

Introduction to Urban Planning
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Lecture - 34
Evolution and Growth of Planning Legislation - III (India)

Welcome to the course introduction to urban planning. In today's session we are going to cover evolution and growth of planning legislation and today we are going to particularly look at the Indian context. So, accordingly our timeline would be covering pre-independence acts which came in and then also the post-independence act.

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Coverage	
1	Pre Independence <ul style="list-style-type: none">• Sanitary Commission, 1864• Land Acquisition Act, 1894• Bombay Plague, 1896-97• Bombay City Improvement Trust, 1898• Patrick Geddes Visit In India, 1914-24• The Bombay Town Planning Act, 1915• Rent Control Acts, 1918• The Uttar Pradesh Town Planning Act, 1919• The Madras Town Planning Act, 1920• Health Survey & Development Committee (Bhore Committee), 1943
2	Post Independence <ul style="list-style-type: none">• Modern Movement Town Planning• New cities were built (Bhubaneswar 1948)• Industrial Policy Resolution, 1948• Planning commission, 1950

So, the pre-independence act which we shall briefly review upon would include sanitary commission, land acquisition act, also Bombay city improvement act as well as Patrick Geddes visit in India, we will also look at the Bombay town planning Act, rent control Act, Uttar Pradesh town planning Act, health survey and development committee. Will further; look into the post-independence acts such as modern movement of town planning.

New cities which were built during the period we will look at the industrial policy resolution we will look at the 5 year plans.

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Coverage

- 5 year plans along side formulation of Acts
- Chandigarh, 1951
- Slum Area Improvement and Clearance Act, 1956
- Ancient Monuments & Archaeological Sites & Remains Validation Act 1958;
- Model Town Planning Act, 1960
- Maharashtra Regional and Town Planning Act, 1966
- Delhi Urban Art Commission Act, 1973
- Urban Land (Ceiling & Regulation) Act, 1976
- Model Regional & Town Planning & Development Law, 1985
- Environment (Protection) Act, 1986
- 73rd & 74th Constitutional Amendment Act, 1992
- Urban Development Plans Formulation & Implementation Guidelines, 1996
- Millennium Development Goals (MDGs), 2000
- The Disaster Management Act, 2005
- Sustainable Development Goals (SDGs), 2012
- Land Acquisition Rehabilitation and Resettlement Act, 2013
- Rehabilitation and Resettlement Act, 2013
- Smart City Mission, 2015

All along how did we move in the post-independence time, we will look at the slum area improvement and clearance Act and then we will also see the Act related with the monuments and conservation aspect. Further we will look into the model town planning Act, then other regional and town planning Acts such as Maharashtra town planning Act. We will be also looking at Delhi urban art commission, then urban lands healing Act, model regional and town planning development, environmental protection Act.

Then also the constitutional amendment Acts which came in and then will look at other guidelines which were developed in the time we will look at the URDPFI guidelines, also in this timeline. Then we will look at the other global level interventions which were taking place simultaneously just to map them and then will also look at the disaster management act and then SDG which came in and then we look at the land acquisition and rehabilitation settlement Act.

So, what we will be covering today will be just looking through the timeline, the details of the selective Acts will be covered in the later sessions.

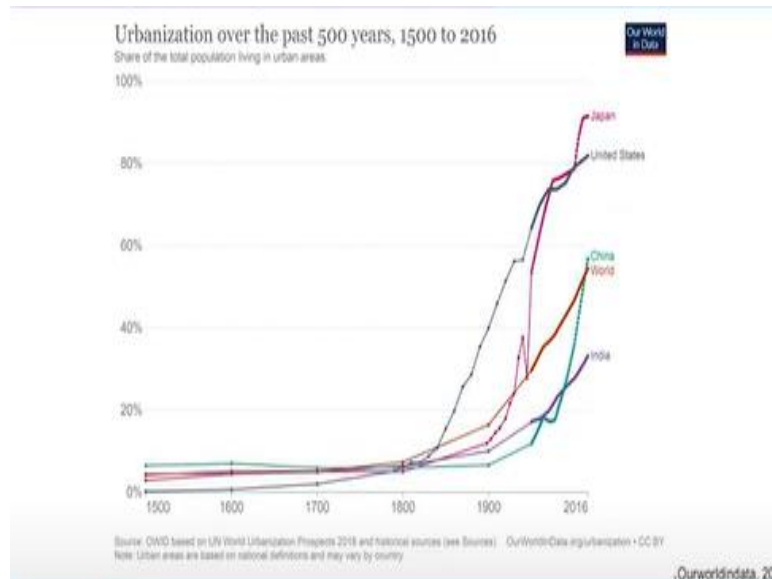
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Learning outcomes

- 1 Evolution of planning legislation in India
- 2 Planning Legislation during Pre Independence Phase (1864-1943)
- 3 Planning Legislation during Post Independence Phase (1948-2015)

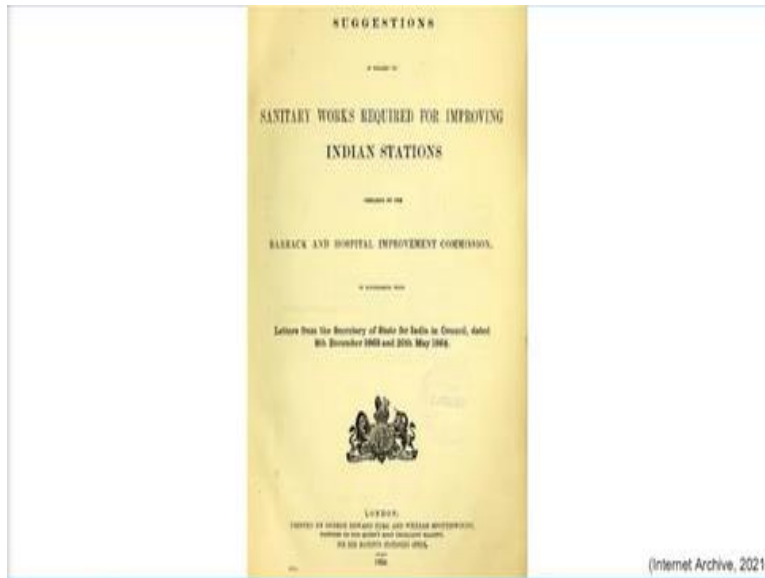
So, accordingly the learning outcomes which will be working on will be that you should be able to list all these acts and you should be able to review them in the timeline not only in the Indian context as well as in the global context and also as per the details of the drawbacks which were happening through these acts.

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So, we see that in the middle of 19th century, there was an increased base of urbanization which produced a great shift of population from the rural to the urban areas, which led to insanitary condition, epidemics and growth of slums resulting in which the conceptualization of the sanitary commission in 1864.

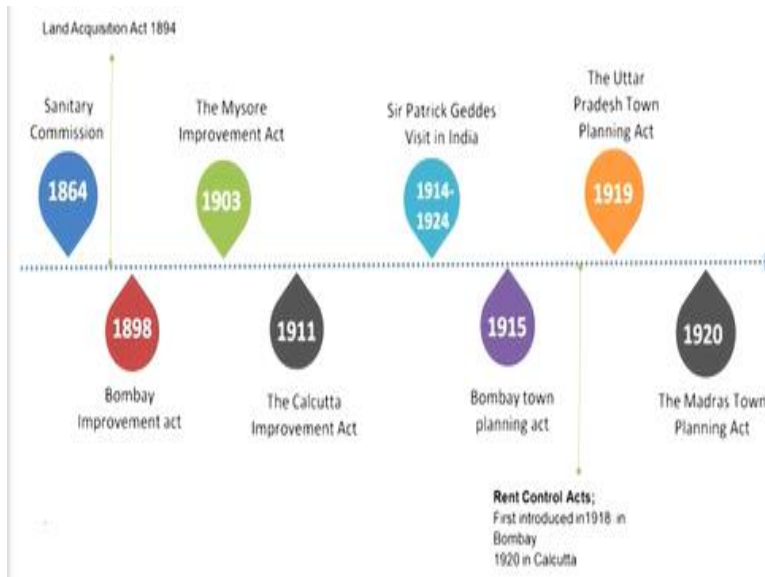
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(Internet Archive, 2021)

The sanitary commission was organized in February 1864, it was organized to give effects to the 39 articles recommendations which the commission came up with in order to deal with the problems of the army in India in May 1859. So, based on their review they published a report in 1863 based on those reports and the recommendation sanitary commission was organized.

