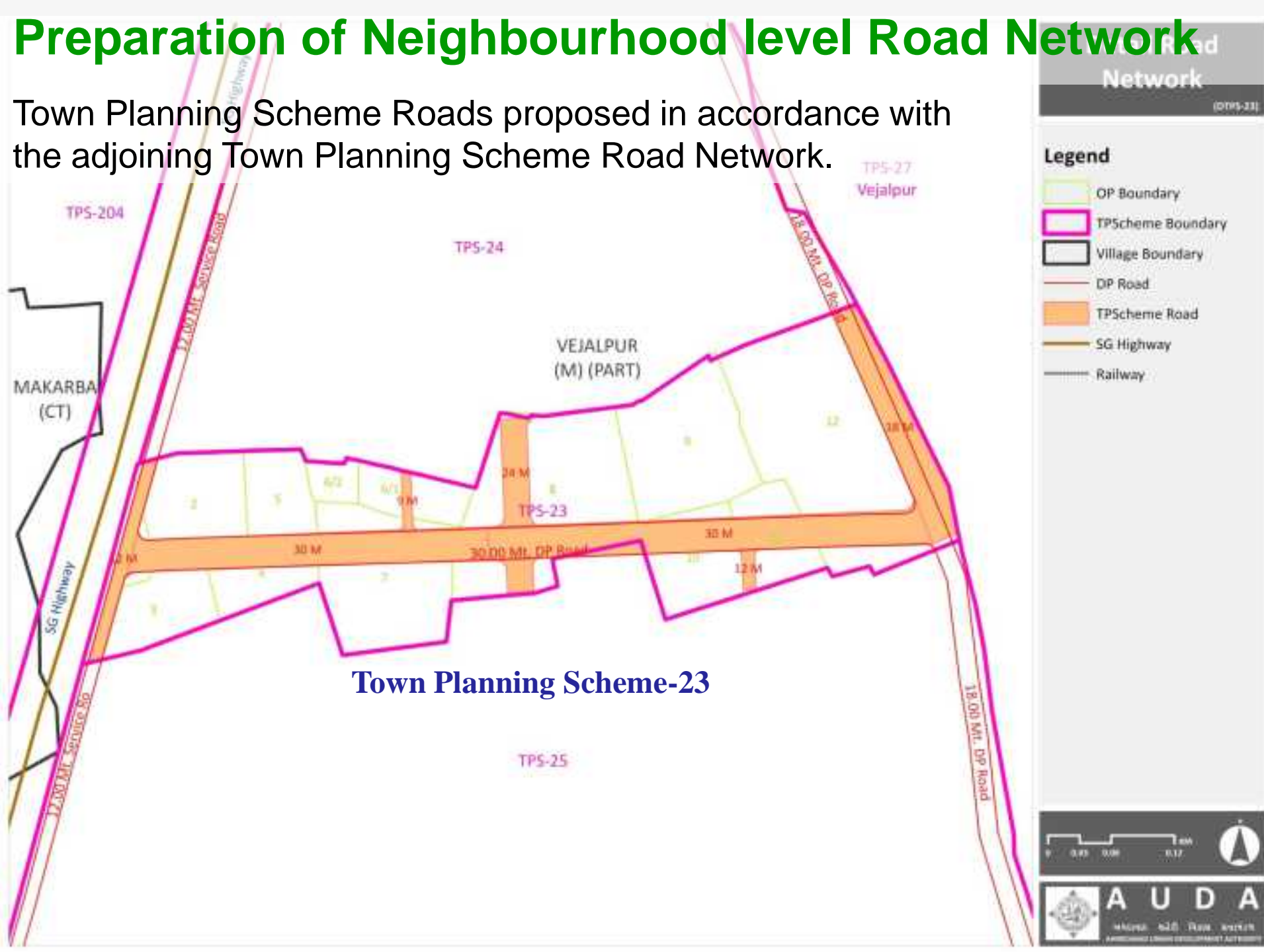
Water Body

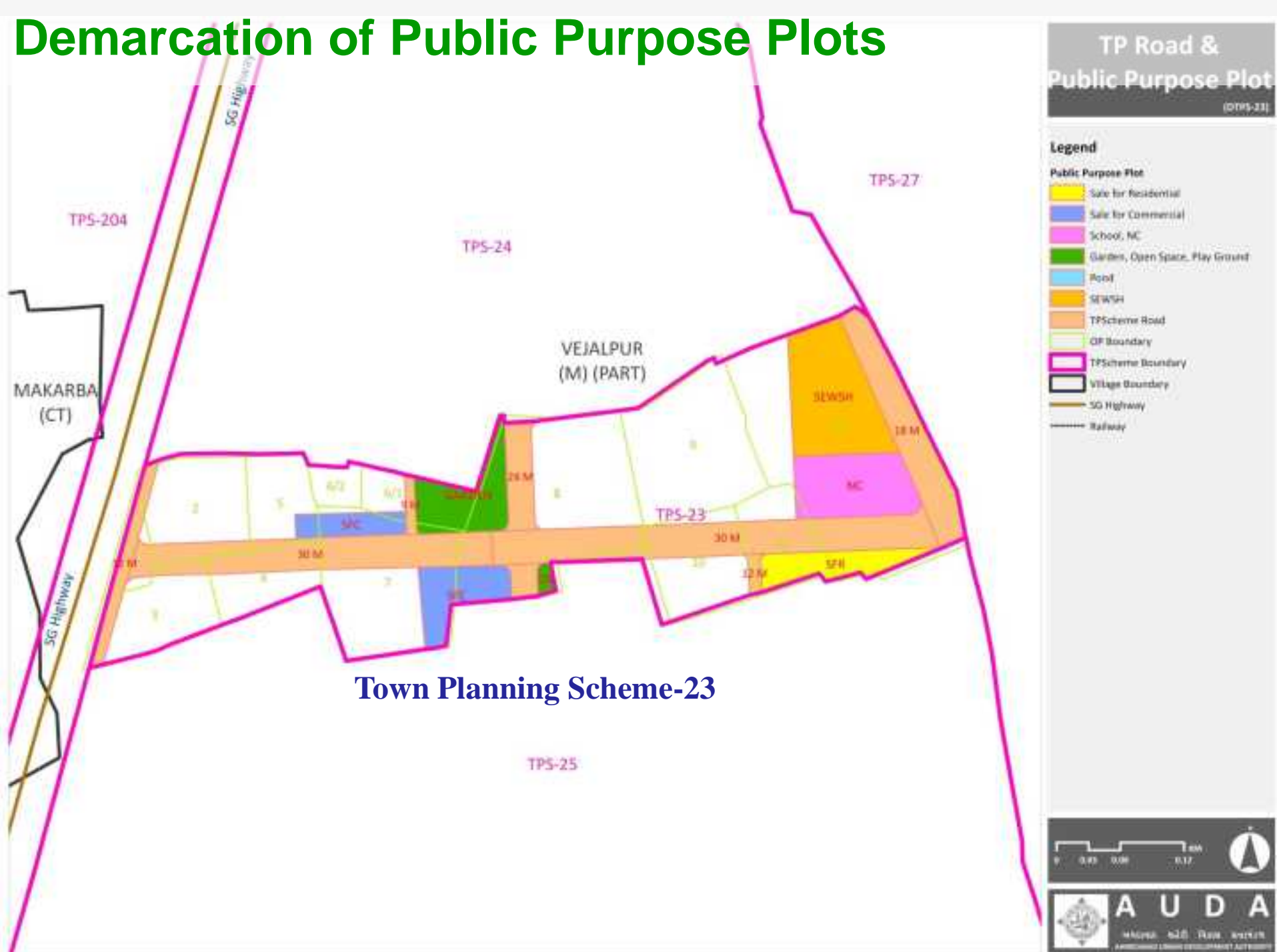
Town Planning Scheme-23



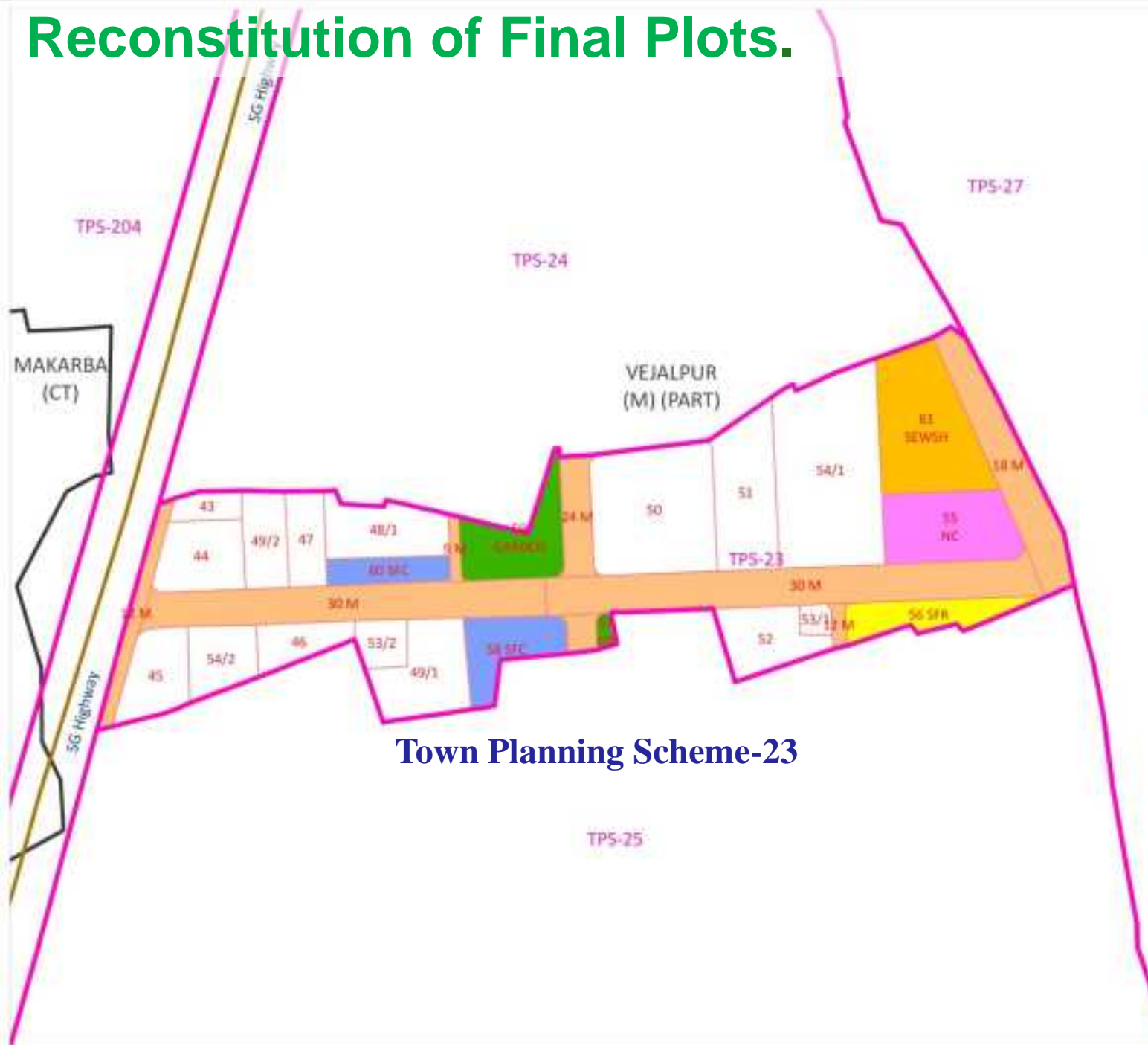
# Preparation of Neighbourhood level Road Network

Town Planning Scheme Roads proposed in accordance with the adjoining Town Planning Scheme Road Network.



TP Road & Public Purpose Plot  
(OTHS-23)

# Reconstitution of Final Plots.



Plan No.-4  
FP Plan

(DPS-23)

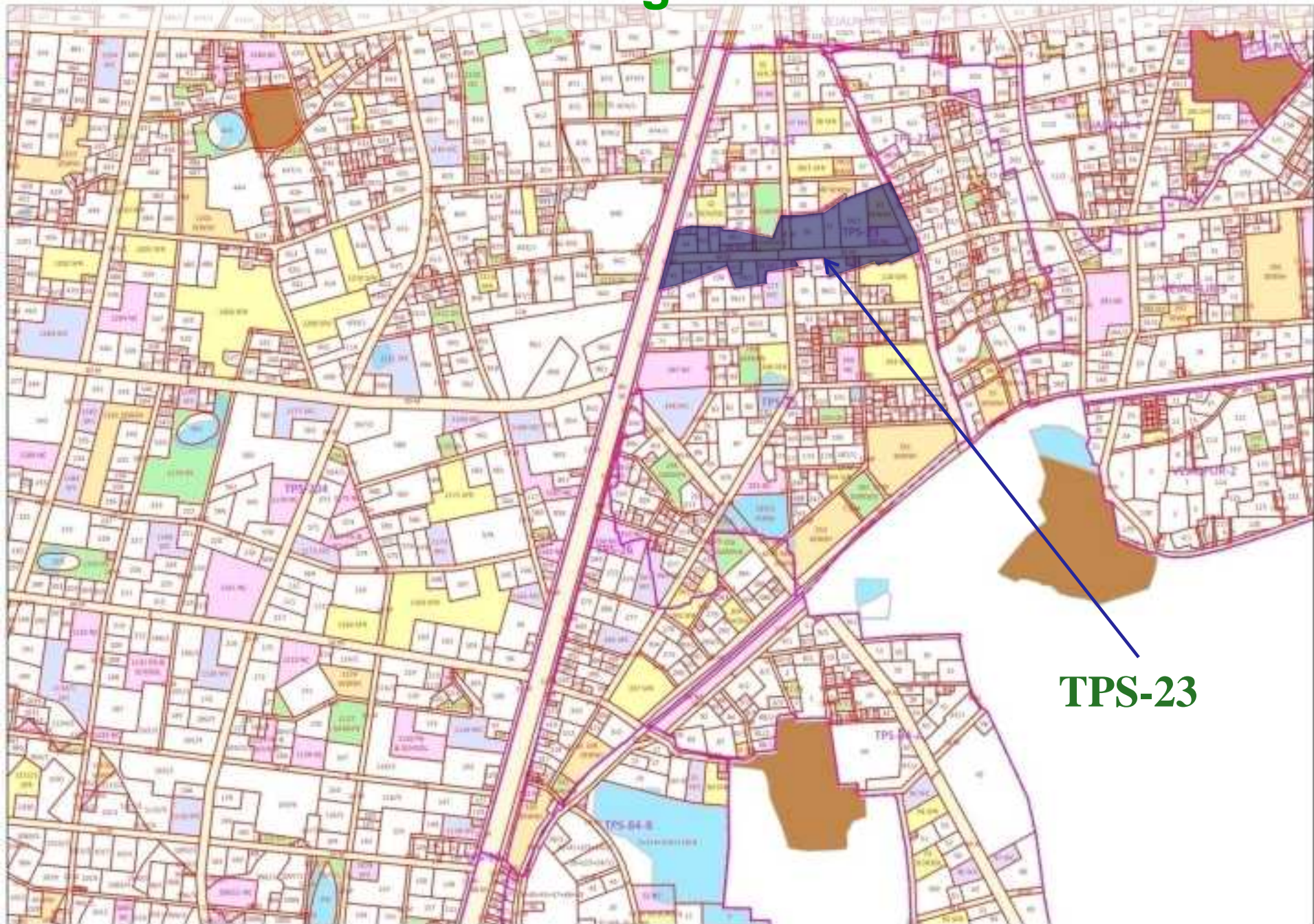
## Legend

- FP Boundary
- Sale for Residential
- Sale for Commercial
- School, NC
- Garden, Open Space, Play Ground
- Pond
- SEWSH
- TPScheme Road
- TPScheme Boundary
- Village Boundary
- 5G Highway
- Railway





