

EXECUTIVE SUMMARY

1.1 OBJECTIVES:

The objectives of the study are:

- a. To identify activities that local bodies need to be empowered with to formulate, implement and monitor a comprehensive urban development plan
- b. To devise mechanisms to integrate City Development Strategy exercise as an integral part of planning mechanism
- c. To identify areas of simplification of procedures to avoid delays in providing planning/building permissions
- d. To redefine the roles, functions, and responsibilities of the state/regional departments (DTCP/CMDA/LPAs) in relation to landuse planning and management
- e. To develop institutional linkages and co-ordination mechanism between the ULBs and the line departments
- f. Identify skill and staffing requirements to develop and manage urban plans
- g. Identify areas of computerisation to facilitate updating of master plans and plan related information.

2.1 URBANISATION SCENARIO IN TAMIL NADU:

According to the census 2001, the urban population of Tamil Nadu is 27.24 million constituting 44% of the total population of the State (62.11 million). The urban population has been distributed over 832 urban centres of the State. While the urban population of the State has recorded a growth rate of 43% during 1991-2001, the rural population recorded a negative growth of 5%. The increasing trend in growth of urban population is likely to continue in the future decades, though it may not be pronounced as in 2001 census. With modernisation of agriculture, limited water and mineral resources etc., the future increase in population in the State will have to be absorbed only in the industrial and other urban centres of the State. These urban centres must be developed in an orderly way to accommodate the future population of the State for which urban development plan forms the basis.

3.1 EVOLUTION:

The first efforts of modern town planning in India had originated in 1864 with the appointment of Sanitary Commission in provinces of erstwhile Madras, Bombay and Bengal. Municipal Acts were enacted in major cities. First model Town & Country Planning law was drafted in 1962, which formed the basis for the Master plan approach in States. Master Plan approach gained momentum during third five-year plan (1961-1966) when GOI provided 100% finance assistance to the State Govt. for initiating preparation of Master Plan for fast growing towns and cities.

3.2 MASTER PLAN:

The Master Plan for an urban area is envisaged as a comprehensive plan for orderly and systematic development. It is a landuse plan with regulatory guidelines to ensure orderly development of the town / city for a period of 20 – 25 years with provision for mid-term appraisal, review and updating once in 5 – 10 years. The aim of the Master Plan / Land use Plan is creating a 'total environment' which is functional, healthy for working, living, communicating, recreating of its inhabitants.

The Tamil Nadu Town and Country Planning Act (TN T&CP Act), 1971 provides a legal base for preparation, approval and implementation of MP/LUP and its components namely DD Plan as well as constitution of T&CP Board, issue of planning permission, levy & collection of DC, constitution of tribunals, penal provision for non-compliance of plans etc.

3.3 MASTER PLAN - STATUS OF PREPARATION:

Planning process has been initiated for 131 urban centres of the State as on April 2001. 129 planning areas have been notified including areas under municipal corporations, municipalities, town panchayats and new towns. The Government has given their consent for 114 MP / LUP and approval for 102 plans. All the municipalities of the State have master plan. The process of preparation and approval of master plan consists of 11 stages, which involve a time span of 41.5 months according the provision of the Act. But in actual practice, the MP/LUP in an average takes about 198.4 months i.e. about five times higher than the statutory period. No MP/LUP has been prepared and approved within the time frame specific in the Act. Delays in general are observed in all stages of MP preparation, particularly at preparation of existing landuse map and submission to GOTN for final approval.

3.4 DETAILED DEVELOPMENT PLAN - STATUS OF PREPARATION:

Detailed Development Plans as part of the MP, is the basic tool that guide expansion and development of towns / cities. The LPAs in the State had prepared 1625 DDPs as on date (April 2001), of which, 40% were approved, 18% consented and 42% under draft stage. The Act provides for a time span of 18 months for preparation and approval of DDP but in practice, the DDPs take more than the stipulated time.

4.1 EXISTING LEGAL TOOLS:

The TN T&CP Act, 1971, the TN District Municipalities Act, 1920 and municipal Corporations Acts, TN Town Panchayats Act, 1994 are the principal legislations relating to urban development in the State. Apart from these, many other Acts and rules relating to building and planning regulations to control & guide the growth and development in areas of ULBs.

