



HARYANA planners newsletter

INSTITUTE OF TOWN PLANNERS, INDIA

No. : 8

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From Editor's Desk

Dear Member,

The Executive Committee of Institute of Town Planners, India-Haryana Regional Chapter, 2008-09 has come in to existence under the able leadership of Sh. S. D. Saini and a one day Workshop was held on 21st June, 2008 at Gurgaon on the theme "Gurgaon: Planned Global City – A Myth or Reality", which was great success for which the credit goes to Shri J.S. Redhu and his able team. Your auditorium in the ITPI-HRC building at Panchkula has been completed with the finest of details. We hope the next Seminar / Workshop will be held in this auditorium.

Apart from other news and items, this newsletter contains article of Shri B.N. Sharma, titled, "Demand For Town Planning Practitioners in Haryana" wherein he has rightly pointed out to the dilemma faced by the Town Planning profession and Town Planners as their very existence is not recognized or defined in the Town Planning Acts of Haryana State which they are implementing. Many Architects and Civil Engineers are misunderstood as Town Planners while some pose as Town Planners.

I would request the Members to send their views, news-items, and articles etc. which are relevant to our profession for publication in the next News-Letter.

With regards,

*Raj V. Singh
Chairman
Publishing Committee*

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Workshop Gurgaon : Planned Global City - A Myth or Reality

Haryana Regional Chapter, Institute of Town Planners, India organized one day workshop on the theme "Gurgaon: Planned Global City – A Myth or Reality" at Gurgaon on 21.06.2008 which was attended by number of Town Planners, Engineers, Architects and representative of Real Estate Developers. The workshop was inaugurated by Sh. D.S. Meshram, Ex- Chief



Sh. S.D. Saini, Chairman HRC ITPI
addressing the participants

Town Planner, Govt. of India and Former President Institute of Town Planners, India. He appreciated the efforts made in developing Gurgaon and apprised that Gurgaon is the finest example of public private participation and has witnessed an excellent growth rate of above 68% with a beautiful skyline. However, to qualify as a Global City, the town needs to excel on many fronts because mere size of its population or growth rate can not qualify it to be Global City. He enumerated in detail, the basic indicators of a "Global City" which should exert dominance not only on particular State or Country but



Delegates deliberating in the workshop

at a global level. He appreciated the efforts made by Haryana Regional Chapter in organizing this workshop.

Sh. S.D. Saini, Chairman, Haryana Regional Chapter welcomed the Chief Guest and delegates who had come from different parts of the State for fruitful deliberations on the burning issues. Sh. Raj Vir Singh, Chief Town Planner, HSIIDC delivered the key note address and pointed out strengths as well as weaknesses of emerging Gurgaon as a Metropolis City. He particularly stressed the

precarious situation emerging out of depleting ground water resources, scarcity of electricity as Gurgaon is dependent on the State system and ribbon like development taking place upto Manesar alongwith emerging SEZ's which are spreading up to Jhajjar and Pataudi. He further emphasized the need for a regional approach in tackling the above issues.

Technical Sessions.

The inaugural session was followed by two technical sessions. The first technical session was Chaired by Sh. S.B.

Verma, EX-Chief Town Planner, Haryana. In this session Sh. S.D. Saini made a introductory presentation on the Final Development Plan of Gurgaon-Manesar Urban Complex prepared for 2021 AD and addressed the perception that the town is chaotic and disastrous. Prof. M.R. Kulkarni, Head, Urban Development Division, HIPA made a presentation on Gurgaon "METROPOLIS IN THE MAKING". He gave several valuable suggestions for planned and balanced growth of Gurgaon and stressed the need for independent Gurgaon Development Authority alongwith a technical advisory group to adopt a holistic approach towards transportation problem in Gurgaon.

Sh. K.K. Yadav, Chief Town

Planner, Urban Local Bodies Department, made a critical appraisal of Development Plan of Gurgaon and stressed for its periodical review alongwith maintaining ecological harmony.

Sh. R.C. Aggarwal Ex-Chief Regional Planner NCR chaired the second technical session and highlighted the shortcomings of the expansion proposal of Gurgaon town. This technical session was dedicated to private developers in which Sh. D.P. Singh from DLF Ltd., Sh. N.K. Sehgal from Ansals and Sh. D.N. Verma from Emmar MGF made presentations and highlighted various emerging issues alongwith deficiencies in infrastructure service especially scarcity of water, electricity, sewerage disposal, inadequate roads and lack of public transportation etc. which needs to be ensured so that Gurgaon becomes a Global City in its true sense.

