

Present Urban Planning Scenario in U.P. in the Context of Niti Aayog's Recommendation on Urban Planning

- Presentation by -
Anoop Kumar Srivastava
Chief Town & Country Planner
Town & Country Planning Department
Government of Uttar Pradesh

September 23rd 2022

Urbanization Scenario in Uttar Pradesh

01

U.P. has one of the largest urban system in India with 762 statutory towns & 267 Census towns as per Census 2011.

02

Ranks 2nd in urban population size (4.45 crore) after Maharashtra (5.08 crore) and accounts for 11.80% of total urban population of India.

03

Percentage of urban pop. increased from 20.78 in 2001 to 22.28% in 2011 with a net addition of 1.15 crore.

04

Current Urban population of U.P. is estimated at 5.24 crore (23.30%).

05

There are Regional disparities in urbanization-Eastern (13.40%), Central Region (20.06%), Western Region (32.45%) and Bundelkhand (22.74%).

06

U.P.'s level of urbanization (23.30%) is lower than the national average (31.16%).

07

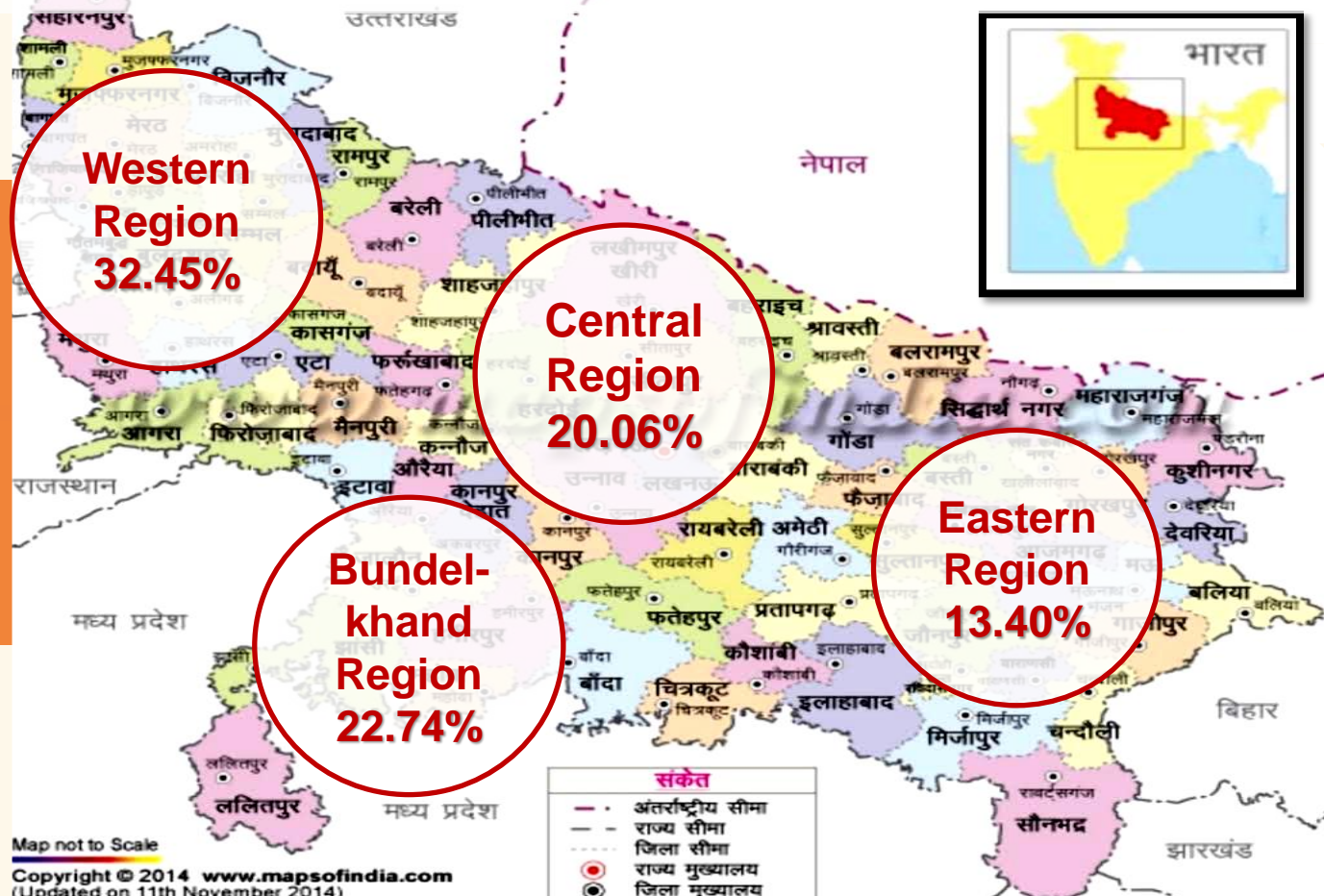
U.P.'s urban pop. growth during 2001-11 (28.75%) has been lower than the national growth rate (31.80%)

