

TOWN AND COUNTRY PLANNING ACT



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The Town & Country Planning Act regulates land use, development, and, urban growth through master plans, zoning, and building regulations.

These acts establish planning authorities to control development, improve infrastructure, and enforce safety standards for sustainable, organized urban expansion.



OBJECTIVES OF PLANNING LEGISLATION



Ensure **planned and orderly development** of cities and towns



Regulate **land use** and prevent conflicting activities



Provide **adequate infrastructure and public amenities**



Control **urban sprawl** and unplanned growth



Protect **environment and natural resources**



Promote **public health, safety, and welfare**

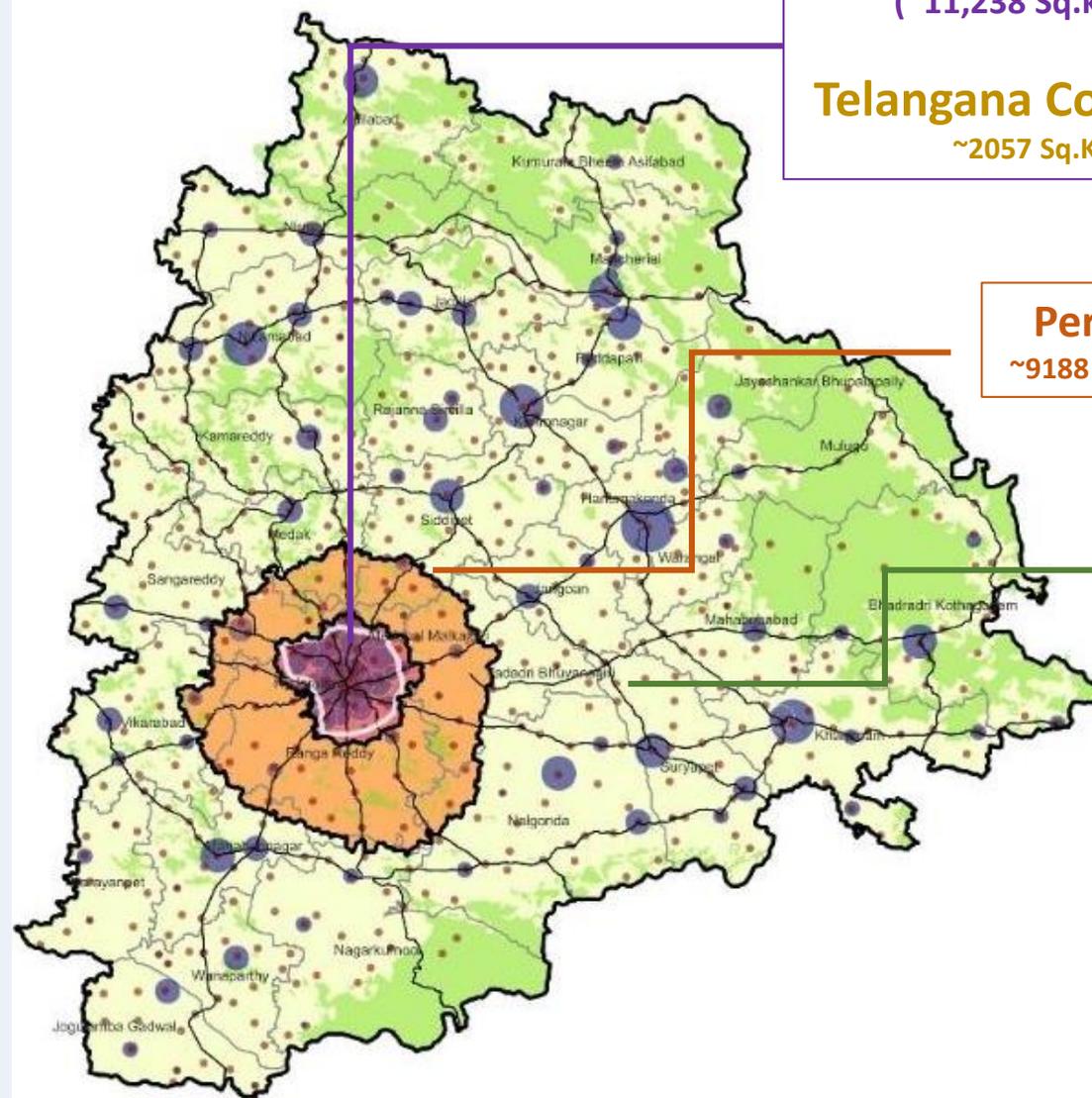


Encourage **balanced regional development**

SCOPE OF PLANNING LEGISLATION

- ❑ **Preparation of statutory plans** (Master Plan, Zonal Plan, Local Area Plan)
- ❑ **Land use zoning and regulation**
- ❑ **Development control regulations** (FAR/FSI, setbacks, height limits, density)
- ❑ **Granting development permissions** for layouts and buildings
- ❑ **Planning of infrastructure and public facilities**
- ❑ **Monitoring and enforcement** against unauthorized development
