

Proceedings of 2nd Day- National Urban Planning & Management Conclave held at Indira Gandhi Pratishthan, Lucknow.

Uttar Pradesh is experiencing new development and heading towards \$ one trillion economy in next five years as per the vision of Hon'ble Chief Minister, in the light of the same today's discussion started where experts from all the genres presented their cases through presentation. LAP and TP Schemes that are taken up in Varanasi was discussed. Areas of climate change, Housing needs, adaptive planning, Inclusive Cities, Safe Streets, Network Planning and others were touched and details were shared so that it can be taken up as projects in various cities of Uttar Pradesh. The day concluded with comments and suggestions from participations focussing on development and changes in the Town Planning Act to have better projects executed in Uttar Pradesh like Town Planning Schemes and Local Area Plans.

Panel Discussion: Statutory Framework & Institutional Mechanism for Robust Urban Planning for the Urban Areas in UP

Jignesh Mehta: Professor, CEPT

Land is a scarce resource that needs to be developed wisely and should be used efficiently.

Different Planning & Development Models include, Laissez Plan, DP Plan, Master Plan and others like Zonal Plans, LAP & TPS.

Town Planning schemes can also be done by private partners like Magarpatta by pooling the land parcels.

Where Uttar Pradesh stands at this point and what all possibilities can be explored to develop the state.

Case studies like Ahmedabad, Delhi and Jaipur helps us understand the Level of Plans prepared under Town Planning Act along with the shortcomings and challenges.

Q. What is the actual difference between TPS and Land Pooling?

A. TPS and Land Pooling basically can be differentiated by giving back the land to the owners.

Anshul Mishra: Chairman, CMDA

T&CP Act Tamil Nadu was ammended but due to some reason it was not passed, now another draft is prepared and will be passed in coming session. Land is a sensitive issue with the owners and we need to use and plan on it with a clear vision.

Under AMRUT land pooling is done where Tamil Nadu is trying to double the rates after the development under land pooling. Planners bring a different vision and we need to get them on board for better and innovative change. Institutions must be roped in for various projects and new courses should be floated.

Dr. Roshan Jacob: Commissioner, Lucknow Division

Development of Lucknow Metropolitan Area is under process and Master Plan is now ready that will be implemented. Design of cities and public spaces are to be taken care of and we should encourage such development. Every city has a different flavour of growth and that should be seen and inherent growth is to be incorporated. Lucknow people should be asked as bow they want to live and then it should be planned with better public utilities. Multimodal integration is still missing in Lucknow and thought needs to be there through Parking facilities, lanes etc.

Keshav Verma: Chairman, HLC

The trust must be awaken amongst the people before the land is pooled and take them into confidence that the development that will better their livelihood. The system should be there for a long time to have trusted thoughts amongst the people. City leadership is the key and that will only win trust of the people.

Nitin Ramesh Gokarn, Principal Secretary, Housing & Urban Planning

Developing systems is a long term thing and will only sink in when there are success stories amongst us. Doable things should be done immediately and completion of any project leads to immense amount of confidence. Core areas and Peripheries should learn and implement from their individual experience. Pedestrian and Public Transport are the primary users of the road and that model should be worked upon. Inclusive Planning needs to be done in the cities of the state.

Saswat Bandopadhyay, Professor, CEPT

Land market and real estate partners are to be encouraged. Integration of land use and transport like things are to be done through solid Town Planning Act. Enabling Urban Planning profession is the main and first step for better development and implementation.

Technical Session 5: Microlevel Planning Expansion and Urban Regeneration

Indramani Tripathi, VC, LDA

There are a lot of development done in Lucknow in the form of Metro Rail, Expressways, Stadiums, Malls and other elements. People oriented city is the key feature of Lucknow and it has a very cohesive culture. SWOT analysis of City is done to find the potential. Low income groups are to be given priorities in upcoming times. Master Plan will be strictly implemented and City Development Plan is also there to be worked upon. 2000 dwelling units are ready to be given out. Heritage Tourism is to be developed by taking up Dewa, Bithoor, Ayodhya as the areas of interest.

