

Appraisal of T.P. scheme: A study of allotment for TP 18 & 20 of Vadodara, Gujarat, India

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ABSTRACT

For urban planners in the majority of nations, the transition of rural and urban peripheral land for intensive and higher-order urban uses presents a significant problem. These issues are particularly significant in India because of the country's rapid physical expansion, intense population pressures, and ineffective institutional and administrative procedures. In addition, as the Indian Constitution assigns state jurisdiction over urban problems, there are regional differences in the law, government, and legal procedures governing urban land. Therefore, it frequently happens that mechanisms used in one state are unknown in different states.

In general, India has used two strategies to control new urban growth. The one is "land acquisition." And another is the "land readjustment and pooling" or Town planning Schemes (TP) method. The policy recommended in this study advocates for revisions to the GTPUD Act to lessen the administrative approach and promote the decentralised planning strategy stated in the 74th Constitutional Amendment Act. According to some, giving both positive and adverse exclusions to land allocations made under Section 40 of the GTPUD Act can help the town planner connect the numerous ongoing development projects and broaden the buffer's coverage. The surveillance system for the Town Planning Scheme's implementation will be built using a decentralised strategy involving state and non-state institutions.

In order to develop plans for immediate, mid-term, and long-term activities, I urge the member Ministries, State Governments, and City Governments to evaluate this research and expand further on it. We can't develop urban India without Re-evaluating the TP scheme mechanism indicated in the conclusion of this document.

Key Words: town planning Schemes, Gujarat Town planning and Urban Development Act, GTPUD, allotments, reservation, Gujarat

1.INTRODUCTION

The most widespread phenomenon observed in the world is Urbanization. As per the World Bank Institute, over 2 billion new urban people are predicted over the next 20 years, with 1 billion presently living in slums.

Rapidly increasing cities, on the other hand, will only be able to accommodate new urban people and adequately supply basic services if land development, planning, and management are efficient.

Urbanization also carries with it several problems. Such as insufficient housing and urban amenities (water, sanitation, transportation, and so on), as well as rising land and construction costs. Slums are proliferating, pollution is rampant, and the urban environment is deteriorating.

India is the second-largest urban system in the world with almost 11% of the total global urban population living in Indian cities. In absolute numbers, the urban population in India is highly urbanized countries/regions across the globe. The country has reached a turning point in the journey of its economic transformation wherein half of the country would be 'urban' in a few decades. Urban growth is expected to contribute to 73% of the total population increase by 2036 (MoHFW, 2019) - (Niti Ayog report, 2021).

Over the years, cities have expanded and become burdened by the stresses and strains of unplanned urbanization, the brunt of which is faced by the poor and the marginalized, the biodiversity and the economy. Covid-19 revealed the dire need for planning and management of our cities, with an emphasis on the health of citizens. (Niti Ayog report, 2021)

The way forward for India could be to scale up the use of the TP Scheme by gathering skilled resources and drafting a competent financial framework for executing projects, learning from success stories, and self-evolving through continuous implementation.

2. BODY OF PAPER

India, one of the developing countries stands 7th with land as a resource (Area: 32,87,263 Km²). The country is also judged as per the land it owns and how it intends to use it for various purposes of humankind in international parlance.

India is witness to high urbanization in past decades and comes among one of the largest urban populations in the world. India's urban population grew from 290 million in the 2001 census to an estimated 340 million in 2008, and McKinsey Global Institute projects that it could be 590 million in 2030.

Following are a few of the potential for India that McKinsey Global has identified through 2030:

- Five times the GDP's expected rate of growth by the year 2030.
- The population of working age increased by a net 270 million individuals.
- Cities will create 70% of the net new jobs.
- 91 million urban households, up from 22 million today, will be middle class.
- 68 cities will have a population of one million or more, compared to 42 currently and 35 in Europe.
- It is necessary to construct 700-900 million square meters of office and residential space - or a new Chicago each year.

Urbanization and economic expansion have always occurred side by side. Despite rapid economic expansion, housing and essential utilities are difficult to access in Indian cities.

Numerous issues are also brought on by urbanisation, including haphazard construction, subpar housing, inadequate urban services (such as water, sewage, and transportation), rising land prices, the spread of slums, pollution, and degradation of the urban environment.

Metropolitan areas are major contributors to economic progress, so it is critical to comprehend the procedures involved in urban land development. Cities offer the best chance of a higher standard of living where people may grow, develop, and become mature adults who are responsible citizens, regardless of economic expansion and rising income.

