

URBAN AND REGIONAL DEVELOPMENT PLAN FORMULATION AND IMPLEMENTATION (URDPFI) GUIDELINES, 2014

29th June, 2016

Centre for Science and Environment

Workshop on "Need for Better Assessment Tool: Time to Deliberate"

Session IV – Land Use Planning and Management

TOWN AND COUNTRY PLANNING ORGANIZATION

MINISTRY OF URBAN DEVELOPMENT, GOI

UDPFI Guidelines 1996

- Urban Development and Plan Formulation and Implementation Guidelines were prepared in year 1996.
- Formulating Guidelines for preparation of spatial development plans and resource mobilization plans of small, medium and large sized urban centres.
- Promoting efficient implementation mechanisms and innovative techniques for promotion of planned spatio-economic development of urban areas.
- Simplification of Town Planning laws and their amendments / restructuring.

UDPFI Guidelines 1996 Contd...

- Primarily meant for the guidance of State Town and Country Planning Departments, Urban Development Authorities and Urban Local Bodies for preparation of Master Plans / Development Plans and formulating Norms / Standards thereof in order **to ensure planned development of towns and cities.**

URDPFI Guidelines 2014

- Since 1996, many changes have taken place in the field of urban development especially in view of emerging needs / requirements of urban settlements due to rapid population growth and other reasons like globalization and liberalization.
- Towns and cities are dynamic entities and are subjected to unprecedented changes in terms of requirements of infrastructure and other basic services / amenities.

Emerging Issues

- Integration of Landuse and transport at planning stage
- Comprehensive Mobility Plans(CMP) for Urban Transport
- Mixed Landuse concept
- Service Level Benchmarks
- Disaster Management
- Inclusive Planning
- Sustainable Habitat
- Environmentally Sustainable Transport
- Resource Mobilization
- Streamlining the preparation of Master Plans
- GIS Based Master Plans
- Urban Reforms
- Regulatory Framework for Town Planning Profession

Chapter 1: INTRODUCTION

- The Planning Scenario
- Information for the users
- Revised Classification of Urban Settlements
- Revised Recommended Planning System with its Scope and purpose of various plans
- Sustainable Urban & Regional Development covering
 - State land utilisation policy,
 - Land transport integration, & TOD
 - Focus on regional planning,
 - Flexibility in plans and speeding the process of planning and implementation

Chapter 2: PLAN FORMULATION

- Plan formulation process- site needs
- Stage of Vision Development
- Preparation of Alternative Concept Plans
- Importance of Statutory obligations
- Parameters for Inclusive planning
- People's participation – e-platform, consultation at various stages, low cost alternatives
- Key Parameters for evaluation of plan at various stages
- Contents of the new Plan including provisions from JnNURM CDP toolkit, guidelines and toolkit for urban transport development, CSP Manual, RAY guidelines

Chapter 3: RESOURCE MOBILISATION FOR PLAN IMPLEMENTATION

- Land assembly - Guided land development
- Innovative approaches for fiscal resource mobilisation including
 - Bilateral & multilateral agencies
 - Pooled Finance development fund scheme by GoI
 - Municipal bonds/debentures
 - PPP
 - FDI
- Existing Trend of Municipal expenditure pattern
- Private sector participation including
 - Systems of participation,
 - Possible roles of PPP in urban development process,
 - Toolkit for decision making for PPP
- City Infrastructure Fund
- Good Governance
- Institutional set up of TCP departments at State level, DPC's , ULB's
- Team requirement for plan formulation
- Institutional reforms
 - Urban- Regional Planning Development Regulatory Authority
 - Grievance Redressal system

Chapter 4: REGIONAL PLANNING APPROACH

- Aspects of regional planning
- Planning regions in India
 - Administrative regions (District and Metropolitan regions)
 - Investment regions
 - Special regions (eco sensitive areas, socio economic sensitive areas)
- Framework for Kolkata Metropolitan Planning Committee
- Planning process for various planning regions, peri urban areas, village planning
- Criteria and techniques for area delineation
- Land use classification for regional planning
- Members of Regional Planning Board – Inter State Administrative set-up

CHAPTER 5: URBAN PLANNING APPROACH

- Socio-Economic Profile of a city
- Urban planning approach for Green city, Compact city (TOD, intensive use of land) and SMART city
- Approaches for planning based on city typologies – Hill city, inner city, industrial city, heritage/religious/tourism city, port city, medi-city, sports city,
- Integrated townships - Space allocation/ land use mix for parks/ townships on the basis of HP, Rajasthan, Gujarat Integrated Township Policy
- Affordable Housing
- Special area planning- integration of Cantonment area planning