- ❑ **Coordination with other laws and regulations** (building rules, environmental laws, RERA)

Spatial Area Planning & Vision



Hyderabad Metropolitan Area
(~11,238 Sq.km, 10.02% of the State Area)

Telangana Core Urban Region (TCUR)
~2057 Sq.Km (1.83% of the State's Area)

Peri Urban Region (PUR)
~9188 Sq.Km (8.19% of the State's Area)

Rest of the state
~1,00,839 Sq.Km (89.98% of the State's Area)
108 ULBs, ~9407 Villages

Town and Country Planning Organization – Roles & Functions

- ❖ Policy guidance for urban development at national, regional, and local levels.
- ❖ Technical assistance for implementation and monitoring of central sector schemes.
- ❖ Empirical research and evaluation for wider application of planning practices.
- ❖ Preparation of planning manuals and development guidelines.
- ❖ Training programmes for planners and urban managers.
- ❖ Preparation of inter-state regional plans for coordinated development.
- ❖ Development of URIS and urban mapping systems for planning support.

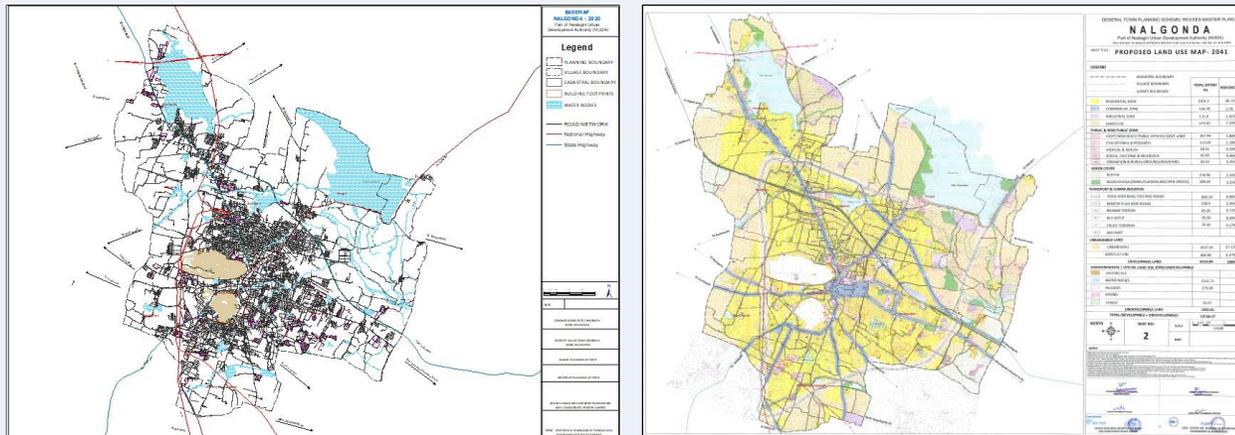
WHAT IS MASTERPLAN ?

A Master Plan is a comprehensive, long-term planning document that guides the development, growth, and management of an area, city, or region. It provides a vision for the future and sets policies, strategies, and land-use patterns to achieve that vision.

