Spatial Planning – reasons for planning, development, urbanization, urban development, conservation etc.
Urban Planning and Management

The Conceptual, Legal and Administrative Environment
The rationale

Efficient Cities OR
Go as you like ?
Urban Planning: the Spoilsport

• Urban Planning asks you to do what you do not want to do and tries to prevent you from doing what you want to do.

• “All good things in life are either illegal or bad for health”
Origins:

Modern Town Planning
Urban Planning & Management

Land use planning

• Origins of Urban Planning from health & environment concerns.

• Sociologists and Biologists among early thinkers.

• Sir Patrick Geddes was a Scottish biologist, sociologist, geographer, philanthropist and pioneering town planner. Lewis Mumford was a sociologist. Ebenezer Howard was a stenographer.
Ebenezer Howard
Garden Cities
Urban Management

• Governance
• Municipal Administration
• Building Rules & Regulations
• Funding and management of civic infrastructure
• Creation of new infrastructure.
• Participative and Inclusive governance.
• Sustainable development.
Hierarchy of issues

- Regional and broad environmental policies for location of urban and rural areas - eg - selection of new Capital for AP.
- Industrial and employment policies to direct urban growth.
- Funding growth
- Regional (Spatial) Plans and Economic Development Plans.
A chain reaction

- Can park on road.
- Can buy and run a shop which has no parking
- Can build shop without parking
Kudos to the ‘Informal Sector’

• Will buy bananas while driving
• because the Thelawala may sell cheap.
• Thelawala pays only mamool
• Road block is the price of cheap bananas.
Town Planning defined

“City planning embraces the organization or conscious influencing, of land-use distribution in an area already built-up or intended to become built-up.

(Wikipedia)
Who does city planning

• Municipalities and Municipal Corporations
• Urban and Metropolitan Development Authorities.
• Special bodies like the NCR Planning Board or CRDA – Regional Plans and Functional Plans.
Why town planning?

• Key principles of town planning.
Lewis Keeble-
“We are concerned in town planning with”:

Ensuring accessibility

providing space for all urban needs

daesthetics

deriving urban form based on topography

separation of incompatible uses

economy and efficiency.
Why Urban Planning?

• “A number of people wonder if there really is a need for urban planning because,

• in most cities, planning is done by sectors, (for instance, water, transport, housing, etc) and those sectors are very often managed pretty well.”

• Alain Bertaud asserts “Urban planning is supposed to “plan” across sectors.
Mumbai & other Indian cities among the most densely populated.

**Comparative Population Densities**

<table>
<thead>
<tr>
<th>Major Metropolitan Cities of the World</th>
<th>PPH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chicago</td>
<td>16</td>
</tr>
<tr>
<td>Washington</td>
<td>21</td>
</tr>
<tr>
<td>Berlin</td>
<td>36</td>
</tr>
<tr>
<td>New York</td>
<td>40</td>
</tr>
<tr>
<td>Johannesburg</td>
<td>53</td>
</tr>
<tr>
<td>Bangkok</td>
<td>58</td>
</tr>
<tr>
<td>London</td>
<td>62</td>
</tr>
<tr>
<td>Paris</td>
<td>88</td>
</tr>
<tr>
<td>Mexico City</td>
<td>96</td>
</tr>
<tr>
<td>Rio de Janeiro</td>
<td>101</td>
</tr>
<tr>
<td>Singapore</td>
<td>107</td>
</tr>
<tr>
<td>Ahmedabad</td>
<td>134</td>
</tr>
<tr>
<td>Moscow</td>
<td>182</td>
</tr>
<tr>
<td>Bangalore</td>
<td>207</td>
</tr>
<tr>
<td>Hyderabad</td>
<td>223</td>
</tr>
<tr>
<td>Stockholm</td>
<td>286</td>
</tr>
<tr>
<td>Mumbai</td>
<td>322</td>
</tr>
<tr>
<td>Hong Kong</td>
<td>367</td>
</tr>
<tr>
<td>Shanghai</td>
<td>389</td>
</tr>
</tbody>
</table>

S.P.Shorey feb2011-DANICS
Real densities on ground

- Kolkata – extension of Lake Town area.
- 4 m wide lanes.
- Small plots- 200 sqm
- 90% coverage.
- 5 storeyed walk-ups
- Each flat approx 40sqm
- Consumed FAR/FSI- 4.50
Victimless Crime?

“some (planning) regulations encourage corruption. The corruption is compounded by the fact that nobody sees any social benefit in enforcing the regulation (contrary to environmental regulations where the social benefits are usually obvious to all). For this reason, flaunting (urban) regulations is considered a victimless crime”.


