Regional planning approaches
Lessons from the Land Use Planning and Management (LUPM) project
Regional planning approaches
Lessons from the Land Use Planning and Management Project
Growing urbanisation requires us to preserve a healthy balance between nature, rural settlements and urban regions, including the market driven peri-urban growth. There is a constitutional mandate to generate spatial planning in each district, but we still witness haphazard developments. The question that arises is how and why spatial planning is contained within boundaries, when economic development goes beyond.

The relationship between rural and urban areas is changing and the rural-urban divide is fading, with increasing flows of people, goods and services between the two and the emergence of new migratory and livelihood patterns. This is driven in parts by high urbanisation rates in many developing countries, and particularly by urban growth in the continuum of rural areas with villages, towns and cities of fewer than 5,00,000 inhabitants. Boundaries between rural and urban areas are becoming less distinct. Moreover, urban and rural characteristics or activities can lead to diverging territorial needs, dividing governance functionalities.

Realising the full potential of these blurred boundaries is a challenge for policy-makers and planners. On the one hand, spatial planning and integrated land use management can be used as mechanisms to prevent negative consequences associated with the aforementioned spatial developments. On the other hand, spatial planning and land use management can function as supportive tools for integrated development and equal distribution of wealth and living standards across the country. As spatial planning in India is still mostly limited to the urban agglomerations, the cooperation project of Department of Land Resources (DoLR) and Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) herein after referred to as Land Use Planning and Management (LUPM) project addressed the need of another level of planning, which is encompassing both urban and rural issues. Consistent and systematic spatial planning at the regional level is an important contribution when addressing the increased spatial complexities associated with rural-urban linkages, as well when striving to unlock the development potentials of urbanisation in rural areas.
Development within Peri Urban Areas

District 1

District 2

District 3
When we talk about regional planning in India, we have to look at a larger scale. A regional plan encompasses both urban and rural and makes strategic indications for spatial development and land use for the region. From the beginning of the LUPM project, the district was considered as a suitable administrative level to connect the very broad strategic planning at national and state level (for example corridor planning) with the detailed planning at the very local level. The shared dream was to have a spatial plan for each district in India, to cover the entire country with locally developed regional plans, catering to both the local level and to strategic state and national level. While the regional plan can be considered as a rather centralised instrument, which determines land use patterns and development corridors for a large area, it is not sufficient to provide customised solutions for the very specific needs and conditions at the local level. Therefore, planning at the local level in peri-urban and rural areas must complement the strategical regional spatial plan. This means decentralised and spatially informed decision making at the local level. Villages and small towns in India do not have sufficient institutional capacities for planning and are often dependent on decisions, funds and political power at higher administrative levels.

The LUPM project began by analysing different approaches to regional planning and its consequential experiences in India. Based on these findings, a holistic state land use planning policy for two selected states, Tamil Nadu and Odisha, was developed. The policy in both cases is accompanied by a set of norms (guidelines, standards, methods) which is published in the form of a manual for regional planning. Respective state officials have been trained on this and in both states, nodal government departments have made suggestions to develop the public institutions in a way that regional planning can be embedded in the day to day decision making of governments, local administrations and communities. A multitude of publications, conferences and workshops were organised to promote the culture of planning in the country, specifically to re-ignite the culture of regional planning.

This booklet summarises the activities of more than three years of Indo-German cooperation in the field of regional land use planning. Department of Land Resources (DoLR), Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) as well as the state Governments of Tamil Nadu and Odisha are happy to share the outcomes and are looking forward to any kind of responses, comments and suggestions from the reader.
1  India / National Level

29+7  States + Union Territories

640  Districts

8,000  Cities / Urban Local Body

670,000  Villages

visionary

regional

detailed
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State Land Use (Planning) Policies

Governments primarily use spatial and land use plans, as well as environmental and building code regulations to affect land use. These instruments often function by restricting the usage of land, while many other policies or schemes, which might not directly be related to spatial planning systems, create incentives to use land in certain ways. The objective of a land use policy is to overcome sectors and streamline land related activities, schemes and policies into a spatial planning system.
The process for the formulation of a good public policy on land use planning considers:

