

An aerial photograph of a city, likely in India, showing a river winding through the urban landscape. The city is divided into various colored zones, including green for parks or green spaces, blue for water bodies, and various shades of brown, yellow, and purple for different urban planning zones. The text is overlaid on the center of the image.

Reforming Urban Planning for Organized Development in Indian Cities

24 09 2022

Jignesh Mehta

Contents

- **Need for Planning**
- **Prevalent Development Models in India**
- **Review of Statutory Planning Frameworks in different states across India**

Land is a limited and non-renewable resource !

Mumbai



Land is a limited and non-renewable resource !

Therefore, it must be planned & developed carefully

- To improve quality of life of its people, and
- To make efficient use of the resources for wellbeing of current and future generations

Mumbai

When an area is developed, nothing is more important than ensuring that **sufficient land is set aside for a robust network of streets and infrastructure.** Lack of such provisions results in haphazard, congested developments



Streets can be surfaced later, infrastructure can be built later...
..but getting land for streets & infrastructure later is very difficult

Planners of our Indus Valley Civilization and planners of some of the European and American cities understood this very well.



Dholavira, Gujarat
2000 BC

Planners of the cities of our Indus Valley Civilization and planners of some of the European and American cities understood this very well.



Indus Valley cities ensured basic street grid for access and infrastructure provision

Barcelona, fortified town and surrounding farmland, 1859



The Example Project for Barcelona by Idelfons Cerda, passed in 1859



Barcelona today....



New York in 1782



New York in 1807



New York today



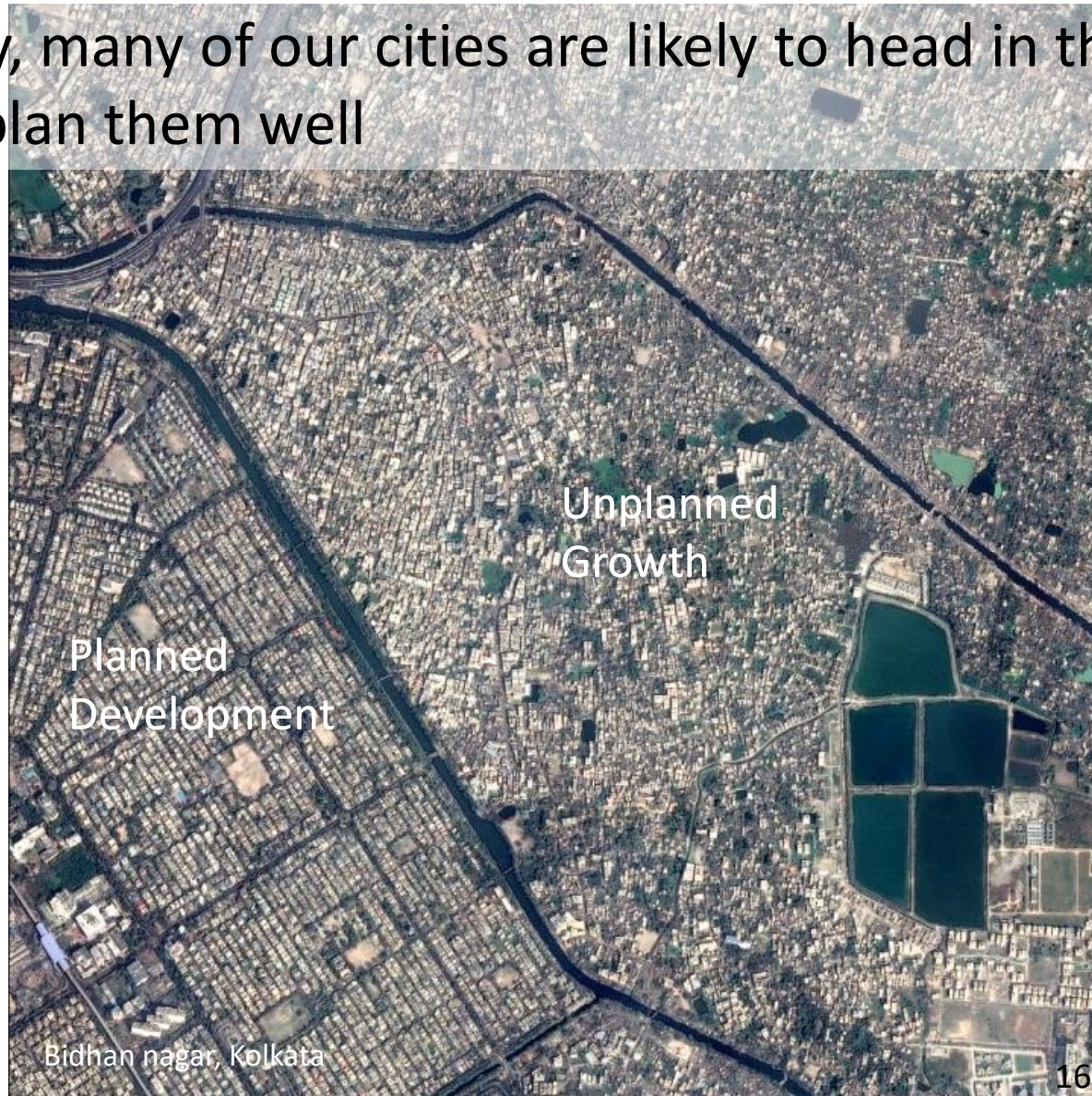
New York today





It is very costly and difficult to upgrade haphazard sprawl that lacks a basic grid of streets and infrastructure.

Unfortunately, many of our cities are likely to head in this direction if we do not plan them well



Unfortunately, many of our cities are likely to head in this direction if we DO NOT plan our cities well

Different Planning and Development Models in India

1. **Laissez-faire** (incremental development without planning)
2. **DP/Masterplan + Laissez-faire**
3. **DP/Masterplan + Land Acquisition**
 - a. by Govt/Authority – Full Area Acquisition (Chandigarh, Gandhinagar)
 - b. by Govt/Authority – Incremental Acquisition (Delhi)
 - c. by Private entity (Townships – Gurugram, Adani etc)
4. **DP/Master Plan + Microlevel Planning (LAP + TPS/LPS)**
 - a. by Govt/Authority (Gujarat, Maharashtra, MP, Amaravati)
 - b. by Private (Magarpatta)
 - c. by private + government (Delhi – proposed approach)

1. Laissez-faire development



- Development with no regard to the plan
- Individual developments are approved in piecemeal manner by the authority
- May require developers to provide internal roads
- Authority levy development charges
- Roads/services provided by other departments as and when possible

No planning or plan enforcement

Let the market prevail !

2. Master Plan + Laissez-faire development



Examples: Bangalore, Hyderabad, Chennai etc

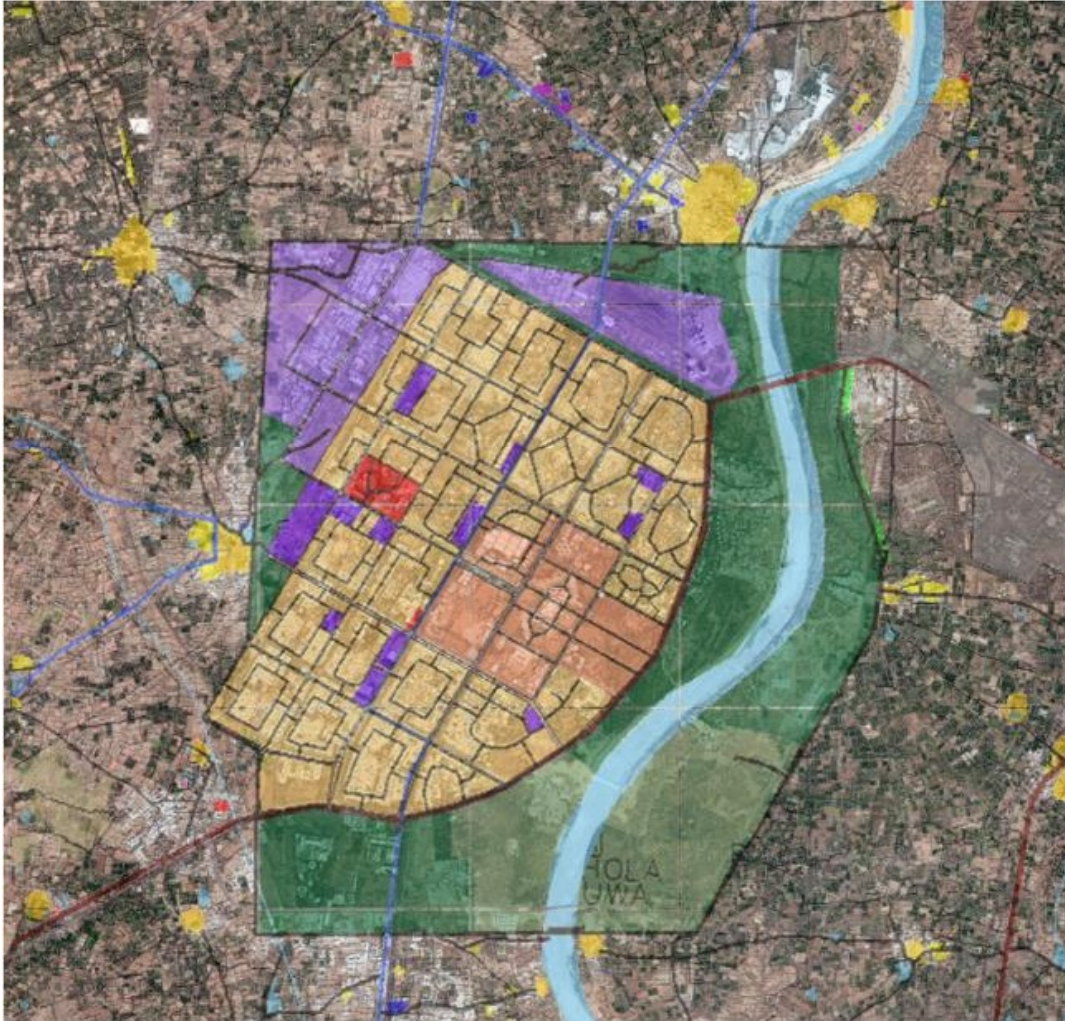
- Authority makes city wide plan.
- Acquires land & build major roads & key infrastructure
- Leave the rest on private developments
- Roads & infra required to be provided through layouts
- levy development charge
- Authority provide smaller roads/services when possible

**Main roads and infra developed as per the plan.
Incremental developments in the remaining areas.**

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3.a. Master Plan / DP + Full Acquisition (by Govt / Authority)



Examples: Chandigarh, Gandhi Nagar, NOIDA

- establish a development authority
- acquire land from farmers & pay compensation
- plan development – roads, open spaces, amenities, infrastructure, etc
- fund and build infrastructure
- prepare sector by sector layouts
- Fund and build housing, commercial centers, amenities etc
- Lease or sell plots and properties

**Everything planned & developed by Govt !
Market almost non-existent**

3.a. Master Plan / DP + Full Acquisition (by Govt / Authority)