Public Survey analysis to develop Lucknow in various areas was done for better development. 4P model is developed as Projects, patterns, projections and potential for better development. Lucknow RISE is a new concept taken by Lucknow Development Authority to boost economy in the city. Vision Lucknow Master Plan 2051 is under conceptualization to make Lucknow resilient, heritage, art City.

Keshav Varma, Chairman, HLC

Fragmented administration and projects needs to be put up and new young professionals to be roped in for versatile development. Culinary potential to be explored and worked upon.

Shirley Ballaney, Urban Planner

Good Urban Planning is important to have and edge over anything in a city. Landuse should be used efficiently while preparing TPS. 2 TPS and 1 LAP is been taken up in Varanasi, development is planned as per this ongoing projects. No land is acquired untill the framework and layout is prepared, this leads to trust amongst the stakeholders. Zoning and Development Regulations are done in tandem with these schemes. 366 Hectare of land was taken for this first TPS in Varanasi and Uttar Pradesh. Templates are now ready to prepare such kind of schemes in any city of the state.

Jignesh Mehta, Professor, CEPT

Public domain is to be maintained and get revenue generated from them. Micro level planning keeping in mind the heritage, women empowerment and community development can be done to have better investment and revenue. Public realm in the form of Street is given priority in such projects. Image of the city also leads to upliftment of any area and region. The project at Dhal ni Pol started with Community Engagement then to primary surveys for better understanding of the project. Movement areas to be identified and developed giving some references. Visualization is important to convince people. Material finalisation was also done in consultation with the common people of the area. Fire hose were also provide in narrow streets where fire fighting vans cannot enter.

Gurmeet Rai, Director, CRCI

Historic cities 'reveal' an intrinsic relationship between community, Cultural Practices and Urban form.

Hriday was a path breaking effort to bring a change in pilgrim and heritage cities. Local knowledge systems is to be incorporated in planning. Development of Puri was planned as Shankh Kshetra concept which has great significance in the city. Revitalization projects should be done by finding the soul and focal point of any city. While making a plan don't restrict your thinking because of the capital, plan with all the innovation and then investment could be worked out if it is viable. Amritsar was developed under Hriday where restoration of many buildings were done. Different functions can be planned at a single space. Heritage goes beyond fixing monuments. Demand of the heritage site to be understood and versatile projects are to be taken up to glorify the local culture and natural heritage.

Technical Session 6: Green and Resilient Cities in Uttar Pradesh

Kunal Patel, Director, KMP Designs

Cities have many problems like traffic, water logging, dilapidated housing and they need to be addressed. Cities need to become more liveable for transformational change to happen. Coordination amongst many agencies is required for a project to be successful. Let the natural be there in its most natural form. Cities of Uttar Pradesh are small in size and hence small amount of money can be invested for bigger results. Layered approach in planning is to be taken and it has the least hindrance. Holistic amalgamation of every amenities available is be worked upon.

Amita Bhide, Professor, TISS

Inclusion and inclusive planning should be put on centre stage. Slums and unauthorised areas are never included in the planning. Pro-poor measures are been taken up in our planning practices and many projects are coming up on the land on which they are dwelling. There's substantial poverty in our country and we need to accept it and then frame our plans. Micro level engagements are required to upgrade the poor. Enabling the poor to have more spaces and move towards decent life. Citizenship framework should be made and adopted for inclusion in the cities. Public spaces should be meant for public and not for a particular class of people.

Uday Bhonde, NIUA

Framework for clean Ganga was formed by NMCG and NIUA. An integrated approach to manage the river and its associated elements is required. People should celebrate the river and that could be done through 10 objectives available in the URMP framework. Indexing of river condition is done to have an idea about the condition and work to be done. Easily adaptable and measurable plan should be planned. Kanpur was selected as a pilot project and on various parameters it is now been planned. Creating a value for the river is a prerequisite to manage it.

