Land Use Planning for Optimum Utilization of Land Resources

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Presentation Contents

- Some Facts & Figures
- Land Use Conflicts
- Planning System in Germany
- DoLR-GIZ Cooperation Project
- Steering Committee - Role
India has about

- 16.7% of world’s population
- 15% of livestock population
- 1.5% of forest and pasture land

on 2% of World’s geographical area
Some Facts & Figures

**Per Capita Land**
- **Reducing**
  - 0.89 Ha (1959)
  - 0.27 Ha (2007-08)

**Agricultural Land**
- **Reducing**
  - 0.48 ha/capita (1951)
  - 0.16 ha/capita (2007-08)

**Share of GDP from Manufacturing Industry**
- **Increasing**
  - Increase from 16% to 25%
  - SIRs, SEZs, PCPIR increase

**Rural pop. growth rate:**
- **Decreasing**

**Urban pop. growth rate:**
- **Increasing**
  - Rural: 1.49% increase
  - Urban: 3.58% increase

**Food - Demand vs Supply**
- **Huge gap**
  - India Produces 205 Million Tons (2002)
  - India Demands 307 Million Tonnes (2020)

**Land Resource under pressure**

**Food security issues**

**Environmental degradation**

**Livelihood issues and social conflicts**

**Sustainable development**
### Demand Supply of Food grains-India 2020

<table>
<thead>
<tr>
<th>Demand Supply of Food grains-India 2020</th>
<th>Mill. Ton</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Projected Food Demand in 2020</td>
<td>307</td>
</tr>
<tr>
<td>2 Average Food Production in Triennium Ending 2002</td>
<td>205</td>
</tr>
<tr>
<td>3 Gap to be met</td>
<td>102</td>
</tr>
<tr>
<td>4 Maximum possible additional contribution of irrigated agriculture:</td>
<td>64</td>
</tr>
<tr>
<td>From irrigated area expansion</td>
<td>38</td>
</tr>
<tr>
<td>From increases in productivity of irrigated agriculture</td>
<td>26</td>
</tr>
<tr>
<td>5 Minimum additional required from the rainfed agriculture</td>
<td>38</td>
</tr>
<tr>
<td>6 Share of Rainfed Agriculture</td>
<td>37%</td>
</tr>
</tbody>
</table>

### Status of India on World Food Security Risk Map

Some Facts & Figures

Source:
1. [maplecroft.com/portfolio/mapping/maplecroft/?initial_map_slug=hr_indigenous_peoples_rights_2012](http://maplecroft.com/portfolio/mapping/maplecroft/?initial_map_slug=hr_indigenous_peoples_rights_2012)
Land Use Vs Sectors

- Agriculture
- Environment
- Mining
- Transport

Industrial
Urban/Rural Habitat.
Industry and manufacturing will have to grow at an average annual rate of 9.8% 

XI Plan Report

The World Bank puts the health costs of environmental degradation in India at US $ 7 billion a year

Data.undp.org.in

Army deployed in Kolkata to quell riots over Nandigram


Ryots protest against Sathyavedu SEZ (Tirupati)

The Hindu, Wednesday, May 02, 2007

Anti-SEZ agitation in Goa demands scrapping of all the SEZs in the state.

Peasants from five villages stage protests against the land transfer to a company for setting up SEZ.
Farmers' protest in Delhi underscores India's land woes
August 26, 2010; International Business Times
In New Delhi, about 15,000 flag-waving, slogan-shouting farmers squatted at a square near parliament after being stopped by police in riot gear.

Farmers protest against land acquisition in Chhattisgarh, 78 held
The Times of India, Jan 19, 2011
78 Farmers protesting against forcible acquisition of their land for a 3600 mw power plant were arrested and several others lathi charged in Chhattisgarh's Janjgir Champa district.

India: Uttar Pradesh farmers protest spreads
Todays' News; May 9th, 2011
A protest by thousands of farmers against alleged forced acquisition of land has spread to parts of the northern Indian state of Uttar Pradesh.

Power plants protest shows industry - farmer rift
Published on Fri, Jan 21, 2011 at 17:34 | Source : Reuters
Hundreds of stone-hurling farmers protested in Uttar Pradesh against the takeover of their land for two proposed power plants on Friday, police said, spotlighting challenges the country faces in building infrastructure.
Land Use Conflicts

Land Acquisition Conflicts against SEZs- Singur & Nandigram
Land Use Conflicts

» Rajarhat Govt. looks beyond acquisition --New Town doesn’t have an integrated plan
Times of India, Kolkata, Wednesday, June 28, 2011

Hidco accused of illegally filling 33 water bodies
The Statesman, Kolkata, Sunday, March 13, 2011

Their City on Our Land
Documentary by:
CENTRE FOR STUDIES IN SOCIAL SCIENCES (CSS), Kolkata- Friday, 29th April 2011

