



# Building Resilience Through Urban Planning

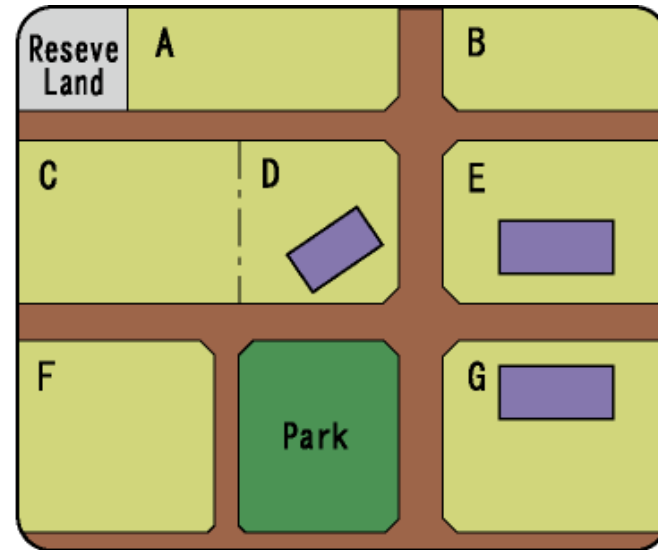
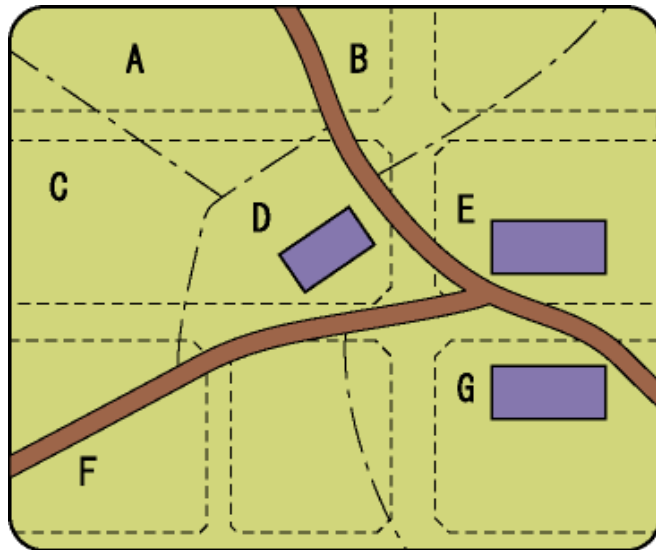
Harpal Dave  
Addl. Chief Town Planner,  
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**Global Coastal Cities Summit, 2023**  
**Mumbai**

