

Development Plans for Cities

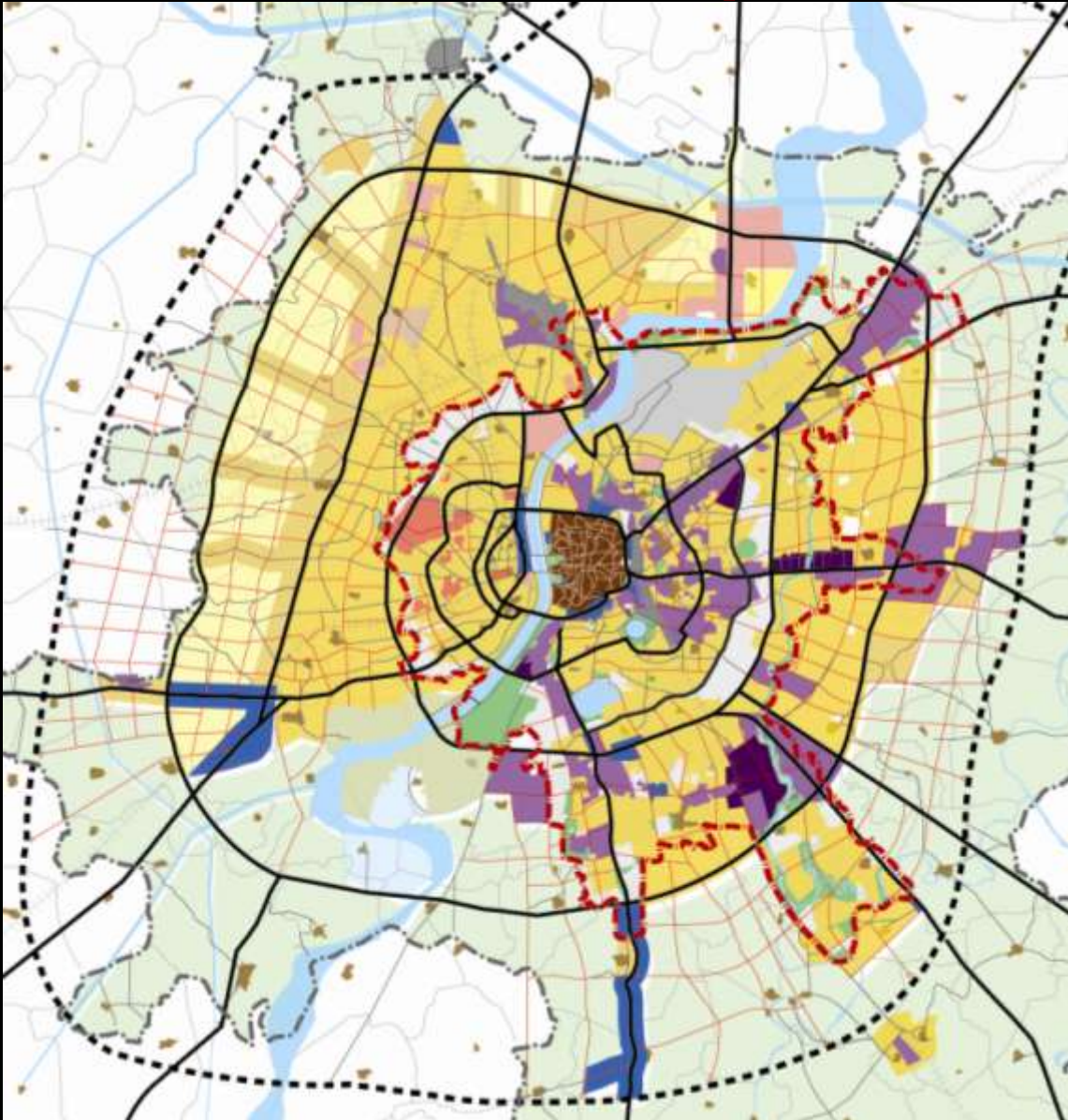
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ICRIER Pune

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1. What is a Development Plan?



