

**Introduction to Urban Planning**  
**Prof. Harshit Sosan Lakra**  
**Department of Agriculture and Planning**  
**Indian Institute of Technology - Roorkee**

**Lecture No # 05**  
**Regional Plan**

Welcome to the Course of Urban Planning. Today under the theme of different levels of plan, we are going to look at the Regional Plan.

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**Coverage**

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① **Conceptual Understanding of a Region and the Regional Plan**

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② **Classification of the Regions for the Planning Purpose**

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③ **Scope and the Purpose of Regional Planning**

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④ **Various Settlements in the Region**

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In today's lecture while looking at the Regional Plan we are going to see the conceptual understanding of a region and the Regional Plan. We are going to see how the regions are classified for the planning purpose. Further we are going to explore the scope and purpose of Regional Planning and also look at various settlements in the region.

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## Learning Outcomes

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- ① Conceptually define and describe Region and the Regional Plan

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- ② Classify the regions for the purpose of Planning

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- ③ Discuss the scope and purpose of the Regional Planning

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- ④ Identify, define and describe various settlements in the Region

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The learning outcomes which we expect after finishing this lecture is that you should be able to conceptually define and describe region and the Regional Plan. You should be able to classify the regions for the purpose of planning, discuss the scope and purpose of the Regional Planning and then identify and describe various settlements in the region. Starting with we are going to look at- What is a region? A region is a continuous geographical area which has a fair degree of uniformity in administration, economic linkages or natural environment.

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## Region

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- Region: contiguous geographical area, which has a fair degree of uniformity, in administration, economic linkages or natural environment.
- It is relatively a large area, with hierarchy of settlements and varying landscape.

It is relatively a large area with hierarchy of settlements and varying landscape. Looking at- What is Regional Plan? A Regional Plan is a comprehensive plan at an appropriate scale for the integration of urban nodes and the semi-urban and rural areas. The scale could be district scale, inter-district scale, investment region or special area. If the regions identified are inter-State, all States cover required to prepare sub-regionals plans for this respective areas. The plan is based on the understanding of the characteristic of the region such as flow of people, goods, knowledge and money.

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## **Regional Plan**

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- A Regional plan, is a comprehensive plan, at an appropriate scale, for the integration of urban nodes, with the semi-urban and rural areas.
- The scale: district scale, inter-district scale, investment region or special area.

Further purpose of planning, the regions are classified under three heads as per the URDPFI guidelines, the first one is Administrative Region, second Investment Region, third Special Region.

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## **Planning Region**

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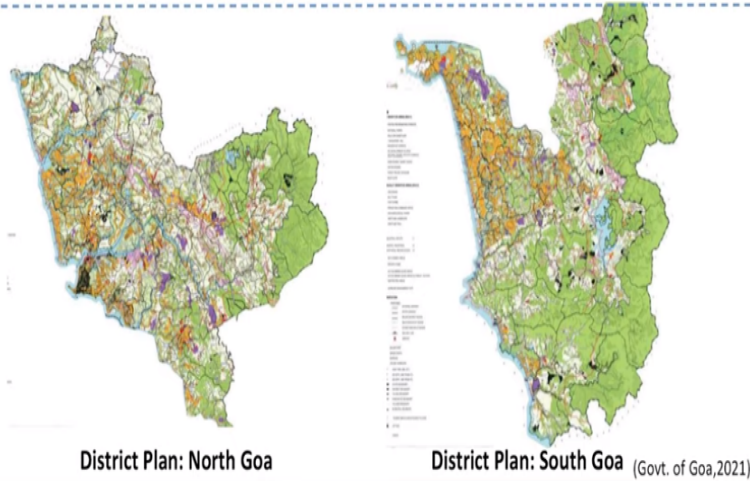
**Administrative Regions:** can be District Regions or Metropolitan Regions as per the recommendations of the 73rd & 74th Constitutional Amendment Act.

Administrative Regions can be District Regions or Metropolitan Regions as per the recommendation of the 73<sup>rd</sup> and 74<sup>th</sup> Constitutional Amendment Act.

