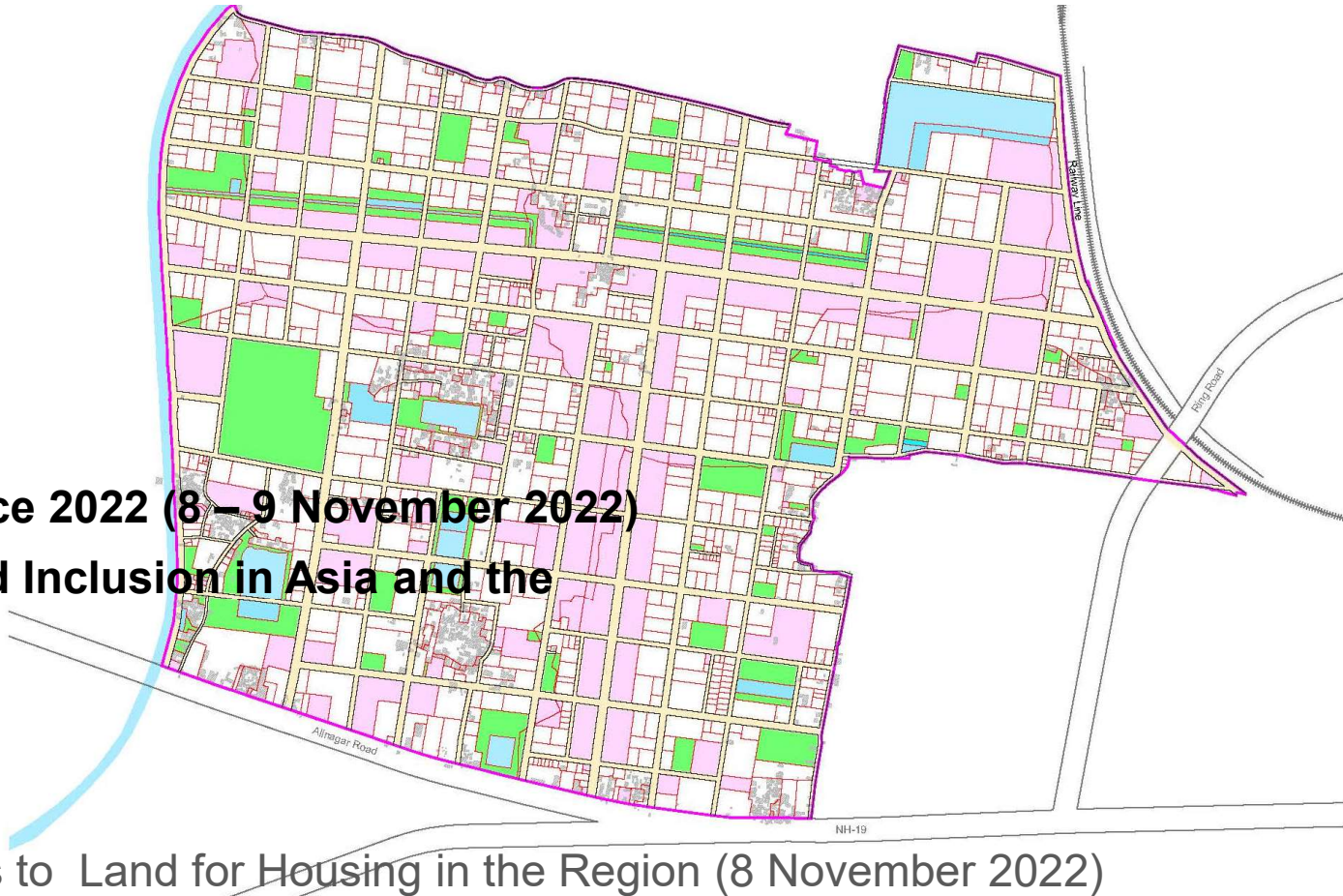


# Town Planning Schemes and Other Planning Instruments to Create Affordable Housing, INDIA

**1st Asia-Pacific Housing Conference 2022 (8 – 9 November 2022)**  
**Housing Futures for Resilience and Inclusion in Asia and the Pacific**



Technical Session 2: Enabling access to Land for Housing in the Region (8 November 2022)

*Miss Shirley Ballaney, Architect – Urban Planner*

# Contents

- A Introduction
- B Town Planning Schemes, Gujarat
- C Residential Affordable Housing Zone, Development Plan, AUDA 2021
- D SPARSH Housing, Union Territory of Dadra Nagar Haveli, Diu and Daman

# A Introduction

The presentation discusses a few policy and planning instruments that will allow the cities to access land for affordable housing in an efficient and sustainable manner

Three instruments:

1. Town Planning Schemes, Gujarat
2. Residential Affordable Housing Zone, Development Plan, AUDA 2021
3. SPARSH Scheme for Labour Housing

## B Town Planning Schemes, Gujarat

Town planning schemes are a form of *land readjustment* extensively practiced in Gujarat.

They are distinctive from '*land pooling*'.