- Tax policy incentives connected to land use policies
- Linkages of subnational/state level fiscal systems, schemes, projects that directly impact the efficiency of land use policies
- Integration of demographic and economic trends
- Integration of all sectors and levels of government to promote convergence and overcome sectoral silos
- Strengthening the concept of regional considerations in planning approaches
- Creating institutional mechanisms based on strengths and peculiarities of the state
Activities

The land use (planning) policies in both pilot states of Tamil Nadu and Odisha, envisage to bridge gaps by bringing on board a multi-sectoral approach. This ensures that various existing policies and guidelines are captured, and synergy is achieved across various sectors.

The formulation of such policies necessitated that relevant information is made available in a baseline report. This has guided decision making and the policy formulation process. The baseline includes the roles of various sectoral departments, their mandates and the interaction between departments. It also includes a study on existing land use categorisation and statistics. Sectoral policies and their key features were looked at in detail. Additionally, a research on 40 countries was also undertaken to understand other spatial planning systems.
A core activity of the policy formulation process was the formation of a multi-sectoral working group in each state involving multiple state sectoral departments. As part of the structure, an academic expert panel guided and vetted the policies, as well as other supporting documents. The consultations were structured under the three fundamental themes of sustainability, i.e. environment, economy and society. The documentation of consultations along with a study on overall macro-economic trends, spatial representation of sectoral policies, and possible institutional mechanisms resulted in an initial draft of the policy.

All the previously mentioned documents were compiled along with responses and modifications based on comments from sectoral departments and edited to arrive at the policy.
CROSS-SECTOR AND CROSS-STAKEHOLDER
POLICY DEVELOPMENT
Outcomes

The policy highlights the prioritisation of areas for conservation of environment, natural resources and heritage, promotion of economic development (primary, secondary and tertiary sectors) and balancing spatial equities in society. It provides a framework for robust institutional coordination and implementation mechanisms for land use planning and management. The policy essentially advocates for strengthening the existing three tier spatial planning framework. This comprises a state spatial strategy, a framework for regional strategic planning and a framework for settlement level land use planning (both urban and rural).

The figure on the right indicates the relation between the different levels of planning. At the local level, urban masterplans and village land use plans provide a detailed plan in the scale of 1:2,000 to 1:4,000 of existing and future land use patterns and development. The regional plan encompasses both urban and rural land use together at a larger scale of 1:50,000 to 1:100,000. The district or a cluster of districts is a suitable administrative level for a regional land use plan. The state spatial strategy is at the macro level and it highlights development priority zones, preservation and conservation zones as well as transition and buffer zones for both environment and urbanisation for the entire state.
Documents

Tamil Nadu

Policy
Draft: Tamil Nadu State Land Use (Planning) Policy, April 2019

Map
Draft: Tamil Nadu State Spatial Strategy, March 2019

Executive Summary
Draft: Tamil Nadu State Land Use (Planning) Policy – Executive Summary, April 2019

Presentation
Tamil Nadu State Land Use (Planning) Policy, March 2019

Report
Land Use (Planning) Policy – Thematic Consultations. Outcomes for Environment, Economy and Society, January 2019

Report
Approach to a Draft State Land Use (Planning) Policy. Baseline Report – Tamil Nadu, February 2018

FAQ
Draft Tamil Nadu State Land Use (Planning) Policy – Response to Comments, April 2019

Additional Documents

Compendium
A Compendium on International Practices and Experiences, February 2018

Download
http://lupm.urban-industrial.in/e65664/e66028/
Manual for Regional Planning

In this project, norms are defined as technical guidelines, standards and methods, developed for the preparation of regional plans. The final output is a technical manual which was developed in a consultative process, based on the examination of existing standards, study of acts and learnings from good practices. The developed norms were made specific to the respective state requirements.
The manual contains guidelines and standards under the four themes of Mapping System, Zoning Regulations, Planning Process and Land Use Standards, as well as Governance and Institutional Coordination. Specifically, it includes Standard Operating Process (SoPs), descriptions of toolkits like Scalamgram for Settlement Hierarchy, Land Suitability by Analytical Hierarchy Process for zoning and delineation, Participatory Framework, Strategic Environmental Assessment (SEA) for conflict resolution and decision making, Stakeholder Analysis and various projection methods.

