

## Functioning of City Planning



City Planning Department

Ahmedabad Municipal Corporation

## **State-Gujarat**

Gujarat is one of the most developed state in India. The state is capable with vast reserves of mineral and characterized by high industrialization. It features high rate of GDP growth and contributes almost 20% to India's overall industrial output. Power, construction and trade contribute a major share to the prosperity of the state.

Gujarat, with its mission to make itself a vibrant place to live and work, has been implementing several structural reforms in the recent past. With its growing industrialization, presently, the state is all set to achieve an exponential growth curve. To facilitate such economic growth, increasing needs of the people for better quality of life and to cater the growing trade through the hinterland, the state has also drawn an infrastructure road map and intends to develop a world class infrastructure to sustain the rapid pace of economic growth. Gujarat has experienced a rapid rate of urbanization in last four decades.

### **About Ahmedabad**

Ahmedabad is the largest city in Gujarat in terms of population as well as in area. Ahmedabad is also the seventh largest metropolitan area and third fastest growing cities of India. Looking at its growth rate and rapid expansion, there is an urgent need to reconsider and redirect the development and growth patterns in the next decade. Ahmedabad, since its foundation has been a critical political and economic center of Gujarat and western India. During 16<sup>th</sup> century to 18<sup>th</sup> century Ahmedabad was the major hub of trade and commerce. Under the British rule, it became home to numerous textile mills, being known as "Manchester of the East".

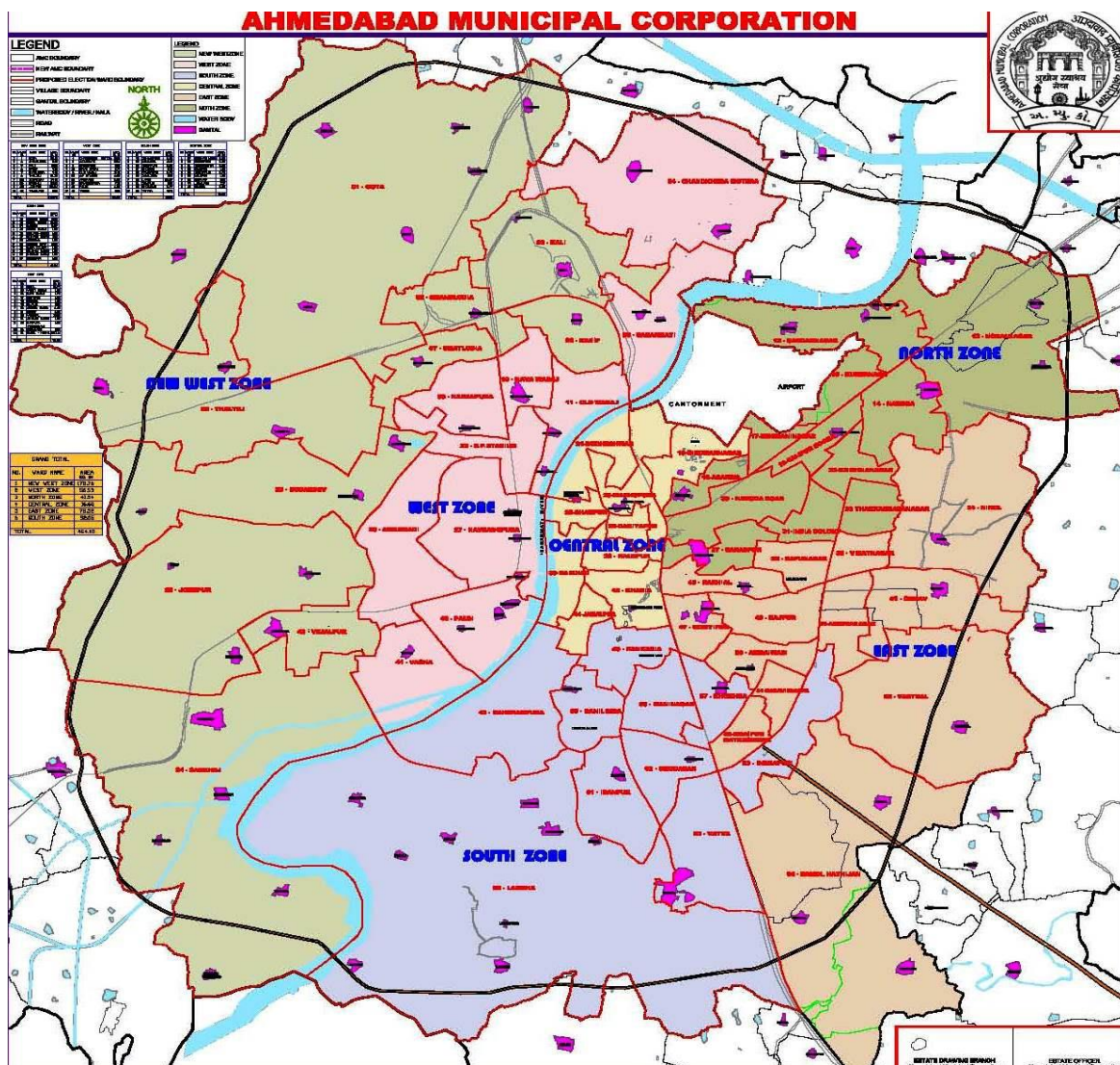
### **Ahmedabad Municipal Corporation (AMC)**