Legal view of the city
Determines

- Vision and growth management strategy of the city / urban area for the next 10/20 years
- New growth areas
- Trunk city wide infrastructure
 - roads
 - water supply
 - drainage
 -
- Priority of investments
- development control regulations

Ahmedabad, 2002

2. Development Plans in different States

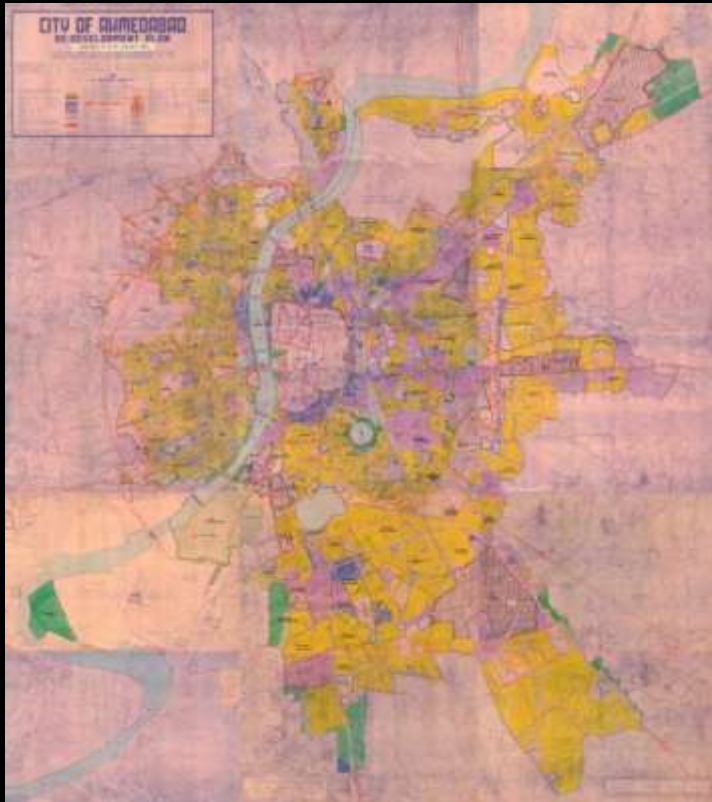
- Every city must prepare a development plan.
- Each state has a town planning / urban planning legislation that mandates the preparation of a 'plan' for urban areas.
- Different states follow different nomenclature
 - Development plan, master plan...
- Different states have different levels of plans to be prepared based on their legislation, e.g.,
 - MRTPA, 1966 – regional plan, development plan, town planning schemes
 - GPTUDA, 1976 – development plan, town planning schemes
 - ODAA, 1982 – development plan, zonal plan, town planning schemes
 - APUADA, 1975 – structure plans, master plan, zonal plan
 - KTCPA, 1961 – development plans, town planning schemes