May 30, 2023

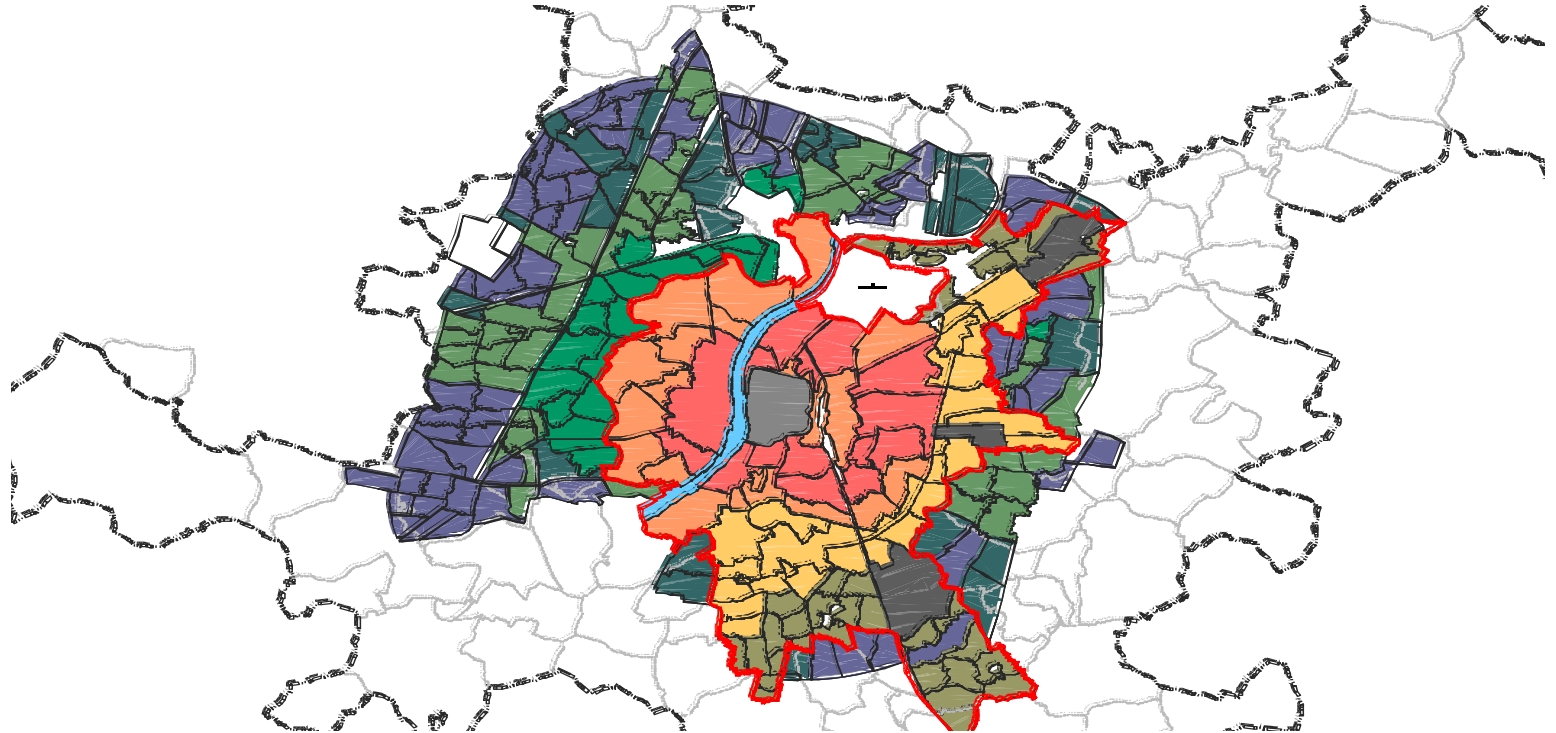
# Concept of Land Readjustment

- Irregular size plots **pooled** and **reconstituted**
- **Provision** made for **public purpose** (roads, parks, infrastructure etc)
- Each land **owner surrenders** certain percentage of land (generally 30%-40%)
- A portion of surrendered land is **reserved for commercial sale** by authority
- LR results in transformation irregular plots into **orderly land for urban use**.