Ahmedabad Municipality was established as Ahmedabad Municipal Corporation in July 1950 under the **Bombay Provincial Municipal Corporation Act (BPMC)** The AMC area was divided into 43 wards and 5 zones, namely Central, North, South, East, and West covering an area of **190 sq. km** prior to year 2008. Spatial distribution of the population

within the city over the decades shows that up to 1981 most of the new population added to the city was concentrated within the old AMC limits itself, especially in the Eastern part.

Expansion of the peripheral areas began in the 1980s and has continued since then earlier only the Eastern parts and particularly the Eastern periphery registered faster growth rate, but since 1980s even the Western periphery has grown rapidly. In the year 2008, around 180.01 sq. km area had been added on the Western side of the city and 79.66 Sq. km area had been added on the Eastern side of the city, which made the total area of the city to 450(466)Sq. km. This 450(466) sq. km area of AMC is consist of 6 zones i.e. 64 wards.

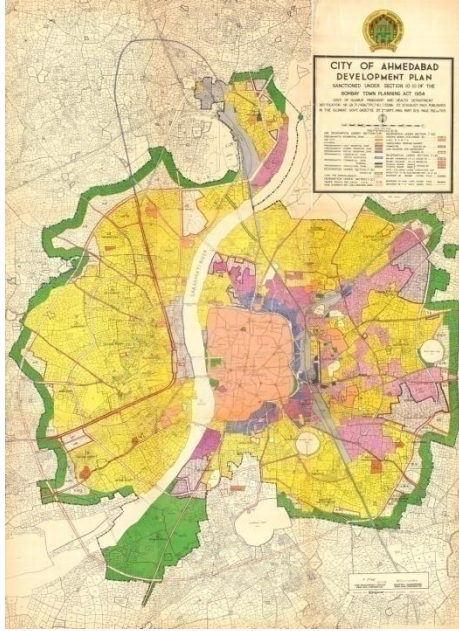
**Map - Ahmedabad Municipal Boundary with zone boundary**