3. Status of Development Plans in India

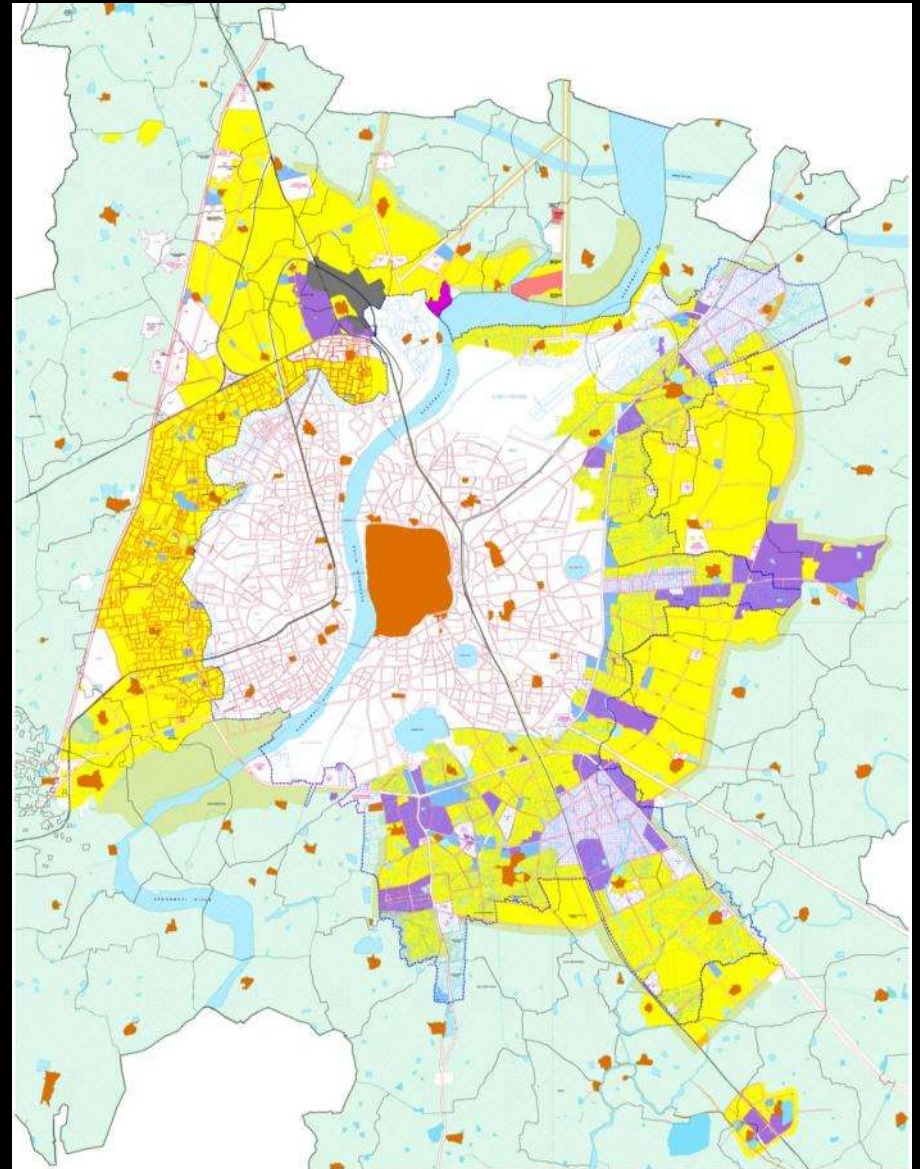
“the experience of implementing Master Plans (Development Plans) has not been encouraging because of weak data base, financial constraints, lack of resource mobilization, over-ambitious plan proposals, lack of integration between spatial planning proposals with economic development plans and inadequate legislative support.....”

“...However... the Master Plan as a tool for city planning and development can not be done away with, rather the need is to make it more realistic and effective.”

