

An aerial view of a city planning map. The map shows various colored zones: green for open space or parks, yellow for commercial or high-density areas, purple for residential zones, and blue for water bodies like rivers and lakes. A river winds through the center of the map. The background is a hazy, light blue sky.

Planning for Transit Oriented Development (TOD) in India

28 10 2023

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Urban Planner
Senior Associate Professor (Adjunct), CEPT University

Contents

1. Overview on TOD implementation in India

2. TOD Planning – Ahmedabad Experience

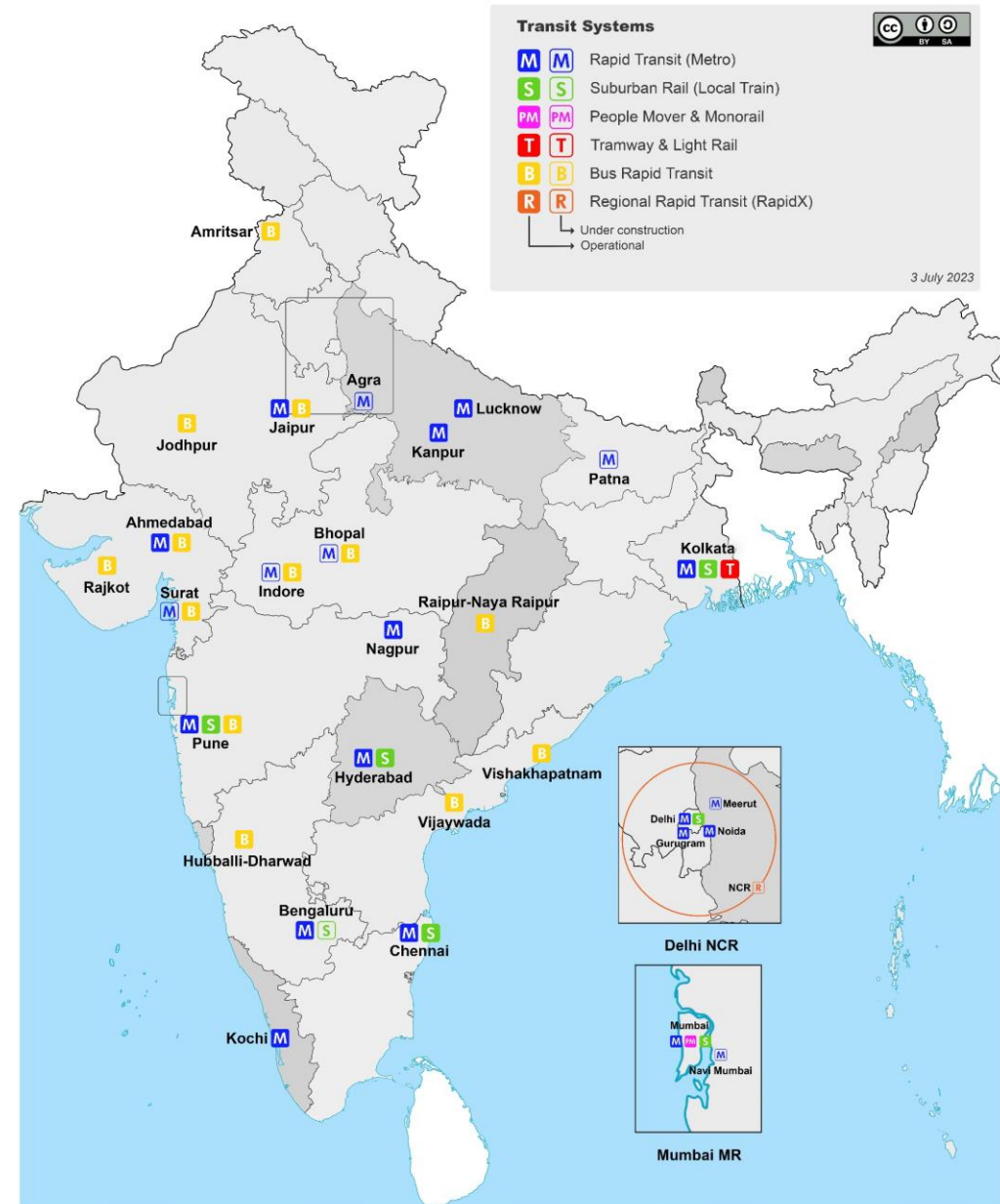
Metro Systems in India

Operational Metro Rail Systems

- Cities with Operational Metro Systems > 15
- Total Metro lines > 37 lines
- Total Metro stations > 655 stations
- Total Length > 855 km