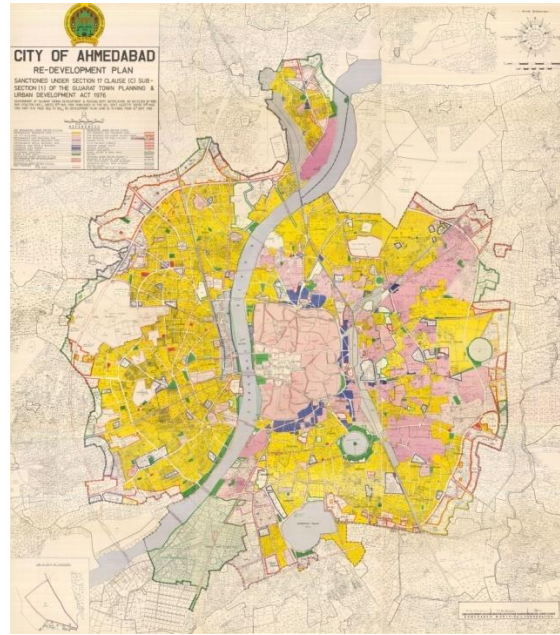
## **Past Planning Efforts**

The Bombay Town Planning Act, 1915 mainly provided for the preparation of Town Planning Schemes (TPS) for areas in course of development within the jurisdiction of local authority. Under this act 11 TPS have been prepared amongst which the 1<sup>st</sup> TPS was the Jamalpur scheme in 1920. Due to the rapid industrial growth coupled with increasing level of urbanization during mid-century, the need for an integrated urban development was felt. The need to have a planned development within the whole of municipal limits led to the enactment of the Bombay Town Planning Act, 1954. This act came into force from 1<sup>st</sup> April 1957. The concept of preparation of Development Plan (DP) within the limits of the Local Body was introduced for the first time in the 1954 Act as the main planning instrument, retaining the TPS for implementation of the DP. Under this act 20 TPS were prepared; also the first Development Plan was prepared in the year 1965 for the Municipal limits of Ahmedabad.

The State of Gujarat as it exists today was formed on 1<sup>st</sup> May 1960. It was realized that the preparation of DP for areas confined within the Municipal boundary would not meet the challenges of urban development since the urban growth knows no boundaries. It was felt that if planning activities are undertaken in a more rational and scientific basis with reference to development of areas which are not necessarily restricted to the areas within the jurisdiction of local authorities, it will be possible to create better conditions. It was, therefore, considered necessary to replace the aforesaid Act by a more comprehensive legislation. Thus a more comprehensive planning legislation was enacted titled as "The Gujarat Town Planning and Urban Development Act, 1976" which came into force from 1<sup>st</sup> February 1978. Under the effect of this act, AUDA got its first Sanctioned Development Plan in the year 1987 and the same was revised for the first time in the year 2002.