The manual was developed based on the examination of existing standards, study of acts and learnings from good practices. The standards included the Survey of India, National Remote Sensing Centre, Bureau of Indian Standards, National Urban Information System as well as guidelines such as Urban and Regional Plan Formulation and Implementation Guidelines (URDPFI) and Rural Area Development Plan Formulation and Implementation Guidelines (RADPFI).
THEMES OF THE MANUAL

**THEME I**
Mapping System
Mar 18 - Jun 18

**THEME II**
Zoning Regulations
Apr 18 - Aug 18
- Zoning Regulation for Regional Report

**THEME III**
Planning Process and Land Use Standards
Mar 18 - Jun 18

**THEME IV**
Governance and Institutional Framework
Oct 18 - Dec 18
- Draft Institutional Framework Report for District Regional Planning (Includes Coordination Mechanism and Mandates)
Activities

The project planning phase with partner organisations in selected states agreed that the work package on norms should bring out an output of a manual which can guide the process of regional land use and spatial planning in the states. It was agreed that the technical manual must benefit the needs for government officials, who are involved in land use planning. Therefore, a consultative process with state officials, consultants and spatial planning experts was selected to develop the structure and design of the manual for catering to the specific requirements of practitioners in state governments.

There was a consensus that the technical manual must benefit the needs of government officials who are involved in land use planning. Hence, four working group meetings with inter-sectoral departmental representatives were conducted to arrive at the contents of the manual. All activities were conducted separately within the states, whilst the forums were held jointly.

- A desk study was conducted for examination of the baseline scenario of norms in India and the two demonstration states, with relation to regional and master planning and compiled into a baseline assessment.
- Another desk study was developed to compile various planning practices from three states within India and seven countries.
- Four formal working group meetings were held on four themes at partner office premises in the two states.
- Several bilateral meetings on specific topics were conducted with relevant government officials and decision makers.
- Maharashtra, Kerala, Goa state experts were involved to chalk out the understanding of regional planning exercise in their respective states for documenting examples within the country.
- National level institutes like FSI and NRSC were involved in discussions for arriving at mapping standards for regional plans.
- NIC was involved for discussing potential ideas on their support to institutionalise regional planning in online systems.
- German experts were involved in discussing various techniques applied in regional planning in their country.
Outlook

Odisha’s and Tamil Nadu’s nodal departments approved in principle the content of the technical manual. The Government of Odisha plans to take up institutional modifications along with the modification of acts and rules and to modify the role of Directorate of Town Planning (DTP) to Directorate of Town and Country Planning (DTCP). The Government of Tamil Nadu plans to strengthen the Directorate of Town and Country Planning (DTCP) to enable the department to efficiently handle the formulation of regional plans for eight delineated regions within the state. Furthermore, the Housing and Urban Development Department proposed to send the manual for scanning to potential donor agencies of the regional plans for a feasibility for application.

Although the two manuals provide customised solutions as per the requirements of the states of Odisha and Tamil Nadu, they can also be used as a template for customised manuals in other states of India.
Documents

ODISHA

MANUAL
Draft Land Use Planning Norms for Preparation of Regional or District Plan in Odisha, May 2019

ANNEXURE
Annexures for Regional or District Planning Manual in Odisha, May 2019

PRESENTATION
Presentation on Odisha Manual to Nodal Department, March 2019

REPORT
Baseline Analysis of Existing Norms of Land Use Planning in Odisha, May 2018

TAMIL NADU

MANUAL
Draft Land Use Planning Norms for Preparation of Regional Plan in Tamil Nadu, March 2019

ANNEXURE
Annexures for Regional Planning Manual in Tamil Nadu, March 2019

PRESENTATION
Presentation on Tamil Nadu Manual to Nodal Partner Department, March 2019

