

Sustainability Assessment of Urban Land Management Policies of India and new Proposal

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Abstract---The existing cities in India will continue to grow larger and many new cities and towns will be added. To manage the transformation of India's cities and towns and effectively manage new growth requires effective urban planning protocols, processes, and institutions underpinned by effective legislation.[1] Taking a viewpoint that distinctive responses are required to transform the cities and towns from their present stressed conditions and managing new growth in a manner that does not result in repeating the present problems in the cities and towns,

This paper focuses on introduction of basic approaches of land management techniques in India as well as analytical method to evaluate the same to develop new sustainable land management techniques for Indian cities. This research paper tries to provide scientific solutions to have a higher ratio of urban land allocated towards the infrastructural development and open green space with in the boundary at the disbursement of the Town Planner.

Keywords---Urban Land policies, AHP (analytical hierarchical process), sustainability, Urbanization

I INTRODUCTION

IN India many models and techniques were developed to anticipate urban land supply issues. Implementation of the Development Plan proposals requires procurement of land either by way of private negotiation or through the Land Acquisition Acts. Land procurement through such means requires huge capital investment which is generally beyond the fiscal capabilities of many of the local authorities. As a result, several plan proposals never see the light of the day. There is growing consciousness that urban development should be self-financing with minimum burden on local authorities and the Central and State Governments. Under intense pressure it is surprising that this land demand has conventional methods of supply. Hardly few cities can meet demand on a sustainable basis, even if Public sector, land Nationalization and development controls have tried to stimulate the supply of land. During 19th century policies, strategies and techniques evolved in Asian countries are ineffective and counterproductive, because conditions applied are simply inapplicable that are presently undergoing the process of economic development and urbanization [2].

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The purpose of this paper is to highlight practices of urban land management in India.

II. OBJECTIVES AND SCOPE

The purpose of this paper is as follows

- To understand leading experts' views for current urban Land Management policies
- To assess expert's views through analytical hierarchical process.
- To propose an implementable new model for better sustainable development.

This paper doesn't touch the financial aspects in detail.

III. RESEARCH METHODOLOGY

Urban land management is a complicated process as it involves a number of parameters as well as legal backbones it is not possible for any one expert to understand the present and futuristic aspects, practices for the nation. India is a nation divided into 25 states. All states are having a different status of urbanization, policy and acts. More over land management is a state subject and they are now unfit for supplying of huge parcel of urban land. Unfortunately sustainability aspects were ignored from last three decades. Therefore, to understand the complexity of the issue following methodology was adopted.

- Leading experts were identified from government sectors as well as professionals
- Sustainability parameters were identified based on legal and administrative procedures
- Identified parameters were quantified through and opinion ire for assessment.

IV. URBAN LAND MANAGEMENT IN INDIA

Land assembly and development mechanism are undertaken for achieving the optimum social use of urban Land and to ensure adequate availability of land to public authority and individuals. Public private participation is achieved in land development through various techniques. Land assembly techniques Prevent concentration of land in a few hands and promote its efficient social and economic allocation. Some of the land assembly techniques also promote flexibility in land utilization in response to changes resulting from the growing city. The various mechanisms to assemble and/or develop land are enlisted below:

Land acquisition

“Land Acquisition” means [4] the acquisition of land for some public purpose of a government agency for individual landowners, as authorized by the law, after paying a government-fixed compensation to cover losses incurred by landowners from surrendering their land to the concerned government agency The land acquisition process can be undertaken by the State or through private initiatives.

Land pooling & redistribution

Land pooling and Readjustment Land Pooling & Readjustment approach [2] is found to be better as it involves Public Participation. In this method, the public planning agency or development authority temporarily brings together a group of landowners for the purpose of planning, under the aegis of the state-level town or urban planning act. There is no acquisition or transfer of ownership involved, there is no case for paying compensation.

Guided land development

Another alternative to compulsory land acquisition has negotiated the land purchase as pursued by private colonizers. This was made possible for the first time in India under the Haryana Municipal and Regulation of Urban Area Act, 1975[5]. The Act permits developers to negotiate direct purchase from farmers for large scale land assembly for urban development. This land is generally located on the fringes of existing towns and the negotiated prices are three to six times higher than the government rates. The owners are, therefore, happier selling the land to private colonizers rather than having to deal with public agency under the Land Acquisition Act. Land assembly is also completed relatively easily.

