

## Syllabus

### SEMESTER - IV

#### C.4.1. Planning Legislation and Professional Practice

**Module 1:** Fundamentals of Law and its relevance with planning

Concepts of law, Sources of law, legislation and precedent, meaning of terms of law, legislation, ordinance, bill, act, regulations and byelaws, Significance of law and its relationship to urban planning, Benefits of statutory backing for schemes- eminent domain and police powers

**Module II:** Planning polices and acts

- A. Indian Constitution, Concept and contents, Provisions regarding property rights, Legislative competence of State and Central Governments to enact town planning legislation, National Environmental Policy; Environmental Protection Act, Land Acquisition Act, 1894 and Amendments – Basic concept, procedure for compulsory acquisition of property and determination of compensation. Evolution of planning legislation.
- B. Model Town Planning Legislation, Regional Planning Legislation including National Capital Region Planning Board Act, 1985, Town and Country Planning Act, Urban Planning and Development Authorities Act, objectives, contents, procedures for preparation and implementation of regional plans, master plans and town planning schemes and 73<sup>rd</sup>, 74<sup>th</sup> Constitutional Amendment Act, 1992, Panchayati Raj and Local Self Government Legislation. Introduction to law relating to slum clearance, housing, landscape and traffic, Legislation relating to urban conservation and restoration, historical monuments, archaeological sites.

**Module III:** Legal tools for planning and development

An overview of legal tools connected with urban planning and development. Concept of arbitration, betterment levy, development charges and public participation in statutory planning process, English Law, Concept of structure plan, local plan and action plan.

Significance of land Development Control objectives and legal tools, critical, evaluation of zoning, sub-division regulations, building regulations, and byelaws. Development code, zoning law and law relating to periphery control.

**Module IV:** Planning Professional Practices

Aims and objectives of professional institutes sister bodies, professional role and responsibility of planning consultants, professional ethics, code of conduct and scale of professional charge. Formulation of project proposal and outlines. Consultancy agreements and contracts, managerial aspects. Role in inter-disciplinary groups. Appreciation of the decision making process, and the process in relation to varied consultancy assignments of planning.