Nithya Ramesh, Jana USP

Tender SURE is a process to transform roads. The utilities should be on the side of the roads so that there is no need to dig it again and again. Improve walkability on streets is the need of any projects. Organising utilities will have more spaces on the roads. Using bollards will substantially have limited access of vehicles and hence increased pedestrianisation. It will increase the economy and have more things to do out of it. Special streets are be thought of in the streets that has some significance.

Technical Session 7: Catalysing the Process of Urban Planning & Design in Uttar Pradesh**Dhanya Rajagopal, Urban Land Institute**

Place making, place branding and place management is the need for Lucknow this time. Celebrating the past, improve the present and imagine the future while working on Lucknow. People based community experiences to be felt and look forward to. Lucknow hidden potential can be used to develop the city. Art, heritage and nature can capitalise from culture.

Sejal Patel, Professor, CEPT

Median Price and Median Income should be less than 4 for a city to be liveable for all incoming groups. Affordable housing gap exists in every country. 20-45 lac rupees houses in any city of the country, the supply is always lesser than demand. Awareness about all the incentives given by the government needs to spread amongst the benefit class. Residential affordable housing zones are there in Ahmedabad that have 90 sqm or less houses with given subsidy or various types. 1.7 million units are been sanctioned under PMAY which is 2nd highest in the country. Affordable Housing Policy (HFP) is there in Uttar Pradesh under which many houses are been built in the state. Localising housing strategy where state is enabler and provided as well. Housing should be tailored made as per the requirement as per the city.

Saswat Bandopadhyay, Professor, CEPT

Core of the city is degrading quickly and peripheral areas are expanding very quickly. Increasing vulnerability is a problem of the current times. When it comes to liveable cities India's first city is at 140th rank. Nature based local solutions are required for the cities to be resilient. Green Plot Ratio is the new term coined for the cities to be sustainable. Changing the planning process, bye-laws will only have real effect on people and their living spaces. Local vegetation and materials used in planning will have better outcomes. Singapore adopted LUSH- Landscape for Urban Spaces and High Rises and by that they managed the holistic and resilient development.

Paromita Roy, Director, DDA

Road oriented planning is done in NCR and that has led to congestion and NCR became region of flyovers. Delhi makes 1 lac houses every year, Uttar Pradesh should plan 50,000 houses annually to bridge the gap. Income groups are buying houses a step lesser in the ladder which is alarming. Affordability for middle class needed through private sectors. RRTS routes in 3 states from Delhi is the much needed solution for housing shortage. We can have Indian Dream and people can actually afford houses once the requirements of travel are met. FAR and Circle rates has the greatest effect on affordability. Dense development and high FAR near TOD will lead to saving of natural resources and better living conditions. Uttar Pradesh has already got many renowned regions so we should do something new learning from the mistakes from NCR and have change seen in the system.

Technical Session 8: Sustainable Urban Mobility and Development

Dr. Mona Chhabra, CDRI

Risk reduction is the need of the hour, while we plan our cities we should look for adaptiveness, resilience and nature friendly. Risk assessment and resilience assessment should be regularly done. Water logged areas in urban areas are everyday thing now, it is now the time to have a plan for it. Adequate due diligence before and after the project is very much needed else our planning will go in vain. Calgary planned three-tiered system to have better water related problems. Nature based solutions should be used to fulfill our aspirations. Cool islands, popo up cool islands, drinking fountains are been made in the developed country to fight urban heat island. It is required to have focus on urban infrastructure as a system. Build in adaptiveness and coordinated action for resilient infrastructure systems.

Priyanka Sulkhlan, Senior Manager, WRI

Safer and Inclusive Streets is the need of the cities. People are dying more on roads everyday and Uttar Pradesh leads the chart. GDP suffers a lot due to flooding and that is because of road behaviour. Infrastructure development will only lead to better enforcement. Street is a public space and there happens a lot of activities and they should be taken care of. Every street is different and each of them should be treated as such. Streets can be understood in 4 components as motorized vehicles, non-motorised elements, edges and connectors. Equity of spaces is to be seen and everyone is to be prioritise. Streets can be reimaged from the existing scenario without doing much. Street is a big component in our cities and it should be taken care of.