4.2 PLANNING AND ENFORCEMENT AUTHORITIES:

Apart from the department of T&CP, Directorate of Municipal Administration, Directorate of Town Panchayats, ULBs and Planning Authorities, public agencies like TNHB, TNSCB, NTDA, CLPAs, TWAD Board, TNPCB, SIPCOT, SIDCO, TACID etc are important agencies in planning and development of urban areas of the State. Co-ordination of these agencies towards development of the urban area is not effective.

4.3 IMPLEMENTATION OF DEVELOPMENT PLAN:

Development proposed in the plan are implemented in two ways namely

- i. Regulation i.e. issues of planning/development permissions and building permits
- ii. Enforcement: notice and penal action against unauthorised construction and deviation to the plan.

4.3.1 Regulation

Whenever the line agencies namely TNHB, TNSCB, H&RW, TN Tourism Development Corporation, SIPCOT, private organisations etc undertake the projects, development and construction, approval of the Local Planning Authority / ULB through issues of PP/BP is insisted which regulates the development according to the development plan proposals

4.3.2 Enforcement

When the developments do not confirm the provisions of the MP/ LUP, the LPA / ULB issues notices to the developers for;

- Discontinuance of any use of land / building
- Restoration of land / building to original condition before development takes place and secure the compliance with the conditions of the planning permission
- Prosecute the owner / developer of the building for not complying with the plan and
- Removal of unauthorised construction

Every line agency / department have programme to carry out specific projects under their own budget, which are included in the State Five Year Plan. These proposals do not follow the contents and proposal of MP/LUP. So much so even though specific provision is available in the TN T&CP Act for implementation of the projects, the MP/LUP proposal have not been effectively followed by implementing agencies.

The success of a development plan hinges mostly on its enforcement. Though, TP Acts emphasises strongly on mechanism and provisions for enforcement, budgetary and resource constraints force planning authorities to restrain from setting up a separate unit for enforcement.

5.1 SALIENT FEATURES OF THE CONSTITUTION (74TH AMENDMENT)ACT WITH REFERENCE TO URBAN PLANNING

The Constitution (74th Amendment) Act 1992 is indeed a first serious attempt to ensure adequate constitutional obligation so that democracy in the municipal government is stabilised. It has laid down provisions for the first time introducing spatial and economical planning system at various levels right from Town Panchayats (TPs) to Metropolitan regions, and their integration with District and State plans.

Among other things, the Constitution (74th Amendment) Act provides for

- i Urban planning including town planning
- ii Regulation of landuse and constriction of buildings
- iii Planning for economic and social development
- iv Urban forestry, protection of the environment and promotion of ecological aspects
- v Slum improvement and upgradation.

Amendments made subsequently to the TNDM Act, 1920 and various City Municipal Corporation Acts of the State to devolve powers have partially adhered to the provisions of Constitution (74th Amendment) Act excluding subjects relating to urban Planning and town planning, landuse and building construction and other subjects mentioned in Schedule XII. The Government in 1998 brought forward a single Act called 'The Tamil Nadu Urban Local Bodies Act, 1998' (TN ULB Act) covering all the Acts of Town Panchayats, Municipalities and Municipal Corporations thereby repealing the existing Acts. However this Act has now been kept in abeyance.

6.1 CASE STUDIES:

The consultants have undertaken case studies in Coimbatore at Municipal Corporation level and Kancheepuram at municipal town level. The inferences of the study are as follows.

COIMBATORE MUNICIPAL CORPORATION:

- in recent decades, there has been an unprecedented growth of population in the peripheral towns of Coimbatore urban agglomeration than the core city.
- Developments in Coimbatore LPArea are concentrated more along radial roads particularly in north, east and southern directions. Location of industries and educational institutions is chiefly responsible for such developments.
- Bulk of the developed area within the city is under residential use. With 88% of the LPArea yet to be developed, area under industries was the second highest use among the land uses next to residential.
- Development Plans (MP/DDP) for Coimbatore LPArea is prepared by planning personnel available in Coimbatore LPA assisted by the staff of Town & Country Planning Department.
- The TN T&CP Act, 1971 stipulates a time framework of about 42 months for the process of preparation, consent and approval of MP/LUP from the date of constitution of LPA and 18 months for DDP from the date of notification. Coimbatore LPA for the process of preparation and approval of MP/LUP, took too long a period of 248 months (20 years & 8 months). The LPA on average took on average a period of 50 months for the process of DDPlans. Such long duration of the processing of development plans defeats the basic objectives of the plan and the development precedes the preparation and implementation of plans.
- Besides the ULB & LPA, plan implementation is carried out by various Govt. & quasi-Govt. organisations along with private sector. Implementation of plan components is carried out in whole or part depending on the budget, resource allocation and programmes of line agencies. Normally these proposals do not emanate from the MP/LUP, indicating an absence of a co-ordinated implementation mechanism.
- Landuses proposed in development plans were not properly envisaged, particularly the industrial use and residential use which led to numerous variations to the landuses proposed in the MP/LUP.
- Conversion of use from agricultural to other profitable uses (residential/commercial) is evident.
- A high percentage of planning permission rejections by the LPA necessitates a detailed study on the change of zoning regulations and development control rules to match the current development trend.
- Issuing permissions by more than one organisation has often been a point causing delays.

