Chapter V

INSTRUMENTS FOR SPATIAL PLAN IMPLEMENTATION

This chapter comprises of review of the various spatial plans instruments used in select International and Indian cities. The findings of comparative case study for the possible use as instruments in the BMA area. The key variables leading to implementation and its relationship with the planning system are described. The learning’s are useful for the potential application in the BMA area and making choices.

5.1 BMA Context: An Opportunity for Use of Plan Mechanisms and Instruments:

Use of Fiscal instruments in the BMA context has been limited to taxes, Solid waste and Infrastructure cess. The administration of taxes or arrangements such as “pay as you grow” are difficult. They do not fund the requirements of the capital investment, needed at the start of the project. Value capture methods based on land/ built-up are useful as most of the obligations can be met through developers initiative similar to the working of PPP project. To introduce newer instruments or variants, it is necessary to understand the working principles. The following section discusses the working of the instruments and their underlying principles.

5.1.1 Development Rights based:

The instruments are based on the modulation of the property & development rights.

- Allocation aspects: Plans accommodate development and allow the private land owners to develop their property as per the rights stipulated by the zonal regulations. The sub division regulations and the building regulations allow for new developments to be undertaken. The stipulations of the regulations may be very rigid and therefore to create a better planning and design response to environmental constraints, form, etc, “Planned Urban Development (PUD)” is used. (while observing the overall parameters such as Floor area ratio, density). The sub division regulations stipulate the creation and relinquishment of open spaces, civic amenities, reservation of land for housing. Variants of

Use in the United States of America, within the plan.
these are found with suitable adaptation in the cases studied. These are also used in situation of “growth “(new areas) or at the fringe development of the cities.

- Compensatory: Instruments being used for the purposes of compensation. The TDR is provided as compensation for Land losers by issuing the development rights certificate that may be utilized at another site by the land owner or trade the same with another in the market.

- Incentives: Instruments can be used for encouraging land owners and developers to take up a particular development that may not be financially viable on its own within the given parameters. Additional buildable rights to build are provided through the purchase of FAR called the Premium FAR or by granting additional FAR by the authorities. This is seen in a few case study cities.

The above are dependent on the Master Plan for defining the “Rights Emission Areas “and “Rights receiving areas”. The use of the instruments is largely dependent on the Zoning and land use principles. The Indian examples reflect the weak link between the Land use plans/ Zoning and the use of Instrument.

Another variant is the use of TDR for the Conservation of Historic Buildings. The building owners are given “rights” for trading along with certain fiscal support as in case of Mumbai and Ahmedabad. Even in these cases, the instruments are not adequately embedded in the “plans“ to address urban areas in form of precincts. intervention is limited to sites and individual buildings making the conservation effort isolated . The current attempts have resulted in conserving a few “urban artifacts”.

In any case, the scope of the use of TDR or its variants is limited by its quantum – supply and demand conditions, socio-economic conditions as witnessed in Bangalore. The Land based tools and techniques are largely restricted to the use of the Land pooling reconstitution / Land re-adjustment techniques, limited to a few instances in the Maharastra, Gujarat. This is found to be highly viable and interesting model for urban development, allows for cost recovery and value capture, enables in providing for amenities, infrastructure.
5.1.2 Land / Property Rights Based:

Land assembly through well established procedures is normally adopted by authorities as well as private sector. This is dictated by various policies and procedures set up by each state such as the New Town ship policy, Integrated Township, etc. The development model stipulates that the private sector has obligations to provide, such as off site and on site infrastructure, reservation of land for Economically weaker section, informal commercial, etc. This has worked moderately well across the country and in limited instances in the BMA context. Land sharing and Land exchange, swapping between equivalent lands, benefit sharing are other aspects available as examples but case studies that have actively used the “Plan as a mechanism for implementation” are not available. This offers an opportunity.