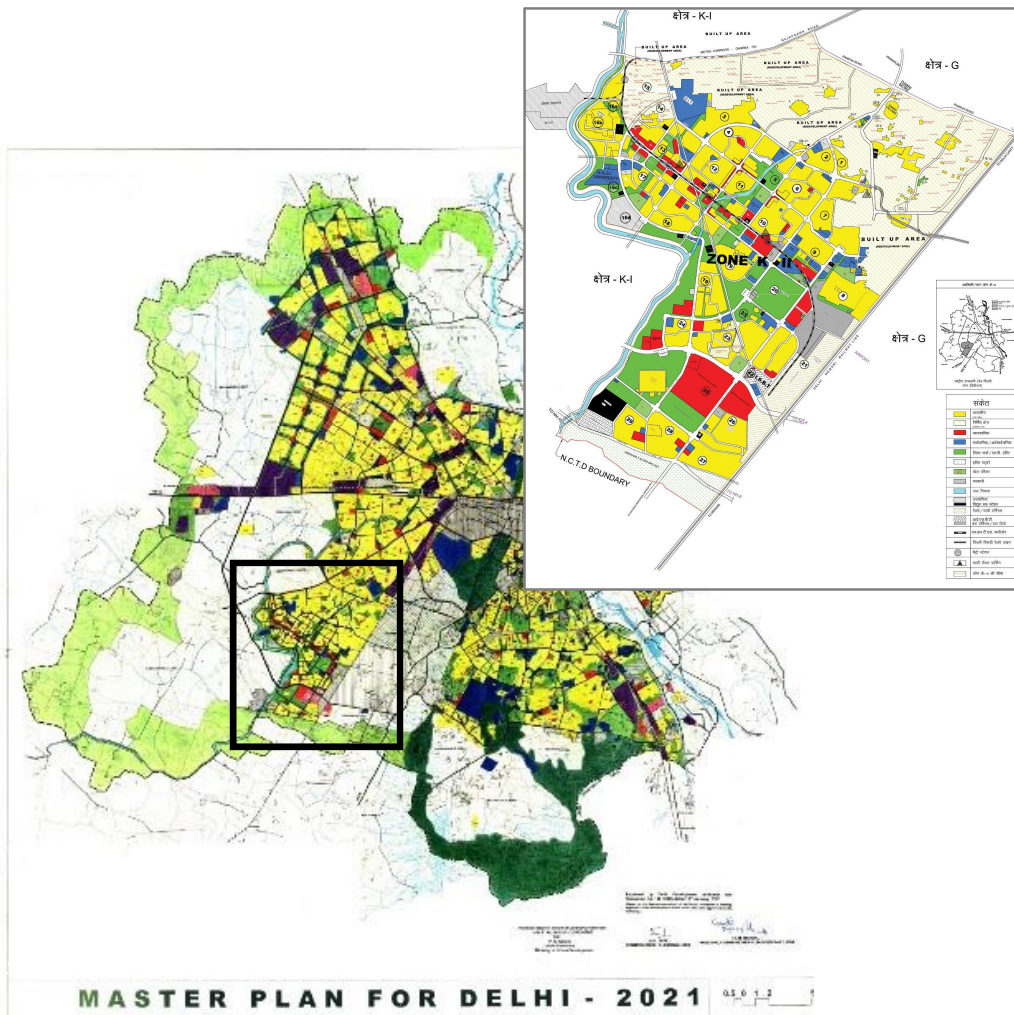
Source: Google Earth

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3.b. Master Plan / DP + Zonal Plan + Incremental Acquisition (by Govt / Authority)



Examples: Delhi

- Establish a development authority
- Prepare Master Plan & identify Zones
- Identify selective zones development
- Acquire land from farmers & pay compensation
- Build infrastructure from public funds
- Prepare sector by sector layouts
- Develop key amenities
- Lease or sell plots and properties. Allow private entities to prepare layouts & approve the same

**Almost everything is planned & developed by Govt!
Limited scope for market / private sector**

3.b. Master Plan / DP + Zonal Plan + Incremental Acquisition (by Govt / Authority)



Buried neck-deep in pits, farmers protest land acquisition



- Establish a development authority
- Prepare Master Plan & identify Zones
- Identify selective zones development
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**Almost everything is planned & developed by Govt!
Limited scope for market / private sector
Requires acquisition**

3.c. Master Plan / DP + Acquisition by Private Sector (Townships)



Examples: Gurugram, Adani

- Developer assembles land. Pays the farmers/owners
- Government provides regulatory support and connective infrastructure in exchange for exactions
- Developer plans and builds development - roads, amenities, plots, etc.
- Developer sells plots and properties

Planning function internalized by developers

Challenges for service provisions and O & M

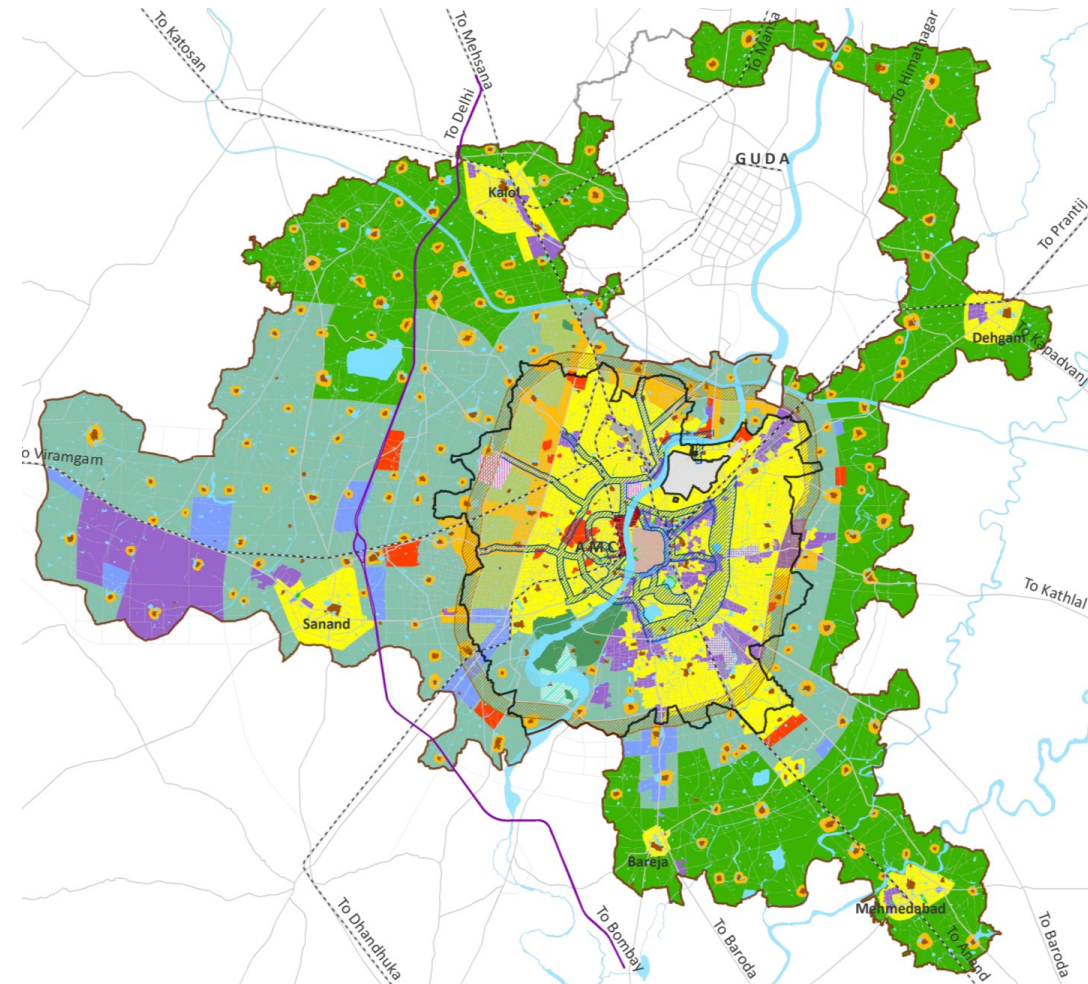
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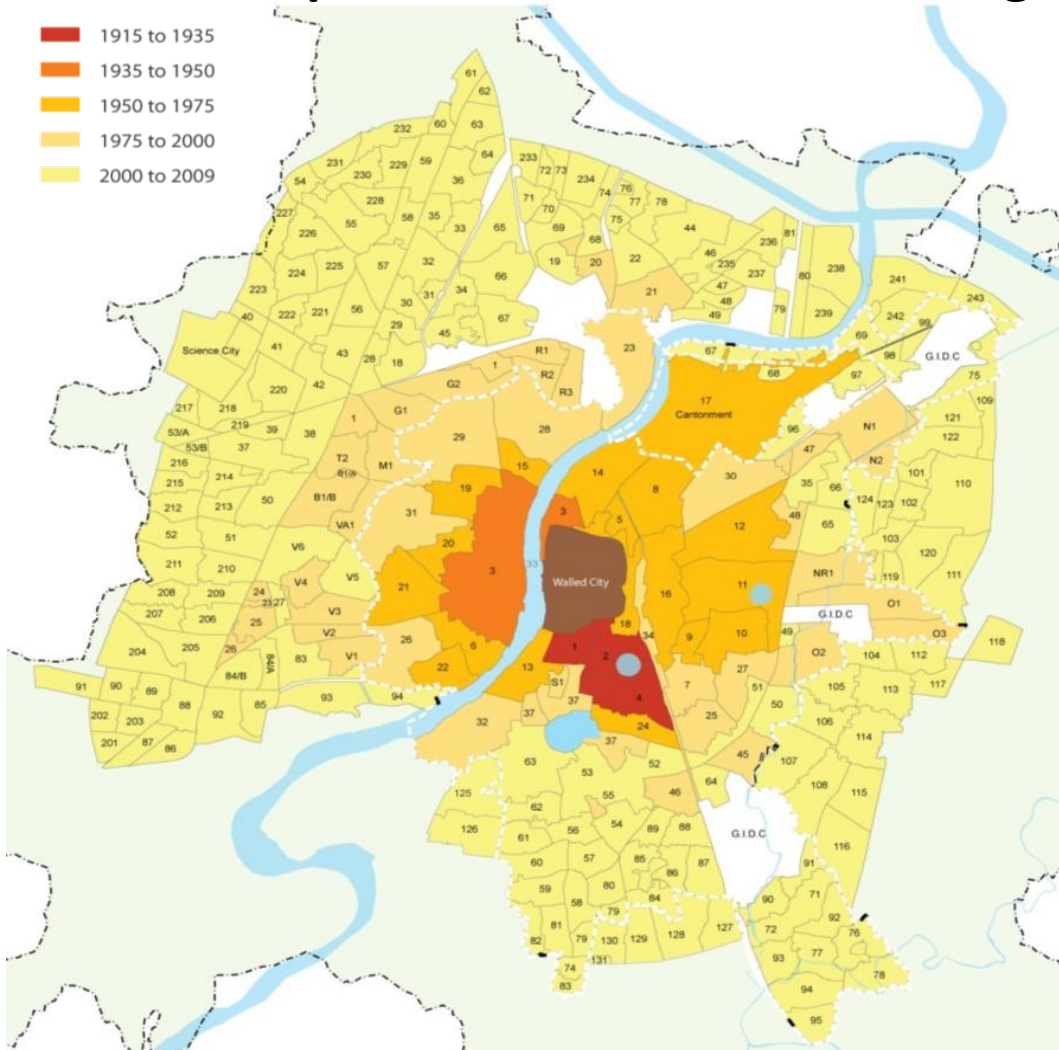
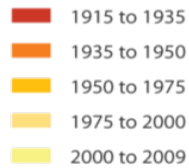
4.a. Development Plan + Town Planning Schemes (TPS) by Govt

Example: Gujarat, Maharashtra

- A relatively well functioning method for managing urban growth
- Works at both, Macro Level and Micro Level
- DP provides a macro level framework that is implemented through micro level Town Planning Schemes (TPS) & Local Area Plans (LAP)



4.a. Development Plan + Town Planning Schemes (TPS) **by Govt / Authority**



Example: Gujarat, Maharashtra

- A relatively well functioning method for managing urban growth
- Works at both, Macro Level and Micro Level
- DP provides a macro level framework that is implemented through micro level Town Planning Schemes (TPS) & Local Area Plans (LAP)