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## Regional Plan

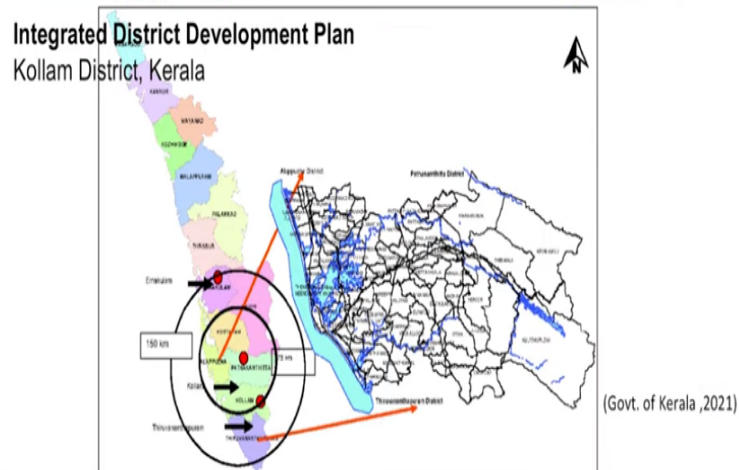
### Administrative Regions:



For example, we can see here Goa Regional Plan 2021 which is a State Level Regional Plan prepared based on the two Districts Plan of North Goa and South Goa. We are looking at the image of North Goa and South Goa extracted from the Goa Regional Plan Document. **(Refer Slide Time: 03:17)**

## Regional Plan

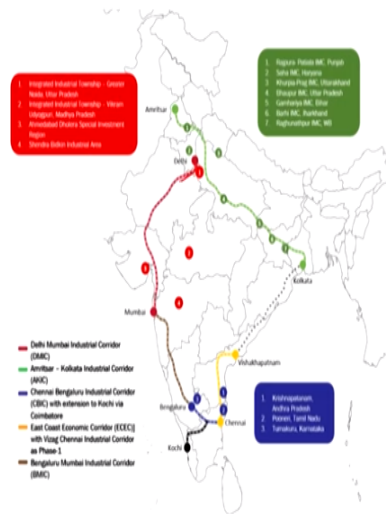
### Administrative Regions:



Another example of the region, we can see is the Integrated District Development Plan prepared at the District Level by the State of Kerala. We are looking at the image of Kollam District taken from Integrated District Development Plan of Kollam District, Kerala. **(Refer Slide Time: 03:36)**



- For Example, in this image, taken from the website of National Industrial Corridor Development Corporation Limited, shows various Industrial corridors identified for the regional planning.



(National Industrial Corridor Development Corporation Limited, 2021)

We see Delhi-Mumbai Industrial Corridor. Likewise, we see Amritsar to Kolkata, the Industrial Corridor. We further also see Chennai to Bangalore Industrial Corridor. Further we see East Coast Economic Corridor which has been planned from Vizag- Chennai Industrial Corridor. Then we also see Bangalore to Mumbai Industrial Corridor. So these kind of industrial corridors again you see that they are passing through various States.

So, therefore they also become one kind of a region and Regional Plan is developed for them as well. We can see here, regions identified for development include Delhi-Mumbai Industrial Corridor which is also known as DMIC, Amritsar - Kolkata Industrial Corridor known as AKIC, Chennai – Bengaluru Industrial Corridor known as CBIC, East Coast Economic Corridor ECEC, Bangalore – Mumbai Industrial Corridor (BMIC).