5.1.3 Variants of Planning Instruments

Green field development enjoy certain ease of implementation as it often includes the clubbing or pooling of land / property rights, preparation of project master plans with clarity on the re-constituted rights and share in the development. The pooling of rights, especially in partly or developed areas include the parts of infrastructure, and their sunken costs, built up areas. The tools and techniques that can address this brown field development or redevelopment is needed. This calls for a discussion on the possibilities available. This is accomplished by understanding the principles on which they operate.

- Re-allocation: Land owners are given their rights or allocated within the site or at a different place within the identified planning area/zones in accordance with the overall development plan. The examples of Hudson Yard/ Penn Station development are good examples. The re-allocation of rights are useful as all the participants are accommodated in the project and the benefits accrue to all participants. The authorities can also carry out the value capture giving them necessary rights to address other planning objectives.

- Re-adjustment and allocation: where the land ownership rights have to be pooled and the plot boundaries with respective areas re-adjusted to provide the infrastructure, amenities. On the reconstituted plots, allocation or re-allocation of the development rights can be carried out.
Conversion: The rights allocated for different land use zones to be used for another. This could include even down zoning of the lands or enhance the development potential of the site. It must be kept in mind, that the term of “conversion” includes the recycling of land –and not to be confused with Land conversion, which is revenue process. Examples include the Dockland yard project, etc.

It may be noted that these principles are used for specific urban context and situations. It requires a careful design and requires the plan with its formal zoning system to enable the working. The design of the project, program, and the use of instruments can be devised in a manner such that they allow for value capture possibility - this can be simple cost recovery or even creaming off pie. The rational being that they achieve the larger planning and social objectives through the development process.
### 5.2 Simplified version - Instrument at work, Dependence on the Plan system and value capture:

Table 5.1. Spatial theme: Growth (allocation principle)

<table>
<thead>
<tr>
<th>Tool/techniques</th>
<th>Illustration</th>
<th>Contents</th>
<th>Contribution to Govt</th>
<th>Dependencies on the Master plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly of land/Plot reconstitution and sub division regulation</td>
<td><img src="image1.png" alt="Illustration" /></td>
<td>Roads, Open spaces, Plots and Civic amenities</td>
<td>Civic amenities and Land bank</td>
<td>Zoning, Amenity and land bank – use to be specified</td>
</tr>
<tr>
<td>Incentive FAR</td>
<td><img src="image2.png" alt="Illustration" /></td>
<td>Built up, open space, site devpt</td>
<td>Built up area</td>
<td>Uses specified and zone identification of such Incentive in the Masterplan</td>
</tr>
<tr>
<td>Accommodation reservation-TDR</td>
<td><img src="image3.png" alt="Illustration" /></td>
<td>Built up amenity</td>
<td>Operational Amenity</td>
<td>Land use and zoning, uses to be specified</td>
</tr>
<tr>
<td>Planned Urban Development</td>
<td><img src="image4.png" alt="Illustration" /></td>
<td>Open spaces, site development, plots, roads</td>
<td>CA, preservation of environmental features</td>
<td>Environmental features to be specified-guidelines for devpt, Zoning</td>
</tr>
</tbody>
</table>
Table 5.2 Spatial theme: Conservation (Re-allocation principle)

<table>
<thead>
<tr>
<th>Tool/techniques</th>
<th>Illustration</th>
<th>Contents</th>
<th>Contribution to Govt.</th>
<th>Dependencies on the Master plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use of Scheme - LPR TDR</td>
<td><img src="image" alt="Illustration" /></td>
<td>Open spaces are maintained – allow for built-up</td>
<td>Open space preservation</td>
<td>MP designation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Open and green spaces zoned.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sending and Receiving zones to be specified (TDR)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Project Plan is crucial</td>
</tr>
<tr>
<td>Use of scheme TDR</td>
<td><img src="image" alt="Illustration" /></td>
<td>Historic buildings and allow for built up elsewhere</td>
<td>Heritage conservation</td>
<td>Scheme to be detailed with uses.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Listing of Heritage.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sending and Receiving zones to be specified</td>
</tr>
</tbody>
</table>

