

## **EXECUTIVE SUMMARY**

### **NAINA TOWN PLANNING SCHEMES – LAND OWNERS’ MEET IN PRE COVID AND POST COVID TIMES**

Kanchan Gupta<sup>1</sup> and Smita Nimsarkar<sup>2</sup>

---

Town Planning Scheme is one of the best tools in Urban Land Management for transforming irregular shaped lands into serviced plots. For Government organizations implementing mega infrastructure projects, this is the paramount alternative to Land Acquisition Act in today’s world where land prices are sky-high. In Town Planning Scheme public participation in the project through consultation and interaction is one of the primitive factor for transparency and effective implementation of the project.

The paper portrays case of CIDCO’s NAINA Town Planning Schemes (TPS), a regulatory time bound micro level planning adopted to implement infrastructure in Sanctioned NAINA Development Plan under the ambit of MR & TP Act, 1966. The objective of this paper is to enhance the Environmental and Institutional framework of **Land Owners’ Meet** conducted in NAINA Town Planning Schemes. The outcomes of Consultative Mechanism of NAINA TPS in Pre COVID and Post COVID times is the tangible learning for Global practices. The extent of NAINA TPS Public Consultation can be taken to Central Government Public Service delivery programs such as Smart Cities Mission, Digital India, HRIDAY and AMRUT mission and also to administrative organizations like AMRDA, AUDA, DDA, NIT, PMRDA etc who are involved in urban development projects.

To highlight the key feature of NAINA Development Plan is its land pooling model, developed for land assembly under reservations without resorting to Land Acquisition procedures of LARR Act. The NAINA land development model is a shift from ‘NAINA Scheme- a voluntary approach’ to ‘NAINA Town Planning Scheme - an Act driven Land Pooling’ prepared under the provision of MR & TP Act, 1966 for timely implementation of infrastructure in NAINA Development Plan.

---

<sup>1</sup> **Kanchan Gupta**, Deputy Planner, CIDCO; Email ID-kanchan.sp@gmail.com

<sup>2</sup> **Smita Nimsarkar**, Deputy Planner, CIDCO; Email ID-smitanimsarkar07@gmail.com

This paper shows the mechanism adopted in NAINA for conducting **Land Owners' Meet** for its Town Planning Scheme under Rule no. 4 of MR & TP Rules, 1974. Though the main objective of Owners' meet is to explain the land owners' tentative proposal of the scheme, CIDCO explains complete layout of the scheme and comprehend details of their land transformation from irregular shape to regular serviced plot, raises public participation and reach out grass root level. NAINA Interim Development Plan currently covers 10 Town Planning Schemes, wherein TPS 1 to 5, resulted in active participation of landowners during Owners' meet which helped CIDCO to achieve acceptance of schemes to the public at large. However, on account of nationwide lock down and social distancing norms due to COVID 19 as NAINA progressed its further schemes TPS 6 and 7, the Conventional Meet was transformed into the Digital Meet. This not only advanced the schemes but also formed innovative method and new venues of Public participation. This Paper explains NAINA TPS public participation in two parts briefed as below; ***PART I** explains formation of the NAINA Town Planning Schemes and presents the mechanism of one of its important stage that is Land Owners' Meet. It further explains impact of COVID 19 which led to Digital Land Owner's Meet, its objectives and procedures.*

***PART II** evaluates Conventional Public Meet vis a vis Digital Public Meet carried in NAINA TPS. It further recommends the adaptation of Digital Public Meet, its procedures and the enhanced level of Public Participation in implementation of land development projects.*

#### **WAY FORWARD:**

The key findings can be embraced from part I and part II of the paper are; Digital Land Owners' Meet can be trusted as an effective and advance way of Public Participation than Conventional Land Owners' Meet. In the wake of Pandemic or any uncertain situations, Digital meet is the responsive solution for the timely progress of projects. E-Governance and Transparency are strengthening factors in NAINA TPS, contributes to Digital India Movement- a flagship programme of Digital India and is a take away for organizations under AMRUT mission, HRIDAY and others in the country to create citizen's friendly approach especially those who are dealing with public projects related to infrastructure and land development.