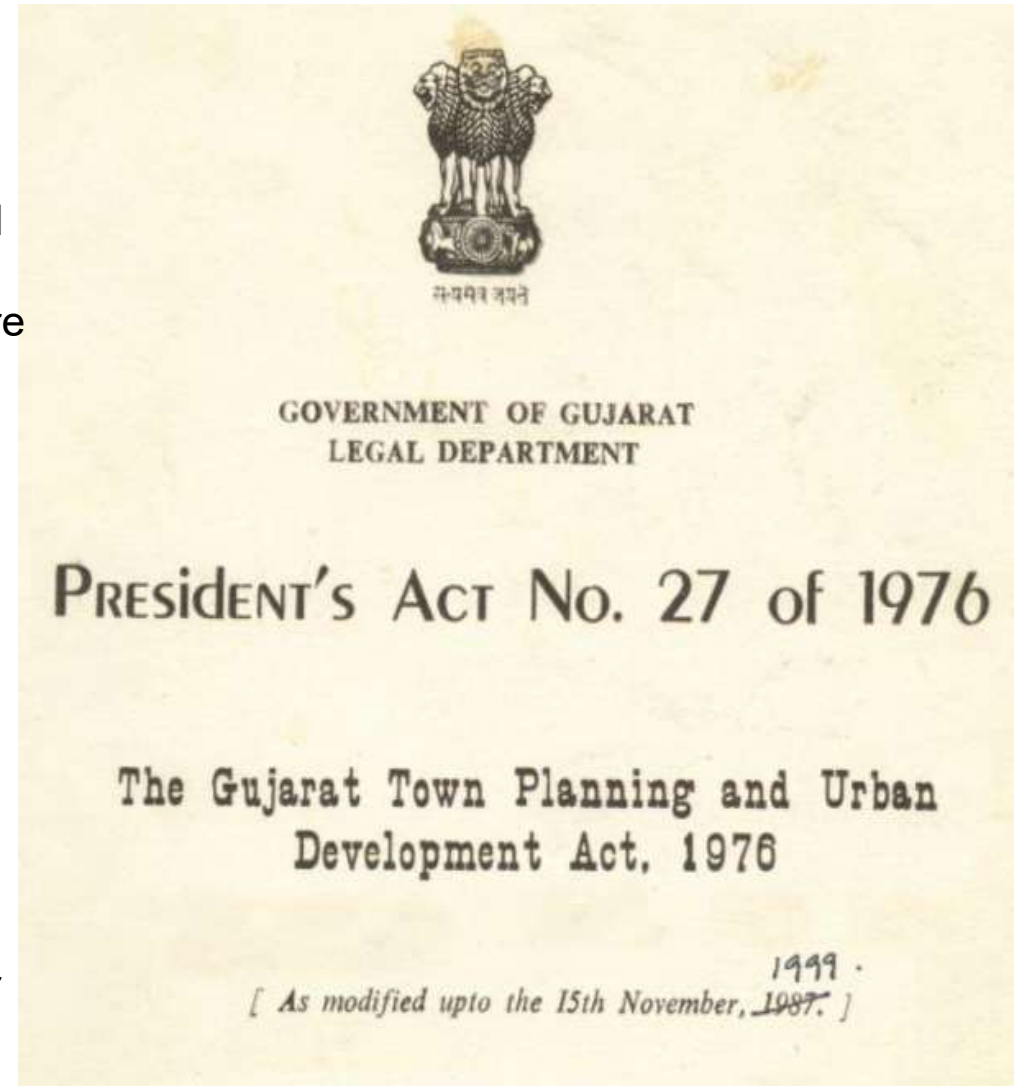
Land readjustment is a method of assembling land where land that belongs to different landowners is assembled for the purpose planning and providing physical & social infrastructure by the local government / public agency. Land ownership continues to be with owners till the Scheme is finalized in stages.

Land pooling is method of assembling land wherein the land ownership is transferred to the government agency that is responsible for implementing the scheme. Ownership of new plots is transferred to original landowners after planning and servicing.

Town Planning schemes backed by legislation – Gujarat Town Planning and Urban Development Act 1976 and its Rules.

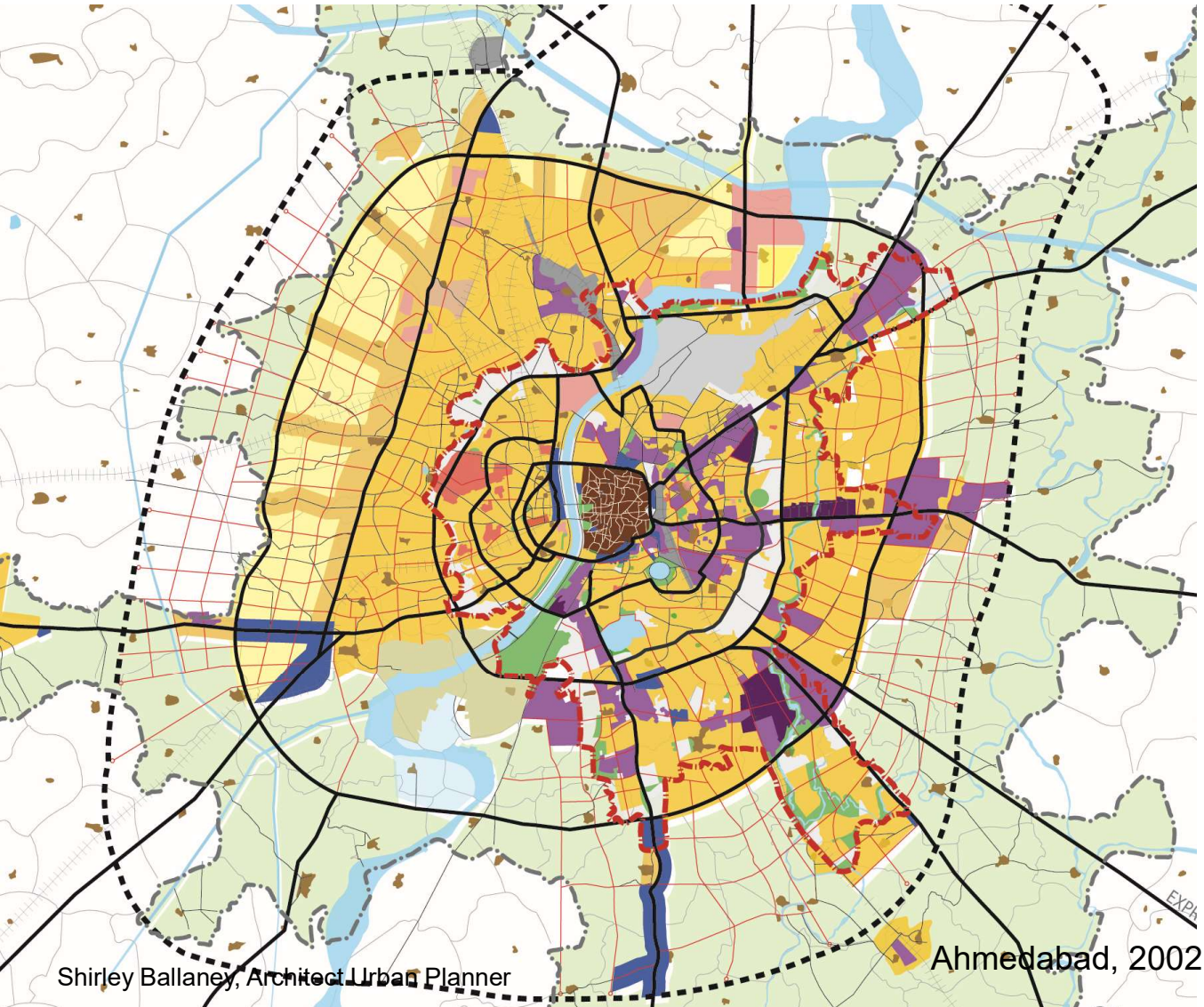
It is now being taken up in other states in India rapidly, most states in India are introducing the legislative provisions in their urban planning acts.