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So, looking at the timeline we see that the sanitary commission was formulated in 1864. Further we see that the planning legislation in India was essentially confined to building bylaws and building regulation as you can see that our focus was on health. There were few state acts and city acts but they had limited roles and were not exhaustive.

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Around the same time in 1848 we saw Britain had brought public health act which was not compulsory, people were not willing to charge or pay for the cost of the services. And we also see in 1855 if you may recollect, we saw the first model tenement house was built in Manhattan when we reviewed the US timeline. We also see in 1864, New York council of hygiene of citizens association mounted a campaign to raise housing and sanitary standards.

Then in 1894, we see the land acquisition act, according to the writing of professor Daniel in the publication Land Acquisition in India past and present published in 2016 while he reviews the land acquisition act, he mentions that the history of land acquisition began with the Bengal regulation of 1824 to promote British commercial interest. So, we see that how their commercial interest was catered through the land acquisition act.

Through this particular act land for construction of railway was acquired. According to the review another review we see by Baksheen published in 2012 in the publication title the land acquisition debate review, we see that the author expresses that ever since its enactment the land acquisition act of 1894 has been subject to controversies and fierce debate, notwithstanding rounds of amendments including the 1984 changes.

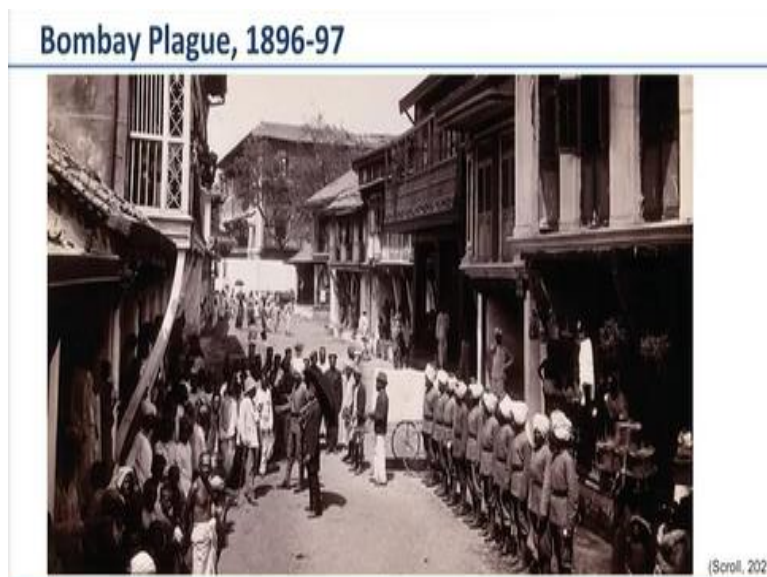
It had failed to address some important issues associated with the land acquisition. So, there was a lot of criticism to that, particularly the criticism revolved around the definition of what

constitutes public purpose. Then we also see there was widespread misuse of the urgency clause in this particular thing and then also there was lack of transparency in the acquisition process, participation of committees whose land was being taken acquired was virtually not there.

And further we also see that there was no plan for rehabilitation and there was no provision for resettlement package. Further we see that there was weak implementation and ineffective administration at the ground level has also increased in this time, causing a lot of suffering and anguish among the people and due to the lack of clear definition of the public purpose. There has been considerable difference of opinion among various judgments of the supreme court.

Finally resulting in granting very broad discretionary powers to the; state in terms of deciding the contours of public purpose under particular circumstances. So, all these factors coupled with the urgent need to industrialize, you will also see that we were industrializing at that time had put land acquisition, it was the key debate in the country. So, the act went several revisions and the latest one is in 2013, which will be covered in detail in the following lectures.

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Further we see in 1896-97, we witnessed Bombay plague which again brought in constructive changes in the planning legislation in the Indian landscape.

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City Improvement trust (CIT), 1898

As per the Kidambi, 2001 writing:

“One of the major consequence of the concern was the formation of the City Improvement trust (CIT) in 1898 with the express intension of clearing the city of its insanitary areas and mitigating the problems caused by the terrible living condition of the poor”.

(Kidambi, 2001)

As per the writing of Kidambi in 2001, as per the Kidambi 2001 writing one of the major consequences of the concern was the formation of the city improvement act CIT, in 1898 with the express intention of clearing the city of its insanitary areas and mitigating the problems caused by the terrible living conditions of the poor. So, we had seen all this in our public health sessions as well and we see that because of this in December 9th 1898 we see that Mumbai plague epidemic through the act of parliament.

The municipal corporation and the government handed over all vacant lands to this body CIT. And CIT undertook a host of measures to improve sanitary and living conditions in the city. So, we see that the planned opening up of the suburb was due to this trust. We further see professor Dossel in 1999 wrote that CIT during the first decade of its existence undertook nearly more than 30 projects in order to improve the conditions.

Further we see as per the publication and planning perspective in 2013 Bombay city improvement trust eventually inspired the establishment of similar trust in other Indian cities. Initially in Kolkata in 1911, then we see notably in Kanpur in 1919, then in Lahore in 1936 and Delhi 1937.

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Town Planning Acts

- Sir Patrick Geddes Visit in India (1914-24).
- Piece Meal Development was taken up like slum improvement, roads scheme and area development .
- Sir Patrick suggested the need for Town Planning Legislation as well as preparation of comprehensive plan for cities:
 - 1) The Bombay Town Planning Act, 1915
 - 2) The Uttar Pradesh Town Planning Act, 1919
 - 3) The Madras Town Planning Act 1920.

Further in the timeline we see Sir Patrick Geddes visit in India from 1914 to 24. His visit had considerable influence in the practice of town planning. Till this time, we see in our context that piecemeal development was taken up like slum improvement then we also see road schemes and then area development. So, a piecemeal approach was adopted. It was Sir Patrick's suggestion that we should go for a comprehensive plan for cities.

He emphasized that there is a need for town planning legislation. Further we see that following this; we see Bombay Town Planning Act came in 1915, we see Uttar Pradesh Town Planning Act came in 1919, further we see Madras Town Planning Act came in 1920. Looking at Bombay Town Planning Act of 1915, we see that it was the first town planning legislation.

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Town Planning Acts

- The first town planning legislation was enacted in 1915 under the title '**Bombay Town Planning Act 1915**'.
- It aimed at providing the local authorities the most valuable powers, such as:
 1. To control the future growth of the town.
 2. To prevent formation of slums to provide healthy dwellings.
 3. To take active measures to make life more comfortable for the poor and middle class people.

Enacted under the Bombay Town Planning Act of 1915, it aimed at providing the local authorities the most valuable power such as to control the future growth of the town, power to prevent formation of slums to provide healthy dwellings. Furthermore; to take active measures to make life more comfortable for the poor and the middle class people. Then we see Rent Control Act in 1918.