Does NOT require land acquisition

Allows up to 50% land to be taken for public amenities and infrastructure

Allows farmers to benefit from development

Win-win situation

4.b. Development Plan + Land Pooling Schemes **by Private Sector**



Example: Magarpatta

- This is a relatively new model
- Based on bottom-up, local land owners collaboration and leadership

Allows planned micro level development

All members benefit from development

Yet to see broader application of the mechanism

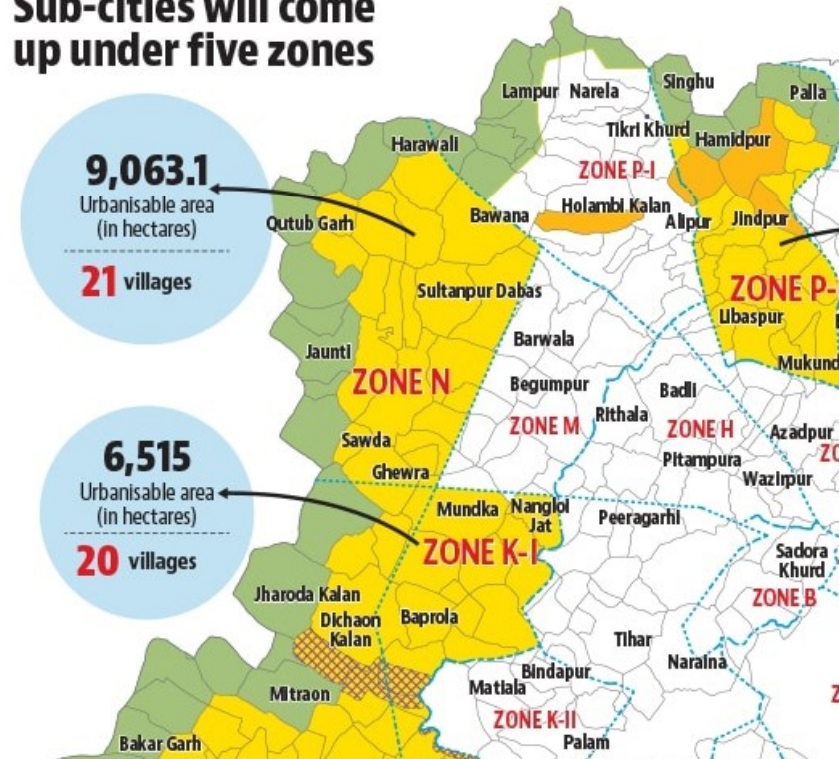


4.C. Master Plan + Land Pooling Schemes (LPS) by Private + Govt Oversight

What land pooling is all about

Land owners can pool their land and give it to the DDA for development of other facilities. Once developed, land owners will get back 48% or 60% of the DDA or the private builder who can put it on sale. Land owners can also colla

Sub-cities will come up under five zones



Example: Delhi

- This is a relatively new model
- Originally proposed in 2013
- Revised in 2017

Possible only where land owners can come together to form DE

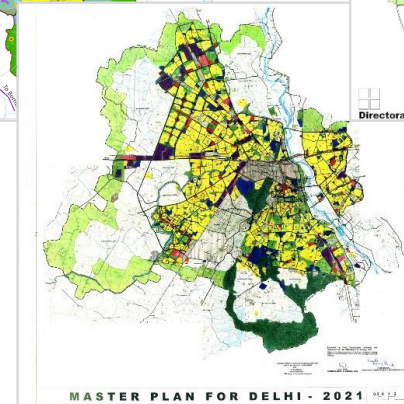
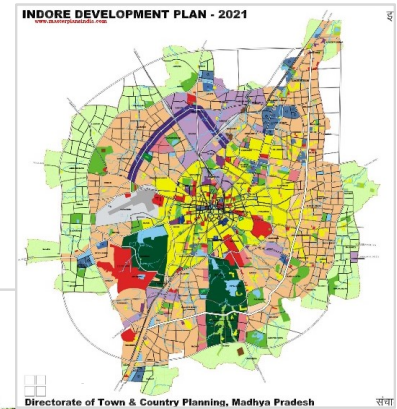
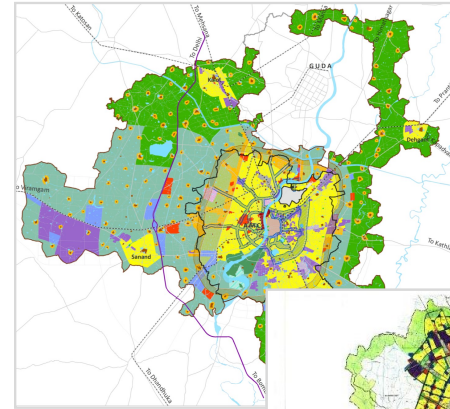
Potentially fragmented development

Difficult to provide connectivity and city level infra in non-contiguous LPS

Yet to see implementation on ground

Different Planning and Development Models in India

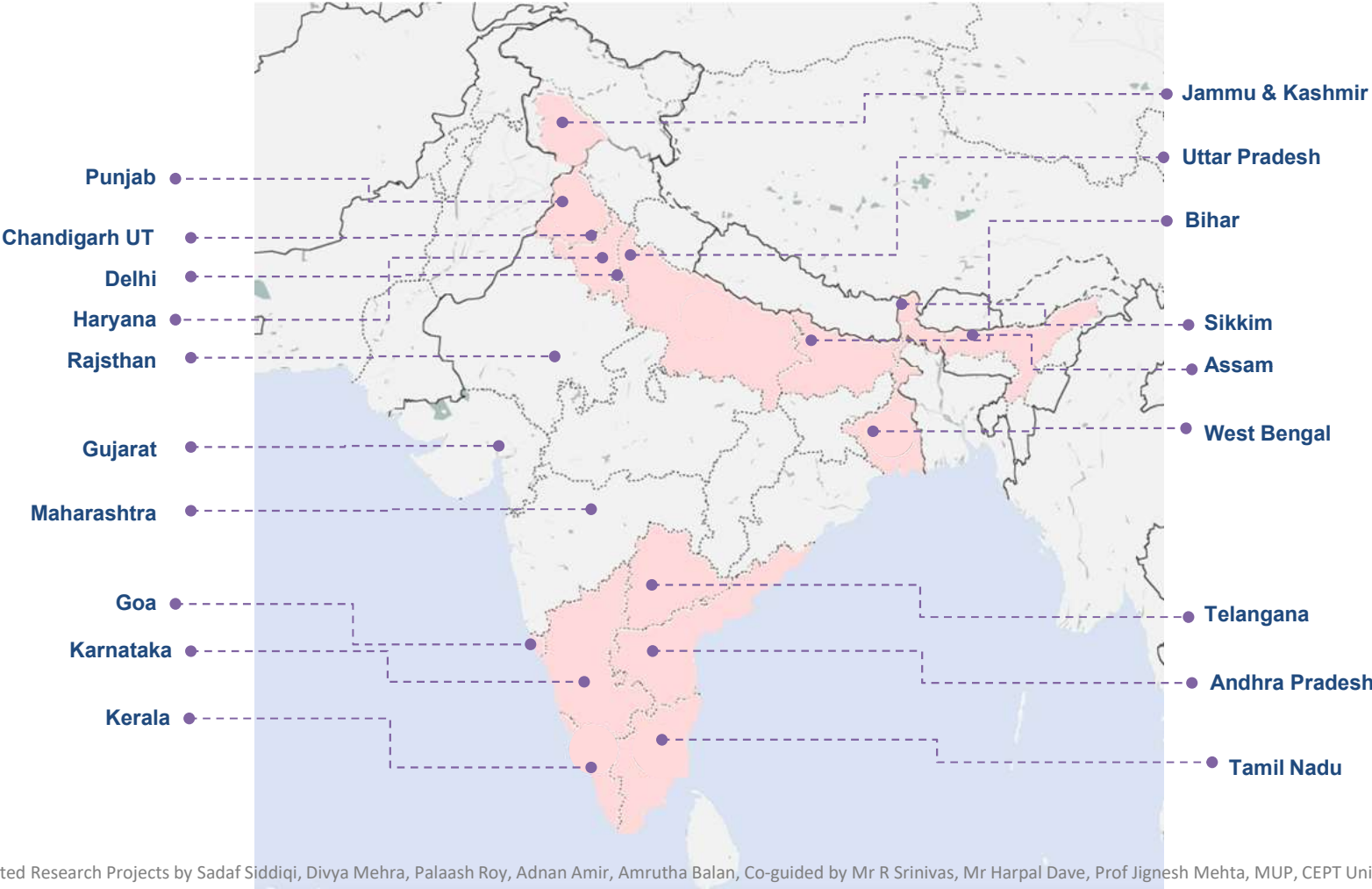
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Where is UP heading?

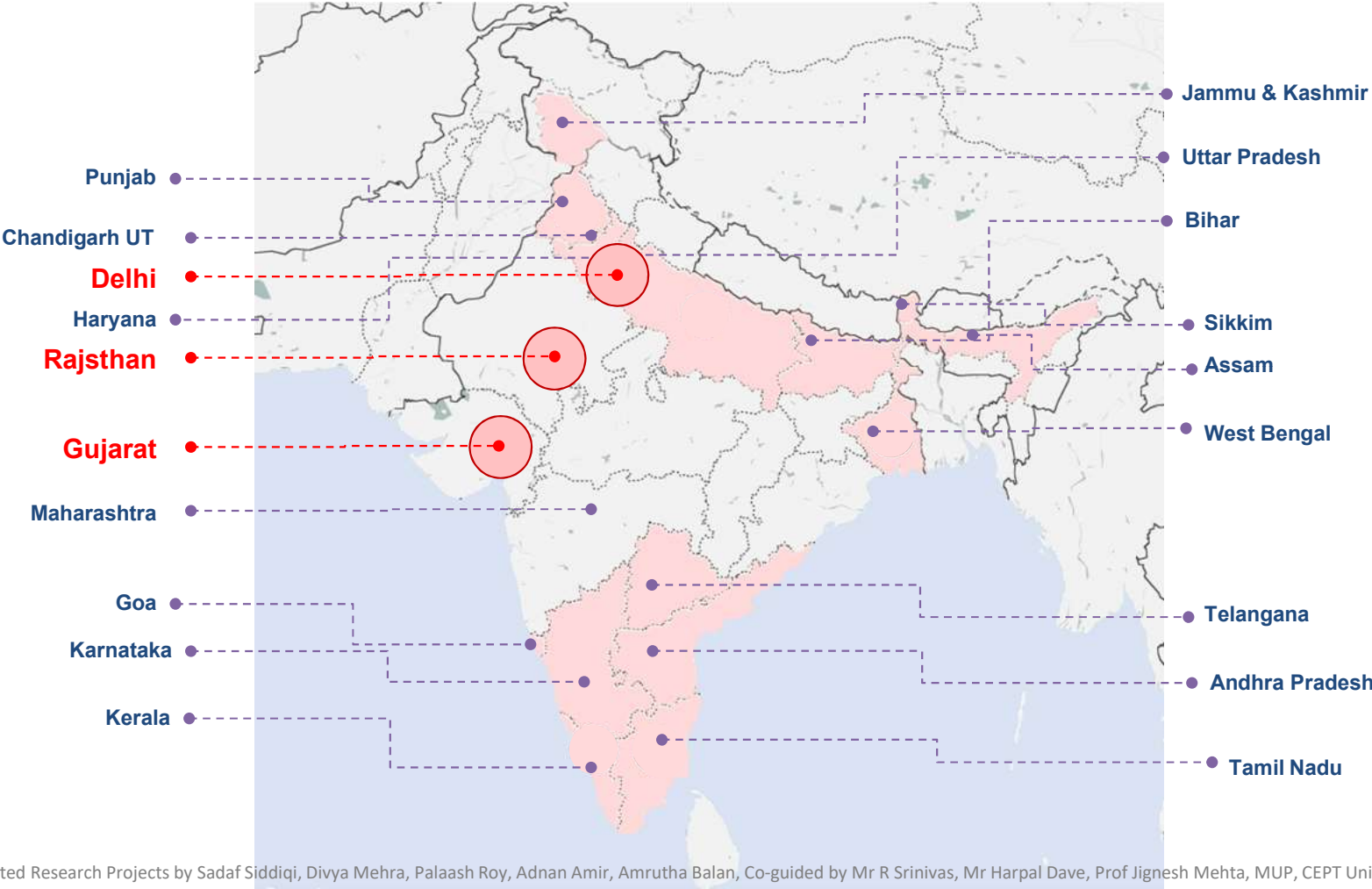
Understanding Statutory Planning Framework

