

PLANNING OF PUNJAB:

URBAN AREAS; Redevelopment, Rehabilitation, Renewal, Informal Trade, Service Centre, Commercial Centres & TDR use.
Public, Private, Partnership (PPP)
Zonal, Subzonal, Special areas & Plans of Important Cities

RURAL AREAS; Development of Villages along with Empty areas / depressed areas / backward areas with the system of Growth centres, Growth points and Basic villages

With Revolution and not Evolution

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CONTENTS

1. Accumulated problems	03
2. Most wanted activities	05
3. Institute of Governance of Infrastructure	10
4. Development of Villages	19
5. Preparation of plans	24
6. High Power Committee to Plan and Coordinate	35
7. Maps of some Districts	40
8. Out line proposals of Garh Mukteshwar	46-57

1. Accumulated problems

- 1.1 Negligible attention on MRTS and limited attention to circulation system.
- 1.2 Less provisions of commercial (wholesale & retail) spaces; out of that hardly 25% were developed.
- 1.3 Planners never thought that so much parking would be required & now the norms for Commercial use is (**3 ECS**) for 100 SM. This needs redevelopment of most of the commercial areas of Cities.
- 1.4 Non development and creation of Focal Points made less attention / attraction and therefore less development.
- 1.5 Negligible importance to Informal Commercial Sector, Weekly markets, HAATS, Service Centres, Repair Shops, Patriwalas, Hawkers etc.

- 1.6 Non sanction of building plans in villages & Unauthorised colonies due to short sightedness. This made Public dissatisfied resulting mostly unauthorized constructions.
- 1.7 Non existence of transparency between the Public at large State and Local Govt.
- 1.8 Trunk Infrastructure lacks every where, not due to lack of resources in the country but due to improper planning, lack of attention at National, State and projects level.
For this an “**Institute of Governance of Infrastructure**” including courses for ministers, MP’s, MLA’s & members of Local Govt. and Village Panchayats is proposed to be started.
- 1.9 Ecological balance along rivers, canals, barrages, dams and forests, wild life sanctuaries have to be retained and brought.

- 1.10 Limited 'Distance education' therefore pursue IGNOU to start a Branch of the Main University (large centre) in NOIDA Sector-62.
- 1.11 Growth Centres (Primary, Secondary & Tertiary activities); Growth Points (Primary & Secondary activities) and Basic Villages (Primary activities) should be planned, developed and spaces constructed upon.
- 1.12 Emphasize development from Empty areas/ Depressed areas/ Undeveloped areas / mountainous areas / forest areas to create a balance between development of urban & rural areas
- 1.13 Achievements of the last 5 years should be noted specially of Infrastructure and in future, proper discipline should be maintained for which Institute of Governance of Infrastructure is required.

2. MOST WANTED ACTIVITIES

2.1 System of MRTS

- i. In all M. Cities it is a must and therefore give maximum priority. For this, create a Seed Capital of Rs.500 Crores at the State level.
- ii. Public (Centre & State), Private (On BOT basis) and Public at large (Users) partnership (PPP) basis. Part of the return from commercial use and ticketing on self sustained basis.
- iii. Intensive use and incentives should be made applicable to areas within 500M on either side of MRTS but after charging a sizeable betterment levy.
- iv. For this an independent Ministry or Department of the State Govt. should be constituted and acted upon.
- v. Start from the cities of the NCR, Lucknow, Kanpur, Allahabad, and Agra.

2.2 Parking

- i. Required for large, medium & small size trucks; buses; cars, 2&3 wheelers, cycles & slow moving vehicles.
- ii. Required spaces would be @ 2.5 ECS per 100 SM of all land uses & in future no building should be constructed against the norms.
- iii. Parking would be below the ground (1& 2 levels), Surface & multi level with mechanized lifts, which take an area of 17 SM/ECS.
- iv. Parking could be done in parks by keeping lower levels for parking & upper for park.
- v. Parking should also be below play grounds of Schools too.

