

Microlevel Planning : A comparative Study of Urban Planning (or Town Planning) in Gujarat, Maharashtra & Karnataka

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Abstract—There is a reason behind every development that takes place, for example if an airport is proposed at a site then the area at a buffer of at least 20 km will be benefited by that and thus to prevent haphazard growth provisions should be made by the planning authority prior itself. Similarly, there are various reasons why Urban Development Authorities undertake the projects of Town Planning Schemes such as construction of ring roads, construction of new nodes and growth centers, etc. and often in the practice of preparation of plans, the green field is just regularized and re plotted neglecting the design parameters and thus aim of this study is to address the issues of planning & designing, and to generate opportunities for the betterment of the people. This paper gives a precise analysis about how Urban Planning or Town Planning is done in the three states of India namely Gujarat, Maharashtra & Karnataka.

According to the guidelines laid by Urban and Regional Development Plans Formulation and Implementation (URDPFI) and the Maharashtra Regional & Town Planning Act, 1966 and also other acts such as Gujarat Town Planning & Urban Development Act & Karnataka Town & Country Planning Act; there is a process undertaken to carry out planning of a region. It is considered to be both step down & bottom up approach because it gives provisions for Regional Plan which is to be made at the scale of 1:25,000 to 1:10,000 and Development Plan at a scale of 1:10,000 to 1:8,000. But however, planning a region to such a big scale has its own pros & cons. The state of Maharashtra & Gujarat has undertaken the procedures of Land Pooling & Readjustment or better known as Town Planning Schemes for the implementation of these Regional Plans & Development Plans. But it is observed that in the state of Karnataka, they do not opt for the procedures of Town Planning Scheme as the procedure itself is very time consuming and the rate of development is also higher with increasing population rate that the TP Scheme do not cater with the needs of the people.

So the main aim of this study is to figure out the planning practices in the three neighboring states of India.

Keywords—Architecture & Planning, Development Plan, Gujarat Town Planning & Urban Development Act, Karnataka Town & Country Planning Act, Maharashtra Regional & Town Planning Act, Regional Plan, Town Planning, Town Planning Scheme, Urban Planning, Urban and Regional Development Plans Formulation and Implementation (URDPFI) guidelines

I. INTRODUCTION

The issue of social equity and balanced spatial development has now come to the forefront. Micro-planning is suggested for the all-around socioeconomic development. Because the space in which the people live and work is real and to ignore the space and its community is to ignore the basic reality of interface between habitat, economy and society. Micro-planning takes into cognizance the evolution of the spatial pattern of human activities without which economic, social and environmental goals of planning cannot be achieved up to expectation. Also to prevent Urban Sprawl, it is a must that the regions are precisely planned and designed so that the regions don't grow haphazardly and there is a systematic flow of resources to each individual residing in that area. Microlevel Planning is needed to perfectly manage and find solutions to the problems which are caused due to planning only at a macro scale and not on a micro scale.

This study titled "Microlevel Planning : A Comparative Study of Urban Planning in Gujarat, Maharashtra & Karnataka" will focus on the analysis of various acts followed by the three states namely Maharashtra Regional & Town Planning Act, 1966 (MRTP) ; Gujarat Town Planning & Urban Development Act , 1976 (GTPUDA) ; Karnataka Town & Country Planning Act, 1961 (KTCP) and also performing a precise literature study for the topic and then with the help of various software such as ArcGIS, Google Earth Pro, Revit for Architecture, AutoCAD a plan analogous to TPS will be proposed with the consideration of basic infrastructural plans and urban design elements. This study will also look forward for an innovative development model which will then result in increasing the efficiency for implementation of the Microlevel Plan.

II. AIM OF STUDY

This study aims to "To develop a plan to make the proposed site more livable and generate opportunities for the locals" there are various reasons why Urban Development Authorities undertake the projects of Town Planning Schemes such as construction of ring roads, construction of new nodes and growth centers, etc. and often in the practice of preparation of plans, the green field is just regularized and re plotted neglecting the design parameters and thus aim of this study is to address the issues of planning & designing, and to generate opportunities for the betterment of the people.

III. OBJECTIVES OF STUDY

- To study and perform analysis of various acts such as MRTP, KTCP, GTPUDA.
- To make use of ArcGIS software to overcome the errors between a plan & real ground condition.
- To develop a plan in view of Urban Design for faster implementation.
- To study and propose a model against traditional Land Acquisition.