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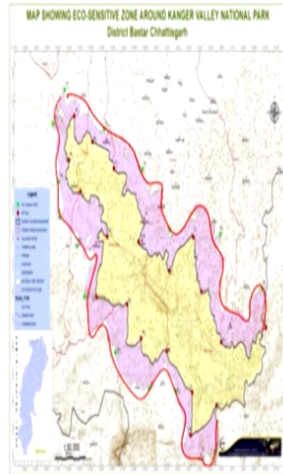
## Planning Region

**Special Regions: Sensitive areas in terms of Environment, Socio economic, or Political aspects.**

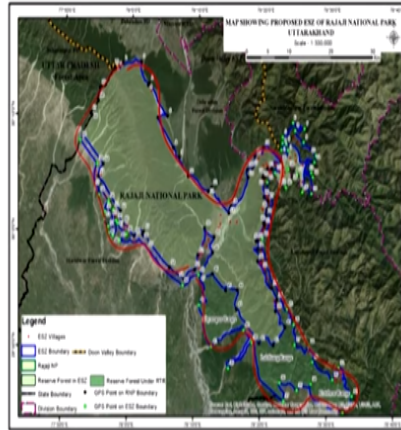
Now coming to the Special Regions, they are sensitive in terms of environment, socio-economic or political aspects.

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सुपुन मयवरी के अणुल ओर देलर के मय शेरर वररर ररररर रररर के वररररररररर ररररर ओर वर वररररर



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We see here the example of eco-sensitive zones around Kanger Valley National Park which is located in district of Bastar in Chhattisgarh. We can see this region here which is again a very specific Sensitive Zone, which is identified based on the environment. Likewise, we see Rajaji National Park, here, the boundary is shown here, which is again Specially Identified Area based on the environmental consideration. So this is the way the Sensitive Zones are identified.

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## Regional Planning

### Scope and Purpose

- To identify the region and regional resources for development of settlement plan both Urban and Rural.
- It is prepared and regulated by District Planning Committee (DPC).

Now coming to scope and purpose of the Regional Planning, the core purpose of Regional Planning is to identify the region and regional resources for development of settlement plan, both for the urban and the rural area to be prepared and regulated by District Planning Committee which is also abbreviated as DPC.

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## Regional Planning

### Important Regional Plans

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- District planning
- Metropolitan planning
- Watershed management
- Special area development

The District Planning Committee (DPC) and Metropolitan Planning Committee (MPC)-created through the 73rd and 74th CAA.

(URDPFI, 2014, 109)

Regional Planning in this country has evolved through years of Post-Independence. The most important Regional Planning are the District Planning, Metropolitan Planning, Watershed Management and Special Area Development. Considering the importance of Regional Planning at the District Level and with the view to integrate the urban and the regional development, the District Planning Committee and Metropolitan Planning Committee were created through the 73<sup>rd</sup> and 74<sup>th</sup> Constitutional Act. It is argued that Regional Planning will lead to sustainability.

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## Regional Planning

### Sustainability Aspects of Regional Planning

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- Allows efficient use of resources -Water, minerals, forest, land, culture.
- It offers opportunities for balanced and equitable spatial and economic development in all parts of the region
- It allows optimization of regional multimodal mobility and Transit Oriented Development(TOD).

(URDPFI, 2014, 109)

The Regional Planning will allow efficient use of resources such as water, mineral, forest, land and culture. So these resources will be used efficiently if we plan the region in a very comprehensive manner. It will offer opportunities for balanced and equitable spatial and economic development in all parts of the regions. It is also argued that it will allow optimization of regional multi model mobility and Transit Oriented Development which is also abbreviated as TOD.

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## Regional Planning

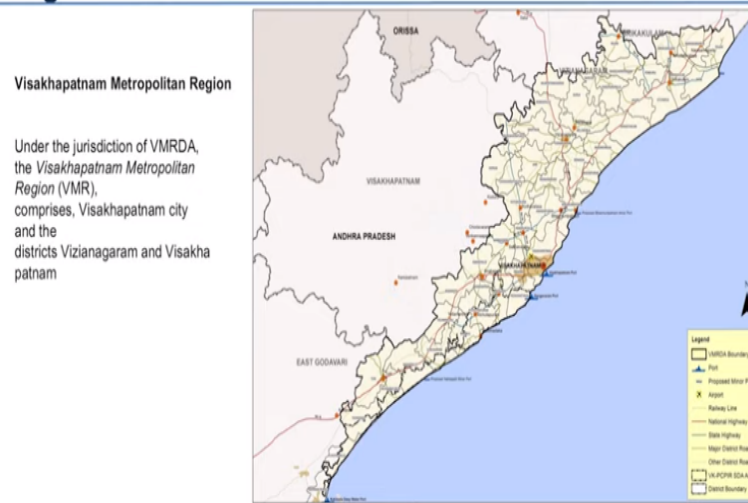
### Regional Planning approach is also supported for