2.3 Circulation system

- i. National & State Highways – prediction of 20 years.
- ii. Roads of 30M and above – State T&C.P.Deptt., all Dev. authorities and HB's would provide details.
- iii. ROB, RUB, Cloverleaf's, Tunnels etc. For this prediction of next 10 years should be taken.
- iv. Workshops, Terminals & Queue shelters for buses along with communication facilities.
- v. Service Workshops for different types of vehicles.
- vi. Terminals can have provisions of 'Economy Class of Hotels'.
- vii. 'Street furniture' which includes name given ahead should be paid full attention.

- a. Proper Street lights.
- b. Trees along with tree guards along roads, foot paths, water bodies etc.
- c. Location maps and street numbering.
- d. Hoarding only at proper places of suitable designs.
- e. Painting of roads after every six months.
- f. Sitting benches at suitable places.
- g. Public conveniences with drinking water facilities at suitable points on BOT basis.
- h. Railing along deep drains.
- i. Garbage bins at suitable places.

2.4 Trunk Infrastructure

- i. It needs Studies at National and Inter State levels & then to formulate proposals.
- ii. Water lines with Treatment plants
- iii. Sewer lines with Disposal plants
- iv. Storm Water Drains of small, medium & large sizes.
- v. Solid Waste Management – for this an Act may be there.
- vi. Power – Maximum attention on Generation, Transformation, Distribution & marketing.
- vii. Prepare 10 years plans, broken in to two Five Year Plans, then annual plans for 3 years along with detailed project reports on various components of Trunk Infrastructure.

2.5 Informal Sector (Commercial)

About 50% of commercial units in retail & wholesale are Informal.

- i. These are small shops of 2, 4, 6, 8, 10 & 20 SM of general merchandise, fruits and vegetables, car, scooter, cycle repair shops & Others. These are situated on foot paths, incidental open spaces along Storm Water Drains etc.
These are on daily basis, weekly basis and on special events.
- ii. Village Haats
- iii. Patriwalas & Hawkers.
- iv. Shops in front of P. & S.P. buildings & Govt. offices.
- v. Police booths with Telecommunication system.

2.6 Creation of Focal Points (Pilgrimage / Religious Centers, Historical Places, large parks; Ecological Belts, Disney Lands, Forests, Wild Life Sanctuary.

All these places have to be seen in respect to:

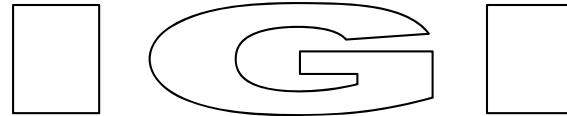
- i. Air, rail & road connections with suitable Street furniture ,
- ii. Tourist accommodation of different economy categories,
- iii. Health facilities including Solid waste management,
- iv. Parking facilities of different type of vehicles,
- v. Shops of different types at various locations,
- vi. Display of exhibits, museum, historical events

All existing & proposed tourist places (some names given under) would be studied and seen with reference to above points.

1. Agra, 2. Allahabad, 3. Ayodhya, 4. Etawah, 5. Chunar, 6. Gorakhpur, 7. Fatehpur Sikri, 8. Mathura, 9. Lucknow, 10. Kannauj, 11. Varanasi, 12. Ram Nagar, 13. Brij Ghat, 14. Jhansi, 15. Vrindaban, 16. Chitrakoot, 17. Meerut

**Institute of Governance of
Infrastructure inc. (6 months
course) for Ministers, MP's;
MLA's & Members of Local Govt.
& Panchayati Raj.**

Institutes of Governance of Infrastructure



Keys of Governance



PINJAB

**To bring Excellence and Professionalism in Governance
Research, Development & Integration in
KARMA, GYAN, BHAKTI & RAJ
Courses of Computers, Management & Governance (26)**

Gyan



Karma



Bhakti



**R & D Integrated Yoga &
Education System
Key / Force**



Raj (Governance)



