

Studio Brief

Department of Planning, School of Planning and Architecture, Vijayawada

Name of Course:	Area Development Planning Studio (BPLN501)
Programme & Sem:	Bachelor of Planning (UG), Semester Five
Course Duration:	July 10, 2017 to December 11, 2017
Course Coordinator:	Shweta Sharma, Assistant Prof, Dept. of Planning (shweta@spav.ac.in) Shakthe S., Assistant Prof, Department of Planning (shakthecharan@spav.ac.in)
Number of Credits:	15
Subject Category:	Studio
Total Periods/Week:	15 (See Time Table for details)
Internal Assessment	250 (minimum pass marks 50%)
End Evaluation	250 (minimum pass marks 50%) – Written Exam.
Total Marks	500 (to be converted to CGPA credit pattern as per regulations)

Subject Objective: *This studio provides exposure to urban planning and enables students to understand the context, urban complexities, situations and emerging issues. The studio focuses on the urban areas, which includes urban areas of different scales ranging from small towns to metropolitan cities. The exercise enables students to comprehend the issues related to the identified urban areas, undertake relevant literature review, conduct field studies, analyse and propose interventions. These may include the preparation of sustainable development plans, sector specific plans and formulation of strategies.*

A. INTRODUCTION

Once the Development plan is prepared, its proposals can be further implemented by preparing Local Area Plan. This plan can be either Zonal Development Plan or Local Area Scheme. Area development plan is a statutory document prepared to guide the development or re-development of land, conservation of buildings and physical features, providing improvement in the physical layout, making infrastructure and amenities available and managing the area to enhance health and safety of the residents to support economic development as well as to enhance quality of living, environment and for area specific regulatory parameters for the area covered. Local area plans need to specify the implementation details to comply with the government policies, such as housing, hi-tech townships, rainwater harvesting, energy, disaster management, industrial and service sector investment, barrier-free environment for the elderly and the physically disabled, e-governance, tourism and other policies and facilitate formulation of specific projects. The plan should delineate reservation of land for roads and other public purposes for construction, reclamation etc. It should provide a framework for recovery of the associated costs for public projects, by mechanisms like levy of betterment charges, charges on additional development rights and appropriate user charges. The time frame for the area development plan is for a period of 5-20 years with a review period of 5 years.

B. STUDY AREA

The core area in Zone 2 of GVMC has been chosen as a case area for the studio. The focus of the studio would be to prepare a local area plan for Sardar Vallabhai Patel Market, popularly known as Poorna Market and its surroundings, a vibrant commercial area bubbling with informal economic activities. The market provides livelihood to nearly 500 street vendors and hawkers spread across the city. The vendors pay municipal tax of about Rs 50 lakh to the corporation every year, but corporation officials fail to address the problems of poor physical and social infrastructure of the area. As a result, Poorna market area and its surroundings in ward 26 is grappling with problems of congestion and chaos due to improper planning. Due to GVMC project of Poorna Market revitalization under JnNURM, there is a huge hue and cry among hawkers as they are being displaced. Moreover, the heritage sites are also located in the surroundings of the markets which make it quite a sensitive yet important zone for planning.

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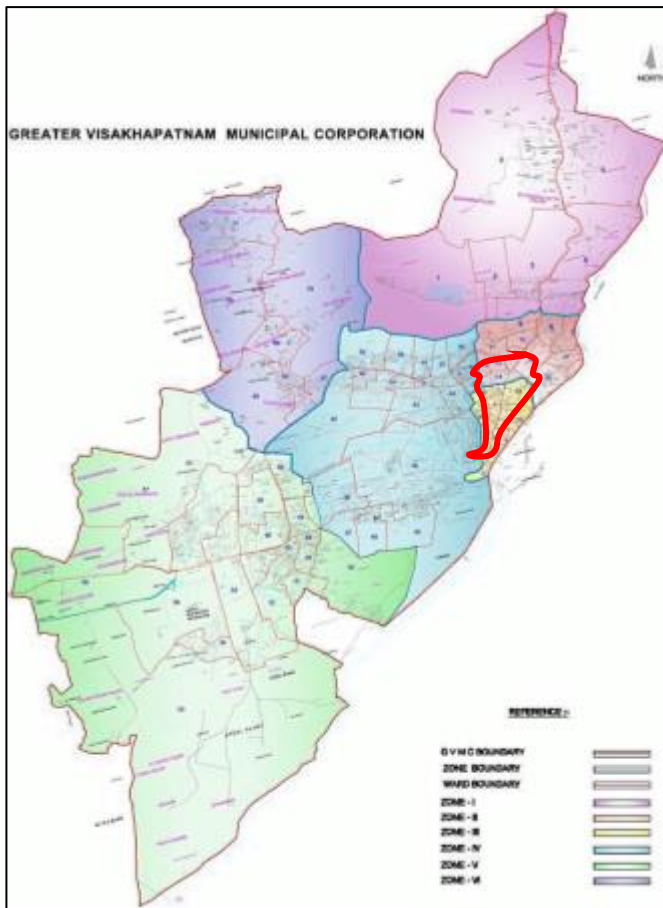


Fig. 1: Zone-wise divisions of GVMC



Fig. 2: Wards in Zone 2

The Greater Visakhapatnam Municipal Corporation (GVMC) has decided to give a facelift to the Poorna Market, at an estimated cost of Rs 40 lakh. The work includes whitewashing of walls, erection of cattle guards, repair of furniture and compound walls, toilets, platforms and drainage system in the one of the biggest markets in the state that spreads over two acres in the old city. Although the work would be beneficial to the upliftment of the market and improving the overall ambience, yet it would mean displacement of the hawkers working in the area. Also it would have implication on bavikonda and Thotlakonda which are two ancient buddhist sites.

