

## **REVIEW OF LAND MANAGEMENT PRACTICES IN URBAN GROWTH PERSPECTIVE**

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*Abstract: Indian cities are rapidly growing and required service land parcel. Urban growth is a worldwide phenomenon but the rate of urbanization is very fast in developing country like India. Land management mechanism is very popular for the development of the urban area in our country. In India Land Management is a state subject and each state its own urban land management policy. The Paper focuses on the various land management techniques/Models like Town Planning Scheme, Land Acquisition Method, Land Pooling Scheme, Guided Urban Development, Haryana Joint Development Model, etc. Study Outcome has to identify that out of this method which is more reliable and suitable for the better Planned Development.*

*Keywords: Land Management, Urban Development, Urban growth, Land Management Techniques*

### **I. INTRODUCTION**

Land has always been main asset for planning and development of any region. Land is such assets, which is stable and cannot be created. Urbanization is speedily increasing with the progression of science and technological advancement. The rapid growth of urban population and the standard of urbanized space per head of population have given rise to increased demand for appropriate land in the urban area. The rate of urbanization in India is increased from 27.81% in 2001 to 31.16% as per 2011 census. To assist and maintain this growth and cities needs to provide both the high quality of life and competent infrastructure for Community. Land management mainly deals with the provision of service land and healthy environment.

Land management can be defined as the action on the ground, using proper technologies in the relevant land use systems. Land management can be defined as “a set of measure to achieve the land needed for urban purposes at the right time, location, price and quantum with efficiency and economy”. The task force on Department of Housing and Urban Development has stated that major goals of urban land management policy in India should of (a) make adequate land available to both public authorities and individuals at reasonable price, (b) achieve efficient use of land, (c) widening the base of land ownership particularly for interest of the poor families and privileged section of the urban community.

**There are the various land management techniques followed in India like land pooling and reconstitution, land acquisition, guided urban development. Mainly the use of asset and such as for the optimum cost of the town planning can preferably be worked out and to be benefit for the implementation of the Town Planning Scheme.**

## **II. APPROACH TO MANAGE NEW GROWTH**

Land is the environment of man and its extensive use is crucial for the economic, social and environmental development of all countries. Ordinary the way of public manage on urban land parcel can be through zoning, density and building regulations. These necessities are spell out in master plans that are organized for each city. Though these regulations are formulated to ensure proper urban development and serve the social goals of health and safety, its poor enforcement have made them ineffective tools of urban development.

For the effective management of new growth, agricultural land on the outskirts of towns, towns or small settlements that have not yet become "urbanized" is becoming suitable for urban or non-agricultural uses. This have to denote that uneven landholdings and plots should be given regular forms; should be ordered; each access plot must be given and physical infrastructure such as water supply and sanitation should be provided; land must be owed to provide public roads, parks, social infrastructure facilities and low- Development controls are placed so that they lead to a well-constructed form, impose development fees or improve costs to counterbalance the cost of development of the physical and social services. But most significantly, all this must happen in the appropriate way and it is suitable for "landowners" to avoid conflict in the process of managing growth.

## **III. LAND MANAGEMENT TECHNIQUES AVAILABLE IN INDIA**

The Strategies available for permit to use urban land possibly will be through Guided Urban Development for the larger areas; Land Pooling and Reconstitution (Available in Gujarat and Maharashtra and other states); Land reconstitution or redevelopment; Acquisition for the public use under Land Acquisition Act, 1894; Joint Sector development model of land assembly and development (CIDCO, New Mumbai, etc.); Amravati Capital Region Model.

### **A. Land Pooling and Readjustment : The Gujarat Model**

In country of India, the Bombay Town Planning Act of 1915 permitted the use of Land pooling and Readjustment in the form of Town Planning Scheme in the earlier Bombay Presidency. Afterwards it becomes the basis for the TPS facilitating act in the Gujarat state – the Gujarat Town Planning and Urban Development Act 1976. The TPS is being followed as an alternative way of collecting land for urban growth activity faster and economically affordable without resorting to compulsory land acquisition. Town Planning Plan (TPS) in the procedure in some countries of the Indian Union in the form of land reconfiguration. It is an area planning technique decorated with the concept of land reclamation. The Town Planning Scheme is formulated by the government authorities usually for the area in relation to 100-200 Ha. The Development Plan of the area is formulated and then the roads and plots for the social infrastructure are arranged. The enduring land is redistributed into final plots to the original owner. The amount of the final plots is in share to the original plots.

The percent of land deduction for infrastructure development under the guidelines by the government are as follow.

- Area less than 1000 sq.m-30%
- Area between 1000sq.m to 10000sq.m -35%
- Area above 10000sq.m – 40%

As per the evaluation of existing TPS, it was found that it is on an average 33% of lands are received for infrastructure development in this methodology. For sustainable infrastructure planning and development in the area, this is practically very less and demands for more land to be added. Hence, a higher ratio of land towards infrastructure development is required.

## B. Land Acquisition Method

In the country of India, the Land Acquisition Act, 1894 provides the right for Government authorities to obtain land parcels for the completion of development projects. Land Acquisition Act,1894 is replaced to the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (LARR) and which came to force from 1 January 2014.The land can be acquired for the public and private purpose by the Government.