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Rent Control Acts, 1918

- Rent control in India was introduced to prevent pseudo-scarcity of rental housing post-World War II.
- Control on let and lease of vacant buildings to tenants for desirable rented accommodation;
- Fixation of fair and standard rent;
- Protection of tenants against arbitrary eviction;
- Maintenance and upkeep of rented properties by landlords;
- Rights to landlords against defaulter tenants;
- Rights to landlords for the recovery of premises in specific cases.

Rent control in India, was introduced to prevent pseudo scarcity of rental housing, post-World War 2. In India first rent control legislation was introduced immediately after the first world war in Bombay in 1918 followed by similar legislation in Kolkata in 1920. Through this rent control

act we see that control was imposed upon the lease of vacant buildings to tenants for desirable rented accommodation.

There was fixation of fair and standard rents we also see there was protection of tenants against arbitrary eviction. There was also maintenance and upkeep of rental properties by landlords, we also see rights to landlords against defaulter tenants, and also we see there was provision for rights to landlords for the recovery of the premises in specific cases. A review of the effects of the rent control act indicates that there was because of this control act there was reduction in investment in rental housing.

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Rent Control Acts, 1918

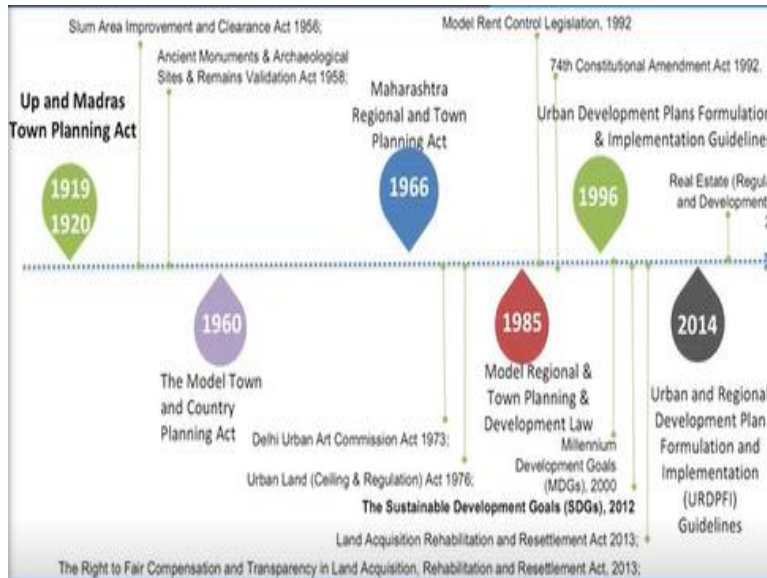
Review of Effects of Rent Control Acts

- Reduction in investment in rental housing;
- Accelerated deterioration in controlled housing stocks, as landlord have no incentives to spend;
- Decrease in municipal revenue;
- Withdrawal of vacant premises from rental market;
- Distortion in price lead to inefficient land use;
- Reduction in mobility of households and labors;
- Reduction in liquidity in housing market;
- Activation of parallel economy through 'key money'.

So, these are some of the negative impacts we see, it accelerated deterioration in the controlled housing stocks, as landlords have no incentives to spend. So, we see the quality going down, there was decrease in municipal revenue, we further see there were withdrawal of vacant premises from the rental market as well as we see distortion in the price which led to inefficient land use. Furthermore, the reviewers also show that there was reduction in the mobility of households and labourers.

Further we see reduction in liquidity in household marketing then there was also activation of a parallel economy through key money.

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Further we see Uttar Pradesh town planning act came in 1919, also the Madras town planning act in 1920, you can see in the timeline it was the first time that urban issues were included in the urban policy. The act shaped the development scheme for municipal and other local areas within urban centres there was assigned use of land parcels and regulations were specified to supervise each type of development.

Then we see in 1943, the health survey and development committee was appointed in the year with Sir Joseph Bore as its chairman. It was established to look into adaptability of town planning acts in various states and following policies were outlined. The policies included this committee known as the health survey and development committee was appointed.

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Health Survey & Development Committee, 1943

Sir Joseph Bhore - Chairman.

To look into adaptability of Town Planning Acts in Various States and following policies were outlined:

- Emphasis on integration of curative and preventive medicine at all levels.
- Comprehensive recommendations for remodeling of health services in India.

In 1943 with Sir Joseph Bhore as its chairman, it laid emphasis on integration of curative and preventive medicines at all levels. It made comprehensive recommendations for remodelling of health services in India. So, there we see it focused on what kind of infrastructure has to come up, the report which they submitted in 1946 had some important recommendations.

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Health Survey & Development Committee, 1943

The report, submitted in 1946, had some important recommendations like:

- Integration of preventive and curative services of all administrative levels.
- Development of Primary Health Centers in 2 stages.
- Short-term measure – one primary health center as suggested for a population of 40,000.
- Each PHC was to be manned by 2 doctors, one nurse, four public health nurses, four midwives, four trained dais, two sanitary inspectors, two health assistants, one pharmacist and fifteen other class IV employees.
- Secondary health center was also envisaged to provide support to PHC, and to coordinate and supervise their functioning.

The recommendation included integration of preventive and curative services of all administrative levels, further the recommended development of primary health centres in two stages, one was short-term measures which included primary health centres for a population of 40000 or so and each primary health centre was to be manned by two doctors and so on. Further they suggested for secondary health centres.

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Health Survey & Development Committee, 1943

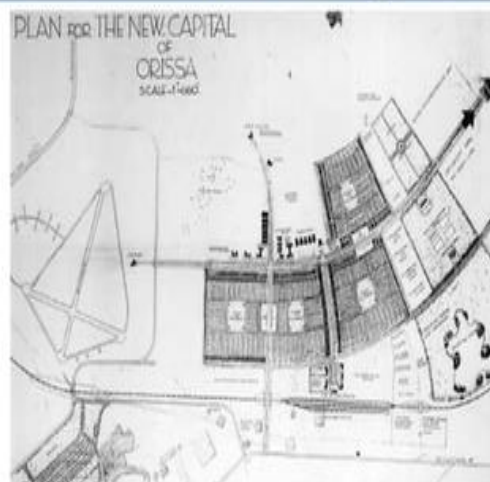
- Long-term programme (also called the 3 million plan) of setting up primary health units with 75 – bedded hospitals for each 10,000 to 20,000 population and secondary units with 650 – bedded hospital, again regionalized around district hospitals with 2500 beds.
- Major changes in medical education which includes 3 - month training in preventive and social medicine to prepare “social physicians”.

We see the other component was the long-term program, also called the 3 million plan, of this plan involves setting up of primary health units with 75 bedded hospitals for each 10000 to 20000 population and secondary units with 650 bedded hospitals and so on. The major changes in the medical education which included three months training in preventive and social medicine to prepare social physicians.

So, that all was recommended by the board committee. We now come to the time of post-independence.

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Modern Movement Town Planning (Bhubaneswar 1948)



Otto Koenigsberger, plan for the new capital of Orissa at Bhubaneswar, 1948 (with permission of Renate Koenigsberger).

(Renate Koenigsberger, 2021)

So, this was right before the independence, we see in the post-independence time. Many cities were built along the lines of modernism as you may recollect, we can see Bhuvneshwar in 1948, we also see industrial policy resolution of 1948. It defined the broad contour of the policy delineating the role of state in industrial development, both as an entrepreneur and authority. It made clear that India is going to have a mixed economic model.

So, we see that the industrial policy resolution came in 1948 and we were still an agrarian nation and then we were looking forward to the mixed economic model at that time. In this time, we further see that, we started five year plans though the planned economic development in India had begun way before this time. For example, we can see that there was a national planning committee by Indian national congress in 1938, we also see the Bombay plan and Gandhian plan in 1944.