Brahma

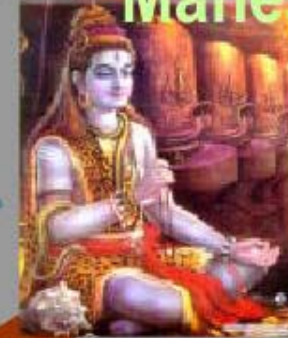


Karma



Vishnu

Gyan



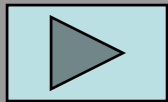
Mahesh



Bhakti

Integrated
Yoga

Raj



GOD OF GOVERNANCE

IGI

IGI IGI

IGI



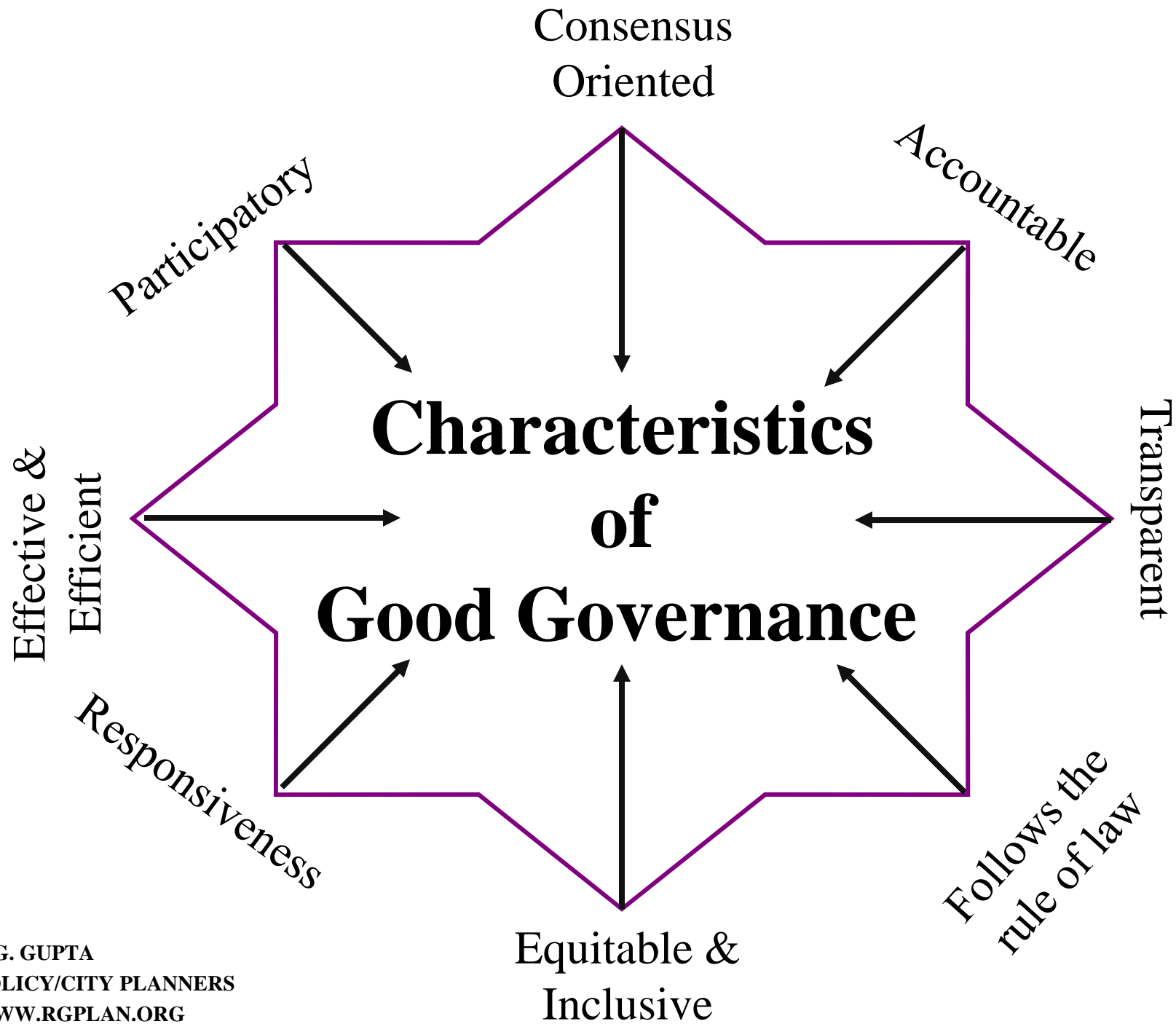
3.1 SUPER ADMINISTRATION

Process of decision-making, its implementation & feed back in time.