Anuj Malhotra, GM, Smart City Srinagar

Vibrant cities are very happening cities and we should find such elements and integrate it. Karol Bagh is a mixed use kind of settlement and 5-minute walkable area. Even the smaller grid sizes can have all the amenities and enhance walkability. Hurdles on the roads are forcing the people to use cars and other vehicles. In last 30 years Delhi made more than 150 flyovers and in the same time London made none, this led to worse AQI in Delhi. LAP gives us the opportunity to increase the parks, public realms, grid size and better the conditions of any area. TOD policy and IRC codes should be used to have better plans and create better connections and linkage. Railopolis is a concept that helps business near the station for entire day. More trips will increase the economy and that can only be achieved when people are in the road for more amount of time.

Akash Hingorani, Oasis Designs

Population can never use public spaces and realms until and unless there is proper climate friendly infrastructure. Deconcretizing the surface is done in Delhi and that could lead to sustainable development. Desire lines and are to be drawn for specific function and that will help

people to come and have good times. Integrating storm water and drainage in the public areas are the boosting factors for the success of any project, Chattarpur Metro Station was converted to Public realm from existing parking and that turned the tables. 25 percent of Delhi is under road and a lot of water management is to be done there and similarly in Uttar Pradesh as well. Lake in Coimbatore under Smart City was taken and all the water through channelisation was made clear and then it became the best of place in Coimbatore.

Recommendations of Ist Day of the National Conclave on Urban Planning and Management held on 23/9/2022 at Indira Gandhi Prathisthan,Lucknow jointly organized by Government of Uttar Pradesh and High Level Committee on Urban Planning constituted by Ministry of Housing and Urban Affairs

A National Conclave on Urban Planning and Management held on 23/9/2022 at Indira Gandhi Prathisthan,Lucknow jointly organized by Government of Uttar Pradesh and High Level Committee on Urban Planning constituted by Ministry of Housing and Urban Affairs. The National Conclave was inaugurated by Hon'ble Chief Minister Sh. Yogi Adityanath. In the inaugural session the dignitaries included Sh. Arvind Kumar Sharma,Hon'ble Minister for Urban Development and Energy ,Sh. D.S. Mishra, Chief Secretary,Government of Uttar Pradesh,Sh. Nitin Ramesh Gokarn,Principal Secretary,Housing and Urban Planning Department, Sh. Amrit Abhijat, Principal Secretary,Urban Development Department,Sh. Manoj Kumar Singh, Agriculture Production Commissioner and Sh. Keshav Sharma,Chairman,High Level Committee on Urban Planning.

While inaugurating the Conclave Hon'ble Chief Minister Uttar Pradesh stressed "Aatmanirbhar Cities" (Self Sustaining Cities). He highlighted that during past 6 years the state has witnessd vast transformation of urban areas. With pro active approach of state government towards planned urban development, the state aspires for \$ 1 trillion economy. He emphasised that state will continue towards bringing transperence in governance and facilitatae ease of living for its citizens. The state has already been proactive in streamlining the process of granting clearances from various departments thereby achieveing the objective of ease of doing business. In next few years the state will compete with progressive states of the country like Gujarat, Maharashtra, Karnataka & Tamil Nadu.

In his keynote address, Shri Durga Shanker Mishra emphasised on significance of urban planning. He stataed that in the next five years, the state shall strive for enchancing the state GDP about four time of the current GDP. He further stated that state has already taken the steps to take up the projects like RRTS and MRTS which will substantially improve the connectivity and accessibility in the state. He also highlighted the importance of preparaing Local Area Plan and Town Planning Schemes which will enable the cities to overcome the deficiency in infrastructure facilities. The sate is also making its efforts to prepare the GIS based Master Plans that will act as a data source for various programs and schemes and will facilitate frequent updation of data.

