

CONCEPTUAL MODEL FOR EFFICIENT USE OF LAND WITH SUITABLE INCENTIVES



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INCENTIVISED REDEVELOPMENT PROGRAM

DEVELOPMENT OF LARGE INTEGRATED COMPLEXES WITH ADEQUATE INFRASTRUCTURE AND SERVICES SHOULD BE ENCOURAGED AND FACILITATED THROUGH AN:

- 1. INCENTIVISED REDEVELOPED PROGRAMME (IRP) FOR THE OLD AREAS; AND**
- 2. AN INCENTIVISED DEVELOPMENT PLAN (IDP) FOR NEW AREAS.**

THIS CAN BE ACHIEVED BY GIVING SUITABLE INCENTIVES COUPLED WITH PROVISIONING OF REQUIRED INFRASTRUCTURE AND SERVICES.

VARIABLES RELATED TO DEVELOPMENT OF INTEGRATED DEVELOPMENT OF GROUP HOUSING

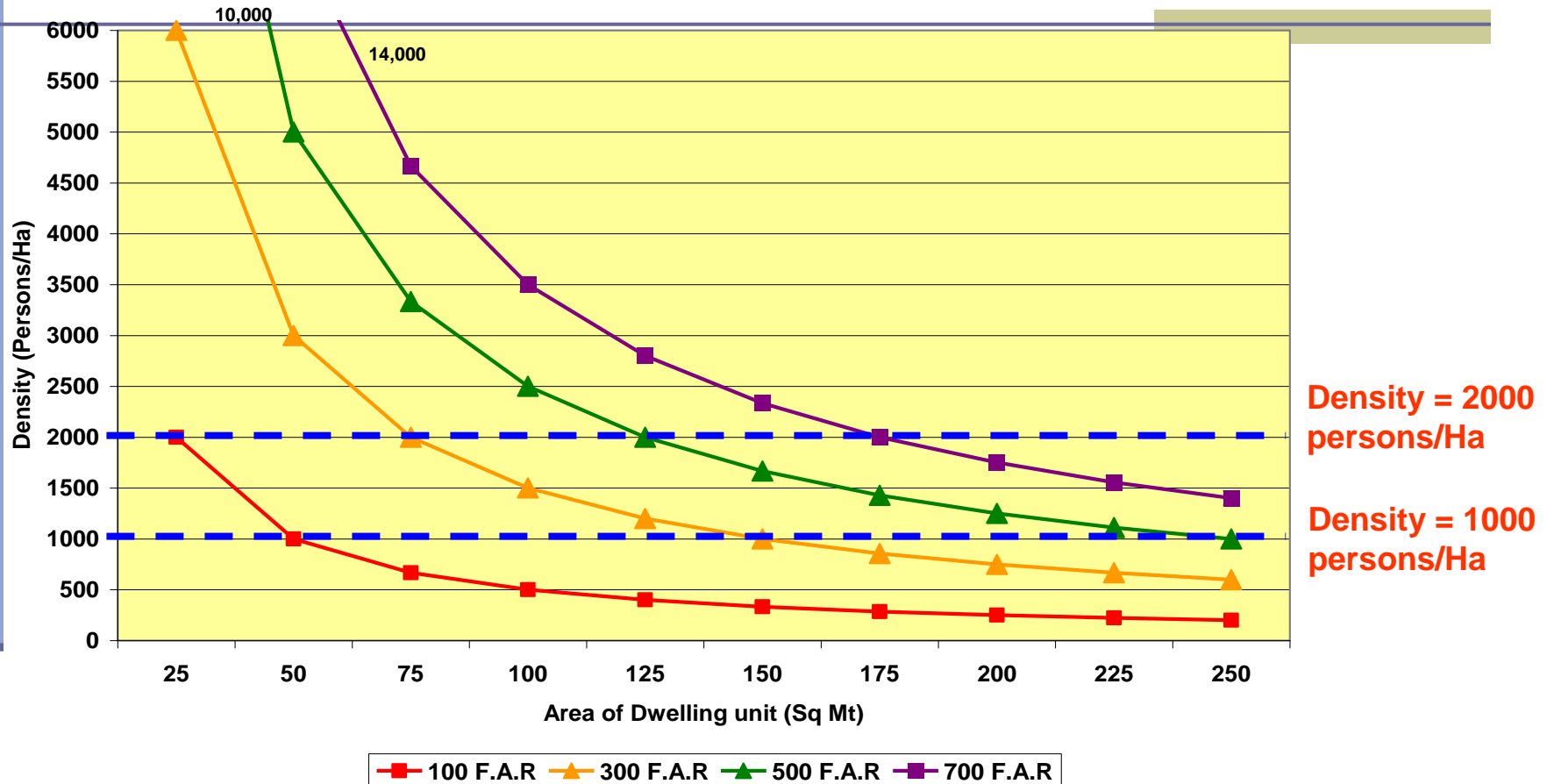
- 1. **PERSON PER FAMILY** → ASSUMPTION based on past trends with improved literacy and women empowerment
- 1. **AREA PER DWELLING UNIT** → ASSUMPTION based trends with increase in income and prosperity
- 2. **DENSITY** → Policy Derivative – Desirable level
- 3. **FLOOR AREA RATIO** → Derived Parameter

The following slides shows graphs where these 4 parameters are respectively kept fixed and varying.

CASE 1: FOR FAMILY SIZE 5, VARIOUS DENSITIES IN A 50 Ha SITE OF GROUP HOUSING IF F.A.R IS TAKEN AS FIXED POLICY DERIVATIVE.

