Government of India

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Town And Country Planning Organisation

Government of India
Ministry of Housing and Urban Affairs
(/)

एक कदम स्वच्छता की ओर
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Reports & Studies

Working Group on Urban Planning

There is a widespread concern that urban and regional planning undertaken in post-Independence has failed to address the challenges of urbanization, which has necessitated a relook at existing policy framework on urbanization. It needs to be examined whether future migrants can be accommodated in existing cities, which are already facing critical infrastructure issues due to shortage of water and expensive infrastructure components, or whether it may be feasible to construct greenfield cities to fulfil demand of future urbanization or to go for some other model of urbanisation. This would also enable the easing out of existing cities.

With the above background, Ministry of Housing and Urban Affairs, Government of India, vide O.M. number K-14011/3/2017-AMRUT-IIA dated 26 September 2017, constituted a Working Group under the chairmanship of Additional Secretary (AMRUT) to examine issues related to Urban Planning consequent to the presentation on "Rethinking Urbanism – A Step Towards Golden Era" by Shri Pradeep K Saxena of Team Rethinking Urbanism on August 29, 2017. Members were drawn from School of Planning and Architecture, National Institute of Urban Affairs, Delhi Development Authority, and Central Public Works Department. Town and Country Planning Organisation (TCPO) was entrusted the work of compiling member inputs and report preparation for the Working Group, which was submitted to the Ministry of Housing and Urban Affairs. It was decided by the Ministry that the major outcomes of the Report will be incorporated into the National Urban Policy Framework.

Draft National Urban Policy Framework

The National Urban Policy Framework lays out how cities should be planned and managed to promote sustainable urbanization in a holistic manner. A Committee was constituted under the Chairmanship of Additional Secretary (Smart Cities), on 03.10.2017 to look into the matter, with Principal Economic Advisor, Department of Economic Affairs, Ministry of Finance, Director Centre for Environmental Planning and Technology, Ahmedabad (CEPT), UN-Habitat (India) and others. Different aspects of urbanization were examined and TCPO was invited to contribute chapter on "Urbanisation and Information & Communication Technology (ICT)". TCPO also contributed to chapters on Urbanisation and Environment" and "Urbanisation and Tranport".

Coordination, Research & Training Division

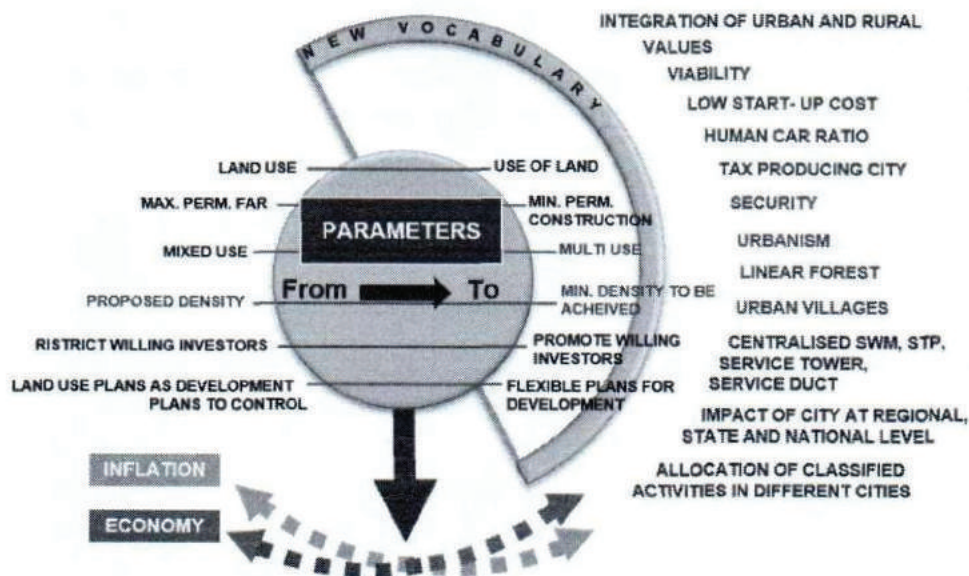» **Reports & Studies (/reports-studies-3-)**

Important Links

Summary of TRU MODEL prepared (with amendments) by Town & Country Organization Govt. of India, New Delhi

6.   Concept by Team Rethinking Urbanism, Bhopal

"Team Rethinking Urbanism" put forward their concept for future urban and rural development in India wherein they proposed a National Master Plan for human habitation for India that argues in favour of development of Greenfield cities, instead of expanding slums and peri-urban areas in existing cities. Salient features of the proposal for future creation, improvement and up-gradation of infrastructure for urban and rural development:

(a) New habitations be developed in clusters of 4 to 5 green field cities/ towns with population of about 15-20 lakh in each. Maximise usage of non-arable and other similar non-expensive, wasteland towards creation of green field clusters, which shall cater for various national level institutes, hospitals, sports and recreational facilities etc. Dovetailing of adequate infrastructure in public domain for making life easier for kids and senior citizens. These cities of walkable distances shall have exclusive walking & cycling tracks, exclusive roads for emergency/ vehicles and integrated transport system with designated ways.