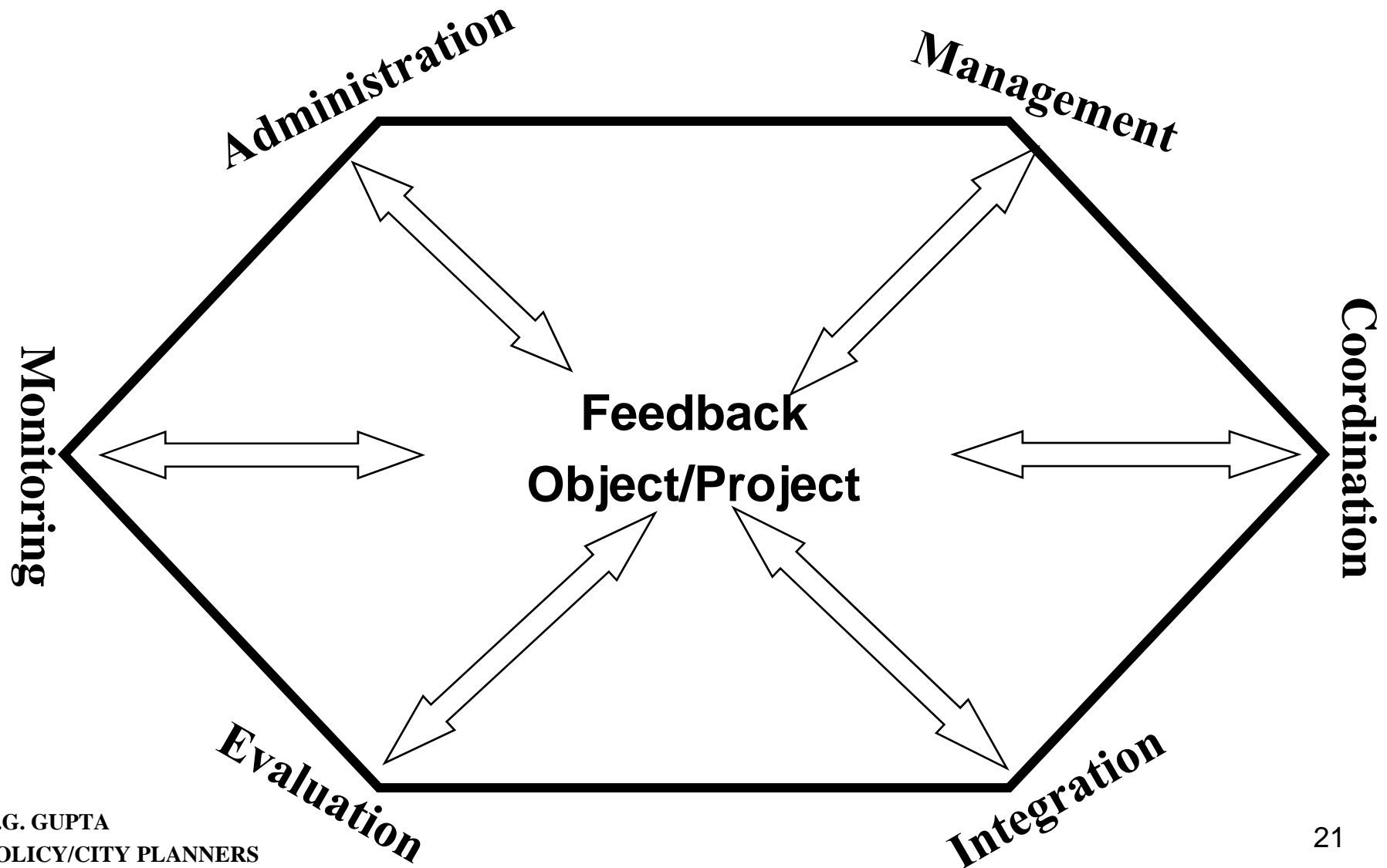
It covers Administration, Management, Coordination, Integration, Evaluation & Monitoring of Human, Nature, Networks, Structures & Society at Macro, Meso & Micro level of various land uses.

3.2 GOVERNANCE INCLUDE VARIOUS ACTIONS, PROCESSES & INSTITUTIONS (FORMAL AND INFORMAL).

Not necessarily exclusive by Govt. & its organizations but also by Private Sectors , NGOs & public at large.