Upcoming Metro Rail Systems

- Under Construction > 7
- Approved > 3
- Proposed > 4



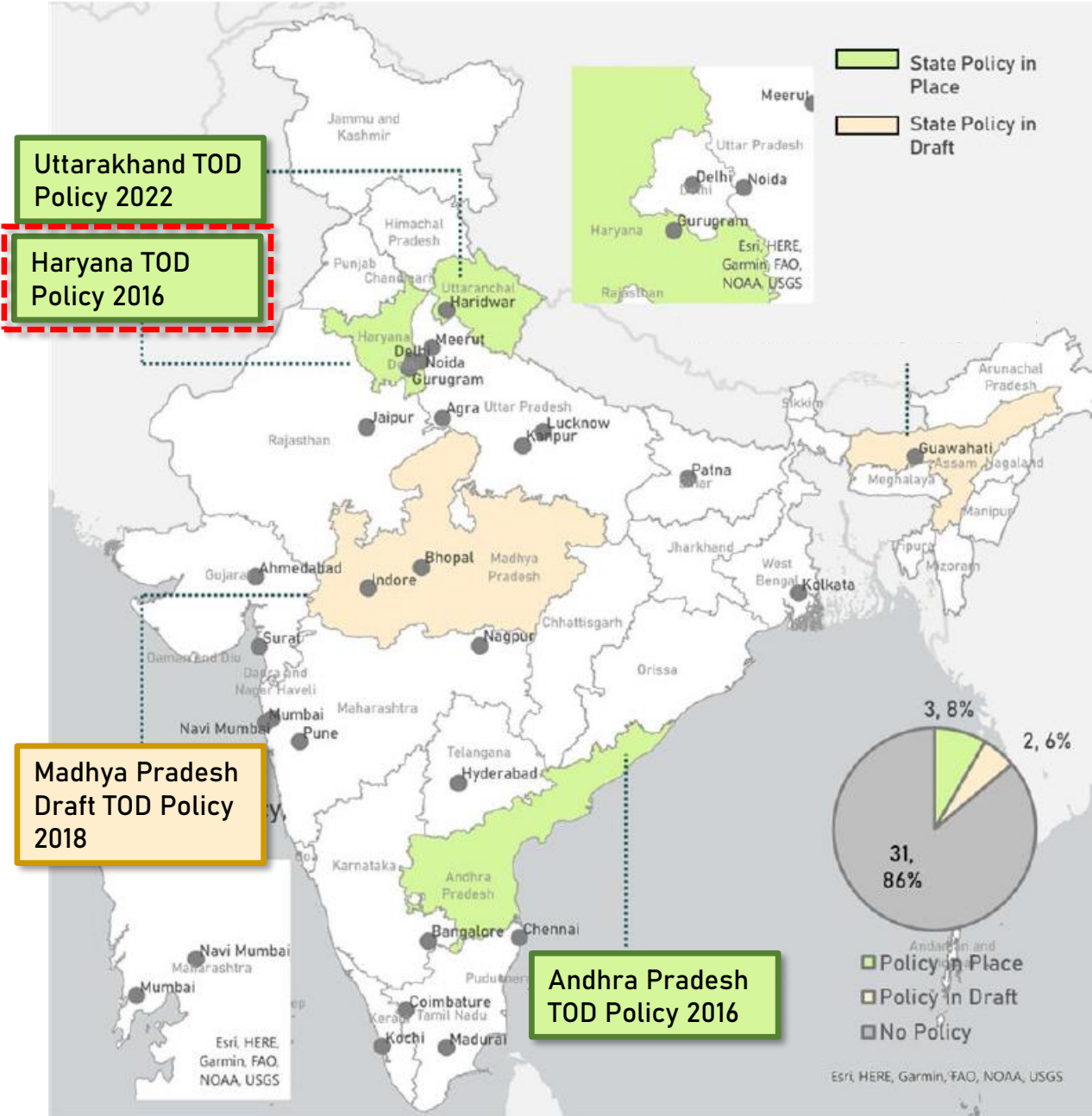
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TOD Policy at State Level