- The Plans have to specify the nature of open spaces and greens required.
- The sending and receiving areas are to be worked out along with the augmentation of infrastructure in the receiving areas.
- Various strategies within the scheme such as adaptive re-use, rebates/concessions, etc can be worked out.
### Table 5.3. Spatial theme: Redevelopment / Renewal

<table>
<thead>
<tr>
<th>Tool/ techniques</th>
<th>Illustration</th>
<th>Contents</th>
<th>Contribution to Govt.</th>
<th>Dependencies on the Master plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use of Scheme – higher intensity of land use along with often mixed use (old industrial complexes)</td>
<td></td>
<td>Plots &amp; Built up in phased manner</td>
<td>Open spaces</td>
<td>MP designation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Open spaces</td>
<td>Road connectivity</td>
<td>Planning objectives to defined</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Roads and infrastructure</td>
<td>Land bank</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Civic amenities</td>
<td>Amenity provision</td>
<td></td>
</tr>
<tr>
<td>Use of scheme – Higher intensity uses to be developed into low intensity due any constraint -TDR</td>
<td>Desired level of intensity – plots and built up</td>
<td>Constraint conditions are met</td>
<td>Sending and Receiving zones to be specified (TDR)</td>
<td></td>
</tr>
<tr>
<td>Use of Scheme – old areas through Urban renewal – Cluster redevelopment</td>
<td>See below</td>
<td>Renewal of old areas along with infrastructure</td>
<td>Safe housing obligation is met</td>
<td>MP designation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Commercial development</td>
<td>Easier management</td>
<td>Local area Plans for the program</td>
</tr>
</tbody>
</table>
- The Plans have to specify the nature of Planning conditions such as open spaces and greens required.
- The sending and receiving areas are to be worked out along with the augmentation of infrastructure in the receiving areas.
5.3 Relationship between the Plans and the Mechanisms/ Instruments:

5.3.1 Completeness of the planning system – Apex level, Ward level and Local Area Plans

- The various planning scales allow for proper identification of the planning issues and accommodate them in form of planning proposals. The planning proposals must be represented in a suitable manner highlighting the plan intents clearly. The physical components such as the grid of roads, amenities, and large open spaces can be binding on both authorities and the land owners. These are anyways, a result of technical requirements and finalized by consultative / participative methods. Spatial planning proposals that cover an urban area (more than one parcel of land, multiple owners) require to be represented in the Plans. Such areas requiring special attention and planning intervention can be called as the schemes”, linked to strong objectives (such as economic, environment, etc) and goals.

- In whatever manner, consultative/ participatory manner, these schemes are derived; they must be accepted politically and incorporated as decisions in the plans. This can happen at the highest level or apex level (Master Plan level). The commitments towards realization of the schemes or any other master plan proposals will be that of the Government and the authority. They could include factoring the impacts of the scheme on other parts of the city, provision of Infrastructure, creating incentives, land exchanges or any other as required by the scheme. These commitments are required for creating economic stimulus and long term investment. Screening of the proposals, devising the programme and decision can be similar to the strategic planning / evaluation carried out at the Metropolitan Planning committee.

- Once the top level commitment is made, the details can be filled in at the lower level of the plans i.e at the Development Plan or Planning district level plan. While the overall master plan allocation can be respected, the internal details for the working of the project can be worked out.(the actual extents of realization of development, the extent of land for the civic amenities, the FAR, coverages, etc). This is achieved by mainly reserving the inclusion of specifics and details at this
stage. The boundaries of the PD can also traverse or cut across the boundaries of the ward boundaries / administrative boundaries.

5.3.1.1 Need for Detailed Planning

Fig.5.1. Need for the Detailed- Development Plan:

- The Development Plans are largely the Planning District Maps. The development objectives, the indicators should be established at this level.
- The need for ward level planning covering socio-economic aspects is widely accepted and they represent the local aspirations. The needs and demands at the Ward Level can be brought out in ward plans with annual projects. This can be supported by a supplementary planning guidance (SPG) like document of the UK for setting various planning targets. These will be instrumental in negotiating with the developers during the implementation of the Schemes. It will also help achieve the benchmarks for affordable housing, open spaces, etc in the Local Area plans.