3.4 Components of Governance



4. DEVELOPMENT OF VILLAGES

Along with Backward / Depressed / Empty Areas.

Every human being has three distinct activities; working, living & enjoying. The first is the most important & crucial one. If it is taken care of; then it would reduce migration to outside / other states and foreign countries. These centres should have facilities at Primary, Secondary and Tertiary level to take care of employment of population within 20 to 30 KM radius. These should be called as Growth Centres.

GROWTH CENTRES

Type of Industries – Small machine shops, workshop for welding, electro-plating, small scale hosiery goods, cotton spinning and weaving, dyeing, trunk and suitcase making, tailoring and ready-made garments, fruit and vegetable storage and canning, earthen pottery, footwear, carpets, wire products, paper envelopes, cardboards, buttons, combs, hair clips, dairy and its products.

(i) Shopping at bigger scale; (ii) Mandi (collecting and distributing centre); (iii) Large community hall / Panchayat Ghar; (iv) Post Office with telegraph facilities; (v) Primary, middle & senior secondary school; (vi) Dispensary / hospital; (vii) Administrative office of the BDO; (viii) Office of the Irrigation Department; (ix) Police Station or Police Post, (x) Banks; (xi) Cinema; (xii) Library; (xiii) Parks / Playgrounds; (xiv) Storage for pesticides / insecticides and fertilizers; (xv) Veterinary hospital and dairy colony; (xvi) Potable water supply; (xvii) Domestic and industrial power; (xviii) Industrial Estate and bus terminal with Q.Shelter.

4.2 GROWTH POINTS

Shopping centre of medium scale with 30-40 shops of different types, Primary, Middle, Secondary & Senior Secondary schools; Adult Education centre, Public library, Multi Purpose Community Hall , Barat Ghar, club, community centre, post; telegraph & telephone office; Health centers; sports complex and religious places, community water hydrants; latrines & electricity; etc.

4.3 BASIC VILLAGES

Each will have a multi purpose community centre with 15 to 20 shops / kiosks; public park; primary school; sport ground for rural sports; public conveniences; space for melas & religious culture gathering; community water hydrants; latrines & electricity; sub-post office etc.

5. PREPARATION OF PLANS

5.1 SCALES OF PLANS (272 IN NOS.)

(Uniformity of Scale has to be there)

**1 Cm = 40 M or 1 : 4000 in case of Wards & Sub
Zones with new development**

**1 Cm = 20 M or 1:2000 in case of detailed plans of
Redevelopment, Re-intensification, Rehabilitation and
Renewal & Special areas plans .**

1 Cm = 80 M or 1 : 8000 in case of Zonal Plans

5.2 VARIOUS COMMITTEES

1. Task Force for Infrastructure Development.
2. Task Force for the development of villages, Census towns & development of U.& U.R. Residential & Industrial Colonies.
3. Task Force for the Rehabilitation of Jhuggi clusters.
4. Task Force for the development of parking sites.
5. Task Force for the shifting of Non-conforming commercial units.
6. Department of “Audio Video Conferencing & other systems inc. sanction of building plans Electronically.

5.3 COMPREHENSIVE PLANNING OF THE FOLLOWING SUBJECTS

1. Local Area Plans
2. Special areas plans
3. Unauthorized Residential colonies
4. Unauthorized Industrial colonies
5. Urban Villages
6. Rural Villages
7. Census Towns
8. Land Inventory of Lands
9. Basic Framework for sanction of plans Electronically
10. Review of Legal Framework

11. Parking sites – as per new norms.
12. Commercial plots/units in existing less intensified developed areas.
13. Banquet Halls.
14. Slum Designated areas; Jhuggi clusters; Patriwalas & Hawkers.
15. Service Centres of different types, dealing with the problems of the informal trade like plastic dealer, junk dealer, cloth katran dealer.
16. Models of Public Private Partnership.
17. Important Projects of State and National Level.

