

State to soon have a town planning scheme

Aims To Give Urbanisation A Major Push

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Lucknow: The Country and Town Planning Act, being conceptualised by UP govt, aims to give a major push to urbanization.

For instance, once notified, the Act will provide the government the authority to mark private land holdings, develop the basic infrastructure and keep a portion of the land for commercial exploitation while handing back regularized plots to the group of land owners as per land value capture finance (VCF) methodology.

VCF has been used widely as an instrument to promote urban development by various countries. While the Act will help the landowners to stay with their families within proper residential layouts, the state will be able to ensure planned development on the outskirts of the cities and within the hinterlands.

Earlier, the state government had introduced a land pooling scheme to promote urbanisation.

TOWN PLANNING & LAND POOLING

➤ Town planning and land pooling schemes were introduced as it was becoming difficult to acquire private land under the Land Acquisition Act, 2013

➤ Land pooling scheme was introduced to discourage illegal plotting schemes and



protect gullible farmers from exploitation. It failed to elicit response as consent of at least 60% landowners was required

➤ Under town planning scheme (once notified), local authority will be vested with power to take over the land after following due procedure

Instead of the pooling scheme, the town planning scheme would be implemented through the backing of the legislature now.

“The land pooling scheme could not yield a lot of results as it was declared through an executive order. However, the CTCP Act would have legal backing and authorise the local planning authority to consolidate private land for overall development in a locality,” said a senior officer from the housing department.

The officer, who is working on the Act, added that about 13,000 hectares of land in Ahmedabad has been developed with the help of similar act and town planning schemes.

To protect the interest of the land owners, the town planning directorate would rope in an independent town planning officer who would

prepare a physical plan of the layout as well as financial plan to cover the expenditure required to create the township.

Before working on the water supply and sewerage system, roads are going to be developed in the planning scheme as accessibility boosts the value of the land parcel substantially. Time bound redressal of the grievances and objections raised by the landowners who agree to hand over their land will be done by the local planning authority.

Upon announcing the preliminary planning scheme, the area planning authority will have the power to evict the occupants of the land once the prescribed notice period expires. The authority will also have the power to pull down or raze the structure which is delaying the execution of the scheme.