ABSTRACT

Spatial planning strives to transform and enable growth of urban areas, in a balanced, equitable, environmental friendly manner within the socio-economic context. The goal of the planning process is to enable and facilitate urban development through the implementation of the plan proposals over a period of time. The study attempts at identifying the strategies for implementation of spatial plans in the Bangalore Metropolitan Area. Bangalore has distinction of being the fifth largest city in the country and fastest growing Metropolitan area, with a population of 8.5 Million over 1307 sq.km. The city known for its economic status is also at the forefront in implementing urban reforms. The shift in policy and in macroeconomic management necessitates urban development to be self financing and reduce the dependence on large scale acquisition of lands for plan implementation. The concept of value capture with use of planning instruments (landuse plan and regulations based) attempt at recouping of surplus, to be captured by society and distributed. This can enable authorities to formulate development Plans with physical components to be implemented as obligations such as provision of affordable housing, amenity, open spaces etc. by the private sector. The study has appraised breadth wise, the spatial plans for BMA and the use of instruments. Comparative International and National cases study are carried out to learn about the role of spatial plans in implementation, more specifically the working principles of use of instruments to address growth, redevelopment/ renewal preservation, scheme implementation situations. The effectiveness of plan implementation in the select planning districts in the northern part of city is analyzed, by using ex-post and conformance method through Remote sensing change detection methods. An opinion survey of the subject specialists, administrator has been carried out to gain insights and validation of the findings. The recommendation for use of Ward and Local Area Plans, Use of Town Planning Scheme and Redevelopment of Old Industrial area / old areas are tested as illustrative test cases. To close the implementation gaps, strategies includes changes to the planning system for gaining legitimacy and authorization, to the land laws and rules, institutional setup, Capital budgeting, role of PPP/ PSP as well as monitoring and evaluation for enhancing the implementation effectiveness.