5.3.1.2 Need for Local Area Plans

As the ward sizes are large, for better packaging for implementation / contract the ward plan disaggregated in form of Local Area Plans.
Majority respondents opine that local area plans are necessity for implementation of the master plan.

5.3.1.3 Schemes and Project (Structural) Plan:

Barring the structural parts of the Master/ Development Plan such as Roads, the details at the local area plan and the scheme must be worked out to be incorporated within the development Plan, whenever the development is taken up. The Scheme areas “can be given indicative zone and regulations or zoned as white zones “. As in case of the Mill Lands redevelopment in Mumbai, the policy guidelines are drawn up and the details are allowed to occur at the time of actual sanction/ permission to develop. This will create flexibility to incorporate ground realities and demands arising at the strategic level.

The key aspect of the Plans to define the zones where the instruments that use the TDR can be accommodated effectively. An overlay zone for certain areas similar to the Portland experience can be introduced to give both certainty and flexibility.

5.3.2. Flexibility:

This is an important aspect of the plan as it dictates the degree of changes possible from that of the proposal stage. This is necessary as the changing ground realities may require a rethink on the proposals and also by the nature of participating actors, the contents of the proposal may need revision. Certainly, the scheme for implementation must be identified, but without all the details being worked out. The broad framework given by the Master plan must be respected, while the contents can be worked before the implementation in a consultative manner with the authority. When incentives are
provided, the corresponding or necessary planning obligations/objectives must be specified. Possibility of implementation to be carried out in phase wise manner must be allowed.

Fig. 5.3. Need for Flexibility in the Project Development Plan

- While higher-level plans mostly are binding only on the authorities, local structural and detail plans are almost always binding also on individuals.

5.3.3. Binding:

Top level plans binding on the Government organizations allow for large scale vision. These direction setting documents must have binding effect on the organizations. The lower level bindingness gives to the rise of certainty of conditions. At appropriate level, the level of details must be worked out and made bindings on the various urban actors. The details of the proposals, the funding, the action to be taken should be encapsulated in form of business plan with specific milestones. The resources generation and management should be budgeted and converted into investment plans.

Certainty of the contents of the plan for development is desirable at all times. While the indicative details and minimum obligation allow the developers to work out financial costs and investments to enter into a development agreement with the authority, the Subdivision rules, detailed plans and program requirements, respecting the road networks, open space buffers, reservations, etc need to be stipulated. Once the project development plans are drafted, they should be made mandatory during the permit level plans. The use of the instrument and the impacts such as the “generation, trading, re-allocation of the rights”, financial adjustments should be spelt out clearly.
such that the authority is always informed of the position of the resources. The procedure for implementation, time lines for implementation and handover must be spelt out at this stage and made binding on the developer.

5.4. Other Measures that are Required for Working of the Instruments

5.4.1 Third party organizer for the Urban Development:

For the urban renewal schemes and the redevelopment of areas, there is a need for developer entity for assembly of land, getting together the land/ property owners, assembly of property rights, prepare schemes, negotiate with the stakeholders and the authority, to carry out the development and make necessary allotment to all the participants in the scheme. This is a complex affair and requires specialized skill sets, not necessarily residing in one entity, therefore depending on the life cycle activity of the scheme, suitable third party organizers can be brought in. The entity can be a non profit or for profit entity, depending on the situation, provided with the enabling tax pass through, etc for realization of the scheme. Community land trusts are good example for community land pooling and development to keep the prices speculation in check. The initial part of the assembly of rights may involve payouts as the small land owners may not be interested in long gestation of the project, a entity with financial muscle may be suitable.

The engagement of the third party may be carried out through “competitive bidding process” as seen in the Spain/ Valencia case. The organizer can remain in the developer role or may also participate as land owner suitably. In case of the Development rights being traded, a TDR bank like structure may be required to support the transactions in a transparent manner.

