

Ref. – UPA- 4 / 1-128/08-2016

Dated : 30.08.2016

To,

**Hon'ble Sri. M. Venkaiah Naidu Ji,**  
Minister for Urban Development, Govt. of India  
Nirman Bhawan, Maulana Azad Road,  
New Delhi-110011.

**Sub.: Need for adequate Public and Specialist Participation in the formulation of Master Plans/ City Development Plans.**

Sir,

Master Plans are prepared to plan and regulate the development of towns and cities. It is a state subject and almost every State Government has a Town and Country Planning Department for this purpose. In majority of the cases, the local Development Authorities entrust the State Town Planning Departments with the job of the preparation of the Master Plans. Such Master Plans are prepared as per the statutory provisions laid down in the Town Planning or State Urban Planning Acts. It is observed that almost all master plans have failed in fulfilling their goals and objectives leading to urban chaos visible throughout the country.

The main reason for non-fulfillment of the master plan objectives has perhaps been due to minimal and non effective participation of public at large and more specifically the non-participation of practicing Architects & professional Planners and specialists in the field of environment, water management, energy conservation, earth sciences, transportation etc.

As per the current practices, the onus of the master plan preparation lies solely with the governmental town planners who lack technical competence, are highly prone to political and administrative pressures and can easily succumb to personal greed. It is also seen that the State TP departments do not have adequate number of qualified & competent planners with them and are grossly ill equipped in-terms of latest technological innovations taking place world over. Some of the local town planning units work only with just one planner- result is obvious.

It is also important to note that as of now, public participation is just for name sake and is a futile exercise. As per the current practice, public is invited at the final draft stage when almost 90% work has been done and there is very little scope for actual improvement. Furthermore, the MP maps are displayed at most insignificant locations and no one to explain the intricacies of the plan.

Sir, as conscious citizen, we would like to suggest following simple measures, through which master plan process may become realistic and instead of turning out to be some sort of colorful pieces of useless paper, master plans become implementable plans:

1. Before starting the MP process a high level standing committee, consisting of representatives of practicing Architects & Town Planners; Environmentalists, Geologists, Water management & Transportation experts, etc. should be formed. This committee will suggest and monitor the MP preparation process from day one.

2. Role of Administrators should be limited to that of facilitators for coordination amongst various departments for obtaining basic socio economic data.
3. Politicians and social organizations to be involved with the sole purpose of establishing a rapport with the general public. Politicians per say should not be considered as peoples representatives. It has been seen that politicians try to influence the planning authority for their personal benefit only.
4. Use of modern surveying techniques like GPS and **3D laser scanners** are encouraged to their maximum.
5. Public participation in the MP preparation must increase multifold and its stages be clearly defined in the Statutes. At each stage of public participation, the planning documents must be properly and conveniently displaced at various locations of the city alongwith adequate explanatory notes. Well conversant Personnel should also be present at the display site. Use of Social Media like Face book and Whatsapp must be encouraged.
6. Time line for the preparation of Zonal Plans must be clearly defined in the MP document itself and made to adhere through the high level standing committee.
7. The implementation of the MP should be monitored by the same committee which was formed for the preparation of MP.
8. All master plans must be periodically (say once in 2 years) reviewed by the Standing Committee and plan be modified within a stipulated time frame.

It is humbly requested that based on above suggestions, detailed guidelines (similar to National Building Code) be prepared by TCPO or ITPI and sent to all State governments for their strict compliance.

Sir, we are sure, if proper master plans are prepared and objectively implemented, the era of urban miseries will soon be over and we shall move to an India of our PM's dreams.  
With most sincere regards.

Thanking You.  
Yours Sincerely

(R. K. Dwivedi)  
President