Shirley Ballaney, Architect Urban Planner





## B Town Planning Schemes, Gujarat



Two stage planning process  
Step 1 Development Plan for the city

### Key features

- strategic city-wide plan
- delineation of new growth areas
- delineation of city level infrastructure
  - roads
  - water supply
  - drainage
  - ....
- development regulations

## B Town Planning Schemes, Gujarat



Two stage planning process  
Step 2 Town Planning Schemes for portions of the city

The Town Planning Schemes are determined in the Development Plan  
An area of approximately 100 to 1000 hectares is taken up for detailed planning

Key features

- sequence of detailed planning predetermined
- Detailed infrastructure
- Land reconstitution / readjustment
- Appropriate land for neighborhood streets, public amenities
- Appropriate / capture a portion of land value increase to finance Infrastructure



# B Town Planning Schemes, Gujarat

Lands are 'Assembled together' for Planning



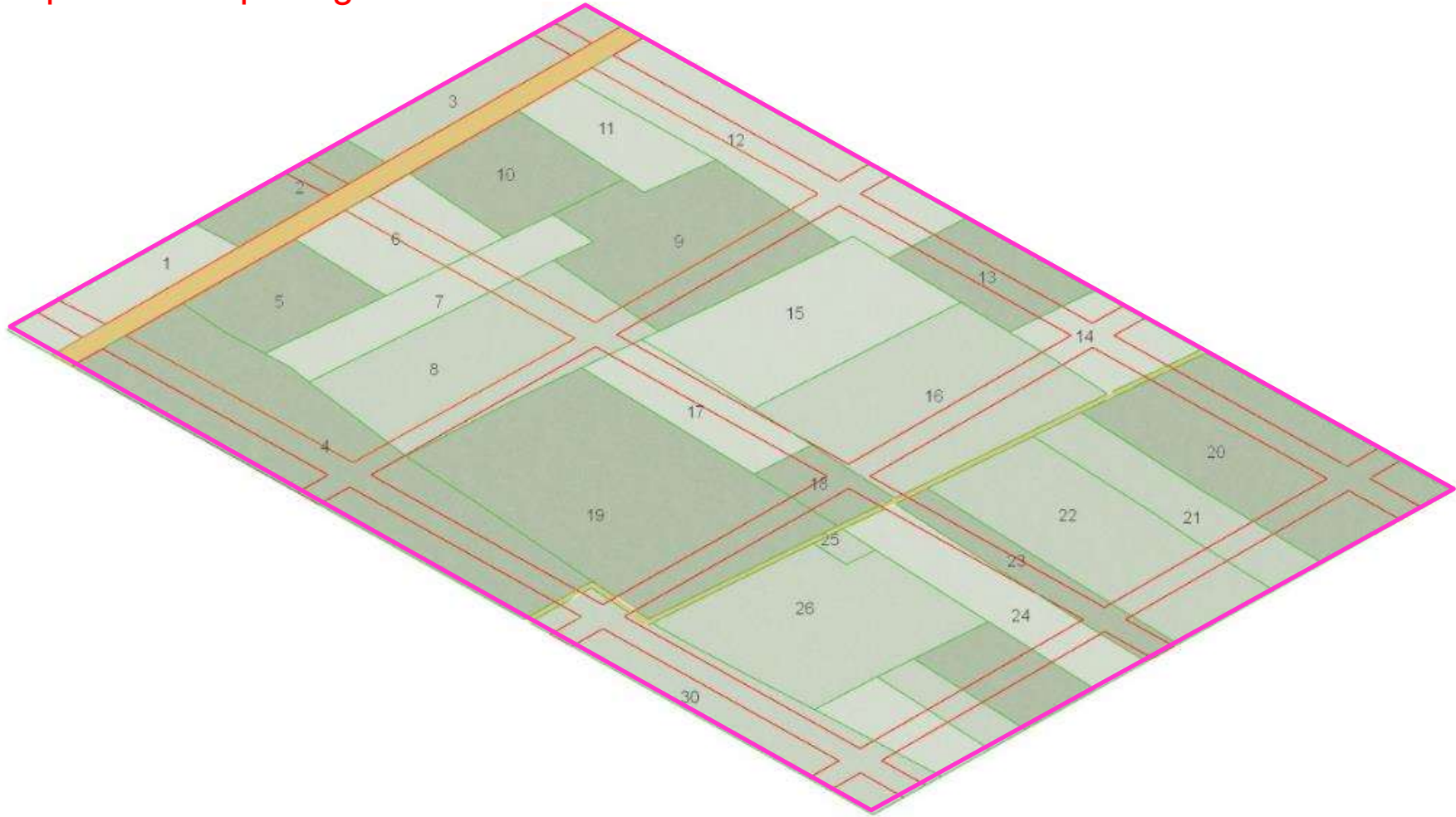
A town planning scheme is a process by which a group of separate land parcels are notionally 'brought/assembled' together, largely done in green field areas.

Ownership remains with them / only for planning / they can do their current activities.

