



Government of India
Ministry of
Housing and Urban Affairs

Pathways to Amrit Kaal

Envisioning and Realising
a New Future for Indian Cities



First Report of the
High Level Committee on Urban Planning
Ministry of Housing and Urban Affairs
Government of India

April, 2023



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Foreword



It is with the good wishes and blessings of the season of spring and its fruitfulness that we submit our recommendations.

Urbanisation is the defining phenomenon of the 21st century. Well managed urban development can be a pillar of economic growth. In India we are at an inflection point as we move to more than 50 per cent of our population living in urban areas by 2050. Systems, processes, and institutions shall have to be aligned to that transition, as also the Civil Services.

We must launch a veritable revolution covering reform and transformation in the front lines. This is, perhaps, the most dominant issue that challenges our commitment and our leadership. Our cities of the future shall have to be economically vibrant and ecologically sustainable. The potential of billions of dollars lies untapped and can be released through, as our Hon'ble PM says, creativity and innovation. Our cities have an inherent capacity for self-financing and do not have to depend upon grants and external largesse. What we need is an enlightened and entrepreneurial leadership.

Our recommendations have drawn and built upon extensive interactions with the states, urban development experts, practitioners, and global city managers. Over the past 9 months, urban planning conclaves were held in Gujarat, Uttar Pradesh, and Kerala, all chaired by their respective Hon'ble Chief Ministers. National consultations were also held with the National and State Institutions of planning in which Chief Town Planners from 29 states were present. We have also drawn upon the fine work done by the NITI Aayog and other institutions. We express our appreciation and gratitude to Shri Hardeep Singh Puri, Hon'ble Union Minister for Housing and Urban Affairs, Government of India for his visionary leadership and support. Appreciation is also due to the Ministry of Housing and Urban Affairs, GoI for their kind considerations and guidance.

The feedback has been both humbling and the response extremely energizing. This experience has been particularly heartening, but it has also revealed the imminent need for a political consensus at the highest level.

On the urban planning human resources and capacity front, we are, frankly, shocked by the capacity gap of good quality urban planners that exists across the length and breadth of our country. We not only need to recruit good quality professionals in-house, but as our interactions have also revealed, we need to infuse a sense of dignity and stature among, perhaps, the most relevant but neglected professional group - urban planners. Our recommendation to create an All-India Urban Planning Service is in that vein.

Our overall approach has been both incremental and transformational as well as differentiated. India has over 8000 kms of coast line. It has cities that have historically played the role of Gateway Cities, Mega Regions that have economies that transcend the GDPs of several countries, heritage cities of 6,000 years vintage,

and we have manufacturing centres and centres of trade and commerce. We also have hill cities, desert cities, coastal cities and forest cities and towns. We also have hundreds of small cities and towns that are budding centres of growth and represent immense potential of managing urban growth and transformation of not just urban life but that of rural citizens as well. We have built our recommendations around the diverse characteristics of our cities and regions.

Our recommendations must be strategic as they should trigger and catalyse change in the states across the country. In this regard we have also drawn upon the best practice models across the globe. Our recommendation regarding Gateway Regions and their Economic Geography expresses that approach. The recommendation sits frontally in our quest for a 10 trillion economy in the next decade. The five pillars that define our approach are - Good Governance; Liveability and Inclusivity; Bankability and Economic Development; Competitiveness and Environmental Sustainability.

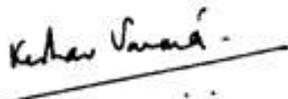
Having been the Municipal Commissioner of Ahmedabad and now, Chairman of the Sabarmati Riverfront Development Corporation Ltd., I could not resist the temptation to transmit that experience across the country. The most attractive and vibrant location in cities are their water fronts. It is the premier real estate in every city. This is where commerce takes place; this is where public spaces are accessible and open to pedestrians and this is where the concept of a compact 15 minutes city plays out through mixed development. We think, in our country, we have not really realised the potential of this model. A model is waiting to be replicated and scaled that would enhance liveability and bankability of our waterfront cities.

Our cities cannot be determined by cars and their rich and often, arrogant, and insensitive owners. They must prioritise and show respect and care for those who must walk to work or to school, to women, the differently abled and the old. We need that kind of inclusivity and equity in our planning and regulations and our recommendations are rather firm and sharp in their intent to create a city which enshrines the dignity and aspirations of the poor and the common people of India.

We are, literally, proposing a country-wide revolution that would bring in a new paradigm of urban development. For it to take a comprehensive shape where the entire ecosystem of our country transforms itself into platform of creativity, innovations, and economic wealth, where the young professionals would be able to express their full value, we need the able leadership of our Hon'ble PM to guide this transformation. A strong impulse must flow out in a consistent basis and roll across the front lines of implementation.

We are at an inflection point when the country is making a transition from a rural to an urban world. Well managed urbanisation is not a choice but an imperative for the future of our country. Good planning is also good economics, and the Hon'ble Finance Minister's budget speech, this year, eminently highlights this essential need for our country.

I am sanguine that our recommendations shall help to evolve a trajectory of development where urban development shall become a core pillar of growth. Here, I would also like to place on record, my debt and appreciation for the passion and professionalism of the Members of this High-level Committee. We trust our recommendations shall touch the heart and the imagination of our people and our leaders.



Keshav Varma

Chairman, High-Level Committee

Approach and Consultation Process

The High-Level Committee considered it prudent to adopt an approach of engaging with the cities and states and key stakeholders to understand the situation in the frontlines. The Committee held Planning Conclaves and high-level interactions in multiple states across India which included Gujarat, Uttar Pradesh, Kerala, Odisha, Tamil Nādu, Rajasthan, Uttarakhand, Jammu and Kashmir, and Haryana. In three states, Gujarat, Uttar Pradesh and Kerala, the conclaves were honoured by the presence of Hon’ble Chief Ministers, and ministers and legislators.

The Committee engaged with the Chief Town Planners & Directors of the Town Planning Department of States and Union Territories and renowned urban planning experts and practitioners across the country. Over the past six months, our continuous consultations included NITI Aayog, Urban Development Departments of Odisha, Tamil Nādu, Gujarat, Uttar Pradesh, Rajasthan, Madhya Pradesh, Haryana, and Uttarakhand. Extensive consultations were also taken up with the PHD Chamber of Commerce, Real Estate developers Associations like The Confederation of Real Estate Developers’ Associations of India (CREDAI), and National Real Estate Development Council (NAREDCO), among the others.

The Committee also received valuable inputs from organisations like Wildlife Institute of India, Global Tiger Forum, International Financial Institutions and Multilateral Development Banks such as World Bank, Asian Development Bank and Development Cooperation Agencies. Discussions were also held with the Chief Town Planner of Urban Redevelopment Authority of Singapore as well as with the Urban Land Institute, Global.

Acknowledging the strong interest from state governments, the Committee has also seconded its members to states like Jammu and Kashmir, Uttarakhand, Uttar Pradesh, Gujarat, Kerala, and Maharashtra. These experts have been co-opted in various state urban and regional planning committee and visioning activities. A snapshot of HLC’s journey is presented in the figure below.

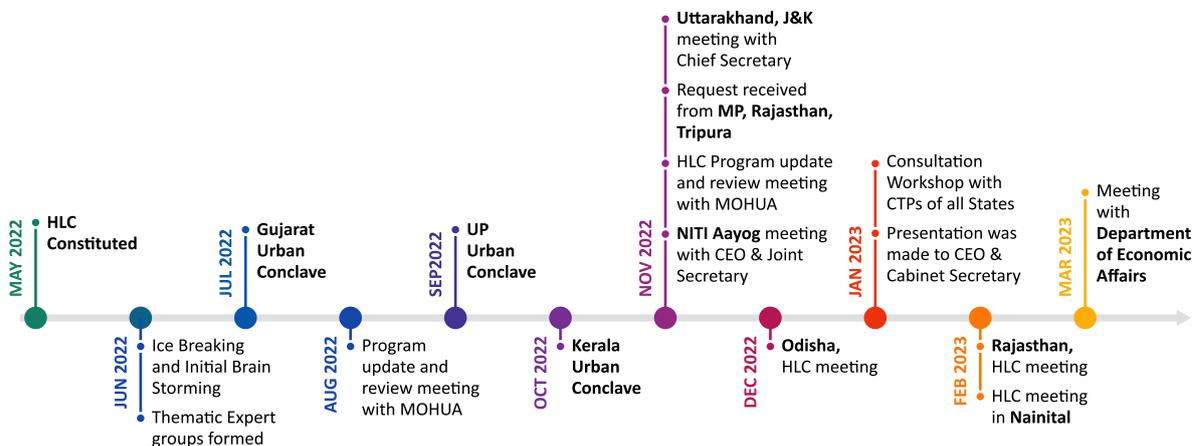


Figure 1: HLC journey so far

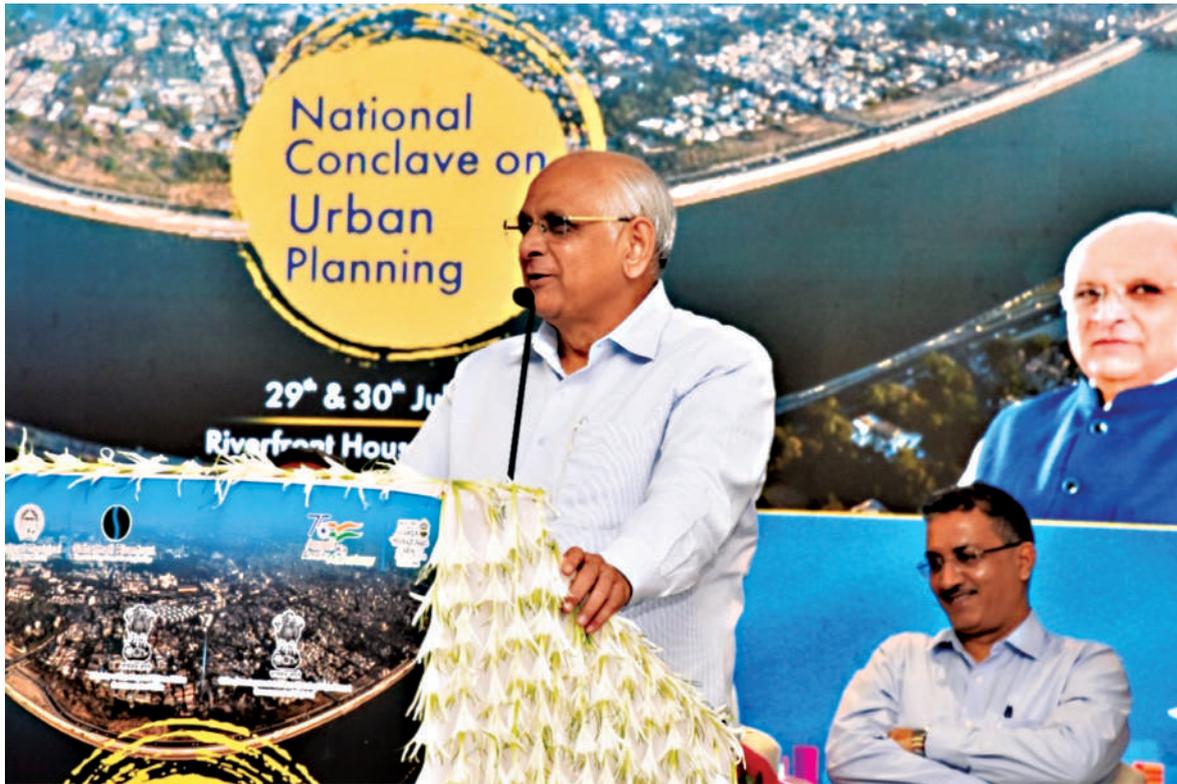


Image 1: National Conclave on Urban Planning held on 29th - 30th July 2022 in Ahmedabad, Gujarat



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Image 3: National Urban Conclave held on 9th-10th October, 2022 in Kochi, Kerala



Image 4: All-India Consultation Workshop with Chief Town Planners of all States and Union Territories on 'Status of Urban Planning' held on 28th - 29th January, 2023 in New Delhi

The Committee has also drawn upon important recommendations such as NITI Aayog Report on Urban Planning Reforms, multiple Ministry of Housing and Urban Affairs (MoHUA) reports, Guj-RERA manual on DP, TP, LAP and JAGA Mission of Odisha. All these recommendations were deliberated at length in multiple HLC meetings and formed the basis of our recommendations.

The Theory of Change and Key Principles:

Leveraging the Value of Planned Urban Development through Transformational Urbanisms in India

Key Principles:

- a. Professionalising urban planning and management capacities through – ‘360 degrees-Funds, Functions, Functionaries’, through Differentiated and Pooled Capacity Approach Towards Tier 1, Tier 2 and Tier 3
- a. Raise the profile and stature of urban planning profession in the country
- b. Strengthen the micro-level planning and Focus on Citizen Centric Planning with key principles of equity, ecology and culture
- c. Strategic planning to leverage the economic geography of the country
- d. Raising the capacity of the entire urban planning ecosystem
- e. Communicating the value of planned urban development/ cities as engines of growth to all key stakeholders
- f. Visible change projects

The first report of HLC covers the following important aspects:

- i. *Building Urban Planning leadership, Capacities, and Institutions*
- ii. *Strengthening Statutory Urban Planning and design*
- iii. *Enhancing the Economic Geography of City Regions*
- iv. *Leveraging the Potential of Urban River and Waterfront Cities*

Executive Summary

Our Committee has been constituted at an inflection point for India. During the last eight years, we have witnessed an unprecedented period of urban rejuvenation in India through Government of India's flagship missions and schemes. The Hon'ble Prime Minister himself has led from the front in changing the public and political discourse in favor of urban rejuvenation. Chief Ministers of several states too have provided refreshing leadership for well-managed urbanisation. Yet, we are only getting started in India's journey of unleashing the latent economic and human potential of our cities, with India tipped to be more than fifty per cent urban by 2050. **The pathways to Amrit Kaal will undoubtedly depend on envisioning and realizing a new future for India's cities.**

The Committee in this first report has emphasised on transformative and catalytic recommendations, which at once address specific immediate priorities but also set in motion an irreversible cycle of change in our cities. These include massively multiplying leadership and capabilities in urban planning, creation of a world-class national urban and regional planning authority, planning for economic growth and job creation in major city-regions, reforming laws and policies on urban planning and design, and riverfront development.

We believe city governments in India like their global counterparts need to play a central role in attracting investments and talent, creating jobs, and driving rapid economic growth and innovation. **We recommend creation of city economic development councils in all million-plus cities and district economic development councils in all districts (for non-million-plus cities) chaired by eminent business persons to steward city development strategies and district investment and economic transformation respectively, as a collaborative effort between city governments and the private sector.**

Reforms in urban planning in India need to begin with a massive national initiative to build leadership and capacities in the sector. The administrative leadership of India needs to be oriented towards the significance of planned urbanisation in India's development trajectory during *Amrit Kaal*. **We recommend the launch by the Hon'ble Prime Minister of India of a structured national urban orientation program covering 50,000 officers across central, state and district administrations.** India needs to massively augment technical capacities in urban planning to ensure that our states and cities have access to world-class skills, competencies, and leadership over the next many decades. We recommend the following initiatives to ensure the same:

- Government of India to **allocate funding to states over a five-year period to recruit 2,000 urban planners at junior level, 850 urban planners at middle levels and 350 multi-disciplinary experts**, with appropriate definition and monitoring of key performance indicators, so as to address the chronic problem of staff vacancies.
- **Ministry of Housing and Urban Affairs (MoHUA) to incentivise states to modernise cadre and recruitment or service rules for urban planners and designers** including but not restricted to ascertaining sanctioned posts

- Evolve and implement a **National Framework for Certification-based skilling in urban planning and design**
- Create an **India Wide Institutional Network of specialist organizations engaged in urban planning and design**, so as to enable peer to peer learning, collaboration with private sector, and increased training programs
- **Restructure state town and country planning departments** based on guidelines to be issued by MoHUA supported by a national challenge fund to monitor and incentivise progress
- MoHUA to issue **model town planning legislative framework** and provide funding of Rs. 2 Cr per state to review and modernise their respective legislation
- Create an **All-India Urban Planning services**
- Convening of an **annual India Urban Forum for collaboration, peer learning and innovation in urban planning**; launch of state level urban forums and national and state level urban planning performance index
- Launch of a **national campaign on cities**

The Committee believes that in addition to all of the above, there is a need for a world-class, autonomous National Urban and Regional Planning Authority (NURPA) which would be an apex technical advisory body providing guidance to all ministries, departments and agencies on urban and regional planning and development in the country. The NURPA shall work on preparation of statutory frameworks for planning, advocacy and communication, capacity building, monitoring and evaluation, partnerships and collaborations, and support to modernise state level urban planning bodies. We are envisaging this institution having the Hon'ble Prime Minister of India as the Patron, Hon'ble Minister of Housing and Urban Affairs as Chairperson and an eminent urban planner as the CEO. **We recommend a corpus for the NURPA with its headquarters in New Delhi.**

The prevalent legal framework in states on town and country planning is neither contemporary nor capable of unlocking the immense possibilities of our cities. They need to be overhauled. Delays in modernising state town and country planning acts would continue to hold India back from willingly embracing our urban future. There are a wide variety of extremely important systemic reforms we are recommending on technical aspects of urban planning and design including rational definition and coverage of planning boundaries, regional planning framework for larger cities and towns as part of three levels of plans, two level planning framework for smaller cities, review and revision of plans in a 5-10 year time frame, micro level planning for greenfield development using land pooling, local area plans, transit oriented development as necessary ingredients of master plans with clearly demarcated zones and emphasis on walkable mixed-use neighborhoods, street and public space design, heritage precincts, replacing land-use based zoning with form-based zoning and regulations, and public participation in planning and design of cities. **States would need to assume leadership in ushering this modern era of urban planning and design in India. However, we see definitive steps that need to be taken by the MoHUA in enabling action by states. These include revision of the Urban and Regional Development Plans Formulation and Implementation (URDPFI) guidelines, detailed guidelines on master planning, guidelines for overhauling state town and country planning acts, and constitution of an empowered task force between MoHUA and states to oversee implementation of all the above.**

Globally and historically, cities have been communities of people in dense physical spaces that have driven unparalleled economic growth through enterprise, creativity, and innovation. India needs to sustain and further its stellar track record of economic growth, and create millions of productive jobs during Amrit Kaal. We need our city-regions to serve as economic gateways that attract global capital and talent. Reimagining urban planning to serve this cause is a matter of emphasis for the Committee. **We recommend a national economic gateway program for 25 city-regions, with an allocation of Rs. 200 Cr per city-region per year for a period of 5 years for its implementation. We recommend the institution of a high-powered committee at the state-level chaired by the Chief Minister and Chief Secretary to administer the economic gateway program, with sizeable representation from trade and industry, academia, and civil society.** The economic gateway program will comprise of an economic vision accompanied by metrics such as GDP, investments, skill augmentation and jobs, policy framework and projects needed to realise the economic vision, empanelment of best-in-class agencies for technical support, case studies for continuous learning and high visibility communication strategy for branding, and partnerships and collaborations. Blue-Green ecological master plans and integration of informal economy and emphasis on skill building would be essential components of the economic gateway program.