(b) This will be implemented by change in planner's vocabulary as under:

(c) Rural-urban continuum with fast connectivity among human settlements.

(d) Viability report instead of feasibility reports for all infrastructures projects including efforts and solutions to increase viability.

(e) Variation in proportion of infrastructure components for all existing habitations.

(f) Integrated transport systems.

(g) Unplanned areas to be discouraged. Any development around cities should be in a holistic and sustainable planned manner as per guidelines.

(h) Multi-use of all built and open spaces and underutilization to be calculated and taken care of.

(i) While planning cities, availability of water should be taken into account. Methods of sustainable water availability including compulsory rainwater harvesting at city level, water recycling and best practices for water management to be adopted. Creating basin for green field cities water bodies.

(j) Development plans of cities to cover 70kms. beyond city limits, development of small towns and villages falling in this area including linkages shall be a part of the plan.

(k) Proposed road widths to be calculated as per future projection of human car ratio instead of present system of road lengths.

(l) Best practices and technologies should be introduced in urban development and management.

(m) Percentage of land under habitation shall be fixed.

(n) Building by-laws to be amended accordingly. Interactive areas at floor levels shall be promoted.

- Planned migration closer to your roots, first of its kind in the world.
- Significantly small land acquisition, partnering land owners for long-term earnings.
- Slum free; no scope for development of slums.
- Environment friendly sustainable living.
- City structure enabling intracity commute in walkable distances.
- City with Linear Forest providing clean environment.
- UCC (Urban Complex of 4-6 Cities) and integrated ARD (Adjoining Rural area Development) will help especially the farmers in getting deserving price for produce/hard work.
- Safety and security for all; especially for kids, girls and women.
- Each UCC & ARD integration will create significant pull for Indian government, as all global economic powers & their companies would like to be part of this revolution taking shape in India.

Pilot Project - Details

1.	Number of new cities	3 to 6, depending on location of cluster
2.	Population	15 to 20 lakh each city
3.	Density	800 pph Gross City Level
4.	Area of each new city (in hectares)	2500
5.	Total area under development plan	280 km X 280 km
6.	Time frame of development (in years)	Targeted 5 to 6 years after commencement of infrastructure development
7.	Funding	Rs.20,000 crores central rotational fund (2014 value)
8.	Location features	Uniformly at 140km c/c on relatively inexpensive land Cluster of 4 cities and one central city with amenities of higher order (> 100 lakh population)
9.	Typology of structures	Mixed
10.	Intra-cluster connectivity	International airports @ 540km c/c Domestic airports @ 280km c/c 4 Cities in a cluster are connected via grid and diagonal roads

11.	Housing (Reduce demand)	Affordable housing units -1050 sq.ft. @ Rs 9.5 lakhs (Rs 4.5 lakhs with tax holiday) Reduced construction time by technology import
12.	Transport for each new city	Travel time maximum -15 mins. Average commuting time -5.5 mins. Cities with walkable distances 4.5 mins maximum to public transport By bicycle – 12 mins. 64 buses, 8 routes (19,200 passengers/hr) 20 trams (32,000 passengers/hr) 26 ferries (3,875 tt passengers/hr)
13.	Electricity	50% by solar power Low electricity demands from new cities Underground cables Adopts 33/0.4 KV transformers eliminates 33/11 KV
14.	Water supply	City water supply by rainwater (from exclusive basin), rainwater harvesting at city level and waste water recycling ,
15.	Sanitation	Solid waste management- decentralized Segregation, composting - centralized Recycling and W2E Liquid waste management: Reclaim 95% waste water
16.	Fire fighting	Economical aviation based firefighting Training of citizens below 25 years of age to fight fire Horizontal fire extinguishers along roads
17.	The human centric plan	Ensures Progressive Employment, migration, viabilities, multiuse, incremental parking, Life style, values, Human car ratio, changed investment proportion in infrastructure components

Graphic representation of proposed model