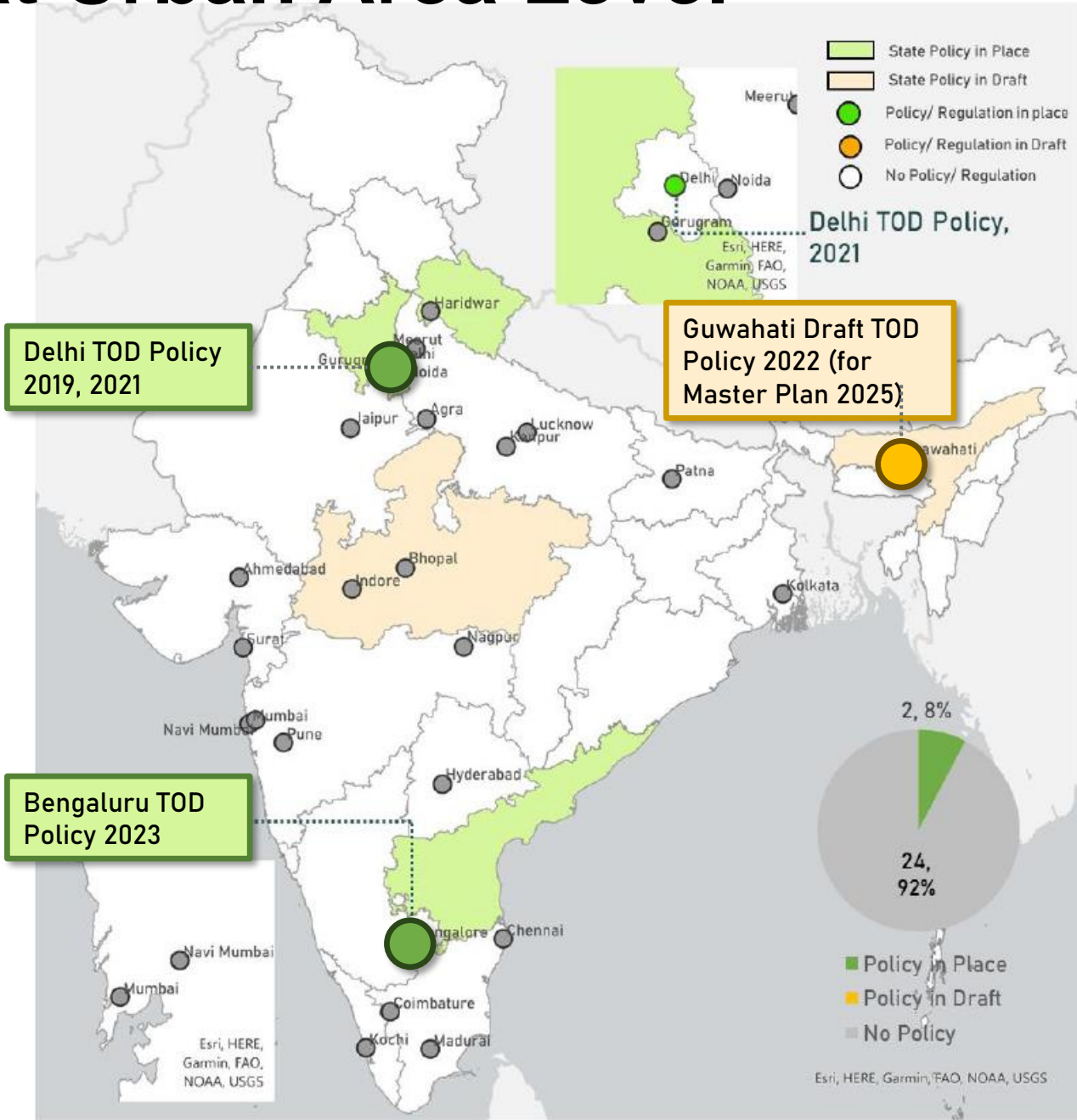


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TOD Policy at Urban Area Level