The local government struggles to maintain the current services offered under its purview due to the rising urbanization of cities. Even though serviced urban land may be considerably below what is needed in the urban area,

speculative property purchases and land conversion from farm to non-agricultural use are still ongoing in the peripheral region.

In general, India has used two strategies to control new urban growth. In the first strategy, government planning and development organisations buy significant land parcels and then re-plan them in a suitable or desired way. This process is known as "land acquisition." In the second strategy, instead of purchasing land, the public planning authorities and development authorities "pool together" a group of landowners and then re-plan the space by making adjustments or restructuring each land parcel in a way that gives it a regular shape and access, while also appropriating a portion of each land parcel to fix infrastructure, infrastructure, and community facilities. This is known as the "land readjustment and pooling" or Town planning Schemes (TP) method.

It is clear that the approach of land pooling and readjustment is much more democratic and egalitarian than the process of bulk land acquisition.

The Bombay Town Planning Act of 1915, which was used to model the nation's and state's first town planning scheme at Jamalpur, Ahmedabad, has been used by the British in Gujarat since the beginning of time. Gujarat Town Planning and Urban Development Act, 1976 was enacted after Maharashtra and Gujarat had split apart. Based on the Development Plan-Town Planning Scheme concept, the act streamlines and accelerates the land development process. While a town planning scheme is regarded as micro-planning, a development plan is a macro planning idea. Major differences between the two can be seen in the following areas:

Table 1 Comparison between Development Plan and Town Planning Scheme

Sl. No.	Development Plan	Town Planning Scheme
1	Macro-Level Planning	Micro-Level Planning
2	New Growth Areas	Neighbourhood level growth
3	Zoning and Regulations	Land Reconstitution
4	Development Control at the city level	Implementation of Development Control at the Local Level
5	City Level Infrastructure	Local Level Infrastructure

The creation of the Town Planning Scheme is mainly determined by the GTPUD Act of 1976, which was previously discussed. The directives in clauses 40 to 76 of the act explain the numerous mechanisms, important stakeholders, and timeframe for implementing the town planning scheme. However, until the year 2019, the act was periodically revised to reflect the complexity and requirements of the planning.

As per clause 40 following are the reservations mentioned that are to be planned.

i. Clause 40. (j)

Ten percent of reservations for housing accommodation to the members of socially and economically backward classes of people

ii. Clause 40. (jj)

(i) Fifteen percent for roads

(ii) Five percent for parks, playgrounds, gardens and open spaces.

- (iii) Five percent for social infrastructure such as schools, dispensaries, fire brigade, public utility place
- (iv) Fifteen percent for sale by the appropriate authority for residential, commercial or industrial use depending upon the nature of development.

In Gujarat, GTPUD Act is the driving force to enact the TP schemes. The appraisal of the same needs to be done with ground reality of the execution of the TP scheme. It also includes a study of the allocation of plots for various said purposes. This study will assist us in evaluating the act and execution on the ground; also, it will assist us in comprehending the different issues and reasons for non-fulfilment and in evaluating the allotments.

Selection of T.P. Scheme for appraisal has been done considering the following parameters:

- The time duration between submission of Draft TP scheme and Final approval date of TP schemes have been reviewed.
- The duration of those TP schemes has been reviewed which was implemented at least a decade ago, to make sure that there is no implementation work pending.
- Considering these parameters, TP-18 Manjalpur has taken the maximum - of 24 years and TP- 20 Atladara has taken minimum – of 7 years to get final approval.
- Moreover, it has been almost 20 years of implementation for both TPs.
- Apart from above parameters, this TP - 18 scheme has major highways and railway tracks passing through it. Such characteristic makes it desirable to study.