Review of Statutory Planning Frameworks



Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

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Levels of Planning Authorities & ULBs

Levels of authority

Ahmedabad

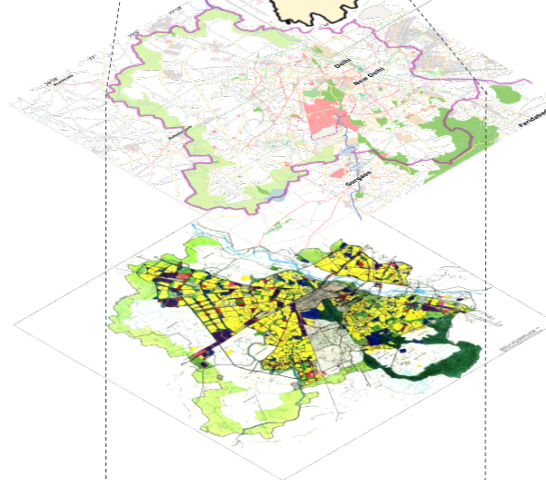
Delhi

Jaipur

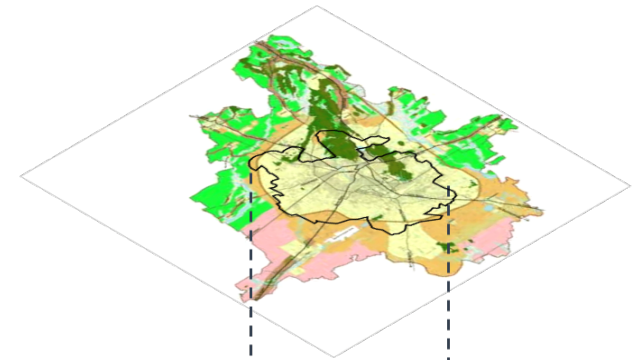
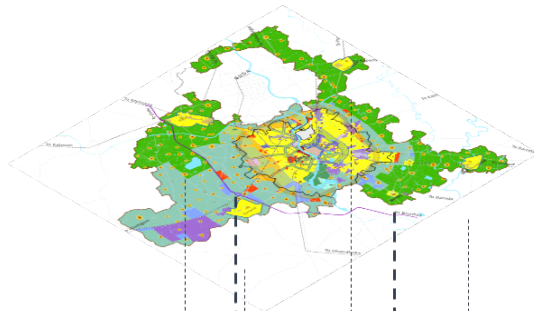
Multi state Region



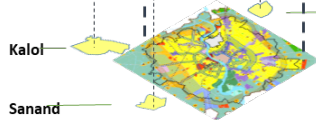
State



Urban development Authority



City/ULB

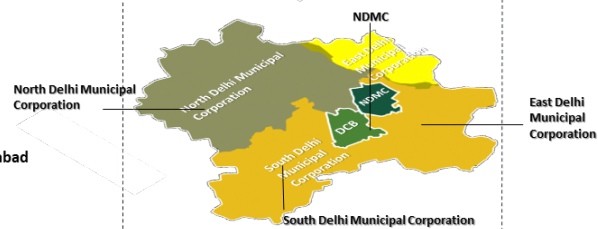


Kalol

Sanand

Dehgam

Mehandabad

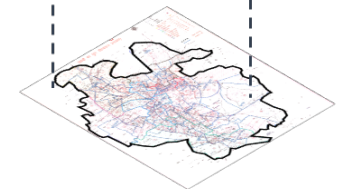


North Delhi Municipal Corporation

NDMC

South Delhi Municipal Corporation

East Delhi Municipal Corporation



Levels of Plans

Levels of Plans

Ahmedabad

Delhi


Jaipur

Region

Regional Plan 2021

Area 33,578 Sq Km

Prepared by: NCRPB under NCRPB Act 1985

 Provisioned under the Act

 Provisioned under a policy

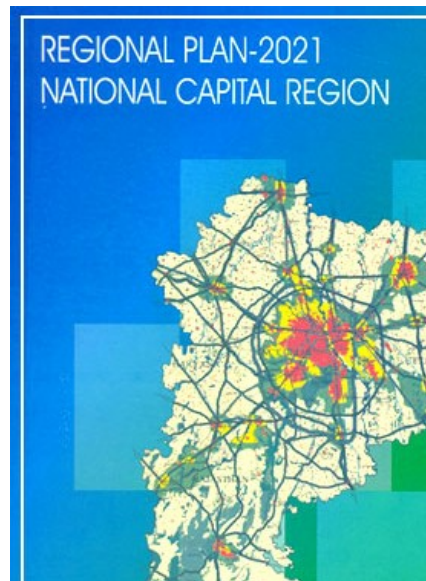
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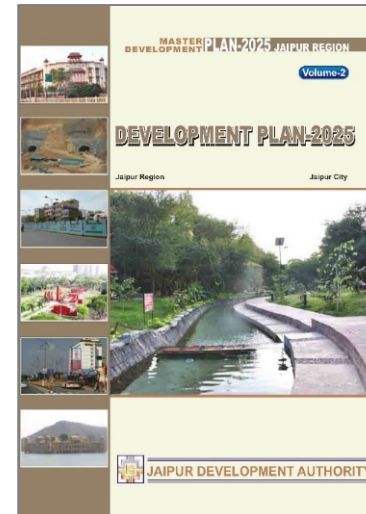
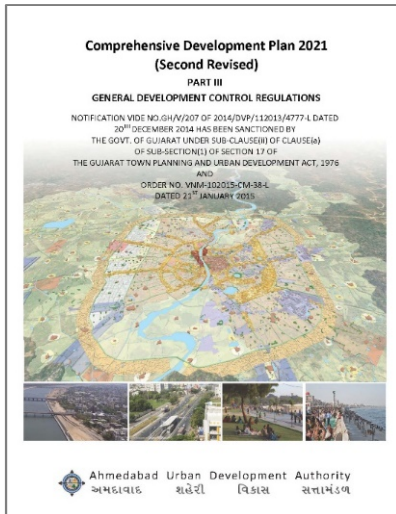
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Master Development Plan 2025

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Urban Area



Levels of Plans

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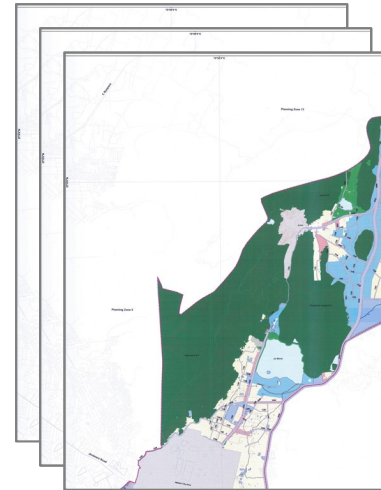
Zonal

Zonal Development Plan

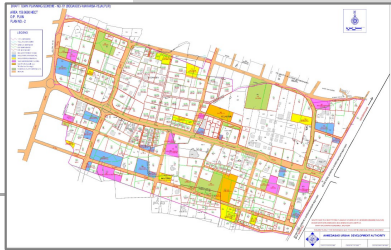
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Zonal Development Plan (U/S 22)

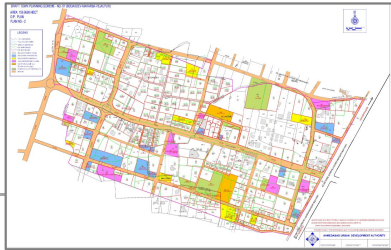
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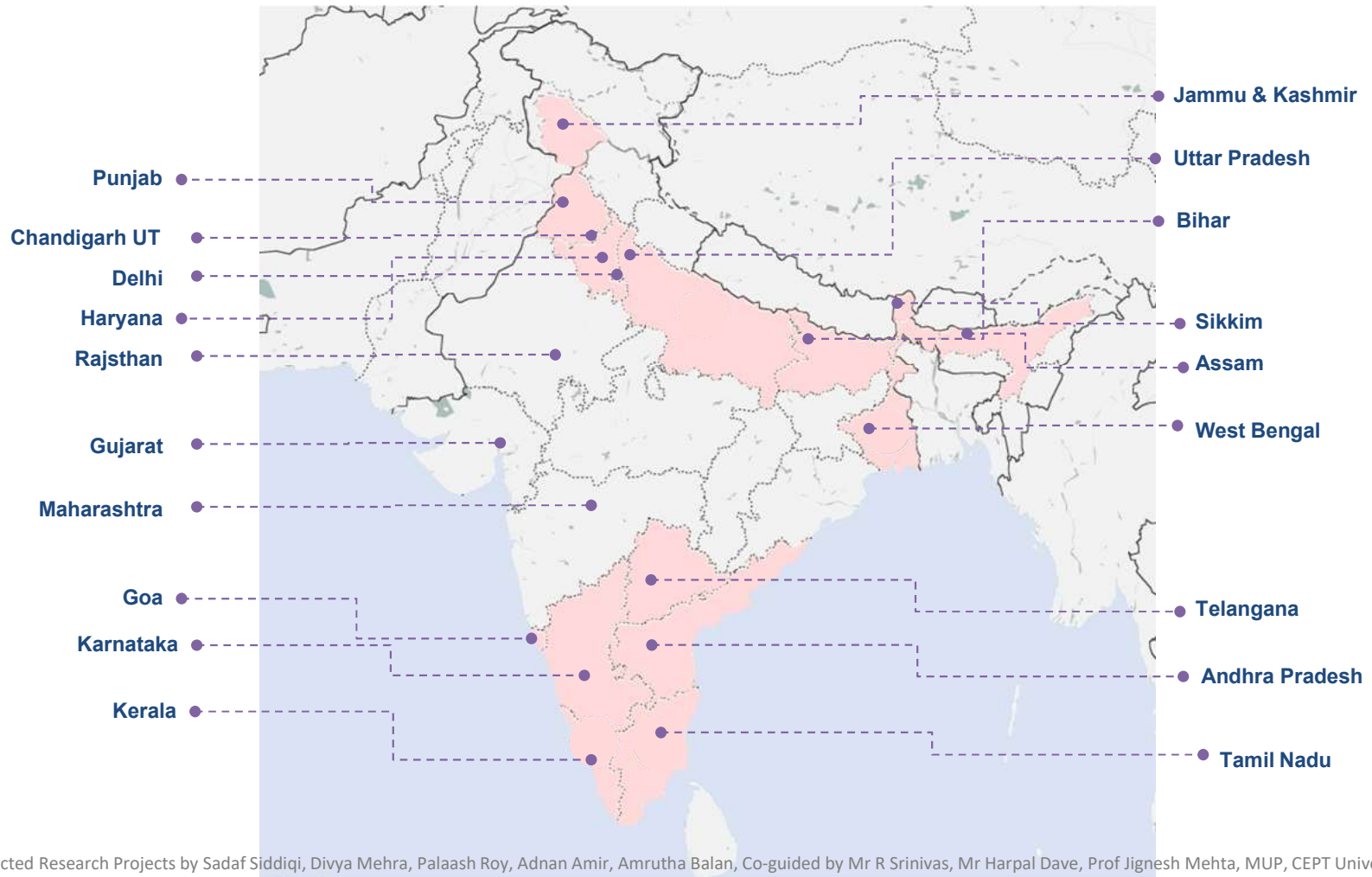
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			Projects and Schemes To be Prepared by JDA (U/S 38 of JDA)	Schemes Area:100-10,000sqm Prepared by developers/JDA Approved by JDA	Schemes Area:100-10,000sqm Prepared by developers/LDA Approved by LDA			
Plot	Plot level plans / Subdivision Plans Prepared by developers / owners Approved by AMC/AUDA	Site/Premise Plans Prepared by developers / owners Approved by DDA	Site Plan / Khasra Layout Prepared by developers / owners Approved by JDA	Site Plan/Khasra Layout Prepared by developers / owners Approved by DDA				