(phrases in brackets and italics are by this author)
Master Plan or something else?

- February 1995 Government of India organized a National Workshop on “Master Plan Approach: Its Efficacy and Alternatives”. After two days of extensive deliberations by more than 100 experts and officials, the Workshop concluded:

- “… the only alternative to the Master Plan is a better Master Plan”.

- (Proceedings published by the Town & Country Planning Organisation (TCPO), Government of India, Ministry of Urban Affairs and Employment.)
Place of Urban planning in India and public perception

Citizens in Hyderabad staging ‘Dharna’ against the Helmet Rule

Despite appeals from Ms Shararat !!!
ULBs – UDAs - MPCs

• Only 8 states in India including Maharashtra and West Bengal have **passed laws** to constitute Metropolitan Planning Committees.

• **MPC is functioning only in West Bengal in Kolkata as KMPC.**

• KMPC is ‘housed’ in KMDA with CM as Chairman and Mayor of Kolkata as Vice Chairman.
Good Governance

- Public Accountability
- Transparency
- Citizens Charter and Grievance Redressal
- Inclusive Development
- Follow the Rule of Law
- Peoples’ Participation
- Consensus oriented.
Inclusive Planning

Concern for:

- Poor people in general
- Informal trade
- Tenure security of housing
- Space reservation for public amenities- parks footpaths
- In situ slum improvement
- Barrier Free Environment
- Senior citizens
- Pedestrians
- Public transport
The classic tap – not smart enough
The Sensor Tap (faucet): saves water.
Operation
1) Invisible light rays are continually emitted from the faucet sensor.
2) When the user’s hands come into range of the sensor’s detection zone, the valve is activated.
3) After the user’s draw back their hands, the valve closes. The circuit automatically rests for the next user.
4) If an object is in view continuously for 30 seconds, the faucet will automatically shut off. The faucet will remain off until the object is removed. After the object is removed, the faucet functions normally.
The sensible as well as smart
Sustainability guidelines

• Energy efficiency
• Green Buildings
• Recycling
• Low energy development options
Compact city

- Flexible FAR
- High density
- High rise development
Developed Area Average Densities. URDPFI 5.3.1 page 140 vol 1 table 5.1

<table>
<thead>
<tr>
<th>Settlement Type</th>
<th>Persons per hectare (PPH)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Plain Areas</td>
</tr>
<tr>
<td>Small towns</td>
<td>75-125</td>
</tr>
<tr>
<td>Medium towns</td>
<td>100-150</td>
</tr>
<tr>
<td>Large cities</td>
<td>125-175</td>
</tr>
<tr>
<td>Metropolitan cities</td>
<td>125-175</td>
</tr>
<tr>
<td>Megapolis</td>
<td>More than 200</td>
</tr>
</tbody>
</table>

To be based on carrying Capacity analysis- space per person, access to facilities, available piped water per capita, mobility and safety factors
High density

• 175 PPH overall town density-
• Means around 350 PPH Residential Zone density excluding large public amenity areas, major roads, city level parks, transportation network and social infrastructure.
• Means around 700 PPH local level density
• Plot level density to be nearly 1400 PPH.
URDPFI to apply to Rural areas as well
Service Level Benchmarks- 8.47 URDPFI-moud GOI-2012

• Water Supply
• Sewerage
• Storm Water Drainage
• Solid waste Management
Urban Conservation

• Simultaneous action needed:
  • Town Planning-Land Use & Transportation policies.
  • Regulations as part of Town Planning Regulations.
  • Demonstration Projects.
  • Area Conservation - streets, townscape etc.
Urban Conservation

• What the Regulations do?
  • Opportunity of intervention
  • Examination of alternatives
  • Public Awareness building
  • Public Interest Litigation
  • Conservation efforts by owners
  • Eligibility for financial assistance.
Urban Conservation

• Structure of Regulations
  • Listing
  • Heritage Committee.
  • Need to take special permission
  • No blanket prohibition
  • Ownership unaffected
  • No need to take permission for selling /buying.
  • incentives
Urban Heritage Buildings
The World Bank’s Role

The World Bank Group has a robust practice in historic city cores and cultural heritage, with close links to natural heritage and sustainable tourism. Since the Bank began working in this area in the 1950s, it has committed about $9.5 billion in some 600 projects and technical assistance around the world, covering cultural and natural heritage and sustainable tourism. Of these, some 150 projects are currently underway in low- and middle-income countries.
Urban Heritage Regulations

Hyderabad Experience
Municipal Laws and urban heritage

• Section 463 of Hyderabad Municipal Corporation Act 1955. regarding architectural features of buildings in some areas.
• Hyderabad Urban Development Authority in 1975
• Byelaw 15 restriction on demolition of buildings of historical or architectural importance.
ANDHRA PRADESH LEGISLATIVE ASSEMBLY

THE ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) BILL, 1974

(L. A. BILL No. 9 OF 1974)

Report of the Joint Select Committee
Art Commission

• Andhra Pradesh Urban Art Commission 1978
Town Planning Trust

The provisions of the said

Chairman shall be deemed

Chairman or the Town

of the Town Planning

provisions of the said

ingly.

