



CRITICAL APPRAISAL OF TOWN PLANNING SCHEME IN GUJARAT

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Abstract: One such land assembly technique which many countries have adopted, is known as Town Planning scheme in India. Developing a piece of land with amenities and services, such as roads, parks, social infrastructure, and utilities, entails replotting or altering the property. The best course of action for Gujarat might be to increase the use of TP scheme by assembling qualified personnel and creating financial network for carrying out projects, learning from success stories, and continuously implementing it.

Keywords– Town planning scheme, urbanization, Gujarat, Land readjustment.

I. INTRODUCTION

Using the T P Scheme mechanism, the development authority can create and carry out a comprehensive plan for a smaller area while still adhering to the guidelines in the larger development plan for the urban region. It finally turns to implementing a plan for land pooling and readjustment for various locations included in the T P Scheme area. The main reason the T P Scheme mechanism has been so successful and well-liked in Gujarat is because it has been consistently improved upon by changes and revisions to acts, rules, and regulations that address the dynamics of urban development. The three major goals of this guidebook are meant to help this growth continue. A). To give the newest generation of planners and experts in government and other sectors precise, step-by-step instructions for creating a town planning scheme. B). To get everyone on the same platform, it is important to explain the procedure in clear language and using examples rather than a lot of legalese. C). to promote planned, sustainable, and livable growth on the ground while also streamlining and accelerating the urban spatial planning process. The manual's primary goal is to offer advice and support to make the creation of T P Schemes easier and better. It is NOT a legislative document. This booklet might also be a useful resource for professionals and planners from other states who want to learn about Gujarat's effective planning system.

II. HISTORICAL BACKGROUND

The Bombay Town Planning Act of 1915 was the country of India's first law governing town planning. The person who popularized the idea in India was A.E. Mirams, who was regarded as something of an evangelist for urban planning throughout the British colonies. A historian has criticized his ardent but solitary and "quite incompetent" efforts to offer lectures and slide presentations on the benefits of the 1909 English Housing and Town Planning Act as he visited the Indian subcontinent. Salsette Island in Bombay was the first place where the Town Planning Act was used. In Bandra, a first town planning scheme for 7 acres (3 hectares) was created. Soon after, the practice spread to the remainder of the Bombay Presidency, which comprised contemporary Maharashtra and Gujarat.

III. TP SCHEME DEFINITION AND ITS FORMS:

The fundamental idea behind a TP Scheme is to pool together all the land (usually between 100 and 200 hectares) owned by various parties and then, after carving off the necessary acreage for each beneficiary, redistribute it in a properly reconstituted form. A) Road network B) Housing C) Social Infrastructure D) Open Spaces E) Services

3.1 TP Scheme micro level:

According to the Gujarat Town Planning & Urban Development Statute of 1976, TPS refers to a scheme created in accordance with the act, which includes plans and any descriptive information related to it. It serves as a technique for land readjustment to prepare land for urban usage.

- Realignment of land holdings
- It is required by law to combine all the land owned by different parties and distribute it properly after subtracting property for public use and highways.
- without acquisition, the appropriation of land for public purposes
- local system of level roads
- Infrastructure on a local level, both physical and social

- Land bank for urban slum dwellers
- Recovery of infrastructure costs
- Compensation for land appropriation compensated for increases in land value brought on by the construction of infrastructure (15 percent)

3.2 Provisions of TP Scheme:

- preparing or setting up land
- reclamation of marshy, low-lying areas
- laying down new roads or streets, or closing
- Structure creation, modification, or removal
- Roads and land for public use may be allocated or reserved for the authority.
- obtaining land for public lighting, drainage, and water supply
- protection of a national or historical landmark
- Regulations for development control are being implemented.
- Any rule, regulation, or order may be suspended in order to properly implement a scheme.