FIXED FAMILY SIZE & FAR, WITH VARIABLE D.U AREA & DENSITY

CASE 1:- DIFFERENCE IN DENSITIES FOR FAMILY SIZE 5



FOR A FAMILY SIZE OF 5 AND A FAR OF 100 THE DENSITY CAN BE:

2000 Persons/Ha for EWS houses of 25 Sq Mt per Dwelling Unit to

200 Persons/Ha for a HIG housing of 250 Sq Mt per Dwelling unit.

INCENTIVE THROUGH HIGHER FLOOR AREA RATIOS (FAR)

ONE OF THE MOST EFFECTIVE WAYS TO ENCOURAGE AMALGAMATION/MERGER OF SMALLER PLOTS INTO LARGE COMPLEXES IS BY WAY OF:-

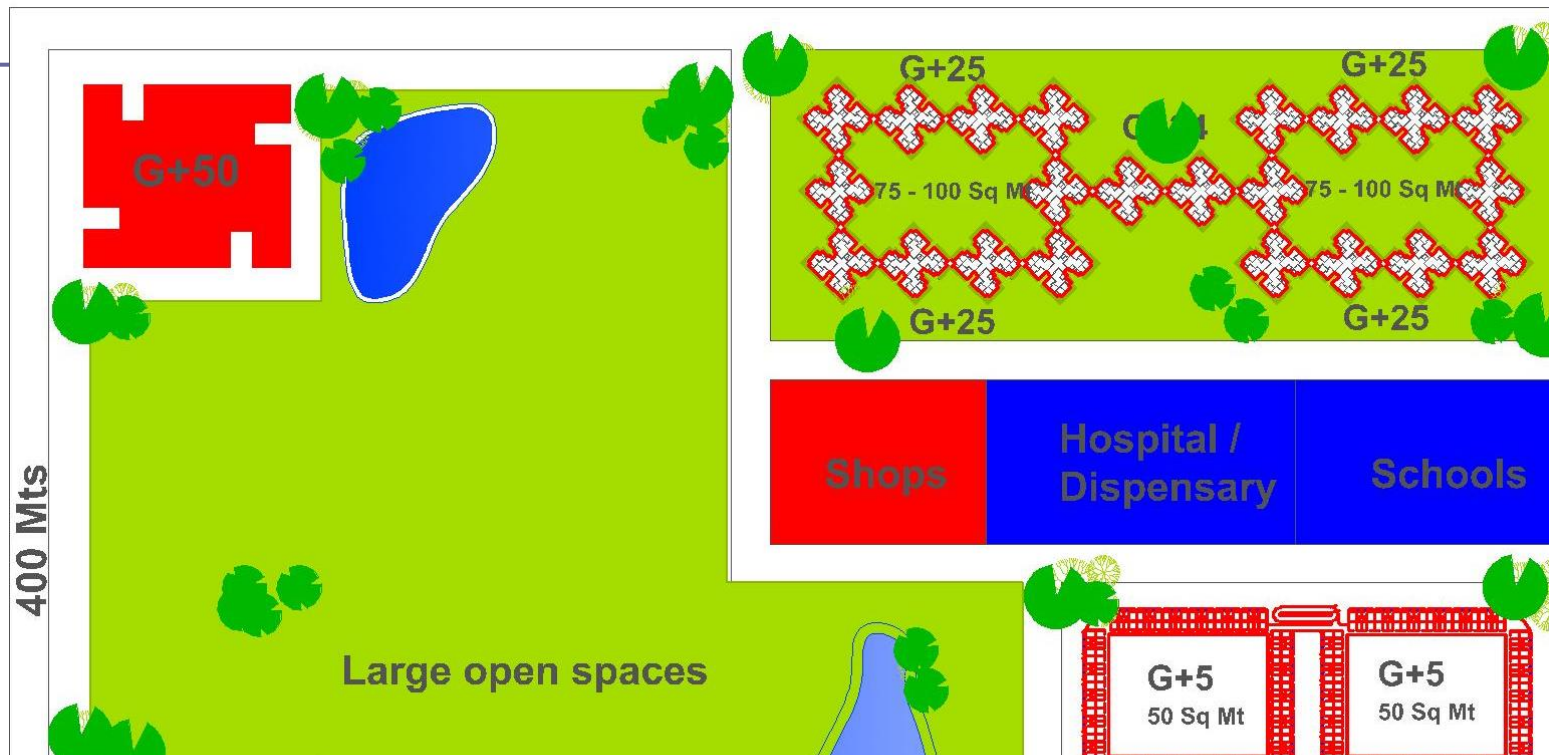
- **GRANTING HIGHER FAR FOR LARGER PLOTS; and**
- **PRESCRIBING TELESCOPIC RATES OF FAR WITH INCREASE IN SIZE OF THE COMPLEX TO ACHIEVE IT.**

THE RATES OF F.A.R RECOMMENDED FOR BOTH, INCENTIVISED REDEVELOPMENT PROGRAMME (IRP) AND INTEGRATED DEVELOPMENT PROGRAMME (IDP) ARE AS FOLLOWS:

Recommended FAR for IRP & IDP

SR. NO.	AREA	MAX. GC	MAX. FAR (NET)		REMARKS
			ALT 1	ALT 2	
1	Upto 100 mtrs.	100	300	300	Individual Plots
2	100-200 mtrs.	80	240	240	
3	200-500 mtrs.	60	240	240	
4	500-4000 mtrs.	45	270	270	Group Housing
5	0.4 – 2.0 Ha	30	300	300	
6	2.0 – 5.0 Ha	25	400	325	Integrated Development
7	5.0 – 10 Ha	25	500	350	
8	10 – 20 Ha	25	600	400	
9	20 – 40 Ha	25	700	450	
10	40 + Ha	25	800	500	

MODULE 1:- A PROPOSAL FOR 25 Ha NEIGHBOURHOOD COMPLEX FOR 25,000 POPULATION



预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_4735