Shirley Ballaney, Architect Urban Planner

# B Town Planning Schemes, Gujarat

Plan is prepared – All plots get Road Access



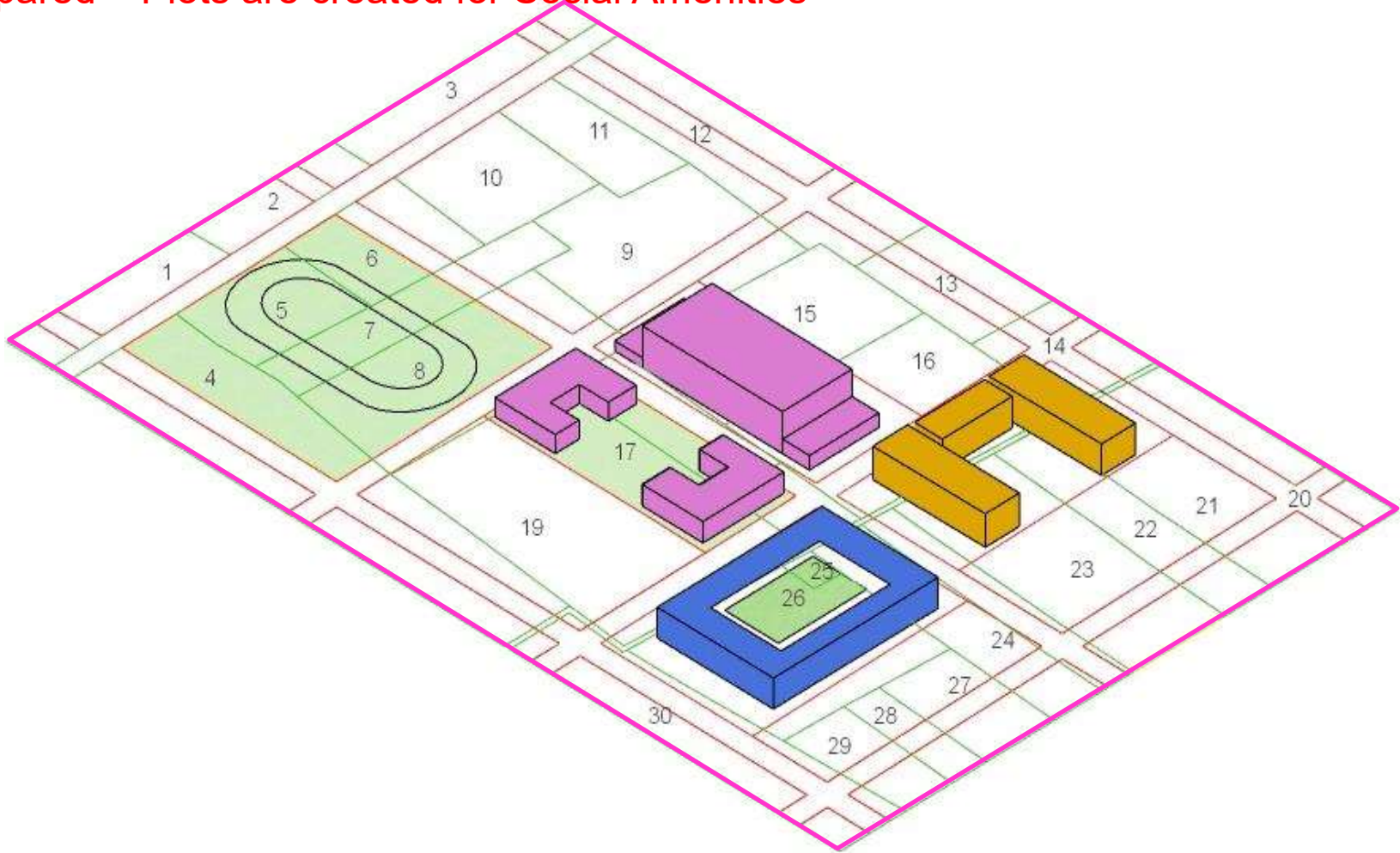
A planned layout is prepared for the entire area in way that every land parcel gets road access.

Shirley Ballaney, Architect Urban Planner



# B Town Planning Schemes, Gujarat

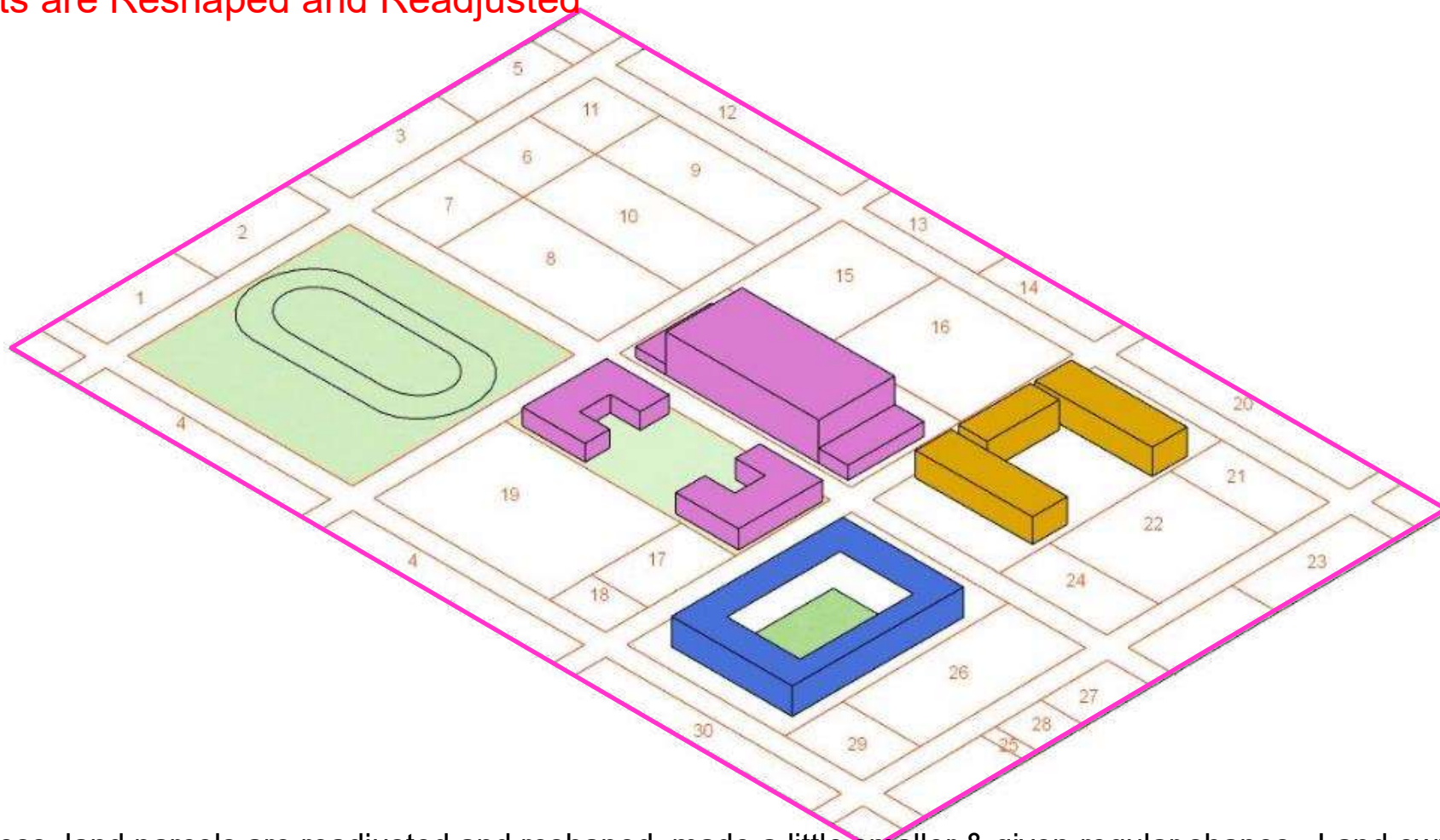
Plan is prepared – Plots are created for Social Amenities



