

TALREJA ADVISORY & CONSULTANCY SERVICES (TACS)

- Development
- Development Plan

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Evolution and rationale

- What is development – **Any change in Status of Land can be termed as Development**
- **Evolution**
 - Adam & Eve – Entire Earth – No planning required
 - Till the Population did not exceed the liveable land area, **NO PLANNING REQUIRED**
 - Erstwhile developments – Haphazard as per availability of Land. Lack of vision for over development of a Region.
 - With ever increasing population and lack of pace of spread of development resulted in (i) concentration of population in select areas which were substantially developed in comparison with prevalent conditions and (ii) increase in Density of Population in such areas.
 - With Increase in density of population was felt the need of Planned development.

M RTP Act

An Act to make provision for planning the development and use of land in Regions established for that purpose and for the constitution of Regional Planning Boards therefor; to make better provisions for the preparation of Development plans with a view to ensuring that town planning schemes are made in a proper manner and their execution is made effective; to provide for the creation of new towns by means of Development Authorities; to make provisions for the compulsory acquisition of land required for the public purposes in respect of the plans; and for purposes connected with the matters aforesaid.

Whereas, it is expedient to make provision for planning the development and use of land in Regions established for that purpose and for the constitution of Regional Planning Boards therefor; to make better provision for the preparation of Development plans with a view to ensuring that town planning schemes are made in a proper manner and their execution is made effective; to provide for the creation of new towns by means of Development Authorities; to make provision for the compulsory acquisition of land required for public purposes in respect of the plans; and for purposes connected with the matters aforesaid.

REGIONAL PLANS

Regional plans –

- Comprise of more than One District

- Macro Level Planning of a Region

- Micro Level Planning for a District – Zoning (U1, U2, Agricultural, Green G1 & G2 etc) Land Use, Public Amenities (Reservations, Designations etc) etc.

D.Ps

- Development Plans –
 - Restricted to One City.
 - Focused Planning of a City.
 - Contains more than one Town.
 - Broad Level Planning of each Town.

TPS

- Town Planning Schemes
 - Micro Level Planning of Towns.
 - Land Use
 - Specified Public Amenities
 - Roads
 - Open Spaces
 - Quantum & Extent of Development Permissible

DCR and Town Planning Rules

- DCRs and Town Planning Regulations.
- Rules & Regulations for Implementation of D.Ps & R.Ps
- Rules for Development of Properties
 - Quantum
 - Type
 - Manner – How i.e. Open spaces to be left, Layout Amenities etc.

Definitions as per MRTP Act

- "undeveloped area" means an area within the jurisdiction of one or more local authorities (not being an area within the jurisdiction of a cantonment board constituted under the Cantonment Act, 1924) which is in the opinion of the State Government in a neglected condition, or which is being developed or is in imminent likelihood of being developed in an uncontrolled or haphazard manner, and requires, in the public interest to be developed in a proper and orderly manner;
- "Development" with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under, land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any heritage; building or its precincts and includes demolition of any existing building structure or erection or part of such building, structure or erection; and reclamation, redevelopment and lay-out and sub-division of any land; and "to develop" shall be construed accordingly.

Defns Contd

- "Region" means an area established to be a Region under section 3 of MRTP Act
- "Regional plan" means a Plan for the development or re-development of a region which is approved by the State Government and has come into operation under this Act;.

Defns Contd

- "Development plan" means a plan for the development or re-development of the area within the jurisdiction of a planning Authority and includes revision of a development plan and proposals of a special Planning Authority for development of land within its jurisdiction;
- "existing-land-use map" means a map indicating the use to which lands in any specified area are put at the time of preparing the map;

Defns Contd

- "regulation" means a regulation made under section 159 of this Act and includes zoning, special development control regulations and other regulations made as a part of a Regional Plan, Development plan, or town planning scheme;
- "Building operations" includes erection or re-erection of a building or any part thereof, roofing or re-roofing of any part of a building or of any open space, any material alteration or enlargement of a building, any such alteration of a building as is likely to affect an alteration of its drainage or sanitary arrangement or materially affect its security, or the construction of a door opening on any street or land not belonging to the owner;

Defns Contd

- "Floor Space Index" means the quotient or the ratio of the combined gross floor area to the total area of the plot, viz: -

$$\text{Floor Space Index} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$

Process of Making D.P.

- Existing Land Use Survey
- Preparation ELU Plan
- Publish ELU for public Suggestions, Objections, Corrections etc.
- Prepare Draft D.P. with Planning Proposals wrt ELU and Future Requirements of City
- Publish Draft D.P. for Suggestions & Objections
- Grant Hearing to People who have submitted Suggestions & Objections to Draft D.P.

Process - Contd

- Preparation of Report of Suggestions & Objections.
- Submission of Report to Govt
- Govt considers report and either Sanctions D.P. as submitted to it or Sends back for Review or Disapproves or Sanctions with Modifications.

THANK YOU