There were four technical sessions held in today's delebration:

1. Current Practices in Urban Development Plans in UP Chaired by Shri D.S. Mishra, Chief Secretary, GoUP.
2. Transforming City Regions as Engines of Economic of Economic Growth Chaired by Shri Keshav Varma, Chairman HLC
3. Building Capacities and Identification of Growth Determinants Chaired by Shri Nitin Ramesh Gokarn, Principal Secretary, Housing and Urban Planning
4. Strengthening Urban Finance through Innovative Practices Chaired by Shri Amrit Abhijat, Principal Secretary, Urban Development

Based on the detailed delebration on four technical sessions, following observations emerged,

Technical Session 1: Presentation-I;

1. Dashashwamedh Ghat has been developed with all the facilities for the devotees and keeping in mind the unobstructed pedestrian movement till Maan Mahal Museum.
2. Restoration of Kunds in collaboration with INTACH was done for 8 Kunds and 7 are under consideration.
3. E-Rickshaw Corridor of 3.5 meter width along the water channel was planned.
4. Facilities for water sports also to be given by VDA
5. City Forest to be developed in 78 acres land, it will be developed with Tourism Department that will have Bird Tower, Night Stay facilities etc.
6. Ropeway Project to connect old town with railway stations and new area along with feeder services.

Technical Session 1: Presentation-II

1. Development on the Holy Banks of River Ganges to create awareness about significance of Ganges.
2. Promotion of water sports and recreational activities.
3. Provision of wooden cottages and Wooden Pargolas to enhance the experience
4. Provision of 47 boats including Kayaks , Canoes , Rescue Boats , Dragon Boats etc.
5. Theme Park has been conceptualized to showcase the all traditional and modern techniques of rainwater harvesting and ground water recharge through live models at one place.
6. Lucknow and Kanpur to be developed as Twin Brothers under UP Capital Region.
7. Theme Lighting done at Ganga Barrage , i.e. Gateway to Kanpur at Jajmau.

Technical Session 1: Presentation-III

1. Ayodhya to be developed as Global Spritual Capital.
2. Project to lay sewer network in entire of the city for better living condition.
3. Water quality is to be improved, water recharge projects to be initiated.
4. Global Spritual City, Tourism City along with Green & Smart City is the aim to develop Ayodhya.
5. Railway Station building is ready to be inaugurated and is a state-of-an-art building.
6. Heat Stress Mapping for better liveability is undertaken with international partners.
7. 60 roads to be constructed in the city and 24X7 water supply to be provided from other source than underground water.

Technical Session 2: Presentation-I

1. Learning/ matching and sharing of resources with concentration of household and farms. Congestion leads to less productivity.
2. Transportation infrastructure leads to job accessibility.
3. Lack of integrated planning at City regional scale.
4. Identify key bottlenecks in various sector of growth.
5. Public inputs to thrive need to develop given location.
6. Interaction of various ecosystem.
7. Integrate functions of revenue ,land and various departments.
8. Five point to formulate economic vision of city.
9. Thoughtful data analytics for representation of information.

Technical Session 2: Presentation-II

1. Less income country will become urbane with less resources.
2. Twenty percent fdi in NCR.
3. Trading /manufacturing/it/financial infrastructure input as core area;in city.
4. City core is declining due to lack of support for new technology and infrastructure.
5. Dormitory towns for core area for trade base and unique support system for town development.
6. Global city competition for LED. Local economic development.
7. Organisation/program taken /impact.
8. Business environment -Easy of living with doing business.
9. Infrastruture requirements for specific to each business and investment.

Technical Session 2: Presentation-III

1. One trillion economy strategy.
2. Economy of scale wrtx to city size.
3. Inclusive growth leads to inclusive development.
4. 2.5 times growth for city will be required.
5. Enabling provision of facilitator in city in the making all the aspect work in cordination.
6. To be in top ten ranker than middle performer.
7. City need economic development plan in coherence with city master plan.
8. Last mile connect is key for success of the project.
9. Policy change to be adopted to accommodate development and growth.
10. Integrated economic vision and planning.
11. Create institutional structure
12. Optimum use of assets.