# TPS Implemmented in Ahmedabad – Systematically!

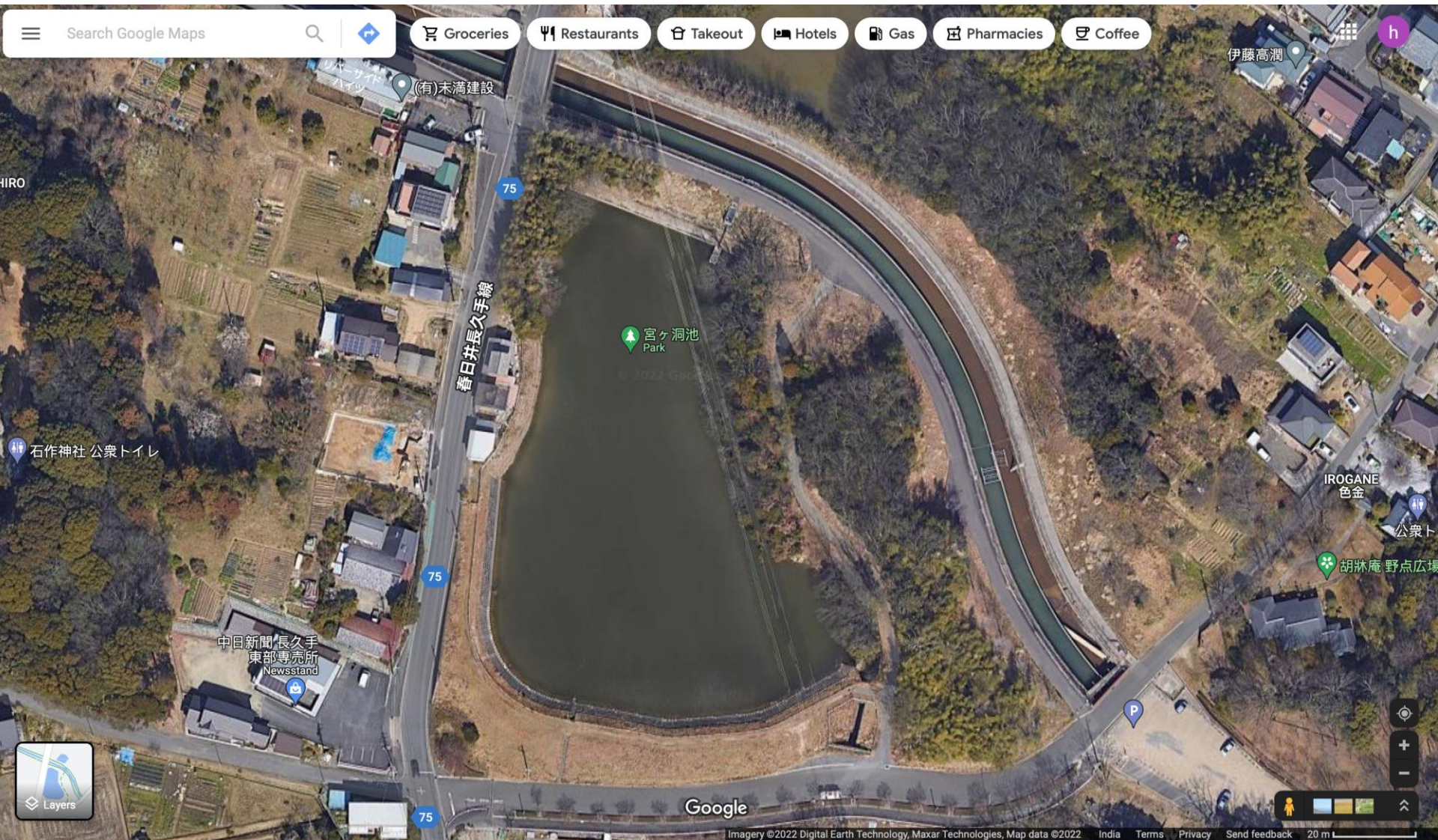
- DP – TP (Macro – Micro), excellent and time tested mechanism in Guj. and Mh.
- Has served very well till date
- Should we think of DP – ZP – TP? that is were zonal level analyes can be done, including land suitability, geo-hydrology, lakes mapping, channel mapping