REPORT
Baseline Analysis of Existing Norms of Land Use Planning in Tamil Nadu, February 2018

ADDITIONAL DOCUMENTS

REPORT
International and National examples of Land Use Planning practices, April 2017

Download
http://lupm.urban-industrial.in/e65664/e69411/
Demonstration project Tamil Nadu

Tamil Nadu, with 50% urbanisation and one of the most industrialised states of the country, is a front runner for economic and social development in India. Apart from the Chennai Region, the Town and Country Planning Department covers 5% of the country with its land use plans. Actual challenges of urban growth require a new approach for planning outside the planning areas.
Activities

Addressing the rapid urban growth beyond the boundaries of planning areas, the state partner departments and the GIZ project team agreed that Tamil Nadu would like technical support from GIZ on regional planning. The concept of regional planning is already provided in the state’s Town and Country Planning Act from 1971. Nevertheless, regional plans have not been prepared or carried out in the state since the 1970’s and are not mainstreamed in the planning institutions.

Due to a large variance of definitions associated with the extent of regions, discussions were necessary to determine the hierarchy and delineation of the regions and sub-regions as well as how master plans for designated local planning areas are linked. The state has already declared eight planning regions, comprising of cluster of districts. It was jointly agreed that Tamil Nadu will showcase regional planning in a cluster of 4 districts comprising of Coimbatore, Erode, Nilgiris, and Tiruppur. The demonstration was designed to show how regional planning helps to guide the state for a systematic spatial development. For this purpose, the four mentioned districts were studied in detail and for each district a plan was developed from the perspective of a sub-region. The regional plan considers all potentials of the four districts at a macro scale and outlines broad development zones. The definition of development zones demonstrates how the Draft Land Use Policy and the manual can be applied practically in the state.
The plan was prepared with the support of a large number of regional planning students. Therefore, site visits, data collection and analysis were carried out quickly and comprehensively. The key role of each district within the region was identified: Coimbatore being the economic capital, offers the maximum employment (mainly tertiary) and must be developed as such. Nilgiris, rich in all environmental resources as part the Nilgiris Biosphere Reserve, home of huge variety of flora and fauna, source of several rivers and streams demarcated as non-developable zone with the exception of eco-tourism. Tirupur is a hub for small and medium industrial firms with fast urbanising characteristics. Erode is the agricultural supplier and the turmeric capital of India. Planning experts and professors at the School of Planning and Architecture (SPA) Bhopal prepared the plan together with the support of students and young researchers. The methodology for arriving at the regional plan started with desk research on regional information and good practices, followed by a site visit with interviews and focus group discussions with stakeholders. For the plan preparation, relevant modern calculating methods used to identify settlement hierarchies were applied. Examples of such methods included the Scalogram method, population projections, employment projections, AHP Analysis method for Land Suitability Analysis, Carrying Capacity Analysis or a zoning method for delineation of zones. Based on a vision formulated after the analysis and the quantitative findings from the data analysis, a detailed regional plan was prepared on a scale of 1:50000. The plan enables the visualisation of multiple sectoral plans and future growth of economic and human perspectives.
Outcomes

The plan was presented to the relevant department Secretaries of the Government of Tamil Nadu and was further examined by planning experts from India. It was showcased that a spatial development vision of the state can be further formulated and specified at regional level in order to guide local planning authorities in preparing land use and development plans. Together with the technical manual for regional plan preparation, the demonstration plan shall serve as an example for the preparation of other regional plans in the state, for example, the adjacent Madurai region. Also, the policy, norms and the demonstration are the foundation for regional planning rules, which must be specified for the state.
PROPOSED LAND USE ZONES FOR COIMBATORE REGION
Documents

TAMIL NADU

REGIONAL PLAN
Draft: Coimbatore Regional Plan 2038, February 2019

SUB-REGIONAL PLAN
Draft: Coimbatore Regional Plan - 2038
Volume 1: Tiruppur Sub-Region, February 2019