5.4 Planning Instruments to be used

- 5.1 Rehabilitation**
- 5.2 Redevelopment & Reintensification**
- 5.3 Higher FAR along main traffic routes**
- 5.4 Commercial use along 24M ROB & above in Industrial areas**
- 5.5 Transfer of Development Rights (TDR)**
- 5.6 Public Private Partnership (PPP)**
- 5.7 Coordination, Integration, Evaluation & Monitoring**
- 5.8 Sincerity, obedience, regularity and punctuality**
- 5.9 Full transparency with the help of Web Sites**
- 5.10 Re-planning of Large Cities including Metropolitan.**

5.5 PROVISIONS OF INFRASTRUCTURE TO BE SHOWN IN WARDS / SUB ZONES/LOCAL AREAS/ZONAL PLANS

To provide essential physical, social, economic & ecological infrastructure to be divided in 3 Five Year Plans ending 2011; 2016 & 2021 AD

Physical Infrastructure by 2021 AD.

- | | |
|--|-----|
| a. Augmentation of water distribution | Mgd |
| b. Construction of new treatment plants | Mgd |
| c. Augmentation of sewerage T. Plants | Mgd |
| d. Construction of new sewerage T. Plants | Mgd |
| e. Augmentation of power distribution system | MW |

- | | |
|--|------|
| f. Development of sanitary landfill sites | Ha |
| g. Construction / development of compost/
incineration plants | Ha |
| h. Municipal Solid Waste | Tons |

Trade and Commerce by 2021 AD

- | | |
|---|--------------|
| a. Metropolitan City Centre | - |
| i. Integrated schemes & specific projects | - |
| b. District Centre / Sub CBD | - |
| i. Up-gradation of existing areas | - |
| ii. Under implementation | - |
| iii. New locations in urban extension | as per norms |

c. Community Centre

- i. Up-gradation of existing areas -
- ii. Under implementation in DUA-81 -
- iii. New locations in urban extension/projects as per norms

Transport by 2021 AD

- a. Fully/partially segregated cycle tracks as per requirements
- b. MRTS - Km.
- c. Construction of grade separators as per requirements
- d. Construction of Metropolitan Passenger Terminals -
- e. Integrated Freight Complexes -

5.6. Names of the Districts of Punjab

- | | |
|-------------------------|---------------|
| 1. Gurdaspur | 2. Amritsar |
| 3. Kapurthala | 4. Jalandhar |
| 5. Nawanshehar | 6. Hoshiarpur |
| 7. Rupnagar | 8. Ludhiana |
| 9. Firozpur | 10. Faridkot |
| 11. Muktsar | 12. Moga |
| 13. Bathinda | 14. Mansa |
| 15. Sangrur | 16. Patiala |
| 17. 17. Fatehgarh Sahib | |

6. High Power Committee to Plan and Coordinate

1. Hon'ble Minister - Chairman
2. Secretary Urban / Housing - Member Secretary
3. Executor Advisor on Policy Planning - Member
4. Chief Planner TCPO - Member
5. Chief Planners of D. authorities - Members
6. Engineer –in – Chief; Water - Member
7. Engineer – in – Chief; Sewerage - Member
8. Engineer –in –Chief; Drainage - Member