5.4.2 Provisions for compulsory expropriation:

Renewal/ Redevelopment programmes require the coming together of number of land / property right holders. This is also the same case in land pooling/ readjustment scheme. In cases of holdout problem where the land owner in minority is unwilling to part with the land adequate provisions for compulsory expropriation is necessary with monetary or non-monetary compensation. This is necessary as the implementation should take place within the stipulated time frame and overall costs. Once the Binding Plans (Masterplan/ DP) come into force, it must be compulsory for the implementation to be carried out through the use of schemes/ land re-adjustment. The
costs of the land and infrastructure should be carried out through a “cost recovery” mode. The ownership of the land should not become the barrier for infrastructure to be provided. Certain legal changes are required in the KTCP Act and Land Act to allow for such compulsory action following the Master Plan approval.

5.4.3. Changes to the Revenue Laws/ Procedures:

Transfer of property / conveying the rights, entering into joint development agreements, etc call for various procedures along with charges and financial implications. Procedures for transfer of land, swapping/ exchange of land, Land pooling through trusts, etc can be explored for time bound implementation. Streamlining of the property records, cleanup of the records with defective titles, etc must be taken up. In some cases, the entities involved should be registered as “society”, “Trusts”, under Companies, etc to meet the land holding and tax obligations. These require changes, as the instruments depend on the land primarily as base for their value and transaction.

Fig. 5.4. Need for updating the land laws

5.4.4. Land banks Management

The procedure for Land bank management and allotment needs be put in place. Currently, the Land relinquished to the authority from the various developments/projects are allotted various uses and do not meet the requirements of the demand on the ground. The allotment process and implementation of the provisions of the Master plan should be priority.
5.5. **Institutional changes:**

5.5.1 **MPC implementation – Strategic Planning and Institutional Co-ordination for Services:**

As mandated by the constitutional amendment 74 and urban reforms, it is required to set up a MPC for better governance, carrying out spatial plans, better co-ordination, delivery of services and participation of the elected members in the urban affairs. The strategic planning can be initiated and screened at the MPC level before the proposals are incorporated within the Master Plans. Besides the technical wing of the MPC can assist the Urban Local body to prepare the ward level plans.

5.5.2 **Streamlining of the Institutional Roles/Responsibilities**

Figure: 5.5 Need for streamlining institutional roles and responsibilities

A large percentage of the respondents opine that the institutional landscape has too many organizations with many overlapping functions, roles and responsibilities; these have to be defined appropriately in the urban plan implementation context.
5.5.3 Need for streamlining the jurisdictions

Figure 5.6 Pie chart showing the necessity of streamlining jurisdictions.

In addition to the assignment of appropriate roles and responsibilities, a large percentage of respondents opine that the geographical extents within which the organization operates by providing and delivery of services often overlap or have gaps. The Ward as basis and common unit for providing and delivery of services to citizen is highlighted in the interviews.

5.5.4 Metropolitan Planning Committee:

Fig. 5.7. MPC promotes the implementation of spatial Plans.

A large percentage of 44 % opine that the MPC in the current form has limited mandate to have a greater say in implementation matters. A small percentage of 4 % is of the opinion that MPC will have no bearing on the implementation. In the interviews, it appeared a specialized organization within the MPC or under the MPC should be empowered to deal with implementation of the spatial plans.
5.6. Simplification of Procedures for the Implementation of Scheme and Town Planning

Fig. 5.8: Need for Simplification of procedures for scheme implementation.

Schemes prepared will require multiple permissions/ sanctions and approvals at various levels of Government. Participatory methods intended to be used in the plan formulation and at plan implementation requires numerous adaptations. The procedures are lengthy. The opinion of the majority is that simplification of procedures for scheme implementation is necessary.

5.7. UD Corporation/SPV for facilitating/implementation of Schemes

The development authority can set up special purpose vehicle for the implementation of the projects. They can also play an active role in the regulating the schemes proposed by the private sector. They would be primarily responsible for the administration and management of the implementation which requires inputs from stakeholders and large number of land owners. They should also be able to raise funds for the implementation and dispense compensation for the land losers/ or people affected by the implementation.