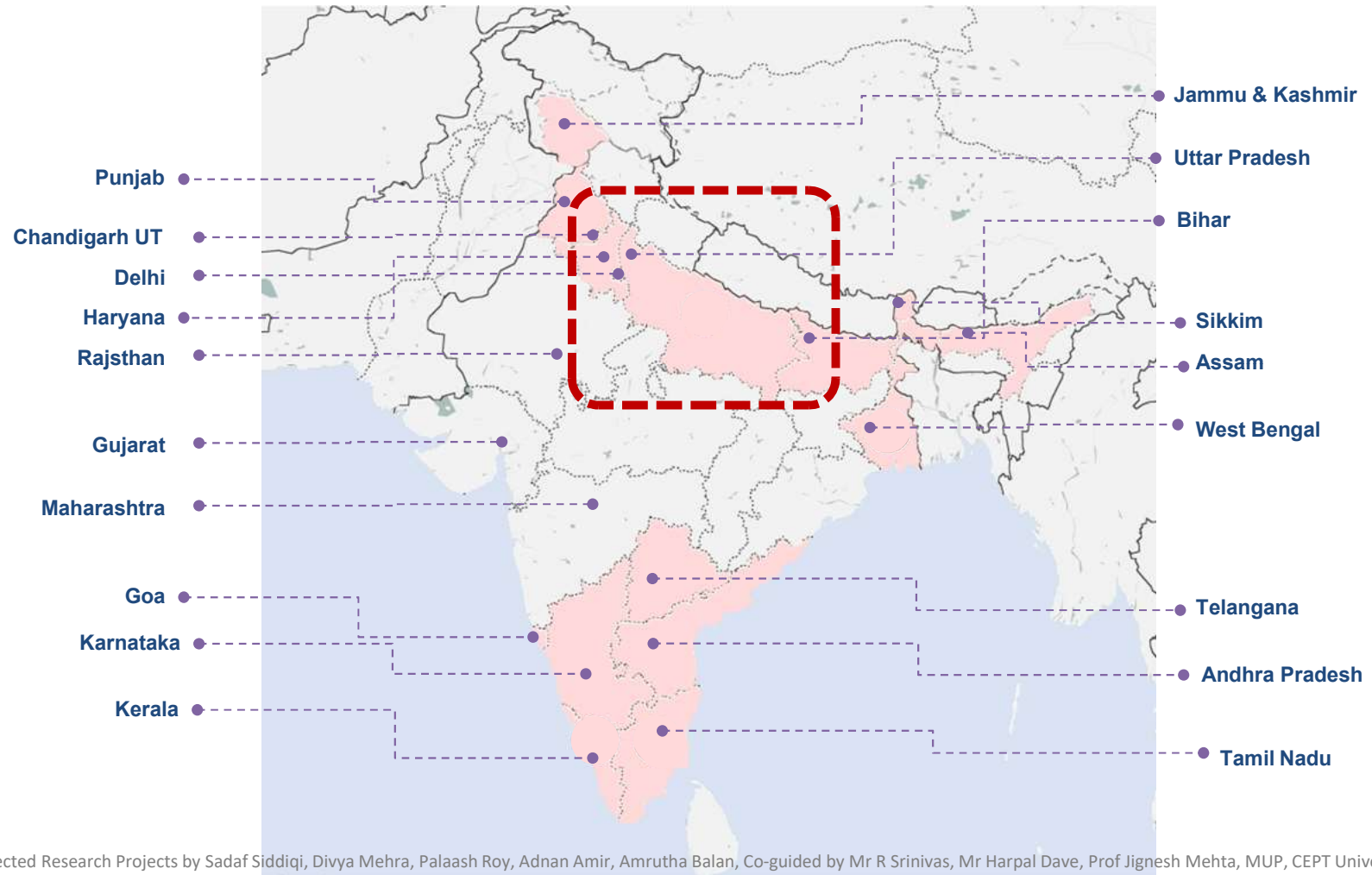
Review of Statutory Frameworks & Plan Preparation

Study of
15 States
26 Cities



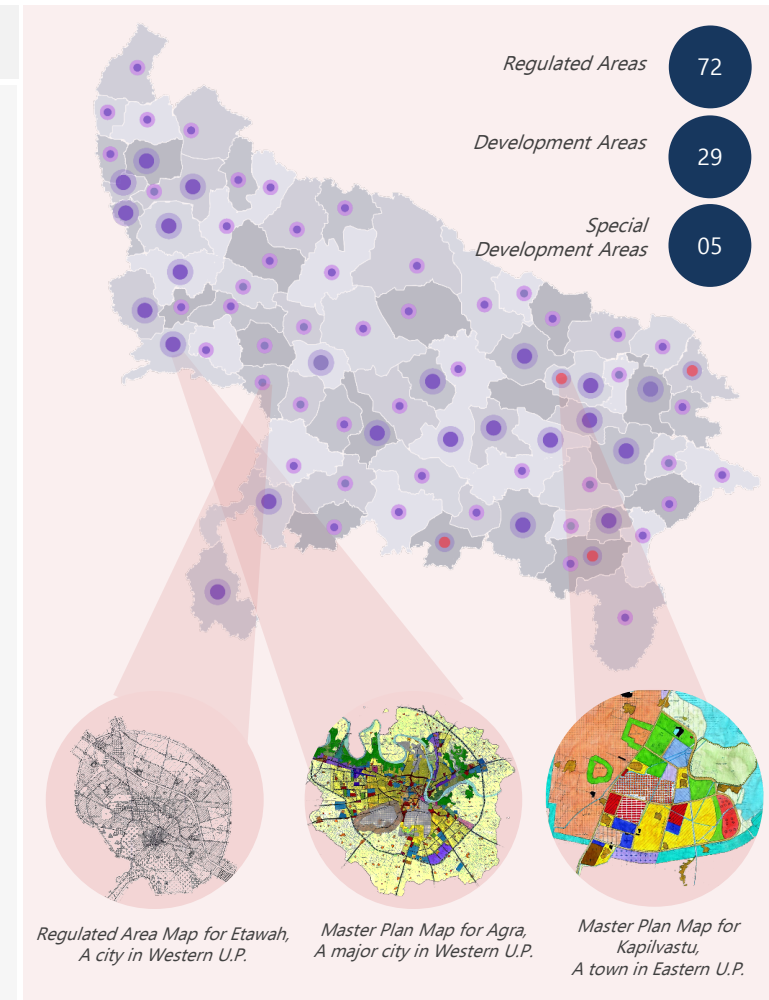
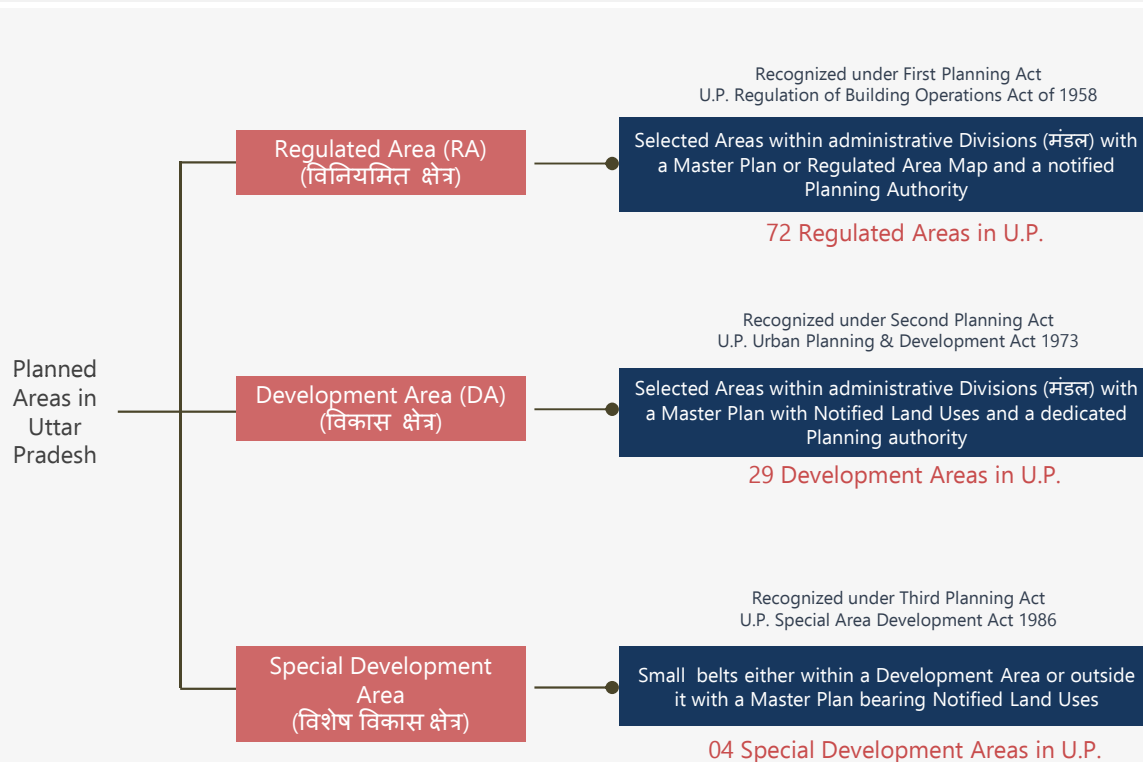
Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