Regional Pattern of Urbanization

Uttar Pradesh



Regional Pattern of Urbanization in Uttar Pradesh



Major Challenges of Urbanization in Uttar Pradesh



The pattern & process of urbanization in the State is at cross roads. There is no policy/vision to guide future urbanization.



The biggest challenge is to provide employment opportunities, basic services & housing against growing demand at an affordable price.



Despite of Statutory provisions, illegal sub-division of land, encroachments on public lands & unauthorized construction is the biggest menace.



Lack of public transport system & high dependence on private cars is compounding the problems of congestion, parking, air pollution, increasing travel time & more energy consumption.



Land assembly for housing & infrastructure projects in the absence of a suitable Urban Land Policy is a big challenge.



Major Challenges of Urbanization in Uttar Pradesh....



Population in large cities exceeds the carrying capacity of infrastructure which is resulting in sub-optimal utilization of scarce urban land.

ACT

ACT

ACT

ACT

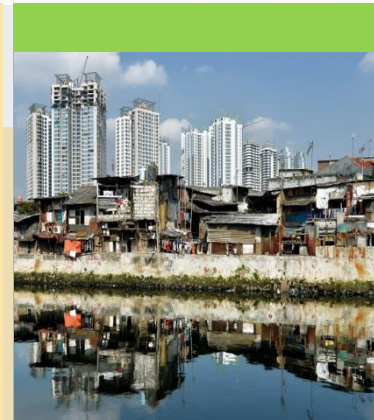
ACT

Comprehensive Regional Urban Planning Act

Housing & Urban Planning Sector is over-regulated with multiplicity of Acts; there is no comprehensive Regional & Urban Planning Act.



Govt. agencies currently do not have capacity to deal with emerging challenges, substantial skill and capacity building gaps exist across all sectors.



Most of the cities are heterogeneous mixture of organic & planned growth viz. core city, slums, illegal colonies & villages settlements.

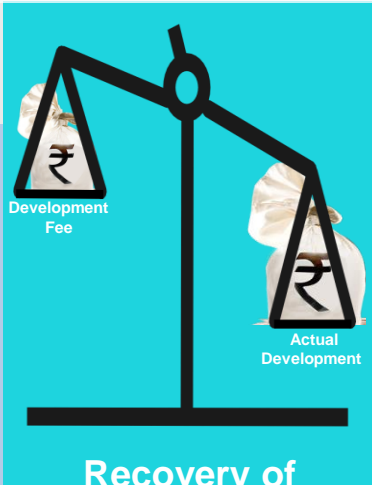
Urban economic activity is growing rapidly in Census Towns but there is No Local government responsible and accountable for infrastructural development or services enhancement. These towns continue to be governed as Villages. Need for a comprehensive spatial development strategy for such towns.



Major Challenges of Urbanization in Uttar Pradesh....



Growing demand for housing, infrastructure & employment outstrips the available resources.



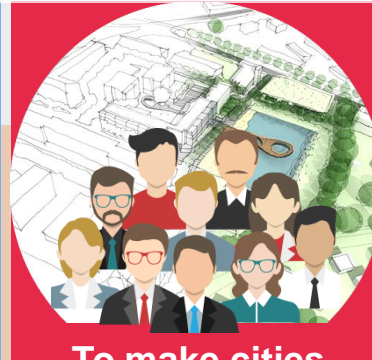
Recovery of Development Fee & City Development Charges is far below the cost of actual development.



Urban areas are vulnerable to disasters & conflicts which pose challenge in terms of preparedness, mitigation & management.



The complex and multi-stakeholder task of city Planning not only requires advanced Technology Equipment, Administrative leadership and Political leadership But also Skilled Professionals, such as Planners, Urban Designers, Architects, Engineers, Data-Science Experts, Geospatial Technology Experts And so on.