Some parcels are provided for social and physical infrastructure.  
Shirley Ballaney, Architect Urban Planner

# B Town Planning Schemes, Gujarat

Land Plots are Reshaped and Readjusted

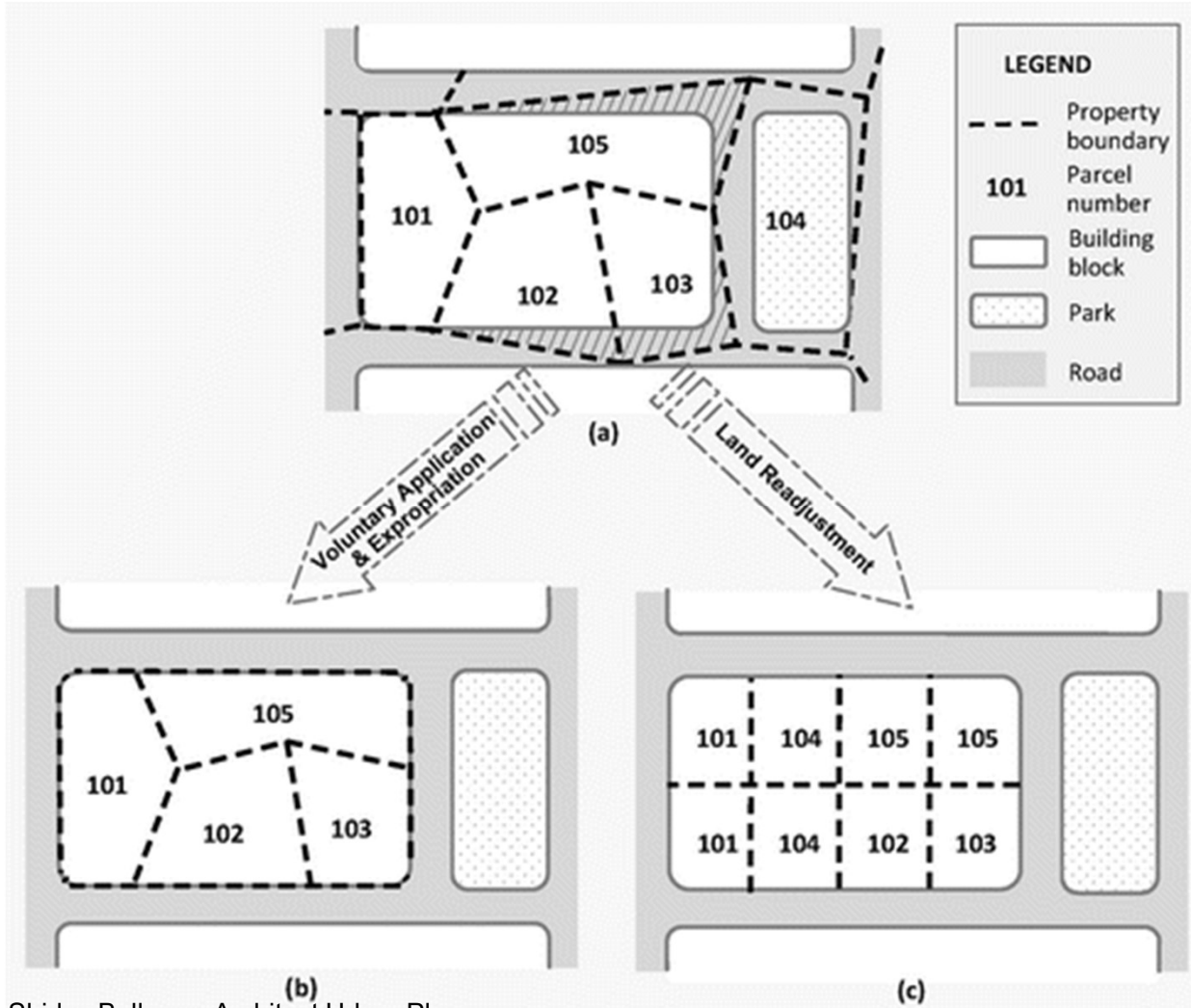


In this process, land parcels are readjusted and reshaped, made a little smaller & given regular shapes. Land owners contribute land to the scheme amenities in equal proportion.

Shirley Ballaney, Architect Urban Planner

# B Town Planning Schemes, Gujarat

## Owners Contribute Land for Infrastructure and Amenities



Shirley Ballaney, Architect Urban Planner

In the Town Planning Scheme process, the owners retain a portion of their plot and contribute some land voluntarily to the scheme for roads and amenities.

Here land is contributed by all together in the same proportion at one time resulting in better use and efficient development.

Planning Authority in turn plans the area and provides all infrastructure services.



## B Town Planning Schemes, Gujarat

People are involved at All Stages of the Process



The plan is made involving the land owners / farmers – roads, plot locations and shapes, amenities location etc

Several rounds of consultation by Authority, Officials

Shirley Ballaney, Architect Urban Planner

## B Town Planning Schemes, Gujarat

Plan is Finalized, Approved by State, Implemented



Modified Draft TPS plan is sent to State Government for sanction.

The State Government may suggest some changes and then approve.

Shirley Ballaney, Architect Urban Planner



## B Town Planning Schemes, Gujarat

Area Develops in a Planned Way, Land Values Increase!