We also see people's plan in 1945 and also see Sarvodaya plan in 1950 by Jay Prakash Narayan, these were the steps where we were trying to get into planning so, before we really started into five year plans.

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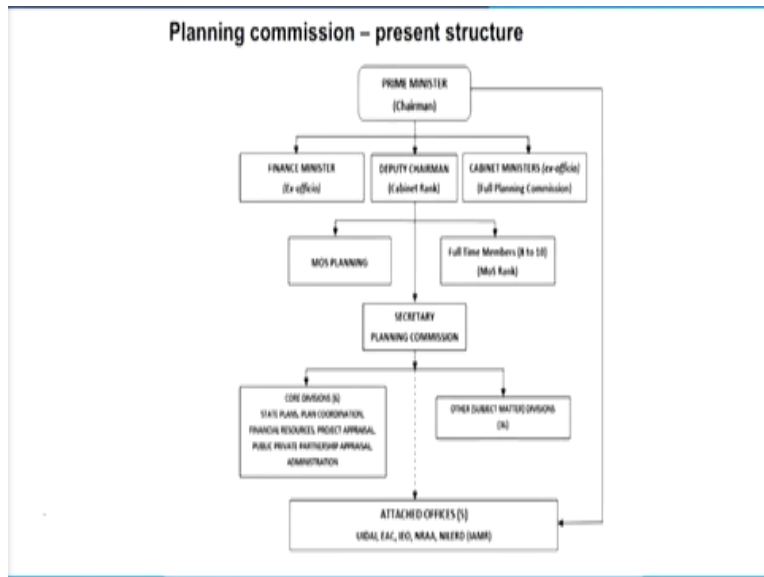


Five-year plan was prepared by the planning commission and now we see that it has been replaced by NITI Aayog. Planning commission for the socio-economic development of the country, the government of India enacted an organization known as planning commission in

1950. Under the planning commission the five-year plan of India was formulated, the five-year plan is a planned document constructed on the basis of recommendations made by a large number of working groups which deal with a major sector of economic activities.

It lays down broad strategies and objectives of the growth of various socio-economic sectors in the country. So, you may also see it like a perspective plan, example of a perspective plan.

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The planning commission was headed by the chairman, the prime minister was the chairman of the commission. You can look at the structure of the planning commission.

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Then you are looking at the picture of the planning commission headed by then prime minister Jawaharlal Nehru.

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Planning Commission

Planning Commission was set up in March, 1950;
The following are the tasks assigned to the Commission;

- I. To assess material, capital and human resources of the country, including technical personnel and investigate the possibilities of augmenting deficient resources for the nation's requirements;
- II. To formulate a plan for the most effective and balanced utilization of the country's resources;
- III. To define the stages in which the plan should be carried out and propose the allocation of resources for due completion of each stage;
- IV. To indicate the factors which slow down economic development, and determine the conditions needs to be established for the successful execution of the plan;
- V. To appraise from time to time the progress achieved in the execution of each stage of the plan and recommend for adjustments of policy;

Planning commission had the following task; the task involved to assess material, capital and human resources of the country including technical, personnel and investigates the possibilities of augmenting deficient resources for the Nation's requirements. The task also involved to formulate a plan for most effective and balanced utilization of countries resources. Further we see the task involved to define the stages in which the plan should be carried out.

And propose the allocation of resources for due completion at each stage. Further we see the task involves indication of the factors which slow down economic development and determine the conditions needed to be established for the successful execution of the plan. Furthermore, we see the task involved to appraise from time to time the progress achieved in the execution of each stage of the plan and recommend for adjustment of the policies.

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Planning Commission

The Principle task of Planning Commission is to formulate Five Year Plan and Annual Plan for:

- I. The most effective and balanced utilization of the country's material, capital and human resources;
- II. Appraise from time to time the progress in their implementation; and
- III. Recommend adjustments of necessary policy and measures.

We see that the principal task of the planning commission is to formulate a five year plan and annual plan for the most effective and balanced utilization of the country's material, capital and human resources. And to appraise from time to time the; progress in the implementation and recommend adjustment of necessary policy and measures. So, you see the structural plan coming in here.

The planning commission coordinated and oversaw the development programs of the central ministries and state governments and integrated these in the National plan. Further we see annual plans were also operational plans that summed up the total outlay of the centre and the state in a consistent manner. Now looking briefly at the five year plans alongside formulation of acts in the Indian landscape.

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Five-Year Plans (FYPs)

- Five-Year Plans (FYPs) were centralized and integrated national economic programs.
- Joseph Stalin implemented the first FYP in the Soviet Union in the late 1920s.
- Most communist states and several capitalist countries subsequently have adopted them.
- China and India both continue to use FYPs, although China renamed its Eleventh FYP, from 2006 to 2010, a guideline (GUIHUA), rather than a plan (JIHUA), to signify the central government's more hands-off approach to development.

We see that five year plans were centralized and integrated national economic programs. Joseph Stalin implemented the first five-year plan in the Soviet Union in the late 1920s, most communist states and several capitalist countries subsequently have adopted them. China and India both continued to use five-year plans for quite some time and China had renamed their five-year plan as guidelines calling it GUIHUA rather than a plan JIHUVA, to signify the central government's more hands-off approach to the development.

Let us briefly look into how our approach as a nation evolves, you may also see this from the lens of perspective.

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Five Year Plans

FIVE-YEAR PLANS DOWN THE YEARS

The Planning Commission of India was set up on 15 March 1950 to bring about a balanced and rapid increase in India's standards of living. On its 63rd anniversary, Mint takes a look at the 12 Five-Year Plans it has helmed.
Compiled by Kirithi V. Rao, kirithi@livemint.com

Plan 1: 1951-1956

PLAN PROPOSALS AND FEATURES

Agriculture dominated with 16 of the 39 chapters related to farming and allied sectors. It proposed the setting up of a national agricultural extension organization. It also set aside funds for rehabilitating those displaced from West and East Pakistan. Besides the plan for the public sector, the Planning Commission formulated development programmes for 42 industries in the private sector.

TOTAL OUTLAY: ₹2,069 crore

■ Growth target	■ Outcome
21%	36%

Chairman: **Jawaharlal Nehru**
Deputy chairman: **Gadkarlal Nanda**

(Kirithi V Rao, 2011)

The first five-year period was from 1951 to 56 and the target growth was 2.1% and the actual growth attained was 3.6%. The plan was a successful plan given favourable agriculture produced in two years of the plan.

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Plan	Notes
First Plan (1951 - 56)	It was based on Harrod-Domar Model.
	Community Development Program launched in 1952
	Focus on agriculture, price stability, power and transport
	It was a successful plan primarily because of good harvests in the last two years of the plan

(Annamalai University, 2021)

The plan was based on the Harrod Domar model developed by professor Harrod and professor Domar. This model is based on Keynesian saving investment analysis, we have also looked into the Keynesian model of planning. Harrod and Domar assign a crucial role to capital accumulation and the process of growth. So, we focused more on the savings at that point in time. In the beginning of the plan period, we as a nation were dealing with influx of refugees.

As well as we were dealing with severe food shortage plus there was rising inflation. The plan focused on agriculture, it was focusing on stabilizing the prices and then it was also looking at how to invest in power and transportation at that time. The plan was successful and the objectives of rehabilitation of refugees, food, self-sufficiency and control of prices were considerably attained in this plan.

You may recollect creation of Faridabad township, you may also recollect several large rehabilitation colonies such as Lajpat Nagar, Kalkaji, Amar colony, Malvin Nagar developed by the ministry of rehabilitation to provide accommodation for displaced persons. After the

independence of the; country in South Delhi covered in a lecture of local area plan where we dealt with the zonal plan of Delhi.