- Alleviating Urban Poverty
- Minimizing Urban Sprawl
- Addressing Migration
- Efficient response and preparedness to Disasters (Floods, Landslide subsistence, Fire and Earthquake).
- Minimizing the Regional Disparities.

Regional Planning approaches also supported for the reasons that it is believed to alleviating urban poverty, minimizing urban sprawl, addressing migration, allowing efficient response and preparedness to disaster such as flood, landslide subsistence, fire and earth quake. It also helps in minimizing the regional disparities.

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## Regional Structure



We now look at various settlements in the region. Every region has a special structure depending upon its settlement levels and types. Some of the identified settlements types by the URPDFI guidelines are as follows: Nodal Center, Counter Magnets, Satellite Towns, Priority Towns, Growth Centers or Points, Peri-Urban areas, Urban Agglomeration, outgrowth and Spatial Priority Urban Regions which is also abbreviated as SPUR's.

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## Regional Planning

### Regional Settlements Types

- Nodal Centre
- Counter Magnets
- Satellite Towns
- Priority Towns
- Growth Centers or Points
- Peri Urban Areas
- Urban Agglomeration
- Out Growth
- Spatial Priority Urban Regions (SPURs)

Nodal Center are the growth nodes around which they are active and intensive flow. Nodal Center could be the highest in the order of the settlement in the region.

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## Regional Planning

### Regional Settlements: Nodal Centers

- Nodal center
  - Growth nodes.
  - Highest in order of the settlement in the region.
- It could be
  1. Unipolar (Metropolitan city)
  2. Bipolar (Twin cities)
  3. Multipolar structure

They could be unipolar like metropolitan city, bipolar, twin cities or multipolar structure.

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## Regional Planning

### Regional Settlements: Counter Magnets

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- Counter magnets are the potential and growing Sub Nodal Centers.
- Located out of the direct functionally linked areas of the Nodal Centers region.
- The prime purpose of magnets is to prevent undesirable concentration of growth impulses in the Nodal Centers.

Counter Magnets are the potential and growing sub Nodal Centers located out of the direct functional linked areas of the nodal center region. The prime purpose of Magnet is to prevent undesirable concentration of growth in pulses in the Nodal Centers and to disperse the same to Counter Magnet for more balance development of the region. The Counter Magnet areas may place two distinct roles.

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## Regional Planning

### Regional Settlements: Counter Magnets

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The counter magnet areas may play two distinctive roles:

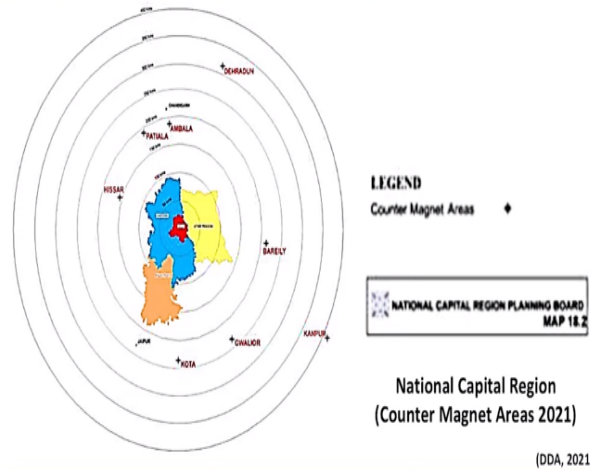
1. Interceptors of migratory flows into the Nodal Center.
2. Regional growth centers

First, as interceptors of migratory flows into the Nodal Center, second as regional Growth Centers this would allow to achieve balanced pattern of urbanization in the region over a period time.