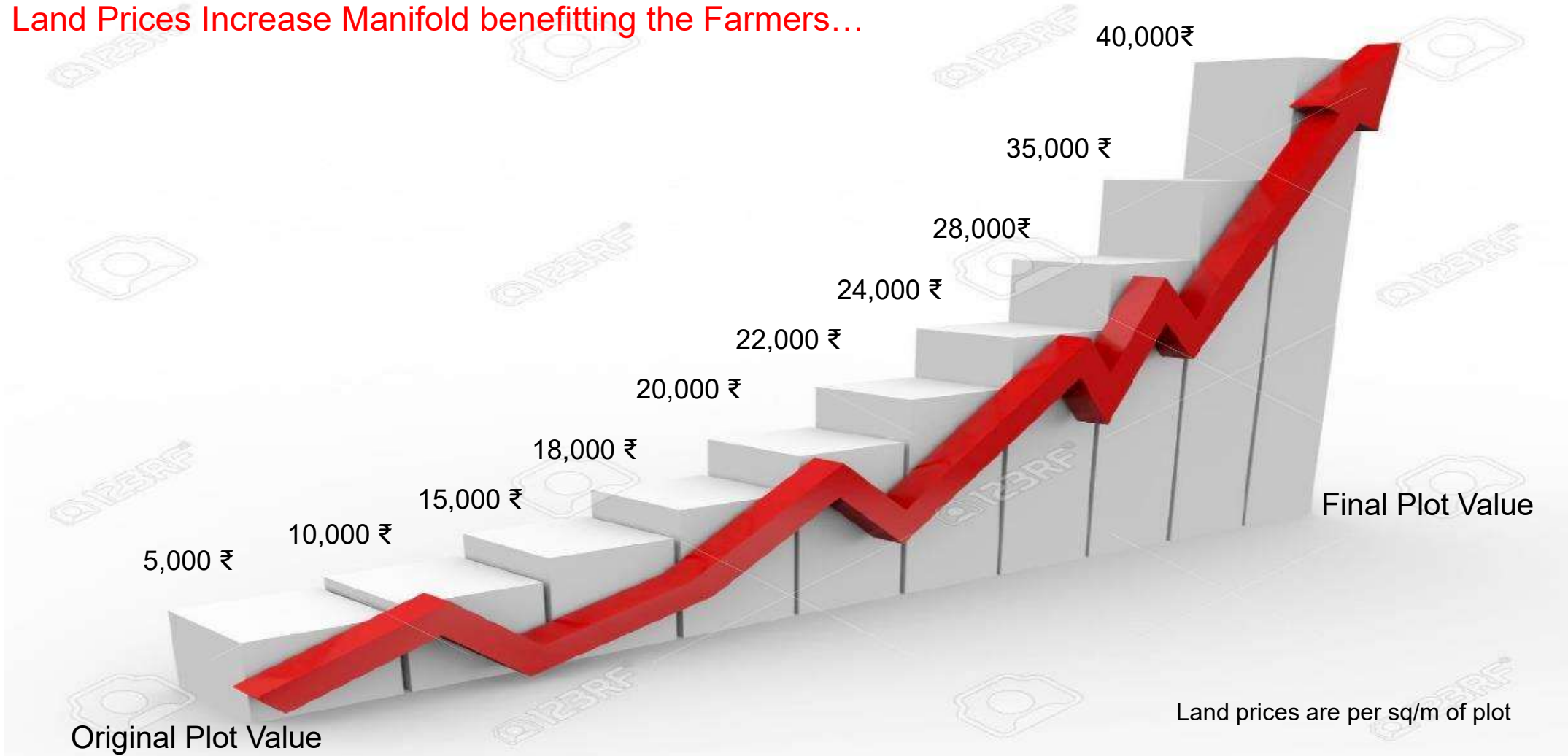


All land owners benefit from the increase in land values due to provision of infrastructure and planning.  
Shirley Ballaney, Architect Urban Planner



# B Town Planning Schemes, Gujarat

Land Prices Increase Manifold benefitting the Farmers...

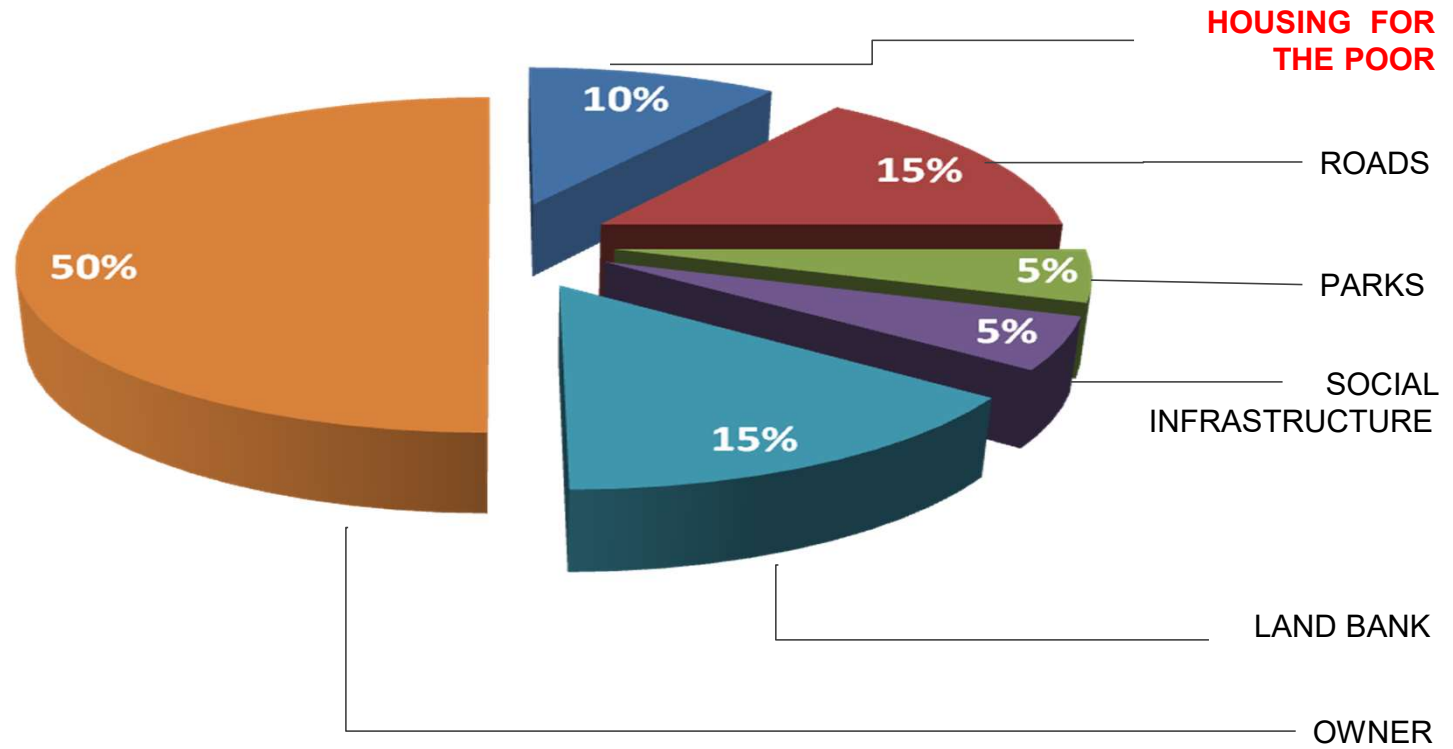


There is a manifold increase in land values of developed land over time..

