

Theme 4-B: Urban Planning and Land Management

CITIZEN PARTICIPATION IN URBAN PLANNING AND DEVELOPMENT

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Abstract: In a democratic society, citizen's participation becomes important while preparing plans at different level. With the advent of various electronic means, citizen's awareness has increased tremendously and can always participate in plan making exercise based on the problems and prospects of the area where they live.

The paper broadly highlights the history of citizen's participation and various efforts during the implementation of different mission from JNNURM to Smart cities. The paper also discusses the provisions for decentralized governance through 73rd and 74th Constitution Amendment Act. The hindrances and constraints in citizen's participation have also been highlighted. The paper concludes with certain suggestions to strengthen the citizen's participation to facilitate successful implementation on various plans.

Key words: JNNURM, Constitution Amendment, citizen's and Urban Planning



PUBLIC – PRIVATE PARTNERSHIP IN THE DELIVERY OF SERVICED LAND IN DELHI

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Abstract: Public intervention in the land market has been a major feature of urban development policy in India. Such interventions were justified on the grounds of ensuring optimal social use of land, prevent monopolistic land holding and provide land to the poor. The paradigm of urban land policy have shifted from a complete control of urban land by a public agency to evolving a public-private partnership model. It must, however, be recognized that the broad policy goals of increasing supply of serviced lands at affordable price in the market and catering to the needs of the poor, remain at the forefront. The paradigm has shifted in the operation of these policies and the new role that is envisaged of a public agency. The principal elements in Urban Development are: Land Infrastructure and Services, and Employment. The research paper deals with the major issues involved in land assembly and development and alternative approaches to stimulate public-private partnerships. The public agencies in most cities plays a major role in land development either as active developers or a passive controlling authority. In the now accepted premise of a facilitate role of the public sector, it is important to promote local initiatives which will lead to increased supply of serviced urban lands,



which are largely self financing, and which serve the needs of the urban poor. This study also provides a formula for public-private partnership in land development and housing in Delhi, and defines the facilitative role to be played by the Delhi Development Authority (DDA). The model format can be suitably modified and applied in other sectors on the basis of experience gained during the project implementation and execution.

Keywords: Urban Development, Urban Paradigm, Public-Private Partnership, Delhi Development Authority

DEVELOPING SIDEWALK ASSESSMENT TOOL: TOWARDS EVALUATION OF PEDESTRIAN ENVIRONMENT IN URBAN AREAS

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Abstract: Streets are one of important means of transportation where sidewalks are one of their integral parts of which pedestrians' are prime users. Walking is a basic and indispensable mode of transport for pedestrians. Creating pedestrian conducive sidewalk spaces and satisfying pedestrians' needs is the prime objective of sidewalk environment. To plan for qualitative environment for pedestrians, existing sidewalk situations needs to be assessed. In western countries several tools and models are developed for evaluation of sidewalks. However most of these tools have neglected the importance of considering pedestrians' perception in assessing Pedestrian Level of Service (PLOS) of sidewalks. A more accurate and sensitive tool would incorporate and account for the planning or improving of existing pedestrian environments in any city. The aim is to develop sidewalk assessment tool for evaluation of existing sidewalk environment from level of pedestrians' satisfaction. This tool will help the municipal authorities to identify the sidewalk attributes that need to be measured, how to measure these attributes and, finally, incorporating them into an appropriate assessment framework. The proposed tool is tested on 9 streets of Pune city having varying sidewalk widths and fall under the mixed land uses- mainly commercial and residential. It specifies 20 sidewalk attributes that cater to pedestrians' satisfaction needs. The result of the study is interpreted in terms of Pedestrian Satisfaction Index defining PLOS and it contributes in identifying shortcomings of sidewalk attributes from pedestrian's perspective. This tool can be universally applied irrespective of city context and it facilitates pedestrians to convey city planners and municipal authorities about their needs and expectations towards sidewalk elements and thus demand for improving existing sidewalks in city.



Key words: *Sidewalk Assessment Tool, Pedestrian Satisfaction Index, Pedestrians Level of Service, Pedestrian Environment*

PEOPLE'S PARTICIPATION AND LEGAL ISSUES IN URBAN LAND GOVERNANCE SYSTEM IN MEGHALAYA

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Abstract Urban Land Governance is a major issue in third-world countries with rapidly increasing Urban Populations. India's North Eastern states provide even more challenges with their unique Indigenous Land Governance Systems. This paper deals with the land issues in Meghalaya and particularly, Shillong city. Protected by the sixth schedule of the Indian constitution, land governance in the region is influenced by the central government, the state government and the Autonomous District Councils. Often, land laws are not clear either due to a lack of codified customary practices or because they are made complex by inefficient coordination among different bodies involved in land governance. The state is under the Sixth Schedule which has the avenues of traditional institutions and hence 74th amendment act which is based on the principle of subsidiarity is not implemented here. This paper has analyzed that how is the participation of people ensured by traditional institutions in the absence of 74th amendment act and Urban Local Bodies. In land laws, ambiguity leads to conflicts and conflict resolution occurs in courts. Verdicts of Meghalaya High court cases regarding land issues have been analyzed in the paper to understand the legalities and its impact on urban development issues. Besides the interpretation of legalities to resolve the conflicts, in order to ensure the people's participation in the decision-making process, along with the role of traditional institutions, role of civil society has also been analyzed. Civil society in Meghalaya is present but it has its own challenges which are needed to be addressed in order to make it more effective.