# Mosaic of 7 Town Planning Schemes



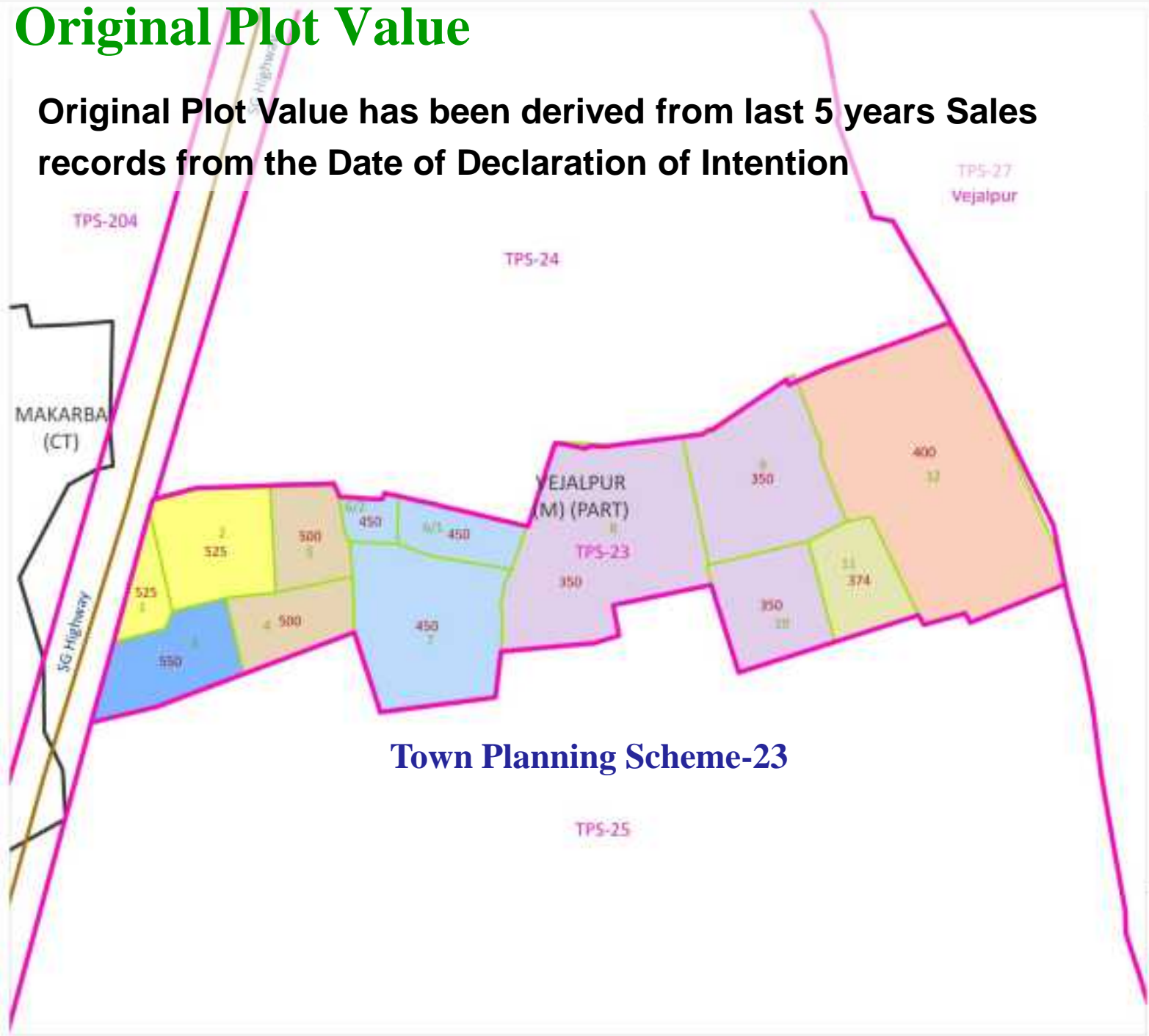
# **Town Planning Scheme Procedure**

## **- Fiscal Planning**



# Original Plot Value

Original Plot Value has been derived from last 5 years Sales records from the Date of Declaration of Intention



### OP Value Plan

(DMS-23)

#### Legend

Plot Value

350
374
400
450
500
525
550

TPScheme Boundary

Village Boundary

SG Highway

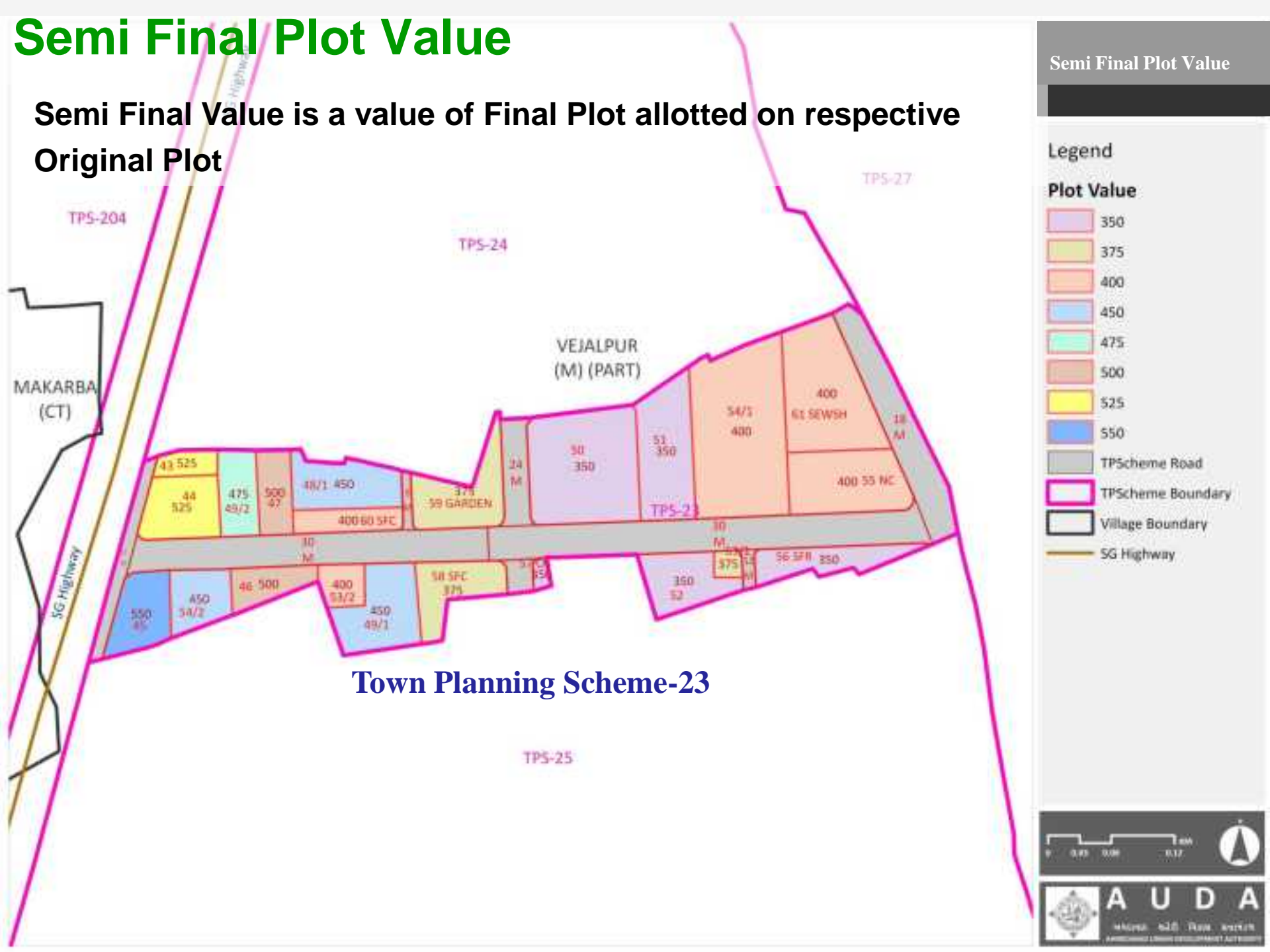
0 0.05 0.10 0.15 km

**A U D A**

MAHARASHTRA RURAL DEVELOPMENT AUTHORITY

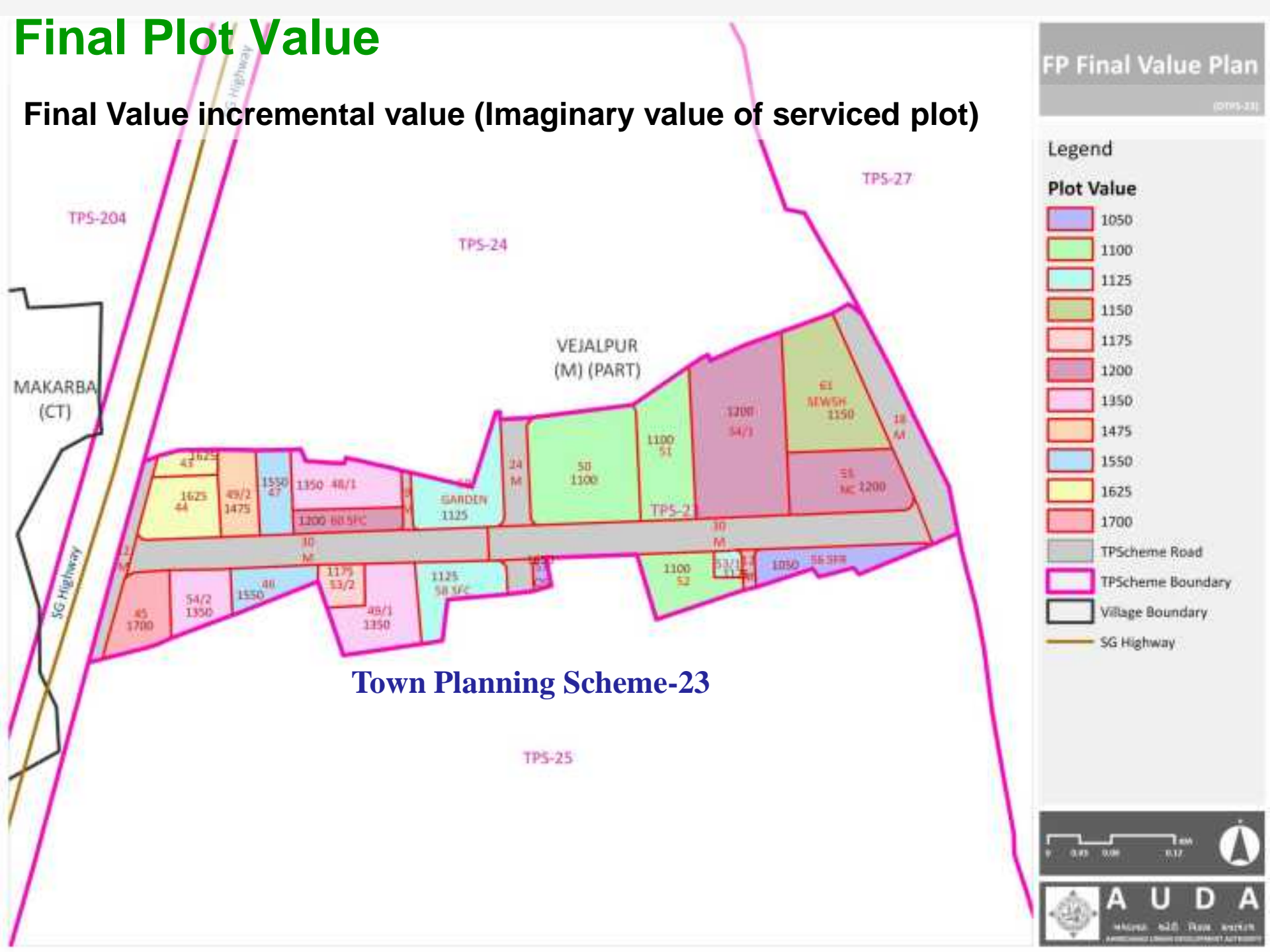
# Semi Final Plot Value

Semi Final Value is a value of Final Plot allotted on respective Original Plot



# Final Plot Value

Final Value incremental value (Imaginary value of serviced plot)