V. EVALUATION OF URBAN LAND POLICIES

To evaluate urban land management policies in India, questionnaire was formed and filled up by some experts of urban planning. The relative weights are found out and matrices was formed. From the list of general indicators[3] and land attributes following are selected to perform the study:

Effectiveness, Accountability, Efficiency, Transparency, Competitiveness, Profitability, Land legislation, Land tenure, Land information, Land speculation and Land Registration.

Prof. Thomas L. Saaty (1980) [5] originally developed the Analytic Hierarchy Process (AHP) to enable decision making in situations characterized by multiple attributes and alternatives. To evaluate the performance of the existing land policies with indicators BPSMG AHP software by KLAUS D. GOEPEL[6] was used to solve pair wise matrix. The final result is shown in table below.

Urban Land Management Models	Score value based on Performance	Score value based on Land attributes
Land acquisition	0.297	0.586
Land pooling and readjustment	0.531	0.152
Guided Land development	0.172	0.262

Finally Land pooling technique is derived as best performing policy in India at same time Land acquisition derived as best technique which satisfied almost all issues regarding land.

VI. INTERPRETATION OF RESULTS

On the basis of matrix evaluation shown in table no.1, interpretations of results are narrated as under.

[1] In a case of performance indicators Land pooling is performing best out of existing major three policies of urban land management in India.

[2] in case of land and its attributes Land acquisition is still the best method of urban land management.

[3] Transparency is evaluated as most important indicators on the performance side, whereas on land attributes side land tenure is an important indicator.

[4] Accountability and profitability is also required to take into account in designing urban land policies.

VII. CURRENT PRACTICES: SUSTAINABILITY FAILURE

From 1970 to 1985 the practitioners become planning conscious. Then after for one and half decade a new concept of environmental planning became more popular. A country like India, where urbanization is soaring the application of sustainability planning to become imperative. As stated earlier different models are being practiced in India as land management is a state subject and the same is covered under different policies and acts passed by state assemblies. Unfortunately the intensions of legal provisions are good, but the sustainability aspects are silent during actual practices. Gujarat is one of the prosperous states from industrial development as well as the rate of urbanization but the urban centers, have failed to exhibit future sustainability from urban expansion and urban infrastructure provision point of view. On the other hand Maharashtra, which is neighbored state of Gujarat also flourishing by lips and bow, but the legal provisions of land development could not bring results for holistic sustainability.

VIII. NEW CONCEPT

This study tries to find out the deficiencies in the current Land pooling methodology and providing scientific Solutions. The basic aspect of the solution is to have a higher ratio of urban land allocated towards the Infrastructural Development. As per the evaluation studies land pooling is best performance techniques for supply of urban land but at a same time it has failed to supply titled urban land to the end users. Land acquisition is a best technique for planner’s point of view but at the same time it has failed due to lengthy time frame and higher ration of unsatisfied land owner in a subject of compensation. Combination of both the tools may result in new approach of land management. Some of the modification in land pooling methodology and acts are required to frame new policy.

Earlier land pooling and readjustment [LP&R] is now replaced with land acquisition and redistribution [LA&R]

method. Three basic modifications in methodology are highlighted below.

- [1] Instead of temporarily pooling the land, it should be acquired under the land acquisition act 1894.
- [2] Planners have to prepare master plan of area as per requirement.
- [3] In compensation land owner are given back new titled nonagricultural land as per ratio of their original land holding. (A single paper titled land).
- [4] Where there is a shortage of land more Floor space index [F.S.I.] can be offered as compensation.

Few changes in acts and combination of techniques will give free hands to planners for more infrastructural space. Original land owners will be satisfied due to appropriate compensation This is the first step of towards sustainable infrastructural planning and inclusive development in India.

IX. CONCLUSION

According to 2011 census 30% of India's population i.e. 4 billion people are living in urban areas. Due to fast urbanization urban expansion is inevitable. Three major urban land management models are in force. None of them is holistic to produce sustainable development. New effective tools can be designed by taking positives of existing policies according to experts views. Thus a new urban land management model called land acquisition and redistribution [LP&R] is proposed for future sustainable development.

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