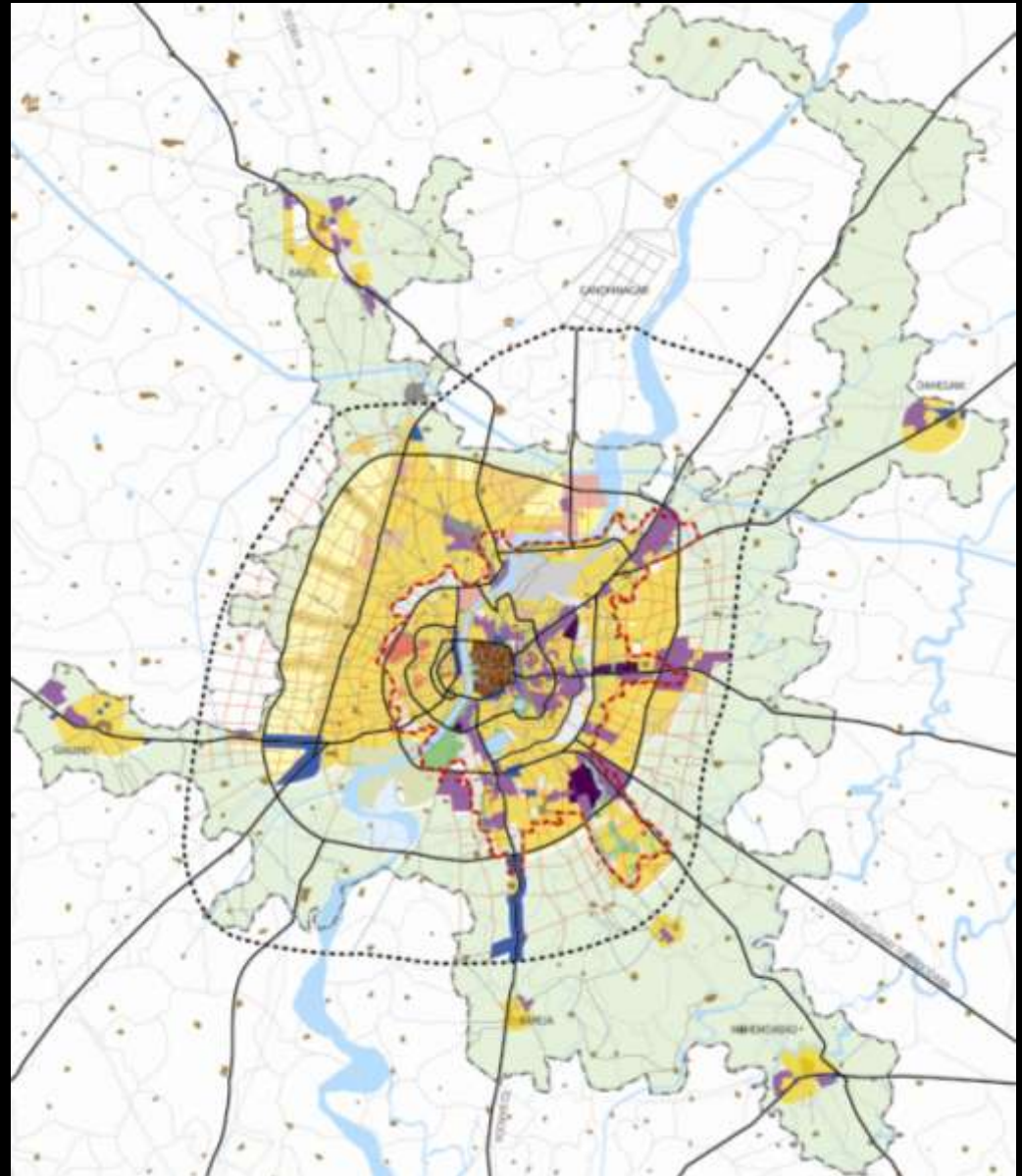
4. A Development Plan that Works



First DP of Ahmedabad under GTPUDA, 1976 was sanctioned in 1987



4. A Development Plan that Works



The plan was revised in 2002 and is in force

4. A Development Plan that Works

No	Proposals	Proposed work (Quantum)	Actual Work Done	% of work done	Estimated Cost	Expenditure Cost	% Financial	Funding Source
1	Zoned Area	319.76 sq km	283.97 sq km	88.81 %	-	-	-	-
2	Roads	1471.9 km	985 km	75.23%	1309.26	825.55	63.33%	DP
3	Bridges, Flyovers, Underpasses	13 units (no.)	17 (13+4) units (no.)	133%	202.5	157.46	77.76%	DP
4	Water Supply Network	144.81 km	81.27 km	56.12%	152.63	80	52.41	DP
5	Water Treatment Plants	Not specified in DP	275 MLD at Jaspur	-	-	186	121.86%	JNNURM
6	Drainage Network	144.81 km	81.27 km	56.12%	289.62	83.83	28.94%	DP
7	Storm Water Lines	144.81 km	44.00 km	18.97%	232	101.71	43.84	DP