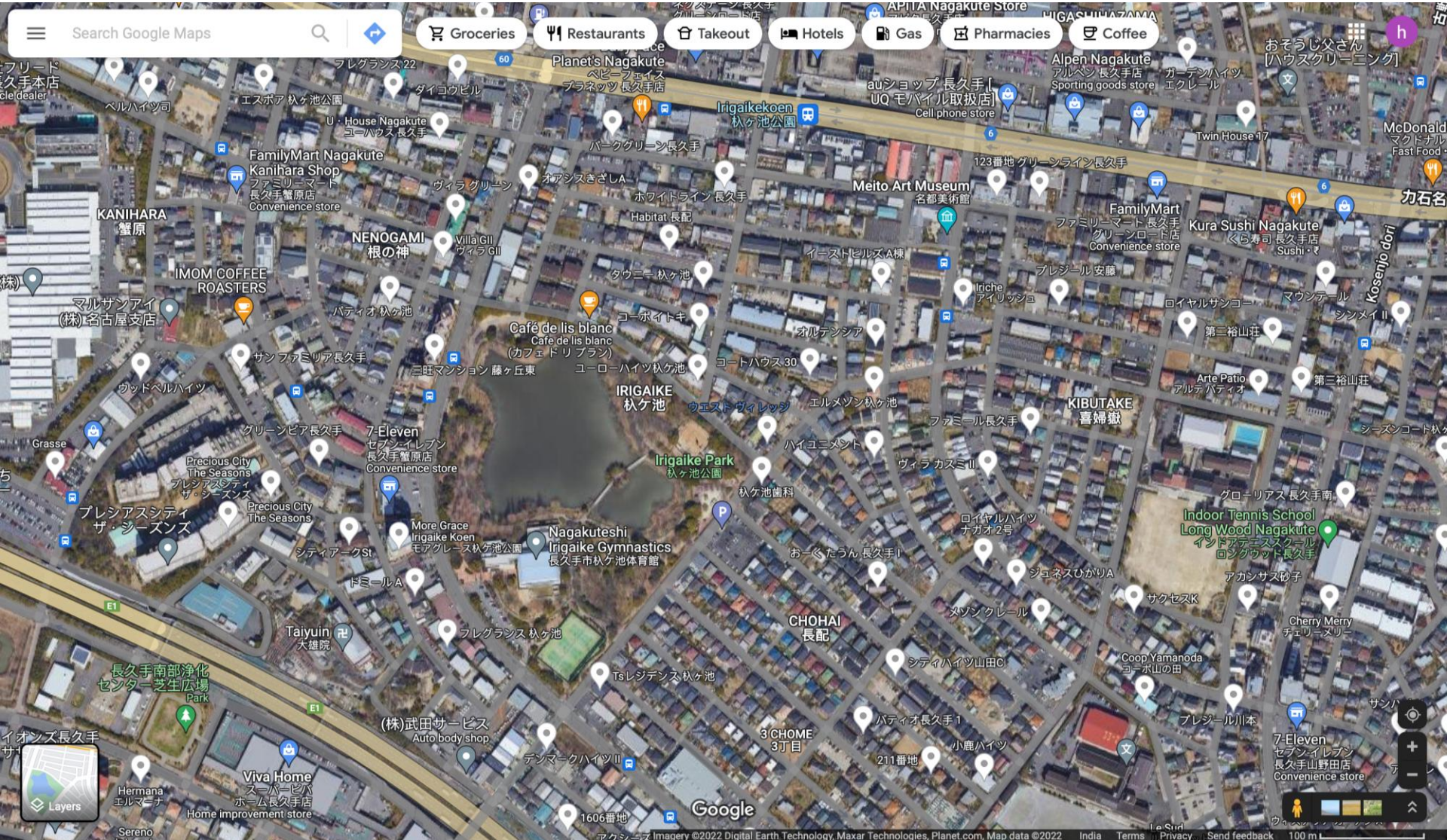
# Contour Based Road Network