Government, the Chair-

ority wilfully omits or

provisions of this

itions or lawful orders

position, or the powers

and guilty of any mis-

to exercise the right

ing to perform the

Act, the Government

man, Vice-Chairman

gly with effect from

man or any member


(3) The Government may reconstitute the Authority

in the manner provided in this Act, before the expiry of

the period notified under this section, and the Special

Officer shall cease to manage the affairs of the Authority

on such reconstitution.

CHAPTER IX.

ART COMMISSION.

39. (1) The Government may, by notification, consti-

tute an Art Commission for the State, to be called “the

Andhra Pradesh Urban Art Commission” which shall

consist of a Chairman and such other members, repre-

senting among others, visual arts or architecture, Indian

History or Archaeology and the environmental sciences,

as they may appoint.

(2) It shall be the duty of the Art Commission to

make recommendations to the Government as to—

(i) the restoration and conservation of urban

architectural monuments.
• 1981 Zoning Regulations under Andhra Pradesh Urban areas (Development) Act 1975
Hyderabad Urban Development Authority

[Map of Hyderabad Development Area]
11.7. The parking space in cinemas, theatres and assembly shall be provided as under:

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Type of vehicle</th>
<th>No. of the vehicles for which parking space shall be provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Cars</td>
<td>3.3%</td>
</tr>
<tr>
<td>2.</td>
<td>Scooters</td>
<td>10</td>
</tr>
<tr>
<td>3.</td>
<td>Cycles</td>
<td>25%</td>
</tr>
</tbody>
</table>

*See Serial No. 4 of Table 7

11.8. The space to be left out for parking as given in 11 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in 9.

12. "The Government may either suo-moto or on an application examine any proposal for development of any site, sub-division, layout from any of the provisions of these regulations."
HYDERABAD URBAN DEVELOPMENT AUTHORITY
CONSERVATION OF
HISTORICAL BUILDINGS AND AREAS IN
HYDERABAD CITY
A study sponsored by the ford foundation
APPENDICES
THE ANDHRA PRADESH GAZETTE

Part I—EXTRAORDINARY
PUBLISHED BY AUTHORITY


NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

( M.A. )

ADDITION OF A REGULATION FOR CONSERVATION OF HISTORICAL BUILDINGS AND AREAS IN HYDERABAD CITY UNDER SECTION 59 OF ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT 1976.

[G.O.Ms.No.542, Municipal Administration and Urban Development (h.A.), 14th December, 1995.]

Under sub-section (1) of section 59 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act No. 1 of 1975) the Hyderabad Urban Development Authority with the previous approval of the Government hereby makes the following amendment to the Hyderabad Urban Development Authority Zoning Regulations 1981 by addition of a new regulation, for conservation of Historical areas and the buildings thereon in Hyderabad City with no financial commitment on the Government or Hyderabad Urban Development Authority.
Hyderabad and Mumbai regulations 1995
1997 list booklet

CONSERVATION OF HERITAGE BUILDINGS AND HERITAGE PRECINCTS (ROCKS) IN HYDERABAD CITY

REGULATIONS & LIST

FEBRUARY, 1997

Notification for Suggestions & Objections
List published in newspapers for objections and suggestions 1997
<table>
<thead>
<tr>
<th>No.</th>
<th>Name of Establishment</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>G. I. T. Testing Centre</td>
<td>Mumbai</td>
<td>Under Construction</td>
</tr>
<tr>
<td>2</td>
<td>C. I. T. Testing Centre</td>
<td>Mumbai</td>
<td>Under Construction</td>
</tr>
<tr>
<td>3</td>
<td>G. I. T. Testing Centre</td>
<td>Mumbai</td>
<td>Under Construction</td>
</tr>
<tr>
<td>4</td>
<td>C. I. T. Testing Centre</td>
<td>Mumbai</td>
<td>Under Construction</td>
</tr>
<tr>
<td>5</td>
<td>G. I. T. Testing Centre</td>
<td>Mumbai</td>
<td>Under Construction</td>
</tr>
<tr>
<td>6</td>
<td>C. I. T. Testing Centre</td>
<td>Mumbai</td>
<td>Under Construction</td>
</tr>
</tbody>
</table>

1998 list in Gazette.
HCC composition
HCC members
1998 booklet
5. Rocks on which Dargah-Paloo-Shahid is situated.