Shirley Ballaney, Architect Urban Planner

# B Town Planning Schemes, Gujarat

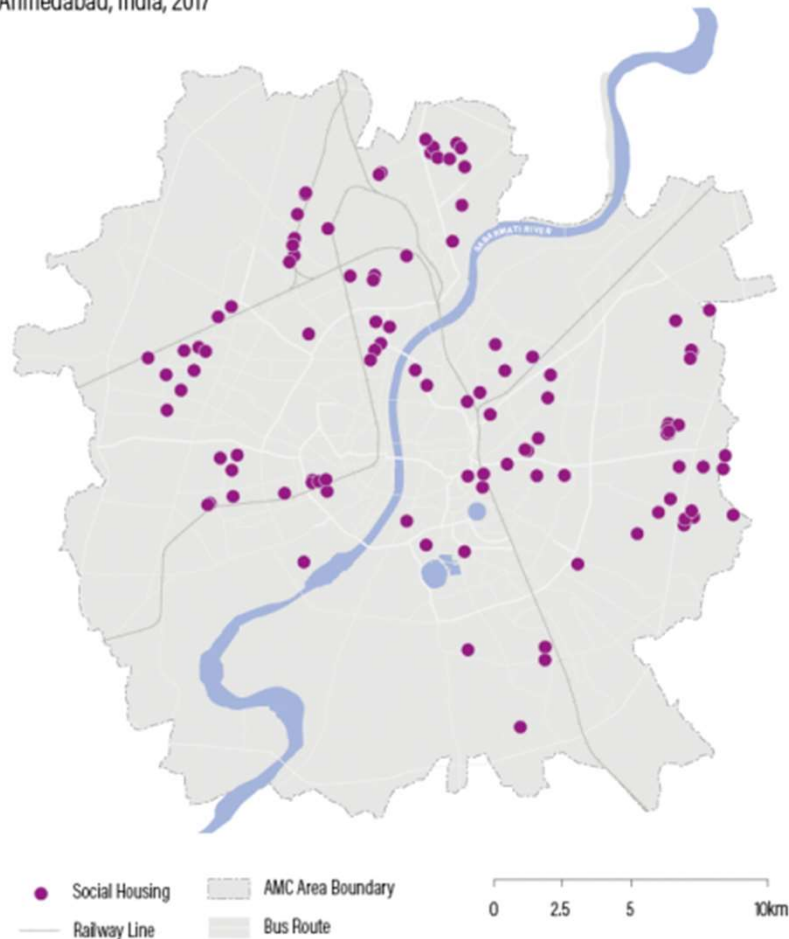
Appropriation Provisions in the GTPUDA



As per Section 40 (3) (j & jj)

# B Town Planning Schemes, Gujarat

Social Housing Build Through Town Planning Scheme  
Ahmedabad, India, 2017



Owing to the TPS in Ahmedabad, social housing plots are well spread across the city - giving greater access to jobs, services and amenities for residents and reducing the costs of reaching new developments with services.

Plots for EWS are used to provide housing units support under various Government schemes for housing and relocate / rehabilitate people on account of large scale urban infrastructure projects necessary for the city such as the metro, riverfront etc.

About 88,000 new dwelling units have been constructed.

Source: Ahmedabad Municipal Corporation's  
2017 housing department data

 WORLD RESOURCES INSTITUTE

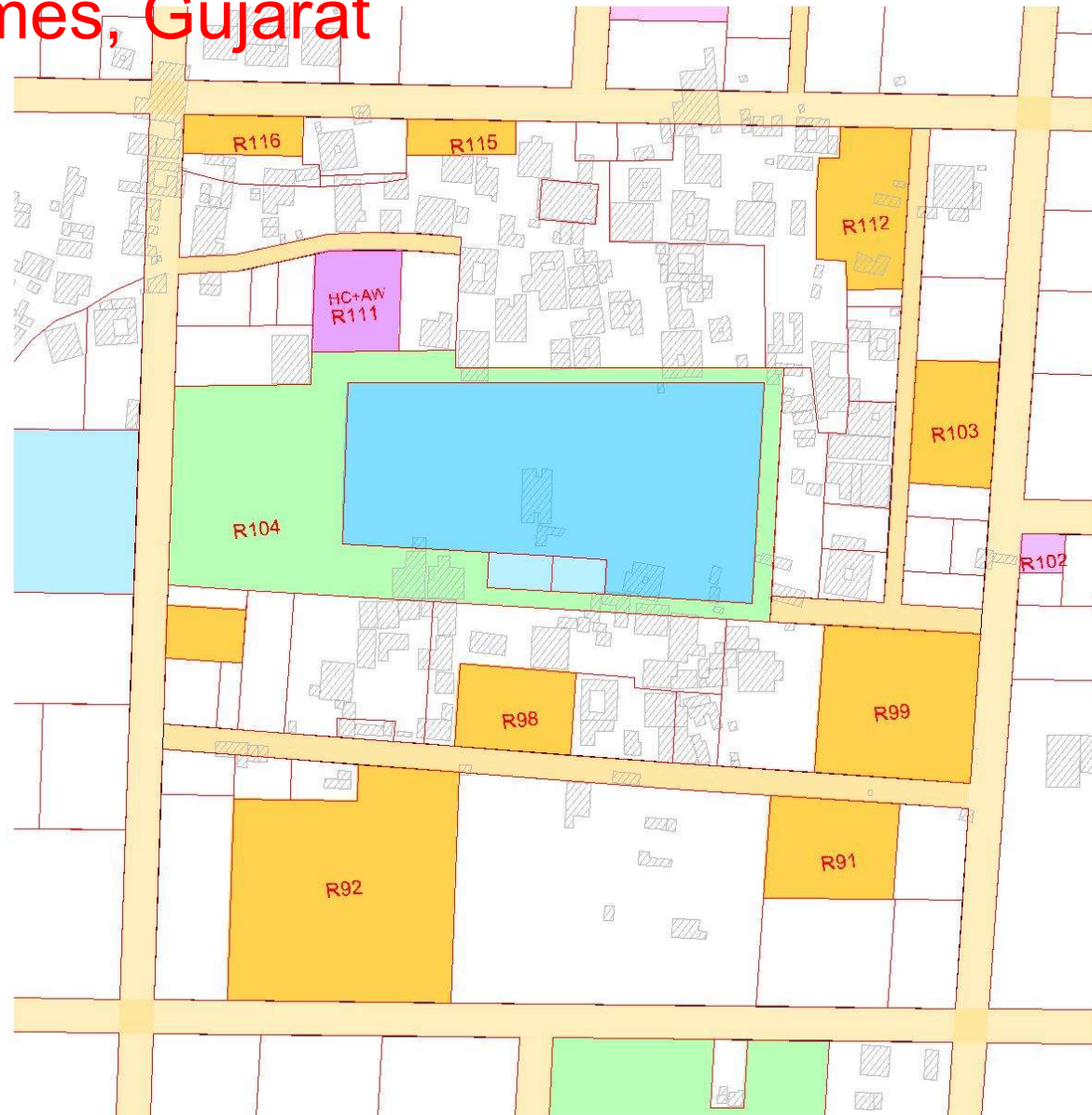
Shirley Ballaney, Architect Urban Planner



## B Town Planning Schemes, Gujarat

Built up on village settlements is accommodated

EWS plots and some amenity plots nearby which will promote future redevelopment





# B Town Planning Schemes, Gujarat



Inclusive...



