

74 NATIONAL TOWN & COUNTRY PLANNERS CONFERENCE

February 06 – 08, 2026
Karnavati Club, S. G. Road,
Ahmedabad, Gujarat



**Proactive Regional Planning and
Development to Usher Viksit Bharat**

Supported by-



URBAN DEVELOPMENT AND
URBAN HOUSING DEPARTMENT
GOVERNMENT OF GUJARAT



INSTITUTE OF TOWN PLANNERS INDIA
4-A Ring Road, I. P. Estate, New Delhi

About Ahmedabad, Gujarat

Gujarat, with a population of 60.4 million (2011 Census) projected to reach 72 million by 2031, stands as India's growth engine and development model. The state has achieved consistent economic growth averaging 10.2% over two decades, with GSDP of Rs. 20.5 lakh crores (USD 275 billion), making it India's 5th largest economy. Key highlights include:



Atal Bridge, Ahmedabad

Industrial Leadership: Contributing 16% to India's industrial output, leading chemical and petrochemical hub, and vibrant diamond, textile, and pharmaceutical industries.

Infrastructure Excellence: 1,600 km coastline with 42 ports handling 40% of India's cargo, India's longest road network density, 100% village connectivity, 24x7 power supply, 7 operational airports.

The state has pioneered several regional development initiatives such as Dholera Special Investment Region (SIR), India's largest greenfield smart city planned for 2 million population, GIFT City, India's first operational IFSC, a 886-acre greenfield development with world-class infrastructure, Comprehensive Regional Plans, Metropolitan Region Plans for Ahmedabad (6,800 sq km), Surat, Vadodara, and Rajkot-Jamnagar, integrating transport, land use, and economic development.

Gujarat's proactive planning approach, from regional corridor development to innovative urban governance mechanisms, offers valuable insights for regional development across India provides and ideal setting for discussing Viksit Bharat's planning imperatives. Hence hosting the 74th National Town and Country Planners Conference in Ahmedabad offers a fitting context to explore themes of proactive regional planning, transit-led development, inclusive infrastructure, and technology integration in urban management.



BRTS, Ahmedabad

About Ahmedabad, Gujarat

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Main Theme

Proactive Regional Planning & Development to Usher Viksit Bharat

This theme centers on forward-looking, integrated planning that drives equitable and sustainable growth at the regional level, aligned with India's vision to become a developed nation (Viksit Bharat) by 2047.

As India advances toward Viksit Bharat, proactive regional planning emerges as a critical enabler of balanced territorial development. With India's urban population projected to reach 600 million by 2031, representing nearly 40% of the total

population, and with 68 cities expected to have populations exceeding one million, the pressure on metropolitan regions is intensifying.

This conference addresses the urgent need for integrated regional planning approaches that can accommodate this unprecedented urban transition while ensuring equitable development across all regions it aims to explore policy frameworks, governance models, and implementation strategies that foster balanced regional development, reduce spatial disparities, and enhance resilience against climate and socio-economic challenges. Delegates and participants will deliberate on how proactive planning can transform economic corridors such as the Delhi-Mumbai Industrial Corridor (DMIC) and Chennai-Bengaluru Industrial Corridor (CBIC), strengthen urban-rural linkages through schemes like RURBAN and Shyama Prasad Mukherji Rurban Mission, and create robust infrastructure ecosystems essential for realizing Viksit Bharat.

The theme aligns with India's National Urban Policy Framework, the Model Regional Plan Guidelines by the Ministry of Housing and Urban Affairs. Key focus areas are:

Spatial Planning for Balanced Regional Growth: Addressing the concentration of economic activities in a few metropolitan regions while 65% of India's districts remain economically backward, exploring polycentric development models and secondary city growth strategies.

Climate-resilient Infrastructure and Sustainable Resource Management: Integrating climate adaptation into regional planning, addressing water stress in 256 Indian districts, and building resilience against increasing frequency of extreme weather events.

