

PLANNING PROCESS

Town & Country Planning Department,
Government of Tamil Nadu



INTRODUCTION

Planning is an integral part of our system. But only after independence ventured into series of planning efforts at national and state level concurrently town planning acts were enacted by states and physical plans were prepared. The evolvement of this process need to be revisited.



PLANNING HIERARCHY

- 1) Regional Plan
- 2) Master plan & New Town Development Plan
- 3) Detailed Development Plan

REGIONAL PLAN

- A region in planning terms can be administrative or at least partially functional and is likely to include a network of settlements and character areas.
- Regional planning gives geographical expression to the economic, social, cultural and ecological policies of society. A comprehensive approach directed towards balanced regional development and the physical organization of space.
- Eight viable regions were delineated and regional seminars were conducted by town planning department during 70s . As no statutory provision at that time, the plans did not come into force. After the enactment of T&CP ACT, 1971 wherein the provision of regional plan is incorporated, preparation regional plan is yet to be taken-up.

MASTER PLAN

- * Master plan is the comprehensive plan with proposals for socio economic and spatial development of the urban centre indicating in the manner in which the use of land and development therein shall be carried out. If such plan is prepared for an area declared as a new town then it is termed as New Town Development Plan
- * Master plan is prepared at the settlement level, mostly at urban centre level encompassing the surrounding area vulnerable for development.

Master Plan (Contd...)

- * The scope of the Master Plan covers an assessment of current issues, prospects, priorities; and
- * proposal for development of the urban centre including employment generation, economic base, transportation land use, housing; and
- * other infrastructure and matters like environment, conservation and ecology.
- * It also contains implementation strategies and development promotion rules.

PROCESS OF MASTER PLAN PREPARATION

- ❑ Under the provision of T&CP ACT 1971, the Govt. by notification in the state gazette may declare any area in the state to be Local Planning Area.
- ❑ The public may submit O&S within two months from the notification. After the expiry of two months and after considering O&S the Govt. shall confirm the notification as single LPA or composite LPA as the case may be (Section 10(1) and 10(4) of T&CP ACT).

AUTHORITY CONSTITUTION

- The Govt. in consultation with Director constitute the **Local Planning Authority** as below:
 - 1) Chairman to be appointed by the Govt.
 - 2) Two representatives of Local Authority(LA) and Executive Officer(EO) in case of SLPA and four representatives from LA in case of CLPA;
 - 3) Three members to be appointed by Govt. of which one shall be MLA; and
 - 4) Member secretary to be appointed by Govt.

AUTHORITY CONSTITUTION (Contd...)

- The Govt. in consultation with Director constitute the **New Town Development Authority** as below:
 - 1) Chairman to be appointed by the Govt.;
 - 2) Chairman of the Regional Planning Authority;
 - 3) Deputy Director of the region;
 - 4) Four members to be appointed by Govt. of which one shall be MLA; and
 - 5) Member secretary to be appointed by Govt.

AUTHORITY'S OBLIGATION

- The authority shall prepare, present land and building use map within twelve months of its constitution. Then in consultation with Director, local planning authority and local authority prepare and submit Master Plan to the Govt. through Director For obtaining consent of the Govt.

CONTENT OF THE MASTER PLAN

1. the manner in which the land in planning area shall be used
- 2 The allotment or reservation of land for residential, commercial, industrial and agricultural purposes and for parks, play fields and open spaces.
3. The allotment or reservation of lands for public buildings, institutions and for civic amenities.
4. The making of provisions for the national highways, arterial roads, ring roads, major streets, lines of communication including railways, airports and canals.

CONTENT OF THE MASTER PLAN (Contd....)

5. The traffic and transportation pattern and traffic circulation pattern.
6. The major road and street improvements.
7. The area reserved for future development, expansion and for new housing.
8. The provision for improvement of areas of bad layout or obsolete development and slum areas and for relocation of population.
9. The amenities, services and utilities.

CONTENT OF THE MASTER PLAN (Contd....)

