URBAN AND REGIONAL DEVELOPMENT PLAN FORMULATION AND IMPLEMENTATION (URDPFII) 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.
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*

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- *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**
Key New Inclusions in the URDPFI Guidelines, 2014 – Volume I

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

➢ 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
- Regular monitoring of adoption by the State Governments.