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You can see Lajpat Nagar;

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Kalkaji;

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and Amar colony. You may also recollect we saw the planning of Chandigarh which was finalized by Lee Corbusier in 1951. Moving forward in 1956 we started our second plan period from 1956 to 61 which is also called Mahala Nobis plan as it was based on the professor M C Mahala Nobis model. In this period the Harrod Domar model was also adopted, the target growth was 4.5% and actual attained growth was 4.3% which was very close to the target.

The slight shortfall is said to be because of the shortage of forex and high inflation at the time. The beginning of the period indicated economic stability. So, we were seeing a positive direction and industrialization was brought to focus compared to agriculture at that time. In this period huge imports through foreign loans were advocated and encouraged. We see the industrial policy of 1956 at this time, the government revised its first industrial policy.

That is the policy of 1948 through the industrial policy of 1956. It was regarded as the economic constitution of India or the bibles of state capitalism. The major criticism which we see about this industrial policy of 1956 was that there was sharp criticism from the private sector. In particular this resolution reduced the scope of expansion of the private sector significantly. The sector was kept under the state control through a system of licensing. So, there was a lot of control of the state at that point in time.

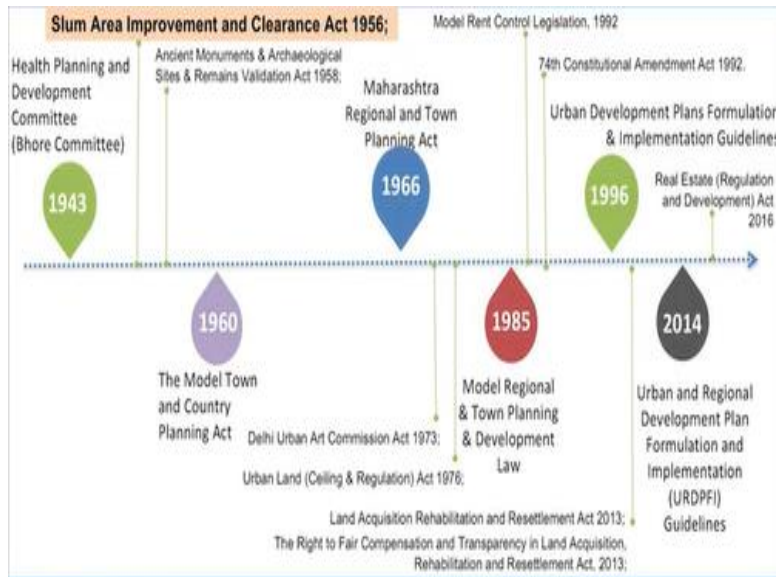
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Second Five-Year Plan

- Preparation of plans of large cities.
- Organizing Planning activities.
- Regional plan for industrial and river valley projects.

We see that this second five-year plan, provided guidance for planning particularly for preparation of plans of large cities organizing planning activities as well as the regional plan for industrial and river valley projects were guided at this point in time. We shall be seeing industrial policy in detail in the later sessions.

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In the same time, we see formation of slum area improvement and clearance act of 1956, so we are seeing how industrial terms and all are increasing, how there is rapid industrialization and we also see the coming up of slums and then the relevant act for it.

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Slum Area Improvement and Clearance Act, 1956

The execution of any one or more of the following works, namely:—

- (i) Necessary repairs.
- (ii) Structural alterations.
- (iii) Provision of light points, water taps and bathing places.
- (iv) Construction of drains, open or covered.
- (v) Provision of latrines, including conversion of dry latrines into water-borne latrines.
- (vi) Provision of additional or improved fixtures or fittings.
- (vii) Opening up or paving of courtyards.
- (viii) Removal of rubbish.
- (ix) Any other work including the demolition of any building.

As per the act the slum clearance meant clearance of any slum area by demolition and removal of buildings thereof and it is focused on work of improvement, necessary repair structural, alteration, provision of light points, water taps, bathing places, it also focused on construction of drains, open and covered drains, provision of toilets, including conversion of dry toilets into waterborne toilets. It also focused on provision of additional and improved fixtures or fittings.

Opening up or paving of the courtyards, removal of trash and similar other activities. Further we see in this timeline that ancient monuments and archaeological sites and the remaining validation act came in 1958. This act came in particularly to preserve ancient monuments, archaeological sites and remains and to reduce further damages to them.

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Ancient Monuments, Archaeological Sites & Remains Validation Act 1958

- Designed to Preserve Ancient monuments, archaeological sites and remains to reduce further damage.
- The Act facilitated:
 - i. Acquisition of rights in a protected monuments;
 - ii. Preservation of protected monument by agreement;
 - iii. Maintenance of certain protected monuments;
 - iv. Rights to access protected monuments;
 - v. Restriction on enjoyments of property rights.

This act facilitated acquisition of rights in the protected monuments, it also encouraged preservation of protected monuments by agreement, maintenance of certain protected monuments, and right to access protected monuments and restriction on the enjoyment of the property rights. Moving forward in the timeline we see the third five-year plan period from 1961 to 66.

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Third Five Year Plan

Third Plan (1961 - 66)	At its conception, it was felt that Indian economy has entered a take-off stage. Therefore, its aim was to make India a 'self-reliant' and 'self-generating' economy.
Target Growth: 5.6%	
Actual Growth: 2.84%	Based on the experience of first two plans, agriculture was given top priority to support the exports and industry.
	Complete failure in reaching the targets due to unforeseen events - Chinese aggression (1962), Indo-Pak war (1965), severe drought 1965-66

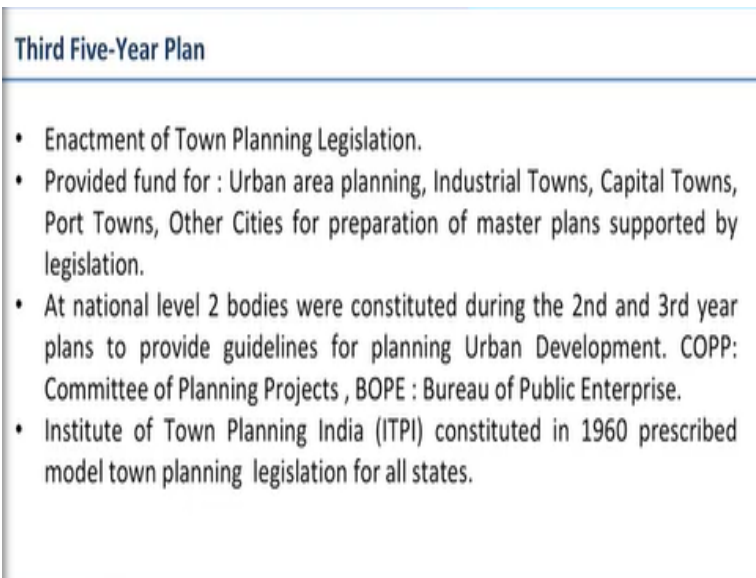
(Annamalai University, 2021)

The target growth was 5.6%, at the inception of the planned period the environment was good and considered favourable for economic take off therefore the country targeted for self-reliant and self-generating economy agriculture was given top priority to support the export and industry at this time. The nation achieved a growth rate of 2.8%, the plan failed in attaining the

target due to the unprecedented events of Chinese aggression in 1962, Indo Pak war in 1965 and drought in 1965 and 66.