Affordable, clean and well-planned mobility and transport infrastructure and service delivery is at once a critical enabler of economic productivity, environment sustainability and equity and inclusion. Today mobility and transport are not well integrated with the prevalent urban planning and design paradigm. Any reforms in urban planning and design would be incomplete without corresponding reforms in mobility and transport. The Committee's recommendations are sharply focused on walkability, bus transport and coherent and integrated governance of mobility in the city. **We recommend the drafting of national urban design standards and bye laws for public space and street design with appropriate legislative backing, and comprising detailed standards for guidelines for right of way, footpaths, cycle tracks, safety and access, crossings etc. Streets and public spaces need to mandatorily adhere to predefined key performance indicators with emphasis on walkability, safety, and inclusion. Building bye laws to be overhauled on aspects such as setbacks. There needs to be a deliberate and conscious re-orientation away from flyovers and elevated roads.**

The Committee further wishes to emphasise on urban riverfront development. Dozens of Indian cities have rivers flowing through them posing several challenges arising out of poor urban planning and design, but also offering huge possibilities for urban rejuvenation. The Sabarmati Riverfront Development project in Ahmedabad is not just a pioneering effort in India but also serves as an exemplar of world-class urban rejuvenation. We recommend a **national mission on urban riverfront development with a challenge fund of Rs. 50 Cr. per city for 25 cities, beginning with project development, with an additional outlay of Rs. 25 Cr. for technical support and project management.**

Summary of Recommendations

A. Priority Actions for the Central Government

1. *Establish a ‘National Council of City-Regions’ under the Chairmanship of Hon’ble PM for strategic leveraging of economic potential of the city-regions in India and to bring them at par with the Global city regions. In order to ensure inter-departmental convergence and well-co-ordinated implementation, a committee of Secretaries may be constituted under the Cabinet Secretary of India to steer this initiative forward.*
2. *Create a full-time position of “Member (Urban Development)” at the NITI Aayog.*
3. *Immediate Orientation of over 50000 civil service officers at the state and central government level to create an enabling ecosystem for urban development*
4. *Establishing a National Urban and Regional Planning Authority (NURPA), in line with Centre for Liveable Cities, Singapore focusing on the Integrated aspects of Urban development and management*
5. *Examine the feasibility of establishing of an All-India Urban Planning Service at the UPSC level*
6. *Enact Town and Country Planners’ Bill to regulate Urban Planning profession and practice*
7. *Develop model guidelines and performance standards for Key Municipal Functions and Functionaries through DOPT*
8. *Review the past initiatives and evolve mechanism to strengthen the urban local governance*

Box 1: Priority Actions for the Central Government

B. Priority Actions for the Ministry of Housing and Urban Affairs (MoHUA), GoI

1. *Launch a ‘Nagar Niyojak’ – a Central Support Scheme to enable access of Professional Urban Planners to Tier 2 and Tier 3 towns for initial 05 years*
2. *Establish a National Grid of Urban Capacity Development institutions and Urban certification ladder to ensure coverage, consistency, and convergence across various programmes*
3. *Establish a National Framework for Urban Planning Capacity Building and Certification for Urban Officials*
4. *Introduce a National Register and Certification for Urban Planning Practitioners in India (CUPI) to ensure high quality professionals*
5. *Launch a State of the art, Training comprising of International exposure visit on “Cities as Engines of Growth” for all Tier 1 + Million Plus Cities in India, exposing them to local and Global good practices*

6. **Revise and Modernise Urban Planning Guidelines, Framework, Scales and Guidelines, incorporating the economic, strategic and sustainability aspects of urban development in India**
7. **Reform Linked Incentives to the State Governments to modernise their respective Town Planning Legislations**
8. **Develop a Model advisory on recruitment and service rules and advisory for urban planners engaged in the state government**
9. **Develop a model of procurement rules for engaging private sector in urban planning and design related services**
10. **Introduce a Sub-scheme on “Micro Planning, Urban design and City beautification”**
11. **Develop Standard Operating Protocols for Key Urban Management Functions such as streets design, water management, public toilets, traffic management, parks and gardens, noise mitigation and air quality management, among others for Tier 1 and Tier 2 Cities**
12. **Model Legislation on Public Space Safety to ensure safety of the pedestrians and improvement of the walkability**
13. **Establish a National Platform, India urban Forum for showcasing best practices and encouraging peer to peer learning**
14. **Establish a National Urban Research Fund to conduct evidence based research on Urbanisation and Urban Development**
15. **Create an Urban Planning Research and Capacity Building Unit within MoHUA and re-direct all mission linked urban capacity activities.**
16. **Establish a high-level Inter Ministerial Taskforce for escorting the transformational change process for a period of Five years, 2023-2028**

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Box 2: A. Priority Actions for the Ministry of Housing and Urban Affairs, GoI

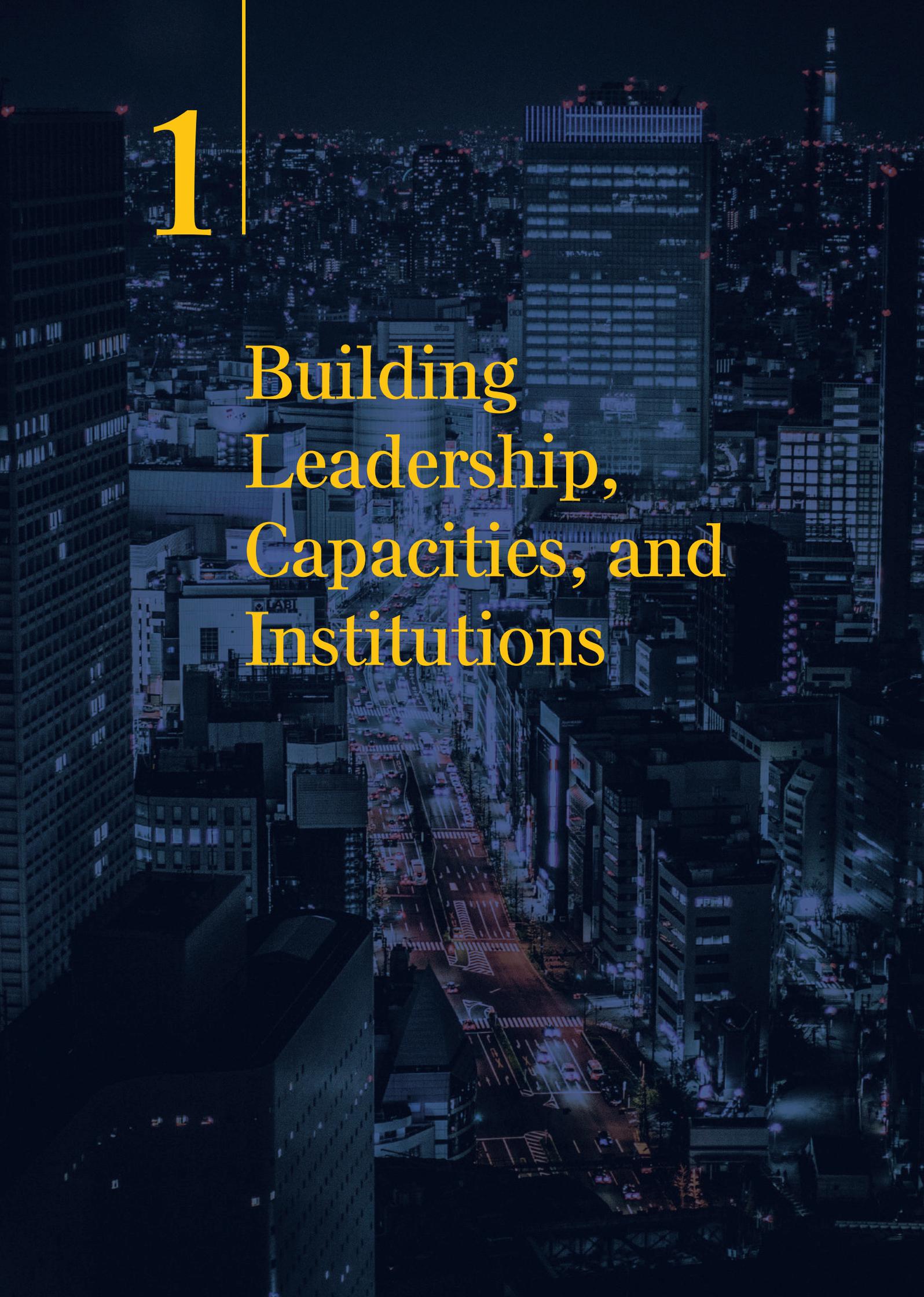
C. Priority Actions for State Governments

1. **Establish a State Level HLC for framing of State level Urbanisation Policy, Strategic Planning and Review and Monitoring of Urban Planning related activities**
2. **Modernising and Institutional Streamlining of State Town Planning Department. Allow Lateral entry of Competent Urban Planning professionals at the middle and senior levels**
3. **Revising and Modernising State Town Planning Acts and Regulations**
4. **Establish Regional Municipal Commissioner Framework to guide urban planning in Tier 2 and Tier 3 Cities**
5. **Setting up of a City Economic or City Investment Councils in Large and Strategic Cities in partnership with the Private sector and Industries to promote city economic activities. An officer of the level of Dy. Municipal Commissioner to be deputed for regular co-ordination**
6. **Develop Institutional Streamlining and convergence mechanism**

*between **Urban development authorities, Municipal Corporation, and town planning department** for implementation of urban planning proposals*

7. *Define **Roles and Functions for the key functionaries** at the urban local bodies*
8. *Develop a state of the art, **State Level Institute for Leaderships and City Management for Urban research, advocacy, and capacity building***

Box 3: Priority Actions for State Governments

An aerial night view of a city, likely New York City, showing a dense grid of skyscrapers and streets. The scene is illuminated by city lights, with a prominent yellow number '1' in the upper left corner. The overall color palette is dark blue and black, with yellow and white highlights from the lights.

1

Building
Leadership,
Capacities, and
Institutions

1.1 Building Institutional Capacities

The NITI Aayog report on 'Reforms in Urban Planning, Capacity in India' released in 2021, had very aptly highlighted the urban planning capacity crisis in India. Building further on the recommendations of NITI Aayog, this Committee held extensive consultations with several states and conducted in-depth reviews of the human resources profile in six states. Some of the key observations from this review are presented below:

1. While the metro and million plus cities have access, majority of the Tier II and Tier III cities do not have access to qualified professional urban planners
2. Ratio of urban planners ranges from 1:5,00,000 to 1:10,00,000 against a recommended ratio of 1:30,000 to 1:50,000
3. Urban capacity situation is abysmal in hill areas like Uttarakhand, North-East, coastal, forest and Island areas
4. Due to non-availability of urban planning capacities and capabilities, States and Cities are unable to leverage the opportunities linked to urbanisation
5. Although significant resources are presently committed towards training and capacity development, in absence of a national urban capacity ladder and certification framework, leading to overlapping and duplication of efforts
6. Emerging need of a comprehensive capacity development approach where Funds, Functions, Functionaries, and capacities are required to be linked together
7. Capacity development needs of the entire 'urban eco-system' and not 'urban planners' alone
8. Institutional streamlining at various levels to strengthen the urban planning process

Considering the overall urbanisation prospects of India, this Committee estimates the requirement of about 20,000 urban planners by 2030 and over 30,000 by 2047. The NITI Aayog Report, in 2021, highlighted the availability of less than 2,000 urban planners and high vacancy rates in various states. However, it should be clearly noted that increasing the number of urban planners alone will not resolve the problem.

First, there is an urgent need of expanding the definition of '**professional urban planners**' to include **important disciplines like urban economy, urban design, urban landscape, and urban management**. These disciplines are essential for professional management of any city today. This transformational change has to be initiated through complete re-hauling or urban planning curriculum in the country and at the same, through offering of "**bridge courses**" for the other disciplines.

Secondly, to transform the culture of urban planning in the country, the roles, and functions of the **Urban Planners engaged in Government, Private Sector and in Academia & Research**, are required to define clearly. This committee recommends the following 03 tentative typologies such as:

Urban Planners engaged with the State and Public Agencies (Government Planners)	Urban Planners in Private Sector	Urban Planners in Academia, Research and Training Institutions
<p>Key Role: Plan Administration</p> <ul style="list-style-type: none"> • Procurement Rules and Processes • Develop TORs, Model Contracts • Commissioning of Urban Planning Research, Surveys and Plan Preparation • Inter departmental co-ordination and clearances • Plan Communication and Consultations • Plan Implementation and Review • Apply Land Value capturing framework etc 	<p>Key Role: Plan Preparation</p> <ul style="list-style-type: none"> • Nationally certified Urban Planning professionals • Conducts Surveys and Investigations • Apply Modern Urban Planning, Mapping tools and technologies • Bring in high quality professional knowledge and skills • High quality Urban planning outputs and demonstration projects • Develop Guidelines and SOPs • Provide expert human resources • Any other services 	<p>Key Role: Planning Evidence, Research and Capacity</p> <ul style="list-style-type: none"> • Urban Surveys and State of Urban System • Research and Impact Studies • Cutting edge Urban Modeling on Transport, Land Use, Housing, Climate • Training and Capacity Building • Assessment of Training • Research and Publications

Table 1: Recommendations of functions for different typologies of Urban Planners

Source: Team HLC

To leverage the full potential of urbanisation, **capacity of all the three sectors will have to be strengthened equally**. Also, by defining the roles, the scope and contents of future urban capacity building programmes are required to be modified substantially.

To catalyse the transformative changes and improve the culture of urban planning in the country, urban planning capacity and capabilities are the key building blocks. Considering the significance of these, this committee recommends a series of interrelated transformative actions to build urban planning capacities and capabilities, which are essential to demonstrate a visible change in our cities.

Recommendations:

- a. **‘Modernising Recruitment and Service Rules’** for urban planners through reform linked incentivisation
- b. **Increasing access of Qualified Urban Planners to all statutory towns and cities**, particularly the Tier II and Tier III towns and cities- differentiated, **‘Pooled Capacity Approach’**
- c. **Streamlining of key Urban Planning Institutions** at the National Level, State and at the city level.
- d. Creation of Specialised **National Cadre on Urban Planning / All India Service in Urban Planning**
- e. A national level legislation such as **‘All India Town and Country Planners Act’** (on the lines of the legal and the medical profession) should be enacted in order to define the qualification for a town planner and regulate the profession

- f. Develop a **National Capacity Building and Professional Certification Framework for Urban Planners in India (CUPI) and close the gap between demand and supply side**
- g. Develop a national **Grid of Urban Capacity Building Institutions** offering high quality targeted urban capacity programmes
- h. **Accelerated urban planning capacity building to sensitise** political and administrative leadership and create an enabling ecosystem at the national, state and district levels
- i. **Strengthen private sector participation in urban planning** through rationalising the procurement rules and processes
- j. **Build the capacity of urban planning research and academia** through development of Centres of Excellences in various thematic areas.

The above recommendations are explained in the following section.

1.2 Recommendations

1.2.1 Modernisation of State Recruitment Rules and Filling of the Sanctioned Post for Urban Planners (Immediate Rollout: 2023-2025)

Based on the observation, the Committee has identified the high vacancy ratio in the states and cities and a significant lack of clarity in functions or job descriptions. Therefore, the HLC recommends a national level review of state wise vacancy and development of model guidelines and SOPs. The states may be ‘nudged’ towards modernising their State RRs and filling of the sanctioned positions of the urban planners

1.2.2 Initiation of a Central Support scheme (Nagar Niyojak) to support access of qualified urban planners for 5 years (Immediate Rollout: 2024-2029)

As an Immediate Rollout (2022-2023), the HLC has proposed to increase the access of the professional urban planners through ‘**Central Support Scheme**’ for the placement of ‘multi-disciplinary professionals and Urban Planners’ through ‘**Pooled capacity**’ mode. Considering the shortage of urban planners in the country, for Tier2 and Tier3 towns, it is proposed to have regional placement of ‘**core professional planning unit**’ instead of individual towns. This core unit can be placed at the office of Regional Municipal Commissioner or with the CDOs/DDOs or at the UDA levels. Each unit may be tasked to cover 8-10 towns in the surrounding region. Through this approach, the committee has estimated the requirement of 2,000 Junior Level, 800 Mid-Level and 350 multi-disciplinary experts to be placed at the state level.

This Committee recommends a **Central Support Scheme**, for fixed tenure placement of urban planners in the states, districts, and UDAs, across the country. A differentiated central support is recommended for (i) Hill & Coastal Areas: 100%, (ii) Tier II & Tier III Towns: 90% and (iii) Tier I Towns: 50%.

1.2.3 **Creation of National Framework for Certification in Urban Capacity Development Program and Professional Certification for Certified Urban Planners of India (CUPI) (Immediate Rollout: 2023)**

The HLC has identified that, there is a lack of consistency and certification in the present UCDs. Also, there is a lack of urban capacity and skill development ladder and a duplication and inadequate coverage of Tier II and Tier III cities. Therefore, the committee suggests the development of **‘National Standardised Framework’** for Urban Capacity Building Program.

The proposed urban capacity ladder:

- Level A: Orientation (1 day)
- Level B: Basic Module (3 days)
- Level C: Advanced Modules (5 days)
- Level D: Specialised Module (5 days)
- Level E: Immersion Module (1 month)
- National Exposure Visit (1 week)
- International Exposure (2 weeks)

To ensure higher quality of urban planning professionals in the urban sector, this committee recommends a national level **professional certification programme for urban planners of India (CUPI)**. To maintain the quality of the profession, every professional must undertake and renew the professional certificate, every 05 years. The proposed National Urban and Regional Planning Authority should be tasked with the management of CUPI process.

1.2.4 **Creation of India wide Institutional Grid for Urban Capacity Development (Immediate Rollout: -2023-2024)**

To address the importance of the high-quality capacity building in Urban Planning, Design, Habitat Management, Finance, City Management, Urban Forestry & Landscape, Urban Economy, Technology etc., the HLC recommends preparing and developing a grid of 30 high quality urban capacity building nodes across the region. This committee recommends strengthening the capacity of the potential academic and state training institutions and developing a pan India capacity grid. It also recommended that the grid institutions actively engage with the private sector agencies to develop training materials, training delivery and field exposures. To anchor these activities, it is recommended to form an **‘Urban Planning Research and Capacity Building Cell’** at MoHUA.