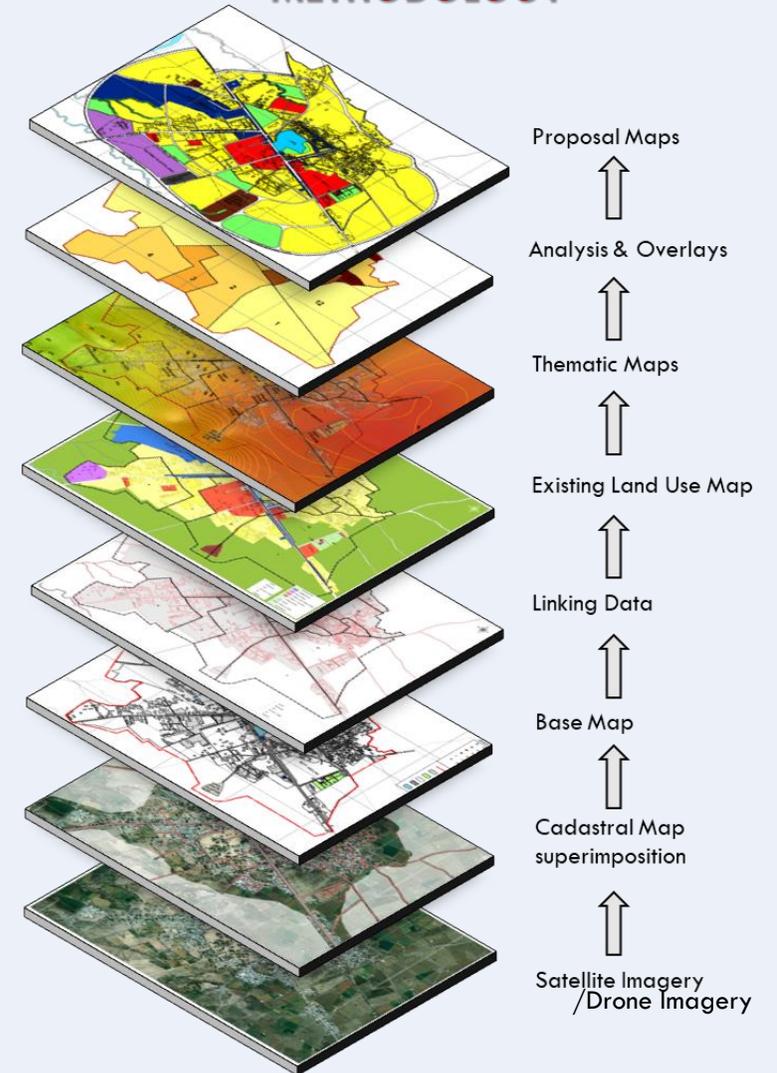
Key points:

- **Purpose:** To organize land use, infrastructure, transport, housing, open spaces, and public facilities.
- **Scope:** covers a large area like a city, town, or metropolitan region.
- **Timeframe:** 20 years or more
- **Components:** Land use plan, transport network, public utilities, environment and green spaces, economic development zones, and housing plans, etc.