# Prescribed F Form for Financial Calculations

FORM F PRELIMINARY DRAFT TOWN PLANNING SCHEME NO. 67 REDISTRIBUTION AND VALUATION STATEMENT THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT - 1976											
Sl. No.	Name of the owner	Tenure	Revenue survey 2 No.	ORIGINAL PLOT				FINAL PLOT			
				No.	Area in Sq. mt.	VALUE IN RUPEES		No.	Area in sq. mt.	VALUE IN RS	
						Without reference to value of structures	Inclusive of structures			Undeveloped	Developed
1	2	3	3(a)	4	5	6(a)	6(b)	7	8	9(a)	10(a)
VILLAGE: MOTERA											
1	Dr. K. S. Patel, P. K. Patel & Co. Pvt. Ltd.		218	1	8279	887038	1827343	1	8279	1204650	4818600
2	M. S. Subodh Chandra		218	2	1532	162358	1220290	2	1532	1204650	1084275
	Shankar Prasad Samal & Pooja										

FORM F											
(RULE 21 AND 35)											
DRAFT TOWN PLANNING SCHEME NO. 67, (HANSOL-1, AHMEDABAD)											
REDISTRIBUTION AND VALUATION STATEMENT											
THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT - 1976											
No.	Area in sq. mt.	FINAL PLOT				CONTRIBUTION (+) COMPENSATION (-) UNDER SEC. 80 Column 9(b)- Column 6(b)	Increment (Section 78) Column 10(a)- Column 9(a)	Contribution (Section 79) 50% of Column 12	addition to (+) or deduction from (-) Contribution to be made under other Section	Net demand from (+) or by (-) owner being the addition of columns 11,13,14	Remarks
		VALUE IN RUPEES									
		Undeveloped		Developed							
		Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
1	8,003	1204650	1204650	4818600	4818600	-722700	3613950	1806975	-	1084275	



# Prescribed G Form

1	Expenditure under Clause 40(3)(b), ( c ) , (d),(f),(g)and (h)		397871600
2	Other expenditure		--
3	Expenses shown in the redistribution and Valuation Statement		278485227
4	Cost of publication section 41(2) and 42(1 )or (2) rule 13 to 18		1000000
5	Compensation u/s 49(2) Legal expenses u/s 77(2)(e) section 82		1000000
6	Cost of demarcation salaries of T.P.O and Board of appeal and others u/s 61(2)		2500000
		<b>Total Expenditure</b>	<b>Total (a)</b>
			<b>680856827</b>
7	Total of increments (col 12 of form f )		1271777581
8	Proportion of increment to be contributed by each holder	( section 79) 50 %	635888790
		<b>Total contribution u/s 79</b>	<b>(b)</b>
			<b>635888790</b>
		<b>Net Cost to Authority a-b</b>	<b>44968037</b>