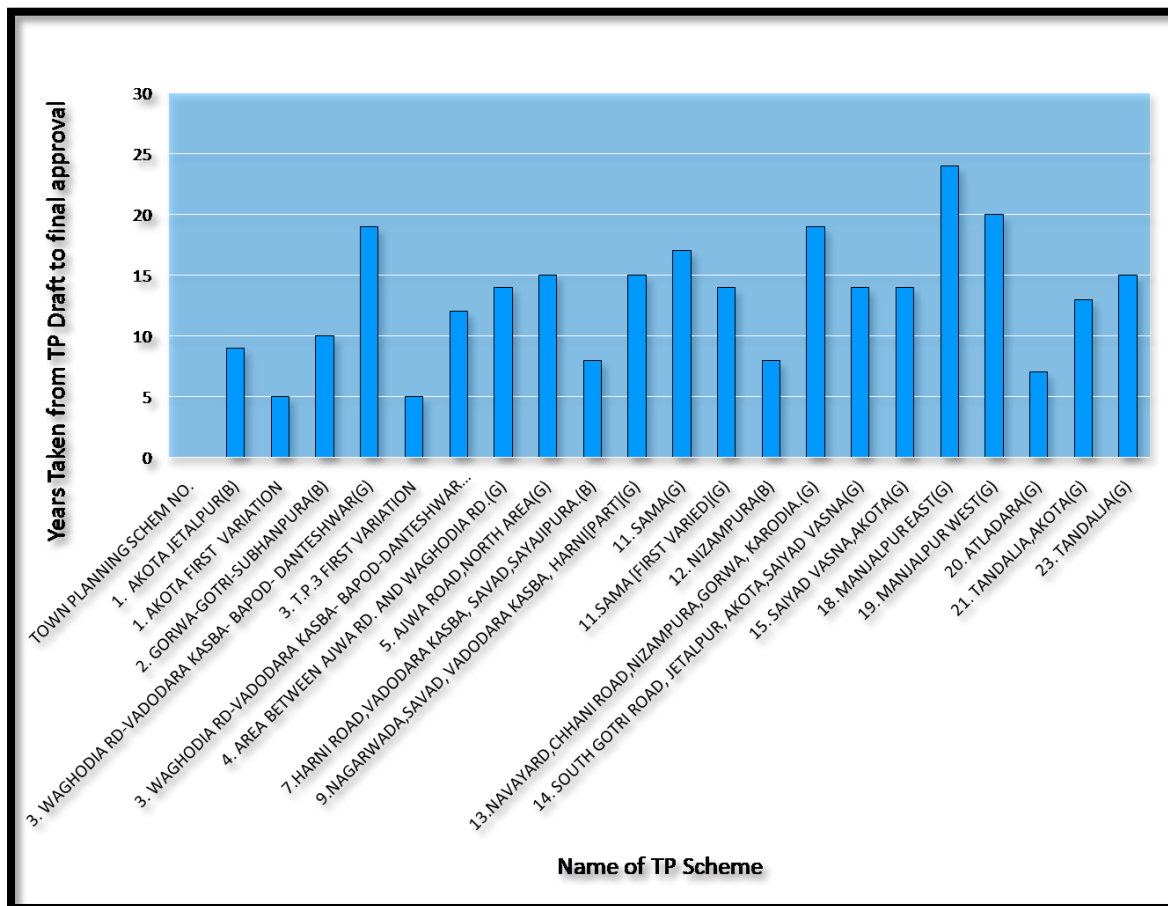


Figure 1 Bar chart: Years taken from TP Draft to final approval

(Considering above TP schemes shown in the chart – the average time taken from draft to final approval of TP Scheme is 13.1 years)

DETAIL OF T.P. SCHEMES – 18 MANJALPUR (EAST)