SUB-REGIONAL PLAN
Draft: Coimbatore Regional Plan - 2038
Volume 2: Erode Sub-Region, February 2019

SUB-REGIONAL PLAN
Draft: Coimbatore Regional Plan - 2038
Volume 3: The Nilgiris Sub-Region, February 2019

SUB-REGIONAL PLAN
Draft: Coimbatore Regional Plan - 2038
Volume 4: Coimbatore Sub-Region, February 2019

Download
http://lupm.urban-industrial.in/e65664/e69432/
Demonstration project Odisha

The state of Odisha in India is one of the least urbanised states in the country where spatial planning is limited to few urban areas. The existing system of district planning is only economical, lacking the spatial component mandated by the Seventy-Third Constitution Amendment Act of India, 1992.
Activities

In order to initiate the culture of bringing all rural and urban jurisdictions in the state under the purview of spatial planning, demonstration plans at distinct levels of spatial hierarchy have been prepared for Odisha. The plans showcase the application of the policy and the manual as parts of the Land Use Planning and Management project. The first demonstration is made through the preparation of a District Spatial Land Use Plan for Ganjam district at a regional level. At the local level, a second demonstration was done for Hinjilicut Municipality within the same district of Ganjam, as well as land use plans for the 14 surrounding villages of Hinjilicut. The district plan is fuzzy and indicative, providing a holistic and spatial idea of broad land use patterns in the state. It guides to judicious planning and use of land through the prioritisation of investment patterns and locations, which fall in line with the state vision and the local needs. The local plans are more detailed at a cadastral level, considering the concrete demands of the population. They focus on micro planning in alignment with the community vision and the district regional plan. The ultimate purpose of the demonstration plans is to feed each other for coherent planning at all levels (state, district and local) of interventions in the state. The processes of demonstration plan preparations have involved a wide range of stakeholders and public participation from its inception to finalisation stages for successful outcomes and acceptance.
Outcomes

While the first demonstration project on district spatial planning introduced a new culture of spatial planning at a regional level in the state, the plans at the local level successfully showcased the process, need and importance of public participation at all stages of planning. The plan outcomes have been aligned with community and state visions to judiciously manage sectoral land use conflicts and to enable better decision making regarding the prioritisation of land uses. The state has been proposed to replicate the demonstrated district spatial planning exercise for its remaining twenty-nine districts in the long term. Also, it is envisaged that the participatory local planning techniques demonstrated in the second plan will be integrated with the existing Gram Panchayat Development Plan (GPDP) guidelines of the state. The project recommends the government to institutionalise the bottom-up approach for planning at all levels in the state, as it has been evident from the stakeholder consultations that without their knowledge, it will be misleading for the government and private consultants to come up with spatial land use plans at district and local levels. The entire planning process for the two demonstration areas capacitated and empowered the community to take spatially informed decisions at an individual and community level by enabling peer to peer learning.
Public participation in surrounding villages of Hinjilicut
Draft
PROPOSED LAND USE ZONES
FOR GANJAM DISTRICT, ODISHA
Documents

GENERAL DOCUMENTS

PLAN Spatial Land Use Plan of Ganjam District Odisha, 2018
REPORT Baseline Analysis Report. Spatial Land Use Plan of Ganjam District Odisha, 2018
REPORT Studio on Participatory District Planning, 2018
PLAN Hinjilicut Development Plan, Ganjam Odisha, 2019

VILLAGE PLANS

Burupada – Use and Management Village Plans of Village Lands, March 2019
Chanduli – Use and Management Village Plans of Village Lands, December 2018
Khandara – Use and Management Village Plans of Village Lands, December 2018
Kharida – Use and Management Village Plans of Village Lands, December 2018
Mahirkana – Use and Management Village Plans of Village Lands, February 2019
Nua Sarua – Use and Management Village Plans of Village Lands, March 2019
Pochilimma – Use and Management Village Plans of Village Lands, February 2019
Punandha – Use and Management Village Plans of Village Lands, March 2019
Saru – Use and Management Village Plans of Village Lands, February 2019
Sasana Ambagaon – Use and Management Village Plans of Village Lands, December 2018
Sikiri – Use and Management Village Plans of Village Lands, December 2018
Singipur – Use and Management Village Plans of Village Lands, February 2019
Somapur – Use and Management Village Plans of Village Lands, March 2019
Venkatraipalli – Use and Management Village Plans of Village Lands, February 2019