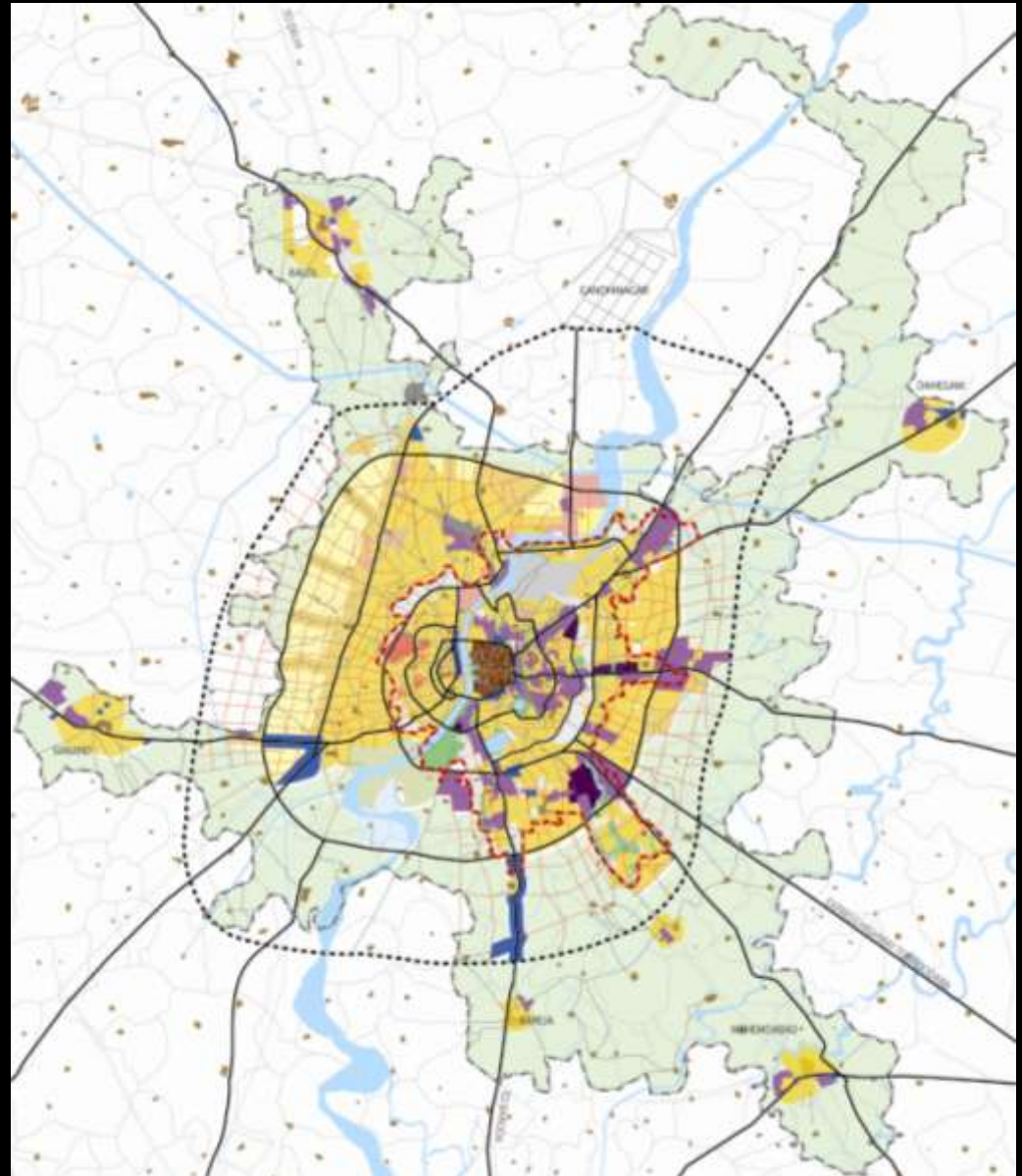
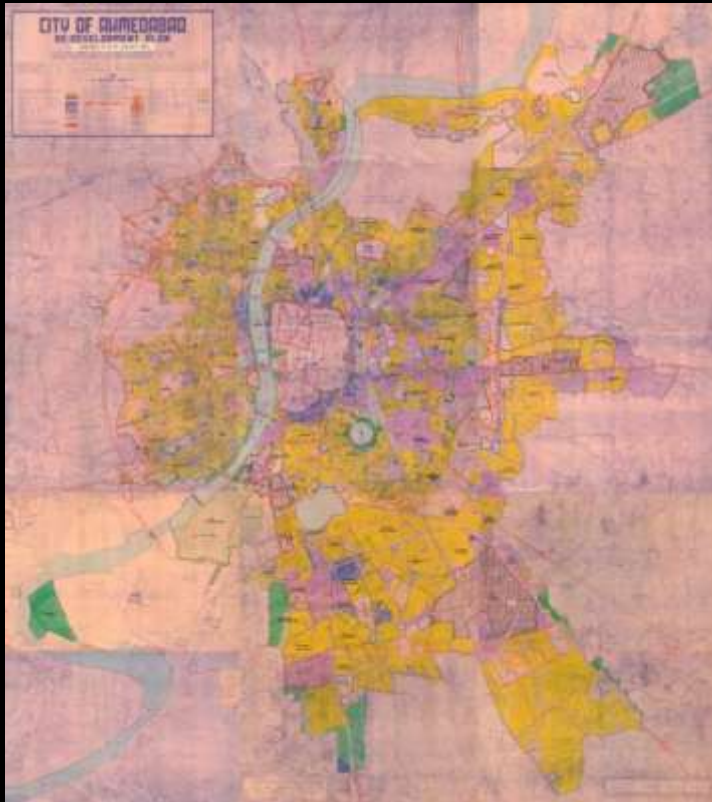
The 2002 plan can claim 80% implementation unlike any other plan in the country!