Livelihood Demands
Environmental concerns - East Kolkata Wetlands

Land less farmers, villagers agitation

Livelihood demands
Urban housing demands
Agriculture demands
Env. demands
Social demands
## Land Use Conflicts

### Summary of Peoples Protest and conflicts against Land Utilization by Industries under SEZ and SIT in Gujarat

<table>
<thead>
<tr>
<th>Place</th>
<th>Year of Opposition</th>
<th>Project</th>
<th>Land (ha)</th>
<th>Villages</th>
<th>District</th>
<th>Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rajula</td>
<td>2007</td>
<td>Power Plant (Visa Power)</td>
<td>1000</td>
<td>3</td>
<td>Amreli</td>
<td>Protest by Farmers</td>
</tr>
<tr>
<td>Mundra</td>
<td>2003-2009</td>
<td>Port /SEZ - Adani</td>
<td>13000</td>
<td>14</td>
<td>Kachchh</td>
<td>Protest by Farmers/Fishermen/Legal</td>
</tr>
<tr>
<td>Jamnagar</td>
<td>2007</td>
<td>Reliance SEZ</td>
<td>1600</td>
<td>8</td>
<td>Jamnagar</td>
<td>Protest and Legal case filed</td>
</tr>
<tr>
<td>Mahuva</td>
<td>2008-10</td>
<td>Nirma Plant &amp; Quarry</td>
<td>3288</td>
<td>50</td>
<td>Bhavnagar</td>
<td>Protest by leaders/Legal case</td>
</tr>
<tr>
<td>Umargam</td>
<td>2009</td>
<td>GVIC (Multi Product)</td>
<td>1100</td>
<td>2</td>
<td>Valsad</td>
<td>Protest by Farmers</td>
</tr>
<tr>
<td>Sanand</td>
<td>2008</td>
<td>Tata (Nano Plant)</td>
<td>445</td>
<td>1</td>
<td>Ahmedabad</td>
<td>Protest by Farmers</td>
</tr>
<tr>
<td>Navlakhi</td>
<td>2007</td>
<td>SIR -Corporate Farming</td>
<td>18210</td>
<td>37</td>
<td>Rajkot</td>
<td>Protest by Farmers</td>
</tr>
<tr>
<td>Hazira</td>
<td>2010</td>
<td>SIR - Hazira-Pinjrat</td>
<td>19920.14</td>
<td>23</td>
<td>Surat</td>
<td>Protest by Farmers</td>
</tr>
<tr>
<td>Sanand</td>
<td>2010</td>
<td>SIR - GIDC (Auto)</td>
<td>138000</td>
<td>12</td>
<td>Ahmedabad</td>
<td>Compensation and Legal</td>
</tr>
<tr>
<td>Santalpur</td>
<td>2010</td>
<td>SIR - GIDC (Agro/Solar)</td>
<td>160000</td>
<td>13</td>
<td>Patan</td>
<td>Farmers against Corporate Farming</td>
</tr>
<tr>
<td>Halol -Savli</td>
<td>2008</td>
<td>SIR- GIDC (Auto)</td>
<td>122000</td>
<td>12</td>
<td>Vadodara</td>
<td>Protest for Job Promise</td>
</tr>
<tr>
<td>Dholera</td>
<td>2008-09</td>
<td>SIR</td>
<td>50000</td>
<td>30</td>
<td>Ahmedabad</td>
<td>25% area suffers from Soil Erosion</td>
</tr>
<tr>
<td>Okha</td>
<td>2008-2010</td>
<td>SIR</td>
<td>19790</td>
<td>21</td>
<td>Jamnagar</td>
<td>Opposed by Farmers and Fishermens</td>
</tr>
<tr>
<td>Pipav</td>
<td>2010</td>
<td>SIR</td>
<td>14469</td>
<td>29</td>
<td>Bhavnagar</td>
<td>Plan not known to people</td>
</tr>
<tr>
<td>Simar</td>
<td>2010</td>
<td>SIR</td>
<td>8370</td>
<td>24</td>
<td>Junagadh</td>
<td>Protest by Fishermen/Farmers</td>
</tr>
<tr>
<td>Anjar</td>
<td></td>
<td>SIR</td>
<td>112136.12</td>
<td>30</td>
<td>Kachchh</td>
<td>Plan not known to people</td>
</tr>
<tr>
<td>Aliyabet</td>
<td>2009-10</td>
<td>SIR</td>
<td>16857</td>
<td>1</td>
<td>Bharuch</td>
<td>Maldharis - Grassland Affected</td>
</tr>
<tr>
<td>Dahej</td>
<td>2003-2008</td>
<td>PCPIR (SIR)</td>
<td>41307</td>
<td>52</td>
<td>Bharuch</td>
<td>Legal-Compensation</td>
</tr>
<tr>
<td>Changodar</td>
<td>2010</td>
<td>SIR</td>
<td>32248.4</td>
<td>65</td>
<td>Ahmedabad</td>
<td>Protest against corporate farming</td>
</tr>
</tbody>
</table>

Source: Media Reports (Unconfirmed)
"We don't want compensation or any relief package in exchange of the land we are depended upon. The government should use waste land for industry”
- Ramanbhai Patel, a farmer from Hirapur

Farmers to launch protest against land acquisition in Gujarat; Dec 9, 2009, Place: Ahmedabad | Agency: PTI

“In the Indian reform story, policies on land have been the least reformed one”.