- The Coimbatore LPA started collection of DC charges with effect from 1997 though the authority was constituted as early as 1976. The Coimbatore LPA collected about 1.92 crores towards DC charges. The Coimbatore LPA is not very effective in collection of 1% contribution from the constituted local bodies within the jurisdiction including the Coimbatore municipal corporation. During 1993-1996 the Coimbatore LPA collected only 28% of its total demand.
- Though MP/DDP recommended certain important road proposals (link roads), they have not been implemented, though the authority had enough funds, which reveals the poor plan performance.

7.1 FINDINGS OF CASE STUDIES: KANCHEEPURAM MUNICIPALITY:

Kancheepuram town has inherited a rich, ancient town planning and history of pride. The various dynasties that ruled the town in the past consciously added to the architectural grandeur and value to the town. Kancheepuram like any other temple town of the country faces present-day problems of urbanisation, some of which are detailed below:

- Physical Growth of the town is haphazard and horizontal, by and large not according to the development plan (MP/DDP).
- Residential use alone is increasing, as the town is serving as a dormitory town for Chennai the State capital.
- Ribbon development of commercial establishments along the main road network of the town without space standards, parking area for vehicles, cause traffic congestion, particularly in the central part of the town.
- Conservation of valuable, historic and cultural assets within the town is lacking and certain temples are in total decay apart from being encroached and misused. This indicates an immediate initiation of urban renewal programmes as a part of the development plan process.
- Historical places and temples are not well connected by roads. Being an unique historical place in the State and visited by significant international, national and local tourists and pilgrims, there must be adequate integrated infrastructure facilities, which at present are lacking.
- Urban renewal programme atleast for the area comprising one plot depth on either side of the procession route of deities of major temples in the town shall be under taken as a part of the development plan.
- The process of preparation and approval of Master plan for Kancheepuram LPA area took a period of 16 years against the statutory period of 3.5 years. 20 DDPs and one town-planning scheme are in force in the LPA area, of which only two plans were approved by DTCP, 13 were consented. The DDPs cover a meagre portion of (15%) of the planning area, which indicates the magnitude of work involved in preparation of DDPs to cover the entire planning area. Most of the DDPs consented and approved by the DTCP took remarkable overtime against the stipulated period. Only

two DDPs were approved after a total period of 45-50 months against the statutory period of 18 months.

8.1 PERCEPTIONS, VIEWS AND SUGGESTIONS OF EXPERTS & STAKEHOLDERS:

8.1.1 CITY LEVEL STAKEHOLDERS:

The study team conducted meeting on MP/LUP process, which was conducted with city level stakeholders at Kancheepuram & Coimbatore, and their perceptions are detailed below.

The Elected body elicited:

- Elected Representatives are not aware of the contents, procedure of the MP, though they are aware of its existence
- The ULBs are not given complete powers for issuing building & planning permissions
- MP implementation is nil.

The Citizen/resident groups expressed that:

- MP document is not accessible to the public
- Issue of permissions is delayed
- The rules are being interpreted by the officials each in their own way creating confusion
- The present opinion of the MP is an official document referred during reclassification.
- They are not aware of the existence of the various plans and their contents
- They are not consulted during any of the plan preparation

Opinions of Development agencies – private are:

- No MP is available for reference or for sale
- No separate DCR along with MP
- Bylaws have to be prepared taking into consideration the local conditions
- In absence of DCR, building plans cannot be prepared within framework of rules & regulations

Opinions of Line agencies & Planning authority are:

- Consultation during any of the plan preparation process is absent.
- Voluntary plan proposals from line agencies submitted to ULBs are not considered or rejected
- The LPA - not staffed adequately or technically; available staff is involved in issuing planning permissions rather than plan preparation

Staff – ULB/ Collectorate expressed:

- The Staff are not adequate for plan implementation & enforcement
- In Coimbatore, TP Section is merged with Engineering Section. Staff is loaded with other engineering works besides TP functions
- Training is to be given for the town planning staff.