# C Residential Affordable Housing Zone, Development Plan, AUDA 2021

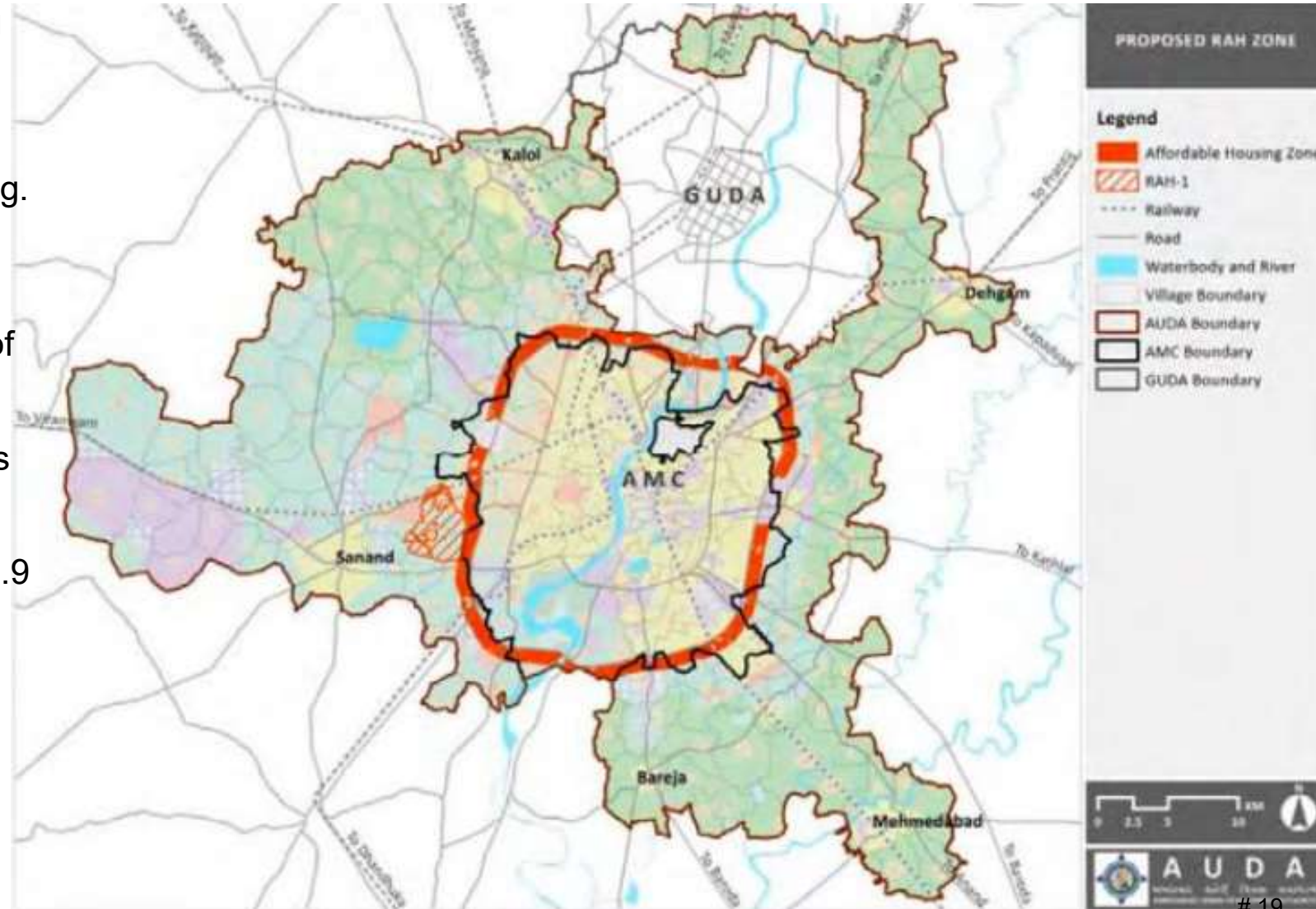
Residential Affordable Housing Zone is delineated in the Development Plan of Ahmedabad, 2021 to enhance the supply of affordable housing.

It is a 1 km wide stretch on the outer side of SP Ring Road covering around 81.49 sq.km of land area.

Permissible housing unit size is less than 90 sq m.

Zone FSI :-1.8 (Permissible), 0.9 (Chargeable)

Total 2.7 FSI





# C Residential Affordable Housing Zone, Development Plan, AUDA 2021

## New Development In RAH Area



Around **1152** No. of Projects sanctioned till now generating **2 Lakh** Residential Affordable housing units in RAH Zone.

## D SPARSH Housing, Union Territory of Dadra Nagar Haveli, Diu and Daman

Scheme for Promotion of Affordable Rental Smart Housing (SPARSH) for industrial labour.

Put forward by the Union Territory of Dadra & Nagar Haveli, Daman and Diu in the aftermath of COVID for the migrant industrial labour.

The UT areas have a large industrial base owing to tax concessions, cheap power and a conducive environment. As a consequence of this there is large migrant labour from states of Uttar Pradesh, Bihar, Madhya Pradesh, West Bengal etc.

With no options for affordable housing, the workers are compelled to live in illegally constructed chawls which are congested and lack infrastructure. .

The proposed scheme aims to incentivise the private sector to redevelop some of these, construct new such housing with conditions that about two thirds of it is rental housing. A minimum of unit size is fixed and a bonus FSI / FAR of 50% in addition to the zone FAR / FSI is granted. Further the residents are given a rental subsidy too.

# Thank You

**Shirley Ballaney, Architect Urban Planner, Ahmedabad**

**Contact Information:**

**Ph: 9825609349; email: [shirleyballaney@yahoo.com](mailto:shirleyballaney@yahoo.com)**