Because of this the focus was shifted from development to defence and development. We see that in this third five-year plan,

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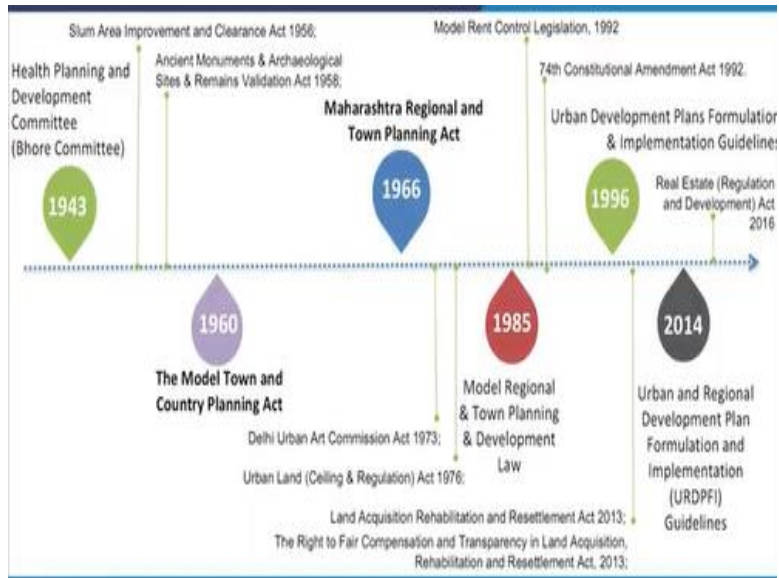
Third Five-Year Plan

- Enactment of Town Planning Legislation.
- Provided fund for : Urban area planning, Industrial Towns, Capital Towns, Port Towns, Other Cities for preparation of master plans supported by legislation.
- At national level 2 bodies were constituted during the 2nd and 3rd year plans to provide guidelines for planning Urban Development. COPP: Committee of Planning Projects , BOPE : Bureau of Public Enterprise.
- Institute of Town Planning India (ITPI) constituted in 1960 prescribed model town planning legislation for all states.

There was enactment of town planning legislation, the fund was also provided for urban area planning, industrial town, capital town, port towns and other cities for preparation of master plan and it was supported by legislation. We see at the national level two bodies were constituted during the second and third year plans to provide guidelines for planning, urban development we see committee of planning projects COPP, we also see bureau of public enterprise BOPE.

Then we also see ITPI institute of town planning India constituted in 1960 which prescribed model town planning legislation for all the states. We see that the institute of town planners which was founded in 1951 in India drafted a model town planning act in 1960 and circulated it among all the states for implementation. It provided only the basic guidelines with regard to town planning legislation leaving it to states for implementation to satisfy their requirements. We also see later in the timeline that,

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In 1966 Maharashtra regional and town planning act came in which was enacted to make provision for planning the development and use of land in proper manner. It aimed to make provision for the preparation of development plans with a view to ensure that town planning schemes are made in proper manner and their execution is made effective. This act made provision for creation of new towns by means of development authorities.

Moving on in the timeline we see that due to the failure of the third five-year plan, the government of India did not implement the fourth five-year plan, the period for 1966 to 1969 was known as a holiday period.

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Fourth Five Year Plan

Three Annual Plans (1966-69) Plan holiday for 3years.	Prevailing crisis in agriculture and serious food shortage necessitated the emphasis on agriculture during the Annual Plans
	During these plans a whole new agricultural strategy was implemented. It involving wide-spread distribution of high-yielding varieties of seeds, extensive use of fertilizers, exploitation of irrigation potential and soil conservation.
	During the Annual Plans, the economy absorbed the shocks generated during the Third Plan
	It paved the path for the planned growth ahead.
Fourth Plan (1969 - 74) Target Growth: 5.7% Actual Growth: 3.30%	Main emphasis was on growth rate of agriculture to enable other sectors to move forward
	First two years of the plan saw record production. The last three years did not measure up due to poor monsoon.
	Influx of Bangladeshi refugees before and after 1971 Indo-Pak war was an important issue

During this period the annual plans were implemented which emphasized on the irrigation and agriculture sector due to agricultural crisis and food shortage. So, we were having those problems at this time. It involved widespread distribution of high yielding varieties of seeds, extensive use of fertilizers and heavy irrigation and soil conservation. During these annual plan periods we could absorb the shock of the third and fifth year plan. It prepared us for future growth.

Moving on we see the fourth five year plan, the plan period for which was 1969 to 74. It refocused on growth stability and progressive achievements of self-reliance. So, now we were focusing on self-reliance and we see there was promotion of agriculture and also, we were trying to control population through family planning programs. You may study more about population in any of the demographic related subjects of planning.

The target of the fourth five-year plan was 5.7%, however we achieved 3.3 and probably the reason for this was due to refugee influx from Bangladesh before and after 1971 Indo-Pak war and continued inflation. Further in the period we see formation of Delhi urban art commission act 1973.

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Delhi Urban Art Commission Act 1973

- To promote qualities in urban environment which can enhance 'values of the community';
- To bring up and nurse attractiveness, aesthetic and functional utility of the community living and work;
- To preserve character and quality of manmade heritage by maintaining integrity of those areas;
- To channelize public investment in those areas;
- To prevent upsurgence of ill designed structure;
- To raise level of quality environment and community expectations.

Act was formulated to promote qualities in urban environments which can enhance values of the community to bring up a nurse attractiveness, aesthetic and functional utility of the community

living and work to preserve character and quality of man-made heritage by maintaining integrity of those areas and so on. So, we see that there was a formation of an urban art commission.

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Delhi Urban Art Commission Act 1973

Functional responsibility of the commission involved:

- Advisory to central and local government;
- Promote and secure development and integrated urban conservation;
- Scrutinize, approve, reject or modify proposals.

This Delhi Urban Art Commission, the functional responsibility of the commission involved advisory to the central and the local government promotion and securing development and integrated urban conservation and then scrutinizing and approving or rejecting or modifying proposals.

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Five Year Plans

Fifth Plan (1974-79)	The fifth plan was prepared and launched by D.D. Dhar.
Target Growth: 4.4%	It proposed to achieve two main objectives: 'removal of poverty' (Garibi Hatao) and 'attainment of self reliance'
Actual Growth: 3.8	Promotion of high rate of growth, better distribution of income and significant growth in the domestic rate of savings were seen as key

(Annamalai University, 2021)

Moving forward in the timeline, we see the fifth five-year plan from 1974 to 79. This plan was launched amidst massive inflation due to the rise in oil prices. The focus of the plan was to

remove poverty from Garibi Hatao and attain self-reliance. The key instruments for development were income distribution and improvement in saving. There was an emergency in 1975 and emphasis shifted to the Pradhan Mantri 20 point program.

This plan was terminated when Janta Pati came to power in 1978. In this time, we also see formulation of urban land ceiling and regulation act 1976.

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Urban Land (Ceiling & Regulation) Act, 1976

- Applicable to 73 towns and cities (out of 142 class I cities of 1971 census) in four categories;
- Ceiling on vacant land in urban agglomeration varying from 500 to 2000 sq. mt.;
- Ceiling limits applicable to peripheral areas ranging in width from 1 Km. to 8 Km.;
- Ceiling on plinth area of all future dwelling units varying from 300 to 500 sq. mt.;
- Compensation of 8.5 times of net average annual income actually derived from the land.

Which was applicable to 73 towns and cities, this particular act implied sealing on vacant land in urban agglomerations varying from 500 to 2000 square meter. Ceiling limits applicable to peripheral areas ranging in width from one kilometre to eight kilometres, ceiling on plinth area of all future dwelling units varying from 300 to 500 square meter and so on. Looking at the; issue of urban land ceiling and regulation act 1976.

As per the reviews we see the review says that there was sharp decline in the prices of vacant land.