8.1.2 STATE LEVEL STAKEHOLDERS:

The consultant also conducted a State level meet consisting of Town Planners, administrators and members of professional body like ITPI, Institute of Architects on MP/LUP. The views expressed by the participants are follows:

- Infrastructure Plan, Annual Action Programme shall be a part of Master Plan

- ULBs shall prepare Development plans (MP/DDP), which should contain flexible zoning regulations, localised DCR.
- Involvement of Line agencies & community participation in plan preparation process is essential.
- Line agencies have to incorporate the plan proposals in their own programmes
- Financial requirements for plan implementation to be outlined in the development plan.
- Outsourcing of professional shall be made available to avoid delay in preparation of plans
- Transparency in functioning of ULB and LPAs is essential.
- ULB shall undertake land acquisition for P &SP purposes
- Use of GIS for plan preparation, computerization of database and on job training for planning staff shall be undertaken.
- Single window system for issuing permissions must be ensured.

8.1.3 PROFESSIONAL GROUP & EXPERT COMMITTEE RECOMMENDATIONS:

The consultants further conducted a Professional Group Meeting and expert committee meeting who suggested the following:

- Finance should be compulsorily be a part of the proposed plan format.
- Participation of the community is essential in the entire planning process.
- Political will has to be in-built for implementation of plans.
- The councillors and NGOs should be trained on the plan process and its implementation.
- The State enactments must be suitably amended to incorporate the provisions of Constitutional (74th Amendment) Act with reference to Urban planning / Land use planning.

The future proposed landuse zone will be as follows:

- i. Protection and conservation zone
- ii. Future Urbanisable Zone
- iii. Exclusive use zone

The expert committee also suggested permissible uses in the above three zones.

9.1 BROAD ISSUES & CONSTRAINTS IN THE CURRENT SYSTEM

The development plan prepared by Planning Authorities and Planning Departments have poor scope of implementation due to cumbersome procedure of preparation and approval, time consuming procedure to effect variation, non-flexible development norms, multiple statutes on development control, irrational delegation of powers to planning authorities & local bodies, absence of community participation and institutional co-ordination, lack of good governance etc. The aims, objectives and policies enunciated in the Development Plan have not been based on ground reality.

10.1 PLANNING MECHANISM AND DEVELOPMENT STRATEGY:

Apart from the study on landuse plan / development plan process at Kancheepuram and Coimbatore, in order to devise mechanism to integrate town / city development strategy with planing mechanism, the consultant made in-depth study of the mechanism suggested by

TCPO, Ministry of Urban Affairs and Employment, GOI and plans adopted in western countries. The case studies and the observation made during meetings held with various stakeholders, professionals, experts revealed that an alternative is necessary to the present MP/DDP. The study team recommends a 'Structure Plan and Development Programme (SPDP) Package' namely a. Perspective Structure Plan (PSP) with 15-20 years horizon, b. An Integrated Infrastructure Plan and Programme (IIPP) and Housing and Land Development Programme (HALDEP) each with a 5 year horizon c. Annual Action Plan & Programme (AAPP) – one year rolling plan as a part of HALDEP & IIPP.

The IIPP, HALDEP and AAPP are rolling plans, enabling the SPDP package for continuous review, monitoring and updating every year/ five years, with an aim to make urban planning system a continuous exercise and to accommodate necessary changes in the plan programmes annually / quinquennially.

10.2 The contents and process of preparation of PSP and HALDEP are similar to the contents and preparation of MP/DDP respectively, namely declaration of area, preparation of draft plan with consent by Department of T&CP and line agencies and community, publication in the gazette, media and news papers inviting objections and suggestions and finally approving with necessary modifications and enforcement from the date of publication in the State / district gazette.

10.3 The SPDP package (PSP, HALDEP, IIPP and AAPP) will be prepared by ULBs in association with District Planning Office of DTCP, DPC, line agencies operating within the area with community participation

10.4 The PSP provides long term strategies and policies for the spatial and economic development of the planning area and related infrastructure. It is a policy document, with plans showing main transportation corridor, landuse zones. PSP is prepared by ULB with full involvement of the community in consultation with District Planning Office of DTCP/ line agencies operating in that area. The PSP is prepared within a time frame of 9 months and approved by the DPC.