3.3 Scope of improvement in current TP scheme:

- enhanced surveying and base map creation.
- improved evaluation of the current situation that takes into account sensitive natural and environmental factors.
- Enhancing the planning and design of the T P Scheme layout will enable greater urban character and better integration of environmentally sensitive and natural features.
- Process improvement at all T P Scheme stages to reduce subjectivity and repetitions
- Process improvements to prevent mistakes, modifications, and rework in the future.
- improvements in cost estimation for projects.
- A reduction in subjectivity through valuation improvement.
- describing the steps in detail and clarifying the roles and duties of the various authorities, groups, and persons

IV. LEARNINGS FROM THE LR SCHEME IN JAPAN:

There is opportunity for all nations using land readjustment techniques to exchange knowledge. Although the basic idea of land readjustment is the same across borders, there are some subtle variances that persist, particularly in terms of the processes, the approval mechanism, and the finance. Despite being a considerably smaller country than India, Japan uses the land readjustment mechanism on a much larger scale. Over the previous century, this tool's consistent use has improved numerous project modalities, converting 10,909 projects totaling 329,248 hectares. There is an awareness that if the nation continues to apply it consistently and employ it as a planning mechanism, the land readjustment mechanism will succeed without a doubt. The plan self-evolved through constant implementation, whether for little or vast areas, and people's faith in this mechanism of development grew, encouraging them to participate. Other Indian states ought to adopt the TP Scheme as well, drawing lessons from Japan and presenting the successful case studies of Gujarat and Maharashtra. The best course of action for India may be to increase the use of this tool by assembling resources, creating an effective finance plan for carrying out TP Scheme initiatives, taking inspiration from past successes, and letting go of the fear of failing. The following are some basic lessons that India's TP Scheme might take from the Japanese LR Scheme:

4.1 Private Sector Participation in Technical and Financial Support

Land management could follow the example set by India in including the private sector in infrastructure development through public-private partnership (PPP) models. Given that local development authorities lack the financial capability to finance the up-front cost of infrastructure development and to mobilize resources, it would be conceivable to invite private developers to invest in the TP Scheme in a manner similar to the system in Japan. The state could provide tax exemption on the sale of reserved land, a key component of the Japanese LR Scheme, to encourage private sector participation.

4.2 Development agencies that plan to employ the programme must persuade

The landowners of the fairness of the procedure and the benefits received. Capacity Building and Transparency in the Process the Japanese LR Scheme promotes the transparency, participation, and trust of the rights holders in decision-making and the whole implementation process by establishing land readjustment committees made up of elected members from the landowners and leaseholders. Additionally, this council talks about the potential advantages with each holder of property rights separately and settles any disputes in the event of them.

In India, the TPO is the sole authority for decision making, and a committee that the TPO leads could act as a substitute but with fair representation from landowners and perhaps LR experts too. This committee could also be responsible for advocacy to the landowners on their rights, the benefits, and the clarity of the process, supporting capacity building, which can perhaps help them to be less susceptible to private developers' land amassing, which may entail duping farmers, especially small farmers.

To strengthen the capacities of states with little or no experience in designing and implementing the TP Scheme, the nation should produce a centrally-level guideline on its implementation. It should still be essential for the states of India to create their own town and country planning legislation and TP Scheme procedures because they are all extremely distinct from one another and there is no universally applicable answer. Adapting from Japan, there must also be a provision for requesting technical assistance from state- or federal-level authorities for creating and executing the TP Scheme.

4.3 TP Plans to rebuild better:

The LR system has been successfully used in Japan for post-disaster reconstruction. Build Back Better is an effective method for restoring disaster-affected lands that require better plot restructuring and an effective infrastructure for long-term resilience. It can also be used to promote resilient and secure development in disaster-affected areas of India. Landowners are especially susceptible during disasters, and this system might make them feel safer and less at risk of being evicted or losing their livelihood. Following the Bhuj earthquake in 2001, Gujarat implemented the TP Scheme, which was successful and can serve as a model for other states.

V.CONCLUSION:

This study identifies a strategy or concept that might be used to efficiently and successfully control urban growth by timely delivering serviced land through land pooling, land readjustment, town planning schemes, and town development schemes. The method of planning and carrying it out makes a significant difference in the growth of cities as a whole. The study could provide insight into the most efficient way to address urban difficulties, housing shortages, infrastructural gaps, etc.

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