Recommendations of the Workshop

1. Gurgaon is yet to near the status of Global City and it has to strive hard to reach a level where it can have a National and International dominance. This calls for an all round development in the physical and social infrastructure.
2. The linkages of Gurgaon with Delhi are limited and there is heavy load of traffic on NH-8 which is likely to increase rapidly due to the numerous SEZs coming up within Gurgaon and its adjoining areas stretching as far as Pataudi and Jhajjar. Therefore, there is a dire need

to implement the linkages proposed in the Gurgaon-Manesar Urban Complex Plan and also to explore the possibility of providing additional linkages which are very essential as the existing/proposed linkages can not meet the requirement of additional traffic load.

3. Gurgaon is characterized by leap-frog form of urban development and urban sprawl in which non-compatible land uses are existing side by side. This is also resulting into uneconomic urban development and unsystematic pattern of road net-work. Therefore, while granting licences under Haryana Act No. 8 to 1975, it should be ensured that the proposed Colony is situated in continuity with the developed area and is in a regular shape as far as possible.
4. Very often, the provision of essential services such as road, water supply, sewerage, electricity and storm water is held up due to the stay orders granted by Hon'ble Courts. Therefore, HUDA should acquire the land for these essential services under the Urgency Provisions of the Land Acquisition Act and not club the same with the land Acquisition for the residential and other sectors.
5. The natural flow of storm water from Gurgaon is through various creeks which have not been maintained in the Development Plan proposals. The natural flow of water has been restrained without keeping any local ecological conditions in mind.

Therefore, as far as possible the natural slope of land and eco-system should be maintained.

6. The Gurgaon Development Plan had to be extended to include the industrial development coming up at Manesar. This means that the whole urban agglomeration of Gurgaon with its extensions to Manesar, Pataudi and Jhajjar will surpass the existing urbanized area of Delhi. Therefore, the Development Plan of Gurgaon - Manesar Urban Complex needs to be reconsidered and augmented to take up the additional load of the development which is likely to come adjoining the planned area and also to ensure additional linkages to Delhi.
7. It was strongly felt that the Government should come up with a Urbanization Policy for Haryana which should also include the component of SEZs as at present there is no policy to integrate and regulate the same. This is resulting into imbalanced Regional Development apart from scattered uneconomical urban development.
8. The town centre of Gurgaon - Sector 29, is yet to be developed to cater to approximately 15 lac of population and the town level economic activities are being disbursed on the Gurgaon - Mehrauli road and in many of the commercial centres of residential colonies for which licences have been granted under Haryana Act No. 8 to 1975. This is resulting into

strain on the infrastructure wherever town level commercial activities are provided. There is a need to reconsider the policy regarding provision of enormous commercial activities in the residential sectors and also to ensure that the town centre of Gurgaon is developed without any further delay as adverse fall out of utilizing commercial land is being borne by the residents of various Sectors.

9. There is an urgent need to impose a condition on the licences of Group Housing Colonies making it compulsory for them to recycle at least 50% of the water which may be used for irrigation of Green and Open spaces etc.
10. The execution of NCR Canal Scheme needs to be taken up on priority to match the demand and supply of water.
11. Environment Management Plan (EMP for Gurgaon-Manesar Urban Complex as approved by the Government should be effectively implemented and monitored so as to ensure sustainability of this Urban Complex.
12. The Public Transport System is all most missing. There is need to put in place a Mass Rapid Transport System (MRTS) with Inter-Model Traffic Integration.
13. The quantity and quality of social and physical infrastructure falls far below the expectations of a 'Global City'. Therefore, there is a need to augment the same.

Demand For Town Planning Practitioners in Haryana

Background

We all know that in India, Town Planning is a comparatively new profession. During British period, the town planning works which were limited only up to the preparation of Town Planning Schemes under the Punjab Municipal Act, 1911 and performed by the Engineers of PWD Department. Before independence, there was no Town Planning School in country. Since, India was lacking town planning expertise, for planning the capital city for Punjab, Le Corbusier was invited from France. In India, the first planning school i.e. School of Planning and Architecture, New Delhi, came into existence only in 1952. Even in the Punjab Government, the Town and Country Planning Department was not in existence before 1962. All towns were developing without any planning and enforcement. This is not only the story of old Punjab only, the whole India was lacking the experienced town planners, that is why a Layout Plan prepared for a particular Model Town during nineteen sixties was copied in other towns in India for the development of Model Towns for resettlement of refugees migrated from Pakistan.