NALGONDA BASE MAP & MASTER PLAN

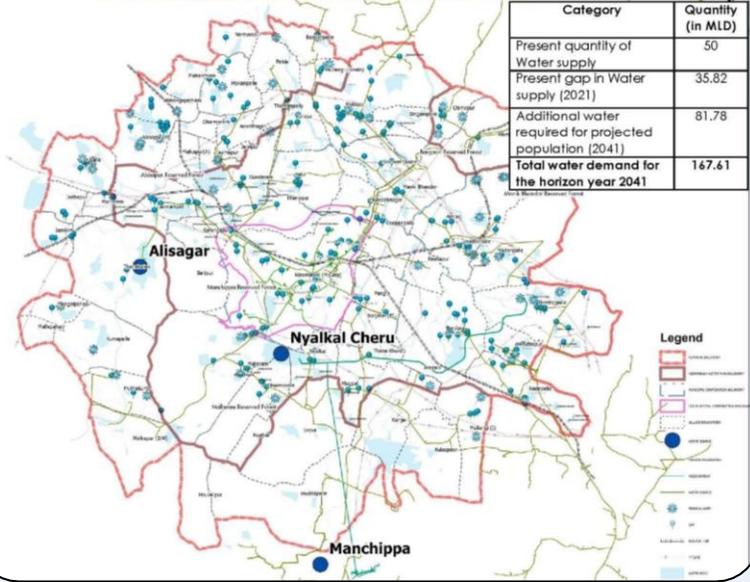


METHODOLOGY



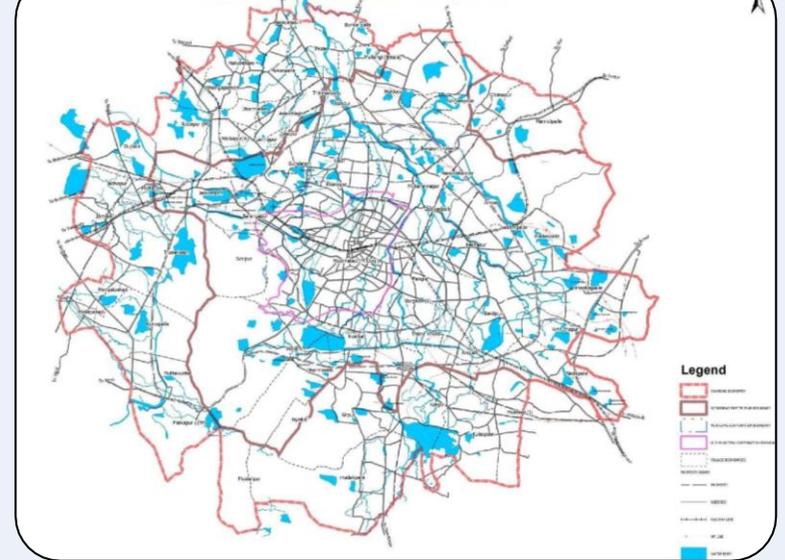
Nizamabad UDA -Study Maps

NIZAMABAD (UDA) PROPOSED WATER SUPPLY NETWORK



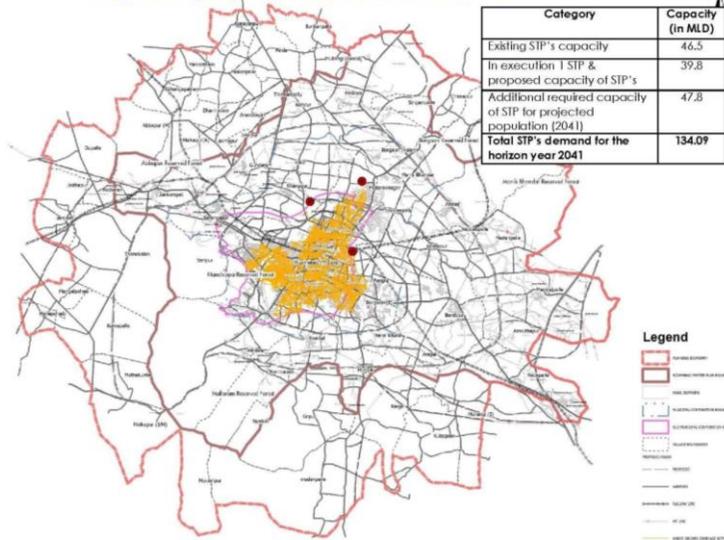
Category	Quantity (in MLD)
Present water supply	
Present gap	
Water required for projected population (2041)	
Water demand for Horizon year (2041)	