Review of Statutory Frameworks & Plan Preparation



Review of Statutory Frameworks & Plan Preparation

Planning Areas in Uttar Pradesh



COMPARISON W.R.T LEVELS OF PLANS

States	Punjab			Chandigarh	Haryana		Jammu and Kashmir		Uttar Pradesh		Bihar	West Bengal			Assam	Sikkim	Telangana		Andhra Pradesh		Tamil Nadu		Goa	Karnataka	Kerala	
Geographical Scales	Amritsar	Ludhiana	Mohali	Chandigarh	Panchkula	Gunugram	Srinagar	Jammu	Lucknow	Varanasi	Patna	Kolkata	New Town Kolkata	Asansol - Durgapur	Guwahati	Gangtok	Hyderabad	Warangal	Amaravati	Vijaywada	Chennai	Madurai	Panaji	Bengaluru	Thiruvananthapuram	Kazhikode
State																State Capital Region Development Plan							Regional Plan for Goa 2021			State perspective plan
Regional			Regional Plan			Part of the NCR Plan Sub regional Plan to be prepared by Haryana Government **GMDA Plan	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Jammu Region	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Jammu Region			Regional Plan					Comprehensive and Integrated Development Plans			Perspective Plan	Perspective Plan	Regional Plan	Regional Plan			BMR Revised Structure Plan- 2031	
District	District Development Plan								District Plan	District Plan		Draft Development Plans		Draft Development Plans		Draft Development Plans										District development plan
Urban Area	LPA Masterplan	LPA Masterplan	Zonal Plan Mohali	Chandigarh Perspective Plan	Panchkula Interim Master Plan	Gunugram Monasar Urban Complex Plan	Master Plan 2035	Master Plan 2032	Master Plan 2031	Master Plan 2031	Patna Master Plan 2031	KMA Perspective Plan, 2030			Master Plan	Perspective Plans Development Plans	Hyderabad Metropolitan Region Masterplan	Warangal Masterplan	Detailed Masterplan of Amaravati	Zonal Development plan Vijaywada	Chennai Metropolitan Area Master Plan	Madurai Masterplan	Panaji Outline Development Plan 2021	Revised Master Plan for Bengaluru-2015		*Master Plan for Kazhikode Urban area 2035 (2017)
City									Draft Development Plan	Draft Development Plan	Draft Development Plan	LUDCP	LUDCP	LUDCP		Master Plan							City Development plan	Development scheme by corporation	Thiruvananthapuram master Plan 2031 (Draft) (2012)	
Zonal							Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan				City Development Plans	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Area Development Plan							
Micro Level	Town Development Schemes	Town Development Schemes		Layout Plan	Improvement Scheme / Municipal Scheme	Improvement Scheme / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Scheme	Development Schemes*	Development Schemes	Development Schemes	Development Schemes#	Development Schemes		Development Schemes	Town Planning scheme	Town Planning scheme	Detailed Development Plan	Detailed Development Plan	Town Planning Scheme	Town planning scheme	Detailed town planning schemes (DTPS)	
	Improvement Schemes	Improvement Schemes			Sectoral Plan	Sectoral Plan	Improvement Schemes	Improvement Schemes	Sector Plans		Area Improvement Scheme				Local Area Plans				Land Pooling scheme	Land Pooling scheme				Improvement scheme by municipalities		
Layout level			Sector Plan	Layout Plans								Layout Plans	Layout Plans	Layout Plans	Layout Plans	Layout Plans										

- Not Provisioned, not prepared
- Provisioned and sanctioned
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Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

COMPARISON W.R.T LEVELS OF PLANS

States	Punjab			Chandigarh	Haryana		Jammu and Kashmir		Uttar Pradesh		Bihar	West Bengal			Assam	Sikkim	Telangana		Andhra Pradesh	Tamil Nadu	Goa	Karnataka	Kerala			
Geographical Scales	Amritsar	Ludhiana	Mohali	Chandigarh	Panchkula	Gurugram	Srinagar	Jammu	Lucknow	Varanasi	Patna	Kolkata	New Town Kolkata	Assam - Durgapur	Guwahati	Gangtok	Hyderabad	Warangal	Amaravati	Vijaywada	Chennai	Madurai	Panaji	Bengaluru	Thiruvananthapuram	Kazhikode
State																Regional Perspective Plans						Regional Plan for Goa 2021			State perspective plan	
Regional															State Capital Region Development Plan	Comprehensive and Integrated Development Plans			Perspective Plan	Perspective Plan	Regional Plan	Regional Plan		BMR Revised Structure Plan-2031		
District	District Development Plan								District Plan	District Plan		Draft Development Plans		Draft Development Plans		Draft Development Plans									District development plan	
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Zonal							Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan				City Development Plans	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Area Development Plan							
Micro Level	Town Development Schemes	Town Development Schemes			Improvement Schemes / Municipal Scheme	Improvement Schemes / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Scheme	Development Schemes*	Development Schemes*	Development Schemes*	Development Schemes#	Development Schemes			Development Schemes	Development Schemes				Town planning scheme	Detailed town planning schemes (DTPS)	
	Improvement Schemes	Improvement Schemes		Layout Plan															Town Planning schemes	Town Planning scheme	Detailed Development Plan	Detailed Development Plan	Town Planning Scheme		Improvement scheme by municipalities	
	Municipal Schemes	Municipal Schemes			Sectoral Plan	Sectoral Plan	Improvement Schemes	Improvement Schemes	Sectoral Plans		Area Improvement Scheme				Local Area Plans				Land Pooling scheme	Land Pooling scheme						
Layout level			Sector Plan	Layout Plans							Layout Plans	Layout Plans	Layout Plans	Layout Plans	Layout Plans	Layout Plans										

- Not Provisioned, not prepared
- Provisioned and same implemented
- Provisioned under powers and prepared
- Provisioned through powers, acts other than
- Provisioned and in preparation

Uttar Pradesh,

- Plans prepared mainly at one level – Master Plan Level
- No provision for Regional Plan
- No Micro-level plans (LAP / TPS) to implement the MP

Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

COMPARISON W.R.T LEVELS OF PLANS

States	Punjab			Chandigarh	Haryana		Jammu and Kashmir		Uttar Pradesh		Bihar	West Bengal			Assam	Sikkim	Telangana	Andhra Pradesh	Tamil Nadu		Goa	Karnataka	Kerala			
Geographical Scales	Amritsar	Ludhiana	Mohali	Chandigarh	Panchkula	Gurugram	Srinagar	Jammu	Lucknow	Varanasi	Patna	Kolkata	New Town Kolkata	Asansol - Durgapur	Guwahati	Gangtok	Hyderabad	Warangal	Amaravati	Vijaywada	Chennai	Madurai	Panaji	Bengaluru	Thiruvananthapuram	Kazhikode
State																Respective Plans							Regional Plan for Goa 2021		State perspective plan	
Regional																Regional Development Plans			Perpective Plan	Perpective Plan	Regional Plan	Regional Plan		BMR Revised Structure Plan- 2031		
District	District Development Plan								District Plan	District Plan		Draft Development Plans	Draft Development Plans		Draft Development Plans										District development plan	
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Zonal							Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan					City Development Plans	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Area Development Plan						
Micro Level	Town Development Schemes	Town Development Schemes			Improvement Schemes / Municipal Scheme	Improvement Schemes / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Schemes	Development Schemes*	Development Schemes	Development Schemes	Development Schemes#	Development Schemes			Development Schemes	Development Schemes				Town planning scheme	Detailed town planning schemes (DTPS)	
	Improvement Schemes	Improvement Schemes		Layout Plan															Town Planning schemes	Town Planning schemes	Detailed Development Plan	Detailed Development Plan	Town Planning Scheme			
	Municipal Schemes	Municipal Schemes			Sectoral Plan	Sectoral Plan	Improvement Schemes	Improvement Schemes	Sectoral Plans		Area Improvement Scheme					Local Area Plans			Land Pooling scheme	Land Pooling scheme				Improvement scheme by municipalities		
Layout level			Sector Plan	Layout Plans					Layout Plans			Layout Plans	Layout Plans	Layout Plans	Layout Plans	Layout Plans										

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Uttar Pradesh

- Plans prepared mainly at one level – Master Plan Level
- No provision for Regional Plan
- No Micro-level plans (LAP / TPS) to implement the MP

In the case of Sikkim,

- There is provision for plans at all levels in SURPD Act 1998
- But NO statutory plans in place yet

Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

COMPARISON W.R.T LEVELS OF PLANS

States	Punjab			Chandigarh	Haryana		Jammu and Kashmir		Uttar Pradesh		Bihar	West Bengal			Assam	Sikkim	Telangana	Andhra Pradesh		Tamil Nadu	Goa	Karnataka	Kerala			
Geographical Scales	Amritsar	Ludhiana	Mohali	Chandigarh	Panchkula	Gurugram	Srinagar	Jammu	Lucknow	Varanasi	Patna	Kolkata	New Town Kolkata	Asansol - Durgapur	Guwahati	Gangtok	Hyderabad	Warangal	Amaravati	Vijayawada	Chennai	Madurai	Panaji	Bengaluru	Thiruvananthapuram	Kazhikode
State																Regional Development Plans						Regional Plan for Goa 2021			State perspective plan	
Regional																Regional Development Plans										
District	District Development Plan								District Plan	District Plan		District Development Plans		Development Plans		Draft Development Plans									District development plan	
Urban Area	LPA Masterplan	LPA Masterplan	Zonal Plan Mohali	Chandigarh Perspective Plan	Panchkula Interim Master Plan	Gurugram Monesar Urban Complex Plan	Master Plan 2035	Master Plan 2032	Master Plan 2031	Master Plan 2031	Patna Master Plan 2031	KMA Perspective Plan, 2030			Master Plan	Perspective Plans	Hyderabad Metropolitan Region Masterplan	Warangal Masterplan	Detailed Masterplan of Amaravati	Zonal Development plan Vijayawada	Chennai Metropolitan Area Masterplan	Madurai Masterplan	Panaji Outline Development Plan 2021	Revised Master Plan for Bengaluru-2015	*Master Plan for Kazhikode Urban area 2035 (2017)	
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Zonal							Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan					City Development Plans	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Area Development Plan						
Micro Level	Town Development Schemes	Town Development Schemes			Improvement Schemes / Municipal Scheme	Improvement Schemes / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Schemes	Development Schemes*	Development Schemes	Development Schemes	Development Schemes#	Development Schemes			Development Schemes	Development Schemes				Town planning scheme	Detailed town planning schemes (DTPS)	
Layout level			Sector Plan	Layout Plan	Sectoral Plan	Sectoral Plan	Improvement Schemes	Improvement Schemes	Sectoral Plans	Sectoral Plans	Area Improvement Scheme					Local Area Plans			Land Pooling scheme	Land Pooling scheme				Improvement scheme by municipalities		

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- Provisioned and sanctioned
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- Provisioned through powers, acts other than
- Provisioned and in preparation

Inconsistency in the level of plans prepared across states

Uttar Pradesh

- Plans prepared mainly at one level – Master Plan Level
- No provision for Regional Plan
- No Micro-level plans (LAP / TPS) to implement the MP

In the case of Sikkim,

- There is provision for plans at all levels in SURPD 1998
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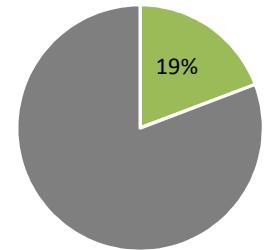
Andhra Pradesh

- Plans at all provisioned levels

Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

COMPARISON W.R.T LEVELS OF PLANS

States	Punjab			Chandigarh	Haryana		Jammu and Kashmir		Uttar Pradesh		Bihar	West Bengal			Assam	Sikkim	Telangana		Andhra Pradesh		Tamil Nadu		Goa	Karnataka	Kerala		
Geographical Scales	Amritsar	Ludhiana	Mohali	Chandigarh	Panchkula	Gunugram	Srinagar	Jammu	Lucknow	Varanasi	Patna	Kolkata	New Town Kolkata	Asansol - Durgapur	Guwahati	Gangtok	Hyderabad	Warangal	Amaravati	Vijaywada	Chennai	Madurai	Panaji	Bengaluru	Thiruvananthapuram	Kozhikode	
State																Regional Development Plans							Regional Plan for Goa 2021			State perspective plan	
Regional			Regional Plan			Part of the NCR Plan Sub regional Plan to be prepared by Haryana Government	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Kashmir Region	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Jammu Region			Regional Plan				State Capital Region Development Plan	Comprehensive and Integrated Development Plans			Perspective Plan	Perspective Plan	Regional Plan	Regional Plan			BMR Revised Structure Plan- 2031		
District	District Development Plan								District Plan	District Plan		Draft Development Plans	Draft Development Plans		Draft Development Plans											District development plan	
Urban Area	LPA Masterplan	LPA Masterplan	Zonal Plan Mohali	Chandigarh Perspective Plan	Panchkula Interim Master Plan	Gunugram Monesar Urban Complex Plan	Master Plan 2035	Master Plan 2032	Master Plan 2031	Master Plan 2031	Patna Master Plan 2031	KMA Perspective Plan, 2030			Master Plan	Perspective Plans Development Plans	Hyderabad Metropolitan Region Masterplan	Warangal Masterplan	Detailed Masterplan of Amaravati	Zonal Development plan Vijaywada	Chennai Metropolitan Area Master Plan	Madurai Masterplan	Panaji Outline Development Plan 2021	Revised Master Plan for Bengaluru-2015		*Master Plan for Kozhikode Urban area 2035 (2017)	
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Micro Level	Town Development Schemes	Town Development Schemes		Layout Plan	Improvement Scheme / Municipal Scheme	Improvement Scheme / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Scheme	Development Schemes*	Development Schemes	Development Schemes	Development Schemes	Development Schemes			Development Schemes	Development Schemes	Town Planning schemes	Town Planning schemes	Detailed Development Plan	Detailed Development Plan	Town Planning Scheme	Town planning scheme	Detailed town planning schemes (DTPS)
	Improvement Schemes	Improvement Schemes			Sectoral Plan	Sectoral Plan	Improvement Schemes	Improvement Schemes	Sector Plans		Area Improvement Scheme				Local Area Plans											Improvement scheme by municipalities	
Layout level			Sector Plan									Layout Plans	Layout Plans	Layout Plans	Layout Plans	Layout Plans											