Although Street vendors Act (2014) has made it mandatory to carve out hawking and no-hawking zones in every city plan, yet Visakhapatnam has not been able to do justice to hawkers in allotment of public space for their livelihood. Poorna market is one of the main shopping hubs of the city. Apart from the shopping, other peoples also visit this area to fulfil their daily needs which leads to a large amount of parking demand. This area being a major commercial area of the city is facing severe problem of congestion due to heavy demand for on-street parking during peak hours and the problem is complicated by the presence of informal sector encroaching on the pavements, leaving little scope for the pedestrians to walk. Thus the area development plan would aim to re-allocate space to various land uses and make the area more liveable through planning interventions keeping in mind the heritage value of the ward.

C. SCOPE OF WORK

The scope of work that has been envisaged for the development of the Area Plan for Poorna Market would include two stages further divided into sub stages:

1. *Stage 1: Topographical and Cadastral Survey:* The survey will capture all physical features above ground, as well as cadastral information such as plot boundaries.

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- a. Compilation of database: The students would be asked to compile a database of information on all plots/properties in Area Plan boundary. Students are supposed to highlight the discrepancies between the output from topographical and cadastral survey with existing official base maps available with authorities.
 - b. Systematic stakeholder consultation: The students would be carrying out a systematic stakeholder consultation process while preparing the plan. The stakeholder consultation process is expected to generate a correct understanding of ground realities. It is anticipated that the process will help to precipitate and resolve conflicts between competing interests in the plan area. Through stakeholder interactions, the students would understand people's aspirations and articulate a collective vision for the area.
2. *Stage 2: Conceptual Plan*: Study and analysis of existing land uses, built form, densities, social and physical infrastructure provisions and its carrying capacity, traffic movement, heritage and important structures, culture and overall character of the plan area would be carried out. The studies will take into account the physical, cultural and social link of the planning area with its surroundings. It is important to understand that the selected Area Plan area is part of a large urban fabric, which must fit into overall requirements of the city.
- a. Identification of problems and potentials: Based on the study and analysis, as well as preliminary stakeholder consultations, problems and potentials of the area will be identified, for e.g. existing infrastructure and its carrying capacity and potentials for improvement, unauthorized properties and potential to regularize, existing land uses and potential to redefine land use zones, heritage structures or significant public places and their potential to improve the surroundings. SWOT (Strengths Weaknesses Opportunities Threats) analysis and a meeting with stakeholders would be carried out at this stage.
 - b. Framing proposals: Based on the objectives defined for the Area Plan, the Conceptual Plan will include proposals for urban design, allocation of land for public infrastructure, circulation pattern and traffic management, land use pattern, landscaping and conservation.
 - c. Final Area Plan preparation: The final Area Plan will be prepared detailing out proposals, including schematic estimates of the cost of implementation, as well as proposals for cost recovery such as betterment levy, use of land as a resource, sale of development rights, user charges, enhancement of property tax base, etc. The students would also demonstrate the financial feasibility of proposed investments through a schematic financial structuring/cash flow analysis.

D. TENTATIVE WORK SCHEDULE FROM 10-07-2017 to 17-11-2017

10-07-2016 to 17-07-2017	Introduction to problem area
18-07-2017 to 25-07-2017	Base Line Studies – case studies related to Area Development Plan, preparation of database on urban development plans in India. Documentation of the case studies.
26-07-2017 to 28-07-2017	Internal Review 1 - Report
29-07-2017 to 01-08-2017	First impressions about the Poorna market area based on base line studies; develop aims and objectives of the studio; develop a suitable methodology for preparation of area plan.
02-08-2017 to 04-08-2017	Internal Review 2 – Report
05-08-2017 to 11-08-2017	Preparation and finalization of focus group discussion, interview and survey formats
12-08-2017 to 18-08-2017	Finalisation of data checklist for secondary data
19-08-2017 to 30-08-2017	Finalising the data gaps and reframing the methodology
31-08-2017 to 01-09-2017	Internal Review 3 – Report
02-09-2017 to 14-09-2017	Field Visit
15-09-2017 to 24-09-2017	Data Analysis – existing infrastructure and its carrying capacity and potentials for improvement, unauthorized properties and potential to regularize, existing land uses and potential to redefine land use zones, heritage structures or significant public places and their potential to improve the surroundings

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28-09-2017 to 27-09-2017	Internal Review 4 – Report
28-09-2017 to 12-10-2017	Data Analysis – Final Analysis of the suggested corrections
13-10-2017 to 31-10-2017	Proposals – proposals for urban design, allocation of land for public infrastructure, circulation pattern and traffic management, land use pattern, landscaping and conservation.
01-11-2017 to 03-11-2017	Internal Review 5 – Report
04-11-2017 to 14-11-2017	Final Analysis and proposals
15-11-2017 to 17-11-2017	Internal Jury- Final report/ drawings submission

Note:

1. Any other closed holidays as declared by SPAV shall supersede the above lecture plan. Holidays shown above may alter as per Notice from time to time.
2. Assessment Sessions may be re-scheduled, with prior intimation.
3. Reading lists provided is not exhaustive and is subject to addition – students are advised to follow progression of class to keep abreast of the new reading lists, if any.