# Agricultural Raw Land to (Image of 2001)





## 2 Urbanized Developed Land (Image of 2011)

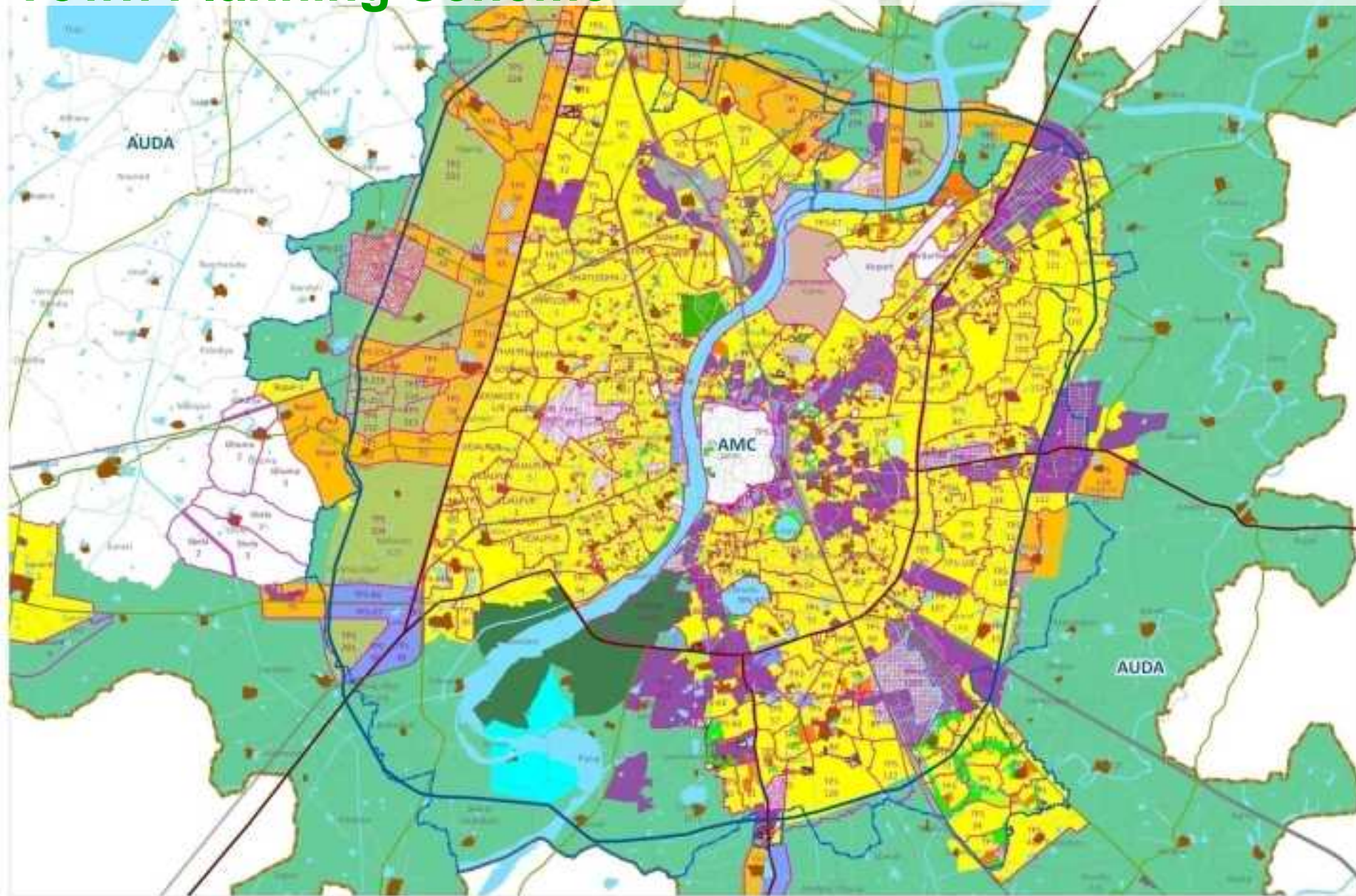


**Town Planning Scheme :**

**An Efficient and Effective Tool  
To Implement Development Plan**

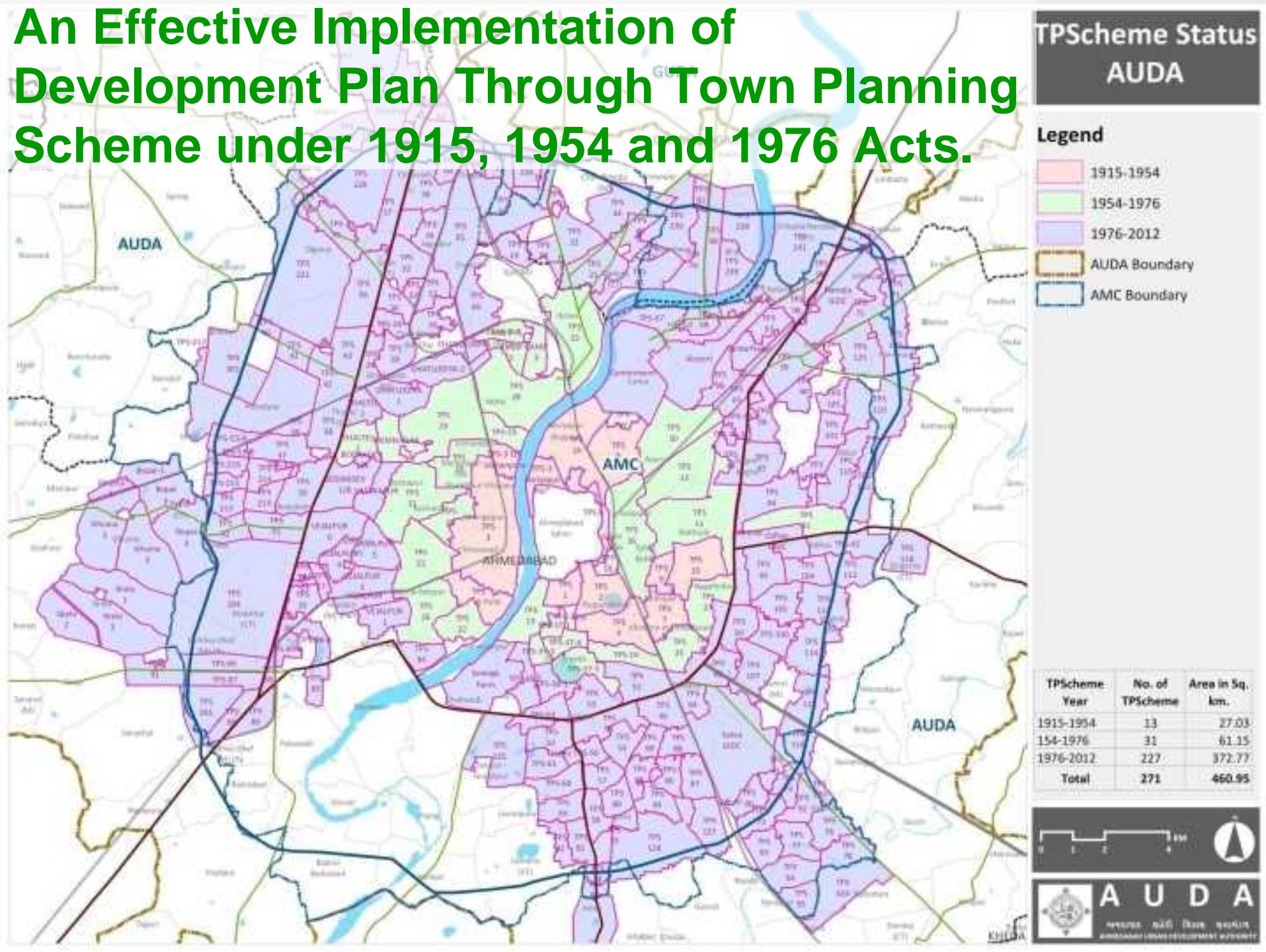


# Implementation of Development Plan Through Town Planning Scheme





# An Effective Implementation of Development Plan Through Town Planning Scheme under 1915, 1954 and 1976 Acts.

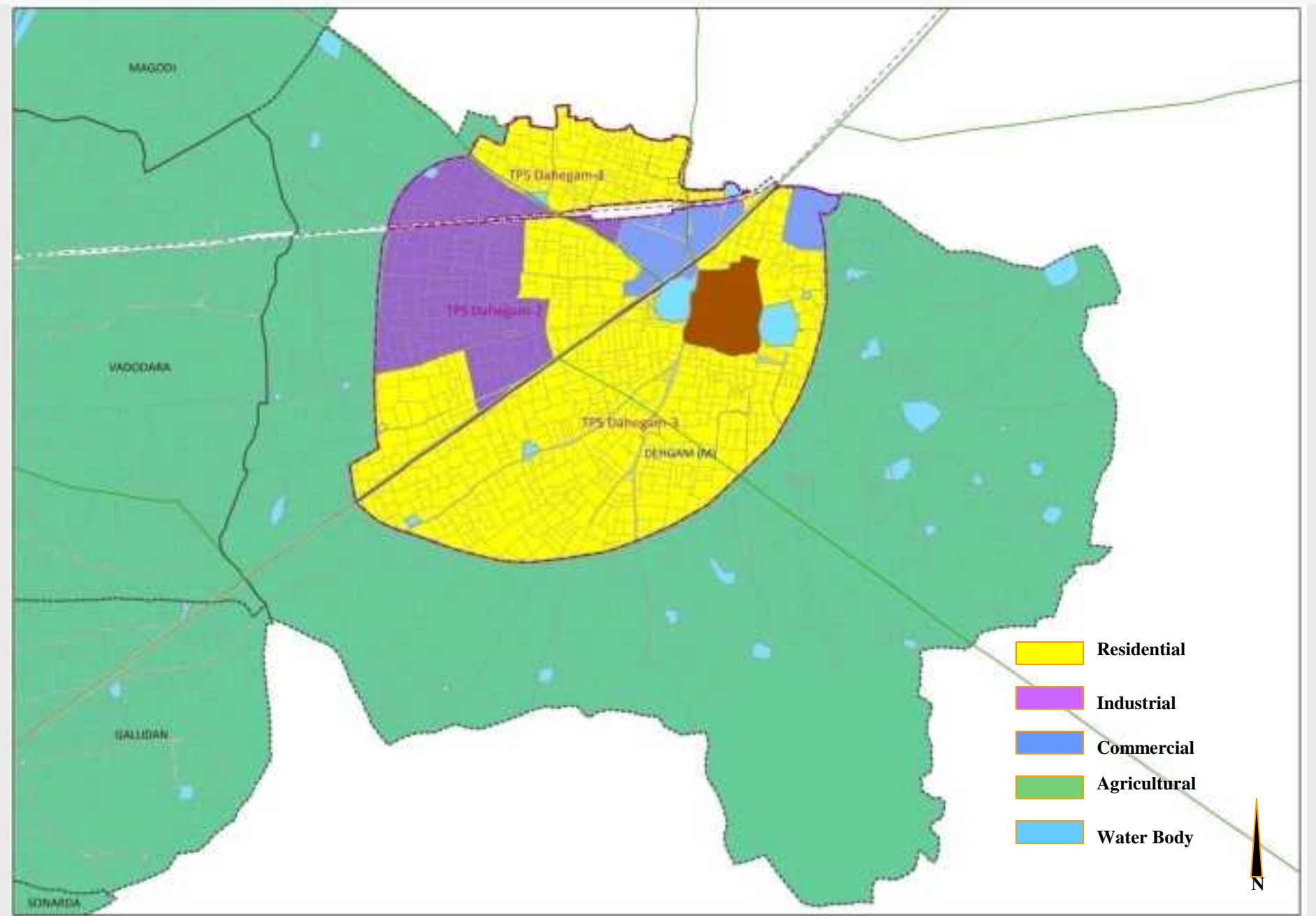