10.5 Both IIPP & HALDEP are drawn within the framework of PSP. While IIPP deals with the existing built up area, the HALDEP deals with the newly developing area. Both are resource based, results oriented, drawn up and to be implemented with the full involvement of the community. The time period for the preparation of both IIPP and HALDEP is 6 months each and the ULB council shall approve them. Both are reviewed annually.

10.6 AAPPs are annual plans and programmes, drawn within the framework of IIPPs and HALDEPs and they are projects with design data specification, costing and cash flow. AAPPs are reviewed every year and they are rolling plans. The ULB council shall approve the AAPP.

11.1 SIMPLIFICATION OF PROCEDURES:

- The planning authorities including State department should not shoulder the responsibility of issuing PP, when the task could be effectively and quickly carried out by ULB through Single Window System.
- The present practice of preparing MP/DDP by Planning Authority and approval by Government / DTCP and several steps prescribed in the TN T&CP Act shall be

dispensed with. The SPDP Package will be prepared by ULB/PA and approved by ULB/PA themselves, except the PSP which will be approved by DPC. The simplified procedure suggested by the study team would eliminate undue time delay in preparation and approval of plans.

- The six landuse zones mentioned in ms no GO 1730 dt. 24. 7.1974 should be replaced by three zones mentioned earlier.

11.2 ROLES AND RESPONSIBILITIES

The roles and responsibilities of institutions involved in planning and development of urban areas are as follows:

ULB:

- i. Preparation and implementation of SPDP Packages
- ii. Approval of HALDEP, IIPP and AAPP
- iii. Urban planning including Town Planning
- iv. Regulation of Landuse and construction of buildings
- v. Planning for economic and social development and
- vi. Other functions contemplated under XII schedule of CAAct

CLPA:

- i. Assist ULBs in preparation and implementation of SPDP package.
- ii. Co-ordinate with DPC in preparation of District Development Plan.

DPO of DTCP:

- i. Function as Secretariat and technical wing of DPC
- ii. Compilation of plans prepared by village panchayat, ULBs, in the District and preparation of District Development Plan.
- iii. Other statutory works

MPA:

- i. Function as Secretariat and technical wing of MPC
- ii. Compilation of plans prepared by ULBs and village panchayats in metropolitan areas.
- iii. Preparation of SPDP for metropolitan planning area and monitoring.
- iv. Other statutory works

DTCP:

- i. Advice to Government on Urban Planning and policy decisions
- ii. Co-ordination and monitoring of functions of District Planning Offices, CLPAs, MPAs
- iii. Monitor the SPDP process
- iv. Preparation of human settlement plan consolidating all PSPs of the entire State

DPC:

- i. Consultation for preparation of SPDP package and approval of PSP
- ii. Consolidation of plans prepared by village panchayats, municipalities of the Districts and preparation of Draft Development Plan and forwarding the same to Government.

- iii. Co-ordinating spatial planning, sharing of water and other natural resources, integrated development of infrastructure and environmental considerations between panchayats and municipalities

MPC:

- i. Consultation for preparation and approval of SPDP package
- ii. Preparation of draft development plan for the metropolitan area as a whole and forwarding to the Government:
- iii. Co-ordinating spatial planning, sharing of water and other natural resources, integrated development of infrastructure and environmental considerations within the metropolitan area.

11.3 INSTITUTIONAL LINKAGES

The ULB & CLPAs must associate the line agencies right from beginning in preparation upto implementation of SPDP Package. The projects of line agencies should form an integral part of the five-year and annual programmes (HALDEP, IIPP & AAPP).

The ULB/ State / Central should fall inline with development proposals of SPDP and shall get PP / BP for clearance for their proposals from ULB.

11.4 ORGANISATIONAL STRUCTURE

For preparation and implementation of SPDP package the following is recommended:

- i. The cadre management in the Department of T&CP needs attention, it is recommended that lateral entry at the level of Assistant Director and above is essential.
- ii. Re-organisation of DTCP and restructuring of its staff shall be made by establishment of District Planning Office, for each district of the State.
- iii. Urbanised district of the State shall have District Planning Office (DPO) headed by District Town Planner (in the cadre of Deputy Director), with two planning units
- iv. The less urbanised districts will have DPO headed by District Town Planner (in the cadre of Assistant Director), with one planning unit.
- v. Metropolitan Planning Authorities will be headed by Senior Planner (in the cadre of Joint Director) with two planning units.
- vi. The ULBs shall be strengthened with necessary technical staff as per the recommendations of the Norms committee of the Government.
- vii. Town panchayats and Blocks (Panchayat Unions) shall have planning staff individually and collectively depending upon the quantum of work pertaining to planning and development.
- viii. Professional consultants could be engaged for preparation of SPDP packages.
- ix. Qualified urban planners shall be deployed in Municipalities, Planning Authorities, District Planning Office to hold principal posts.