Chapter 6: SUSTAINABILITY GUIDELINES

- Guidelines for Sustainability and Urban Development
 - Generic Energy Efficiency Guidelines- Energy efficiency
 - Urban Transport & infrastructure
- Impact of climate change (Green Building, Climate proofing, Resilience strategy)
- Bio diversity index and indicators
- Environment Policies and Statutory Obligations -
 - National Environment Policy 2006
 - EIA Notification 2006
 - Environment Protection Act 1986
 - Forest Conservation Act 1980
 - Strategic plan for new and renewable energy sector for the period 2011-17, MNRE
- Environment Guidelines for -
 - Environmental Guidelines for Industries
 - Guidelines for Rain Water Harvesting
 - Guidelines for Buffer Zones for various types of development
 - Environmental Guidelines for Planning Eco fragile zones
 - Eco fragile zones
 - CRZ Notification
 - Eco sensitive zones around protected areas; national parks and wildlife sanctuaries
 - Water bodies in urban areas, - Advisory Report for Conservation and Restoration of Water Bodies in Urban Areas’ & Repair, Renovation & Restoration (RRR)
 - National Environmental Policy 2006, MOEF - desert areas & wet lands,
 - Hilly areas

Chapter 6: SUSTAINABILITY GUIDELINES Contd...

- Disaster Management
 - Institutional set up
 - ***National Disaster Management Guidelines***
 - ***State Disaster Management Plan***
 - ***District Disaster Management Plan***

▪Flood Management	▪Chemical (terrorism) Disasters (CTD) Management
▪Earthquake Management	▪Chemical (industrial) Disaster Management
▪Drought Management	▪Nuclear & Radiological Disaster Management
▪Cyclones Management	▪Fire Services Management
▪Tsunami Management	
▪Landslides/ Snow Avalanches Management	
▪Urban Flooding Management	

- **Prevention, preparedness and mitigation**
- **Capacity Building**
- **Response Mechanisms:** National Disaster Response Force
- **Response & Relief:** Psycho-Social Support and Mental Health Services, medical preparedness

Chapter 7: SIMPLIFIED PLANNING TECHNIQUES

- Data Checklist and Data collection techniques – primary and secondary data collection techniques
- Types of surveys –
 - socio economic survey
 - land use survey
 - density survey
 - infrastructure survey
 - transportation survey
- Carrying capacity - Process of using Carrying Capacity for Urban and Regional planning, Case Study and Methodology for measuring Tourism Carrying Capacity
- Threshold analysis – methodology
- Land suitability analysis – factors & methodology
- Population projection techniques
- Scale of the planning system
- Data Collection Information checklist with updated sources
- Methodology of Base map and Development Plan Preparation including *Bhuvan* GIS application for planning
- Smart City application using *Bhuvan*

Chapter 8: INFRASTRUCTURE PLANNING - PHYSICAL INFRASTRUCTURE

- **Water supply**
 - 24X7 supply
 - district area meter planning
 - leakage control
 - water quality standards- permissible limits (ISO)
 - Land requirement for Water Supply System
- **Sewage and Sanitation**
 - National Urban Sanitation Policy
 - Recommended design period for sewerage systems components
 - Decentralized wastewater management system – decision tree
 - Effluent standards - norms for sewage & its use
 - Recycling of Waste Water (Facts Sheet for Various Treatment Process)
 - Septage management (Guidelines for the selection of system)
 - Recommended Norms for public toilets in public area
- **Drainage**
 - Methods for Estimation of Storm water runoff
 - Rain water harvesting including requirements of artificial recharge, techniques
- **Electricity**
 - National Electricity Policy 2005 - recommended consumption levels

Chapter 8: INFRASTRUCTURE PLANNING (CONTD.)

- **Solid waste management**
 - Systematic process
 - Solid Waste Treatment Technologies & comparison
 - Disposal of Waste - Landfill Gas Extraction (LFG), Regional Solid Waste Management
 - Construction Waste
 - Specific Waste Handling- Nuclear or Radioactive Waste, E-Waste, Bio Medical Waste,