1.2.5 **Creation of a National Urban and Regional Planning Authority at the National Level to replace TCPO, GoI (Mid Term: 2024-2026)**

India is at the crossroads of change and needs an organisation to provide leadership and escort the states and cities towards the new paradigm of urban excellence and transformation.

A world class, autonomous organisation of urban planners, distinguished practitioners, and administrators to spearhead professional values and

experience on strategic and transformational planning towards modern, resilient and liveable cities. The key role of the organization would be to act as an apex technical advisory body providing guidance to all the agencies in the country at all levels in matters concerning urban and regional planning and development.

The present structure of the TCPO, does not represent the face of modern urban India moving towards a 5 trillion economy, the recommendations are proposed on the lines of Center for Liveable Cities and Urban Redevelopment Authority of Singapore. We propose an organization of excellence which may act as a collaborative, intellectual and entrepreneurial platform to distill, generate, and exchange information about liveable, economically viable, and ecologically sustainable communities.

It is important that the organisation is given stature, dignity, and recognition by the Government of India to create a strategic impact and escort the process of modern transformational planning through collaborative, inter-sectoral partnerships with the states. We envision the institution to be India-focused, yet with a global outlook. We recommend that the institution be conceived with a practitioner DNA, through private sector partnerships and a self-sustaining revenue model.

In this context, the Committee after having studied the structure and functions and impacts of world-class institutions such as Centre for Liveable Cities and Urban Redevelopment Authority, Singapore and Urban Renaissance Agency, Japan, recommends the constitution and formation of the National Urban and Regional Planning Authority in our country.

This Committee, therefore, recommends the formation of a national agency on Urban and Regional Planning in India- a world class, autonomous organisation of urban planners, distinguished practitioners and administrators to lead professional values and experience in strategic and transformational planning for modern, resilient and liveable cities is urgently needed.

A world class, autonomous organisation of urban planners, distinguished

Centre for Liveable Cities, Singapore

The Centre for Liveable Cities (CLC) was established in June 2008 by the Ministry of National Development (MND) and the then-Ministry of the Environment and Water Resources (MEWR).

1. ***Vision:*** A global knowledge centre for liveable & sustainable cities
2. ***Mission:*** To distil, create and share knowledge on liveable and sustainable cities

The Centre of Liveable Cities focuses on: Research, Capability Development, Knowledge platform and Advisory.

The Centre has a prominent organisational structure of eminent planners and practitioners in Advisory board of 8 (Members from public, private, and academic sectors, Distinguished Advisors of 15 (Subject matter experts, renowned academicians, and private dignitaries as Special Advisors), 17 Fellows (Experts from renowned

institutions and ministries), **Panel of 18 Experts** (Domain specific experts in Govt. organisations) and **CLC Team** of 13(Directors, Deputy Directors and Executive Director). The Ministry of National Development (MND) has announced board appointment for the CLC **chaired by Dr. Cheong Koon Hean**, Former CEO of the Urban Redevelopment Authority (URA)

Box 4: Case Study of Centre for Liveable Cities, Singapore

Source: Accessed on Centre for Liveable Cities, A Singapore Govt. Agency website

Urban Redevelopment Authority, Singapore

Singapore's land use planning and conservation agency is named as Urban Redevelopment Authority. The authority works on a long-term and comprehensive planning approach to formulate strategic plans such as the Long-Term Plan and the Master Plan to guide the physical development of Singapore in a sustainable manner.

The organisation has multi-faceted roles which include: Evaluating and granting Planning approvals as per DCRs, acts as government's land sales agent, conservation authority and as a partner for enliven public spaces.

1. **Vision:** We strive to create an endearing home and a vibrant city through long-term planning and innovation, in partnership with the community
2. **Mission:** The mission of URA is to make Singapore a great city to live, work and play

The authority is chaired by the Senior Advisor, Centre for Strategic Futures and PMO - The Strategy Group, and is comprised of eminent experts from various domains. The other board members include Subject matter experts, renowned academicians, and private dignitaries as Special Advisors. The authority also has a core team that includes chief town planner, urban designer as CEO and several group directors for different sector clusters (planning, conservation, and urban design cluster) and other domain groups. URA has 400 planners and another 600 designers and economists, financial planners in Singapore for population of 6 million.

Box 5: Case Study of Urban Redevelopment Authority, Singapore

Source: Accessed on Urban Redevelopment Authority, A Singapore Govt. Agency website

practitioners, and administrators to lead professional values and experience in strategic and transformational planning for modern, resilient, and liveable cities is urgently needed.

The key role of the organisation would be to act as an apex technical advisory body providing guidance to all the ministries, departments, and agencies in the country, at all levels, in matters concerning urban and regional planning and economic development. Well managed cities

can become pillars of economic growth for our country which should be catalysed by this authority.

It is important that the organisation is given stature, dignity, and recognition by the Government of India to create a strategic impact and escort the process of modern transformational planning through collaborative, inter-sectorial partnerships with the states. This organisation shall work in four major domain areas i.e.

1. Preparation of guidelines and model statutory framework

- a. The organisation shall develop framework for model master plans and people-centred planning procedures.
- b. The organisation shall develop statutes for planning guidelines that are sensitive to differentiated approaches in different cities, including inclusive cities, coastal cities, hill areas, heritage cities, tourism-oriented towns, among others.
- c. Modernise urban planning, regional planning, micro-level planning, urban design, urban redevelopment and strategic planning guidelines, statutory frameworks and Standard Operating Processes.
- d. To develop strategies and programs to prepare framework for climate action plans and sustainability into cities and regional plans.

2. Advocacy and Communication

- a. The organisation may also act as an advocacy and communication platform for well-planned urbanisation which may communicate and define the values of the urban planning realm.
- b. To develop as a national platform for best practice and knowledge exchange and peer-learning and to annually hold the National Urban Forums.

3. Capacity Building

- a. To conduct practitioner-oriented training every year through local programmes, providing important training for Public Service officers in India's infrastructure and environment sector and enabling a deeper understanding of the nation's model for urban governance and policy dilemmas.
- b. The organisation shall augment urban planning education in the Indian Civil Services examination. Moreover, it may expand the facilities in education and training in town and country planning.
- c. To act as a National Anchor for urban training and capacity building certification framework.
- d. The organisation shall assist in modernisation of recruitment rules for urban planners, defining key performance indicators, creating professional networks, and evolving a robust and comprehensive framework of certification and capacity building of urban planning.

4. Monitoring and Evaluation

- a. The organisation shall oversee long-term and comprehensive planning techniques by monitoring and advising states on the

development of strategic plans such as Regional Plans and Master Plans to guide the physical development of various states and areas in a sustainable manner.

- b. The organisation shall play a multifaceted role in making plans and visions a reality. This role may entail evaluating and facilitating orderly development as well as ensuring that developments are compatible with the neighbourhood and in line with the state's long-term planning.
- c. To develop policies and strategies to catalyse transformational change in our cities and regions. To enhance the role of cities as engines of economic growth and to ensure cities emerge as creative and innovative centres that would encourage entrepreneurship, skill enhancement, job creation and local economic development.
- d. This organisation must create inter-ministerial convergence towards achieving the economic goals of the regions and other potential areas of the country through urban planning and design.
- e. To develop strategies of redevelopment and other innovative financial architectures that would help to leverage local assets and economic potentials.

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5. Forge National and International Partnerships & Private-sector collaborations

- a. The NURPA shall aim to be a centre of global excellence that brings together the best ideas and practices to build liveable and sustainable cities for all. *The Centre for Liveable Cities in Singapore for example connects with partners such as The World Bank, ADB, UN, The Urban Land Institute and the National University of Singapore among others while having several State Departments as their stakeholders.*
- b. To collaborate and partner with international organisations, agencies and academia for alliance for urban transformation.

6. Guide and escort modernisation of planning bodies of the States

- a. The organisation shall oversee long-term and comprehensive planning techniques by monitoring and advising states on the development of strategic plans such as Regional Plans and Master Plans to guide the physical development of various states and areas in a sustainable manner. The proposed NURPA can play a more proactive role and actively support States to provide thought leadership where required.
- b. The organisation shall provide advisory services to streamline and modernise the Town Planning Departments in the States and Union Territories.

Proposed Organisational Structure

The proposed institution shall be an autonomous body registered.

The proposed organisational structure shall be as follows:

- **Patron** – Hon'ble Prime Minister of India

- **Chairman** – Hon’ble Minister of Housing and Urban Affairs, Government of India
- **CEO** – an eminent urban planner appointed for the purpose, appointed for a fixed term of five years, at the equivalent level of Secretary to the Government of India
- **Directors on Board** – senior representatives of various associated Ministries, eminent academicians, professionals specializing in urban planning, urban design and various others associated disciplines, Chief Town Planners of selected states on rotation basis.

The organisation shall be funded by the Government of India with a corpus and shall be headquartered at New Delhi. From the interest accrued on this corpus, the organisation shall fund and operate its office staff. The organisation shall also undertake consultancy and capacity building and earn revenues for its sustenance.

Detailed company organisational structure, recruitment rules, etc. shall be framed in due course.

1.2.6 Streamlining and Creation of Economic Development Councils in Million Plus cities (Mid Term: 2024-2026)

The economic geography of India is diverse and vibrant. India has growth centres around mega cities, some of which have economy larger than some of the small and medium sized countries. To leverage the full economic potential of our cities, it is recommended to set up Economic Development Councils in all million plus cities.

1.2.7 Modernisation of State Town Planning Legislation (Immediate: 2023-2025)

There is an immediate requirement of amending some of the old and out-dated State Town Planning Legislations and commissioning the legislative framework for planned urban development in the country and give more importance in controlling ‘Private realm’. Therefore, the committee proposed the preparation of a guiding ‘**Model Town Planning Legislative Framework**’ at the central level to incorporate the principles of new urbanism and **shift the key focus from ‘private realm’ to ‘public realm’**. For that, the states are expected to review the state Town Planning Act and GDCRs and bring in the necessary amendments towards the Modernisation of the framework.

1.2.8 Creation of an All India Urban Planning Service and enactment of the Council of Town and Country Planners Act (Immediate: 2023-2025)

Based on the series on the consultations undertaken by HLC, we are of the view that the country needs high quality of urban planning professionals to lead and escort the paradigm change towards well managed cities. The view of the Committee has been reinforced through our consultation. We must take big steps to ensure that there is a critical mass of world-class urban planners who became the foundation and inspiration for the cities of the future. It is in this context that the committee recommends the constitution and formation of ‘**All India Urban Planning Service Cadre**’.

This Committee recommends that the competent authority explores the feasibility of the 'All India Urban Planning Service' and initiate actions towards enactment of 'All India Town Planning Act' for recognition of qualifications for town planners in India.

The Committee has interacted and deliberated with multiple state governments, and have reviewed the skills and professional quality of outputs with regards to urban planning and transformation. The process of consultation has also included the first ever national conclave involving state town planning personnel and directors of planning across 29 states of the country.

We are of the view that the country needs high quality of urban planning professionals to lead and escort the paradigm change towards well managed cities. The view of the Committee has been reinforced through our consultation.

We must take big steps to ensure that there is a critical mass of world-class urban planners who became the foundation and inspiration for the cities of the future. It is in this context that the Committee recommends the constitution and formation of an All-India Service of Urban Planners. With India moving towards 50% urbanisation, it is crucial that this transition is supported by a cadre of urban planners who have the stature and the professional skills. We need to create an ecosystem where the profession of urban planners would attract the best of talent and would be recognised for their contribution. This would also contribute to the emergence of techno-managers who would bring professional value to all aspects of city management.

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1.2.9 Initiation of an Accelerated Urban Capacity Building Program for Central and Administrative Leaders (Immediate: 2023)

To sensitise the central, state and district administrative officers about the 'Value of planned urbanisation and Good Planning is Good Economics', the committee suggest training and capacity building program for the trainers from DOPT, LBSNAA, National Policy Academy, State ATIs etc. The proposed training program shall be (i) Basic Module- 3 Hrs. and (ii) Advance Module- 2.5 Days. This training program will cover up all the DDOs/CDOs, Collectors, Magistrates, Divisional Commissioners and all State and All India Service Officers. HLC recommends immediate launch of this program at the national level.

1.2.10 Creation of a National Urban Research and Innovation Fund (Immediate: 2023-2028)

To promote 'Cutting-Edge Research and Innovations in Urban Areas' and an annual call for proposal from, (i) Institutions/Universities, (ii) Individual Researchers, (iii) NGOs and Community Based organisations, (iv) SPCs and LLPs and many more. The states are expected to identify the key urban issues at the state and local level.

1.2.11 Launch of a National Annual Platform on Urban Planning and development (2024-onwards)

To showcase the innovations and good practices in urban planning, it

is recommended to set up an annual platform for Indian Cities, private sector agencies and academia to come together and exchange ideas and innovations. It is proposed to set up a National Urban Forum and link the same with Global Partners and Platforms such as World Urban Forum, Asia Pacific Urban Forum, among the others.

1.2.12 Launch of National Communication and Outreach on Cities (Immediate: 2023-2024)

To increase public awareness of the value of planned urbanisation, the HLC recommends to launch **“A national campaign Cities and Value of Planned Urban development “in line with the other campaigns such as Swachh Bharat Mission (SBM) and Amrit Sarovar. The states are also encouraged to launch a ‘State Level Campaign’ in vernacular languages.**

Table 2: Detailed recommendations

Recommendations	Context/Present Status	Proposed Activities/Tasks	Recommended Role/Support by MoHUA	Recommended Role/Support by the state	Timeline for Implementation	Estimated Budget
1. Modernisation of State Recruitment Rules and Filling of the Sanctioned Posts for Urban Planners	<ul style="list-style-type: none"> High Vacancy ratios in the states and Cities State Recruitment Rules required Modernisation Lack of clarity in functions or job descriptions 	<ul style="list-style-type: none"> Review and Modification in the State Recruitment rules for the Urban Planners Immediate Filling of the Sanctioned post for urban planners SOPs clarifying Job Descriptions for Urban Planning Positions 	<ul style="list-style-type: none"> National Guidance for Modernisation of Recruitment Rules and qualifications Reforms linked incentivisation for the states filling up the vacant positions Guidelines and SOPs for Urban Planning functionaries 	<ul style="list-style-type: none"> Filling up the Sanctioned positions Implementation of the SOPs 	Immediate Rollout (2023)	NA
2. Nagar Niyojak Scheme (Central Support to Placement of Qualified Urban Planners in the States and Cities)	<ul style="list-style-type: none"> Need for fixed tenure qualified Urban Planners Severe shortage Lack of availability of qualified Urban Planners in Tier 2, Tier3, Hilly States and Coastal Areas 	<ul style="list-style-type: none"> Increasing Access to professional urban planners through Central Support Scheme for placement of multi-disciplinary and professional Urban planners Differentiated approach of estimated 2000 Junior Level, 800 Mid-Level and 350 Multi-disciplinary experts at the state level Reforms Linked Central Support for 5 Years and SOPs clarifying Job Descriptions for Urban Planning Positions 	<ul style="list-style-type: none"> Differentiated Funding Support for hiring urban professionals 100% for Hill and Aspiring Areas 90% for Tier 3 and Tier 2 Towns 50% for Tier 1 Towns SOPs for procurement and monitoring of the scheme (to be developed by the HLC) 	<ul style="list-style-type: none"> Provision of State's share based on the Size class Acceleration of Procurement and Implementation of the scheme Periodic monitoring of KPIs 	Immediate Rollout (2023-2028)	INR 2500 Cr (INR 500 Cr per year for 05 Years)

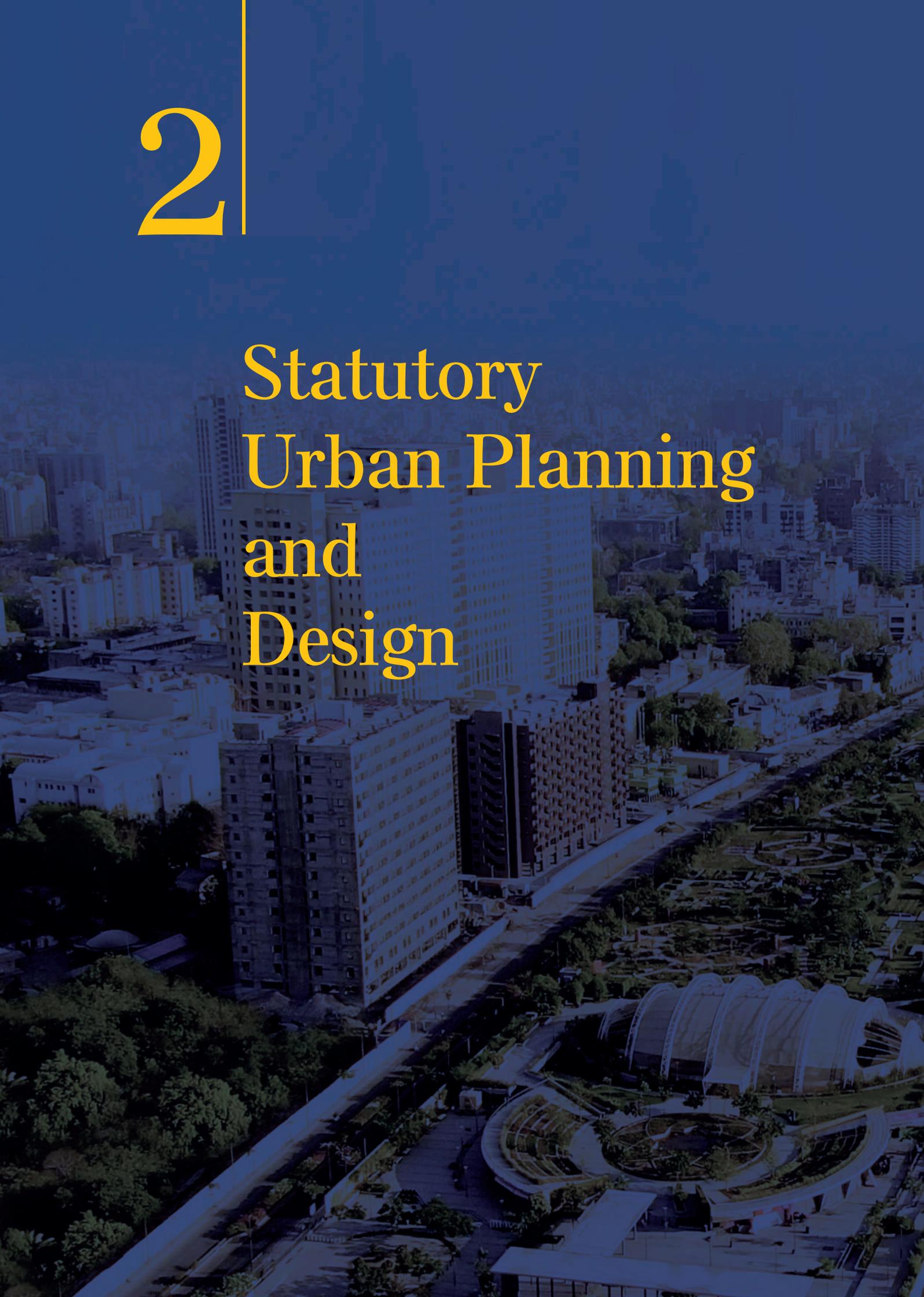
Recommendations	Context/Present Status	Proposed Activities/Tasks	Recommended Role/Support by MoHUA	Recommended Role/Support by the state	Timeline for Implementation	Estimated Budget
<p>3. National Framework for Professional Certification CUIPI</p>	<ul style="list-style-type: none"> • Need consistency in quality content in Planning Certification in the present UCDS • Establishment of Urban Capacity Ladder for both demand and supply side • Professional Certification for the Urban Planning Practitioners 	<ul style="list-style-type: none"> • Development of National Standardised Framework for Urban Capacity Certification • Urban Capacity Ladder • Certification levels for Urban Planning Professionals and private sector 	<ul style="list-style-type: none"> • Proposed National Urban and Regional Planning Authority to act as an anchor • Immediate Rollout through setting up of a Urban Planning Research and Capacity Unit within MoHUA • Alignment of all central supported capacity building programs with the above 	<ul style="list-style-type: none"> • Alignment of all UCBs under the State urban mission to the new process 	<p>Immediate Rollout (2023)</p>	<p>INR 50 Cr</p>
<p>4. India Wide Institutional Network of Grid</p>	<ul style="list-style-type: none"> • Emerging Requirement of High-quality capacity building in Urban Planning, Design, Habitat Management, Finance, City Management, Urban Forestry and landscape, Urban Economy Technology etc. 	<ul style="list-style-type: none"> • Developing a grid of 30 High quality urban capacity building nodes across the regions • National Capacity Grid for Peer-to-Peer Learning • The nodes to actively engage with the private sector agencies • To deliver over 300 per annum urban training programme of consistence quality across the country • Training of the UCB ecosystem (Government-Academia and Private Sector) • Evaluation and Certification 	<ul style="list-style-type: none"> • Formation of a Urban Planning Research and Capacity Building Cell at MoHUA • Key Performance Indicators for the participating institutes • Performance linked financial support to the GRID Partners • Annual Conclave of the GRID members and recognition of Stellar performers 	<ul style="list-style-type: none"> • Development of State Annual Training Calendar for Urban Agencies • Conduct Training Needs assessment • Nominate officials for relevant training 	<p>Immediate Rollout (2023-2028)</p>	<p>INR 300 Cr Per annum</p>