Regional Plans (19%)

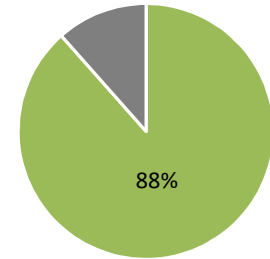
- **inconsistently prepared**
- **Often very broad and remain Unimplemented**



Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

COMPARISON W.R.T LEVELS OF PLANS

States	Punjab			Chandigarh	Haryana		Jammu and Kashmir		Uttar Pradesh		Bihar	West Bengal			Assam	Sikkim	Telangana		Andhra Pradesh		Tamil Nadu		Goa	Karnataka	Kerala	
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	Improve ment Schemes	Improve ment Schemes			Sectoral Plan	Sectoral Plan	Improve ment Schemes	Improve ment Schemes	Sector Plans		Area Improvement Scheme			Development Schemes*	Development Schemes	Development Schemes#			Town Planning schemes	Town Planning schemes			Improvement scheme by municipalities			
	Municipal Schemes	Municipal Schemes												Local Area Plans				Land Pooling scheme	Land Pooling scheme							
Layout level			Sector Plan																							
			Layout Plans	Zoning Plan																						



Urban Area Level Plans (DP / MP / MDP)

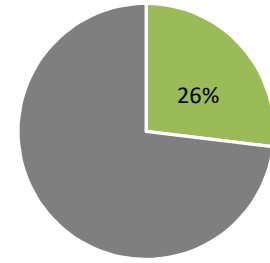
• most consistent level of plans across



Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

COMPARISON W.R.T LEVELS OF PLANS

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Micro Level	Development Schemes	Development Schemes		Layout Plan	Improvement Scheme / Municipal Scheme	Improvement Scheme / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Scheme	Development Schemes*	Development Schemes	Development Schemes	Development Schemes	Development Schemes		Development Schemes	Development Schemes	Town Planning Schemes	Town Planning Schemes	Detailed Development Plan	Detailed Development Plan	Town Planning Scheme	Town planning scheme	Detailed town planning schemes (DTPS)	
Layout level			Sector Plan		Sectoral Plan	Sectoral Plan	Improvement Schemes	Improvement Schemes	Sector Plans		Area Improvement Scheme				Local Area Plans				Land Pooling scheme	Land Pooling scheme					Improvement scheme by municipalities		

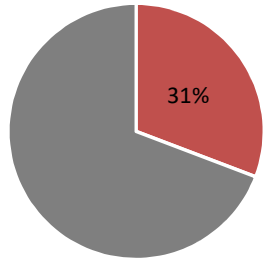


- Zonal Plans**
- **Cumbersome to prepare**
 - **Inconsistently prepared**
 - **Remain unimplemented**
 - **Rendered redundant in many states**

Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

COMPARISON W.R.T LEVELS OF PLANS

States	Punjab			Chandigarh	Haryana		Jammu and Kashmir		Uttar Pradesh		Bihar	West Bengal			Assam	Sikkim	Telangana		Andhra Pradesh		Tamil Nadu		Goa	Karnataka	Kerala		
Geographical Scales	Amritsar	Ludhiana	Mohali	Chandigarh	Panchkula	Gunugram	Srinagar	Jammu	Lucknow	Varanasi	Patna	Kolkata	New Town Kolkata	Asansol - Durgapur	Guwahati	Gangtok	Hyderabad	Warangal	Amaravati	Vijaywada	Chennai	Madurai	Panaji	Bengaluru	Thiruvananthapuram	Kazhikode	
State																State Capital Region Development Plan							Regional Plan for Goa 2021			State perspective plan	
Regional			Regional Plan			Part of the NCR Plan / Sub regional Plan to be prepared by Haryana Government / **GMDA Plan	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Kashmir Region	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Jammu Region			Regional Plan					Comprehensive and Integrated Development Plans			Perspective Plan	Perspective Plan	Regional Plan	Regional Plan			BMR Revised Structure Plan- 2031		
District	District Development Plan								District Plan	District Plan			Draft Development Plans	Draft Development Plans		Draft Development Plans										District development plan	
Urban Area	LPA Masterplan	LPA Masterplan	Zonal Plan Mohali	Chandigarh Perspective Plan	Panchkula Interim Master Plan	Gunugram Monasar Urban Complex Plan	Master Plan 2035	Master Plan 2032	Master Plan 2031	Master Plan 2031	Patna Master Plan 2031	KMA Perspective Plan, 2030			Master Plan	Perspective Plans / Development Plans	Hyderabad Metropolitan Region Masterplan	Warangal Masterplan	Detailed Masterplan of Amaravati	Zonal Development plan Vijaywada	Chennai Metropolitan Area Master Plan	Madurai Masterplan	Panaji Outline Development Plan 2021	Revised Master Plan for Bengaluru-2015		*Master Plan for Kazhikode Urban area 2035 (2017)	
City									Draft Development Plan	Draft Development Plan	Draft Development Plan		LUDCP	LUDCP	LUDCP	Master Plan							City Development plan	Development scheme by corporation	Thiruvananthapuram master Plan 2031 (Draft) (2012)		
Zonal							Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan				City Development Plans	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Area Development Plan								
Micro Level	Town Development Schemes	Town Development Schemes		Layout Plan	Improvement Scheme / Municipal Scheme	Improvement Scheme / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Scheme	Development Schemes*	Development Schemes	Development Schemes	Development Schemes	Development Schemes			Development Schemes	Development Schemes	Town Planning scheme	Town Planning scheme	Detailed Development Plan	Detailed Development Plan	Town Planning Scheme	Town planning scheme	Detailed town planning schemes (DTPS)
Layout level			Sector Plan	Zoning Plan	Sectoral	Sectoral	Improvement Schemes	Improvement Schemes	Sectoral		Area Development Scheme				Local Area				Land Use scheme	Land Use scheme					Improvement scheme for municipalities		



*Covering very small part of the area

Micro Level Plans (LAP / TPS / DTPS / DDP etc)

- Many States have provisions in their Act
- But fail to prepare
- Inconsistently prepared
- Cover very small area

Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

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State																Regional Development Plans							Regional Plan for Goa 2021			state perspective plan
Regional			Regional Plan			Part of the NCR Plan Sub regional Plan to be prepared by Haryana Government **GMDA Plan	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Jammu Region	Infrastructure Development Plan / Mobility Management Plan / Sustainability Plan for Jammu Region			Regional Plan				State Capital Region Development Plan	Comprehensive and Integrated Development Plans			Perspective Plan	Perspective Plan	Regional Plan	Regional Plan			BMR Revised Structure Plan- 2031	
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City									Draft Development Plan	Draft Development Plan	Draft Development Plan				Master Plan								City Development plan	Development scheme by corporation	Master Plan 2031 (Draft 2019)	
Zonal							Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	LUDCP	LUDCP	LUDCP		City Development Plans	Zonal Development Plan	Zonal Development Plan	Zonal Development Plan	Area Development Plan						
Micro Level	Town Development Schemes	Town Development Schemes		Layout Plan	Improvement Scheme / Municipal Scheme	Improvement Scheme / Municipal Scheme	Town Planning Schemes	Town Planning Schemes	Improvement Schemes	Improvement Schemes	Area Development Scheme	Development Schemes*	Development Schemes	Development Schemes	Development Schemes	Development Schemes			Development Schemes	Development Schemes	Detailed Development Plan	Detailed Development Plan	Town Planning Scheme	Town planning scheme		Detailed town planning schemes (DTPS)
Layout level			Sector Plan	Layout Plans	Zoning Plan				Sector						Local Area					Land Use Scheme	Land Use Scheme			Improvement scheme for municipalities		

Observations

- **Two or Three Levels of plans work better.** Too many levels make it cumbersome for the authorities
- **Regional Plans** needed for large urban / metropolitan areas but not consistently prepared or updated
- **DP / MP** must cover entire urban area.
- City level plans are inadequate to manage peripheral growth
- Zonal Dev Plans are found cumbersome & dropped by many states & authorities
- **Microlevel plans (LAP & TPS / LPS)** are crucial for implementing DP / MP; but NOT mandated in all states. Prepared inconsistently

Source: Directed Research Projects by Sadaf Siddiqi, Divya Mehra, Palaash Roy, Adnan Amir, Amrutha Balan, Co-guided by Mr R Srinivas, Mr Harpal Dave, Prof Jignesh Mehta, MUP, CEPT University

Observations

1. Need to simplify the levels of plans to make them implementable

- Too many levels of plans make it cumbersome for the authorities
- Too few levels (ie. only MP/DP) makes it difficult to implement
- 2 or 3 Levels of plans work better

1. Regional Framework Plan:

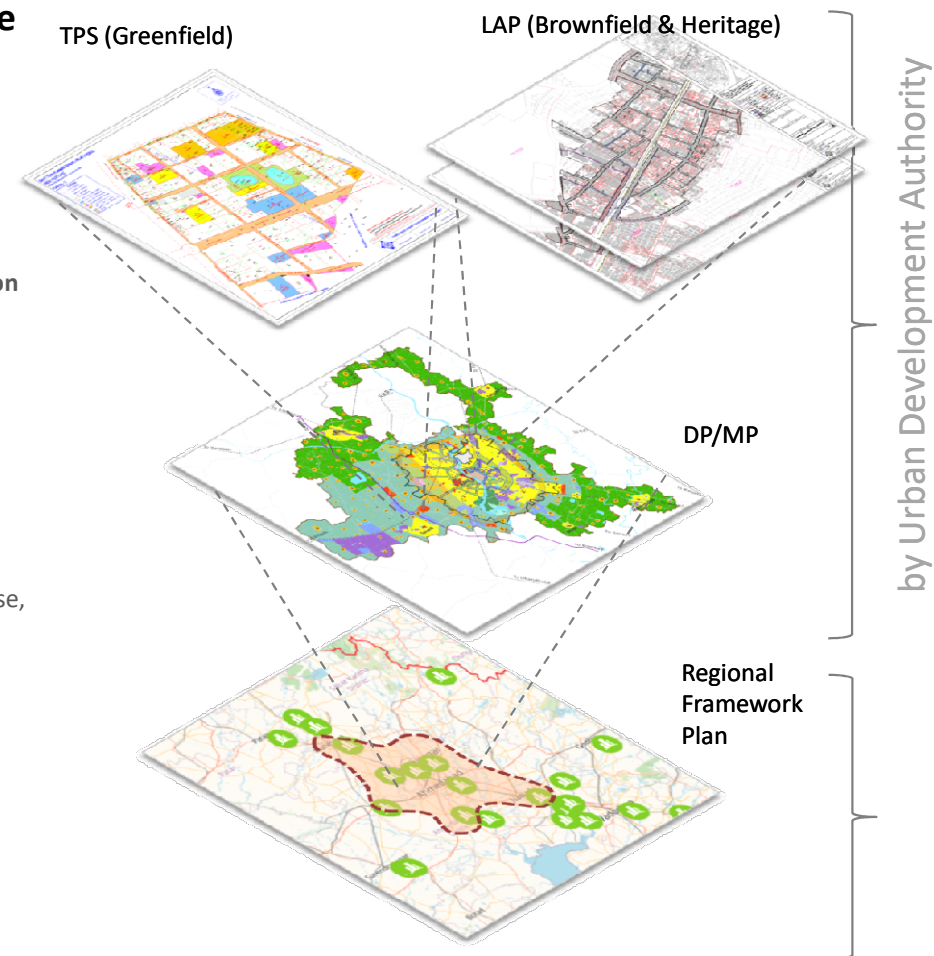
- Required for Large Urban / Metropolitan Areas with **multi-city / multi-center region**
- To provide **Regional framework** of
 - Growth Centers & Economic Hubs,
 - Transportation Network and
 - Environmentally sensitive areas & corridors