# Implementation of DP Through TP Scheme

ZONE	Zoned Area	Zoned area Implemented Through TPS	Zoned area to be Implemented
Residential (R1+R2+R3)	262.81	240.48 (91.50%)	22.33 (8.50%)
Commercial	11.02	6.98 (63.33%)	4.04 (36.37%)
Industrial	42.26	33.22 (78.60%)	9.04 (21.40%)
Educational & Public Utility	3.67	3.29 (89.65%)	0.38 (10.35%)
TOTAL	319.76	283.97 (88.80%)	35.79 (11.20%)

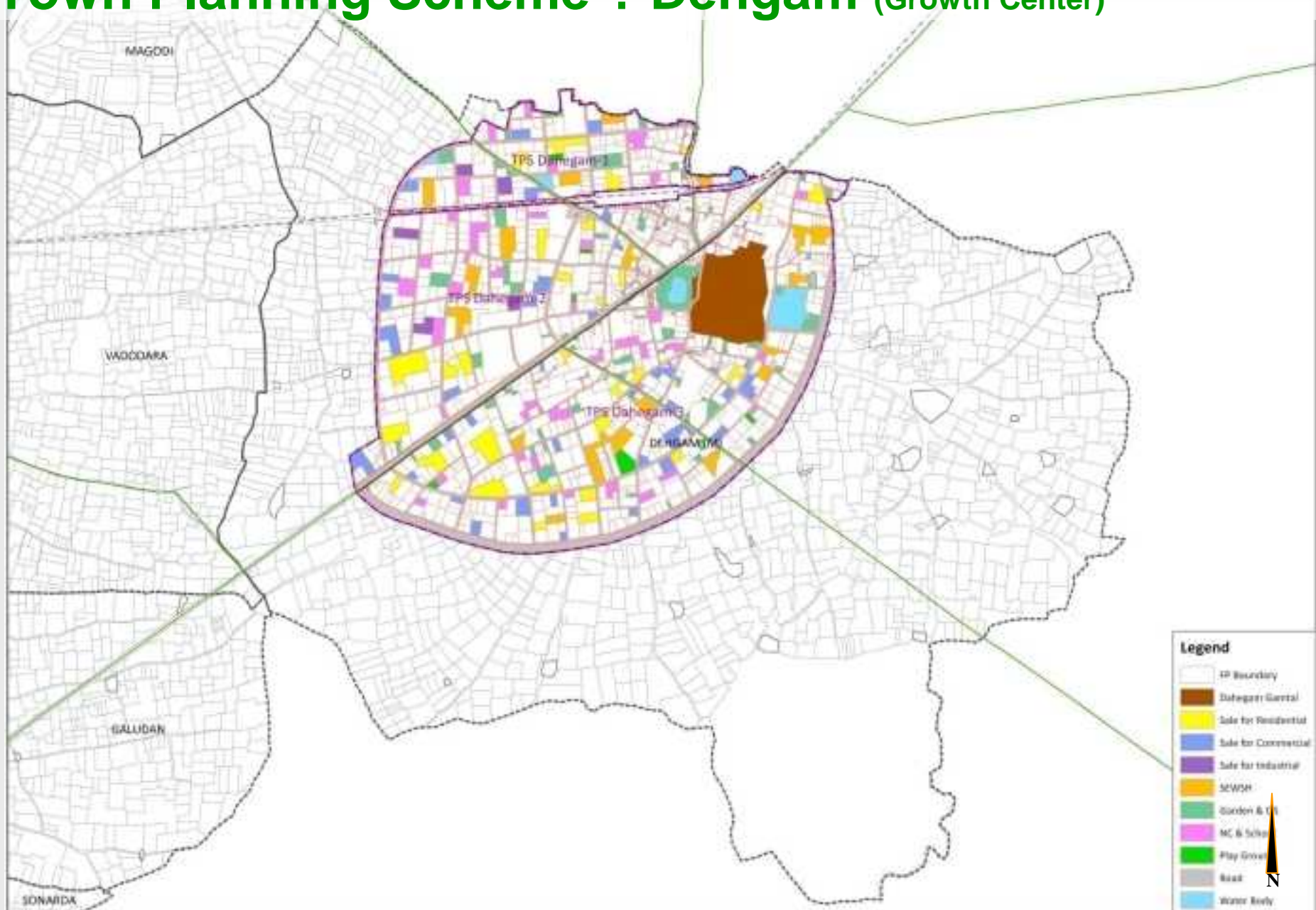
(Area in sq.km.)