Recommendations	Context/Present Status	Proposed Activities/Tasks	Recommended Role/Support by MoHUA	Recommended Role/Support by the state	Timeline for Implementation	Estimated Budget
5. Urban Planning Institutional Streamlining at the Central Level	<ul style="list-style-type: none"> Need of a World Class Organisation at the National Level dedicated towards Urban and Regional Planning 	<ul style="list-style-type: none"> Review the feasibility of Setting NURPA 	<ul style="list-style-type: none"> Review the feasibility of Setting NURPA 		Mid Term (2024)	To Be estimated
6. Modernisation of State Town Planning Legislations	<ul style="list-style-type: none"> Revision of old and out-dated State Town Planning Legislations More focus on controlling "Private" realm 	<ul style="list-style-type: none"> Model Town Planning Legislative framework at the central level incorporating the principles of new urbanism Enabling legislative framework for planned urban development Key shift in focus from "private" realm to "public" Realm 	<ul style="list-style-type: none"> Model Town Planning Legislation framework at the National Level A National Scheme to catalyse urban legislative reforms in the states through one time support of INR 2.0 Cr/State Overall supervision and Handholding by MoHUA-HLC task force 	<ul style="list-style-type: none"> Review of the state Town Planning Act and GDCRs Amendments in Town Planning Acts, Rules, and Regulations towards Modernisation 	Immediate (2023-2025)	INR 100.0 Cr
7. National Urban Research and Innovation Fund	<ul style="list-style-type: none"> Need for Annual Urban Surveys and Ground Collation of Evidence 	<ul style="list-style-type: none"> Promotion of Cutting-Edge research and innovations in Urban areas Annual Call for Proposal from Institutions/universities Individual researchers NGOs and Community Based organisations Private Sectors 	<ul style="list-style-type: none"> To be administered by the proposed MoHUA Urban Planning Research and Urban Capacity cell Overall supervision and Handholding by MoHUA-HLC task force Annually 100 small Grants and 50 large Grants to be announced 	<ul style="list-style-type: none"> Identification of key urban issues at the state and local level 	Immediate (2023-2028)	INR 100.0 Cr

Recommendations	Context/Present Status	Proposed Activities/Tasks	Recommended Role/Support by MoHUA	Recommended Role/Support by the state	Timeline for Implementation	Estimated Budget
8. All India Urban Planning Service and Town and Country Planners' Bill	<ul style="list-style-type: none"> Recognition of Urban Planning profession Dignity and Stature for Town Planning profession 	<ul style="list-style-type: none"> Formation of All India Urban Planning Service Cadre All India Town and County Planners' Bill and Council for Profession and Academia 	<ul style="list-style-type: none"> Set up a High Level Inter-Ministerial Task force to Review the feasibility of setting up of an all-India service Enactment of the Town and County Planners' Bill 		Immediate (2023-2024)	NA
9. Accelerated Urban Capacity Building Programme for Central and Administrative Leaders	<ul style="list-style-type: none"> Sensitizing all central, state and district administrative officers about the value of planned urbanisation and Good Planning is good economics 	<ul style="list-style-type: none"> Basic (3 Hrs.) and Advanced Module (2.5 days) development Training of the Trainers from DOPT, LABSNA, Policy Academy, State ATIs etc. Rollout covering all DDOs/CDOs, Collectors, Magistrates, Divisional Commissioners and all State and All India service Officers 	<ul style="list-style-type: none"> Immediate launch of the programme in partnership with HLC, DOPT, I-GOT, NITI Aayog etc. 	<ul style="list-style-type: none"> Nominations and felicitation of State officials Development of a state cadre of urban officials 	Immediate (2023-2024)	INR 10.0 Cr
10. Launch of Annual platform of India Urban Forum	<ul style="list-style-type: none"> Development of a National Platform for Cities, States, Academia, and Private Sector to show case innovations and good practices in Urban Planning 	<ul style="list-style-type: none"> Annual Platform for Peer experience sharing for Indian Cities Launch of Urban Planning Performance index Linkages with Global Partners and Platforms like World and Asia pacific Urban forum 	<ul style="list-style-type: none"> MoHUA Urban research and Capacity Building cell as programme management unit In partnership with global agencies such as World Bank, ADB, International Development Co-operation Agencies 	<ul style="list-style-type: none"> State Specific Urban Forums 	Immediate (2024-2029)	INR 50.0 Cr Per annum
11. National Communication and Outreach on Cities	<ul style="list-style-type: none"> Increasing Public Awareness on Value of planned urbanisation 	<ul style="list-style-type: none"> A national Campaign on cities to be launched by the Hon'ble PM In line with national campaigns of SBM and Amrit Sarovar 	<ul style="list-style-type: none"> Development of Communication Strategy Partnership with Academia Private sectors for outreach 	<ul style="list-style-type: none"> State level campaign in vernacular languages 	Immediate (2023-2024)	To be Estimated

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Statutory Urban Planning and Design



Below are the key recommendations for improving Statutory Urban Planning and Policy Framework in our cities. For ease of reading, these recommendations are grouped based on their focus areas.

2.1 Recommendations

2.1.1 All urban and urbanizing areas need to be covered under statutory planning and development authorities.

Today, in most of our cities, a large amount of urban growth takes place outside the city's municipal boundaries and outside the planning boundaries. Typically, such growth takes place along arterial road corridors leading out of the city. These are the areas where no urban services are available or planned, and no development regulations are in place. This leads to haphazard development with inefficient and unsustainable use of land and ground water, adds to the traffic congestion and emissions and diminishes the overall quality of life in the city. Such growth is primarily three different types.

- a. Unplanned growth along the corridors leading out of the city.
- b. Unplanned / illegal scattered developments just outside the city / urban area boundaries that benefit from proximity to the city but escape from planning and regulatory requirements.
- c. Census towns (with population of more than 5,000 people and density of more than 400 persons/km² and more than 75% main male working population employed outside the agriculture sector, but no statutory town).

This issue needs to be addressed at both, the state and the urban authority levels as below.

1. Require the states and UTs to constitute statutory planning authorities under the respective town planning acts, and expand their boundaries such that they cover all urban and urbanising areas (including Census Towns, growth corridors and haphazard sprawl areas outside the city boundaries)
2. Require them to prepare statutory plans for the entire area under them.

2.1.2 Rationalise the Levels of Plans for ease of planning and its implementation

Today, majority of the Indian cities prepare only Development Plan/ Master Plan, but DO NOT prepare Regional Plans and/or Micro-level plans. Such lack of Micro-level plans results in the DP/MPs remaining unimplemented. And the lack of Regional Plans around large urban areas results in haphazard developments outside the DP/MP areas.

Many of our states have statutory provisions in their planning acts to prepare too many levels of plans – i.e., state level plans, regional level plans, district plans, urban area level plans, zonal level plans, micro-level plans (TPS, LAP, DTPS, DDP etc.). However, they fail to prepare and regularly revise plans at most of these levels due to cumbersome requirements,

processes and/or lack of resources and professional capacity.

On the other hand, some of the states have statutory requirements for a limited level of plans, and that has worked better as they are able to prepare and implement them successfully.

The following need to be done:

- a. Require the states & UTs to simplify and streamline the planning requirements to **prepare two or three levels of plans** (based on their size and requirements)
 1. **Smaller Cities to prepare two level plans** –
 - Development Plan/Master Plan
 - Micro-level Plans (LAP, LPS, TPS, DTPS, DDP etc.)
 2. **Larger cities to prepare three level plans** –
 - Regional Framework Plans,
 - Development Plan/Master Plan
 - Micro-level Plans (i.e. LAP, LPS, TPS, DTPS, DDP etc.)
- b. **Different Types of Local Area Plans:** The Local Area Plans shall be of different types based on the local area. E.g., LAP for TOD, LAP for CBD, LAP for Residential Mixed Use, LAP for Heritage Precincts etc.

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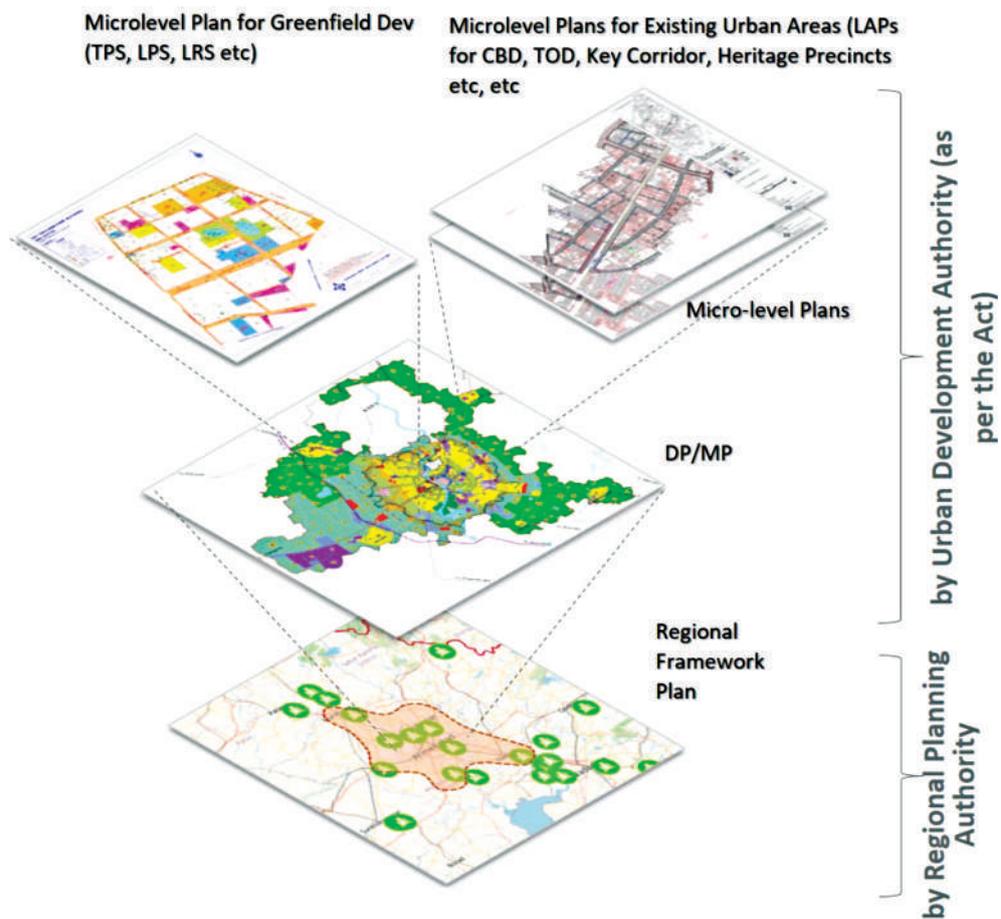


Figure 2: Figure showing three Level Planning Framework for larger cities

Source: Ahmedabad Urban Development Authority (AUDA)

2.1.3 Enable Regional Planning for large cities and prepare Strategic Regional Framework Plans

Most of our million plus cities and many Tier 1 cities have grown beyond their boundaries and influence a much larger region. Large numbers of people commute on daily basis to these cities from the surrounding cities towns and villages.

There is a dire need for well-coordinated strategic planning at regional level to prioritise financing and development of transportation network and financing the infrastructure.

The following need to be done:

- a. Amend the state planning act to enable regional planning for million plus cities
- b. Constitute **Regional Planning Authorities to prepare a Strategic Regional Framework Plan (SRFP)**
- c. Such **Regional Framework Plan** shall be required to
 1. Identify growth centres through participatory process in coordination with ULBs and key stakeholders in the region
 2. Identify and plan for regional level transportation network and infrastructure
 3. Identify forests and environmentally sensitive green and blue areas that must be preserved
 4. The SRFP shall NOT provide detailed land use regulations. Detailed planning shall be left for the DP/MP prepared by the development authorities & ULBs of respective cities.

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Figure 3: Figure showing Regional Plan of Chicago

Source: Chicago Metropolitan Agency for Planning (CMAP), NIPC

2.1.4 Review and Revise the Statutory Development Plans/Master Plans regularly and more frequently, at every 5 to 10 years interval to remain ahead of the curve

Majority of the DP/MPs in our cities get revised only once in more than 10 or 20 years (many take even longer). While the high pace of urbanisation and economic growth already push the development sprawling beyond the plan limits.

This makes the plans unusable and un-implementable.

The following need to be done:

- a. Improve the planning act to require states to revise the planning acts to **mandate the statutory plan review and revision every 5 to 10 years**
 1. 5 years for large cities & high growth rates,
 2. 10 years for smaller & low growth rate cities

2.1.5 Prepare micro-level plans for greenfield development using Land Pooling / Land Reconstitution Mechanism

Currently, many of the larger cities have Development Plans/ Master Plans that have open greenfield areas on the outskirts of the cities to allow development. However, most of these greenfield areas end up developing in haphazard manner without any proper road network, infrastructure, or amenities due to lack of proper micro-level planning. Micro-level planning mechanisms such as Land Reconstitution schemes or Land Pooling schemes have proven very successful in many cities in India and abroad in ensuring planned development such that all land owners benefit from the development in equitable manner. Unfortunately, not many states' planning acts enable this mechanism. And not many cities and urban development authorities have even attempted these mechanisms.

- a. Make **provision in the states planning acts** to require the authorities to prepare Land Readjustment Schemes or Land Pooling Schemes
- b. Enable the authorities to prepare LP Schemes or LR schemes

2.1.6 Allow review and revision of planning and development regulations at the time of revision of the Development Plan/Master Plan

Currently majority of the states have State-wide Common Development Regulations. Unfortunately, they are prepared separately without really thinking about the urban form and character they would result in individual cities and towns of the state. Such detached/fragmented approach has really resulted in the unimaginative, incongruous and unsightly urban form and unpleasant urban experience in our cities today.

Today, if our cities are to compete globally, it is important to understand that each city has its unique identity, unique character and unique market in terms of its development demand and supply. And the planning regulations need to be carefully customised and calibrated for the cities of different type, size, scale and market demand. The FAR and development regulations for city of certain type and economy may be very different from another city.

Therefore, the states' planning framework shall allow the Development Plans that opportunity to carefully calibrate and customise the development regulations for various zones it identifies.

The following need to be done:

- a. Allow customization of zoning and Development Regulations (DCRs) during preparation/ review/ revision of the Development Plans/ Master Plans

2.1.7 Prepare plans to improve existing developed areas – Local Area Plans

Most Indian Cities have developed and evolved from old urban cores and have older urban areas. However, currently majority of the states and urban areas lack planning to improve the existing developed areas. This results in deteriorated urban environment and character, where majority of the urban populations continue to live and work.