Economic Corridor Development and Industrial Cluster Planning: Leveraging India's 11 industrial corridors, Special Investment Regions (SIRs), and sectoral clusters to drive regional competitiveness and employment generation.

Strengthening Urban-rural Continuum and Peri-urban Interfaces: Managing the 3,894 Census Towns that have urbanized without planning frameworks, addressing land use conflicts in peri-urban areas, and ensuring inclusive growth across the rural-urban spectrum.

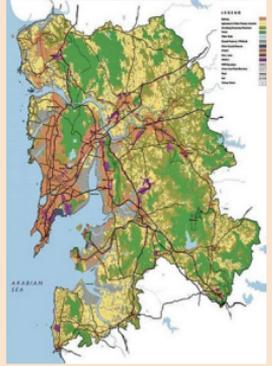
Institutional Mechanisms for Effective Regional Governance: Examining Metropolitan Planning Committees (MPCs) under the 74th Constitutional Amendment, Regional Plan Authorities, and inter-state coordination mechanisms for river basins and economic regions.



Sub Theme I

Metro City Regional Planning for Spatio-Economic Development

Metropolitan regions are engines of national growth, contributing over 60% of India's GDP while housing only 40% of the urban population. India's 53 million-plus cities and their surrounding regions face mounting challenges of congestion, inequity, and unsustainable sprawl. The top 10 cities account for 75% of commercial real estate and generate significant employment, yet face severe infrastructure deficits. This sub-theme addresses critical issues such as:



Regional Spatial Strategies: Learning from metropolitan regional plans prepared or under preparation in the country, and exploring satellite town development, regional land pooling, and coordinated infrastructure provision.

Metropolitan Governance Reforms: Strengthening Metropolitan Planning Committees examining successful models from various metropolitan regional development authorities.

Economic Competitiveness: Positioning Indian metros to compete globally while ensuring inclusive growth, addressing the needs of informal sector workers.

Infrastructure Financing: Exploring innovative financing mechanisms including Development Charges, Land Value Capture, Tax Increment Financing (TIF), and public-private partnerships for regional infrastructure.

Sub Theme II

Planning and Development Approaches for Rapid Transit Corridors

Transit corridors are critical in shaping urban form, mobility patterns, and land values. India has witnessed exponential growth in metro rail systems, with 945 km operational across 21 cities and another 1,016 km under construction. Additionally, BRTS systems and regional rail projects are transforming urban mobility. This sub-theme



focuses on planning, designing, and implementing Transit-Oriented Development (TOD) that is equitable, efficient, and sustainable. Key discussion areas include:

TOD Policy and Regulation: Implementing the National TOD Policy (2017) addressing regulatory barriers to mixed-use, high-density development.

Integrated Multimodal Systems: Creating seamless connectivity between metro, bus rapid transit, suburban rail, intermediate public transport, and non-motorized transport, learning from successful integration models, Designing last-mile connectivity, universal accessibility standards need for encouraging pedestrian and cycling accessibility.

Value Capture Mechanisms: Implementing Transit-Oriented Development Fees, Transfer of Development Rights (TDR), impact fees, and land pooling to finance transit infrastructure while ensuring equitable distribution of benefits.

Digital Tools and Smart Mobility: Leveraging AI, IoT, and big data for demand forecasting, real-time operations management, and enhancing user experience.



Sub Theme III

Inclusive Infrastructure Planning for Global Events

Global events such as international summits, sporting championships, and cultural festivals pose unique planning challenges and opportunities. India's growing prominence on the global stage, hosting events like the G20 Summit (2023), Socio religious events such as Kumbh Mela, Cricket World Cup (2023), upcoming ICC Events, Commonwealth Games, potential Olympic Games, and major international conferences, demands world-class yet inclusive infrastructure.