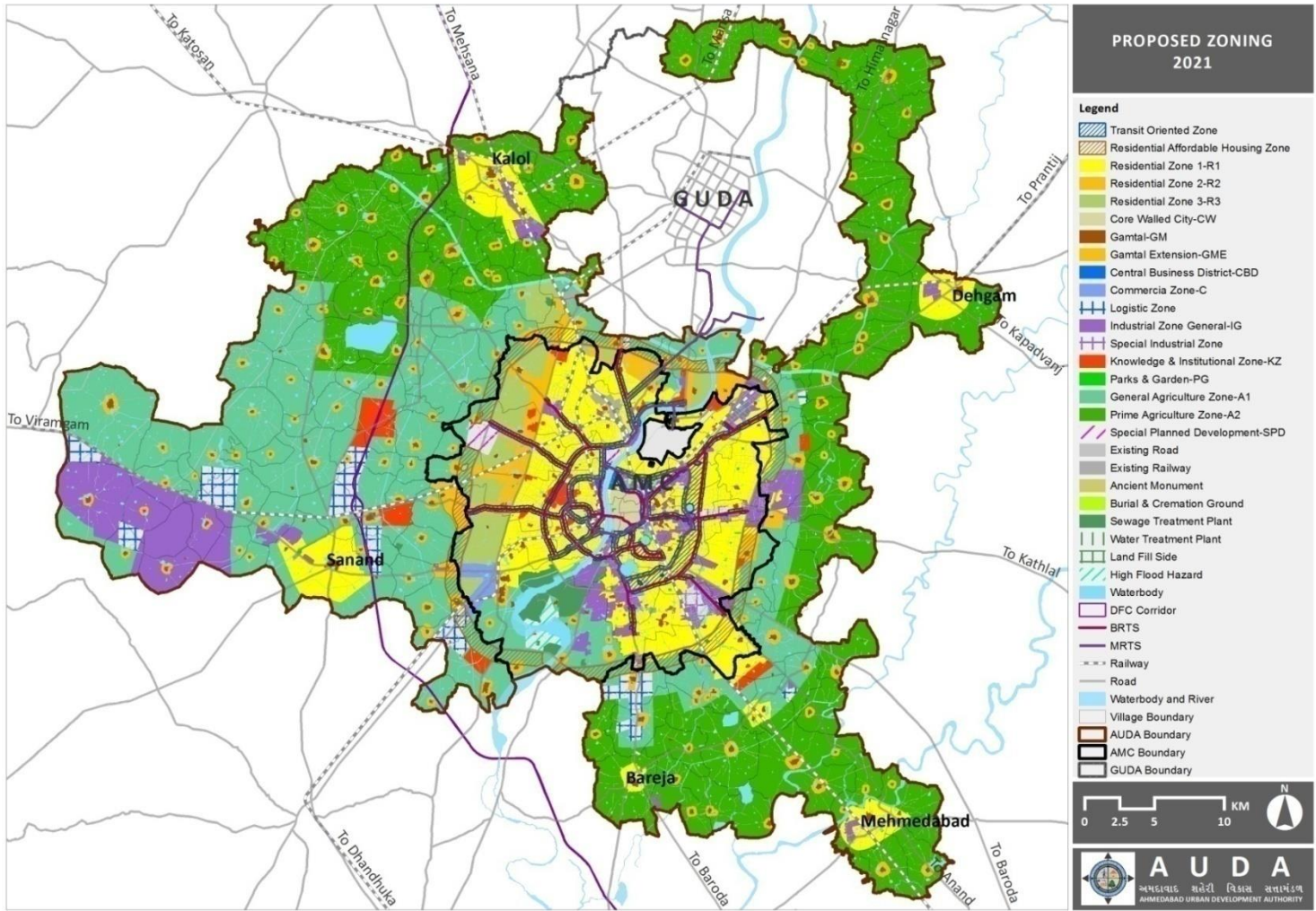
**Sanctioned D P 1965**



**Sanctioned D P 1983**

- ***AMC prepared its Principal DP in the year 1965 and revised it in the year 1983.***
- ***AUDA prepared its Principal DP in the year 1987 and revised it in the year 2002***
- ***Amc and AUDA jointly prepared their second draft revised DP in 2012***

# Second draft revised DP in 2012



|

## **Bombay Town Planning Act**

- Bombay Town Planning Act, 1915 (for T.P. Schemes only)
- 1917 to 1953 – 13 town planning schemes prepared
- Ahmedabad declared Municipal Corporation In 1950
- Bombay Town Planning Act, 1954 (for DP & T.P. Schemes for Municipal areas)
- First Development Plan was prepared by AMC in 1965 under Bombay Town Planning act-1954
- From 1954 to 1976 - 31 town planning schemes were prepared

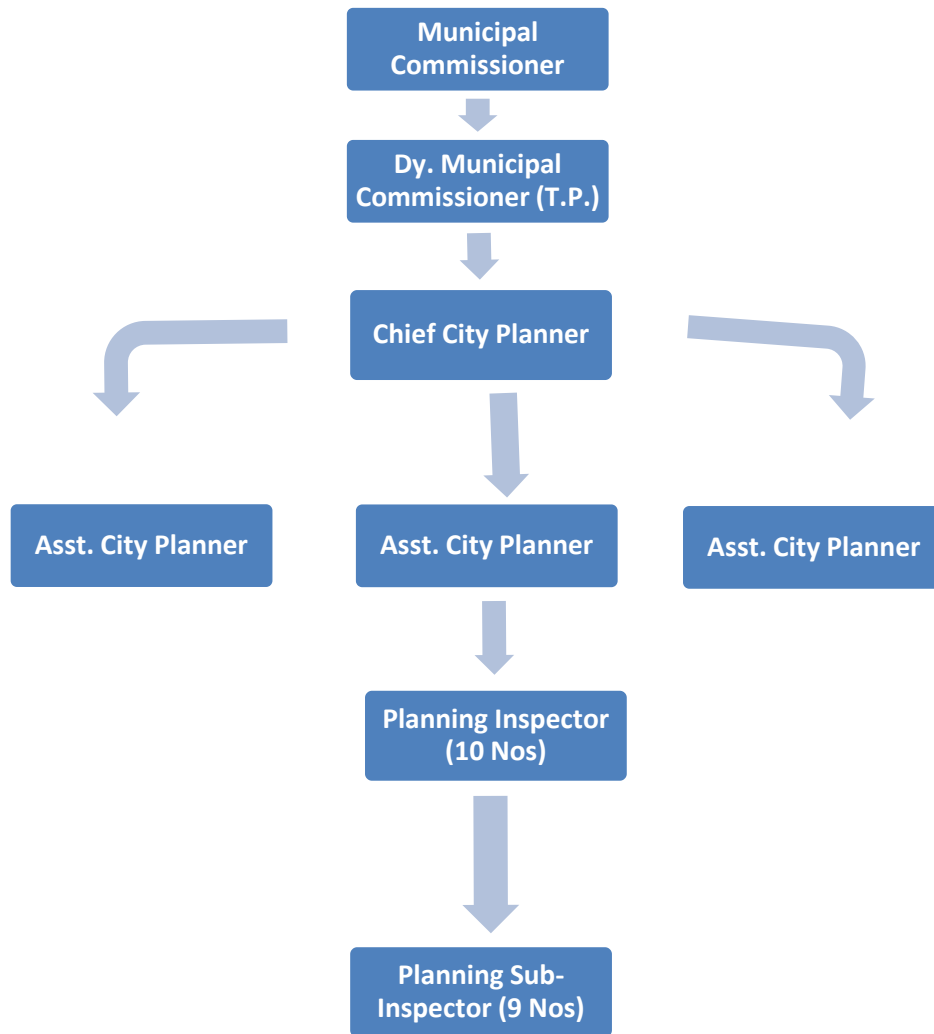
## **The Gujarat Town Planning & Urban Development Act**