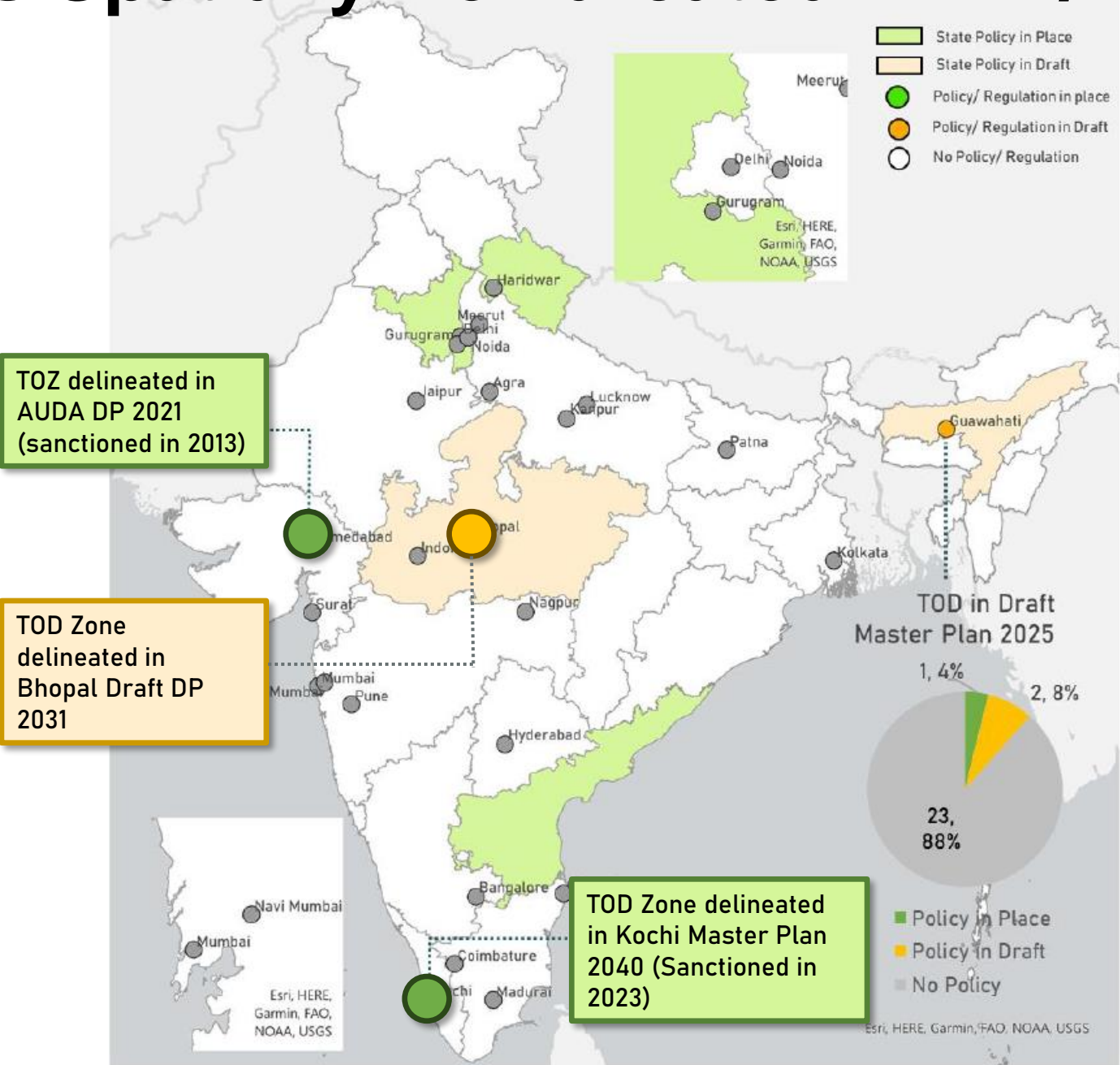


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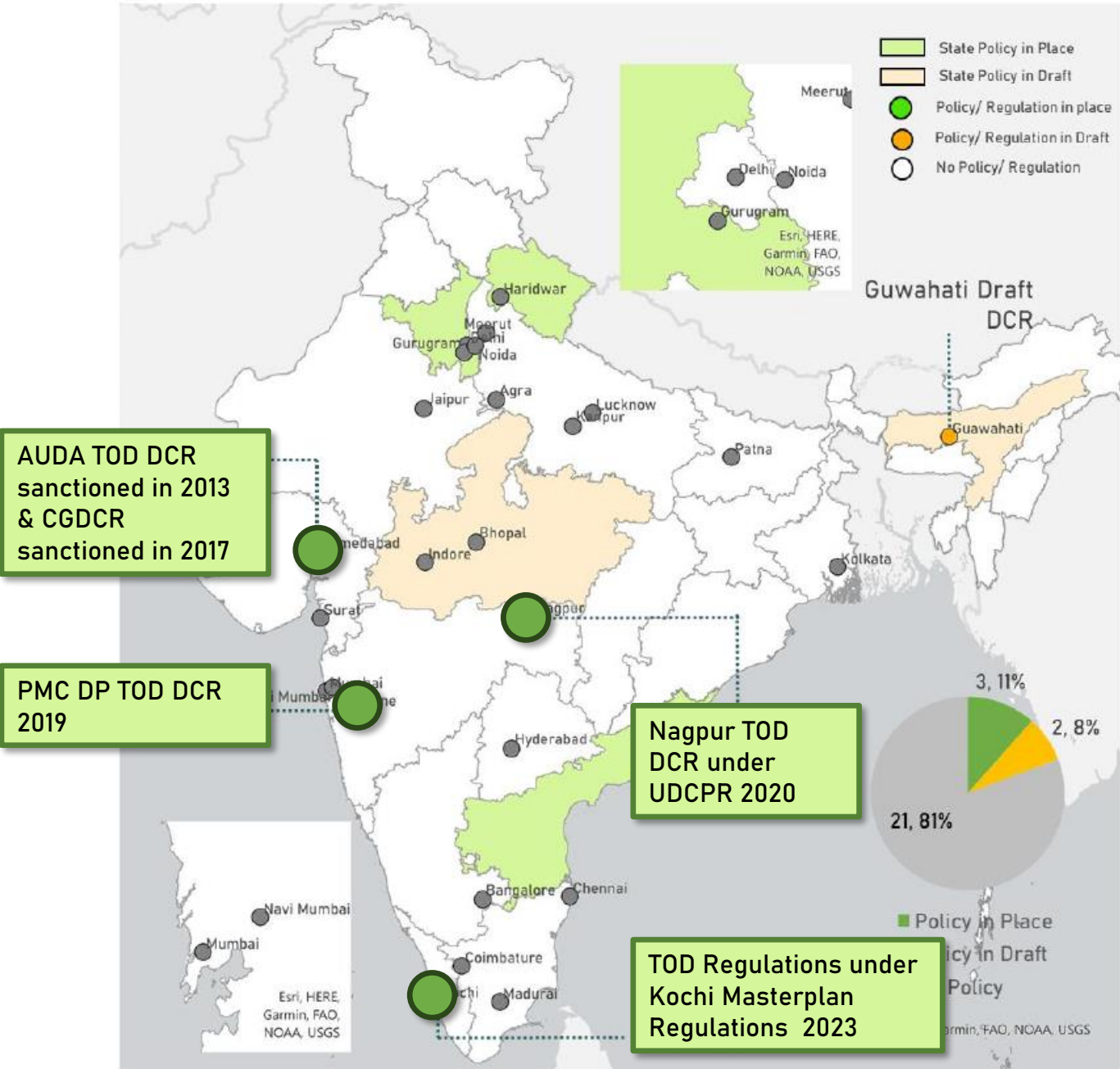
TOD Zones Spatially Demarcated in DP/MP



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TOD Regulations in DCR under DP/MP