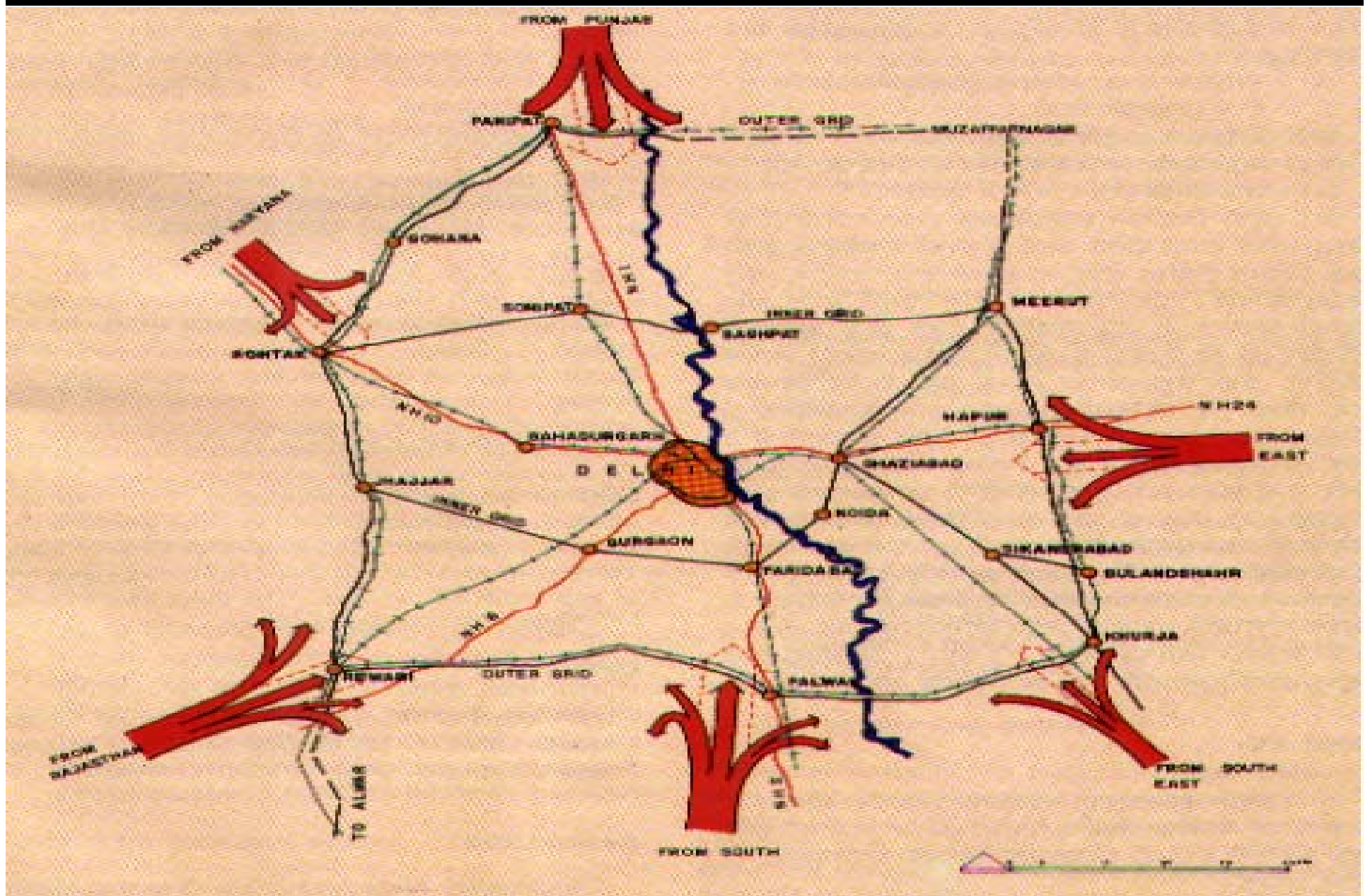
- 9. Engineer-in-Chief; Power - Member
- 10. Director MRTS - Member
- 11. Director Lands - Members
- 12. Directors Housing Boards - Members
- 13. Full Secretariat Services along with Audio Video Systems, Presentations of Projects, Refreshments, and Expenditures would be at the Committee Room.

Location of the office may be

1. Guest House of Housing Board at Vasundhra
2. Lucknow

Committee may start functioning from June, 07

Traffic Pattern NCR



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Member-IRC , IBC , IIPA , IIRS , ISRS , IRTI , CIT ;
Director-UICT ; Dir. – UPS: Dir. -R.G. MP Pvt. Ltd., MD – GNHS: Chairman-AVAM (H),
Ex-Consultant-CBSE, Ex-Secretary-DTTG, Ex-Member Planning-GGS-IPU, Ex. A. Comm. Planning-DDA; Ex-
Consultant DSIDC; DTTDC; DAMB; Slum Deptt., DLLPC;
Respected visit of “ Rajdhani Unnayan kartripakkha, Rajuk Bhaban, Dhaka in 1994.
Ex. Advisor-NCR-Planning Board,
Ex. Consultant ” in Urban Planning and Infrastructure Development to “Delhi Jal Board - Delhi Govt” in 1998,
Appreciation of “Work of Planning of Sikkim” by Hon able governor of Sikkim.
Ex. Sr. .P. Secy. JC PPV (Joint Parliament Committee on Protection of Plant Varieties & Farmer’s Rights) in
Parliament. Member of Expert Committee on Lal Dora and Extended Lal Dora By GOI; MOUD - (DD) 2006.
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