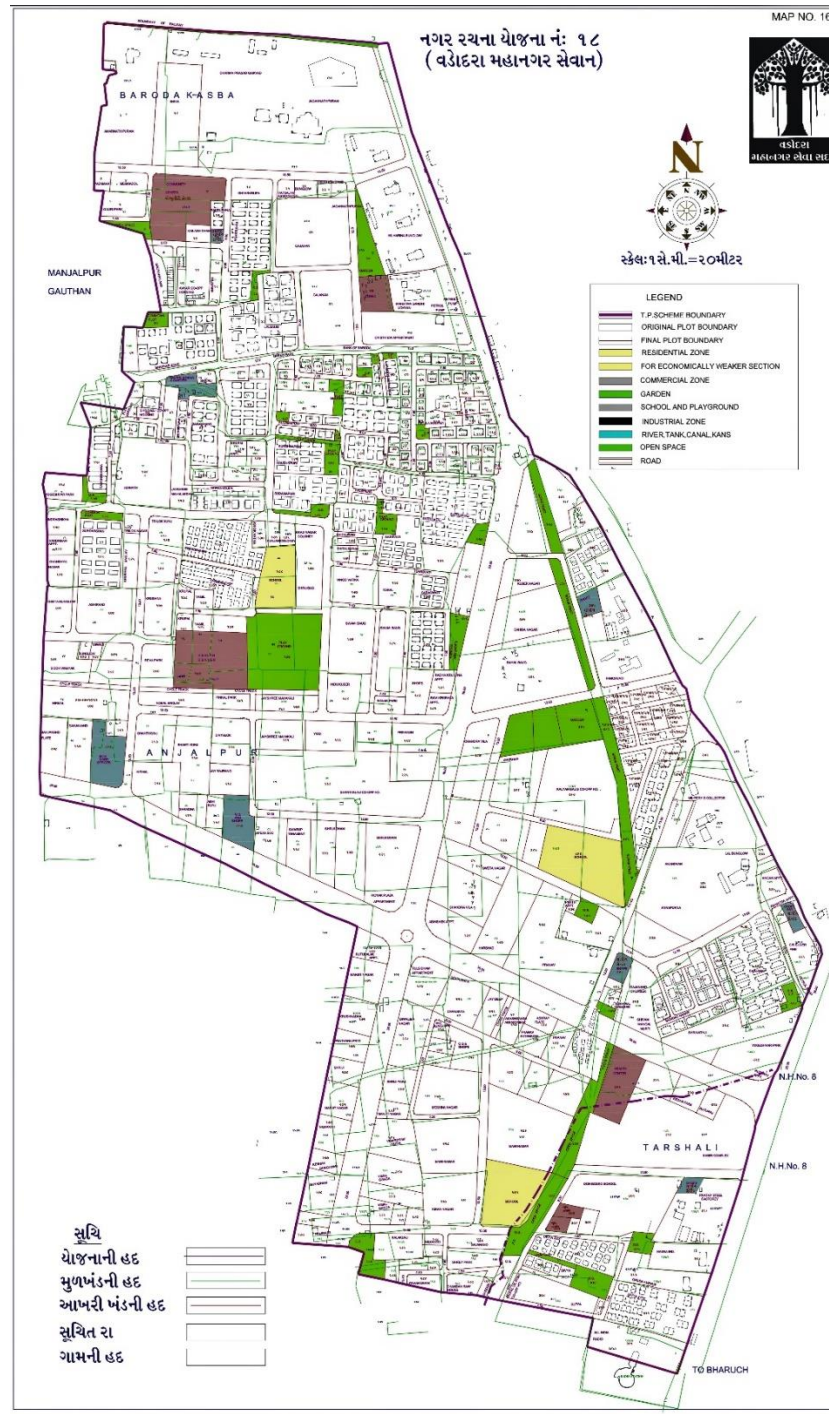


Figure 2 Map of TPS-18 - Manjalpur, Vadodara (VUDA, n.d.)

Table 2 Basic detail of TP-18

Sr. No.	Town Planning Scheme No.	Area (Hectare)	Final Approval Date
1	TP Scheme no. 18 (Manjalpur East)	140.83	22.06.1992