To make cities more liveable, with opportunities for employment and economic growth, an adequate, empowered and technically sound pool of planning Professional's is critical.



Strength & Opportunities in Uttar Pradesh

01

Rich Endowment of Natural Resources

- ❖ Fertile Agricultural Land
- ❖ Abundant surface and Ground water resources.
- ❖ Vast network of road & railways, Rich historic, religious & Cultural Heritage

02

Large population base & High growth create increasing Demand for

- ❖ Employment
- ❖ Housing &
- ❖ Infrastructure

03

Opportunities for investment consequent to growth of

- ❖ IT industries
- ❖ IT enabled services

04

Large scope for development of

- ❖ New/satellite towns in the private sector

05

Vast human resource & young working population

Uttar Pradesh



Interventions for Planning of Healthy Cities

- ❖ There are 762 Urban Local Bodies (ULB's) in U.P. under Urban Development Department.

17 Nagar Nigams

199 Nagar Palika Parishads

546 Nagar Panchayats

- ❖ 221 ULBs of the total 762 fall in the notified areas of Housing and Urban Planning Department.

Authority	Nagar Nigams	Nagar Palika Parishads	Nagar Panchayat	Total
29 Development Auth.	16	44	50	110
04 Special Area DA	-	02	09	11
72 Regulated Areas	1	60	39	100
Total (105 Authorities)	17	106	98	221

Interventions for Planning of Healthy Cities....

- ❖ Master Plan of 91 cities of U.P. covering 181 ULB's have been prepared.
- ❖ Draft Master Plans of 59 towns selected under AMRUT have been prepared in which each city is planned to become a healthy city for all by 2031 involving convergence of multi-sectoral efforts and focus on spatial planning, public health, water, transportation and socio-economic development.
- ❖ Proposal of 63 towns/ULB's (> 50,000 to 99,999 Population) has been sent to MoHUA for selection under AMRUT 2.0 for Preparation of Master Plan.
- ❖ Various tools for implementation of Master Plans such as FAR/FSI, TDR, LAP, Town Planning Schemes etc. are being used/proposed for which necessary changes in legal framework is under consideration.

Interventions for Planning of Healthy Cities....

- ❖ TDR has been proposed and Government notification issued on 23.08.2022 as an instrument to acquire land for developing Roads, Parks, Public Facilities etc. and for redevelopment and rejuvenation of the town.
- ❖ Attempt to develop cities as a sponge city with natural and man-made water bodies, green lung spaces, Green and permeable streets, Bio-swales, water channelizing to wet lands etc so as to make them disaster resilient.
- ❖ Proposal to develop peri-urban and built-up areas of the town through TPS/LAP schemes. Draft proposal of the bill has been prepared on which suggestions are being invited.
- ❖ Presently there are discretionary provision for preparation of Master Plan under clause 8(aa) of U.P. Municipality Act-1916.

Interventions for Planning of Healthy Cities....

- ❖ Necessary provisions are under consideration to make preparation of Master Plans mandatory in the U.P. Municipality Act-1916 such that preparation of Master Plans for the 92 Nagar Palika Parishads and 436 Nagar Panchayats, not falling under Housing & Urban Planning and Industries department can be initiated.
- ❖ Presently there are 08 Industrial development authorities across the state. Viz, Noida, Greater Noida, YEIDA, UPSIDA, GIDA, Bhadohi (BIDA), Sahtaria (SIDA), U.P. Expressway IDA (UPEIDA).
- ❖ 02 local bodies (Bhadohi and NaiBazar) fall under Industry Department's jurisdiction. Master Plan of 05 Industrial Development Authorities have been prepared/under preparation.