NIZAMABAD (UDA) DRAINAGE NETWORK



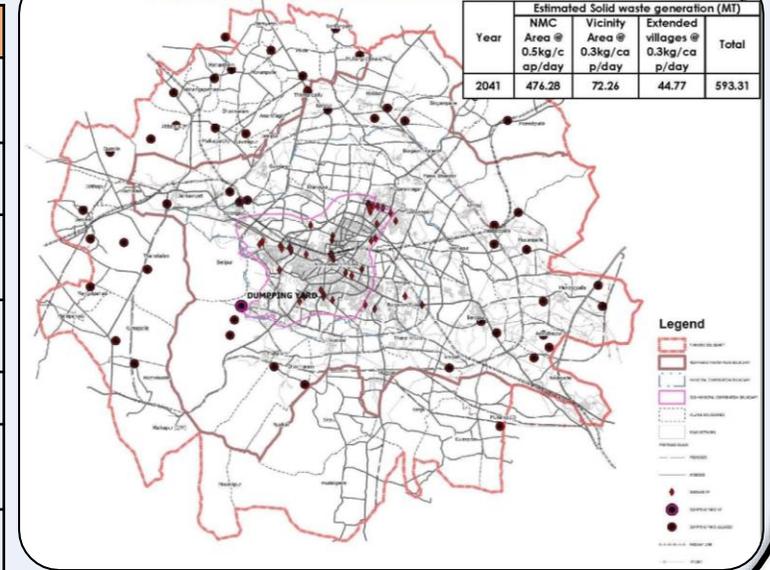
Category	Quantity (in MLD)
Existing STPs Capacity	
In execution STPs	
Required STPs for projected population (2041)	
Total STPs demand for Horizon year (2041)	

NIZAMABAD (UDA) UNDER GROUND DRAINAGE NETWORK



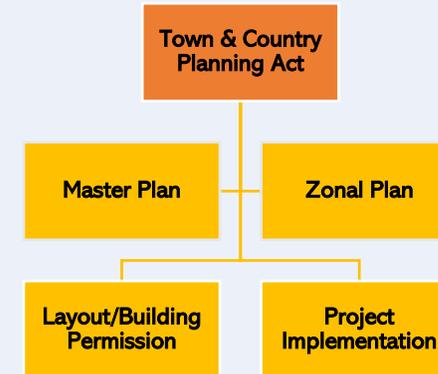
Description	Unit
Waste generated	Tones/day
Waste collected	Tones/day
per capita waste	Gm/day
Collection points	No.s
Vehicles	No.s
Collection capacity	Tones/day
Disposal points	No.s