5.8. Institutional/ regulation: Independent regulator for resolving the disputes:

To ensure effective participation of various actors in the urban development, it will be important for facilitate the coming together of the actors. The authority role will be that of the regulator.
5.9. PPP and PSP Involvement

- Innovative proposals for urban development brought forward on Suomotu basis – such as the Swiss challenge methodology can be interesting for the city development. Taking an urban area approach, developers or urbanizing agents can come up with proposals. Unlike a structured project where all the details are worked out before hand, the initiator must be given the incentive for formulating the project. This need not be only commercial viable projects, where there are high social benefits; the urban area redevelopment projects can take support of viability gap from the Government. Or redesign the scheme areas, such that viability is enhanced.

- Two stage development and participation from the private players are possible – one at the project formulation stage, at the development stage and finally the implementation in form of necessary packages.

- The Scheme formulation and implementation can be subjected to competitive bidding to extract optimum value for the authority and the beneficiaries.

5.10. Introduction of system of Incentives and Disincentives for the achieving the Planning goal.

Commensurate with risk of plan/scheme implementation and potential for generating positive cash flows, adequate rate of returns and profitability, incentives could be created through a policy framework and administered in a transparent manner.

Fig.5.9 Introduction of Incentives for achieving Planning goals

![Incentives/disincentives chart]

- completely agree
- Agree
- Somewhat agree
- Disagree
- completely disagree

21%
22%
35%
0%
• The opinion is split on the introduction of incentives / disincentives for achieving a planning goal. About 22% of the respondents in equal measure have opined that value capture mechanism such as betterment levy/tax were easy to implement. About 35% disagree as it was opined that the incentives /disincentives distort the market realities and leads to bias in favour of a few or a project.

5.11. Impacts:

5.11.1 Impacts of Planning Proposals

Though the schemes and its implementation will entail the environmental assessment – in addition, it will be necessary to identify and mitigate any negative effect of the project on the land values, safety and quality of life of the citizens external to the scheme.

Due to the planning proposals, it may be possible that the existing land owners having the rights may loose some of their rights or all of it. For eg: small land owners or the lands coming under the environmental areas or for eg: reduction of the FAR for the areas to decongest. Historic cores may call for some kind of compensation mechanism. For these cases, the compensation brings in allowance for the implementation of the spatial plan proposal.

In case of schemes, it may be possible that the instruments used may not fully cover the compensatory aspects or suitable incentives for the scheme proponent. Based on policy framework, strategic funding to meet the viability of the scheme may be devised.

5.11.2. Compensation due to down zoning (impact due to proposals) is necessary

Fig. 5.10 Compensation due to Down zoning or land use impacts
The zoning of land parcels impacts the development rights. The zoning controls for the sensitive land zone, open spaces, etc have impacted the development potential of the land. A large number of respondents opine that if the zoning is adverse, then financial or non-financial compensation must be provided. A small percentage of respondents believe that it is the Government’s power to zone as it is necessary. A market based system supports the active recognition of development rights and providing compensation due to down zoning if any.

5.12 Use of Social Capital and Community resources

Fig. 5.11 Use of social capital and community resources

A large percentage of respondents opine that the society at large is the recipients of benefits of spatial planning. It must be encouraged to utilize the community resources in provision, delivery and management in a planned and guided manner. The involvement of public at large in the shaping the plans and for effective implementation is emphasized. The implementation can be catalyzed with the use of community / social capital, where the formal public organizations are seriously hampered due to constraints.

5.13 Introduction of Instruments for Implementation:

In response to the earlier section of the needs and requirements for enabling implementation oriented planning, the following are proposed:
Table 5.4. Introduction and the potential use of Instruments for meeting plan objectives.