Around 1960, the PWD Dept. in Punjab Govt. realized the necessity of Town Planning experts and deputed two Superintending Engineer level officers namely Shri P.C. Khanna (a pioneer Town Planner of Haryana who retired as a member of Planning Commission of India) and Shri N.S. Lamba (a pioneer Town Planner of Punjab) for

Studying Town Planning Courses at London. On getting the said officers trained as Town Planners, a Town and Country Planning Department was created in 1962 by the Punjab Government out of the PWD Dept. In 1963, the first Town Planning Act, i.e. The Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 was enacted. Thereafter, the Govt. started declaration of Controlled Areas and publication of Development Plans under the said Act. Till 1977, the Haryana PWD Department remained the implementing agency for the Development Plans prepared and published under the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963. Later on, Haryana Urban Development Authority i.e. HUDA was created for the implementation of said Development Plans in 1977. The enactment of the Haryana Development and Regulation of Urban Areas Act, 1975, opened the new avenues for private colonizers and developers to develop their Colonies in planned way by seeking colony licences under the said Act.

In Haryana, although now, infrastructure and environment stand created for the grant of licences to develop colonies yet, planned development in private sector has not trickled down to all towns of the state due to the reason that Town Planning Practitioners are not available in the market who can give town planning consultancy to the public / developers and prepare their cases for licences etc. as per Rules. The website i.e. www.townplanning.in developed

by the undersigned, has the experience that in the absence, of licenced Town Planning 'Practitioners' the public / developers at large are being misled by non qualified practitioners and ultimately developers adopt the path of developing unauthorized colonies.

There is a difference between Town Planners who render their services in public offices / private offices and Town Planning Practitioners who set up their independent offices and render their services to the general public. Generally, the fresh Town Planners are adopting services as mode of their working whereas public is in need of Town Planning Practitioners. Even in the sphere of Multi National Companies who recruit Town Planners for performing their daily town planning works still get most of the works done through outsourcing from Town Planning Practitioners. This type of tendency is also increasing in public sector offices also. Thus demand for Town Planning Practitioners have increased manifold.

Problems Being Faced by the Public in the absence of Town Planning Practitioners.

The Real Estate Investors, colonizers, SEZ Developers and other Land Developers for different land uses requires the services of Town Planning Practitioners at the level when they conceive their projects. Conceiving of project also involve the decision regarding location of the site, which is required to be further checked by a professional Town Planner in reference to the Controlled Areas declared so far,

provisions of Development Plans applicable on the site, applicability of Urban Areas and effect of other Acts including Environmental Laws and Land Acquisition proceedings etc. In the absence of The misguided persons purchase land at wrong locations and later on when their CLU / licence cases are rejected by the Govt., the individual person / companies are hard-hit, since property deals always involve heavy expenditure. Some of the misguided influencing companies / persons who have purchased land at wrong location try to get existing laws changed which is not good for proper town development. There is also a tendency among real estate investors who purchase land at wrong location to go for unauthorized construction which is again not good for town development. The Companies and individuals are also facing problems due to non availability of Town Planning Practitioners as very few Town Planners are in Town Planning Practice.

Status

In Haryana, urban development in private sector is allowed under the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963, the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Special Economic Zone Act, 2005. All planning works relating to urban development which are taking place in private sector are required to be carried out by the Town Planning Practitioners. But Town Planning Laws of Haryana Government do not bind the private developers for getting the

services of Town Planning Practitioners for planning their projects. In the absence of aforesaid binding on the private developers, non professionals are doing planning works of sub standard quality. Moreover, due to aforesaid lacuna in the Haryana Urban Laws, Town Planning as a profession could not be developed in the state.