DETAIL OF T.P. SCHEMES – 20 ATLADARA

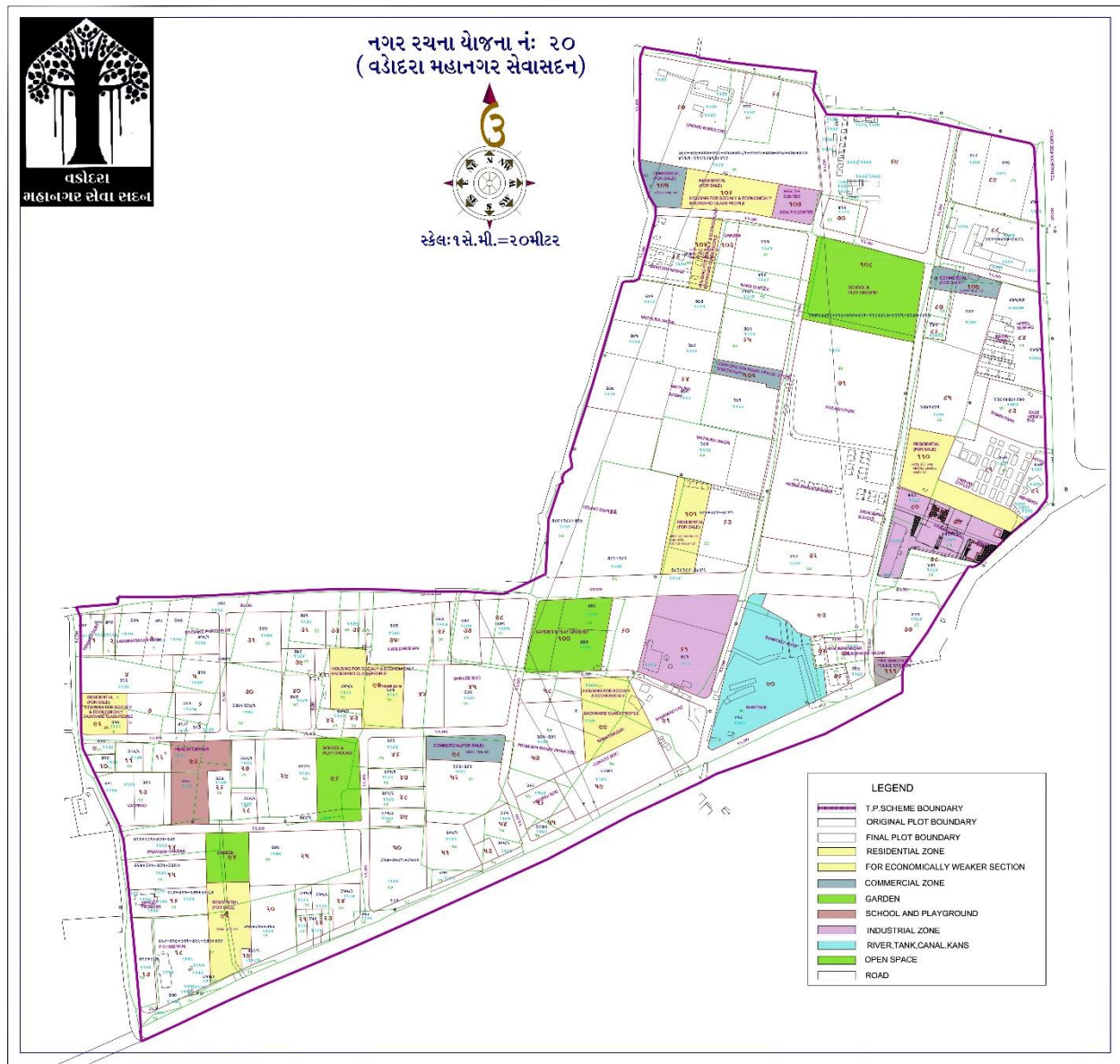


Figure 3 Map of TPS-20 - Atladara, Vadodara

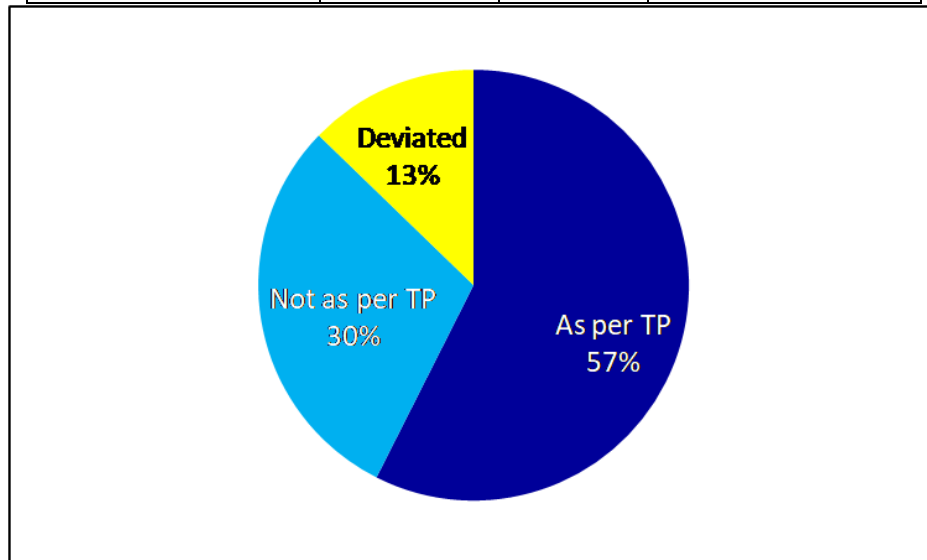
Table 3 Basic detail of TP-20

Sr. No.	Town Planning Scheme No.	Area (Hectare)	Final Approval Date
1	TP Scheme no. 20 (Atladara)	90	21.12.1999