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## Regional Planning

### Regional Settlements: Counter Magnets Example



For example, the NCR Planning Boards. Under the NCR Planning Board Act 1985 Section 8F have selected the Counter Magnet outside the NCR based on its location, population and potential for growth in consultation with the State Government. This was done to achieve the objective of the Regional Plan. There are currently nine Counter Magnet areas identified to NCR.

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### Various settlement in the region

There are currently nine counter magnet areas identified to NCR:

- 1) Hissar and Ambala in Haryana
- 2) Bareilly and Kanpur in Uttar Pradesh
- 3) Kota and Jaipur in Rajasthan
- 4) Patiala in Punjab
- 5) Gwalior in Madhya Pradesh
- 6) Dehradun in Uttrakhand



Note: Updated Map of Constituent Areas of NCR is yet to be prepared

We can see Hissar and Ambala in Haryana, Bareilly and Kanpur in Uttar Pradesh, Kota and Jaipur in Rajasthan. We can see Patiala in Punjab, Gwalior in Madhya Pradesh and Dehradun in Uttrakhand. So these Magnets allow the diversion of population away from the NCR region.

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## Regional Planning

### Regional Settlements: Satellite Towns

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A Satellite Town : located near or within reasonable distance, well connected by transportation route of the growth node or a metropolitan city.

Now we look at the Satellite Towns. A Satellite Town is one which is located near or within reasonable distance, well connected by transportation route of the growth mode or a metropolitan city.

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## Regional Planning

### Regional Settlements: Satellite Towns

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• Gurgaon and Noida (Delhi), • Navi Mumbai and Vasai Virar (Mumbai) • Salt Lake City and New Kolkata (Kolkata)

For example, we see Gurgaon and Noida linked with Delhi, Navi Mumbai and Vasai Virar linked with Mumbai, Salt Lake City and New Kolkata linked with Kolkata. The Satellite Towns are dependent on the growth node largely for employment. If developed well, Satellite Towns offer great scope for providing economic growth and employment for the benefit of the main city. Provided they are efficiently connected through transportation.

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## Regional Planning

### Regional Settlements: Priority Towns

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- Priority Towns: Potential towns for investment and development and integrated development
- Identified on the basis of their interrelationship with the regional Nodal Centre.

Next we see is Priority Towns. Priority Towns are the potential towns for investment and development. Identified on the basis of their, inter aerial relationship with the regional Nodal Center. For the integrated development of the identified region, identification of the priority towns or planning for the development is desirable.

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## Regional Planning

### Regional Settlements: Growth Centers or the Points

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- Growth Centre or Points: settlements with growth potential and special advantage of location within the region.
- It can be classified in order of hierarchy from high to low while planning for settlement structure within the region.

Growth Centers or the points which we see are the settlements with growth potential and special advantage of location within the region. They can be classified as Growth Centers or Growth Point of Service Village, in order of hierarchy from high to low while planning for settlement structure within the region.

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## Regional Planning

### Regional Settlements: Peri Urban Areas:

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- Peri Urban Area:
  - Zones of transition from rural to urban land uses.
  - Located between the outer limits of urban and regional centers and the rural environment.
  - Boundaries of peri-urban areas are porous and transitory.
  - It include valuable protected areas.
  - It can provide essential life support services for urban residents.

Now we look at Peri Urban Areas. Peri Urban Areas are zones of transition from rural to urban land uses, located between the outer limits of urban and regional centers and the rural environment. The boundaries of Peri Urban Areas are porous and transitory as urban development extends into rural, agricultural and industrial land. Peri Urban Areas might include valuable protected areas, forested hills, preserved wood lands, prime agriculture lands and important wet lands which may require conservation.

Peri Urban Areas if planned properly can provide essential life support service for the urban residents. Now we look at Urban Agglomeration.