“Leaders need to define and reconcile between cultivated land and industrial land, because agriculture also needs to be efficient. There should be no long term detriment to land owners”.
- Ratan Tata, Industrialist

Indian Express, Dec 22 2009, 08:45 hrs Mumbai
Planning System in Germany

spatial planning at federal level
(principles of spatial planning, strategic vision)

Standing Conference of Federal and State Ministers Responsible for Spatial Planning

state planning
(Landesplanung, spatial plans and programmes of the federal states)

regional planning
(regional plans)

local planning
(land-use plans)

public bodies

sectoral planning

Monika Aigner
23.07.2012
<table>
<thead>
<tr>
<th>Planning instrument</th>
<th>Content of plan</th>
<th>Legal basis</th>
<th>Policy Maker</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban land-use planning</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>local development plan</td>
<td>Arrangements for urban development and order in the form of legally binding designations for specific parts of the municipal territory</td>
<td>Federal Building Code in connection with Land Utilisation Ordinance and Plan Notation Ordinance</td>
<td>Municipal council</td>
</tr>
<tr>
<td><strong>Preparatory land-use plan</strong></td>
<td>Represents in basic form the type of land uses envisaged for the entire municipal territory in accordance with the intended urban development</td>
<td></td>
<td>Municipal council</td>
</tr>
<tr>
<td><strong>Regional planning</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning instrument</td>
<td>Content of plan</td>
<td>Legal basis</td>
<td>Policy Maker</td>
</tr>
<tr>
<td>Regional plan, regional spatial structure plans, territorial development plan (varied from state to state)</td>
<td>It constitutes the vital link between the state’s perspectives for development and the specific local decisions in the context of urban land-use planning</td>
<td>spatial planning act and state planning act</td>
<td>state diet or state government</td>
</tr>
<tr>
<td><strong>State spatial planning</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>state development plan, state spatial planning programme, state development programme (varied from state to state)</td>
<td>Representation of the desired spatial and structural development for the territory of the state and plan includes comprehensive, state-wide, aims of spatial planning</td>
<td>spatial planning act and state planning act</td>
<td>state diet or state government</td>
</tr>
<tr>
<td><strong>Federal spatial planning</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>models for spatial development and principles of spatial planning</td>
<td>principles and guidelines for spatial planning as well as guiding principles for spatial development</td>
<td>state planning act</td>
<td>Conference of Ministers for Spatial Planning</td>
</tr>
</tbody>
</table>
Planning System in Germany

Mainly four planning levels
- Federal; State; Regional; Municipal/urban

Process Oriented
- Interlinked by the mutual feedback principle
- Collaboration and co-ordination between sectors is compulsory
- Legally, organisationally, substantively defined and clearly differentiated
- Requirements of notification and compliance
- Social groups and general public are involved

Plans summarise future demands

Urban land has nearly doubled in 50 years, but the agricultural land decreased from only from 57.7% to about 52%.
National level:

The Federal spatial Planning Act

Ministry for Transport, Building and Urban Development

Federal only has framework competency in matters of regional planning and lays down the tasks, guidelines and principles.
State level (Hessen)

State Spatial Planning Act

Ministry of economic affairs (Hessen)

Lays down principles and binding goals.

Comprehensive, supra local and inter sectoral spatial structure plan.

Scale 1 : 300.000 (no definitive localisation)

Maps, structure plans and text
Land Use in Hessen

- Forest: 40%
- Agricultural land: 43%
- Housing and transport: 16%
- Sheet of water: 1%

Increase and Reduction of Agricultural Land between 2003 and 2010

- Farmland: -1.9%
- Meadow/Willow: +48%
- Pastureland: -20%
- Fruit growing: +8.6%

Priority Agriculture land:
- Best yields
- Best suitable land
- Plain land

Planning System in Germany

23.07.2012
Page 20
Challenges in Germany (Frankfurt Rhein Main)

- demographic change
- sustainable urban and regional development
- urban renewal and land use conversions
- city center development and large-scale retail trade
- protection and developing of open land
- mobility – integrated transport development
- climate change
Objective:
Existing methods and strategies of land use planning in India are analyzed in relation to competing claims for use in industry, mining, urban development, nature conservation and agriculture, and highlighted proposals for systemic planning, with special attention to economic interests.