The following need to be done:

Make provision in the states planning acts to require the authorities to prepare Local Area Plans

- a. Enable the authorities to prepare different types of Local Area Plans to deal with different types of urban areas.
- b. The Local Area Plans shall be of different types based on the type of area. i.e.
 1. LAP for CBD / Key Commercial Areas,
 2. LAP for TOD (along Metro / BRTS)
 3. LAP for Heritage Precincts etc.
 4. LAP for Waterfront Redevelopments

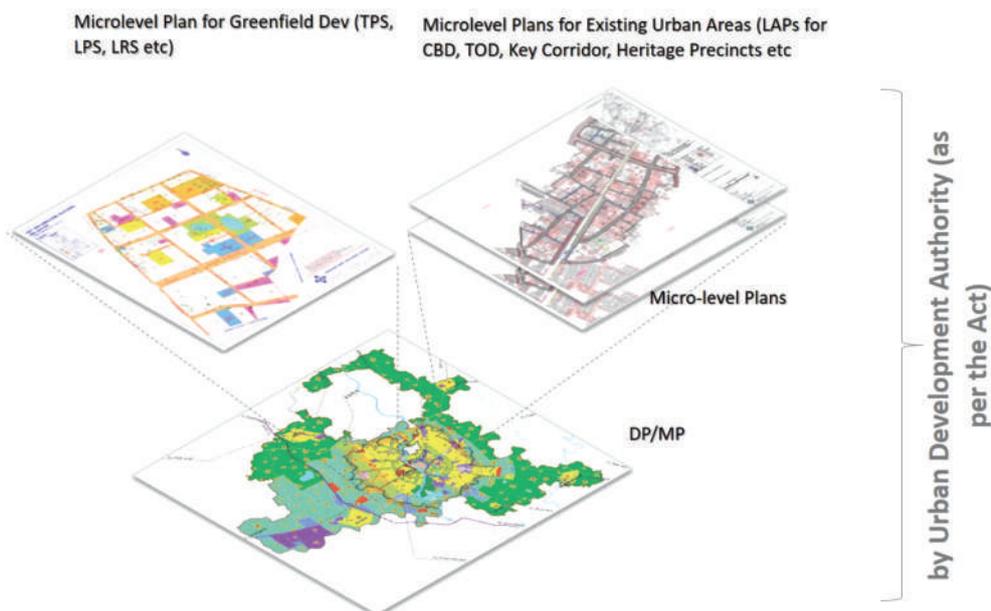


Figure 4: Figure showing different levels of Local Area Plans for Planning

Source: Ahmedabad Urban Development Authority (AUDA); Team HLC

2.1.8 Plan and implement Transit Oriented Development by clearly delineating them in the DP/MP and through LAP.

Transit oriented development (TOD) is a crucial mechanism as it makes sense from (a) Economic Development Perspective, (b) Sustainability Perspective and (c) Enhancing Quality of Life perspective. TOD allows maximum number of people to live, work, shop and entertain in well-planned, walkable, compact, and mixed-use areas within proximity to public transport. It encourages use of public transport and walking, instead of being dependent on cars, making our cities sustainable

Currently majority of India's cities with public transport (i.e. Metro, BRTS and Suburban Railway etc) have NOT identified and integrated the TODs in their Statutory Plans.

Also, currently majority of the cities have NOT spatially identified or clearly delineated their TOD Zones in their DP/MP. This makes it difficult to implement TOD.

Very few of the cities even have text-based policies for TOD. And, even these policies do NOT cover all areas under TOD.

Also, there is NO mechanism for preparing micro-level planning for TOD through LAP.

The following need to be done:

- a. Mandate the statutory plans to spatially delineate TOD zones along rapid public transport stations (e.g., BRTS, Metro, Railway, High Speed Rail stations)
- b. Prepare regulations to develop and incentivise walkable, compact, mixed-use development within 5 to 10 minutes' walk distance from the stations. (The distance can vary based on type of transit, size of cities and development demand).



Figure 5: Figure showing the TOD Zoning of Ahmedabad city, Gujarat

Source: EPC, Ahmedabad Urban Development Authority (AUDA)

2.1.9 Clearly identify and map the existing and proposed Road Network in the statutory plans

Masterplans/Development plans remain primarily focused on identifying existing and proposed Land Use without identifying adequate road network. **Most of them lack or avoid spatial mapping of the proposed roads and road expansions of the city level roads. This results in development without proper planned road network** and results in traffic jams, congestions, and chaos that our cities are suffering from today. Such **lack of proper mapping of the proposed roads** over cadastral base map also results in lack of enforcement and **haphazard development encroaching on the future ROWs**

Also, currently our plans do not include proposals for transforming the existing roads into complete streets that are well-designed with walkable sidewalks, street furniture, trees, well-managed parking and improved underground and above ground infrastructure.

The following need to be done:

- a. Require the **Statutory Development Plans/Master Plans** to clearly identify and map
 1. All existing roads
 2. All roads proposed for widening and enhancing for making them pedestrian friendly
 3. All future planned roads (with ROW of 18m and bigger) in the greenfield area
- b. Require the MP/DP to **identify all key arterial and sub-arterial roads** to transform them into well-designed complete streets with improved walkability, mobility, parking management and overall urban character.

2.1.10 Prepare Urban Street Design Codes and Guidelines for Pedestrian Oriented Complete Streets design

Currently, roads of our cities are designed only as “Roads” for cars and vehicles; and NOT for people. Unlike highways, **urban roads are NOT only place for vehicles to move, but they are the multifunctional places where people walk, stop, sit, meet, talk, shop and eat.** They are NOT just conduits for vehicular movement, but **well-planned and well-designed streets are the places where businesses thrive, and locals and tourist visit. They become destinations and provide identity to the city.**

Therefore, it is critical to plan and design streets as NOT just means of vehicular transport but also as Places for People. **All streets in a city must prioritise people, and must be planned and designed as “Complete Streets”.** They must be designed for pedestrians first, and prioritise NMT, Public Transport and sustainable mobility. They must be designed for people of all ages and abilities.

The following need to be done:

- a. MoHUA to prepare **National Urban Street Design Codes and Guidelines** (similar to National Building Codes (NBC)) based on the principles of *Complete Streets* and require all cities and authorities to integrate and implement the same through their plans and regulations.

- b. Revise the state planning acts to require all statutory plans to identify all streets that need improvements in order to make them walkable and safe for pedestrians
- c. MoHUA to provide legislative support to enact the **“Pedestrian and Public Space Safety Act”** (or revisit and revise the draft Road Safety Act waiting for Parliament’s approval and get it passed.) The Act shall incorporate Penal action on Municipal Administration and senior officials for not planning or implementing streets based on Complete Street standards.
- d. The National Urban Street Design Codes to include codes for street design, implementation and maintenance guidelines to reinforce complete street standards for what’s on, above and below the road.
- e. The **National Urban Street Design Codes and Guidelines** to provide clear guidance in two parts **(a) Urban Street Design Codes (i.e. codes for the street RoW design)** and **(b) Guidelines for Pedestrian Oriented Development Regulations (i.e. regulations for plots along the street RoW)**
 1. **Urban Street Design Codes** shall include codes regarding design of the entire Street RoW. This can include standards for sidewalk width, crosswalks, street furniture, pedestrian friendly lighting, universal access, integration of NMT, Public Transport, IPT, provision of landscape, parking, traffic calming devices, signage, integration of underground infrastructure, storm water and ground water recharge etc.
 2. **Guidelines for Pedestrian Oriented Development Regulations** shall include guidance for:
 - Form-based regulations (instead of conventional use-based and density-based regulations)
 - Ensuring active frontage (e.g. 75% of frontage to be active, removal of front setbacks, not allowing high, blank boundary walls etc.)
 - Allowing Mixed-use development (horizontal and vertical)
 - Parks to be free of boundary walls or with fully transparent fences.
 - Walkable block sizes (with guidance for block perimeter and street grids for different kinds of areas and zones)
 - TP schemes around stations to ensure shortest access route to the stations

2.1.11 Planning to improve Heritage Areas & Heritage Precincts

Almost all Indian cities have evolved from their century’s old historic urban cores. These are the areas that embody the history and heritage of the cities and include historic structures, places and precincts that have significant heritage value for the city. These are the areas that remain the commercial hubs and the beating heart of the city. Also, often, they are the areas with huge potential for tourism.

However, currently majority of the cities do NOT have any clear plans or planning mechanism to improve such heritage areas and heritage precincts. This has resulted in neglect and deterioration of these old

cores and the heritage precincts within them. The decaying infrastructure and deteriorating buildings have made these areas less desirable to live and work, hurting the Sense-of-Pride in people and causing the original residents and businesses to move out.

Often, it is the heritage related regulations themselves that have hurt these historic areas. The complex, cumbersome buffer-based regulations imposed by the acts prevent almost all development or redevelopment in these areas, resulting in deteriorated structures and urban fabric.

There is a dire need to review and revise some of these statutory provisions at all levels, so that the local authorities can prepare context-sensitive local area plans for these heritage areas and heritage precincts.



Figure 6: Figure showing revitalisation of heritage precinct Dhal ni Pol, Ahmedabad

Source: Team HLC and Mahila Housing Trust (MHT)

The following need to be done:

- a. **Review and revise the AMASR Act 1958** and its buffer-based provisions under sections 20A & 20B for Prohibited Area and Regulated Area to enable context sensitive customisation of the buffers around ASI monuments so that it preserves the heritage value, but at the same time allows suitable improvements in the surrounding areas to stop deterioration and enable Economic and Tourism Development.
- b. Require the planning authorities to **identify Heritage Precincts and Heritage Structures in the statutory Development Plans/Master Plans** based on their unique urban character.
- c. Require the urban planning authorities to **prepare Local Area Plans to Conserve and Revitalise the Public Domain** (i.e. Streets and Infrastructure) and **provide incentives and regulations to the conserve the properties and structures in the Private Domain**.
- d. Enable **Heritage-TDR mechanism** in the cities to incentivise conservation and revitalization of listed **Heritage structures** as well

as **Heritage Precincts**; and make it well functioning and viable for the heritage property owners as well as the TDR buyers.

- e. Encourage and incentivise non-government entities to take up conservation and improvement of public domain and/or private domain in accordance with the Local Area Plan and/or requirements of the local authorities

2.1.12 Planning for transforming our cities for value creation and economic development

Good urban planning leads to good economic development. Well planned and well-designed streets, waterfronts, business districts end up increasing demand and improving the quality of life.

Various projects such as redevelopment of CG Road Ahmedabad, JM Road Pune, Street Improvements in Bengaluru and Chennai, Sabarmati Riverfront Development etc. have shown that such area planning and place-making projects not only improve the place, but also make economic sense. They increase the property values and can result in making the city more attractive for investments of all kinds. They attract businesses, retail and even hospitality industry generating employment and contributing to increased revenue and overall economic development of the city.

Unfortunately, our plans today lack such imagination and considerations for such transformations. The following need to be done:

- a. Identify the **area improvement projects** and public space improvement projects across the city in the DP/MP.
- b. Prepare **Local Area Plans** for improving **lakefronts, riverfronts, and canal fronts**.

The DP/MPs define “Proposed Land Use” which is too restrictive.



Figure 7: Figure showing Sabarmati Riverfront Development Project in Ahmedabad, Gujarat. Connecting people to the river

Source: Accessed from the website of DNA reported in August, 2019

The regulations are text-based and rule-based, and do not consider resulting urban character. This results in UNIMAGINATIVE built forms and urban character.

1. Enable cities to prepare city-specific Zoning and Planning Regulations
2. Do away with “Proposed Land Use” (PLU) based approach.
3. Instead of land use-based zones, use “**Form-based Zoning and Regulations**”, where zones are defined based on desired urban character, and the regulations are specifically designed to achieve desirable urban character (Form-based Approach).

2.1.13 Public participation and stakeholder engagement in the planning processes should be mandatory

- a. Most of our Development Plans/ Master Plans remain a secret document until it reaches draft stages which are by when most decisions have been made.
- b. Currently, there are no provisions in the planning processes for engaging people in identifying issues and visioning future of the city or the place.

The following need to be done:

1. Require **public engagement right from the beginning of the planning process**, i.e., at time of Visioning and Issues Identification, and subsequently at the Draft and Final Stages.

2.1.14 Integrate Urban Design, Place Making & Aesthetic aspects in the plans and projects

Currently, majority of our cities suffer from haphazard, incongruous urban form, and badly designed urban spaces. Moreover, The DP/MPs define “Proposed Land Use” which are too restrictive making regulations text-based and rule-based. This results in UNIMAGINATIVE built forms and urban character.

- a. They lack in safety, accessibility, comfort, beauty, art, legibility, places for social and cultural interaction etc.
- b. The current planning processes do not provide any opportunities to bring these design values, leading to an incongruous city form and poor-quality public places

The following need to be done:

1. Require Form-based and transect based approach to zoning in DP/MP and Form-based Regulations at LAP/TPS level.
2. Enable cities to prepare city-specific Zoning and Planning Regulations
3. Require to engage Urban Designers and Landscape Architects in the plan preparation and DPR stages.

2.1.15 Planning should be done for Inclusion

- a. The current pattern of urbanisation is highly exclusionary and peripheralises several vulnerable sections; and exacerbates these

exclusionary patterns; there is a need for significant transformations in the urban planning framework in the country to make it more inclusive.

- b. A city cannot be considered an advanced city if its growth and development leave the disadvantaged and the marginalised behind.
- c. A city is a place where large numbers of people come and live together. Not all of them are the same. They come from diverse economic, social, cultural, and geographic backgrounds. They have different abilities; they engage in different economic & social activities and have different levels of incomes. Therefore, it is crucial for a city to be inclusive and provide allow equitable opportunities to all.
- d. The current pattern of urbanisation is highly exclusionary and peripheralises several vulnerable sections. Unfortunately, very often, knowingly, or unknowingly, our cities end up neglecting, disregarding and excluding certain groups from allowing equal opportunities. Very often certain disadvantaged groups are not included in the formal process and end up getting marginalised. Such groups include lower income groups, people living in informal settlements and/or working in informal sectors, migrant workers, women, elders, differently abled etc.

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The following need to be done:

1. Inclusion of marginalised groups in the growth story begins with formally recognizing them, their places to live and work, and their activity patterns in the city. **They must be properly identified and included in the surveys, mapping and analysis including census surveys, economic surveys, land use surveys, establishment surveys, transportation surveys (pedestrians) etc.**
2. Subsequently, **all formal processes of planning, design and implementation must include these marginalised and disadvantaged groups.** Even if they are not land owners, they are equally or more impacted by any land and development related planning, projects and policies.
3. **The states' planning act shall be revised to require all statutory plans to carry out surveys of the informal and marginalised groups and include them in the planning, development, and decision-making processes from the beginning.**
4. The act shall require the plans ensure equitable distribution of the positive and negative impacts and values throughout the city such that the proposals/projects with negative impacts & values are not concentrated only in certain areas.

2.2 Recommendations for the Ministry of Housing and Urban Affairs (MoHUA), GoI

2.2.1 Review and revise the Urban and Regional Development Plans Formulations and Implementation (URDPFI) Guidelines

- a. UDPFI Guidelines 1996 provided a framework for plan preparation and implementation. However, in view of emerging needs and requirements of urban areas due to rapid growth, globalization and advances in technology, these guidelines were revised to form URDPFI Guidelines in 2014.
- b. Now, once again, looking at the fast pace of changes and innovations in IT, transportation, infrastructure, and construction sectors, and considering the need to address challenges such as climate change and resilience etc, it is critical to review and revise the guidelines.
- c. Content related issues range from **structuring and language related issues to issues of planning approach and conceptual clarity** required to make it more relevant for today's urban India.
 1. Current guidelines are often criticised for inconsistent use of terminology. For example, section 2.3.4 Development **Proposals** identifies and lists out Land Use **Plans**, Comprehensive Mobility **Plans** and Special Area **Planning** as 'Proposals'. At the same time under section 2.2.4.1 Zoning Regulations is supposed to have 'strategies' and 'proposals'.
 2. They include unrelated & misplaced guidance. For example, section 2.3.2 Projected Requirements, instead of providing guidance for how to project requirements for various aspects, talks about 'urban poverty and its alleviation', 'strategies for slum up gradation', 'green mobility strategy' etc.
 3. Also, it is criticised for being based on some **older questionable concepts in post-liberalisation** urban India, such as (i) confusing 'population projections' with 'holding capacity' (2.2.3.2), and (ii) recommending Zoning Regulations for Residential Areas and Commercial Areas instead of allowing Mixed Use Zones (2.2.3.4)
 4. Refrain from providing norms without providing its source and logic (e.g., open space of 10-12 sqm/person). Also consider the cost, viability, and impact on sustainability. For example, if such norm is applied at neighbourhood level, the city will be interspersed with so much open space that it may result in sprawl pattern, causing the city to further expand and consume more pristine green fields in the periphery, and causing longer travels etc.

The following need to be done:

- a. Prepare new **Urban and Regional Planning, Design and Implementation Guidelines** based on **well-founded, evidence-based research, modern concepts and practices**.
- b. Form an **Urban and Regional Planning, Design and Implementation Reforms Cell/Centre (URPDI Reform Cell/Centre)** to conduct, coordinate and oversee the preparation of Revised URDPFI Guidelines.
- c. The **cell/centre shall engage** with the centres of excellence, prominent

institutes, and experts, and **form an able editorial team of national and international experts** to:

1. Prepare a revised structure and topics for the Urban and Regional Planning. It may also divide the guidelines under multiple volumes.
 2. Conduct necessary surveys, studies and research to prepare national standards and guidelines through evidence-based research, and considering inputs from all key stakeholder groups.
 3. Review each of the current standards and norms to check its reasonability, viability, cost, and long-term impacts.
 4. Prepare guidelines to include all key aspects of Urban and Regional Planning, Urban Design for the **existing as well as future cities** of India.
- d. The new and revised URPD I Guideline must be targeted to **provide clear guidance to the planners and urban professionals involved in preparing and sanctioning Statutory Plans and Regulations**. They must be based on:
1. Clear, reader-friendly structure
 2. Evidence-based, well-reasoned out, and implementable standards and guidelines, specific to and viable for Indian cities
 3. Clear, well-defined terms
 4. Simple, clear and internally consistent language,
 5. Well-supported by relevant info-graphics, illustration and images.

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Budgetary Provision: Rs. 100 Cr

Budgetary provisions for Urban and Regional Planning, Design, and Implementation Guidelines (URPD I Guidelines) to include:

- a. Formation of Urban and Regional Planning, Design and Implementation Reforms Cell/Centre
- b. Appointment of Editorial Team with National and International Experts (for term of 3 years – extendable)
- c. Engage renowned domain experts, professionals, centres of excellence and prominent institutes for national and international study, evidence-based research for specific standards, norms & guidelines identified by the Editorial Team
- d. Prepare Drafts and conduct meetings, workshops and deliberations to review the same
- e. Make website/portal for coordination and dissemination of research, draft reports, guidelines

2.2.2 Strategic Regional Framework Plan (SRFP)

- a. Guide states to Constitute **Regional Planning Authorities to prepare a Strategic Regional Framework Plan (SRFP)**
- b. Introduce a new **Pilot Regional Framework Plans Program** and provide funding to the states to:
 1. Identify and delineate the city-regions
 2. Amend the planning Acts and reform the Statutory Provisions
 3. Constitute Regional Planning Authorities (RPA)

4. Prepare Pilot Strategic Regional Framework Plan
 5. Implement the SRFP through strategic projects and regulations
- c. Such **Regional Framework Plan** shall be required to
1. Identify Growth Centres through participatory process in coordination with ULBs and key stakeholders in the region
 2. Identify and plan for regional level transportation network and infrastructure
 3. Identify Forests and environmentally sensitive green and blue areas that must be preserved
 4. The SRFP shall NOT provide detailed Land Use Regulations. Instead, it should only identify areas NOT suitable for development. Detailed land planning for the areas shall be left for the development authorities & ULBs of respective cities through preparation of DP/MP.

Budgetary Provision: Rs. 2500 Cr

Pilot Regional Framework Plans Program/Scheme inviting the states to identify city-regions and prepare the Strategic Regional Framework Plans (SRFP) with statutory reforms.