<table>
<thead>
<tr>
<th>Sl.no</th>
<th>Description</th>
<th>Existing Mechanism</th>
<th>Proposed Mechanism based in Plan</th>
<th>Purpose</th>
<th>Remarks – Actors involved</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Growth-New extensions</td>
<td>Land assembly/Acquisition</td>
<td>New township policy</td>
<td>Offsite/onsite, affordable, informal activity, land bank</td>
<td>Private Sector contributes</td>
</tr>
<tr>
<td>2</td>
<td>Growth – New areas- extensions</td>
<td>Land assembly/Acquisition</td>
<td>Using LPR/TPS</td>
<td>Overall devpt/ land bank. Recovery costs</td>
<td>Public and private- mainly participative</td>
</tr>
<tr>
<td>3</td>
<td>Growth – re-organise revenue layouts/ devepts</td>
<td>Acquisition of lands for infrastructure</td>
<td>Limited use of LPR/TPS – re- adjustment with acquisition</td>
<td>Overall devpt/OS Recovery of costs, provision of infra</td>
<td>Public and private- mainly participative</td>
</tr>
<tr>
<td>4</td>
<td>Renewal – Cluster redevelopment</td>
<td>Not available</td>
<td>Using LP and allocation-redistribution</td>
<td>Overall devept/OS/costs/infra and affordable hsg</td>
<td>PPP approach</td>
</tr>
<tr>
<td>5</td>
<td>Renewal – Old Large industrial areas</td>
<td>Land use and ZR</td>
<td>Two stage plan and reservations for social use</td>
<td>Overall devept/OS/costs/infra and affordable hsg</td>
<td>PPP approach</td>
</tr>
<tr>
<td>6</td>
<td>Redevelopment of areas- TOD</td>
<td>Higher FAR- adhoc intensifying</td>
<td>Using LPR, Cluster redevelopment</td>
<td>Higher density/OS/costs/infra and affordable housing</td>
<td>PPP approach</td>
</tr>
<tr>
<td></td>
<td>Redevelopment of slums</td>
<td>Higher FAR</td>
<td>Using Pooling and Re-allocation/incentive zoning</td>
<td>Housing, infrastructure/cost recovery, open spaces</td>
<td>PPP approach</td>
</tr>
<tr>
<td>7</td>
<td>Preservation of sensitive areas</td>
<td>Not available</td>
<td>Using LP –readjustment/ TDR and Incentive farming</td>
<td>Overall preservation/conservation</td>
<td>Participatory</td>
</tr>
<tr>
<td>8</td>
<td>Conservation of Green areas- agricultural</td>
<td>Regulations</td>
<td>UGB boundary/Village Planning</td>
<td>Farming / green character and contain development</td>
<td>Participatory</td>
</tr>
</tbody>
</table>
5.14 Priority Success Factors

Fig. 5.12: Priority Success factors for spatial plan implementation

The combined response shows that the Development plan and schemes, followed with the requisite Organizational Capacity along with the procedure for stakeholder inclusion, and use of common spatial data, with the necessary “leadership” are the main “success factors” enabling implementation of spatial plans.

Fig. 5.13. Priority Success factors for spatial plan implementation- Government and Private Practitioners responses
Development Plan or schemes taken with the right organizational capacity with procedures for stakeholder inclusion, with ample leadership can assist in driving the implementation.

5.15 Summary.

The use of mechanisms that enable implementation of one or more planning objectives by effective mobilization of land and provision of physical infrastructure on the principles of value capture are most suited. Existing practices that has come by conventional use of regulation such as the urban growth boundary or the agricultural land zone concept can be sustained till a period, where the local populace require changes or major decisions are taken at the apex level with public participation.

The decision to use the instruments and mechanisms must be guided by the extents of its embeddings in the plan and a capacity to attempt vertical and horizontal integration of plan and its objectives. A way forward is allow the use of mechanisms that are in form of schemes, using one or more fiscal tools to bring about participation, allow for some value capture. These must be legally valid as they bind both the stakeholders and the citizens at large.

The concept of using instruments is not to create a “tool box” or set of instruments which act as “quick fix”, but it is to expand the applicability by designing according to respective situations. It is to provide inspiration and present potentials for application. In this context, the implementation of local area plans, redevelopment schemes can be tested for its applicability.