# Sanctioned Development Plan ? Dehgam (Growth Center)





# Implementation of Development Plan through Town Planning Scheme ? Dehgam (Growth Center)



# Land Management

# Infrastructure through Town Planning Scheme

## Regional Level Infrastructure

- 76 km. long and 60 mts. wide Sardar Patel Ring Road

## City Level Infrastructure Land for

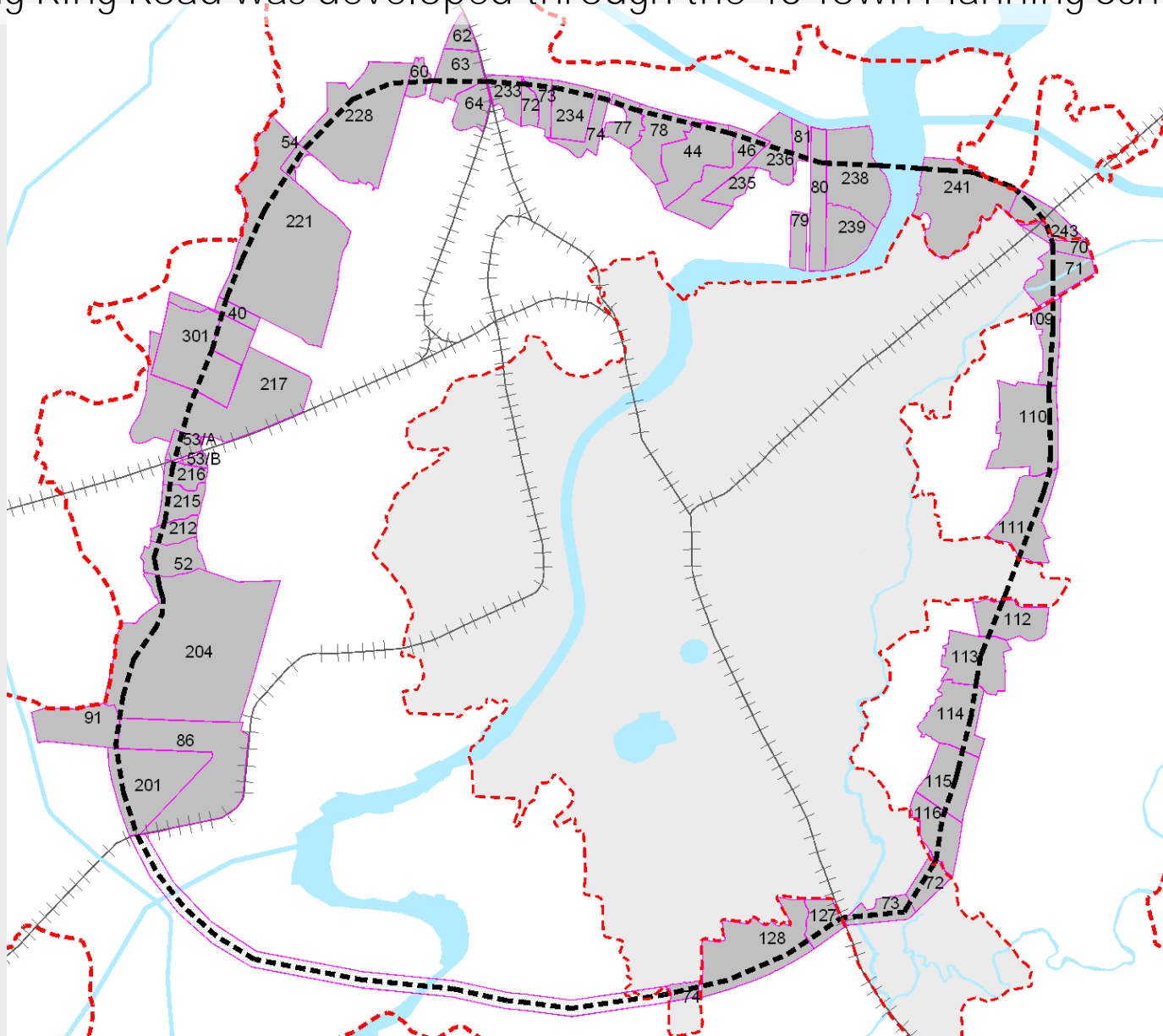
- Socially and Economically Weaker Section People
- Water Supply
- Sewerage
- Recreational
- Social Infrastructure etc.
- City Level Road Network

## Neighbour hood Level Infrastructure

- Water Supply Network
- Sewerage Network
- Neighbour hood level Recreational
- Neighbour hood level Road Network
- Neighbour hood level Lighting
- Land for Civic Center and Neighbour Center (for Public Utility Services)
- Land for Educational Purposes

# Regional Level Infrastructure through Town Planning Schemes

76 km long Ring Road was developed through the 46 Town Planning Schemes





# Sardar Patel Ring Road



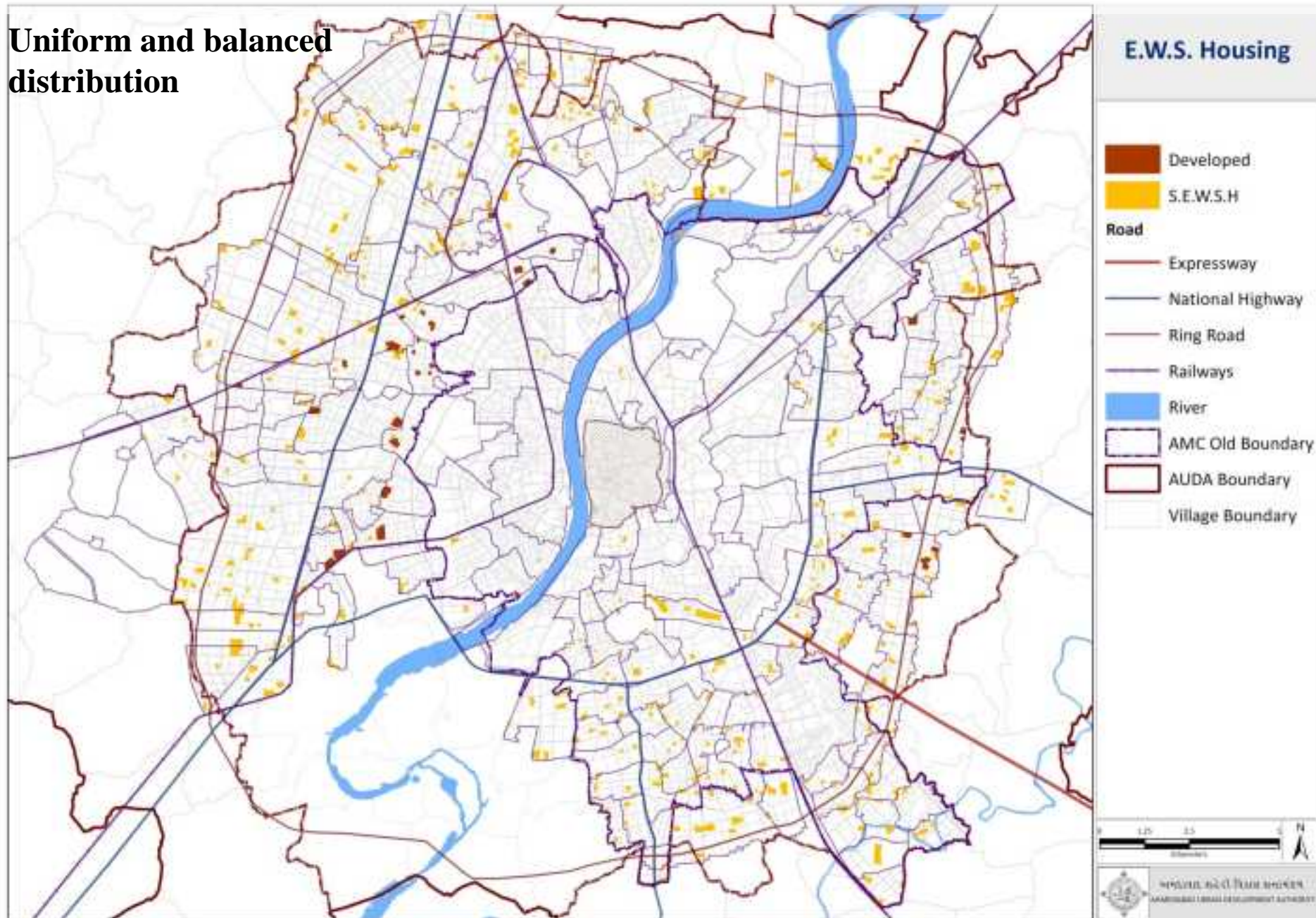
# City Infrastructure through TPS (EWSH)

