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Analysing The Effectiveness Of Gujarat Model Town Planning Schemes For Urban Land Management In Kerala

The Town Planning Schemes were introduced in India through the Bombay Town Planning Act of 1915, to improve the public health through improvement of the urban environment. Since then, it has been modified several times and rampantly used in the states of Gujarat and Maharashtra to support urban development in fringe areas. With the SMART Cities Mission under AMRUT, there is a renewed thrust to follow the Gujarat model TPS in other states as well. Specifically, the pilot project suggests two tools - Town Planning Schemes for the development of the new fringe areas and the Local Area Plans for the development of the old centres and inner core areas of the city. 25 Cities have been selected under this pilot program, with Trivandrum being selected from Kerala. This study aims to analyse the effectiveness of Gujarat model Town Planning Schemes as an urban land management tool in the context of Kerala based on national and international cases. To elucidate the TPS mechanism, the Gujarat model has been studied in detail. Land readjustment techniques in Japan and Germany have also been studied, as the Gujarat model has been derived from these international practices. A comparative analysis was also made between these cases to fully understand the TPS mechanism.

Through literature review, a framework has been derived to analyse the effectiveness of TPS within a state. The framework defines three critical factors - at the policy, financial and management levels and their indicators. These factors have been used to analyse the effectiveness of TPS in Kerala given the urbanisation patterns and spatial planning systems present. The results show that a mere replication of Gujarat model TPS would not suffice in the context of Kerala. It attempts to suggest certain reforms, in response to the weak links found in the critical analysis that would improve the feasibility of TPS mechanism in Kerala.

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