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Urban Land (Ceiling & Regulation) Act, 1976

Issues:

- Sharp decline in prices of vacant land and increase of rents of existing apartments and bungalows;
- Increase in real estate price/ small land; housing become exclusive public domain;
- Land speculation – sell of developed/undeveloped land to local government;
- Increase in heights in buildings;
- Uncertainty in industrial development, expansion and diversification;

And increase of rents of existing apartments and bungalows, there was an increase in real estate price, small land housing became exclusive, public domain land there was land speculation, then we also saw increase in the heights in buildings, we also saw uncertainty in industrial development expansion and diversification at this time. Moving forward in the timeline we further see in the period of 1978-80 there was a rolling plan.

We see two sixth plan; planned by the Janata government which was from 1978 to 1980. It focused on employment in contrast to the Nehru model which was criticized for accumulation of power and income imbalance and increase in poverty, the government period lasted for two years only. Congress regained power and addressed the issue of poverty and creating an enabling environment by expanding the economy.

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Sixth Five Year Plan

FIVE-YEAR PLANS DOWN THE YEARS

The Planning Commission of India was set up on 15 March 1950 to bring about a balanced and rapid increase in India's standards of living. On its 63rd anniversary, Mint takes a look at the 12 Five-Year Plans it has helmed.

Compiled by Kirithi V. Rao, kirithi@livemint.com



The sixth plan by congress for the planned period, 1980 to 85 targeted a growth rate of 5.2% and attained the growth rate of 5.7%. The plan focused on an increase in national income modernization of technology with focus on reduction in poverty and unemployment. We see schemes like TRISM, IRDP, NREP focusing on skill and employment. These all schemes were initiated in the period, even though there were feminine conditions and agriculture output was low.

The targets were attained in this particular plan period. In this period, we also see that town and country planning organization TCPO formulated the model town and country planning law in 1960. This model act was revised by TCPO in the year 1985 as model, regional and town planning and development law to enact a comprehensive urban and regional planning legislation in all states and union territories. Moving in the timeline we further see seven five-year plans from 1985 to 90.

The target growth was 5% and actual growth attained was 6%, the plan focused on agriculture, with increase in production of food grains, increase in employment opportunities. At the same time, we see that our awareness about the environment improves and we see that the environmental protection act came in 1986.

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Environment (Protection) Act, 1986

- The Environment (Protection) Act (EPA) was enacted in 1986 with the objective of providing the protection and improvement of the environment.
- It empowers the Central Government to establish authorities charged with the mandate of preventing environmental pollution in all its forms and to tackle specific environmental problems that are peculiar to different parts of the country.
- The Act is one of the most comprehensive legislations with a pretext to protection and improvement of the environment.
- In the wake of the Bhopal gas Tragedy or Bhopal Disaster, the [Government of India] enacted the Environment Protection Act of 1986.

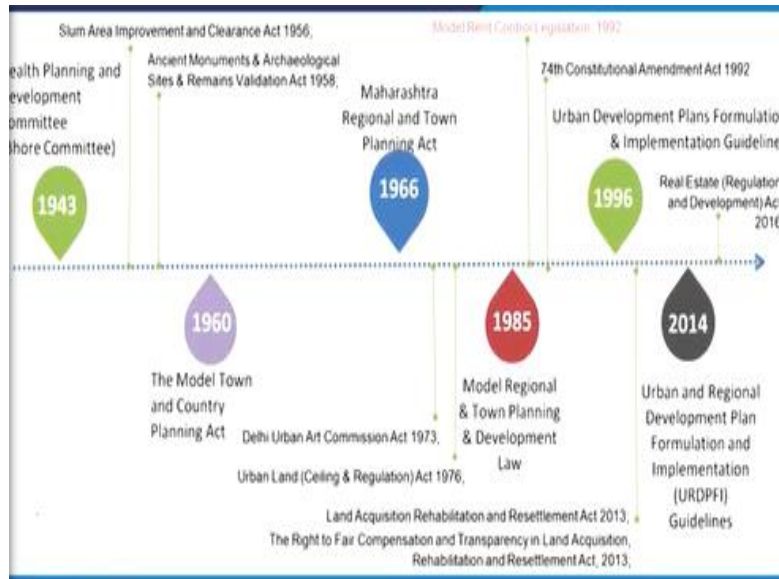
Environmental protection act EPA was enacted in 1986 with the objective of providing protection and improvement of the environment. It empowers the central government to establish authorities charged with the mandate of preventing environmental pollution in all its forms and to tackle specific environmental problems that are peculiar to different parts of the country. The act is one of the most comprehensive legislation to protect and improve the environment.

So, we will see about all the environmental related acts in our following lectures. Moving forward in the timeline we see that the eighth five year plan was postponed for two years because of the political uncertainty at the centre. The eventual plan period was from 1992 to 97 targeting a growth rate of 5.5% and it attained the growth rate of 6.8%. In this time drastic policy measures were taken to control the economic situations such as physical.

And economic reform including liberalization under Prime Minister Shri P V Narasimha Rao. We see rapid economic growth in the periods, we see high growth rate in agriculture, we also see high growth rate in manufacturing sector as well as we see high growth rate in import and export and trade as well. The share of public sector in the total investment had declined in the liberalization period as particular of this concept.

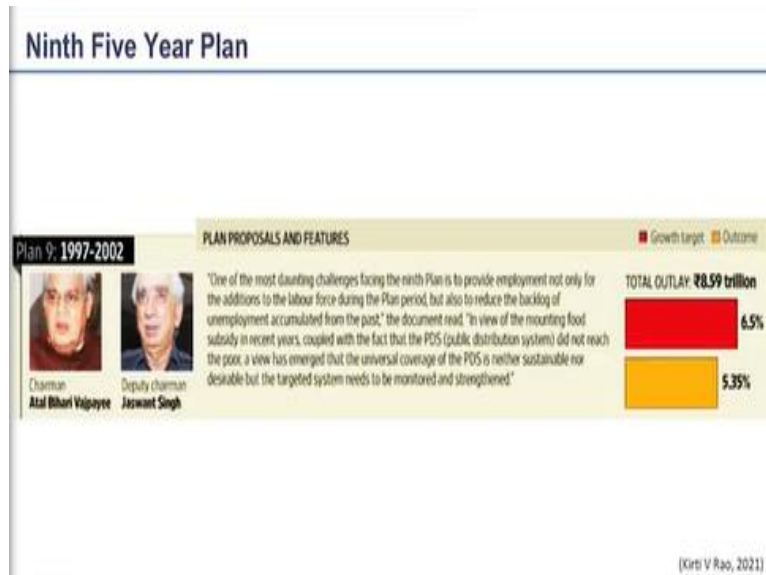
In this period, we also see model rent control legislation in 1992, we also see that 73rd and 74th constitutional amendment act was also brought in this particular period.

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We also see the, first urban development plans, formulation and implementation guidelines were introduced in year 1996. Moving on in the timeline we see the ninth five-year plan from 1997 to 2002.

