

Guntur Zonal Master Plan- Ananya Bhatia

INTRODUCTION TO THE URBAN LOCAL BODY- GUNTUR CITY

Guntur city, located in the Guntur district of Andhra Pradesh state is a city full of many hues. The Guntur city covers 45.71 sq. km. area and the zone covers 53.72 sq. km area and has a population of about 5.12 lakh. It is a sprouting city with many growth possibilities in the fields of economy, health, agriculture, education and many other sectors due to which it attracts a major count of the state's population. The Urban Local Body Responsible for the present and possibly the future upliftment of the Guntur city is the Guntur Municipal Corporation (GMC). Guntur was made a municipality in 1866 and the first elected body was constituted in 1881. It was upgraded as a Corporation in 1994 under the Andhra Pradesh Municipal Corporation Act 1984 with the existing municipal limits. The Municipal Administration works to provide Basic civic needs such as conservancy, sanitation and public health, Roads, Health services, Drinking water supply and Street lighting. The ULB has a number of specialized divisions to carry out the tasks. Public Health, Town planning and Administration (General Administration, Accounts, Revenue and Computer cell) divisions carry out these functions.

OBJECTIVE AND NEED FOR A MASTER PLAN IN THE ULB

The most important need of introducing a master plan in any city is indeed to Future Proof it. As the population of the city and its nearby areas increases, the pressure on the city also increases. A master plan tailors and addresses the growing needs of the city and guides the city's transportation and utilities plans, future land-use patterns and the locations of economic activity for 20-25 years. A master Plan gives directions for the necessary future actions.

The basic objectives of Zonal Development plan should be:

- To look and provide for the future requirement and present backlog of the Shelters in the city to provide for basic housing needs.
- To look and provide for the basic infrastructure services and basic amenities to the present population of the city and plan for the future population needs as well.
- Not neglecting the conservation, heritage and environment aspects of the city and plan for the upgradation of the quality of the environment in the city.
- To engage the population as a part of various community participation programmes and taking into view the immediate needs and requirements of the population catered by the Urban Local Body.
- The Urban Local Body needs to redevelop the existing infrastructure skeleton present in the city rather than planning extensively for the new development, Much attention is required to attend to the weaker sections of the society and the deprived areas of the city in the Zonal Development Plan.
- The Zonal Development Plan should be a model of integration of various aspects of the city development so that various authorities can work on the plan together as an integrated unit so that there are no alterations in the techniques and timings of different authorities for example, Water and sanitation department should be tuned with the Road and Transportation department.

EXISTING AND PREVAILING STATUTORY PROVISIONS FOR PREPARATION OF MASTER PLAN

According to Andhra Pradesh Urban areas (Development) Act, 1975, a Master Plan must be prepared for the purpose of development and, indicate proposed use of land in each zone. It also describes the stages in which the proposed development is to be carried out. It serves as the basic skeleton on which various tendons of the development can be laid and Zonal Development Plan of various zones may be prepared.

The rise in population of Guntur City due to its sugar-ant effect has led to increased pressure on the city. So need to make ale from various parts of the state. This population influx has resulted in the haphazard growth of the city. Due to the increasing pressure on the city resources, the need to formulate a master plan for the city was felt which was portrayed in 1969. Due to the present requirements there is a need to formulate a new Master Plan for the city.

Vijayawada, Guntur, Tenali and Mangalagiri Urban Development Authority (Authority) was constituted in December, 1978 under Andhra Pradesh Urban Areas (Development) Act,1975. Its jurisdiction extends over Vijayawada, Guntur, Tenali and Mangalagiri municipal corporations/ municipalities constituted under AP Municipalities Act, 1965 and other areas specified in the Schedule, comprising 1955 sq km² of area, covering 189 villages/towns.

Guntur municipality was constituted in 1866 and later became a municipal corporation in the year 1994 under the Hyderabad Municipal Corporations (HMC) Act, 1955. The act is also known as the Andhra Pradesh Municipal Corporations Act (APMC Act), 1994. As per the APMC Act, GMC is governed by a council consisting of 52 elected members and co-opted members. Apart from this, the standing committee constitute with elected members to address matters of specific services. GMC has jurisdiction over an area of 45.5 sq km and is divided into 52 election wards. GMC is responsible for providing the basic services to its citizens including water supply, sewerage, solid waste management (SWM), construction of roads,

street lighting, and health facilities. However, in the year 2012, the Government of Andhra Pradesh (GoAP) passed the government order to merge the 10 adjacent villages. With this merging of villages, the population and service area of GMC have increased.

As per the 74th Constitutional Amendment Act (CAA) and the prevailing state municipal corporation act, GoAP has been conducting municipal elections not only in municipal corporations but also in municipalities and nagar Panchayat.