Remedies

(1) Creation of Statutory Backing For Town Planning Practitioners

The specialization of Town Planners can not be maintained in the absence of statutory protection. Even at present, there are numbers of cases where Town Planning matters / policies have been decided by non Town Planners. Rather up gradation of Town Planning Profession with new ideas and innovation in all planning works etc. can further be promoted only by creating congenial atmosphere for practice for Town Planners. This environment is possible only by giving statutory status to Town Planning Profession in all urban laws where preparation of Development Plans, Layout Plans, Zoning Plans and Demarcation Plans etc. are required to be submitted by private developers under following Rules of Haryana Government:-

- I. The Haryana Development and Regulation of Urban Areas Rules, 1976.
- II. The Punjab Scheduled Roads and Controlled Areas restriction of Unregulated Development Rules, 1965.
- III. The Haryana Special Economic Zone Rules, 2006.

The Haryana Regional Chapter of Institute of Town Planners, India has constituted a Professional Standing Committee for working out proposals for the promotion of Town Planning Profession for planned developments. The said committee after examining different provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, has suggested amendment in the said Act. It is also relevant to point out here that Urban Planning and Development is a multi disciplinary work. The Surveys are conducted by the Surveyors. The Development Plan, Layout Plans, Demarcation Plans and Zoning Plans are prepared by the Town Planners whereas services of water supply, sewerage system, storm water are designed by the Civil Engineers. The planning of power system and horticulture works are carried out by the Electrical Engineers and Landscape Architects respectively.

The Professional Standing Committee of the Haryana Regional Chapter suggested the amendment of Form LC-1 of the Haryana Development and Regulation of Urban Area Rules 1976 along with other technical recommendations. The para 3 of said Form LC-1 which relates to the involvement of various professionals in colony development has been recommended by the said Professional Committee as under: "3. The qualifications of the professionals responsible for the preparation of various colony documents and execution of development works are as under:--

Colony Work	Authorized professionals
Survey and Demarcation Works.	Surveyor
Preparation of Master / Development Plan, Shajra Plan, layout Plan, Demarcation Plan, Zoning Plan, Cross Section of Roads, Development Controls, supervision & furnishing of completion report.	Town Planner
Preparation of Landscaping Plans for parks, green belts, open spaces, roundabouts, road sides, natural & artificial features, supervising such works and furnishing of completion report relating to these works.	Landscape Architect
<ol style="list-style-type: none"> 1. Preparation of all service plans and supervisions for the execution of works relating thereto. 2. Preparation of specifications and designs of road works and supervisions for the execution of works relating thereto. 3. Preparation of Designs, Specifications & rough cost estimates for the development of all landscaping features, supervision for the execution of works relating thereto. Furnishing of completion report in respect of all these works. 	Civil Engineer
Detailed specifications and designs of power lines including street lighting, supervision for the works relating thereto and furnishing of completion report in respect of all these works.	Electrical Engineer

The Professional Standing Committee has also suggested to bind the urban developers to involve related professionals at each appropriate level of their action i.e. at submission of application for licences, approval of Layout Plans; approval of Demarcation Plan, approval of Zoning Plan, obtaining of completion of colony development works etc. The work of Professional Standing Committee is still on and issue wise reports would be submitted to the Chairman of the Haryana Regional Chapter, Panchkula shortly.

(2) Formulation of Rules / Code of Conduct For Town

Planning Practitioners

In order to give better Town Planning services to the public, code of conduct for Town Planning Practitioners should be formulated by the Town and Country Planning Department and it should be made binding on the part of all practicing Town Planners to get themselves registered with Town and Country Planning Department under the suggested Rules / Code of Conduct for Town Planning Practitioners.

By
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Retirement & Promotions

Sh. S.D. Saini retired from the post of Chief Coordinator Planner on 31st March, 2008 after putting in about 29 years of distinguished service in the department. Consequent upon his retirement Sh. Dilbag Singh Sihag has been promoted and posted as Chief Coordinator Planner.

Sh. Sihag has taken over the charge of CCP with effect from 12th May, 2008.

Sh. V.K. Goel has been promoted as STP and posted at HQ as STP (monitoring).