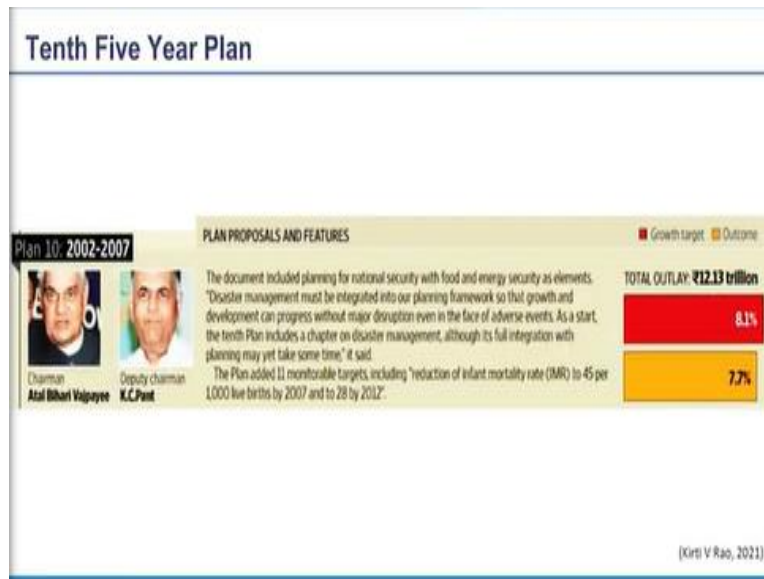
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Which now focused on growth and social justice and equality. Now we see how our focus is moving on. In this plan we depended more on the private sector and FDI; Foreign Direct Investment and the state was playing the role of only the facilitator. State was involved more in sectors like education, health and infrastructure, priority was given to agriculture and rural development and poverty eradication.

The target growth rate was 6.5% and the attained rate was 5.4%. Moving on in the timeline we further see the 10 five year plan from,

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2002 to 2007 which now focus monitorable targets on the key indicators, 11 indicators were identified at that time. The focus was also on the reduction in gender gap, particularly in literacy and difference in wage rates. The focus was also on reducing the infant and maternal mortality rates, also improving the literacy rate then focus was also on improving the access to potable drinking water, cleaning of major polluted rivers.

And in this plan, the target growth was 8% and then the achievement was 7.6%. In this period, we see the improved role of state and Panchayati raj institutions since the 73rd and 74th constitutional amendment act was already here, the planned period also focused on balanced development of all states. At the same time, we see that millennium development goals at the international level was introduced,

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In 2000 millennium, development goals which started a global effort in 2000 to tackle the indignity of poverty. The millennium development goals established measurable universally agreed objectives for tackling extreme poverty and hunger, preventing deadly diseases and expanding primary education to all children among other development priorities. Later we see sustainable development goals come in 2016.

Furthermore, we see the disaster management act came in 2005. This act was enacted in the country in December 2005, it came into effect in the aftermath of 2004 Tsunami when the country lost thousands of lives. Moving forward in the timeline we see the eleventh five-year plan from 2007 to 2012. From here we started focusing on faster and more inclusive growth after the UPA government came back to power to support the common man.

India had emerged as one of the fastest growing economies by the end of 10th five year plan. Saving and investment rates increased industrialization responded well to the competition in the global economy. However, the growth was not considered inclusive as data still showed low indicators for the ST and SC communities such as there were high cases of poverty, malnutrition, mortality and unemployment.

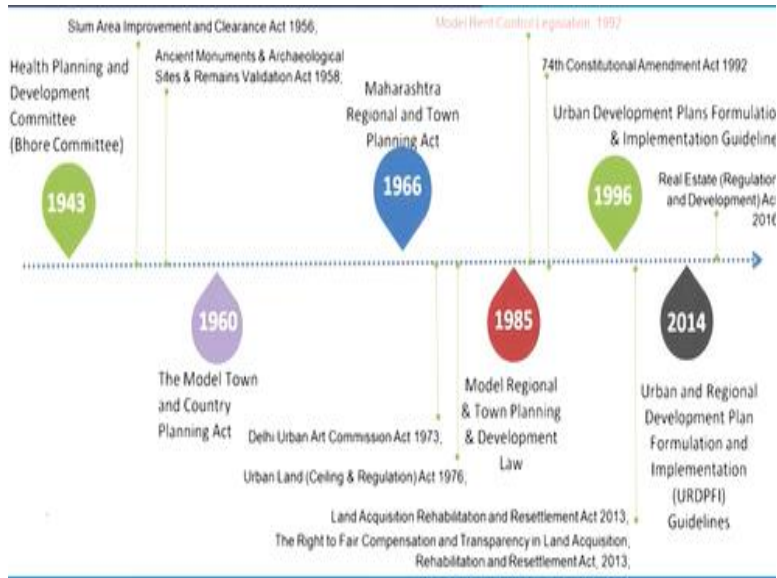
We see sustainable development goals which came in 2012, the sustainable development goals moving forward in the timeline we see the 12th five-year plan which was the last 12th five-year plan. The planned period was from 2012 to 2017.

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From here we strengthened on the monitorable targets and focus was on the faster inclusive and sustainable development. We also see major emphasis on infrastructure in this particular five year plan. In this period, we also see formulation of land acquisition, rehabilitation and resettlement act of 2013. The right to fair compensation and transparency in land acquisition, rehabilitation and resettlement act of 2013. We also see smart city missions starting from 2015 in the same timeline.

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We also see revised URDPFI guidelines and then we also see real estate regulation and development act of 2016.

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Summary

- 1 Evolution of planning legislation in India
- 2 Planning Legislation during Pre Independence Phase (1864-1943)
- 3 Planning Legislation during Post Independence Phase (1948-2015)

So, summarizing the timeline what we had seen today, we looked at the pre-independence what all acts came in as well as we looked at the post-independence the acts which came in that time and as well as we simultaneously tried to map the international events which were happening. So, we looked at the sanitary commission, we looked at the land acquisition act, we looked at the Bombay city improvement act, we also looked at the rental control act.

We looked at the Uttar Pradesh town planning act as well as we looked at the Bhore committee, we looked at the industrial policy resolution. Further we looked at all the five year plans, we looked at the slum area improvement and clearance act, we looked at the ancient monuments and archaeological sites, model town planning act, Maharashtra regional and town planning act and then also the urban art commission, then urban land ceiling act.

Then we looked at the environmental related acts as well as we looked at the constitutional amendment act and we looked at how the international agendas like millennium development goals, sustainable development goal, influenced our planning approach as well. In the end we also looked at the land acquisition, rehabilitation and resettlement act. We would be covering selective acts in detail in the following lectures.

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References

- UN-Habitat (2018). SDG, Adequate Housing and Slum Upgrading. United Nations Human Settlement Programme (UN-Habitat); <https://unhabitat.org/>
- WHO/UNICEF, 2008; <https://www.who.int/>
- Scheme of Shelters for Urban Homeless; Issued in December 2013 under National Urban Livelihoods Mission; <https://nulm.gov.in/>
- Twelfth Five Year Plan (2012–2017) Faster, More Inclusive and Sustainable Growth; https://niti.gov.in/planningcommission.gov.in/docs/plans/planrel/12thplan/pdf/12fyp_vol1.pdf

Our coverage was limited with the scope to make you aware of the topic.

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Suggested Watch

(to contemplate different layers of Planning Legislation)

- https://www.youtube.com/watch?v=wdBN1TVV8kE&ab_channel=Philadelphia%3ATheGreatExperiment
- https://www.youtube.com/watch?v=k1fwTLUF6Dg&ab_channel=StudyIQeducation
- https://www.youtube.com/watch?v=cduk7Q4aRNE&ab_channel=HousingPolicy%26Planning
- https://www.youtube.com/watch?v=0XTBYMfZyrM&ab_channel=UnitedNations
- https://www.youtube.com/watch?v=5_hLuEui6ww&ab_channel=UnitedNationsDevelopmentProgramme%28UNDP%29



There are enormous readings and movies available to explore, few are suggested here, this is not an extensive list. You may feel free to suggest more from your experience.

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 Please feel free to ask Questions.
Let us know about any Concerns you have 

 Do share your Opinions, Experiences and Suggestions.

Looking forward to Interacting and 
Co-learning with you while exploring Cities and
Urban Planning. 

Please feel free to ask questions, let us know about your concerns, you have to share your opinion, experiences and suggestions looking forward to interacting and co-learning with you while exploring cities and urban planning. That is all for today, thank you.