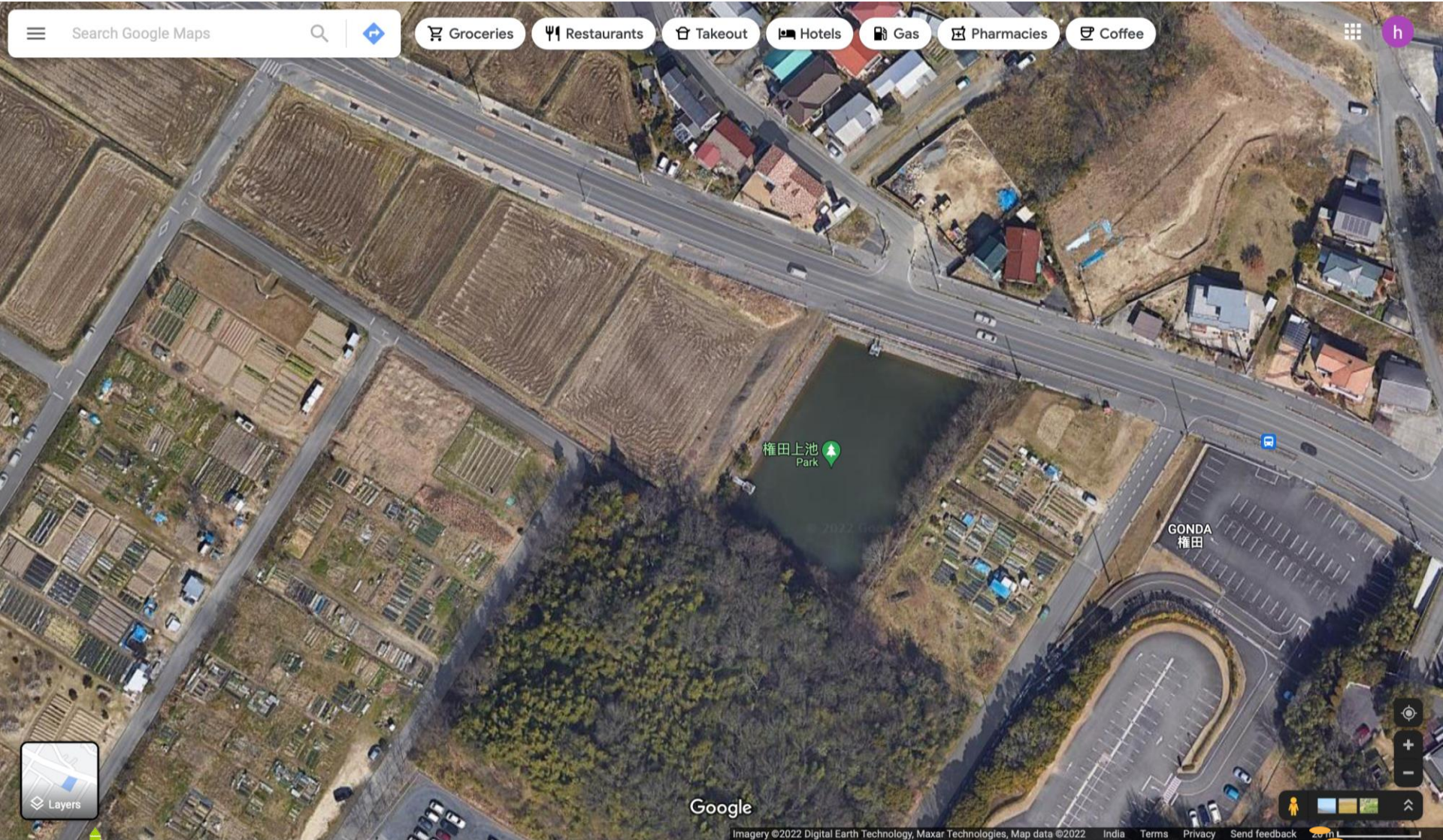
# Protection of Natural Lakes and Water Channels