NIZAMABAD (UDA) SOLID WASTE MANAGEMENT



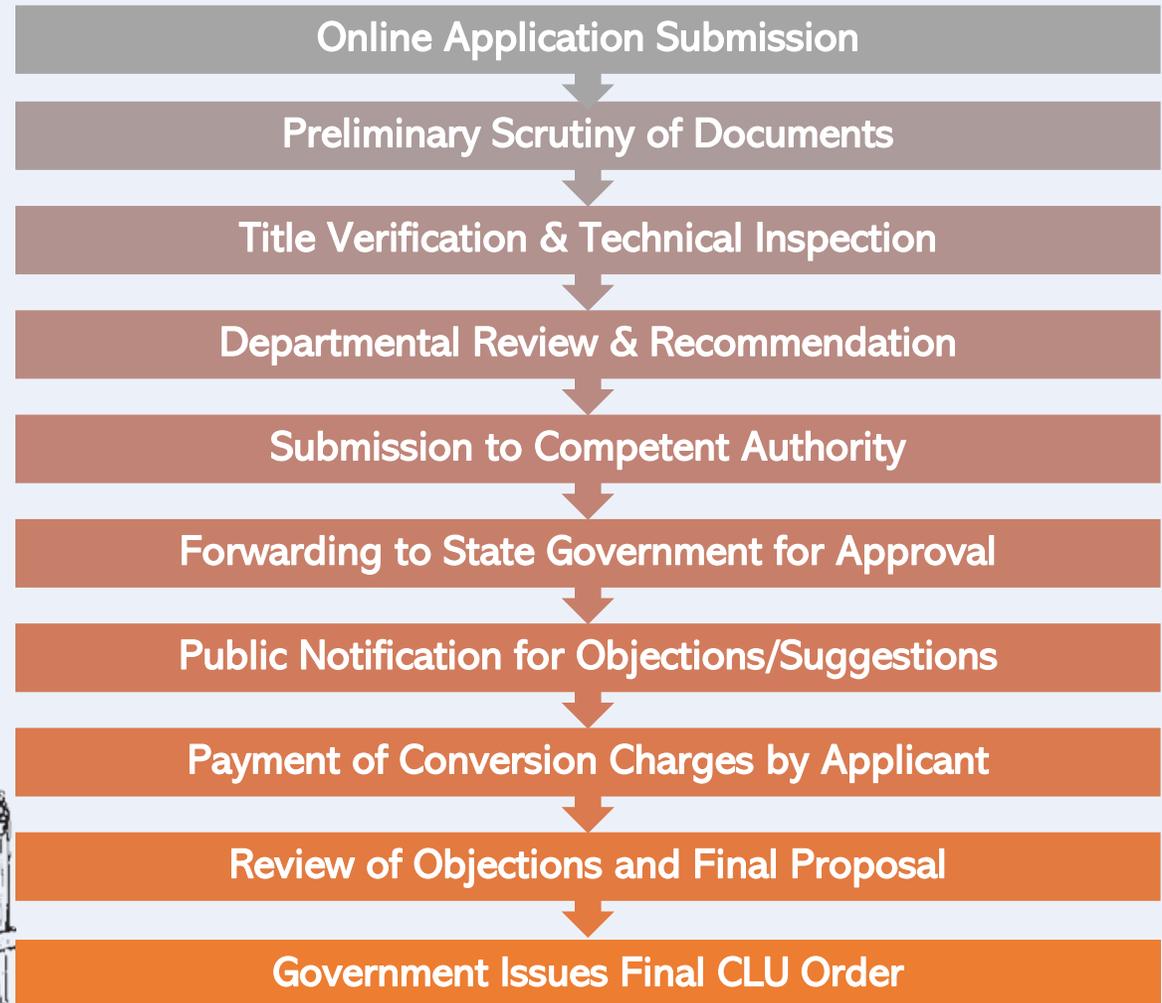
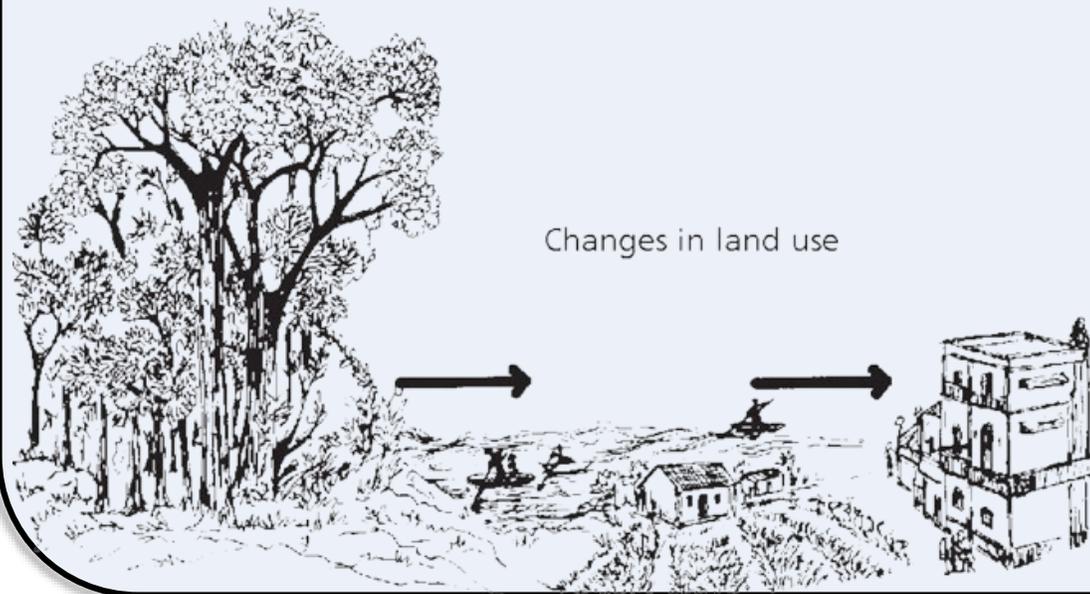
MASTER PLANS, ZONAL PLANS & IMPACT ON PROJECTS

- ❑ Master Plan provides the long-term vision for city development (20–25 years).
- ❑ It defines land use zoning, major road networks, infrastructure, and public amenities.
- ❑ Zonal Plans provide detailed planning for specific zones or sectors within the Master Plan area.
- ❑ They specify local land use distribution, road layout, and development regulations.
- ❑ Both plans guide how and where development can take place.
- ❑ Real estate and infrastructure projects must comply with the land use and zoning regulations in these plans.
- ❑ They determine FAR/FSI, building height, density, and permissible activities.
- ❑ If a project does not match the designated land use, Change of Land Use (CLU) approval is required.
- ❑ These plans ensure orderly development, infrastructure provision, and sustainable urban growth.