12.1 LEGAL ASPECTS:

12.1.1 CONSTITUTION (73RD & 74TH AMENDMENT)ACT AND AMENDMENTS TO STATE ACTS:

The 73rd and 74th Constitutional Amendment Act have provided for devolution of powers and responsibilities of Urban Planning to local bodies. Planning is made mandatory at the grass roots level by ensuring preparation and implementation of annual plans. The institutional changes and transfer of responsibilities and the necessary amendments to the State T&CP Act and other legislations are yet to be taken. Under this circumstances the study team recommends that the four functions mentioned in the schedule XII of the CAAct namely

- i Urban planning including town planning
- ii Regulation of landuse and constriction of buildings
- iii Planning for economic and social development
- iv Urban forestry, protection of the environment and promotion of ecological aspects

Shall be the obligatory functions of the ULBs and it is recommended that the Government shall initiate actions for amendments to the Local Bodies Act (TNDM Act, City Municipal Corporation Acts)

12.1.2 CONSTITUTION OF DISTRICT REGIONAL PLANNING AUTHORITY, METROPOLITAN PLANNING AUTHORITY AND AMENDMENTS TO STATE ENACTMENTS:

- The State Government may declare the revenue districts of the State as District Regional Planning Area. **The District Planning Committee (DPC) envisaged in the Constitution (74th Amendment) Act shall be the District Regional Planning Authority.** The study team suggests that the Government may issue orders in this regard. The District Regional Planning Authority will prepare District Development Plan in accordance with the provision of Constitution (74th Amendment) Act.
- The Government may constitute Metropolitan Planning Area for Coimbatore, Madurai, Tiruchirapalli and Salem planning areas. **The Metropolitan Planning Committee (MPC) envisaged in the Constitution (74th Amendment) Act shall be the Metropolitan Planning Authority.** The study team recommends that suitable amendment may be made to the TN T&CP Act, 1971. The study team suggests that the Government may issue orders in this regard. The Metropolitan Planning Authority shall prepare SPDP package as a part of the draft Development Plan for the metropolitan Planning Area.

12.1.3 OTHER PROVISIONS:

The TN District Municipalities Act, 1920 and City Municipal Corporations Acts must either be amended to include the provisions of the CAAct with reference to Spatio-economic planning as mandatory for ULBs or TNULB Act, 1998 (now kept

in abeyance) shall be put into operation with suitable amendments to concur with the provisions of CAAct to empower ULBs.

According to the provisions of TN District Municipalities Act, 1920 the municipalities have been entrusted with certain functions and powers, which provides for preparation of a development plan by the municipality and panchayat town every year. This development plan shall consist of SPDP package as envisaged in this study report. The study team recommends that a suitable Government order may be issued to all ULBs for preparation of SPDP package as a part of the development plan every year. Similar provisions may be made in the City Municipal Corporation Acts of the State.

12.2 FINANCE

The programmes and projects contemplated under SPDP package shall be implemented availing the following financial resources:

- i. T&CP fund and Seed capital available with DTCP
- ii. DC Charges available with Planning Authorities
- iii. Financial resources available with TUFIDCO and TNUIFSL

12.3 PREPARATION OF MANUAL FOR SPDP

There is a need to formulate a manual which gives procedural and technical guidelines in the preparation and implementation of PSP, IIPP, HALDEP and AAPP for small and medium towns as well as for class I cities. Such a manual will help the ULB, the State, the Town and Country Planning Departments as well as other planning agencies in formulating and implementing SPDPs in their respective areas. The Study team recommends that it would be worthwhile to select a few towns and prepare SPDP as a demonstration exercise. It is preferable that these towns be medium sized so that the techniques and methodologies adopted could be made applicable to a wide spectrum of size range of towns in the State.

12.4 COMPUTERISATION

Use of GIS and deploying computer based techniques for preparation of plans and scrutiny of plans would save time and manpower.

Most of the municipalities in the State have computerised property tax collection and accounts, this may be extended to planning functions including planning and building permissions to enhance revenue to the local bodies.

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