Policy decisions

The Department of Town & Country and Haryana Urban Development Authority have decided to revise the Norms & Standards for requirement of permissible space and levels of basement/floor above ground for parking of vehicles in Group Housing, Commercial Complex, IT Parks/Cyber Cities after removal of restrictions of height of these buildings. The Pre-Revised and Revised standards are given below :-

Sr. No.	Items/Standards	Name of scheme	Pre- Revised	Revised
Group Housing				
1.	ECS Per Dwelling Unit		1	1.5
2.	Permitted Levels of Basement		2	4
3.	Covered Parking		50%	75%
4.	Surface Parking		50%	25%
5.	Space for EWS Units and Utility Spaces		Nil	5%
Integrated Commercial Complexes				
1.	ECS Per 75% Sq. Metre of Total Covered Area		1	1 ECS Per 50 Sq. Metre
2.	Permitted Levels of Basement		3	4
3.	Covered Parking		75%	85%
4.	Surface Parking		25%	15%
IT Parks / Cyber Cities				
1.	ECS Per 50 Sq. Metre		1	1 Per 40 Sq. Metre
2.	Permitted Levels of Basement		3	4
3.	Covered Parking			
4.	Surface Parking			

Note:-

1. Height restrictions have been removed and building can be constructed up to any height subject NOC/Clearance from Airport Authority of India.
2. Covered parking in the basement in the as well as on the floors above ground level will not be counted towards FAR.
3. In case of the buildings having provision of mechanical parking in the basement/ upper floors, the floor to ceiling height of the basement floor may be maximum of 4.5 metres.
4. The misuse of the covered parking space will attract levy of three times the penalty of the composition fee prescribed for the excess covered area in respective category.
5. The basement can be use for air conditioning handling unit, utilities and services connected with the buildings, parking space.
6. No storage and commercial activity shall be permitted in the covered area.

Committees of Haryana Regional Chapter, Institute of Town Planners, India Panchkula-2008-09

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Chairman speaks

Dear Member,

I, on behalf of the Executive Committee of Haryana Regional Chapter of Institute of Town Planners, India thank you for giving us a chance to serve the profession through Haryana Regional Chapter during the year 2008-09. The earlier Executive Committees have accomplished excellent job of completing the magnificent building in a very short time and making it operational. The chapter building is quoted by the ITPI as an example of Quality, Economy, Efficiency and Transparency in construction. This gigantic task could have been possible with cooperation of all of you. This is a matter of pride for each of us. I would like to place on record my gratitude and appreciation for the teams who have made it possible and brought us laurel by their selfless service and dedication. I hope coming generations of Town Planners will remember their seniors who have created a Home for them away from their Homes.

Dear members, this Monument is also a temple of learning, disseminating Town Planning education and professional values. I have received a number of queries from serving officers in engineering departments, requesting for imparting education in Town Planning by arranging lectures and study material for the preparation of Associateship Examination of Institute of Town Planners, India and for making it a centre of examination too. I would appeal to all of you to ponder over this important issue and help the Committee to chalk out a strategy for this professional cause.

The chapter is striving for adding state-of-the-art facilities in the building. The Auditorium is one such facility. The infrastructure is being created to be utilised for spreading awareness about Town Planning and its values for the posterity and to add vibrancy to the chapter. You will appreciate that the building and infrastructure of this scale and magnitude, require a large amount of funds which will have to be generated by each of us by making sincere efforts. With this objective in mind, I have made an appeal on 29.05.2008 to all those who are engaged in Urban Development in the state and circulated it to all the officers of the department, with the request to use their good offices for getting the donations. I hope every member / Town Planner will deploy all his energies for this cause.

As you are aware the Haryana Regional Chapter, has arranged a Workshop at Gurgaon on 21.06.2008 on the theme "Gurgaon: Planned Global City – A Myth or Reality" which was attended by most of us and all the stake holders. The Workshop proved a great success. The observations and recommendations made by the Workshop have been forwarded to the Government for consideration for implementation to make Gurgaon truly a "Global City".

The chapter will endeavor to arrange more Workshops, Seminars and Congresses in the time to come. The holding of North Zone Congress of ITPI at Panchkula in the newly furnished Auditorium is also under consideration of the chapter. Your active and enthusiastic participation in the activities of the chapter will be a perennial source of Energy, Inspiration and Encouragement for us.

Finally, I would request the Hon'ble members / Town Planners to come forward to provide wholehearted support & cooperation in the every activity of the HRC and interact freely by giving their valuable views to further enhance the stature of Haryana Regional Chapter as symbol of Professional Excellence and Competency in the country.

With best wishes for the coming festival season.

S.D. Saini
Chairman HRC

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