Land availed by Appropriate Authority	AUDA incl. AMC	
	238 T.P.S. 23987 Ha.	
	Area Ha.	% Age
Socially and Economically Weaker Section	1017.38	5.17

- 20 lacs (approx.) Slum Population
- 37249 Units Constructed accommodating about 1.8 lac population
- Provision to construct 2.40 lac units accommodating about 12 lac population (69 %)
- Rest to accommodated under Slum Policy, Town Ship Policy, Land available through Closed Textile Mills and Slum Networking Program

# City Infrastructure through TPS (EWSH)

Uniform and balanced  
distribution





# City Infrastructure through TPS (EWS Housing)



**Nandanvan**



**Gokul**



**Varjnagari**



**Murlidhar**



**Vastrapur**



**Sardarnagar**



**Ranip**



**Gopal**

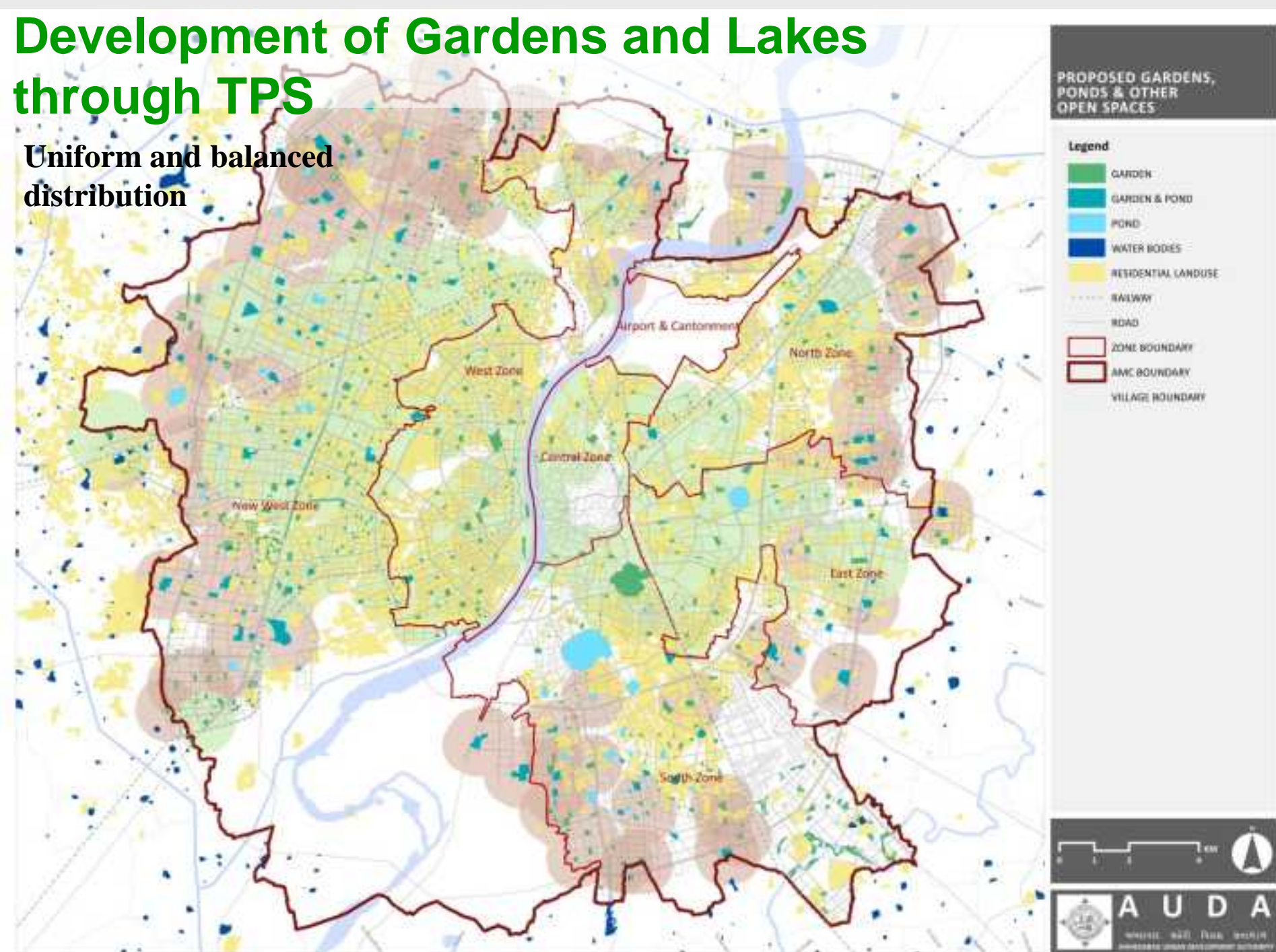


# City Infrastructure through TPS (Gardens)

Category	Existing		Proposed	
	AUDA incl. AMC		AUDA incl. AMC	
	No. of Plots	Area. Ha	No. of Plots	Area. Ha
Neighbourhood	121	22.32	54	11.31
Community	71	62.19	62	65.10
City	27	187.64	72	357.66
TOTAL	219	272.15	97	434.05