This sub-theme emphasizes infrastructure that is not only world-class but also accessible, sustainable, and beneficial to host communities. Key focus areas include:

Universal Design and Accessibility: creating infrastructure that serves communities beyond the duration of events, incorporating waste management system, renewable energy, and low-carbon transport solutions.

Community Engagement and Social Impact: Quick-build and temporary infrastructure, exploring modular, relocatable, and temporary infrastructure solutions that can be deployed rapidly and repurposed after the event.

Sub Theme IV

AI Applications for Sustainable Planning and Management

Artificial Intelligence is fundamentally reshaping how cities are planned, managed, and experienced. With India's Smart Cities Mission covering 100 cities and investments exceeding Rs. 2 lakh crores, digital transformation is at the forefront of urban development. This sub-theme invites explorations into AI-driven tools and their applications in urban planning and management:



Predictive Analytics and Scenario Planning: Using machine learning for population projection, land use forecasting, traffic modeling, environmental impact assessment, and disaster risk prediction.

Automation in Urban Governance: Implementing AI for building plan approvals, property tax assessment, grievance redressal, and service delivery optimization.

Resource Optimization: Deploying AI for water distribution management, energy grid optimization, waste collection routing, and parking management.

Spatial Intelligence and Urban Analytics: Leveraging satellite imagery, LiDAR, GIS, and big data analytics for urban growth monitoring, policy making and public service delivery.

The theme aligns with India's Smart Cities Mission, Digital India initiatives, and exploring how AI can be leveraged for inclusive development.



Local Theme

Lessons from 100 Years of Town Planning Schemes in Gujarat

As India marks a century of formal town planning practice since the Bombay Town Planning Act (1915) and Gujarat Town Planning and Urban Development Act (1976), this sub-theme offers a reflective space to assess the evolution, impact, and relevance of statutory planning instruments, particularly Town Planning Schemes (TPS).



Gujarat's pioneering work in TPS implementation provides a unique laboratory for understanding this land pooling mechanism covering approximately 2.5 lakh hectares, affecting 25 lakh citizens, and generating infrastructure worth thousands of crores without government expenditure. Key issues for deliberations would be:

Historical Evolution: Tracing the development from early town planning acts to contemporary applications, examining the legal framework evolution across different states.

Implementation Mechanisms: Understanding the technical process of land pooling, final plot reconstitution, infrastructure provision, and cost recovery through sale of surplus land.

Equity and Participation: Analyzing how TPS balances private property rights with public infrastructure needs, examining dispute resolution mechanisms, and the role of community.

Contemporary Relevance: Applying TPS principles to peri-urban growth management, transit-oriented development, affordable housing provision, and climate-resilient infrastructure.

Challenges and Innovations: Addressing issues of prolonged implementation timelines, litigation, coordination across multiple agencies, and innovations in digital processing and transparent governance.

Call For Papers

Important Dates & Deadline:

- Technical papers are invited on the main theme and sub themes of the 74th NTCP, not exceeding **3000 words**. The author of the paper may follow guidelines in the link https://itpi.org.in/uploads/pdfs/guidelines-for-authors_itpi-journal.pdf.
- Papers must be submitted in **MS Word format** at ITPI website: <https://itpi.org.in/74ntcp/>.
- Submission Deadline: **15th January 2026, 17:00 hrs.**
- Only papers received before the deadline will be considered. The Institute reserves the right to accept, edit, or reject any technical paper without assigning any reason.
- Authors of selected papers will be notified by **20th Jan 2026**.
- For further queries, please write to: **74ntcpconference@gmail.com**.

INSTITUTE OF TOWN PLANNERS INDIA

CALL FOR PAPERS

74th National Town and Country Planners Conference
Ahmedabad, Gujarat
06th - 08th February, 2026

Scan the QR Code or use the link to submit your paper

THEME
"Proactive Regional Planning & Development to Usher Viksit Bharat"

SUB-THEMES

- Move cities Regional Planning for Spatio-Economic Development
- Planning and Development Approaches for Rapid Transit Corridors
- AI Applications for Sustainable Planning and Management

LOCAL THEME

- Lessons from 100 Years of Town Planning Schemes

WHO SHOULD SUBMIT?