Specific Objectives:
- To undertake baseline studies to study the present practices of land use planning (institutional arrangements, legal aspects, policies, approaches etc.) and identify potentials for improvement.
- To demonstrate land use planning work on pilot basis at state/regional level in two selected states and suggest relevant policy instruments, viz. policy/guidelines/tools/methods etc.
- To undertake capacity building and institutional strengthening measures for identified institutions/ stakeholders.

Duration: Sept 2011 to Dec 2013

Budget: 250,000 EUR
Identify issues related to land use in India – conflict triggered mainly by urbanization and industrialization

Develop appropriate methods and instruments for land use planning

Take up pilot work in two selected states for demonstration

Develop proposals (including policy level suggestions) for improved and use planning and management in India
<table>
<thead>
<tr>
<th>Phase I</th>
<th>Phase II</th>
<th>Phase III</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Identification of core issues through Baseline Studies/Situation Analysis.</td>
<td>• In-depth study of the pilot activities and customization of applicable tools/methods.</td>
<td>• Documentation and review of pilot work.</td>
</tr>
<tr>
<td>• Formal consultations through a National Workshop with various stakeholders.</td>
<td>• Implementation of pilots.</td>
<td>• Stakeholder dialogue at national level.</td>
</tr>
<tr>
<td>• Preparations for undertaking pilot work.</td>
<td>• Training and capacity building.</td>
<td>• Development of up-scaling strategy and policy guidelines.</td>
</tr>
</tbody>
</table>

Baseline/Situation Analysis Study:

- Planning system (procedures, processes, methods/tools, authorities etc.)
- Legal aspects of land use planning (laws, rules, standards)
- Policies (including major programmes/initiatives)
- Institutional set ups (landscape of ministries, authorities and institutions)
- Assessment of typical cases of land use conflicts (due to urbanization and industrialization)
DoLR – GIZ Cooperation Project

Preparatory phase:
- Baseline study/Situation Analysis
- Consultation process

Pilot Work:
- Preparatory work on pilots in 2 selected states/regions
- State level workshop on exchange of knowledge/ experiences
- Elaboration of tools/methods for application in the pilot work
- Pilot work
- Documentation of results of pilot work

Policy instruments:
- Initiation of stakeholder consultation at national level
- Development of policy instruments

Capacity Building:
- Capacity building and institutional strengthening of DoLR
- Training programme on land use planning
- Knowledge management tools
Outcomes

The planning and other authorities at national and state level have increased understanding of potential solutions to avoid land use conflicts.

Indicators

Indicator 1: Intervention areas, where the technical cooperation is to be provided for achieving a long lasting impact will be achieved, are identified and defined for the pilot phase. (Source: Situation analysis study on the initial situation / baseline study).

Indicator 2: In cooperation with the competent authorities and key stakeholders, the developed methods and instruments of land use planning are piloted in two selected states for their demonstration. (Source: Documentation of the project).

Indicator 3: By applying the land use planning in the identified area(s) using customized advanced methods and tools appropriate to the situation, the legal and planning certainty will be increased for all involved. (Source: Multi-stakeholder survey).

Indicator 4: The organizational and individual capacities of key stakeholders are jointly developed and strengthened and guidelines, action plans, rules and regulations are being tested in a pilot phase. (Source: Documentation of the project, interviews with participants of the training).

Use of Outputs

Baseline studies/Situation analysis: Present practices of land use planning (institutional arrangements, legal aspects, policies, approaches etc.) are assessed and potentials for improvement are identified.

Policy instruments, e.g., guidelines, rules, procedures, policy, strategy etc., having national/state relevance are developed.

Pilot land use planning work is demonstrated at state/regional level in two selected states with appropriate tools/methods.

Capacity building and institutional strengthening measures are undertaken for identified institutions/stakeholders.

Outputs

Title: “Improved Land Management to Mitigate Conflict Potential between Competing Land Use Types”
Steering Committee

- **Chalk out modalities for formulation of a National Land Use Policy**

- **Steer and guide the DoLR-GIZ Cooperation Project**
  - Project Concept Note; Baseline/Situation Analysis studies; Pilot studies in two selected states; Proposals on policy instruments; Capacity building and institutional strengthening measures

- **Guide dialogue & information exchange on land use planning amongst stakeholders (national/state level)**
  - Workshops, invited lectures/presentations from subject area experts/ institutions, brainstorming sessions etc.

- **To seek and review concept papers from relevant sectoral ministries**
  - Industry, Environment, Mining, Transport, Agriculture, Urban Development, Rural Development etc.
  - Existing practices of meeting sectoral developmental targets Vs land use, the problems/issues of concern
  - Proposals for improved landuse planning & management ( including inputs in policy, institutional framework/capacity building, legal framework, planning processes etc.)