- **Domestic gas supply pipelines**

- **Service level benchmarking for infrastructure**

Chapter 8: INFRASTRUCTURE PLANNING (contd.) -SOCIAL INFRASTRUCTURE

- Provision of infrastructure- hierarchy, proximity, multiple uses, utilisation threshold, self-sufficiency
- Health Care Facilities –As per the Indian Public Health Standards (IPHS), 2012, NBC 2005 Part 3 and MPD 2021
- Social infrastructure norms as per NBC 2005 for:
 - Open spaces
 - Sports facilities
 - Distribution services
 - Police, civil defence and home guards
 - Norms for safety facilities
 - Norms for Commercial Centres
- Planning norms for Urban street vendors
- Norms for cremation/ burial ground, banking facilities
- Planning for *mandis* & wholesale agricultural produce markets, livestock management/ animal management center
- Provisions for hilly areas- NBC 2005, TCPO Draft Indian Standard for Development Planning in Hilly Areas
- Access provisions for Barrier Free Built Environment

Chapter 8: INFRASTRUCTURE PLANNING (contd.) - TRANSPORTATION PLANNING

- Design considerations for urban roads, footpaths, cycle tracks, design service volume
- Parking based on land use type
- Travel Demand modelling – detailed process
- MRT options for the city including technical parameters for public transport options, Technical Parameters of Public Transport Options
- Urban buses & characteristics
- TOD norms
 - Demarcation of influence zone
 - Development Types within Influence Zones
 - Influence Zone Plan
 - Redevelopment Criteria and Minimum Project Size Criteria,
 - TOD Development Control Norms
- Provisions for promoting Non Motorized vehicles
- Inland Water Transportation- National Transport Policy Committee (1980) recommended the principles for declaration of a National Waterway
- Airport planning- Approximate Land Requirement for Airport infrastructure, Unit area norms for Airport Terminal

Chapter 9: SIMPLIFIED DEVELOPMENT PROMOTION REGULATIONS

- Revised urban land use classification
- Revised plot requirement regulations in land use zones as per NBC (setbacks based on abutting road widths, rear and side setback, distance from electrical lines)
- Norms for low income housing
- Revisions and inclusions in development promotion regulations for specific land use zones
- Special requirements for barrier free built environment for disabled and elderly persons
- Gender specific planning
- Building norms for Natural Habitat
- Form Based Codes

Key New Inclusions in the URDPFI Guidelines, 2014 – Volume II

Chapter 1: Implications of 74th Constitution Amendment Act

- Provisions of 74th Constitution Amendment Act
- New Roles and Functions of State Town and Country Planning Department
- Status of the Provisions of 74th CAA on Urban Local Bodies
- Implications on Development Authorities/ Boards

Chapter 2: The Right to Fair Compensation and Transparency in LAAR Act, 2013

- Basis of the new Act
- Key Features

Chapter 3: Model Regional and Town Planning and Development Law, 1985

- Key features
- Suggested modifications in the law

Chapter 4: Model Municipal Law , 2003

- Key features
- Suggested changes in the Law

Chapter 5: State Level Planning – Existing Legal Framework

- Key features of various state level legislations – Maharashtra, HP, TN, Gujarat, Karnataka, Bihar, Mizoram

Chapter 6: Legal Requirements for Industrial Development

- Industries (Development and Regulation) Act, 1951
- Industrial Policy, 1991
- Policy for Foreign Direct Investment
- Manufacturing Policy and Guidelines including
 - National Manufacturing Policy 2011
 - NIMZ Guidelines
 - SEZ Act 2005
 - Scheme for cluster development under Ministries

Chapter 7: Other National Level – Legal Requirements

- National Heritage Conservation including AMASR Act 2010
- National Environmental Legal Requirements, including
 - EIA Notification 2006
 - Environment Protection Act 1986
 - Forest Conservation Act 1980
- Coastal Regulation Zone, 2011
- Eco-Sensitive Zones

EMERGING CHALLENGES

- Out of 7033 Cities and Towns only 2632 have the statutory Master Plans.
- Ministry has been advising the State Governments to formulate Master Plan within 18 months .
- Notification of Census Towns- Out of 7933 cities and towns there are 4041 statutory cities and towns while 3892 are census towns.
- Under AMRUT Mission ,a sub component as GIS based Master Plan AMRUT Cities viz., all Class I cities with more than 1 lakh population has been included.
- GIS based Master Plans for AMRUT Cities is one of the mandatory reform. An allocation of Rs. 515.00 crore has already been made.

EMERGING CHALLENGES contd....

- Evolving standardized Methodology for preparing the Master Plan/Regional plan.
- Documentation of Master Plans/Regional Plans.

ADOPTION OF URDPFI GUIDELINES, 2014

- Wide circulation of Draft URDPFI Guidelines, 2014- already done
- Uploaded on MoUD website : <http://moud.gov.in/URDPFI>.
- Regular monitoring of adoption by the State Governments.