Legal Framework for Urban Planning

Uttar Pradesh



Revision of Town and Country Planning Acts

❖ There are various Acts for ensuring planned Urban growth in the State viz –

01	U.P. Municipalities Act, 1916	Local Bodies
02	U.P. (Regulation of Building Operations) Act, 1958.....	72RA's
03	U.P. Housing & Development Board Act, 1965	State Level
04	U.P. Urban Planning & Development Act, 1973.....	29 DA's
05	U.P. Industrial Area Development Act, 1976.....	IDA's
06	U.P. Special Area Development Authorities Act, 1986	04 SADA's
07	U.P. Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010	
08	The Real Estate (Regulation & Development) Act, 2016	

❖ Various tools for implementation of Master Plans such as TDR, LAP, Town Planning Schemes etc. are being proposed for which necessary changes in legal framework is under consideration

Interventions for Advancement in Development Control Regulation

- ❖ Uniform Development Control Regulations have been prepared by Housing & Urban Planning and Industries Department for all towns falling under their jurisdiction.
- ❖ Model Bye-laws applicable 2008.
- ❖ Amendments 2011, 2016 & 2018.
- ❖ Amendments are carried out regularly as per development requirements.
- ❖ Preparation of uniform Development Control Regulations for ULB's not falling under Housing & Urban Planning and Industries Department is also under consideration.

Ramping up human resources in public Sector

- ❖ Niti Aayog has suggested 01 planner per 30,000 urban population. The urban population of U.P. as per 2011 Census is 4.5 crores for which 1500 town planners are required.
- ❖ Concerned departments are making sincere efforts to fill up of vacant posts.
- ❖ Proposal to create new post of Town planners is under consideration in all departments to fill up the gap as per Niti Aayogs recommendation.
- ❖ The present position of planners in the state are as follows: -

S. No.	Name of Department	Sanctioned post	Filled Up	Vacant		Recruitment Under Process	Proposal for new Recruitment under consideration
				By Promotion	Direct Recruitment		
1.	Town & Country Planning Dept.	46	11	10	25	18	Increasing the cadre strength is under consideration by departments
2.	Development Auth.	67	20	23	24	24	
3.	U.P. Housing Board	23	12	03	08	Under Process	
3.	Industries Dept.	78	24	25	29	Under Process	
4.	Urban Dev. Dept.	0	0	0	-	-	
	Total	214	67	61	86	42	

Ensuring 'Qualified' urban planners in services

- ❖ Town & Country Planning Department has proposed amendments as per MoHUA advisory in their service rules which is under consideration by the Government.
- ❖ Appropriate amendments as per suggestions under MoHUA advisories is being incorporated in all departments for ensuring appointment of qualified planners to the posts of town planner in U.P.

Rejuvenation of Capacity- Building Institutions

- ❖ Urban Development Department is regularly strengthening RCUES which is located in the prestigious Lucknow University Campus.
- ❖ Strengthening of UP Prashashan Evam Prabandh Academy, Lucknow, a State level training institution as a Lighthouse Capacity Building Institution.

Formulation of New Township Policy

01

To address the problems of unplanned suburban growth at the periphery.

02

To promote affordable housing.

03

To promote private investment.

04

To attract investment in other Sectors of economy (IT, Bio-tech, BPOs, etc).

05

To provide better quality of life, good physical and social infrastructure and holistic community living.

OBJECTIVES



Salient Features of New Township Policy

- ❖ Green streets, and public spaces as centers of social life.
- ❖ "Walk-to-work" concept that reduces commute time and carbon emissions.
- ❖ Integrated townships i.e., self-contained in terms of living, working and recreation.
- ❖ Compact city with diverse functions, mixed use, high density, green spaces and sustainable transport
- ❖ Digital, clean, intelligent, autonomous and inter-modal mobility with more walking and cycling spaces.
- ❖ Inclusive planning and services for all walks of life.
- ❖ Incorporate natural systems including woodlands, wet-lands, flood plains, stream corridors and wildlife habitats into the township's future network of parks and other developments.

State Capital Region, Lucknow

Uttar Pradesh



State Capital Region, Lucknow

- ❖ **Rapid urbanization in Uttar Pradesh is leading to imbalanced development and polarization of economic activities, especially in the central region of the state due to the magnetism of Lucknow and Kanpur cities situated in close proximity to each other.**
- ❖ **Unnao, Raibareli, Sitapur, Hardoi and Barabanki towns together with Lucknow and Kanpur contain about 24% urban population of the state.**
- ❖ **To promote balanced and harmonious urbanization in the central region of the State:- notification of State Capital Region is under consideration with the objective of preparation of regional plan containing proposals with regard to following:-**
 - (a) Policy in relation to allocation of land for different uses;
 - (b) Proposals for major urban settlement pattern;

State Capital Region, Lucknow....