2. Development Plan/Master Plan

- Must include entire contiguous urban area and future growth area.
- Must be prepared on detail Basemap showing all plots/khasra
- Must be comprehensive enough to include for all key sector proposals (ie Land Use, Transport, Infra, Housing, Env, Heritage, etc)
- Must coordinate with area based DCRs & Byelaws (rather than rule-based)

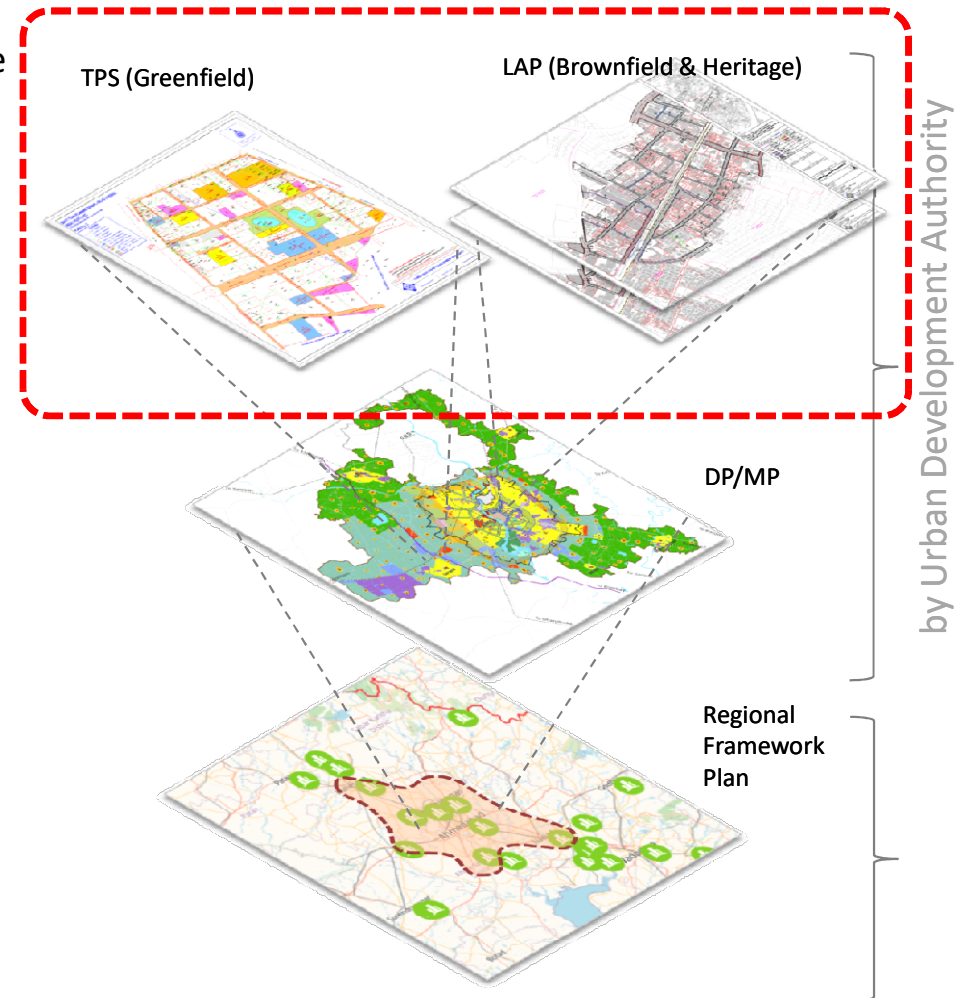
3. Micro level plans (LAP, TPS/LPS/DS/DTPS etc)

- sub-city level detailed plans
- Prepared for greenfield, brownfield or heritage areas



Observations

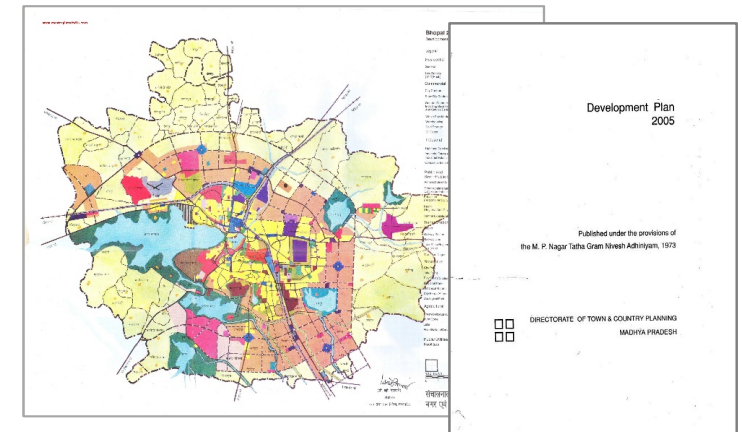
1. Need to simplify the levels of plans to make them implementable
2. Make Statutory Framework consistent with the actual planning practice in the state, and vice versa
 - Remove unimplementable layers. (e.g. Zonal Plans)
 - Once plans are required by the Act, they MUST be prepared. This will require improving Institutional Framework & Capacity Building
3. **Ensure preparation of Micro Level Plans for detailed planning and implementation of DP/MP**
4. Revise DCR & Byelaws together with MP/DP to ensure coherent built form & development as per the plan's vision
5. Delineate planning boundary to Cover the entire urban area and future growth areas in the plan
6. Review and revise the plans at shorter intervals to remain ahead of the curve (Must revise in no more than 10 years. Must Review and monitor every 5 years)
 - Delhi – Revised every 20 years MPD2021 (prepared in 2001)
 - Bengaluru – to be revised every 10 years (last prepared in 2007)
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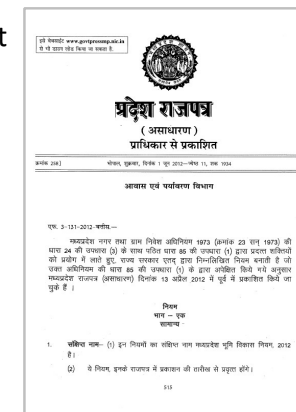
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3. Ensure preparation of Micro Level Plans for detailed planning and implementation of DP/MP
4. **Revise DCR & Byelaws together with MP/DP and LAP to ensure coherent built form & development as envisioned in the plan**
5. Delineate planning boundary to Cover the entire urban area and future growth areas in the plan
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Development Plan / Master Plan

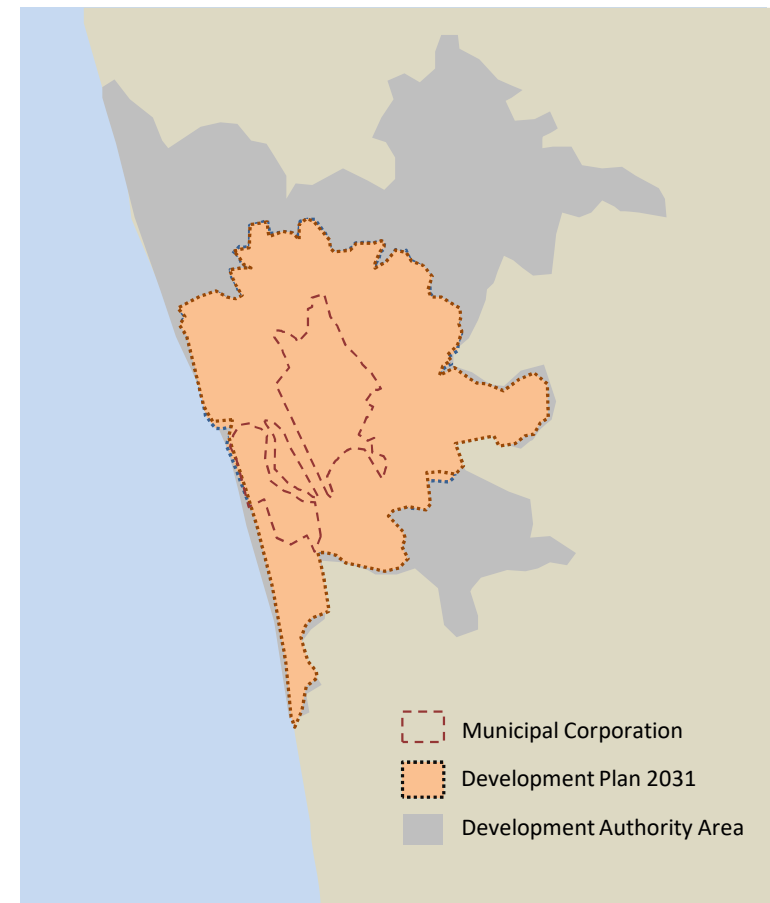


Development Control Regulations & Bylaws



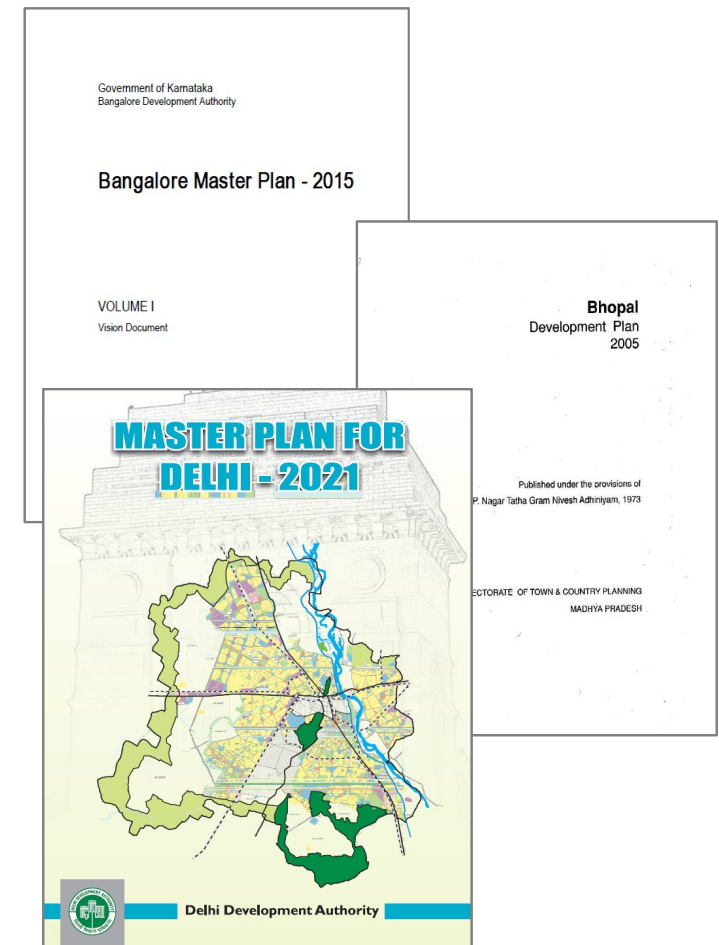
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Thank You