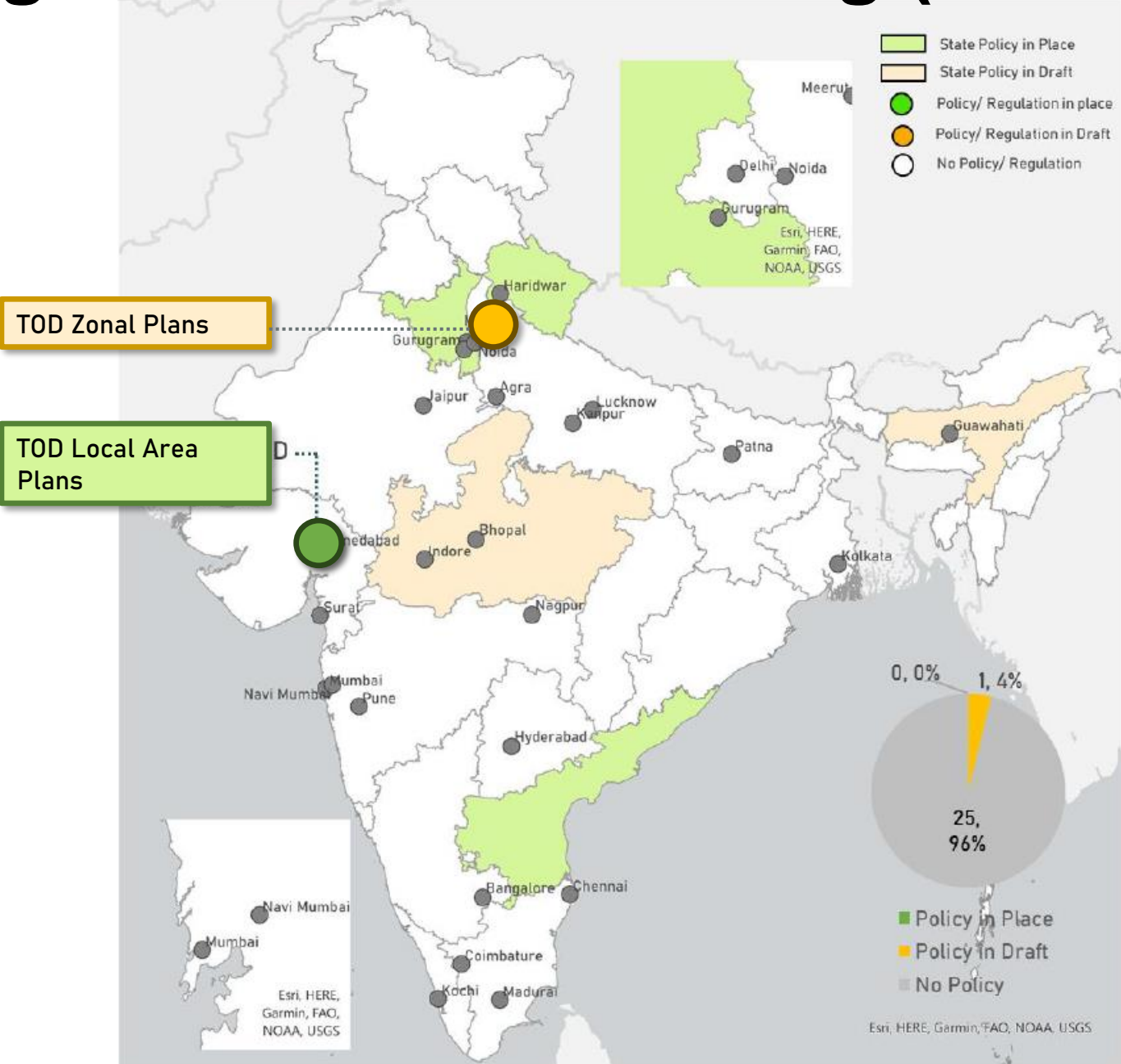


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TOD through Micro-level Planning (LAP/TP/LP/ZDP)