GMC is governed by the APMC Act, 1994. As per the provisions of the act, GMC is providing various key services to the citizens. Along with GMC, few parastatals agencies are also involved in the provision of key services within GMC region.

The main aspects dealt in the Zonal Master plan of Guntur are:

Demographic profile of the city zone including growth rate of the population, sex ratio, literacy rate

Economic profile including the occupational structure of the city population, their economical status, various economy generators like industrial and commercial activities, offices, trade and commerce and other services

Land use pattern covering existing land uses, growth trends, impacts of activities on land

Economic infrastructure services and facilities such as water supply, drainage, sanitation, SWM, electricity, street lighting, roads and streets.

Social infrastructure facilities like educational institutions, medical and recreational facilities like parks, playgrounds, community halls, theatres

Traffic and Transportation covering traffic details, parking, existing road network, road infrastructure, road geometrics

Urban governance dealing with existing administrative structure, information system

Municipal Finance addressing revenue and expenditure pattern, tax collection performance, sources of funding, demand, collection balance statements, financial management and financial operating plan

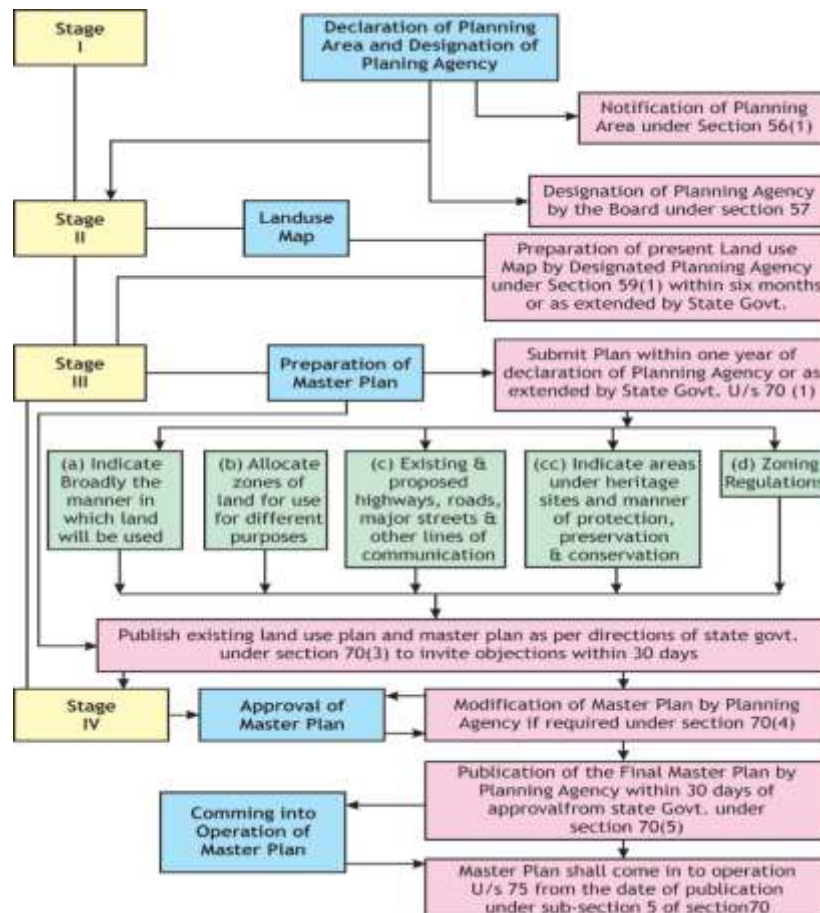
Heritage and Tourism which includes the study of historic spots, scenic beauties, heritage sites for conservation and tourism

Environment profile with study on existing environmental conditions like air, water, and land pollution and environmental sensitivity

Identification of Issues and Remedies encompassing sector wise problems, priorities, and implementable solutions with identification of agencies in an implementation mechanisms. Based on the analysis do, proposals and solutions are given for the future development of the city in all the above sectors of development.

EXISTING METHODOLOGY IN PREPARATION OF MASTER PLAN ADOPTED BY THE ULB

The general methodology as followed by almost all Indian cities is as follows:



As provided by the Guntur Municipal Corporations, the existing methodology followed for the Zonal Development Plan is as follows:

- Surveys of existing conditions of the city has been taken up. Primary surveys are required to understand physical, social, and economic structure of Guntur city zone and data base is prepared. For this both primary as well as secondary sources are tapped. The study also gives an idea of the level of development, status of existing infrastructure both physical and social and, living environment of the city. Primary survey has been done based on household and field surveys.
- The High Resolution Satellite Imageries relating to the city have been verified cent percent for the entire city through extensive land use surveys and the updated base map of the city has been prepared.
- Comprehensive analysis of existing traffic and transportation situation of the city zone has been done based on O&D surveys, Traffic Volume counts, Spot speed surveys, parking survey and model split survey and, after identifying the gaps and weaknesses, the proposals have been drawn up for the perspective period of the city's plan.
- Large scale public participation has been solicited in all the stages of Planning process through meetings, discussion & sand consultations with the corporates, ex-MCs, MLAs and other stakeholders including NGOs, CBOs, Ladies Forums, Youth Forums, Clubs, Associations, Societies and concerned Central and State government offices.
- Alternate strategies in the sectors of development are formulated for the year 2021 based on the existing and projected scenarios.
- Proposals for conservation of heritage and historic elements and, scenic spots have also been included as a part of tourism component.
- Proposals for both Physical (Water supply, drainage, electricity, SWM) and Social Infrastructure (Schools, Hospitals, Playgrounds) are given for the year 2021.
- Disposition of various uses encompassing residential, commercial, industrial, educational and public and semi-public uses has been indicated in the form of a land use map both for existing and proposed development scenarios.

SUGGESTED MODIFICATIONS TO THE METHODOLOGY ADOPTED AND PROPOSALS/RECOMMENDATIONS

The methodology followed for the Master plans in the country are more or less same having objectives very general in nature and almost all cities have same objectives regardless of nature of town. Master Plans are very stiff in nature and they portray the future picture of the city while ignoring various dynamics. The priorities of the society change with time, and this change is often short, so it is completely ignored in the Master plans prepared for 20-25 years which is a very long period and the recommendations of the Master Plans may become worn out until then.

Various recommendations have been suggested below along with the critical observations:

- Lack of expert manpower is there involved in preparing the Master Plan. To prepare a Master Plan a complete team of town planners, architects engineers, sociologists, economists, environmental planner, transport planners geographers, geologists, urban designers, conservation and heritage experts, landscape& environment expert is required due to lack of these professionals the documents is not efficient. Generally town Planner has the entire responsibility.
- For the preparation of Master plan, interest of various departments like NGO's. Public representatives, experts etc. should be invited rather than entrusting the responsibility on the Government Department.
- While formulating the objectives of the master plan the Goals of society should be first set by the targeted community or group of people for which the plan has to be prepared and accordingly short term objectives are framed. Instead the objectives and needs of every master plan in the country is more or less the same.
- Right from the inception of plan, participation of people in preparation, monitoring evaluation and implementation of plan should be involved whereas presently it is restricted only up to inviting objectives and objections from the public on draft plan only.
- Proposals of Master Plan are generally not integrated with financial component and so most of the proposals are not executed because of lack of finance or are far away from govt. priorities.
- Preparation of Master Plan is time consuming and the data collected becomes obsolete after which the plan may become unidirectional. Timely updation of the data should be considered and master plan should be modified from time to time according to the changes occurring. plan. In the present Urban Development Planning Process there is absolutely no system of monitoring/ evaluation of plan whereas the plans should be periodically checked, monitored evaluated and if required, modified. Information system: A well maintained information system can make possible the fine-tuning of the plan proposals at the various stages of implementation of the plan according to the changing urban scenario.

- Latest techniques available must be used involving private agencies for surveys, collection of data, analysis of data future projections and study of existing conditions rather than age old visual surveys. Even detailed socio- economic surveys and traffic and transport surveys are not properly conducted before formulation of plan.
- There are absolutely no or just minor proposals for the weaker sections of the society, Elder citizens, Ladies, Children and Specially abled persons. So Services in terms of infrastructure, transportation, Conveniences should be considered. Planning should be done for safe and user friendly public spaces
- In Master Plans conservation of historical monuments sites are generally neglected also there is no consideration of urban form which leads to haphazard and ugly developments. Landscape component, interests of pedestrians and informal sectors are generally neglected. Components like disaster management to check natural and manmade disaster are missing in existing India urban development planning process.
- The master plans prepared are very controlling in nature. If they are made for people then they should be people friendly. Regulations are necessary but enhancement of the society is more important.
- There should be a control on the ever Changing Land Use. The character and cultural fabric of the cities need to be conserved. Rather than transforming and urbanizing the rural areas, focus should be on improving the service availability without disturbing the fabric of the place. With a view to provide for development, the zoning regulations need to be simplified. The land use package should not be allowed to be changed by any authority, except as a part of the review of the Development Plan at the city/town level.
- Norms and standards need to be revised, rather than following the same old URDPFI guidelines. Database at Metropolitan, district and state levels: The planning exercise need continuous data collection, analysis interpretation and updating of data. A computer-generated data base and information system in GIS environment should be developed at various levels which would provide support to planners in development of planning.