- (c) Proposals for providing suitable economic base for future growth of the region;
- (d) Proposals regarding regional connectivity of transport and communications including suburban railways and arterial/ ring roads serving the State Capital Region;
- (e) Proposals for basic services, especially water and power supply to the urban and rural settlement;
- (f) Proposals for strengthening the interdependence among various urban centers;
- (g) Proposals for balanced investment growth in the region;
- (h) Proposals regarding integrated development of urban and rural areas;
- (i) Proposals for augmenting tourism activities in the State Capital Region;
- (j) Proposals regarding conservation of environment including water bodies (rivers, wet lands, lakes, ponds, etc.,) forests, orchards, wild life habitats;
- (k) Proposals regarding monitoring and financing of selected development projects in the State Capital Region.

U.P. STATE CAPITAL REGION MAP



Status of GIS Based Master Plans-AMRUT in UP



Number
of
Towns
selected

59

Draft
Master Plans
Prepared

59

Objections
/
Suggestion
invitation and
hearing
completed

41

Draft Plan
approved and
submitted to
Government
for
approval




03



Status of Hi-tech & Integrated Township Projects

Hi-Tech Township:-

- ❖ Hi-tech Township Policy issued in 2003/2007 to promote private investment in the housing sector.
- ❖ Minimum size of township – 1500 Acres, maximum size in proportion to net worth.
- ❖ In all 13 hi-tech township projects approved in the State
- ❖ Major incentives to private developers include–exemption from stamp duty, development charges and land acquisition charges.

- 
- 
- ❖ **Maximum project period including extension-10 years.**
 - ❖ **Out of 13 approved projects, 6 non-starter projects cancelled.**
 - ❖ **Area of 7 ongoing projects curtailed to ensure their completion in next 5 years.**
 - ❖ **Total approved area of 7 on-going projects-12,400 Acres.**
 - ❖ **Area developed till date- 4600 Acres (37%)**
 - ❖ **No. of EWS houses constructed/under progress -6007**
 - ❖ **No. of LIG houses constructed/under progress-7720**
- 

Integrated Township Policy (License Based)

- ❖ Policy issued in 2005 and revised in 2014 to promote development of smaller towns (25–500 Acres) through private investment.
- ❖ Total number of licenses issued to private developers in the State – 25
- ❖ Total license area under approved projects – 5549 Acres
- ❖ Land assembled by developers till date – 3800 Acres
- ❖ Projects completed – 1
- ❖ Projects under progress – 24
- ❖ No. of EWS houses constructed/under progress – 4770
- ❖ No. of LIG houses constructed/under progress – 4357

City Development Plans

For Gorakhpur, Varanasi, Kanpur, Lucknow, Prayagraj, Meerut, Agra, Moradabad, Mathura, Bareilly, Saharanpur, Chitrakoot and Jhansi are being Finalized.

City Logistic Plan

For Varanasi, Kanpur, Lucknow, Prayagraj, Meerut, Agra and Ghaziabad are being finalized to ease freight movements to and within the city.

TPS and LAP

Tools for implementation of Master Plans such as TPS and LAP are being proposed for which necessary changes in legal framework is under consideration.

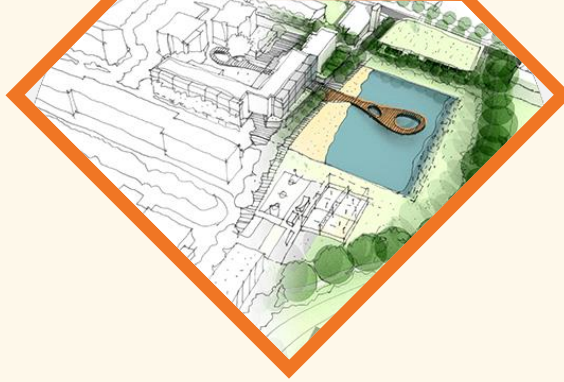


Way Forward



- ❖ **Enactment of Regional and Town Planning Act for U.P.**
- ❖ **Mainstreaming Capacity Building of Following:-**
 - **Town & Country Planning Department**
 - **Development Authorities**
 - **Special Area Development Authorities**
 - **Regulated Areas**
 - **U.P. Housing & Development Board**
 - **Urban Local Bodies**
- ❖ **Procuring Technical Consultancy Services.**
- ❖ **Steps for Enhancing the Role of Private Sector.**
- ❖ **Encouraging Institutional Collaborations.**

75
Azadi Ka
Amrit Mahotsav



Thank
You!