Prepare Detailed Guidelines (including SOPs) for the States for Preparing:

- a. Regional Strategic Framework Plans (RSFP),
- b. (Development Plan / Master Plans (DP/MP)
- c. Micro-level plans for improving existing urban areas i.e., Local Area Plans (LAP) for CBD, TOD, Neighbourhoods.
- d. LAP for Conservation and Enhancement of Heritage Precincts, and
- e. Micro-level plans for Greenfield Development – i.e., Land Reconstitution/ Land Pooling/ Town Planning Schemes (LRS/LPS/TPS)

Currently, there are no detailed guidelines from centre for the states regarding how delineate and prepare DP, LAP, LRS/LPS/TPS and Regional Framework Plans. The following need to be done:

- a. MoHUA to commission preparation of Detailed Guidelines and SOPs for the following:
 1. Guidelines and SOPs for **preparing Regional Strategic Framework Plans (RSFPs)**
 2. Guidelines and **SOPs for Preparing Development Plans**
 3. Guidelines and SOPs for Preparing Local Area Plans (for different types of urban revitalization areas, i.e., TOD, CBD, Heritage Area etc.)
 4. Guidelines and SOPs for preparing Land Reconstitution Schemes (i.e., LRS/LPS/TPS)
 5. Guidelines for reviewing and **revising Planning Regulations** using Form-based approach
 6. Guidelines and SOPs for Walk-able and Transit Oriented Developments
- b. All the above guidelines shall be structured to include guidance regarding reviewing and improving the Statutory Provisions in the

state's planning acts for enabling these plans

1. How to delineate the planning areas
2. How to prepare the plans (i.e., DP, LAP, LRS/LPS/TPS, RSFP) & regulations
3. The key **concepts and approaches** to be integrated in these plans
4. How to implement, enforce and monitor using KPI etc.

Budget Provision: Rs. 450 Cr

- a. Guidelines and SOPs for **Preparation of DP/MP – Rs. 50 Cr**
- b. Guidelines and SOPs for **Preparation of Local Area Plans** for Existing Urban Areas (LAP for CBD, TOD, Transformation of Key Urban Centres, Urban Neighbourhoods, Heritage Precincts) – **Rs. 100 Cr**
- c. Guidelines and SOPs for **Preparation of Land Reconstitution Schemes** (LRS, LPS, TPS) – **Rs. 50 Cr**
- d. Guidelines for **Reforming and Modernisation of Planning and Development Regulations** to incorporate Form-based Approach and Sustainable Approach – **Rs. 50 Cr**
- e. **Urban Street Design Codes and Guidelines and Key Performance Indicators (KPI) – Rs. 100 Cr**
- f. Guidelines and SOPs for State Planners for **Preparation of Regional Strategic Framework Plans – Rs. 100 Cr** (if NOT under NURPA)

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2.2.3 Provide guidelines for reviewing and reforming the state's Town & Country Planning Acts.

Currently, there is a need for clear mandate from centre for the states regarding how to **improve their Town & Country Planning Acts** to include provisions for preparing regional level plans (i.e., Regional Strategic Framework Plan), urban area level plans (Development Plans) and Micro level plans (LRS/LPS/TPS) and to link their planning regulations with the development plans.

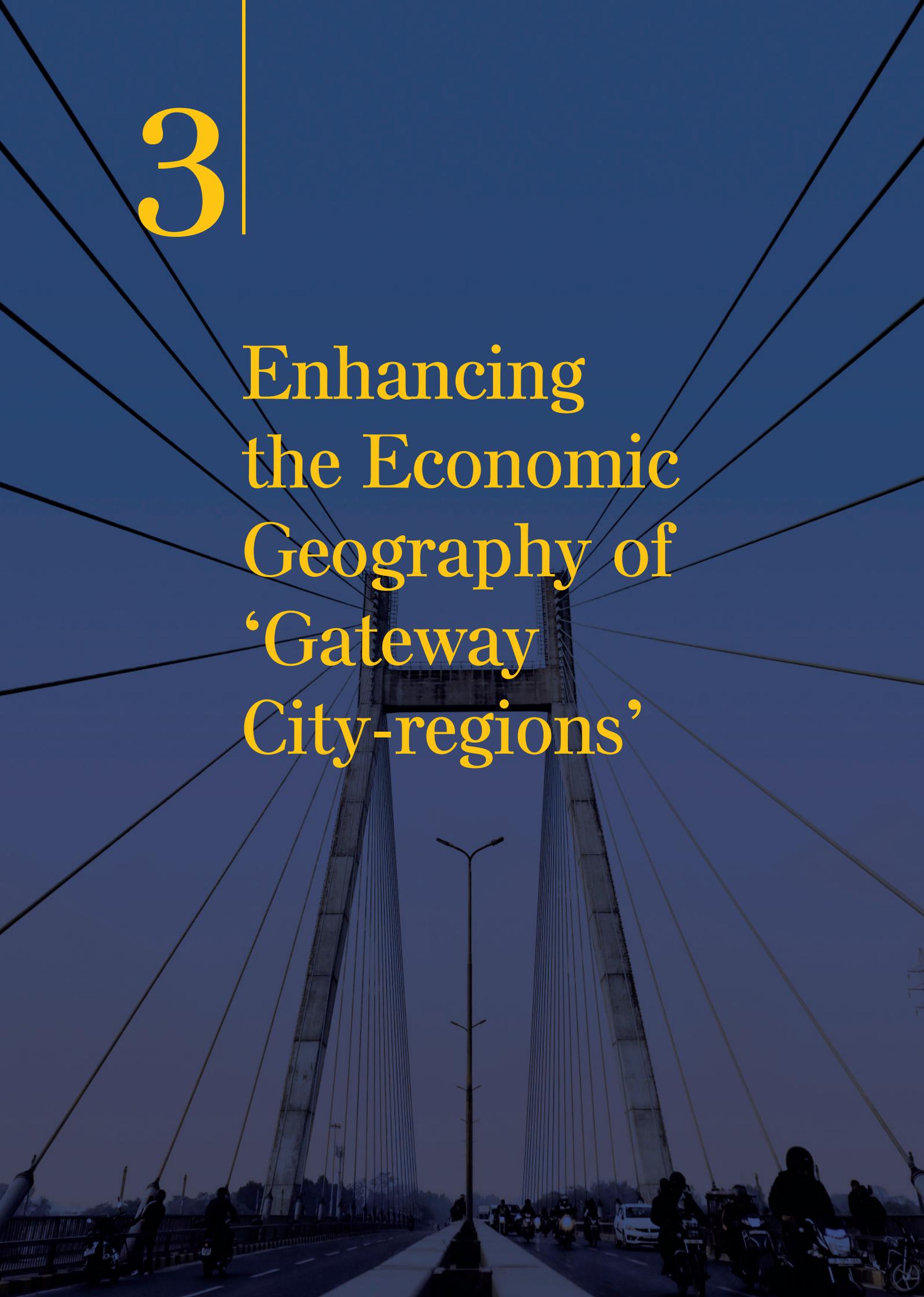
Following need to be done:

- a. Conduct a detailed study of Statutory Provisions across all state & UTs of India
- b. Prepare detailed guidelines for the states for **reviewing and revising the Town and Country Planning Acts** for enabling high quality planning and implementation of RSFP, DP, LAP, LRS/LPS/TPS and Planning Regulations.
- c. **Prepare Model Sections** each of these, i.e., RSFP, DP, LAP, LRS/LPS/TPS and Planning Regulations.

Budgetary Provision: Rs. 30 Cr

3

Enhancing the Economic Geography of 'Gateway City-regions'



3.1 Background

3.1.1 The Economic Potential of City-Regions

Gateway City-Regions that are globally and regionally prominent are characterised as being highly connected, receive significant foreign direct investment, anchor regional economies, invest in future smart clusters and innovation districts, plan for their economic development and receive policy support to be competitive. Such city- regions are the drivers of economic growth for their respective countries and then can pull other connected regions to thrive and reach higher quality of living for all residents.

The economic geography of India is diverse and vibrant. We have coastal cities that have played a role of gateways to access trade and commerce across the world. We have growth centres around mega cities some of which have economies larger than some medium sized countries. We believe that the regions around coastal cities, mega city centres and other economic gateway cities could spearhead our economic potential towards the 10 trillion economy and beyond. In addition, an approach towards enhancing the economic geographies would also ensure that the satellite cities emerge as centres of local economic development, employment, and skill integration.

Cities in East Asia provide an excellent example of how regional approaches have drawn a major portion of the world foreign direct investments (FDIs), created skills and jobs and enhanced the quality of life of the citizens. It has also led to the reduction of both urban and rural poverty. The World Development Report, 2009 on Reshaping Economic Geographies analyses the impressive impact of well-integrated, multi-dimensional regional development led by formal institutional framework. Examples are available in China, Malaysia, Indonesia, Vietnam, and Japan.

There is increasing integration of economies, people, and institutions in a globalised world, where cities and their regions, rather than nations and States, compete to attract both investments and talent. City functions are spinning outwards around older cores creating complex networks of interdependence between city, suburb and region and they have all forged global economic linkages in advanced producer services and finance and are competing internationally as entire regions. Globally prominent urban regions which are at the forefront of sending and receiving FDI such as New York, London and Singapore do not leave economic development to chance. They plan for it through various forms of Economic Development Planning, often through a dedicated cell and capable officers. **The Economic Development Planning process builds relationships between local government, civic organizations, and academia with the private sector to manage resources (human and natural), create jobs and stimulate the economy of a defined area.**

The rationale behind establishing an Economic Development Planning Process is as follows:

- a. In India, megacity agglomerations such as Delhi, Mumbai, Bangalore, Hyderabad, and Ahmedabad, will in a decade, have economies equal to the size of middle-income countries such as Philippines, Malaysia,

Slovakia, Morocco, and Vietnam respectively. Global city- regions are proactively planning to enhance their economic development and competitiveness, and Indian cities must take advantage of such planning approaches.

- b. Policies made at the National and State level while critical for economic development, are insufficient to meet the dynamic needs of city-regions that house the highest concentrations of jobs and are the dominant contributors to GDP. Ensuring these growth engines do not reach diseconomies of scale, such as high housing costs, traffic congestion, shortage of biosphere reserves, and severe air-water-land pollution is critical.
- c. Cities and their regions today are largely planned using land-use based master plans and regulatory control. This tool is insufficient to harness the economic potential of cities to enable the key drivers of competitiveness such as strategic project coordination, economic actor networking, knowledge spill overs, investment complementarity, re-employment and skilling, and the creation of enabling policies and institutions.
- d. Mega multi-municipal regions in India such as those of Delhi, Mumbai, Bangalore, Pune and Hyderabad are hubs of innovation and productivity and connecting these cities to their satellites through growth corridors will result in larger labor market mobility, increased employment opportunities, and thereby make satellite cities more viable and liveable. These regions will enhance their growth and pull others along.
- e. With national aspirations of reaching a \$10 trillion economy by the next decade, city-regions in India must transform themselves through effective integrated economic planning into Regional and Global Gateways to propel the nation into economic prominence in the global investment system driven by effective administrative frameworks.

A. Leveraging an Economic Geography Approach and Strategic Planning for City-Regions to Improve Urban Planning Outcomes

Employing an economic geography approach closely synergises with urban planning as it is the interface of multiple disciplines including geography, economics, management sciences, urban and regional planning, and governance. It studies spatial economics, i.e., where economic activity takes place and why, as no two places are the same. It can inform policy areas such as the forces that affect economic activity, significance of urban agglomerations, why industrial clusters develop, and the impact of policies on regional and social development.

While literacy and education levels have risen in the country, we also require an increase in skilled and employable persons. According to the India Skill Report (2019), only 45.6% of the youth graduating from educational institutions are employable. The 'National Employability Report for Engineers 2019' has shown that over 80% of engineers in India are unfit to take up any job in the knowledge economy. This is of concern where the private sector needs to step in to provide experiential learning, mentoring, and industry apprenticeship. Low work participation rates for women despite increasing education

levels and declining fertility rates is an area of concern that must be addressed.

B. Learning’s Summary from International Economic Development Case Studies

An overview of the global cities of New York, London, Barcelona, and Cities in China will provide insights into the successes and processes followed when planning for Economic Development.

New York is a Global City that periodically plans for its economic development through the facilitation of business growth, competitiveness, economic diversification and job creation. The New York City Economic Development Corporation (NYC - EDC), a not-for-profit organisation, works closely with the Department of City Planning to create the City’s Strategic Plan led by the mayor. In 2011, New York City sought proposals through a competition for a visionary Applied Sciences NYC initiative to diversify NY’s economy beyond financial services for future growth in technology related jobs and businesses. The institute was set up in 2017 by Cornell University in partnership with Technion, Israel. It has today produced over 1,200 highly skilled tech leaders, and the most valuable startup ecosystems in the world, that has launched more than 80 startups raising over \$1 billion in funding. Post pandemic, The current Mayor brought out an Economic Recovery Blueprint to deal with the more than 66,000 New York City businesses that had shut their doors, 26,300 permanently.

Box 6: Case Study of New York Economic Development Corporation

Source: Report on the Fiscal 2024 for the New York City Economic Development Corporation

Japan planned the Tokaido Corridor to become the economic and cultural heartland of the country while being home to its largest cities. The Tokaido Corridor, also known as the Pacific Belt, is a densely populated (70% of Japanese population) and highly industrialised region that extends along Japan's Pacific coast. The Tokaido Corridor is considered Japan's economic and cultural centre, including the country's main cities such as Tokyo, Osaka, Yokohama, Nagoya, and Kyoto, as well as the high-speed Shinkansen train system. Japan's leading companies in industries such as automotive manufacturing, electronics, and telecommunications are present here as are numerous ports and airports that facilitate the international movement of goods and people. From 1930 to 2000, Japan reduced the time of the high-speed train system by nearly 6 hours determined to foster the regional economy and lower the costs of securing energy, raw commodities, and global market access. The Tokaido belt fostered powerful geographic scale economies (the ability to reduce per unit costs as output levels increase), reducing the costs of securing energy, raw materials, and access to global markets.

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Box 7: Case Study of Tokiado Corridor, Japan

Source: Accessed from the website of Transportgeography.org, The Tokiado Corridor

China's City Cluster Development Strategy aimed at promoting regional economic integration and urbanisation that links together several cities and surrounding areas to create economies of scale and enhance regional competitiveness. 19 city clusters were planned and are in various stages of development to reduce regional disparities, enhance the country's overall economic competitiveness, and resource reallocation across the country. The most developed and prosperous clusters include:

The Yangtze River Delta: This city cluster includes Shanghai, Suzhou, Hangzhou, and Nanjing, among other cities, and is the most developed and prosperous cluster in China. It is a key driver of China's economic growth and innovation and is home to many leading technology and manufacturing firms.

The Pearl River Delta, referred as the "Factory of the world" which is specialised in advanced manufacturing. This region is composed of Hong-Kong, known as a world financial centre; Shenzhen known as China's "Silicon Valley" because of its innovation and start-up culture; Guangzhou known for its manufacturing industry and as a logistics hub; and Macau and Zhuhai known for leisure and tourism.

Box 8: Case Study of China City Cluster Development Strategy

Source: Accessed through the website of ARUP.com, IMF.org

Leading global cities drive the growth of their country's economy. Studies by Oxford Economics report that New York, Tokyo, London, and Los Angeles will stay as world's urban superpowers in 2035. Paris is projected to drop out of the top 5 cities and be displaced by Shanghai and Beijing. Tokyo City's GDP is the largest in the world and is pegged at \$1.52 trillion in 2023, followed by New York (\$1.21 trillion), Los Angeles (\$789.7 billion) and Seoul (\$779.3 billion). India is making an indelible mark on the global circuit as 10 of the fastest-growing cities in the world are all here. This includes the cities of Bengaluru, Hyderabad, Chennai, Surat, Vijayawada, and Agra and had a GDP of \$70.8 billion, \$50.6 billion, \$36 billion, \$28.5 billion, \$5.6 billion, and \$3.9 billion respectively in 2018. Planning for the economic development of these cities is critical for these growth engines so that they do not reach diseconomies of scale, such as high housing costs, traffic congestion, shortage of biosphere reserves, and severe air-water-land pollution is critical.

3.2 Recommendations

3.2.1 Economic Gateway Program for 25 City- Regions

Strategic Economic Development Planning is integral to achieving measurable, equitable and sustainable economic growth and quality of urban places. Through the preparation of a formal plan, city regions can make more nimble decisions, set clear and attainable economic development objectives, and design policies and programs to achieve them rather than being reactive. Such a formal plan must have one or more of the following outcomes:

- a. Amount of foreign direct investments and domestic investments attracted
- b. Per cent of GDP growth
- c. Number of new jobs created
- d. Per cent increase in women's participation in the workforce
- e. Per cent increase in youth covered by certification-based skilling programs
- f. Number of affordable housing units added and occupied (incl transit housing for migrants)
- g. Per cent of urban poor and migrants covered by community infrastructure (child care, primary healthcare, community halls)
- h. Kilometre of mass transit added
- i. Reduction in carbon footprint/GHG emissions/air pollution
- j. Per cent increase in open spaces for recreation, continuous even footpaths and child-friendly pedestrian crossings
- k. Per cent increase in households with access to piped water supply and connected to safe sanitation systems
- l. Connecting and accessing international markets, commerce and trade

i) Allocation of Targeted Funding for 25 City- Regions through a National Program

Identifying and planning 25 City- Regions is critical to grow them into Regional and Global Gateways to propel the nation into global economic prominence in the global investment system. A nationally funded program is the need of the hour.

- a. Targeted Funding: INR 15 Crore per City- Region to prepare an Economic Gateway Plan and further funding to oversee its realisation for 5 years.
- b. Strategic Projects, Platforms Creation, and Infrastructure Funding to follow subsequently, based on Economic Development Plan's priorities upto INR 1,000 Crore per region for 5 years which amounts to INR 5,000 Crore per year for 5 years.

ii) Leadership and Administrative Structure for the Economic Gateway Program

Each region shall be managed by regional institutions and with a permanent team of professionals with a steady source of operating funds need to be commissioned to further the City- Regions economic development activities in a strategic manner. A City Economic Development Council (C-EDC) must work closely with the Regional Economic Development Council (R-EDC) and have a CEO and a Board of Governors.

A High-Powered Committee is required at the state-level to guide and provide highest levels of support to the Gateway City Program:

- a. The Chief Minister of the State or the Chief Secretary will chair the Gateway City Program's High-Powered Committee and provide the critical leadership needed.
- b. Representatives of various departments such as representing Industrial Area Development Boards, Regional Development Authorities, Metro Rail Authorities and constituent Municipal Corporations are to be present.
- c. Representatives of industry associations
- d. Representatives of universities, experts, and civil society

iii) City level institutional framework

In addition, there is a need for special purpose vehicles (SPVs) such as GIFT city or the Dholera Special Investment Region to provide institutional sustainability to the economic gateway program, under the guidance of the above-mentioned High-Powered Committee. Such SPVs would need to have state level legislative support, senior level administrative leadership, delegated powers and authorities and budgetary allocations to oversee implementation of the economic gateway program and monitor and evaluate its impact. The SPV would need to work closely with the municipality and city and state para-statal agencies and departments delivering services in the city.