As the title of the study "Microlevel Planning : A comparative Study of Urban Planning in Gujarat, Maharashtra and Karnataka" gives the gist that the study is actually a comparative analysis of urban planning in the three states and for that the respective states have their own planning guides and acts and thus first objective is to study the acts and perform analysis over the same. The next objective is to do research on applications of GIS & Remote Sensing by actually working on an area by making use of ArcGIS software to eliminate the errors between a plan & real ground conditions. Followed by the next objective which suggests to work a level more deeper than the ones practiced in day to day life. And lastly to study and propose a better model rather than traditional land pooling or land acquisition to fasten the implementation process. Because in this process a lot of Figures and Table should be in the below format. Time is required due to transfer of ownership and again stamp duty & registration charges and many more other things which actually prolongs the entire implementation process and thus objective of this study is to look for other land development tool.

IV. SCOPE OF WORK

The problems which we face today is the result of improper planning done in the past. We often compare the works done by the British with the current construction practices and however the work done by the Britishers have proved to be more durable & sustainable. The reason behind it is they had a vision for future. A most perfect example for this is Bangalore (now known as Bengaluru). In Bengaluru, to travel for a distance of 4 km itself it takes more than an hour and that compared to Nashik, it hardly takes 10-15 minutes, the reason is super narrow roads and congested streets. The immediate remedy to it would be widening of roads but imagine if there are no setbacks left by the owners and directly buildings are erected on the edges, in this case acquiring of land for widening of roads after a concrete construction has occurred is not everyone's cup of tea. The goal of this project is to think and study about the problems that may arise in the future and plan accordingly. The limit of a TP Scheme may be just showing the plan of a road in typical grey colour onto a planar surface but a Microlevel Plan aims to detail out that grey coloured road with respect to all the street elements such as detail plan and section of each width, etc. and also creating a 3-Dimensional model of the same for better visualization. This thesis will also provide with a detail case study of how Local Area Plans – Town Planning Schemes are prepared and implemented by the SPA and Government. Also, a real touch to the study will be provided by personally meeting and interviewing the residents and knowing their problems. Along with that urban planners will be consulted to input their considerations and knowledge to make a better plan.

