



# GUJARAT TECHNOLOGICAL UNIVERSITY

Master of Engineering  
Subject Code 3724816  
Semester – II

Subject Name: Legal Issues in Urban Planning

Type of course: Program Elective - IV

Prerequisite: Basic understanding on urbanization, issues of urbanization, constitutional provisions

Rationale: The course helps gaining the understanding on issues and problems occurring in various transactions and make ways to resolve the issues and encouraging entire urban development. Also, the course focuses on professional ethics and practices to be followed in planning profession.

Teaching and Examination Scheme:

Teaching Scheme			Credits C	Examination Marks				Total Marks
L	T	P		Theory Marks		Practical Marks		
				ESE (E)	PA (M)	ESE (V)	PA (I)	
3	0	2	4	70	30	20	30	150

Content:

Sr. No.	Module	Weeks
01	<p><b>Law, Indian Constitution Evolution of Planning Legislation</b></p> <p>Sources of law: custom, legislation and precedent; Meaning and terms of law: legislation, ordinance, bill, act, regulation, and bye-laws; Significance of law and its relationship to urban and regional planning, benefit of statutory backing, eminent domain powers and police powers; Concepts and contents related to planning, provision regarding property rights, legislative competence of Local, State and Central government to deal with various matters concerning Town and Country Planning; An over view of legal tools connected with urban and regional planning and development. Town and Country Planning Act, Improvement Trust Act, Development Authorities Act: objectives, content, procedures for provision an implementation of regional plans, master plans and town planning schemes; Concept of Arbitration, betterment levy development charges and public participation in statutory planning process, concept of structure plan, local plan and action plan under the Law. Interface between policy and legislation pertaining to urban development.</p>	07



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02	<b>Policy and Acts</b> National Environmental Policy Act; Environmental Protection Act; Land Acquisition Act: Concepts, procedure for compulsory acquisition of property and determination of compensation. Acts pertaining to SEZ; disaster management, and legal aspects of innovative techniques such as Transfer of Development Rights, Accommodation Reservation (AR), Air Rights, Climate change and urban development etc.	03
03	<b>Habitat Laws and Significance of Land Development Control</b> Laws relating to Slum Clearance, environment, housing, landscape and traffic, Laws relating to conservation and restoration, historical monuments, archaeological sites and remnants of national importance; contract management and execution of projects; RAY; NULM mission, Model State Affordable Housing Policy for Urban Areas; Role of CRGFTLIH; Objectives of legal tools, Role of MHUPA, critical evaluation of zoning, sub-division regulations, building regulations and bye-laws, development code zoning, periphery control, land conversion in the peri-urban areas.	03
04	<b>Professional Practice</b> Aims and objectives of professional institute, sister bodies, professional role and responsibility of planning consultants, professional ethics and code of conduct and scale of professional charges. International Agreements (ICC-INCOTERMS, GATT and WTO) and its impact in India. Formulation of Consultancy project proposal and outlines (EOI, RFP, etc); Proposal Evaluation (QCBS, CBS, etc.) Formulation of Consultancy Contract Agreement and Contract Management Scale of Professional Charges, and Collaborative projects; Framework for mobile governance; Role of Inter-Disciplinary groups; appreciation of decision making process and the process in relation to varied consultancy assignments in planning. Management of office and personnel.	05

**Suggested Specification table with Marks (Theory):**

Distribution of Theory Marks					
R Level	U Level	A Level	N Level	E Level	C Level
15	20	20	20	15	10



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**Legends: R: Remembrance; U: Understanding; A: Application, N: Analyze and E: Evaluate C: Create and above Levels (Revised Bloom's Taxonomy)**

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.

## Reference Books:

1. Listed acts and policies
2. *Gopal Bhargava*; "Development of India's Urban and Regional Planning in 21st Century: Policy Perspective"; 2002, Gyan Publishing House; ISBN: 9788121207140
3. *Granville Austin*; "The Indian Constitution : Cornerstone of a Nation", 3<sup>rd</sup> Revised Edition, 1999; Oxford University Press; ISBN-10: 0195649591
4. *J Cameron Blackhall*, "Planning Law and Practice", Taylor & Francis Ltd; 3<sup>rd</sup> Edition, 2005; ISBN: 9781859417485
5. *K. R. Gupta , Prasenjit Maiti*; "Urban Development Debates in the New Millennium", 2004; Atlantic Publishers; ISBN: 9788126903900
6. *Prakash Madhusudan Apte*; "Urban Growth Strategies : Mumbai Lessons"; 2013; Leadstart Publications; ISBN: 9789381576335
7. *S K Kulshrestha*; "Urban And Regional Planning In India: A Handbook For Professional Practice", 2012, SAGE Publications Pvt. Ltd; ISBN-10: 8132106970
8. *Samuel Paul, Sridhar Kala Seetharam Dr, A. Venugopala Reddy*; "The State of Our Cities: Evidence from Karnataka"; 2012, Oxford University Press, USA; ISBN-10: 0198080387
9. "The New Global Frontier: Urbanization, Poverty and Environment in the 21st Century illustrated edition"; 2008, Earthscan Publications; ISBN-10: 1844075605

## Course Outcomes:

Sr. No.	CO statement	Marks % weightage
CO-1	Understand the concepts of Smart City and its fundamentals	25
CO-2	Metropolitan Planning will be also taken into account by the students	45
CO-3	The problems and issues pertaining to smart and metropolitan planning shall be addressed	30

## List of Experiments:

- Study website: Central Vigilance Commission.
- Refer any case related to legal issues in context to town planning and make case study. (Exercise should be done individually by each student.)

**Major Equipment:** Computers/ Laptop with higher configuration and internet, server. DVR system with camera and hard drive for traffic studies



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**List of Open Source Software/learning website:**

1. Governance Knowledge Center (Department of Administrative Reforms and Public Grievances)
2. Ministry of Housing and Urban Poverty Alleviation
3. Gujarat Infrastructure Development Board
4. Other Ministries and State Government Department websites