- The Gujarat town Planning and Urban Development Act was introduced in 1976
- Under this act ,powers were delegated to prepare development plan to Urban Development Authority
- AUDA in Feb 1978 Emerged as a Planning Authority (including AMC and Nagar Palikas)

## **T P Scheme - Objectives**

- To create habitable environment & sustainable development.
- Develop the area according the development plan land use by Sectorial planning.
- Utilisation of natural topography for the development.
- Each plot to be provided with proper access and having regular shape and size.
- Provide road network.
- To create uniform street pattern with hierarchy.
- To preserve and develop natural water bodies.
- To provide space for physical and social infrastructures like Garden and Open Space, School and Play Ground, Civic Center and Parking.

## Organizational Set Up For City Planning Department





## Functioning of City Planning Department

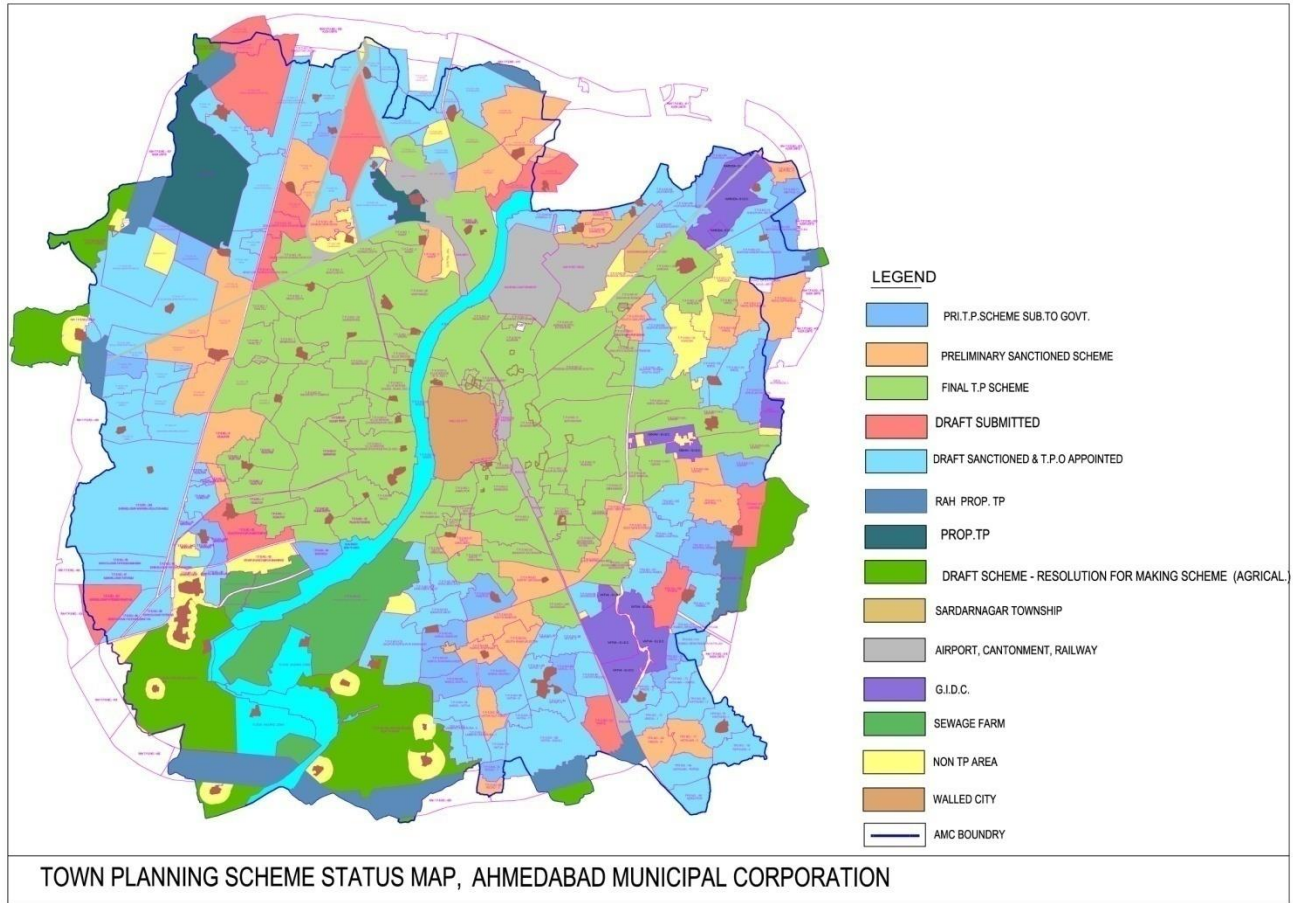
- Preparation of new town planning schemes.
- Consultation to the TPO for various T P Schemes.
- Opinions are given for development in Non T.P. areas.
- Variation, if required for final TP schemes.
- Variation in Development plan. (Associated with AUDA).
- Opinions regarding development permissions in various stages of T.P. Schemes.
- Opinions regarding areas previously known as GREEN BELT area.
- Opinions regarding betterment charge in various T.P. schemes.