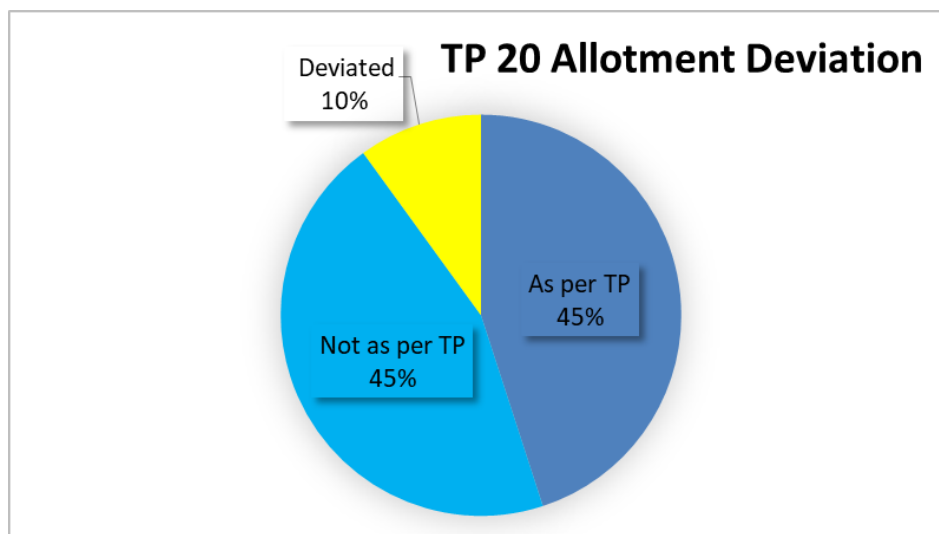
As sample size of allotted and reserved plots was very small ratio of 1:1 was followed. Hence, all plots were physically visited and surveyed about their location, spatial use and other characteristics like accessibility etc.

Table 4 Allotment of plot and its present situation – TP:18 Manjalpur (East)

Allotment of Plots	As per TP Scheme	Other than TP allotment	Deviated
47	27	14	6


Figure 4 Pie chart: Deviation in Percentage – TP:18 Manjalpur (East)
Table 5 Allotment of plot and its present situation – TP:20 Atladara

Allotment of Plots	As per TP Scheme	Other than TP allotment	Deviated
20	9	9	2


Figure 5 Pie chart: TP-18 Deviation in Percentage – TP:20 Atladara

CONCLUSIONS:

From the above studies following are the conclusions made,

- **DEVIATION IN ALLOTMENT:** The clause 40 – j & jj in GTPUD act is to provide various allotments in TP schemes, for example, Social Infrastructure, SEWS Housing, plot for sale etc. It is clearly evident that those are not achieved.
- Moreover, some provisions' land use is deviated i.e. There is residential complex where shops or open plot provision is given(FP-256,217), on contrary there is shopping mall (FP-322) or vacant plot(FP-242) instead of Healthcare - Social Infrastructure facility or shops.
- **PROPOSAL OF REVIEW COMMITTEE FOR IMPLEMENTATION:** There should be monitoring system developed to review implementation status of the Town Planning scheme at regular time period. It is evident that even after 2 decades, the ULB is not able to provide basic amenities as per planning or sale plots which is reserve for commercial purpose.
- **PROPOSAL TO INCREASE ROLE OF ULB:** The Process of Sanctioning TP Scheme is centralised. The role of ULB should be increased. It will make ULB aware about the vacant land inventory for their financial gains.
- **TIME BOUND TP SCHEME APPROVAL/IMPLEMENTATION SYSTEM:** The TP – 18 of Vadodara took 24 years for final approval from the Authority which is quite long duration, unnecessary delay should be avoided. The fast implementation of TP is required to counter the challenge of Urbanization.
- **INCLUDE ENVIRONMENTAL SENSITIVITY WHILE FORMATION:** There should be improvement in way of demarcation of existing natural and environmentally sensitive features. For example, storm water drain/Kans(FP-376) are shown as 'open space'. The water body is not taken into consideration as natural element and only shown as 'Open space' or different FP in approved TP scheme layout. It is shown as FP-128,FP-129,FP-381 (as shown in figure).



Figure 6 Snapshot of Part TP- 18 Manjalpur(East)

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BIOGRAPHIES



Ar. Manan Desai has completed Bachelor of Architecture from Gujarat University with first Class and Masters of Planning (Urban and Regional) from Parul University. Apart from an Academician, Ar. Manan has over 7 years of experience in carrying out Architectural and Urban & Regional Planning works considering designing, proof-checking, preparation of tenders/RFPs/EoI for Govt./smart city projects with small scale Architectural consultancy to corporate job in U.S. based firm to Central Govt – PSU employers.