10. The provision for detailed development of specific areas for housing, shopping, industries and civic amenities and educational and cultural facilities.
11. The control of architectural features, elevation and frontage of buildings and structures.
12. The provision for regulating the zone, the location, height, number of storeys and size of buildings and other structures, the size of the yards and other open spaces and the use of buildings, structures and land.
13. The stage by which the master plan shall be carried out and
14. Such other matters as may be prescribed

CONSENT OF THE MASTER PLAN

- The Govt. on receipt of draft of master plan either give consent or direct the authority to make any modification.
- After receiving the modified report the Govt. gives its consent for publication of notice under sub-section 1 of section 26 of T&CP ACT.
- On receipt the LPA shall publish the notice in the district gazette, notice board of LPA, LA, Collectorate and leading daily newspapers inviting O&S from public.

PROCESS AFTER CONSENT

- The copy of the report shall also be sent to Director , Chairman of RPA, Collector and HOD as mentioned in the rule.
- After expiry of the period, LPA shall send list of O&S to Director along with the remarks.
- The authority then shall convene a meeting for approval of draft master plan. At the meeting the authority shall consider the O&S advice of the Director and then approve the plan with or without the modification

APPROVAL OF MASTER PLAN

- * On receipt of the master plan the Govt. shall approve the plan under section 26 of the T&CP ACT.
- * The approval so accorded shall be published by the Govt. in the state gazette. The notification so published shall be the conclusive evidence of approval and come into force from the date of notification.
- * Review provision, Variation Provision are also available.

DETAILED DEVELOPMENT PLAN

- ✓ The detailed development plan is a micro level plan formulated within the framework of master plan for an area approximately 40 hectares.
- ✓ The plan provide for efficient circulation pattern, basic physical and social infrastructures demarcation of special areas and full description of all the details of the plan.
- ✓ The scheme clauses annexed with the plan shall provide regulating mechanism the DDP area.
- ✓ The process of preparing and approving DDP are prescribed in the town and country planning act 1971 and preparation and sanction of DDP rules .

CRITICAL VIEW

- * Implementation of these plans has generally been very poor and master plan which is an instrument guiding urban development has been found deficient in many ways requiring necessary redressal.
- * The major deficiencies are that it provides long term perspective neglecting short term action and objectives.
- * It is rigid and static because it is treated as an end product and not as a continuous process.
- * It takes long time for approval.
- * It lacks symbiosis of socio economic dynamism and lacks integration physical and fiscal planning efforts.
- * The norms and standards are generally high.
- * The public participation is not effective.
- * It emphasises control rather than development.
- * Development management is also not efficient.

REMEDY

- ❖ Planning is a continuous process and the system has a built in capacity to redress many of the deficiencies stated above.
- ❖ There is a need for change in attitude of the public especially practicing engineers and planners towards these plans and involve themselves in the limited opportunity provided for public participation in effective manner.
- ❖ However, the authority should also strive hard to involve and engage public in every stage of the plan formulation and implementation .

MODERN TECHNIQUES OF PREPARATION OF MASTER PLAN / REGIONAL PLAN

- It has been proposed to prepare master plan / regional plan using modern techniques using satellite imagery and GIS techniques to cover the entire area falling under the jurisdiction of DTCP in three phases.
- **First phase:** 8447 sq.km - existing land use maps prepared through consultant – M/s. Bharathidasan university, Tiruchy. Proposed land use map preparation in-house by concerned planning authorities will be completed shortly.

MODERN TECHNIQUES OF PREPARATION OF MASTER PLAN / REGIONAL PLAN (CONTD...)

- **Second phase:** 10,781 sq.km to be covered by master plan and 33,601 sq.km to be covered by regional plan.

Simultaneously, GoI has announced a scheme for development of “AMRUT” towns— Hence areas of 6,099 sq.km covered by master plan under “AMRUT” scheme is to be taken-up under GoI funding through TUFFIDCO.

Therefore, master plan preparation for balance area excluding “AMRUT” towns which is 4682 sq.km is to be taken-up by the department with the assistance of TNUIFSL.

The second phase work will be completed by December, 2018.

- **Third phase:** Plan preparation for rest of the area will be taken-up after completion of second phase and before, December, 2020.



Thank you