The SPVs need to be supported by city economic development councils in all million-plus cities and district economic development councils in all districts (for non-million-plus cities) chaired by eminent business persons, so as to steward city development strategies and district investment and economic transformation respectively, as a collaborative effort between city governments and the private sector. We recommend the above not just in economic gateway regions but in all million-plus cities and all districts (for non-million-plus cities). They would serve as nodal agencies for the creation and implementation of City Development Strategies.

The principal role of the CEDC is to create and oversee the implementation of the City Development Strategy, covering aspects such as attracting strategic investments, driving local economic development by leveraging the city's comparative advantages in trade and business, facilitating large-scale skill development, integrating the informal economy into the city's fabric, and transforming the city into an investment and innovation hub. The city development strategy should feed into the regional and master plans of the city with statutory validity.

For smaller cities, we recommend the creation of District Economic Development Councils (DEDCs) at the district level along the lines of the CEDC discussed above. The chairperson shall ideally be an eminent business person from the district, appointed by the District Collector in consultation with prominent business associations within the district. DEDC shall create a "District Investment and Economic Transformation" plan to boost the district economy and create jobs, aligned to local trade linkages and strengths of local industry in the district. The initiative of **One District One Product (ODOP)** of the Government of India, adapted by state governments is a useful reference in this context.

iv) **Typologies of Economic Gateway regions and synergy with PM Gati Shakti**

Economic gateway regions may belong to any of the following illustrative typologies of cities

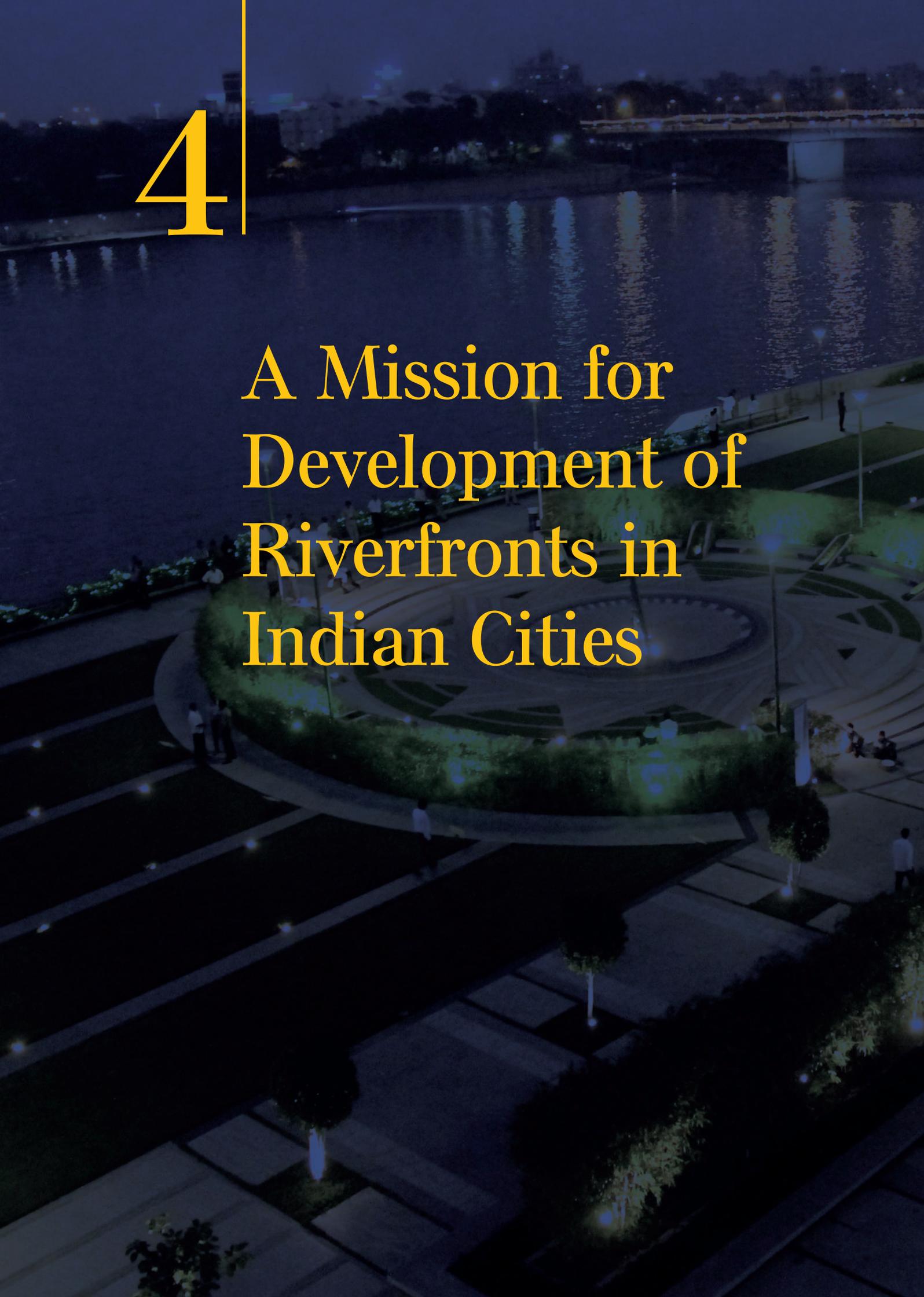
- a. Existing mega city regions (mainly the 8 cities with 4 mn+ population)
- b. Capital city regions (e.g. Lucknow-Kanpur, Bhubaneswar-Cuttack)
- c. Coastal/port cities (e.g. Kochi, Visakhapatnam, Sri City near Chennai)
- d. City regions with specific trade USPs (e.g. Coimbatore-Tirupur for textiles)
- e. City regions in industrial corridors

In addition, there is a need to closely coordinate and realise synergies with PM Gati Shakti. The last nine years have seen exponential growth and investments in dedicated freight corridors,

highways and expressways, and industrial corridors which is being streamlined elegantly and further strengthened through PM Gati Shakti. There is a symbiotic and mutually reinforcing relationship between PM Gati Shakti and economic gateway regions. Even as PM Gati Shakti projects try to leverage the existing economic potential of urban centres, they would also in turn lead to greater urbanisation in their proximity. Only a structured program and institutional framework as suggested above can provide the required impetus on this front.

4

A Mission for Development of Riverfronts in Indian Cities



4.1 Background

Rivers running through most Indian towns and cities are in extreme distress. They are polluted, they have become places for dumping garbage, their banks are encroached upon by slums and their flood carrying capacities are compromised by indiscriminate and illegal landfills and developments. Most urban riverfronts are not publicly accessible and do not positively contribute to the quality of life of towns and cities that they run through. In addition, there is an overall lack of understanding of how rivers may be integrated with urban fabrics in an environmentally, ecologically, and economically sustainable manner – within India's unique political, administrative, judicial, civic, and cultural character. The need to address the plight of India's urban waterfronts simply cannot be overstated.

The Sabarmati Riverfront Development Project in Ahmedabad is the only instance of a successful comprehensive transformation of an urban waterfront. In 1996 the Ahmedabad Municipal Corporation's established the Sabarmati Riverfront Development Corporation Ltd. To tackle the many decades of abuse of the Sabarmati as it ran through the city. Construction commenced in 2006 and a large part of the project is now complete.

The project has virtually stopped the flow of sewage into the river, relocated and rehabilitated about 10500 riverbank slum-dwelling households in purpose-built and subsidised housing, and reduced the risk of flooding and erosion. By building embankments and reclaiming land from the riverbed, it has created a 12 kilometre long, 200-hectare, public realm on both sides of the river. The reclaimed land has provided space for a network of public parks, waterside promenades, markets, public amenities, cultural institutions, commercial developments, and new streets for the city's 8 million residents to enjoy. Many of these facilities are already being utilised. The project, which is not only self-financing but potentially revenue generating, has become an inspirational exemplar for urban development in India.

Sabarmati Riverfront project has triggered redevelopment of 23 River facing properties, giving more than Rs. 300 Cr of additional tax revenues to the city. As per JLL's Report 2020, the projected sale of 14.6 % of the 204 hectare is estimated to give a return of investment of at least Rs. 4000 Cr which is double than that of the expenses incurred on the first phase (Rs. 1550 Cr approximately). The second phase is under construction.

This project is one of India's most significant and pioneering public space and urban development projects. It demonstrates that despite the monumental challenges that Indian cities face, despite the limitations that democratic politics impose, despite their lack of resources and despite their limited technical capacities, it is possible for local governments to strikingly transform cities for the better.

The project was primarily driven by the city government of Ahmedabad and supported by the Government of Gujarat and relied entirely on local private sector technical and managerial support. It engaged the whole city in lively debates regarding development. With more and more of its facilities being used and enriching the life of the city, the project has become a symbol of civic pride. Plans for its expansion up-river are also in place.

The need for triggering off and supporting urban riverfront developments like the Sabarmati Riverfront Development cannot be overstated. However, despite the keen interest that many cities and states have expressed in transforming their urban waterfronts, progress has been lacking. The lack of financial and managerial capacities at local and state levels is the key reason for this lack of progress.

Box 9: The Sabarmati Riverfront Development Project – An Indian Exemplar

Source: Team HLC

4.2 Recommendation

A **Government of India Mission for Urban Riverfront Development** would support local governments desirous of transforming their riverfronts in a comprehensive, environmentally sound, financially viable, technically robust, and people-oriented fashion. This Mission would hand hold cities, mentor their leadership, and support them through the process of project formulation and implementation by providing them: exposure and sensitization; program management support; technical, urban design and urban planning knowhow; managerial expertise; financial support and mentoring. **Building local capacities and strengthening private sector professional capacities** would be a prime objective of the Mission to strongly contribute to a sustainable urban development dynamic in the country.

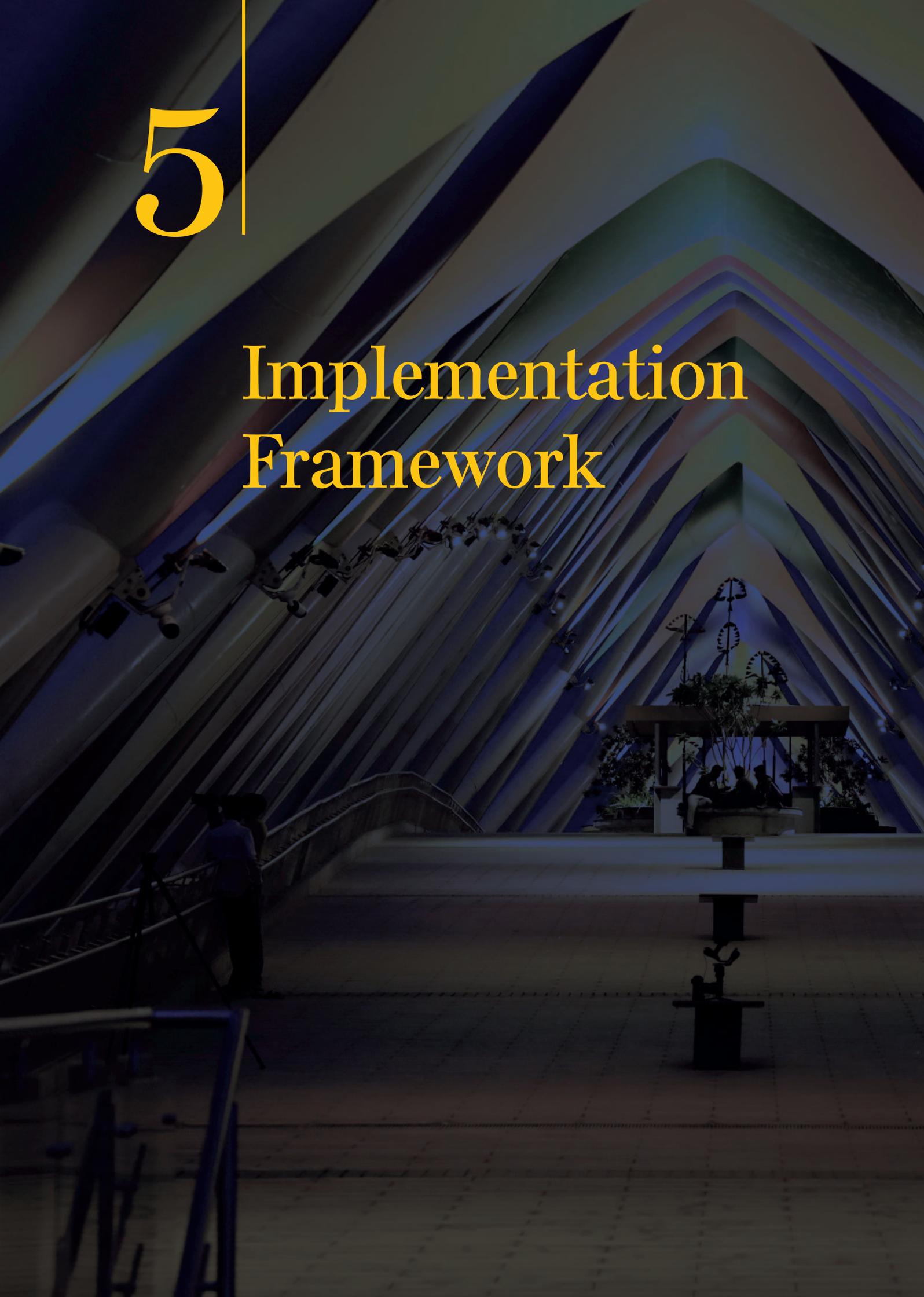
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4.2.1 Implementation Framework and Resources

It shall be run by Joint Secretary, MoHUA, as Mission Director. As least Rs. 100 Cr as a challenge fund per city for 25 cities, for project development work, may be committed in the first phase of the Mission. Cities shall be selected based on the quality of proposals that focus on self-financing model of people-friendly and environmentally sustainable development. An additional, Rs. 25 Cr per year may be committed for a world-class private sector company with experience and capability for Mission support.

5

Implementation Framework



5.1 Institutional Framework for Implementation of HLC Recommendations

In order to implement the recommendations of the HLC, it would be necessary to set up an Inter-Ministerial Task Force under the Secretary, MoHUA as follows:

- a. Secretary, MoHUA
- b. HLC member experts and co-opted experts
- c. NITI Aayog
- d. Ministry of Economic Affairs
- e. MoEFCC
- f. DoPT
- g. MCA, DPIIT
- h. MoE

5.1.1 Role/ Functions:

- a. Ensuring the rollout of the HLC recommendations, Progress review, Oversight and Guidance.
- b. Modernising and Streamlining Planning Institution Especially Proposed Urban and Regional Planning Authority and progressing it in the states
- c. Accelerating the HLC recommendations on All India Urban Planning Bill and All Indian Urban Planning services
- d. To develop a strong incentive framework based on performance to ensure differentiated capacity gap at the state level
- e. Advocacy and orientation of the Indian Civil Services towards the emerging values and paradigm of urban development
- f. Deepening the role of private sector in urban development
- g. Economic geography of city regions, Gateway cities and waterfront development and conservation and protection of built heritage
- h. Convergence with other relevant national missions such as Sagar Mala

The task force should meet every two months to review the progress of implementation.

5.2 Setting up of an Urban Planning, Research and Economic Development Cell in MoHUA

The Proposed Composition of the Cell/PMU shall be as follows:

- a. Joint Secretary, MoHUA
- b. A Senior Urban & Regional Planner with 15-20 years' experience
- c. Urban Economist and Finance Specialist
- d. Urban Design Specialist
- e. Urban Mobility Specialist

- f. Urban Sociologist
- g. Urban Ecology and Environment Specialist
- h. Communication Expert
- i. Intermediate-level Planner

5.2.1 Role/ Functions:

- a. Support HLC Taskforce and activities
- b. Support HLC team in communicating HLC recommendations to the state governments
- c. Collate state-wise data on the status of urban sector across the country and publish research papers and annual reports and statistics
- d. Monitoring and encouraging global trends in advancements in technology
- e. Spatial planning to create high quality investment oriented urban landscapes, catering to the evolving trends in industries, technology, and services
- f. Collate and develop best practice models of urban and city management

This would essentially involve intensive advocacy, communication, and outreach with the state governments.