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## Regional Planning

### Regional Settlements: Urban Agglomeration

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- Urban agglomeration (UA): a continuous urban spread constituting a town and its adjoining outgrowths, or two or more physically contiguous towns together with or without outgrowths of such towns.
- It must be consist of at least a statutory town and its total population, all the constituents put together, should not be less than 20,000
- Examples: Greater Mumbai UA, Delhi UA

(Census, 2011)

As per the Census of India 2011, it defines an Urban Agglomeration as a continuous urban spread constituting a town and its adjoining out growths or two or more physically contiguous towns together with or without outgrowths of such towns. An Urban Agglomeration must consist

of at least a Statutory Town and its population meaning, all the constituents put together should not be less than 20,000.

In a varying local conditions there were similar other combinations which have been treated as Urban Agglomeration satisfying the basic condition of contiguity in the census. For example, greater Mumbai Urban Agglomeration and likewise Delhi Urban Agglomeration.

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## Regional Planning

### Regional Settlements: Out Growth

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Out Growths' (OG): A viable unit such as a village or a hamlet or an enumeration block made up of such village or hamlet and clearly identifiable in terms of its boundaries and location.

(Census, 2011)

Now we look at outgrowth. Census 2011 defines outgrowth as a viable unit such as a village or a hamlet or enumeration block made up of such village or hamlet and clearly identifiable in terms of its boundaries and locations.

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## Regional Planning

### Regional Settlements: Out Growth

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Railway colony (New Delhi)

(Times of India, 2021)

University campus (IIT Roorkee)

(IIT Roorkee, 2021)

Port area (Mumbai)

(HCP Design, 2021)

Military camps (Defense Colony Meerut)

(GMaps, 2021)

Some of the examples are railway colony, university campus, port area, military camps which have come up near a Statutory Town outside its statutory limits, but within the revenue limits of the village or villages, contiguous to the town.





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## Summary

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- ① Definition of Region and the Regional Plan

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- ② Classification of the regions for the purpose of planning

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- ③ Scope and purpose of the Regional Planning

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- ④ Various settlement types in the Region

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So we have so far in today's lecture seen a how we define and describe region and the Regional Plan. Classify the regions for the purpose of planning. We also discussed the scope and purpose of Regional Planning and we went through different settlement types in the region and we would be able to identify them, define them and describe them.

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## References

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- Legislative Department, Constitution of India, <https://legislative.gov.in/constitution-of-india>
- URDPFI Guidelines, Ministry of Housing and Urban Affairs, <http://mohua.gov.in>
- International IDEA Annual Results Report 2014, [https://www.idea.int/sites/default/files/reference\\_docs/international-idea-annual-results-report-2014.pdf](https://www.idea.int/sites/default/files/reference_docs/international-idea-annual-results-report-2014.pdf)
- Vision 2030, Government of Uttarakhand, [https://des.uk.gov.in/files/Uttarakhand\\_Vision\\_2030.pdf](https://des.uk.gov.in/files/Uttarakhand_Vision_2030.pdf)
- Napier City Vision and Framework, 2016, Napier City Council, <https://www.napier.govt.nz/napier/projects/city-vision/>
- Goa Regional Plan, 2021, Government of Goa, <https://tcp.goa.gov.in/regional-plan-for-go-2021/>
- Integrated District Development Plan of Kollam District, Kerala, Government of Kerala,

For this particular lecture these would be the references which will be useful for you.

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## Suggested Reading and Watch

- <https://newcastle.gov.za/?wpdmact=process&did=MjI5NC5ob3RsaW5r>
- <http://moef.gov.in/wp-content/uploads/2018/12/kanger.pdf>
- [https://www.youtube.com/watch?v=yjbw\\_yAKKxY](https://www.youtube.com/watch?v=yjbw_yAKKxY)
- <https://www.youtube.com/watch?v=hdcPIEhi-xs>

Our coverage was limited with this scope to make you aware of the topic. 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, do share your opinion, experiences and suggestions. Looking forward to interacting and co-learning with you while exploring cities and Urban Planning, thank you.