Download
http://lupm.urban-industrial.in/e65664/e69431/
Capacity Development

A detailed Capacity Assessment within the two states has shown that when it comes to innovation and appropriation of reforms and new planning approaches, government planning institutions lack properly trained planners.
Activities

The assessment has revealed that capacity for land use planning has to be built at all levels of governments. At the time of the assessment there was no regular training offered to spatial planning officials. Thus, a 3-tier strategy has been developed with capacity building measures for different target audiences:

- Decision makers: Secretaries and heads of departments from relevant departments, which are crucial for decisions with spatial implications. Topics are ‘awareness for the need of regional planning and development’ and ‘models for necessary cross-sectoral cooperation to balance opposing interests’.

- Planners: Training on methods, tools and technical instruments of spatial planning for technical staff of planning related state departments.

- Local representatives: Spatial planning always finds its physical manifestation at the local level in terms of built environment, infrastructure, environmental zones, etc. To ‘spatialise’ village development plans, awareness and capacity for spatial planning must be enhanced at local authorities and the community.
For each tier, different trainings were developed and conducted:

**Tier 1: Successful Cooperation for Land Use Planning**

Many decisions of sectoral policies have direct implications for land. It is important that decision makers are aware of the different implications and how planning can help in guiding spatially informed decisions. A one-day awareness programme for directors of line departments was organised in Odisha, prior to an exposure visit to German planning institutions in Düsseldorf and Stuttgart.

**Tier 2: Methods and Technical instruments for Land Use Planning and Management**

A five-day training at IIHS Bangalore was conducted to planners from DTCP Tamil Nadu. Key objectives were to develop:

- Skills and capacity in using spatial technology (GIS) for land use planning and management
- Capacity for planning processes and methods
- Leadership skills for coordinating, contracting and the implementation of the plans
- Qualifying a set of local planners to conduct training programmes for other trainers and learners when required and enable sustained learning processes

**Enhancing Capacity for Land Use Planning and Management using Strategic Environmental Assessment (SEA)**

Developed by Wildlife Institute of India (WII), Dehradun, the aim of this training was to provide understanding of the scope and relevance of SEA in conflict resolution between different sectors within distinct administrative units. The training contained:

- Introduction to the concept of SEA and its application
- International SEA experience and explore prospects of SEA application in the Indian context
- Interactive application of the tool in groups
- Site visits to understand implications of land use changes between Dehradun and Mussoorie, Uttarakhand
Tier 3: Participatory village land use planning

In 14 villages around Hinjilicut Municipality in Ganjam district, participatory village land use plans have been prepared, guided by trained resource persons and monitored by the NGO Ekta. Ekta has previously conducted a Training of Trainers for 40 resource persons for the planning exercises in the villages.
Outlook

The trainings were crucial to facilitate a better application of policies, norms and demonstration plans.

Both state governments appreciated the various initiatives for capacity building and will continue to apply certain approaches. In Tamil Nadu, the Training on Methods and technical instruments for Land Use Planning and Management will be continued and six new batches will receive the training provided by IIHS in the next one and a half years. The manual of this training can also be applied by other training institutions. In Odisha, the same training is yet to be piloted. The participatory approach tested in the 14 villages in Odisha finds entrance in the manual for Gram Panchayat Development Plan (GPDP) by the State Institute of Rural Development (SIRD) of the Government of Odisha.
Documents

GENERAL DOCUMENTS

REPORT  Capacity Assessment for Land Use Planning and Management, Odisha, February 2018
REPORT  Capacity Assessment for Land Use Planning and Management, Tamil Nadu, February 2018

