QUALITY IMPROVEMENT PROGRAMME

Joint Venture By

M.C.G.M. PEATA

Venue – F/South Ward Conference hall
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Inaugural Presentation

By
Shri. H.A. Kale
Assistant Commissioner, F/South Ward
PLAYERS IN THE GAME OF URBAN GROWTH

ARCHITECTS, TOWN PLANNERS & OTHER PROFESSIONALS

LAND OWNERS/DEVELOPERS

DEVELOPMENT PLAN & DEVELOPMENT REGULATIONS

LOCAL GOVERNMENT, & OTHER PARASTATALS (SRA, MMRDA, ETC)

SQUATTERS

UNPLANNED URBAN GROWTH

URBAN GROWTH

PLAYERS IN THE GAME OF URBAN GROWTH
For new MMC SE / AE
& new or fresh PEATA Members

Development Plan
D C R Circulars
UD Notifications
Various Acts

Self-Study
Interaction
Group discussion
Seminars / workshops
Self-improvement

Knowledge of above Implementation
Interpretation
Emerging Issues in BP / DP

1. GIS
2. Auto plan
3. One-window system
4. Changing regulations
5. External impact-CRZ, Environment
6. Revision of DP
7. Refresher Training.
8. R.T.I. Act
9. Anti – Malaria measures
10. Identification of buildings to be pulled down.
Why Training

• Training is a planned program undertaken to improve employee knowledge, skills, attitudes and social behavior so that the performance of the organization improves considerably.

* DP / BP work is different from routine civil engineering work.
## Continuing Education

<table>
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<th>Term</th>
<th>Definition</th>
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<tr>
<td>Training</td>
<td>Process of imparting specific skills.</td>
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<tr>
<td>Development</td>
<td>The learning opportunities designed to help employees grow.</td>
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<tr>
<td>Education</td>
<td>Theoretical learning in classrooms.</td>
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Q.I.P. need = Standard Performance – Actual Performance

Benefits of QIP
To improve job knowledge & stalls at SE/AE level.
Improve the morale of SE/AE.
Help you interpret & implement DP/DCR provisions.
Help create a better image.
Reduce time lag in getting approvals.
Contribute to the growth of the city, & ultimately
Sense of achievement, satisfaction, self-esteem
Q I P Philosophy

1. ‘In the search of excellence, there is no finishing line’.

2. ‘Learning is like rowing upstream, not to advance is to fall back’.
Objectives of Planning

(1) To make the city a better place for living and working by removing deficiencies and increasing facilities for the same.

(2) To improve the economic health of the city.

(3) To create a new image of the city which will inspire its occupants.
A Development Plan is prepared to ensure that the right land is used for the right purpose and that the availability of land for all future needs of community is safeguarded.
City Development Plan

(a) Land Use Zoning;

(b) Proposals for infrastructure development such as new roads, road-widening, junction improvements etc., land use oriented proposals for water supply and drainage;

(c) Proposals for conserving / enhancing the quality of the environment.

(d) Reservation of lands for various public purposes to make good current deficiencies and meet needs which may arise in the future, such as schools, hospitals, gardens, playgrounds etc.; including lands which may be required by government or semi-government agencies; and

(e) Provisions for development control to ensure that all future development is orderly and healthy.
‘We shape our buildings and thereafter they shape us.’
- Winston Churchill

‘We shape our cities and thereafter they shape us.’
- Dr. Jairaj Phatak
In India, the Constitution lists urban development as a State subject. The general process followed is that at the macro level, a regional plan is prepared for large urban agglomerations or potentially urbanising zones. At the next level is the Development plan for a single urban local body. This sets the agenda of how land would be used in the city in the next two decades and reserves lands for various public purposes. DP is aided by the development control rules that prescribe the manner in which development would be regulated. At the third level are town planning schemes for parts of the city.
Land Use Zoning

Zoning involves the division of the city space into separate compartments / zones so that there is a certain degree of homogeneity to each zone. Zoning can thus include the provision of density zones of Floor Space Index (FSI) zones, building height zones, and land use zones. The word zoning is normally however understood to mean land use zoning. In this sense it indicates the allocation of separate areas or blocks of the town space for distinctly separate categories of land use such as residential, commercial, industrial etc.
Laws Relating to City Planning & Management