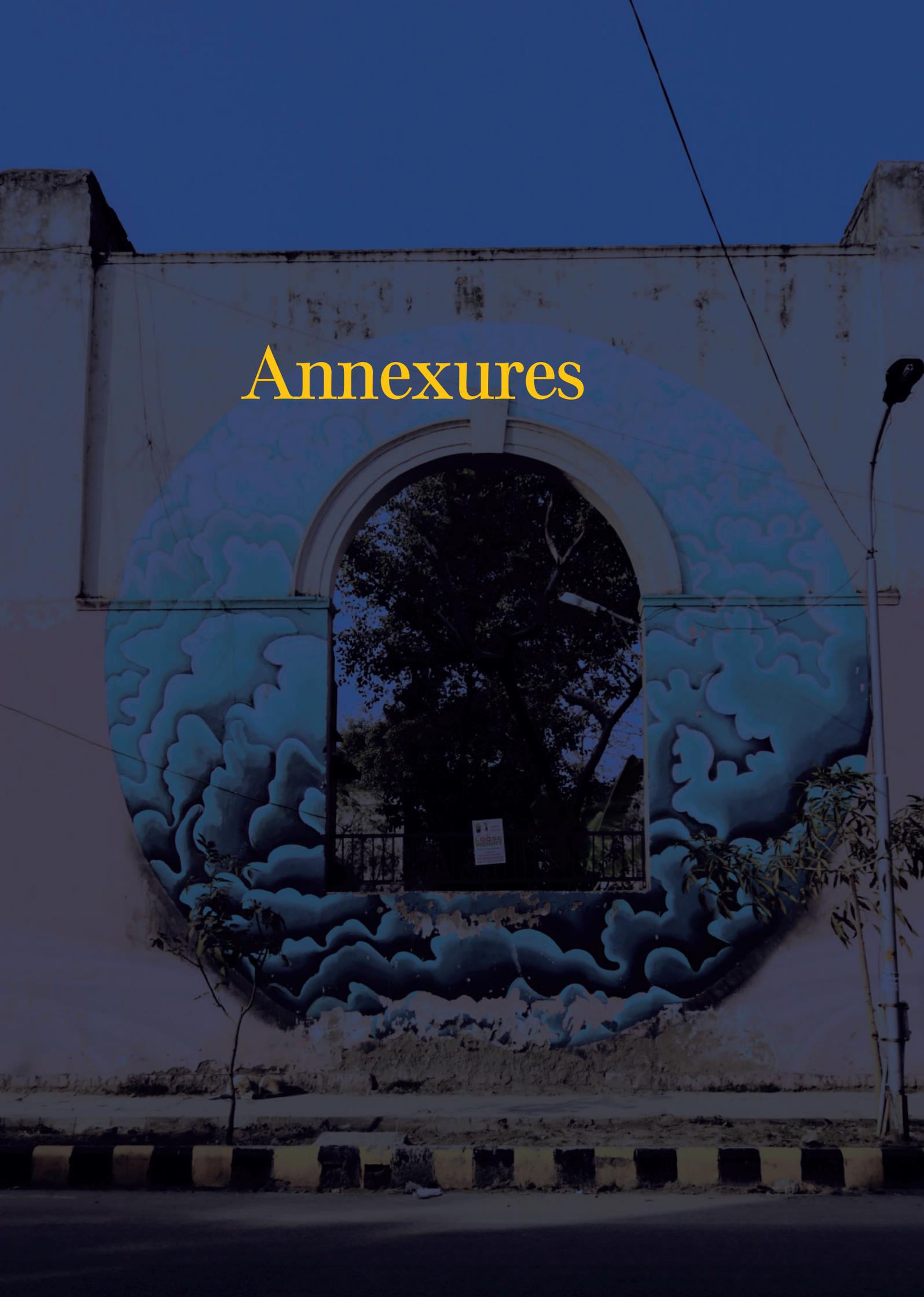
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5.3 HLC Recommendations: Next Stage reports and activities

5.3.1 Reports and recommendations

- a. Deepen partnerships with States and cities
- b. Present action plan for orienting the Civil Service towards values and opportunities
- c. Advocacy through engaging stakeholders and building political consensus at the highest level towards urban transformation
- d. New governance paradigm for Indian cities: Governance & KPIs and measures for encouraging integrity and transparency at the local level
- e. Recommendations specific to Mega-cities, new cities, satellite cities and townships
- f. Taking planning to practice through urban Planning Manuals and SOPs
- g. Model guidelines for PPPs and Procurement rules, Partnering with business, academia, and civil society
- h. Sustainable urbanisation framework in ecologically fragile zones including hill, coastal cities and environment and climate change
- i. Competitive Cities: Creating cities of opportunities and talent to enhance the comparative advantages towards global competitiveness
- j. Recommendations for raising financing through urban planning is referred but shall be presented in a deeper manner with case studies – innovative architecture of urban financing

Annexures



Annexure 1:

Composition of the High-level Committee and Terms of Reference

Government of India, Ministry of Housing and Urban Affairs (AMRUT Division)
F. No. 1-72/2010/TCPO/MUT(386) dated 31 May 2022.

ORDER

Hon'ble Finance Minister stated at para 68 of her Budget Speech on 01.02.2022 that *by the time of India@ 100, nearly half our population is likely to be living in urban areas. To prepare for this, orderly urban development is of critical importance. This will help realise the country's economic potential including livelihood opportunities for the demographic dividend. For this, on the one hand we need to nurture the megacities and their hinterlands to become current centres of economic growth. On the other hand, we need to facilitate tier 2 and 3 cities to take the mantle in the future. This would require us to reimagine our cities into centres of sustainable living with opportunities for all, including women and youth. For this to happen, urban planning cannot continue with a business-as usual approach.*

- At **para 69** of the budget speech, Hon'ble Finance Minister announced that a **"high-level committee of reputed urban planners, urban economists and institutions will be formed to make recommendations on urban sector policies, capacity building, planning, implementation and governance."**
- Accordingly, Competent Authority has formed a High-Level Committee (HLC) of reputed urban planners, urban economists and institutions to make recommendations on urban sector policies, capacity building, planning, implementation and governance. The composition of the HLC is as under:

Core Committee:

Table 1: Name of the Core Committee Members

Sl. No.	Name and particulars of the experts	Designation
1.	Shri Keshav Varma , Retd. Indian Administrative Service Officer; Former Sector Director at the World Bank; Chairman Sabarmati Riverfront Development Corporation Ltd., Ahmedabad	Chairperson
2	Shri Kundan Kumar , Adviser - Industry I, Mines, Skill Dev. & Employment, MU Vertical and Work Related to Implementation of NITI Evolution Committee, NITI Aayog, New Delhi.	Member
3	Shri V. Srinivas Chary , Director, Centre for Urban Governance, Environment, Energy and Infrastructure Development, Administrative Staff College of India (ASCI), Hyderabad.	Member

4	Shri Sanjeev Sanyal , Member. Economic Advisory Council to the Prime Minister of India. New Delhi.	Member
5	Shri Aromar Revi , Director, Indian Institute for Human Settlements (IIHS), Bengaluru.	Member
6	Shri Gitkumar Singh Nepram , Retd. Chief Town Planner, Town Planning Department, Manipur.	Member
7	Prof. Amita Bhide , Dean. School of Habitat Studies, Centre for Environmental Health, Tata Institute of Social Science, Mumbai	Member
8	Shri Ravi Kant Joshi , Urban Finance Expert, CRISIL, Pune.	Member
9	Ms. D. Thara , Additional Secretary, Ministry of Housing and Urban Affairs. Nirman Bhawan, New Delhi.	Member Convener
10	Prof. Dr. P. S. N. Rao , Director, School of Planning and Architecture, New Delhi.	Member/ Co-Convener

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The above Core Committee shall be assisted by a team of supporting members consisting of following experts:

Table 2: Name and particular of the experts in HLC

Sl. No.	Name and particulars of the experts
1	Dr. Saswat Bandyopadhyay , Professor, Faculty of Planning, CEPT University. Ahmedabad.
2	Ms. Rejeet Mathews , Program Director, Urban development, World Resource Institute India.
3	Shri Emani Kumar , Deputy Secretary-General of ICLEI and Executive Director, ICLEI South Asia. New Delhi.
4	Shri Srikanth Viswanathan , Chief Executive Officer, Janaagraha Centre for Citizenship and Democracy, Bengaluru.
5	Ms. Nithya Ramesh , Director. Urban Design, Jana Urban Space Foundation, Bengaluru
6	Shri Brijesh Bhata , Adjunct Associate Professor. Program Chair - Master of Urban Design, Faculty of Planning, CEPT University, Ahmedabad.

4. The Terms of Reference of the Committee are as under:

- i. Facilitate cities to evolve as bedrock of innovation with sustainable population densities based on carrying capacity of ecosystem services.
- ii. Providing urban planning scenario in States/ cities with identification of gaps and steps to be taken to adopt urban planning as an integral part of urban governance including urban framework for urban planning.
- iii. Experts are expected to work with States. They will be supported by Town and Country Planning Organisation, New Delhi for technical and secretarial assistance.
- iv. Bring in innovative ideas on urban planning and preparing Indian cities as land of unending opportunities with utmost ease of living.
- v. Assess the present status regarding implementation of recommendations of past committees on urbanisation, urban infrastructure, urban planning education and urban planning capacities — Gap analyses.
- vi. Suggest spatial planning, management, and governance mechanisms through which the cities can become ‘engines of economic growth and innovation’, while ensuring citizen well-being, gender inclusion, and environmental sustainability.
- vii. Suggest ways and methods for technological interventions in urban planning as focus area.
- viii. Deliberate on the recommendations of the NITI Aayog report on “Reforms in Urban Planning Capacity in India’ and draw a road map for bringing about urban planning reforms in the States and handhold the town planners.
- ix. Handhold the States in implementing urban planning reforms.
- x. Suggest measures to resolve issues related to city Master Plan preparation about promoting development rather than being restrictive. Sound plan implementation, and effective enforcement, financing mechanism and capacity building of all stakeholders.
- xi. Suggest measures to strengthen private sector and deepening industry-academia interface in urban planning.
- xii. Suggest measures to develop cohesive capacity building framework in India and role of ‘Centres of Excellences’ in building urban planning capacities through a system of certified trainings in urban sector.
- xiii. Any other issue that the HLC may consider relevant in the interest First Report of the High-level Committee on Urban Planning, Ministry of Housing and Urban Affairs (MoHUA) Page 68 of 68 of the overall purpose.
- xiv. All these steps to be articulated to make all cities land of opportunities in every respect in Amrit Kaal 2022-2047.

5. The following deliverables are also expected from the HLC:

- i. The HLC shall handhold the States/ Union Territories (UTs) with each member taking at least two States/UTs.
- ii. Experts will engage with the States to find out the existing scenario of urban planning, identification of gaps, and measurable actions that can be taken in each time frame - short (5 years), medium (10 years) and long term 20 (years).

- iii. For each of the selected State/UT, a State specific report shall be brought out clearly highlighting what is to be done in this State for strengthening urban planning.
 - iv. High impact actions may be identified separately that can have maximum impact in bridging the identified gaps.
6. State specific studies to be undertaken by the HLC shall be funded under “Technical Sub- Mission” component of the Atal Mission for Rejuvenation and Urban Transformation (AMRUT) 2.0 scheme.
7. Town and Country Planning Organisation (TCPO). Ministry of Housing & Urban Affairs, New Delhi shall provide the technical/institutional and secretarial support to the HLC.
8. The quorum for meetings of the HLC shall be four.
9. The HLC is expected to submit its first report in 9 months.

Annexure 2:

Mandate of the Committee

Pursuant to the Hon'ble Finance Minister's speech of 1 Feb 2022, the Ministry of Housing and Urban Affairs (MoHUA) has formed the High-Level Committee (HLC/ Committee) of reputed urban planners, urban economists and institutions. The HLC formed through the Ministry of Housing and Urban Affairs (MoHUA) order on 31 May 2022 is tasked with making recommendations on urban sector policies, capacity building, planning, implementation, and governance.

The Committee's terms of reference (ToR) are noted in Annexure 1. ***In this first report the HLC has prioritised the following items from the ToR.***

- i. Bring in innovative ideas on urban planning and prepare Indian cities as land of unending opportunities with utmost ease of living.
- ii. Suggest spatial planning, management and governance mechanisms through which the cities can become engines of economic growth and innovation, while ensuring citizen well-being, gender inclusion, and environmental sustainability.
- iii. Deliberate on the recommendations of the NITI Aayog report on 'Reforms in Urban Planning Capacity in India' and draw a road map for bringing about urban planning reforms in the states and handhold the town planners.
- iv. Suggest measures to resolve issues related to city Master Plan preparation with regard to promoting development rather than being restrictive. Sound plan implementation, and effective enforcement, financing mechanism and capacity building of all stakeholders.
- v. Suggest measures to strengthen private sector and deepening industry-academia interface in urban planning.

Suggest measures to develop a cohesive capacity building framework in India and role of 'Centre of Excellences' in building urban planning capacities through a system of certified training in the urban sector.

Annexure 3:

Acknowledgements

A. Co-opted Experts by the Chairman:

1. Shri Anuj Malhotra, General Manager (Planning and Urban Development), Srinagar Smart City Ltd.
2. Shri Jignesh Mehta, Associate Professor and Program Chair (UD), CEPT University, Ahmedabad
3. Shri H. M. Shivanand Swamy, Professor and Emeritus Director, CoE-UT, CRDF
4. Shri Harpal Dave, Addl. Chief Planner, Government of Gujarat
5. Shri R. Srinivas, Former Town and Country Planner, TCPO, MoHUA, GoI and Former Director (Ahmedabad Smart City Development Limited)
6. Dr. Ramesh Krishnamurthy, Wildlife Institute of India
7. Ms. Pooja Varma, Urban Expert
8. Shri Mohnish Kapoor, Head, Program and Partnerships, Global Tiger Forum

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B. Professional Inputs:

1. Dr. Bimal Patel, Director HCP Design, Planning and Management Pvt. Ltd.
2. Dr. Amarjeet Singh, Former Chairman, RERA, Gujarat
3. Shri S. S. Sandhu, Chief Secretary, Govt. of Uttrakhand
4. Ms. Sarada G. Muralidharan, Addl. Chief Secretary, Govt. of Kerala
5. Ms. Hwang Yu-Ning, Chief Planner, Urban Redevelopment Authority, Singapore
6. Ms. Champaka Rajagopal, Director, The Entrepreneurship and Partnerships Lab
7. Shri V. K. Phatak, former Chief Town Planner, Mumbai Metropolitan Regional Development Authority, Mumbai
8. Shri Shankar Deshpande, Chief Town Planner, Mumbai Metropolitan Regional Development Authority, Mumbai
9. Shri Nitish Ramesh Gokarn, Principal Secretary, Housing and Urban Planning, Govt. of Uttar Pradesh
10. Shri Amrit Abhijat, Principal Secretary, Vocational & Skill Development and Technical Education, Govt. of Uttar Pradesh
11. Shri Hitesh Makwana, Additional Secretary, Ministry of Home Affairs, Govt. of India
12. Dr. G. Mathi Vathanan, Principal Secretary, Department of Housing and Urban Development, Govt. of Odisha
13. Shri B.P. Pandey, Retd. IAS Officer, Govt. of Uttrakhand
14. Shri Anshul Mishra, Member-Secretary of the Chennai Metropolitan Development Authority (CMDA)
15. Shri Banchhanidhi Pani, Municipal Commissioner, Surat, Govt. of Gujarat

16. Shri Navneet Pandey, Additional Secretary, Urban Development and Director Urban Development, Dehradun, Govt. of Uttarakhand
17. Shri Prem Prakash Singh, Chief Town Planner, Haryana
18. Shri Anoop Srivastava, Chief Town Planner, Uttar Pradesh
19. Shri Shashi Mohan Srivastava, Chief Town Planner, Uttarakhand
20. Ms. Deepa Dave, Deputy Town Planner, Ahmedabad Municipal Corporation
21. Dr. Rajesh Gopal, Secretary General, Global Tiger Forum
22. Shreya Gadepalli, Founder, Urban Works Institute, Chennai
23. Ms. Anshika Gupta, Specialist, Urban Development, NITI Aayog
24. Shri Paresh Sharma, Senior Fellow, Sustainable Cities & Transport team, WRI
25. Ms. Bijal Bhatt, Director, Mahila Housing Trust
26. Ms. Aditi Singh, Assistant Professor of Industrial Design, School of Planning and Architecture, New Delhi
27. Dr. Bharti Vats, DPU Officer, School of Planning and Architecture, New Delhi
28. Dr. Sejal Patel, Professor and Program Chair at Faculty of Planning, CEPT University, Ahmedabad
29. Shri Shoab Alim, Client Services Director, Ogilvy

C. Research and Secretarial Support:

1. Ms. Renu Anand, Senior PA, Council Section, School of Planning and Architecture, New Delhi
2. Ms. Radhika Sarada, Young Professional, High Level Committee on Urban Planning, MoHUA, GoI
3. Ms. Preeti Yadav, Young Professional, High Level Committee on Urban Planning, MoHUA, GoI
4. Ms. Ananya Sinha, Young Professional, High Level Committee on Urban Planning, MoHUA, GoI
5. Ms. Riya Mallik, Project Associate, CEPT Research & Development Foundation, Ahmedabad
6. Shri Viraj Joshi, PG Student, CEPT, Ahmedabad
7. Shri Alpesh Modi, PS to Chairman, SRFDCL
8. Team SRFDCL, Ahmedabad
9. Team Central Park-1, Gurugram
10. Shri Rahul Dixit, PA to Director, SPA New Delhi
11. Shri Sidharth Kapoor, PA to Director, SPA New Delhi

Annexure 4:

List of Acronyms

A

ADB	Asian Development Bank
AMASR Act	The Ancient Monuments and Archaeological Sites and Remains Act, 1958
ASI	Archaeological Survey of India
ATI	Administrative Training Institute

B

BRTS	Bus Rapid Transit System
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C

CBD	Central Business District
CDO	Cluster Development Officer
C-EDC City	Economic Development Council
CEO	Chief Executive Officer
CLC	Centre for Liveable Cities
CREDAI	The Confederation of Real Estate Developers' Associations of India
CUPI	Certification Framework for Urban Planning Practitioners in India

D

DCR	Development Control Regulations
DDO	District Development Officer
DDP	Draft Development Plan
DEDC	District Economic Development Council
DOPT	Department of Personnel and Training
DP	Development Plan
DPIIT	Department for Promotion of Industry and Internal Trade
DTPS	Draft Town Planning Scheme

F

FAR	Floor Area Ratio
FDI	Foreign Direct Investment

G

GDCRs	General Comprehensive Development Control Regulations
GDP	Gross Domestic Product
GoI	Government of India
GTF	Global Tiger Forum
GUJRERA	Gujarat Real Estate Regulatory Authority

H

HLC	High-Level Committee
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I

I-GOT	Integrated Government Online Training Portal, Mission Karmayogi
IPT	Intermediate Public Transport

K

KPI	Key Performance Indicators
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L

LAP	Local Area Plan
LBSNAA	Lal Bahadur Shastri National Academy of Administration
LLPs	Limited Liability Partnership
LP/LPS	Land Pooling Scheme
LR	Land Readjustment Scheme

M

MCA	Ministry of Corporate Affairs
MEWR	Ministry of the Environment and Water Resources
MHT	Mahila Housing Trust
MND	Ministry of National Development
MOE	Ministry of Education

MoEFCC	Ministry of Environment, Forest and Climate Change
MoHUA	Ministry of Housing and Urban Affairs
MP	Master Plan

N

NAREDCO	National Real Estate Development Council
NBC	National Building Codes
NGO	Non-Governmental Organisation
NITI Aayog	National Institution for Transforming India, Government of India
NMT	Non- Motorised Transport
NURPA	National Urban and Regional Planning Authority

O

ODOP	One District One Product
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P

PHDCCI	PHD Chamber of Commerce and Industry
PLU	Proposed Land Use
PMO	The Prime Minister's Office

R

R-EDC	Regional Economic Development Council
ROW	Right of Way
RPA	Regional Planning Authority
RSFP	Regional Strategic Framework Plans

S

SBM	wachh Bharat Mission
SOP	Standard Operating Procedure
SPV	Special Purpose Vehicle
SRFP	Strategic Regional Framework Plan

T

TCPO	Town and Country Planning Organisation
TDR	Transferable Development Rights
TOD	Transit Oriented Development
TOR	Terms of Reference
TP/TPS	Town Planning Scheme

U

UCD	Urban Capacity Development
UDA	Urban Development Authority
ULB	Urban Local Body
ULI	Urban Land Institute
UN	United Nations
URA	Urban Redevelopment Authority, Singapore
URDPFI	Urban and Regional Development Plan Formulation and Implementation Guidelines
URDPI	Urban and Regional Planning, Design and Implementation Guidelines

W

WII	Wildlife Institute of India
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“A great city is an expression
of the genius of its people.”

- Keshav Varma



Picture Courtesy: SFRDCI, Ahmedabad

High Level Committee on Urban Planning

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