4. A Development Plan that Works

- **Reservations were removed**
- **Costs and benefits were distributed**
- **Zoning was rationalized**
- **Mobility Plan was Integrated**
- **GDCRs were simplified**
- **Mechanisms to raise resources were inbuilt**
- **Scientific approach and Use of technology i.e. GIS, Satellite Imagery**

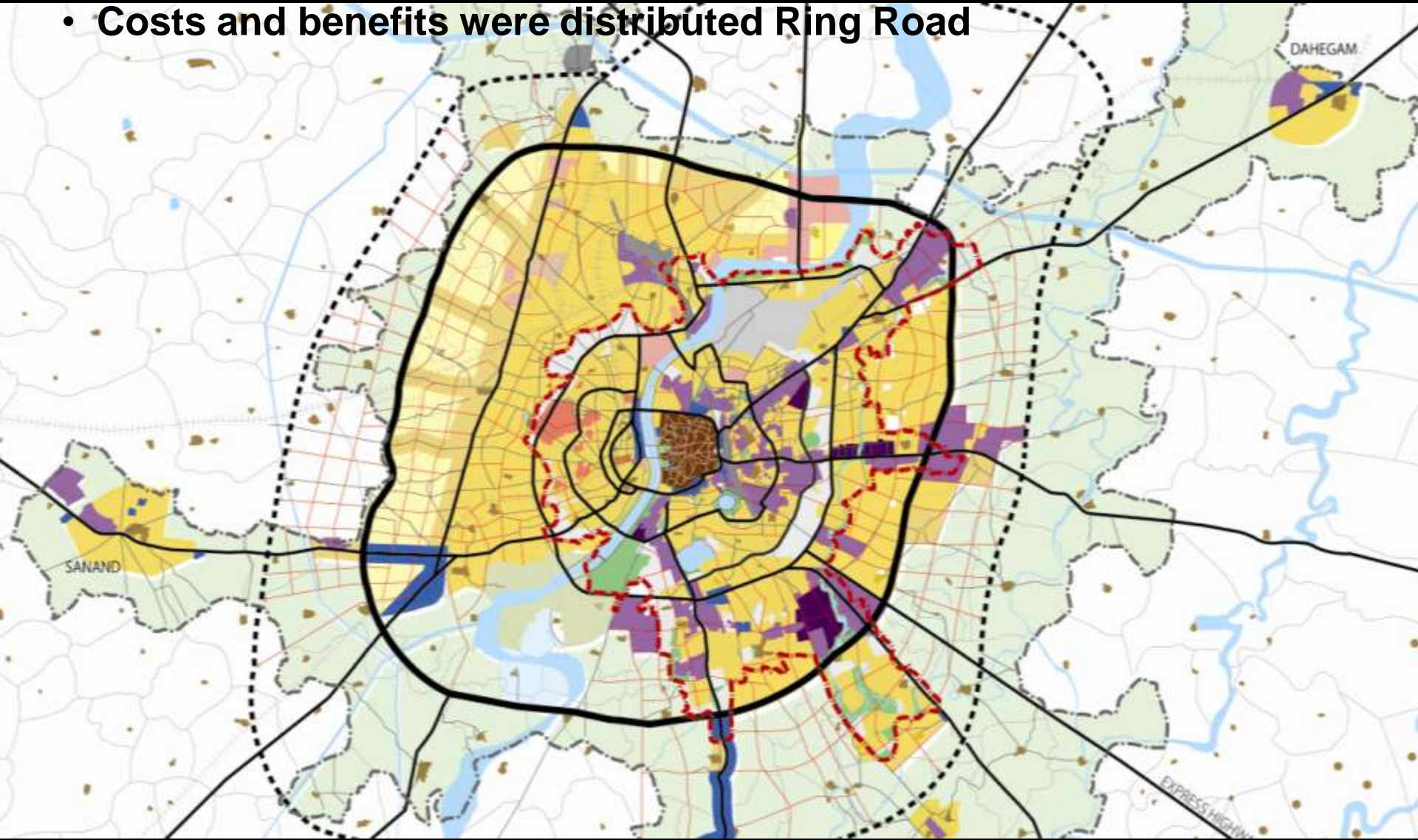
4. A Development Plan that Works

- Reservations were removed



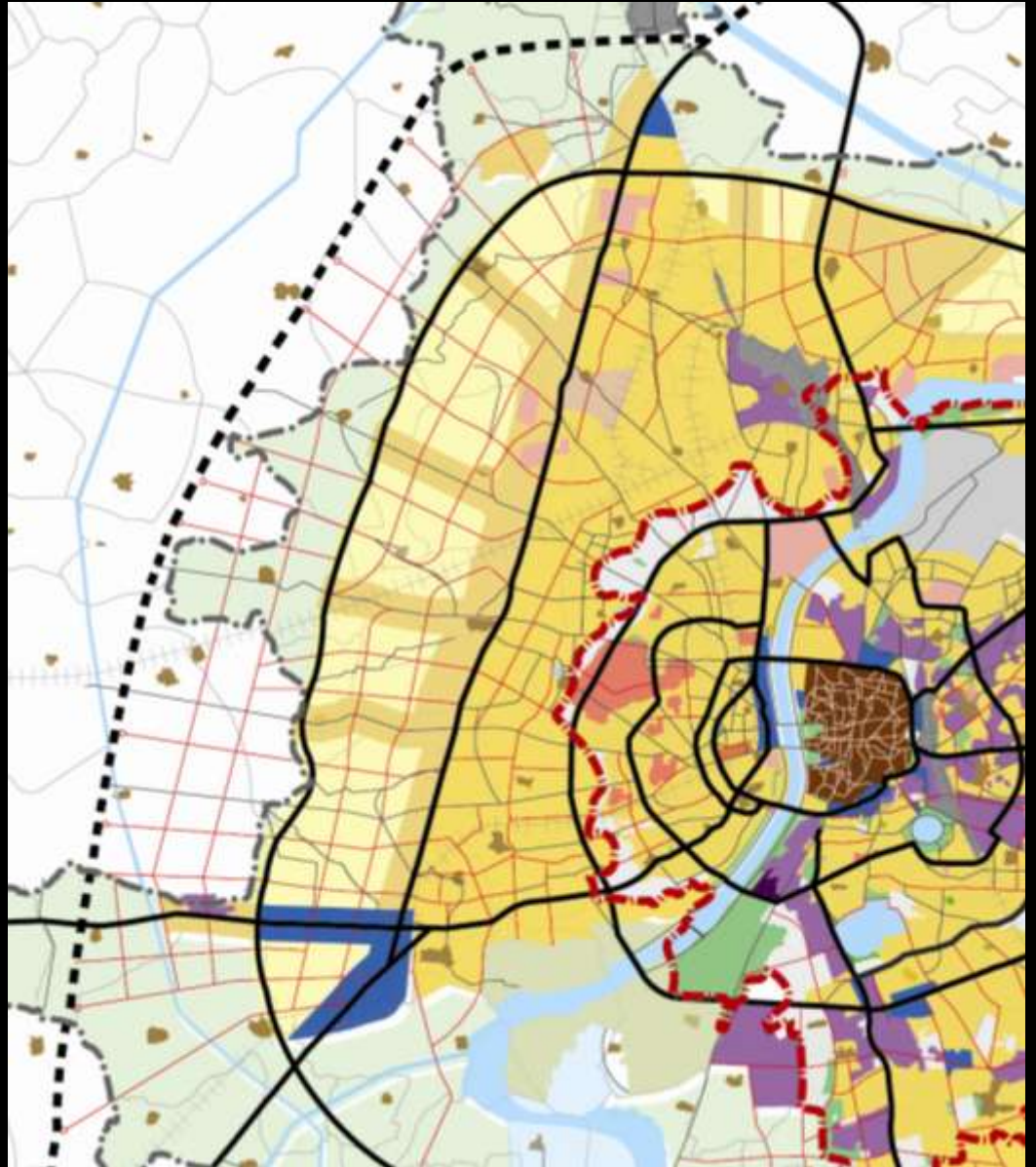
4. A Development Plan that Works

- Costs and benefits were distributed Ring Road



4. A Development Plan that Works

- Zoning was rationalized
- Heritage regulations introduced



4. A Development Plan that Works