TIER 1

TRAINING REPORT  Successful co-operation for Land Use Planning. Training at the State Urban Development Agency, Bhubaneswar, Odisha, India, November 2018
EXPOSURE VISIT REPORT  Land Use Planning and Management Study Tour on “Successful Cooperation for Regional Land Use Planning” in Germany, July 2018

TIER 2

TRAINING REPORT  Workshop on Enhancing Capacity for Land Use Planning and Management (LUPM) using Strategic Environmental Assessment (SEA), November 2018.
MANUAL  Strategic Environmental Assessment (SEA) Part 1 – A guidance tool for mainstreaming biodiversity and sustainability in development planning, 2015
TRAINING REPORT  Workshop on Integrated Regional and Land-Use Planning for Officials of DTCP, Tamil Nadu, March 2019
TRAINING MANUAL  Land Use Planning and Management, May 2019

TIER 3

GUIDE BOOK  Guide Book for Participatory Village Land Use Management & Planning In Rural Areas of Hinjilicut, Ganjam, Odisha, November 2018
TRAINING REPORT  TOT on Participatory Village Land Use Planning & Management in Semi Urban Areas of Hinjilicut, Ganjam District, November 2018

Download
http://lupm.urban-industrial.in/e65664/e69412/
The Culture of Spatial Planning

Spatial planning is a societal task. While the plan itself must be prepared by professional planners, the contents have to be developed by the society: the people, the economy, the politicians, organisations, academicians and bureaucrats. Addressing the culture of planning means to include a wide range of stakeholders in the debate of what, how and for whom to plan. Through the organization of conferences, workshops, publishing of articles and bringing the topic of land use planning into several forums, the project aimed to make a meaningful contribution to the culture of spatial planning in India.
Conferences

Three conferences with national and international planning practitioners were organised in three different cities (Bhubaneshwar, Delhi, Chennai) to update the project progress, exchanging with other initiatives and readjust assumptions.

Publications

Publications in national and international forums were prepared and presented to showcase the initiative of regional planning approach in India and to get feedback. The edited book on regional planning in India is a collaborative product by researchers and academicians across the country.
MANAGING THE USE OF LAND

ADEQUATE MECHANISMS OF LAND MANAGEMENT (FISCAL, LEGAL AND OTHER)

Land market is getting more fragmented & more commercialized

High transaction costs make land prices high

Gap between market value and guided value has increased

Protection of Green Spaces needs more fiscal support

Need to develop and Information System of National, State and Local Levels using GIS etc.

Technology should have a kind of database for land use planning & management

Legitimization of land rights (political) is happening at the pace of Urbanization

Privatization of land will reduce illegal & uncontrolled land use
New planners

According to the World Cities Report 2016 by UN Habitat, there were 2,800 accredited planners in India in 2011, which equates to 0.23 planners per 1,00,000 of the population. To compare: a country like South Africa has 3.3 planners and the UK 37.63. The Town and Country Planning Organisation (TCPO) estimates in its latest URDPFI (Urban and Regional Development Plans Formulation and Implementation) guidelines from January 2015 a total requirement of “85,000 to 90,000 additional planners in the country at various levels of planning framework, which roughly works out to 1 Planner per 14,000 population.” The project has made an attempt to address the urgent need to produce more knowledgeable and innovative planners in India. Therefore, more than 200 students from four Universities (CEPT University, SPA Bhopal, College of Engineering and Technology (CET), Xavier University Bhubaneshwar) have been involved in plan preparations, site visits and analysis as well as conferences to expose them to a real life project and make them familiar with planning tasks.
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Land Use Planning and Management (LUPM)
Deutsche Gesellschaft für
Internationale Zusammenarbeit (GIZ) GmbH
B5/2, Safdarjung Enclave,
New Delhi 110029
India
Phone +91 11 4949 5353
Fax +91 11 4949 5391
georg.jahnsen@giz.de
www.giz.de/india

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Nele Rojek, PR & Communication Advisor, Sustainable Urban and Industrial Development

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Text
Georg Jahnsen, Felix Knopf, Tanaya Saha, Abhishek Agarwal, Sumana Chatterjee, Henrik Uhlenbrock

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