Key words: *Urban Land Governance, Civil society, North Eastern states and Subsidiarity*

PLANNING VS. REALITY: UNDERSTANDING THE EXECUTION OF THE MASTER PLANS OF GUWAHATI CITY

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Abstract: The race towards development has triggered a rapid surge in the process of urbanization in the countries of the Global South. In this process, the role of planning documents such as Master Plans become extremely crucial as it reflects the vision of urban governance, which then determines the growth of the city and its quality of life through their implementation. The paper analyzes the Master Plans of Guwahati city, the biggest city in the Northeastern region of India, to highlight the discrepancies in its implementation which has given rise to a plethora of urban issues that the city faces today. Guwahati has a particular locational significance in the region by virtue of being the gateway city, to not only the rest of the region, but also as a city that is being projected as India's gateway to Southeast Asia. This creates pressure on the city and leads to an urgency towards development, resulting in grandiose models of development on paper. The paper analyzes Guwahati's Master Plans and brings forth the shortcomings of the projected visions of the city's development which is in juxtaposition to the lived reality of the city. Through a content analysis of two Master Plans of Guwahati – one published in 1986 with perspective 2001 and the latest one published in 2009 with perspective 2025 – the paper discusses the discrepancies in implementation of these Master Plans spanning over three decades. The issues have only compounded and are impinging on the quality of life which was reflected in the survey conducted by the Ministry of Housing and Urban Affairs, GoI, on the Ease of Living Index for 2020 where Guwahati ranked 46th out of 49 cities. The paper argues that it is crucial to recognize and address these gaps in planning documents in order to be inclusive and people-centric in the approach towards urban governance.



Keywords: Guwahati, Master Plan, Development, Urban governance

STUDYING THE ROLE OF LAND SURFACE CHARACTERISTICS DURING HEATWAVES IN DELHI USING GEOINFORMATICS

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Abstract: This study is an attempt to analyze the role of land surface characteristics during heat waves in Delhi using land surface temperature. As land surface temperature is an indicator for measuring urban heat islands. Complex land use and land cover patterns in urban areas significantly influences their surface temperature conditions. LST is computed using ArcGIS 10.5.1, raster calculator for pre (17 April, 2022) and post (3 May, 2022) heat wave imageries to analyze the portion of the areas which are affected after the advent of the heat waves. Then cold spots and hot spots are computed using Erdas 2015 model maker from land surface temperature using Z score which depicts where the features with either high or low values cluster spatially. After that land surface characteristics of the areas under hot spots and cold spots is analyzed. The areas where majority of the land is covered by agriculture, forest, parks or water bodies is least affected by the impact of heat waves. As heat waves is a major cause for abnormal conditions during this season. So, planners and policy makers should come with effective measures to reduce the impact of heat waves on human beings.



Keywords: *land surface temperature, heat wave, Z score, NDVI, emissivity, Delhi*

URBAN AND REGIONAL PLANNING OF DELHI

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Delhi's population registered rapid increase since 1911, when Delhi became the capital of the country. The growth accelerated during 1941-51 when during partition refugees started settling in Delhi. Ninety per cent of the population was living in the urban areas by 1991, compared to 57.5% in 1911. In 1962 Delhi Development Authority notified the First Master Plan for Delhi, 1961-81 followed by the Second Master Plan for Delhi 1981-2001 which was published in 1990. As per the First master Plan, 11.7% of the total area of Delhi (17287.45 hectares) was urbanized in 1958-59, holding an urban population of 20 lakhs. Migration into the city from states other than the surrounding ones, such as Bihar, was one of the key reasons for this spike in population



increase. Delhi's expanding population exacerbated traffic congestion and stress on public amenities. According to stakeholders, as Delhi increases, its issues with land, housing, mobility, and the administration of crucial infrastructure like water supply and sewage systems would only become worse.

This worry led to the 1956 Interim General Plan's recommendation that "serious attention should be given for a planned decentralization to outside districts & even outside the Delhi region." This was the impetus behind the need for planning Delhi in the context of the region. The main goal was to encourage the region's balanced and harmonious development while also preventing haphazard and unplanned urban growth by rerouting economic growth into more proportionate and spatially-oriented routes.

Delhi, the National Capital Territory (NCT), has been emerging as a gigantic magnet, attracting people not only from the proximate states of Haryana, Rajasthan and U.P. but also from the far-flung regions of the country. Besides being the centre of nations' political activities, Delhi has been attracting people, by offering diverse scope for employment and opportunities. This paper aims to understand the pattern of urban and regional planning of Delhi and tries to understand and flag the issues in context of urban and regional planning of Delhi.