1. Land Acquisition Act, 1894.
2. UL(C&R)A, 1976 (now scrapped)
3. MMC Act, 1888
   Section 61(aa) planning for economic and social development.
4. Slum Act, 1971
5. MRTP Act, 1966

The XII Schedule under 74CAA

1. Urban Planning including town planning.
2. Regulation of land use and construction.
Post – Planning Stage

Once a city development plan has been sanctioned and becomes effective for controlling, promoting and guiding the growth of the city, two types of actions are necessary – enforcement and implementation. These are not mutually exclusive actions; both are necessary simultaneously if the objectives of city planning are to be fully realized.
Enforcement

*Enforcement is a passive action.* It consists of ensuring that private development falls in line with the plan provisions, both with respect to the land uses proposed and the building code requirement i.e. the development control rules enshrined in the development plan. Enforcement mainly involves controlling future development, through development control rules and the land use zoning provisions of the plan. Development control is thus a passive tool for securing the plan objectives.
Implementation

Implementation involves positive action in order to translate the plan proposals on the site for the promotion of orderly growth. This would include the construction of new roads, widening of existing roads, laying out water mains and drains, acquisition of the land as suggested in the development plan for various social amenities and other purposes and using the land for these purposes. *Implementation is the direct and active tool for securing the plan objectives.*
Town Planning

1. Voluntary land pooling is substituted by compulsory (conceptual) land pooling, only because it is difficult for several owners of adjoining lands to come together voluntarily and agree about the formula for cost and benefit sharing. The municipal role in this process is that of an agent and a facilitator.

2. Ensures that every owner makes the same sacrifice of land for securing planned development.

3. The recipients of unearned increases in the value of their land due to development undertaken by the municipality share this increase with the municipality.
Why Development Control?

Development Control can be viewed as an *intervention by the government in the affairs of an individual to ensure the greater good of the community at large*.

“Before there existed any control over the use and development of land, landowners were free to use their land in any way they wished. *Today*, most societies require not only that this freedom be restricted for the public good, but also that the use to which land is put should be determined by the long-term interests of the community as a whole rather than as a consequence of the incidence and spread of individual land ownership.”
Tools for Development Control

• An efficient development control system with clearly spelt out regulations;

• Police powers and powers for urban planning;

• An appropriate enforcement authority empowered to enforce development controls and make appropriate decisions.
Development Control

a. Zoning
b. Standardised Building bye-laws
c. Permission, application, grant or refusal for development required
d. Enforcement
e. Development Charges
f. D.C.R. (FSI, open spaces, height, parking, fire requirements, setback, free of FSI, min plot areas, access, exemptions, CC, OCC, BCC, zone-user, 33-7/9/10, etc)
Control of development and use of land included in the Development Plan

43. Restrictions on the development of land.
44. Application for permission of development.
45. Grant or refusal of permission.
46. Provision of DP to be considered before granting permission.
47. Appeal
Unauthorised Construction

An important consequence of preparing unmanageable Development Plans for cities is the large-scale incidence of unauthorized construction. Unauthorised constructions differ from encroachments. Encroachments are on somebody else’s, often governments land.

In unauthorized construction, the owner is in possession. He, however, carries out the development without obtaining the necessary permission under the Development Control Rules.

The Maharashtra Regional and Town Planning Act, 1966 has made effective provision against unauthorised constructions in the following sections.
“52. Penalty for unauthorised development for use otherwise than in conformity with the development plan. (Imprisonment for a term which may extend to three years)

53. Power to require removal of unauthorised development.

54. Power to stop unauthorised development.

55. Removal or discontinuance of unauthorised temporary development summarily.

56. Power to require removal of unauthorised development or use.”
RESPECT PEATA

P – Perseverance
E – Enlighten
A – Assiduous
T – Track Record
A – Articulate

Regards
Shri. H.A. Kale
Assistant Commissioner, F/South Ward