Main purpose of LARR As per the Act, the union or state governments can be able to acquire lands for its own use, hold and manage as well as for public sector activities for "public purpose", and shall include the following purposes:

- For strategic purposes involving to naval, military, air forces of the State and Union.
- For infrastructure projects ;
- Project for Urban and rural affect families;
- Project for a housing of such income groups;
- Project for planned development or the upgrading of village site or provision of residential purpose for the EWS families.

## C. Guided Urban Development : The Madras Model

The Tamil Nadu Town and Country Planning Act approved in the year 1971 was brought in to existence by a body called Chennai Metropolitan Development Authority (CMDA) to take concern of planning in the metropolitan of Chennai. The metropolitan area of Chennai encompasses three hundred and six villages, twenty eight Panchayats and eight Guided Urban Development Schemes which have a factor of the World Bank support. Tamil Nadu Urban Development Project signifies a latest advance in which the private sector development/land owner exaggerated by urban land ceiling Act is encouraged to offer serviced sites for the economically weaker sections for exemption from this Act.

The objectives of the scheme are as follows:

- Ensure that serviced plots of land are provided to low-income families at reasonable prices and about 75% of the total land to be reserved for LIG and EWS;
- Provide an incentive for the landowner / private developer to contribute to the LIG requirement by ensuring a fair return on investments (profits of 20-30%).

## D. Haryana Joint Development Model.

The main objective of any organization should be public services & welfare. Haryana Urban Development Authority (HUDA) is dedicated to these high ideals. by means of being in greater transparency in its functioning. However, the information provided on this website is for the purpose of guiding the general public about the current rules, regulations and procedures of HUDA.

The law provides licensing private developers to obtain land directly from landowners and build such residential land according to the circumstances that include:

- Reservation for 20% of the built up residential plots for the EWS and LIG and their allocation as per jantri rate and norms by HUDA.
- Sale of an additional 25% plots on no profit and no loss basis; and
- Remaining 55% Land parcel to be priced and sold by the private developer.

## E. CIDCO Model

While CIDCO (City and Industrial Development Corporation) operations in the new townships via New Bombay, New Nashik, New Aurangabad etc, followed the model of bulk land acquisition-development-disposal, in certain other projects it has innovated approaches that do not depend on bulk land acquisition. These innovations are significant and provide important guidelines to the urban Development Authorities in the country, to explore alternatives to bulk land acquisition.

1. New Aurangabad model: CIDCO was selected as Special Planning Authority for New Aurangabad on 30th October, 1972. The new Aurangabad project grew rapidly and flourished. New Aurangabad is a well planned city with a better facility and infrastructure. The higher level of social infrastructure provided so that they has been created a healthy urban environment for all segments of society. But for this planned development by CIDCO, the fast pace of new manufacturing of Aurangabad has led to overall growth at random. By providing nearly 20,000 homes to people belonging to low-income groups, CIDCO have not only meet the needs of the labor force but has also achieved the Government's main social objective of providing affordable homes to urban poor families in Marathwada. Particular emphasis has been placed on parks, playgrounds and impression of an open city with wide roads.

Development of the area in Systematic manner:

- Total area = 1,012 hectares
- Build up houses = 21,012 for EWS, LIG, MIG & HIG Cidco building
- Special importance on open spaces such as gardens and playgrounds
- Handed over to Aurangabad Municipal Corporation on 1st April, 2006.

## F. Land Pooling Scheme: Amaravati Model

Most of the project require a huge amount of the land parcel in search of industrialization and development of the social and physical infrastructure .Under the land acquisition Rehabilitation and Resettlement Act,2013 and the compensation is high so making the project expensive and unviable.

Andhra Pradesh state government has found a resulting solution to the problem of land acquisition in the construction of a new capital on 34 thousand acres of agricultural land using a land collection system. After the division of the former Andhra Pradesh state, the

current state of Andhra Pradesh has to build a new capital. The Andhra Pradesh state government announced that the capital Amaravati would be built near Guntur and Vijayawada on the banks of the Krishna River. The Government's strategy was to make all farmers stakeholders in the new capital, so that they voluntarily "pooled" their land with the city development agency. The land consolidation plan was adopted mainly for the development of Andhra Pradesh where the land was owned by individuals or a group of owners that were consolidated by transferring ownership rights to the Authority, which later transferred ownership of part of the land to landowners to develop these areas. This scheme was notified through 29 villages in the capital area.

Subsequent social benefits are granted as part of the land collection scheme rules.

- A one-time agricultural loan exemption of up to Rs. 150000 per family for farmers;
- Concern about ownership certificates at village sites to allow passengers to authenticate their home sites.
- To provide housing for homeless people as well as down housing development
- Provide interest free loan of up to 25 lakh for all LIG families to work on their own.
- Provide medical facilities and education free to all residents on 8 December 2014.

### **Other Benefits of Land Pooling Scheme**

- Returnable of land to the landowners
- Granting the certificate of ownership of the land with irrevocable rights.
- Exemption from registration fees for the first time.
- Provision of renewed land plots in one area for different land owners.
- Numbering the sites of the village or the extended cities.

### **OUTCOME**

- After discussing all above models for land management it is estimated that the Land Pooling and redistribution of land is an effective tool for proper planned development of an urban area. As there is an involvement of public-private partnership in the process of development.
- In Town Planning scheme usually, the ownership of the land does not vary and an infrastructure development is a part of implementation process thus land price goes high, this advantage directly get to the land owner.
- The Land availability for the Infrastructure development is very less so the new practice for the increasing the supply of land towards the infrastructure development for the sustainable and smart development in a systematic manner.

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