V. METHODOLOGY

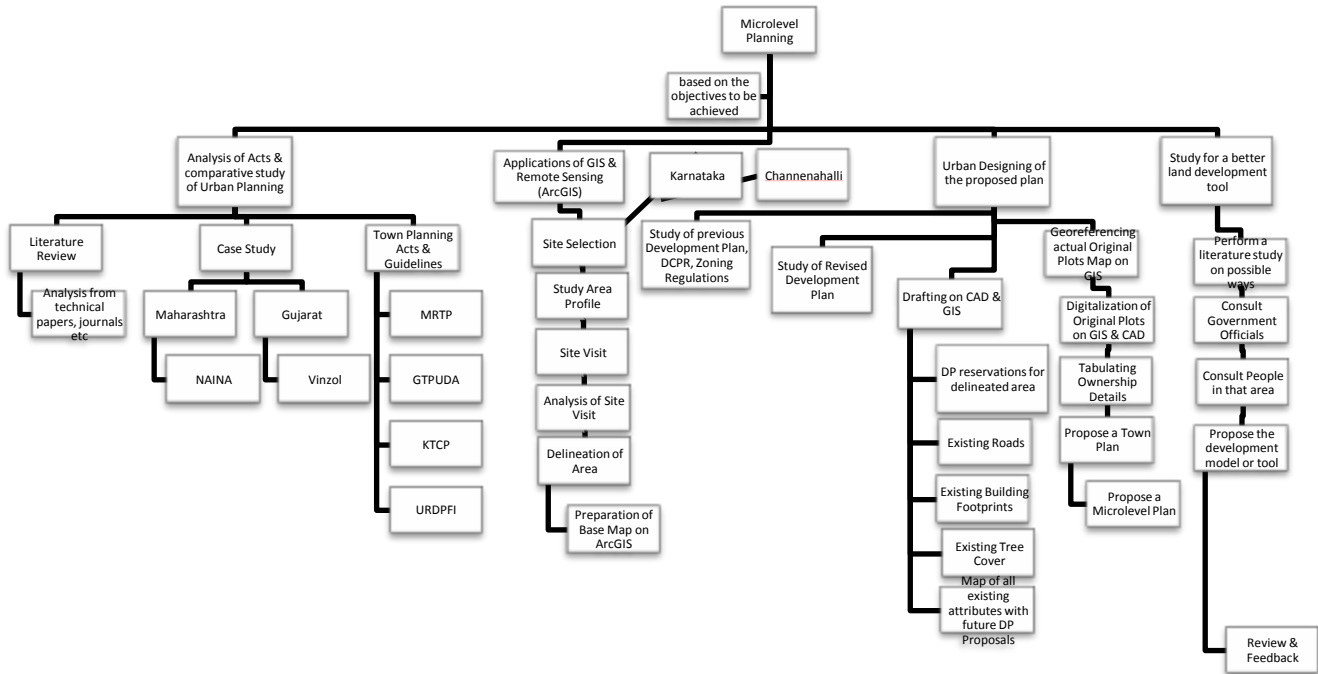


FIGURE 1:Proposed Methodology to achieve objectives of study

The proposed Methodology is set accordingly to achieve the objectives of the study. It is divided into 4 parts each being related with each other. The methodology is so made that several works or goals can be achieved simultaneously. For example along with literature study, we can also work on the digitalization of maps for proposals and on the other hand we can work on the case study as well. The main benefit of this is that the time can be properly managed and the work can be done more efficiently.

VI. OBSERVATIONS FROM TOWN PLANNING ACTS

Town Planning mechanism has been working in Indian states since decades and every state has their own way of its preparation & implementation. Government has passed resolutions and acts which govern them. The following section of the paper would provide a quick analysis of the acts related to Town Planning in the states of Maharashtra (MRTP), Karnataka (KTCP)& Gujarat (GTPUDA). A complete study of the following acts is a must when one wants to practice it in real world.



FIGURE 2:Typical Planning Process according to Acts

Hence after doing a deep and precise literature study of the various Town Planning Acts and guidelines, it has been inferred that the planning process being similar & analogous to each other yet is indifferent. In Maharashtra, a three tier process is followed such as Regional Plan, Development Plan & Town Planning Scheme but compared to that with the state of Gujarat & Karnataka, it is mainly a two tier process which takes into account the Development Plan or the Master Plan and then Town Planning Scheme. The main advantage of the system in Maharashtra is that it already gives a broader perspective of the entire region first and accordingly development is planned and thus to enforce that development a TP Scheme is taken into process. Whereas, in Gujarat & Karnataka, the planning is divided into various sub divisions and similarly planning organizations are put to force which ensures faster pace of development. URDPFI guidelines are however a framework that can be applied to any region within the country

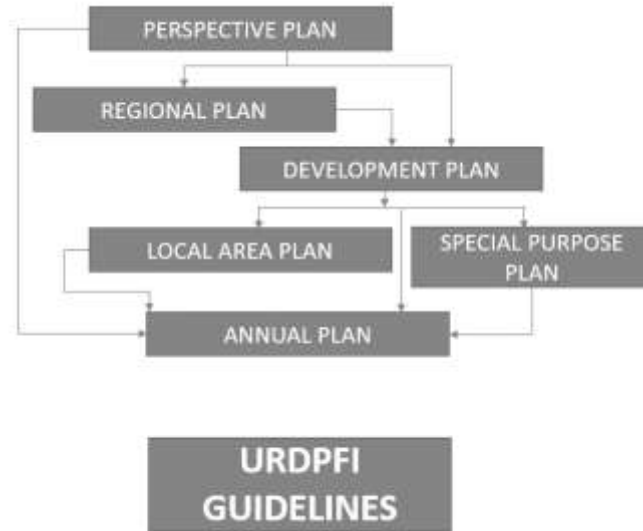


FIGURE 3: Typical Planning Process according to URDPFI Guidelines

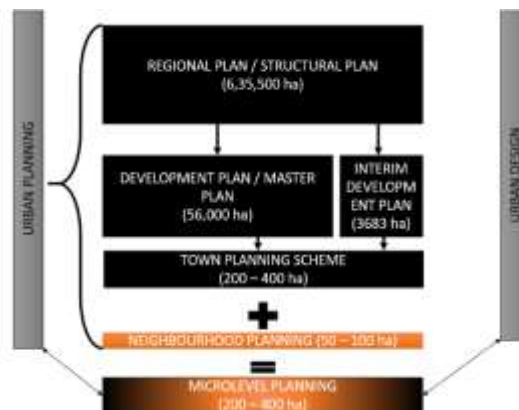


FIGURE 4: Structure of Microlevel Plan

VII. CONCLUSION

Hence we may conclude from the study that the Microlevel planning or Microlevel Plan is planning from the lowest level i.e., from the functional community upward to a clearly defined region to fulfil the need of the local areas and ensuring the process of integration of the different areas with an objective to attain balanced regional development. The plan for its implementation would follow the steps as prescribed by the laws & acts of the government but with a more step down approach to Town Planning Scheme as in addition of Neighbourhood Planning with the same scale of a Town Planning Scheme.

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