

TPS AS A TOOL FOR URBAN DEVELOPMENT

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Abstract: Day by day rapid urbanization is taking place in entire world and to cope up with this is a difficult task for Government, for the sustainability point of view it is very essential to achieve urban development in proper direction. In the other point of view land is very unique and scarce resource, land play very crucial role in urban development, so we need to understand linkage between land and urban development and the various techniques which deals with the issues and overcome in its unique way to achieve the goals and objectives. There are many land management techniques which contributes to understand the urban development in particular region, various techniques are TDR, TPS, Haryana model, land acquisition. In Gujarat TPS and land acquisition techniques are used for land use control which enables urban development. Work focuses on best practices of different region and its regulation in particular city.

Keywords: Land management techniques, Land development models , Urban development, TPS

1. INTRODUCTION

Current practices and policies regarding urban land use and development cannot manage the situation efficiently and major efforts are required to improve land market efficiency. Furthermore, there is a need to control rampant land speculation and to provide alternative investment opportunities. The sheer magnitude of the urbanization and the limited Government and private resources call for devising an efficient urban land management system. A land tool is a practical way to solve a problem in land administration and management. The state of Gujarat has been practicing the land pooling and readjustment method since early 20th century to manage the process of new growth that addresses the undesired consequences of growth in a fairly successful manner. This is called the Town Planning Scheme (TPS). The concept of TPS is similar to land pooling technique in which lands of different owners is pooled together and after proper planning the same is re-distributed in a properly reconstituted plots after deducting the land required for open spaces, social infrastructure, services, housing for the weaker section and street network. The process enables the local planning authority to develop the commonly pooled land without compulsorily acquiring the same. It facilitates the freedom of planning and design and the control on the growth and development.

2. NEED OF STUDY

- Due to booming growth of cities, with ever growing population ,infrastructure facility and capacity to accommodate is not at the same pace.

- Cities are growing spatially to cope up with growing population but lacking the basic infrastructure facility.

3. RESEARCH METHODOLOGY

Due to complication of urban land management process and rapid urbanization process, it is now nearly impossible to cope up with the pace and to accommodate the needs of land as it is a scarce resource. To understand the need and for future vision analysis and assessment of land management tools is indeed, for that some indicators and parameters are useful because it requires the scrutiny to analyze the legal documents and the consumption pattern of that particular region as India has more than 26 states and every state has its form of legislation.

4. LAND MANAGEMENT IN GUJARAT: TPS

Land pooling and reconstitution or TPS is a another alternative of forcible land acquisition 1894 which has left ULBs with very few options for development. TPS provided the base, flexibility and possibilities for development. TPS theoretically eliminated the problem of opposition. In Land acquisition Act private owners weren't involved in any kind development during the process but in TPS they addresses the issues with them, they are likely to be involved during the process so their opinion does matter and are taken under consideration and owners enjoys the increased land value, infrastructure development and accessibility to their land. In TPS Government levy betterment charges from each land owner and small portion of land for development. TPS is simply a process in which lands are pooled together, infrastructure facilities are provided with deduction of small part of their land and rest is received as a new plots. The traces of TPS can be found where its roots are in Holland and Germany in the 1890s.

Bombay Town Planning Act of 1915 allowed LPR in the form of TPS which basis of GTPUDA, 1976. TPS was widely used in Maharashtra in Mahim, Khar and Borivali. After the Governmental approve and the fact that an ownership dispute over a single land parcel could hold up the whole process they stopped using TPS for development. TPS found favorable condition in Gujarat and become the land management tool for development and after some amendment in act the unnecessary some defects were eliminated. These amendments made the process less time consuming and more effective. This paper shows some reasons for success of TPS and issues that are illustrated below:

Reasons for success of TPS in Gujarat

- Early provision of infrastructure
- Land ownership disputes transferred to the new plot
- Manageable scheme size
- Development authorities planning capacity
- Self-financing
- Land owner satisfaction
- Political acceptability

Issues

- Need improved transparency in process
- Firm deadline for Government approve of TPS
- Need of better quality infrastructure

- Need for better, cohesive urban form
- Need of experienced expertise for planning

(Land Pooling and Reconstitution: A Self-Financing Mechanism for Urban Development, Policy Group Quarterly no.7/ March 2010)

5. EVALUATION OF TPS IN SURAT CITY

Surat emerged as the fastest growing city with a decadal growth rate of 83.34% in the Census of India, 2011. Moreover, it is the second largest metropolitan of the state accommodating more than 44.62 Lacs population and 8th largest city of the country. Surat city had an area of 325.26 Sq Km in the year 2011. Surat is India’s ninth and Gujarat’s second most populous city after Ahmadabad (Source: 2011 Provisional Census Abstract). The city is one of the 11 cities in the country, which attained metropolitan status in 1991 census by crossing the one million mark. The city is having highest growth rate (83.79%) in the State.

Table 1. Expansion of City Limits, 1963-2006

Year	Area (sq. Kms.)	Times Increased (Base 2015)
1963	21.93	1.00
1971	33.78	1.54
1975	55.56	2.53
1986	111.16	5.07
1994	112.27	5.12
2006	326.11	14.87

(Source: SMC Draft Report on Feasibility Study for Water supply and Sewerage Project, Price Waterhouse)

To assess the land management tool mainly three parameters were chosen as they were appropriate and well enough for the analysis, these three parameters are transparency, effectiveness, efficiency.

Table 2. Average analysis

Parameters	TPS	TDR
TRANSPERNCY	72%	41.30%
EFFECTIVENESS	34.66%	64.66%
EFFICIENCY	48.12%	54.88%

CONCLUSION

- TPS is best practice for the land management as it is most flexible one.
- Transparency is far better than TDR but more participation of public is needed in later stages of TPS.
- Effectiveness of TPS is less due to fail to prevent urban sprawl, less cost effectiveness, operation and maintenance of TPS
- TPS has not been able to achieve or not been fully successful for sustainable development.

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