

(Town Planning)

OUTLINE

- ✓ Introduction
- ✓ Basics
- ✓ Objectives
- ✓ Principles
- ✓ Necessities
- ✓ Duties of TPO

What is Town planning ?

4

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- The art and science of ordering the use of land and siting of buildings and communication routes so as to secure the maximum practicable degree of economy, convenience, and beauty.
- An attempt to formulate the principles that should guide us in creating a civilized physical background for human life whose main purpose is thus ... foreseeing and guiding change.
- An art of shaping and guiding the physical growth of the town creating buildings and environments to meet the various needs such as social, cultural, economic and recreational etc. and to provide healthy conditions for both rich and poor to live, to work, and to play or relax, thus bringing about the social and economic well-being for the majority of mankind.

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What is Town planning?

- Planning is a process of helping a community, identify its problems and its central values, formulating goals and alternative approaches to achieving community objectives, and avoiding undesired consequences of change. This process of planning results in frameworks for coping with change. Some are concepts that serve as guides to action, such as the goal of becoming a major distribution center or of encouraging investment in the core of the city. Some are regulatory, reflecting the desires of the community to encourage good development and discourage bad development.
- “A city should be built to give its inhabitants security and happiness” – Aristotle
- “A place where men had a common life for a noble end” – Plato

- The goal of planning is creating convenient, equitable, healthy, efficient and attractive environments.
- **Three key aspects of a city**
 - ▣ **The physical environment** - its location, its climate and its proximity to sources of food and water.
 - ▣ **The social environment** - The social environment includes the groups of a city's residents belong to the neighbourhoods in which they live.
 - ▣ **The economic environment** - the retention and expansion of existing local businesses.

Objectives of Town Planning

7

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- **Health:**
 - To create and promote healthy conditions and environments for all
 - Zoning, Correct Use, Avoid haphazard development
- **Beauty**
 - Preserve uniqueness of town
 - Aesthetics of all elements,
 - Landscaping
 - Tree preservation
 - Improved domestic living
- **Convenience**
 - Needs: Social, Economic, Cultural n recreational
 - Entertainment
 - Amenities
 - Transportation
 - Communication
 - Commercial

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Principles of TP

8

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- ❑ No haphazard development
- ❑ Housing to all
- ❑ Amenities to all
- ❑ Open spaces : Recreation, expansion
- ❑ Grouping of building classes
- ❑ Zoning
- ❑ Peripheral green belt
 - ▣ Limit growth, Farming, Recreation, Keep growth distant.

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Necessity of TP

- ❑ Case of Industrial revolution (1760-1820)
- ❑ Over crowding of city
- ❑ Creation of suburbs
- ❑ Travelling time
- ❑ Traffic density
- ❑ Noise
- ❑ Industry in locality: Pollution
- ❑ Increased jobs:- Slums
- ❑ Less open spaces
- ❑ Stress on amenities
- ✓ Present scenario
- ✓ Corrective action : Huge Costs
- ✓ Plan in advance

Town Planning: Introduction

10

- Town Planning: *“the arrangement of various components or units of a town in such a way that the town attains the significance of a living organism”*
- It also includes ways and means to be adopted for improvement/extension of the existing towns
- It helps in achieving the best possible advantages of situation of town w.r.t its land and surrounding environment

Town Planning: Introduction....

11

- Town Planning demands
 - ▣ Active imagination
 - ▣ Understanding of various needs of society
- Town planner has to
 - ▣ Carry out researches
 - ▣ Prepare layout plans
- Final results shall be in such a way that, it should be appreciated by all the sectors of public
- A well planned town carries out its activities in a normal way like a living organism

Town Planning: Introduction....

12

Science

- Collection
- Correlation
- Analysis of facts about town

Art

- Arrangement of components

- Town planning is a **science** as well as an **art** too
- Both shall be used in such a way that final result is in form of
 - ▣ Beautiful
 - ▣ Convenient
 - ▣ Economical
 - ▣ Efficient unit

Objects of town planning:

Beauty

- Use of natural surroundings
- Architectural finishes to various components
- Preservation of trees/greenery
- Architectural control on public/semi-public buildings, historic, ancient buildings etc.

Convenience

- Various economic, social and recreational amenities to be given to public, such as
- Cheap power
- Proper industrial sites
- Transport facilities
- Adequate water supply
- Easy sewage disposal
- Open spaces/ parks/ town halls/ play grounds/ theatres etc.

Objects of town planning: (cont.)

Environment

- Complex problems in urban living such as
 - Travel to work
 - Long working hrs
 - Less/ no time for society
- Better relation between man and environment shall be developed

Health

- Right use of land for right purpose
- Provide parks/ playgrounds for public
- Maintain pollution of various forms to lowest possible deg
- Achieved by dividing land into various zones
resi/comm/ind etc
- Avoid encroachment of one zone upon the other

Principles of town planning

15

Green belt

- Provision of it on periphery limits the size of town

Housing

- Provide housing accommodation to various categories of people
- Slum clearance by alt arrangement

Public buildings

- Should be well distributed
- Central concentration of them shall be avoided

Recreation centers

- As per town size, enough space shall be reserved

Road system

- Efficient road lay-out
- Simple and economical

Transport facilities

- Min loss of time from residence place to work place

Zoning

- Town shall be divided in suitable zones
- Suitable rules & regulations for each zone

Necessity of town planning:

- ❑ In absence of town planning, town faces following kind of problems
 - ❑ Defective road system, narrow streets/ roads
 - ❑ Development of slums
 - ❑ Haphazard location of industries
 - ❑ Heavy traffic during working hrs of day
 - ❑ Inadequate open spaces for parks and playgrounds, i.e. unhealthy living conditions
 - ❑ Lack of essential amenities like power, water supply, drainage
 - ❑ Noisy atmosphere
 - ❑ Uncontrolled development of town

Duties of TPO

17

- ❑ Conduct survey and collect data for future developments
- ❑ Public place demarcation
- ❑ Plot distribution
- ❑ Estimating and costing
- ❑ Compensation against acquisition
- ❑ Cess against benefits
- ❑ Act as expert valuator and financial advisor
- ❑ Guard interest of citizen