- GDCRs were simplified

AHMEDABAD URBAN DEVELOPMENT AREA

PART-III

GENERAL DEVELOPMENT CONTROL REGULATIONS

NOTIFICATION VIDE NO. GH/V/59 OF 2002/DVP/1599/1368/L,
DATED 18th MAY, 2002 HAS BEEN SANCTIONED BY
THE GOVT. OF GUJARAT UNDER SUB-CLAUSE (ii) OF CLAUSE (a)
AND SUB-SECTION (1) OF SECTION-17 IN
THE OFFICIAL GAZETTE.

AND

CORRIGENDUM NOTIFICATION
NO. GH/V/140 OF 2002/DVP/1599/1368/L,
DATED 8th OCTOBER, 2002



AUDA

Ahmedabad Urban Development Authority

4. A Development Plan that Works

- **Mechanisms to raise recourses were inbuilt**
 - **FSI on payment was introduced**
 - **20% land from closed textile mills redevelopment**

5. Key Takeaways

- **View development plans as a tool to guide / facilitate development rather than ‘control development’.**
- **Reorient the approach to planning – from ‘command and control’, ‘license raj’ type to more market friendly and liberal**
- **Make fair plans – compensate losers and charge winners.**
- **View the development plans as ‘dynamic and flexible documents’ rather than fixed for the next 10 to 20 years. Plans must be reviewed every 2 years and revised every 5 to 7 years.**
- **Make development pay for itself.**
- **Distribute costs and benefits widely.**
- **Consult stakeholders widely at various stages of the planning process.**
- **See opportunities in challenges.**

Thank You