Village-Mangalbadi, Survey No. 98/1, 9502, on Brim Bahad Road. Entire hill and fort hills. Situated in a rapidly growing locality. These massive rock roots and hills have great scenic, environmental, cultural and historic value. All buildings & all Layouts in this Heritage Precinct will need to be referred to Vice-Chairman HUDA & Heritage Conservation Committee for clearance from heritage point of view.


Village-Mahakonda Jagali, Survey No. 211 & 212. Small at the rock formation. These towering rock formations have considerable aesthetic & environmental value. All buildings & all Layouts in this Heritage Precinct will need to be referred to Vice-Chairman HUDA & Heritage Conservation Committee for clearance from heritage point of view.

7. Pulha Gali rock formation in M.A.University campus.

Village-Mahakonda Jagali, Survey No. 211 & 212. Small at the rock formation. These rock formations have considerable aesthetic & environmental value. All buildings & all Layouts in this Heritage Precinct will need to be referred to Vice-Chairman HUDA & Heritage Conservation Committee for clearance from heritage point of view.

8. Karamatpur Rocks, Masoodapur area.

Village-Masoodapur, Survey No. 82/1, 108/1, 109/1, 204/1 etc. Between SDL-Gaj, Oil complex (B) and Railway track. 83.9 Acres. Small at the rock formation. These rock formations have considerable aesthetic and environmental value. All buildings & all Layouts in this Heritage Precinct will need to be referred to Vice-Chairman HUDA & Heritage Conservation Committee for clearance from heritage point of view.

9. Rocks around Phas Bheer Weel Dargah near A.P.Public Academy.

Village-Pearlarchavri, Survey No. 24, Behind Gajana Colony Layout, near Himayatgarh Road. 92.01 at the Dargah. Small at the rock formation. These rock formations have considerable aesthetic and environmental value. All buildings & all Layouts in this Heritage Precinct will need to be referred to Vice-Chairman HUDA & Heritage Conservation Committee for clearance from heritage point of view.

10. Ridge behind Malak Chandni, Old Bombay road.

Village-Radaga, survey No. 66, behind Malak Chandni Lake. Entire slope, near Old Bombay Road. Towards the lake. The rock formations have considerable aesthetic, edaphic and environmental value. All buildings & all Layouts in this Heritage Precinct will need to be referred to Vice-Chairman HUDA & Heritage Conservation Committee for clearance from heritage point of view.


Village-Mangalbadi Jagali, Survey No. 301-1 near Garga Bibas Fakhruddin. Entire survey number. These rock formations have considerable aesthetic, edaphic and environmental value. All buildings & all Layouts in this Heritage Precinct will need to be referred to Vice-Chairman HUDA & Heritage Conservation Committee for clearance from heritage point of view.

5. Under regulation 13 of Hyderabad Urban Development Authority (Zoning) Regulations, 1981 (as amended) public objections and suggestions are hereby invited to the notification of the above areas as Heritage Precincts. The maps showing the boundaries of the Precincts are displayed in the Office of HUDA at Begumpet for inspection during working hours from 11.00 AM to 1.00 PM from the date of publication of this notice. Objections and suggestions in writing, Fairly, will be received within 13 (thirteen) days from the date of publication of this notice in the Office of Hyderabad Urban Development Authority at Peace Place, S.F.H.O., Secunderabad (500103).

9. Natural rock formations are an unique feature of Hyderabad's landscape. There is no doubt that with increased public awareness and concern for environment in the resurgent Hyderabad, it will be possible to conserve this natural heritage as complementary to economic and infrastructural development.
status
summary

- HUDA 1975 (now HMDA)
- 1981 zoning regulations
- 1995 regulations as an addition to 1981 regulations
- 1996 HCC under 1995 regulations
- 1997 draft list of heritage buildings & precincts
- 1998 first Government approved list.
- HCC meetings.
- Additions and deletions: by law or otherwise.
- Many buildings would have disappeared in absence of listing.
- Small towns and Panchayat areas too need suitable regulations
- State govt deleted the Regulations in 2015.
- Passed an Act for entire state by including archaeological properties.