# Development of Gardens and Lakes through TPS

Uniform and balanced distribution





# Development of Gardens and Lakes through TPS



Bodakdev Lake, Ahmedabad



Vastrapur Lake and Garden, Ahmedabad



Chandlodia Lake, Ahmedabad



Motera Lake and Garden, Ahmedabad

# City Infrastructure through Town Planning Scheme



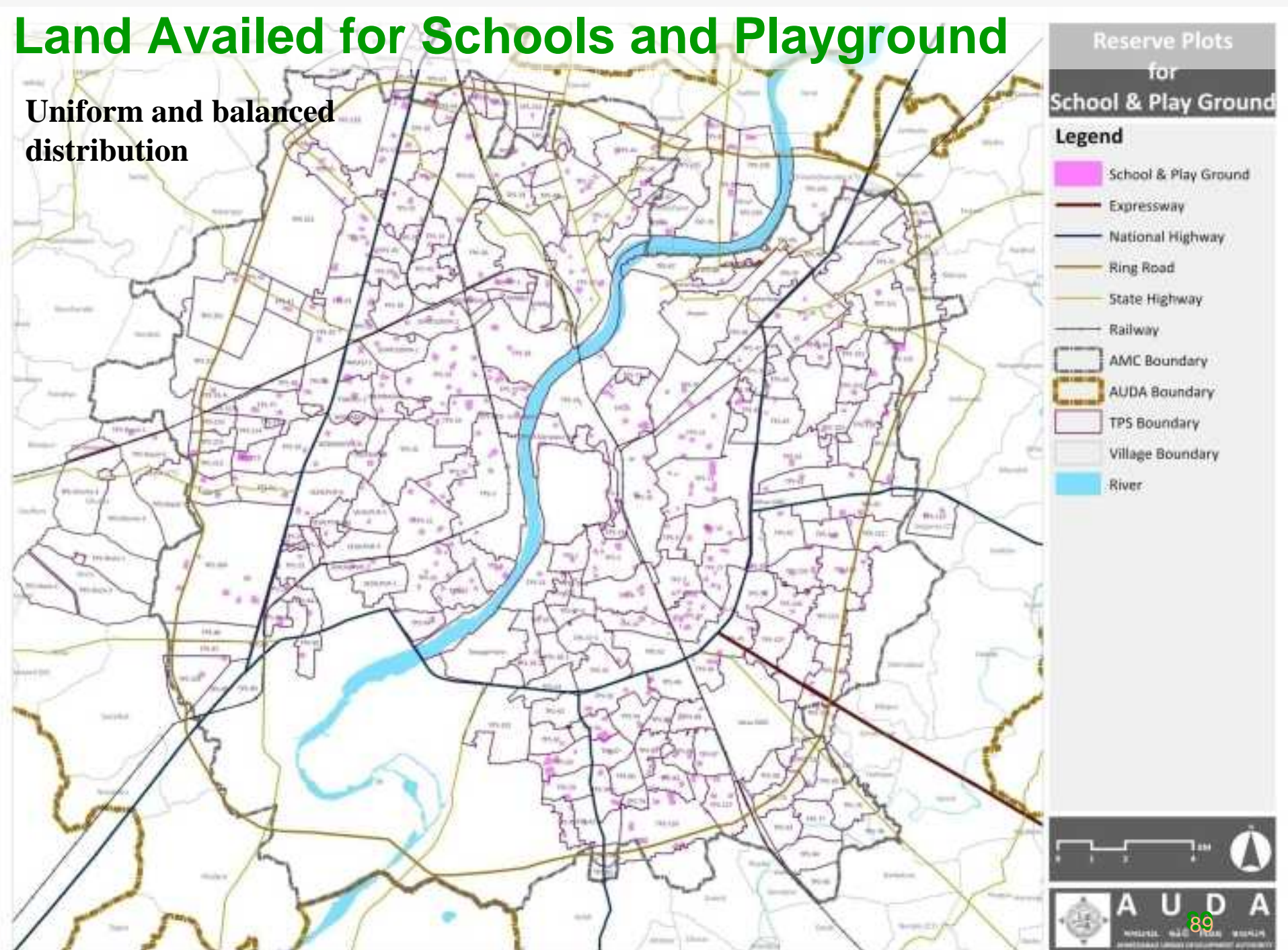


# Sports Complex



# Land Aailed for Schools and Playground

Uniform and balanced  
distribution

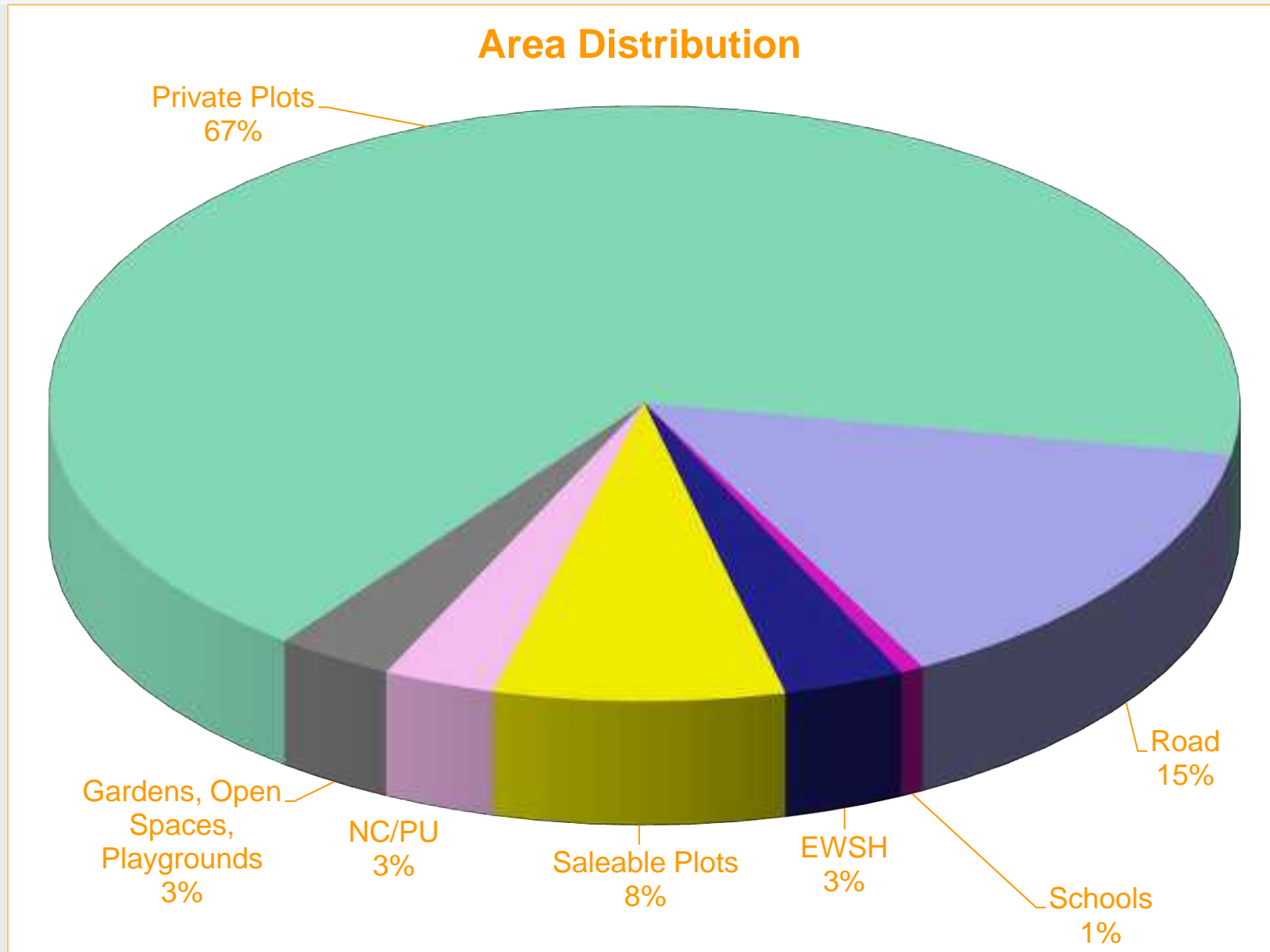


# Land availed by AUDA excl. AMC Through TP Scheme

Total No. of T.P. Scheme		135 Nos.	
Total Area of T.P.S. in Sq.km.		225.91 Sq.km.	
Sr.no.	Land Allotted to Appropriate Authority	Total Area in Sq.Kms.	% Age
1	Road	31.40	15
2	Schools	13.6	1
3	E.W.S.H	7.13	3
4	Salable Plots	17.06	8
5	N.C./ P.U.	6.59	3
6	Gardens, Open Space, Playgrounds	6.88	3
Total land availed by Authority		70.45	32.52
7	Private F.P Area	146.16	67.48



# Land availed by AUDA excl. AMC Through TP Scheme





# Development Plan Proposals Achieved through Town Planning Schemes (Excl. AMC)

Sr. No.	Infrastructure Component	Estimate of proposed work under RDP-2011		Actual Work done/under process			
		Length in Km. / Area in Sq. Mtr../ Numbers	Estimated Cost Rs. In Cr.	Length in Km./ Area in Sq. Mtr./ Numbers	% (Physical)	Total Exp. Rs. In Cr.	% (Financial)
1	Roads	(1471.9 Km)	1309.26	985	75.23	825.55	63.33
2	Bridges, Fly - overs, Under passes etc.	13 Num.	202.5	17 No.	131.00	157.46	77.76
3	Street Lighting (D.P. Level + T.P.S. Level)	1476.5 Km.	103.35	211.846 Km.	14.35	8.54	4.03
4	Water supply network	144.81	152.63	81.27	56.12	80	52.41
5	Sewerage network	144.81 Sq. Km.	289.62	81.27 Sq. Km.	56.12	83.83	28.94
6	Storm Water Drainage	144.81 Sq. Km.	232	44.00 Sq. Km.	18.97	101.71	43.84
7	Open Spaces/ Garden	725 Hct.	145	57.95 Hct.	7.99	27.38	18.88
	<b>Total [A]</b>		<b>2434.36</b>			<b>1284.47</b>	<b>52.76</b>

# Projects Implemented (Not Proposed in Development Plan) (Excl. AMC)

Sr. No.	Infrastructure Component (Not included in cost of DP)	Estimate of proposed work under RDP-2011	Actual Work done/under process			
			Lenth in Km./ Area in Sq. Mtr./ Numbers	% (Physical)	Total Exp. Rs. In Cr.	% (Financial)
1	Water Treatment Plant	-	275 MLD	-	106	-
2	Sewerage treatment plant	-	240 MLD	-	106.92	JnNURM
3	Sewerage treatment plant and terminal station	-	70 MLD	-	36.81	JnNURM
			Total	-	143.73	78.57
4	Solid waste management	-	-	-	6.47	-
5	Tree Plantation	-	-	-	1.46	-
6	Percolationg well	-	-	-	1.25	-
7	E.W.S.Housing	-	18273 Nos.	-	288.92	-
8	Fire Station/Sports Complex/ Toilate Block/Smasan etc.	-	-	-	6.13	-
	TOTAL [B]	-	-	-	1834.43	-
	TOTAL[A] + [B]	2434.36	-	-	1834.43	75.52

# Findings

# Outcomes?

- Development follows Planning
- Rational Approach towards Planning and Implementation
- Win - Win Situation for Land Owners, Government and Beneficiaries
- Self Financing Mechanism
- Effective tool for Implementation of Development Plan / Master Plan in Stipulated Time Frame
- Uniform and balanced distribution of Physical and Social Infrastructure
- Proven and accepted Mechanism through almost 100 years - 4 generations
- Flexible Mechanism for Planning and Resource Mobilization
- Increases the build ability of the Plots
- All Plots having Accessibility and Services
- Hierarchical Road Networks within City and better linkages with Region
- Improved Environment (for air quality from 4<sup>th</sup> to 43<sup>rd</sup> polluting city in India)
- Preservation of Heritage and elements of Nature Beauty



# Benefits of Town Planning Scheme Mechanism

## Issues of Bulk Land Acquisition

- Autocratic and irrational process
- Owners/farmers thrown off their land, results in loss of income and means of livelihood
- Compensation is very low compared to market prize
- Promote unplanned informal sector
- Public agencies play the role of a land developer (Monopoly)

## Benefits of Town Planning Schemes.

- Democratic and Rational process
- Owners/ farmers are benefitted with service plots which results in better livelihood
- Prospects of development increases.
- Promotes planned development.
- Equal opportunity to everyone to play the role of a land developer

**Thanks**