Technical Session 2: Presentation-IV

1. Walkabilty of town and living close to work.
2. Healthy habitats for ease of living.
3. Value capture for return on investment.
4. SPV from funds of the city dwellers.

5. Sabarmati riverfront is a good example of how to bring people near rivers.
6. Multiplier effect of riverfront development to attract investments.
7. Monetisation of opportunities for development.
8. Alternative approach to access in transportation planning.
9. Requirements of public spaces in planning for recreation and relaxation.
10. OEM should be part project.

Technical Session 3: Presentation-I

1. Agglomerations and Connections in a city are important part of development.
2. Congestion and environment degradation are real problems to be addressed in any city.
3. Connections will lead to movement of people of various kinds and it will itself be the catalyst of growth.
4. Public realm and other amenities like roads, street, parks to be focussed upon.
5. 2-5 year framing of planning to be done to have dynamic way of development.
6. Adaptive cities to be worked upon and data management should be our aim for holistic development.

Technical Session 3: Presentation-II

1. Requirement of amenities and skilled planning professionals are the requirements for better development.
2. GDP should be looked in terms of available facilities with any state/district.
3. Urban Planning & Capacities is the need that should be strengthened.
4. Sanctioned post in Uttar Pradesh is way less than the recommended manpower for better planning practices.
5. Periodic analysis of the city is to be done and that should have proper framework.
6. Modern recruitment rules are to be made for filling up the positions.

Technical Session 3: Presentation-III

1. Urban Planners lack an understanding of economics and economists lack an understanding of Urban Planning.
2. Growth in a region is determined by three things- natural growths, industry mix and region specific.
3. Per capita ranking of various districts under many aspects to be done in Uttar Pradesh for better analysis.
4. ICDS centre are been made and covering more people means that its showing negative impact.
5. Policy to be changed as per requirement, the expertise of different districts are to be seen and analysed with time in order to have better return.

Technical Session 3: Presentation-IV

1. Urban Population of Uttar Pradesh is nearly 5 Crore with urban population ranging to nearly 25 percent.
2. There is no comprehensive Town Planning and Urban Planning Act in Uttar Pradesh, there should be one act to look into the same.
3. Growing demand of Housing and infrastructure is an area to be ponder upon.
4. Uttar Pradesh has rich resources in terms of land, roads, expressways and city specific features that should be captured.
5. There are 762 Urban Local Bodies in Uttar Pradesh that needs equal attention.
6. 63 probable towns under AMRUT 2.0 are taken by the department for preparation of Master Plan.
7. LAP and TPS will surely be implemented after there are some necessary changes done in the prevailing Act.
8. 59 towns now have Master Plans that are completed and will give a great boost to these towns in terms of development.

Technical Session 4: Presentation-I

1. Growth determinants for regional growth.
2. Location with shift share analysis quotient.
3. Economic Indicator for monitoring of development
4. Road density and loan dispersal is positive indicator for urban development.
5. Non economic indicators should be also taken for development as socio /cultural/historical significance/local skill/.
6. Plan can be good in planning and management but should be financially efficient also.
7. Judicious monetization of land as a resource to be done.
8. Credit worthiness of the resources should be measured.
9. Balance in borrowing and expenditure for development.
10. Institutional memory to be retained for effective management of city.
11. Level of service increase ease of living in city.
12. City corporation as corporate for innovative financial borrowing.

Technical Session 4: Presentation-II

1. Only ten city has raised bond two of city are from up.
2. Ghaziabad first in green municipal bond. Heritage and housing bond can also be undertaken.
3. State support infrastructure for borrowing and bond from infrastructure fund.
4. Confidence in financial borrowing through bond.
5. For bond rating from two agency and listing in SEBI.
6. Green shoe allotment for enhancement of bonds.
7. Project taken- water recycling in sahibabad. HEM model and revenue sharing.
8. Three months to raise bonds is expected.
9. Municipal bonds can be real game changer in terms of new innovative projects.