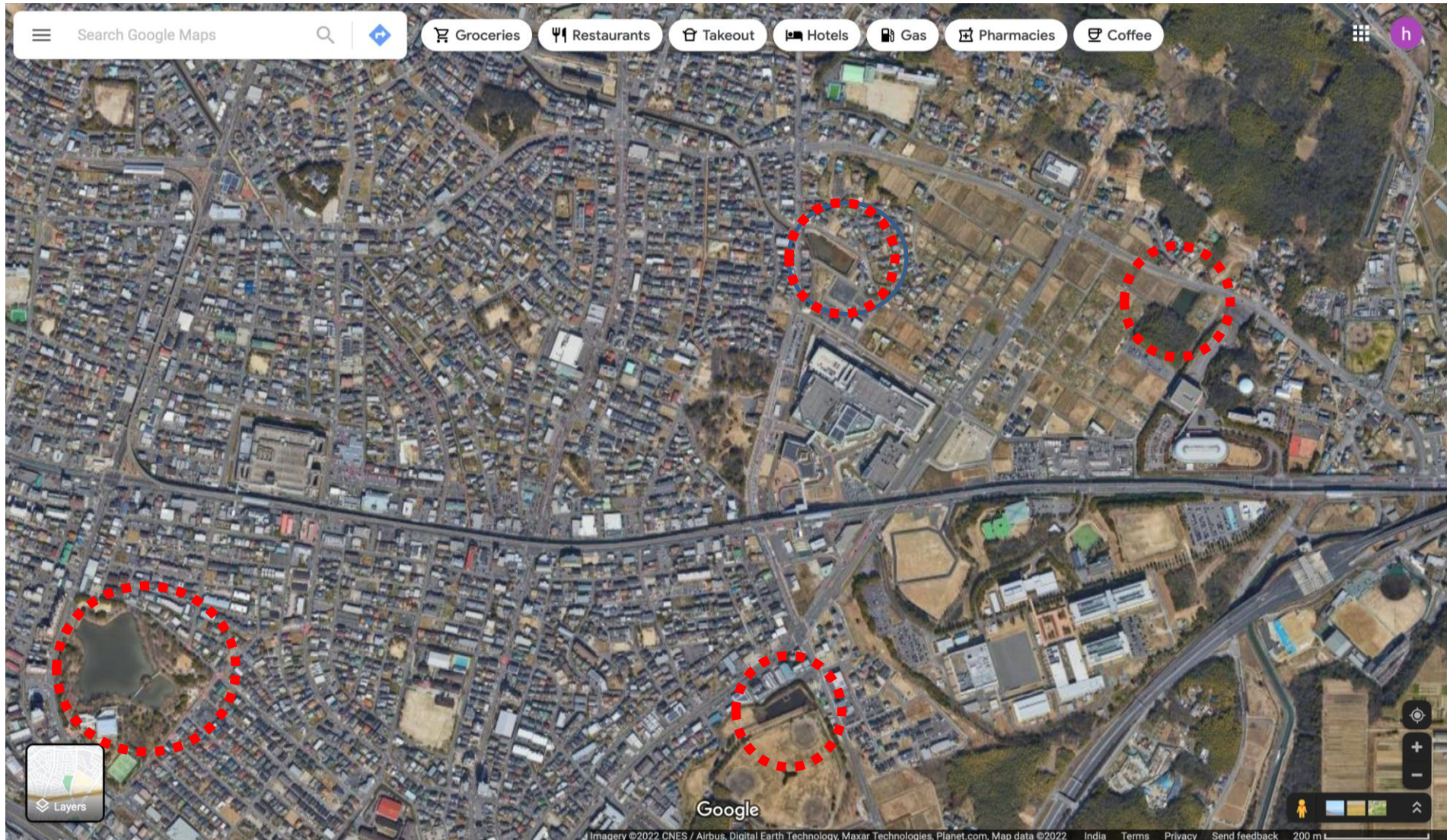
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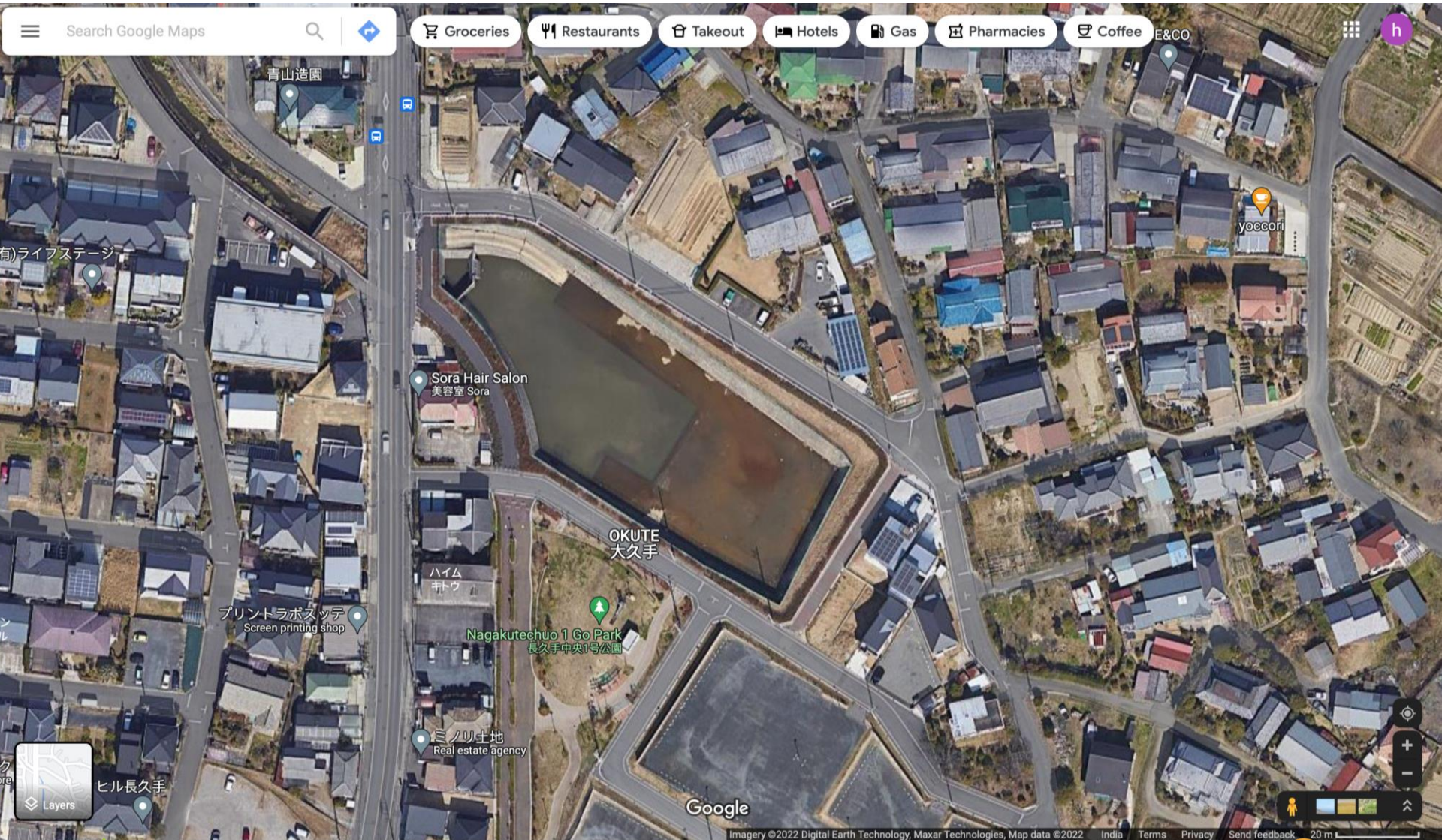


# Protection of Natural Lakes and Water Channels





# Protection of Natural Lakes and Water Channels



# River Front Development - Kyoto



Growth of natural vegetation rather than manicured landscape, this allows retention of natural biodiversity including nesting place for avian fauna

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Development of terraces along banks. These terraces submerge when river swells, and once the water level recedes, it can be used for cycling etc after some minimal cleaning.

# River Front Development - Kyoto



Minimal concretisation, use of stone masonry for embankment in a way that allows for vegetation growth. This increases the run-off coefficient and slows down water flow.







**Thank you!**