CHANGE OF LAND USE (CLU) – PROCEDURE AND APPROVALS

Change of Land Use (CLU) refers to the conversion of land from one designated use to another (e.g., agricultural to residential, residential to commercial) as specified in the statutory Master Plan.



DEVELOPMENT PERMISSIONS

- ❑ **Prior approval required** from the planning authority before any construction or land development.
- ❑ Applies to **building construction, layouts, land subdivision, and redevelopment projects.**
- ❑ Developers must submit **site plans, building plans, and ownership documents.**
- ❑ Plans are checked for compliance with **zoning regulations, FAR/FSI, setbacks, and building rules.**
- ❑ Permission is granted in the form of **building permit or layout approval**

ENFORCEMENT POWERS

- ❑ Planning authorities can **monitor and regulate development activities.**
- ❑ Issue **stop-work notices** for unauthorized construction.
- ❑ Impose **penalties or fines** for violations of planning regulations.
- ❑ Order **demolition or removal of illegal structures.**
- ❑ Seal properties or take **legal action against non-compliant developments.**

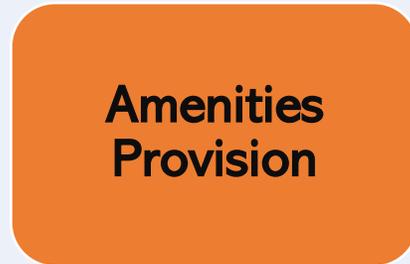
INTERPLAY WITH REAL ESTATE (REGULATION AND DEVELOPMENT) ACT (RERA) REGISTRATION

- Real estate projects must obtain **planning approvals before RERA registration.**
- Developers must submit **approved layout plans and building permissions.**
- Land use must comply with the **Master Plan and zoning regulations.**
- RERA ensures **transparency, accountability, and protection for buyers.**
- Developers must register projects with **RERA before marketing or selling units.**
- Financial transactions are monitored through **escrow accounts.**
- RERA works along with planning authorities to ensure **legal and compliant project development.**



IMPACT ON PHASING, AMENITIES & INFRASTRUCTURE OBLIGATIONS

- Developers must allocate land for parks, open spaces, and community facilities.
- Projects must provide basic amenities for residents.
- Some amenities may be handed over to local authorities after development.



- Large projects are often approved and developed in phases.
- Each phase must follow planning regulations and approved layout plans.
- Infrastructure must be developed along with each phase of the project.
- Authorities monitor progress before approving the next phase.



- Developers must provide internal roads, drainage, water supply, and street lighting.
- Proper connections to external infrastructure networks must be ensured.
- Compliance with planning standards ensures sustainable and functional development.

REGULARISATION

- ❑ Process of legalizing unauthorized buildings or layouts under special government schemes.
- ❑ Applicable when development violates planning permissions but meets basic safety norms.
- ❑ Owners must apply to the planning authority for regularisation.
- ❑ Payment of regularisation charges and penalties is required.
- ❑ Common schemes include Layout Regularization Scheme (LRS) and Building Regularization Scheme (BRS).

PENALTIES

- ❑ Imposed for unauthorized construction or violation of planning regulations.
- ❑ Authorities may charge fines or additional development charges.
- ❑ Issue of stop-work notices or demolition orders for serious violations.
- ❑ Non-compliance may lead to legal action or sealing of the property.

Role of CA in Land Use Verification & Compliance

Verify land ownership and title documents before project financing.

Check whether the land use complies with the Master Plan / Zoning regulations.

Ensure that required planning approvals and development permissions are obtained.

Verify Change of Land Use (CLU) approvals if the land use has been converted.

Ensure compliance with RERA registration requirements.

Monitor financial transactions and project funds for regulatory compliance.

Help identify legal or regulatory risks related to land use and development.