Whole area of AMC is delineated into **222** Town Planning Schemes. Till November, 2014 out of **251** TP Schemes **69** are final sanctioned, **35** are Preliminary sanctioned, **17** TP Schemes are preliminary submitted for sanction, **79** are draft sanctioned, **12** are submitted for draft sanction to the Govt.

There are **2** T P Schemes which are ongoing(i.e.tps 66a and 221) while another **3+4** T P Schemes (i.e. TP Schemes 45A, 123, 124 and 84c,96,92 and 93) are under preparation process and **1** T P Scheme for Agricultural Zone (Sewage Farm Land)to be prepared.

# Planning Efforts

## Areas under T P Schemes



### Status of T P Scheme

No.	Status of T.P.S. Scheme	No. of T.P.Scheme		
		Old Limit	New Limit	Total
1	Final	47	22	69
2	Preliminary sanctioned	14	21	35
3	Preliminary Submitted	10	7	17
4	Sanctioned Draft Scheme	29	50	79
5	Draft Scheme Submitted to Govt.	0	12	12
6	Refused	1	3	4
7	Draft Scheme Under process	0	3	3
8	Owners meeting	0	2	2
	For Other than Agriculture	0	1	1
<b>TOTAL</b>		<b>101</b>	<b>121</b>	<b>222</b>

For newly proposed RAH and GME zone areas in the Draft Development Plan 2021 and areas remaining Non t p Areas, T P Schemes shall be prepared after the approval of Draft Development Plan 2021

### Vision 2021

Town Planning is the mechanism that enables the development of area in a planned and organized manner. Therefore it is essential that whole area of AMC should be delineated with TP Schemes.

The goal of City planning department is to get entire area within AMC to be covered under T.P.Schemes and get all such T P Schemes finally sanction from the Govt.

## **Goals of City planning department**

- Digitization of Town Planning Schemes
- Computerization of Town Planning Schemes Award (“F-Form”)
- Link up all the above data in such a way that even a common man can download the details of his land/Final plot from AMC web site.
- Auto generation of notices necessary to be issued for execution of T.P.Scheme and recovery of net demand / incremental contributions under the provision of The Gujarat Town Planning & Urban Development Act, 1976.
- To assist the zones to implement the Town Planning Schemes.
- Ward area plan to be prepared for balanced growth of all the zones and find the gaps in the implementation of various projects