- Urban Planners, Researchers, Academics, Policymakers, Architects, Engineers, and Students engaged in City and Regional Planning, Mobility systems, Infrastructure Development, and Emerging technologies

Submission Guidelines:

- Word Limit: Maximum 3,000 words
- Format: MS Word (soft copy)
- Deadline: 15th January, 2026

15 DAYS TO SUBMIT

IMPORTANT DATES

- 15th January, 2026
Paper Submission Deadline
- 20th January, 2026
Acceptance Notification
- 06th - 08th Feb, 2026
Conference Date

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Programme

Knowledge Partners

Friday, February 06, 2026

- Inauguration of Conference
- Inauguration of Exhibition
- **Plenary Session:**
Proactive Regional Planning and Development to Usher Viksit Bharat
- **Technical Session: Sub-Theme I**
Metro City Regional Planning for Spatio-Economic Development
- **Technical Session: Sub-Theme II**
Planning & Development Approaches for Rapid Transit Corridors

Saturday, February 07, 2026

- **Technical Session: Sub-Theme III**
Inclusive Infrastructure Planning for Global Events
- **Technical Session: Sub-Theme IV**
- **AI Applications for Sustainable Planning and Management**
- **Technical Session: Local Sub-Theme**
Lessons from 100 Years of Town Planning Schemes
- **Valedictory Session**
- **Award Presentation**

Sunday, February 08, 2026

- **Field Visit of Project Sites**



Rani-ki-Vav at Patan



Gandhi Ashram at Sabarmati

Reach Us for Exhibition & Latest Updates

An exhibition on the theme “**Proactive Regional Planning and Development to Usher Viksit Bharat**” is being organised during the Conference at Karnavati Club, S. G. Road, Ahmedabad, Gujarat.

In order to book space in the exhibition and to secure other details, please contact:

TPr. Shyanil Patel (Council Member) 9924113031.

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Registration Fee

For Physical Participation

- Sponsored : ₹ 7500/-
- Non-sponsored : ₹ 5000/-
- ITPI Member : ₹ 2500/-
- Accompanying Person : ₹ 2000/-

For Online Participation

- Sponsored : ₹ 500/-
- Non-sponsored : ₹ 250/-
- ITPI Member : ₹ 0/-

Note-

1. Register at: www.itpi.org.in
2. Above Mentioned Fee is exclusive of GST@18% (ITPI GST No.: 07AAACI1624B1ZA)
3. Spot registration through DD/Digital Payment.
4. Registration fee is non-refundable.

Accommodation

For Accommodation Contact identified hotels directly. (Use Code "NTCP74")

Name of Hotel	Contact Info.	Tariff per day (Inc. GST)	Email address
Bloom Suites	7947020222	₹ 6300/-	help@staybloom.com
Bloom Hotel	9818820021	₹ 5775/-	book@staybloom.com
Ginger Hotel	18602663333	₹ 4801/-	reservations@gingerhotels.com

Co-sponsors

Category	Amount	Incentives
Gold Cosponsor	₹5.00 lakh	A4 size full page colored advertisement, 3 free delegates, 1 standee at venue and logo at back drop
Silver Cosponsor	₹3.00 lakh	A4 size full page colored advertisement, 2 free delegates, 1 standee at venue and logo at back drop
Bronze Cosponsor	₹2.00 lakh	A4 size full page colored advertisement, 1 free delegate, 1 standee at venue and logo at back drop
Delegate Material Sponsor	₹4.00 lakh	A4 size half page colored advertisement, 2 free delegates, 1 standee at venue and logo on delegate bags. (350 approx.)

Title Partner

Register @ itpi.org.in/registration

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