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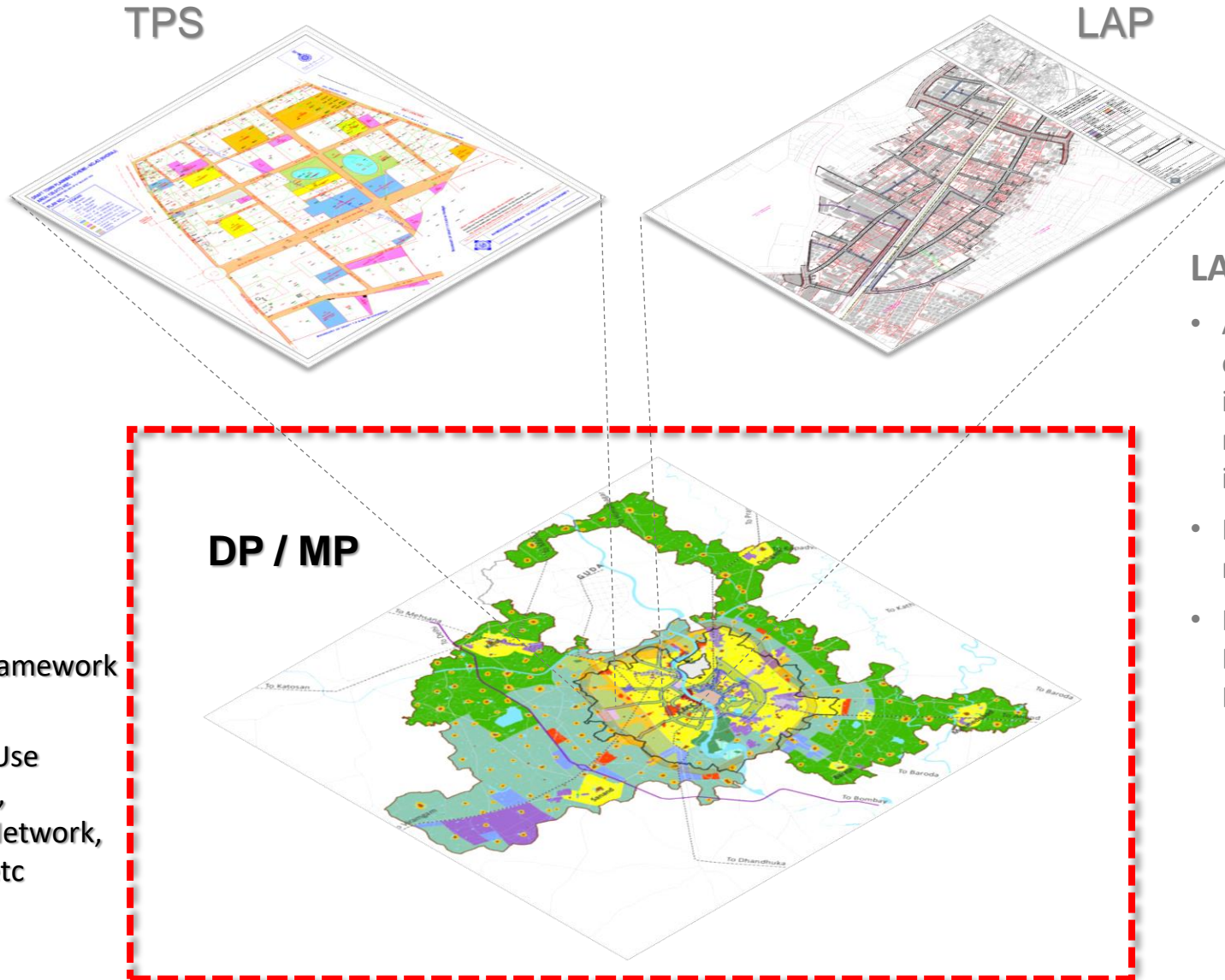
TOD Planning at Two Levels – DP and LAP & TPS

TPS:

- Allows implementation of DP network, zoning, infrastructure and amenities by delivering land in planned manner

DP/MP:

- Provides a comprehensive framework for the entire urban area
- Includes proposals for Land Use Zoning, Transportation, Infra, Amenities, Housing, Green Network, Env, Heritage Conservation etc



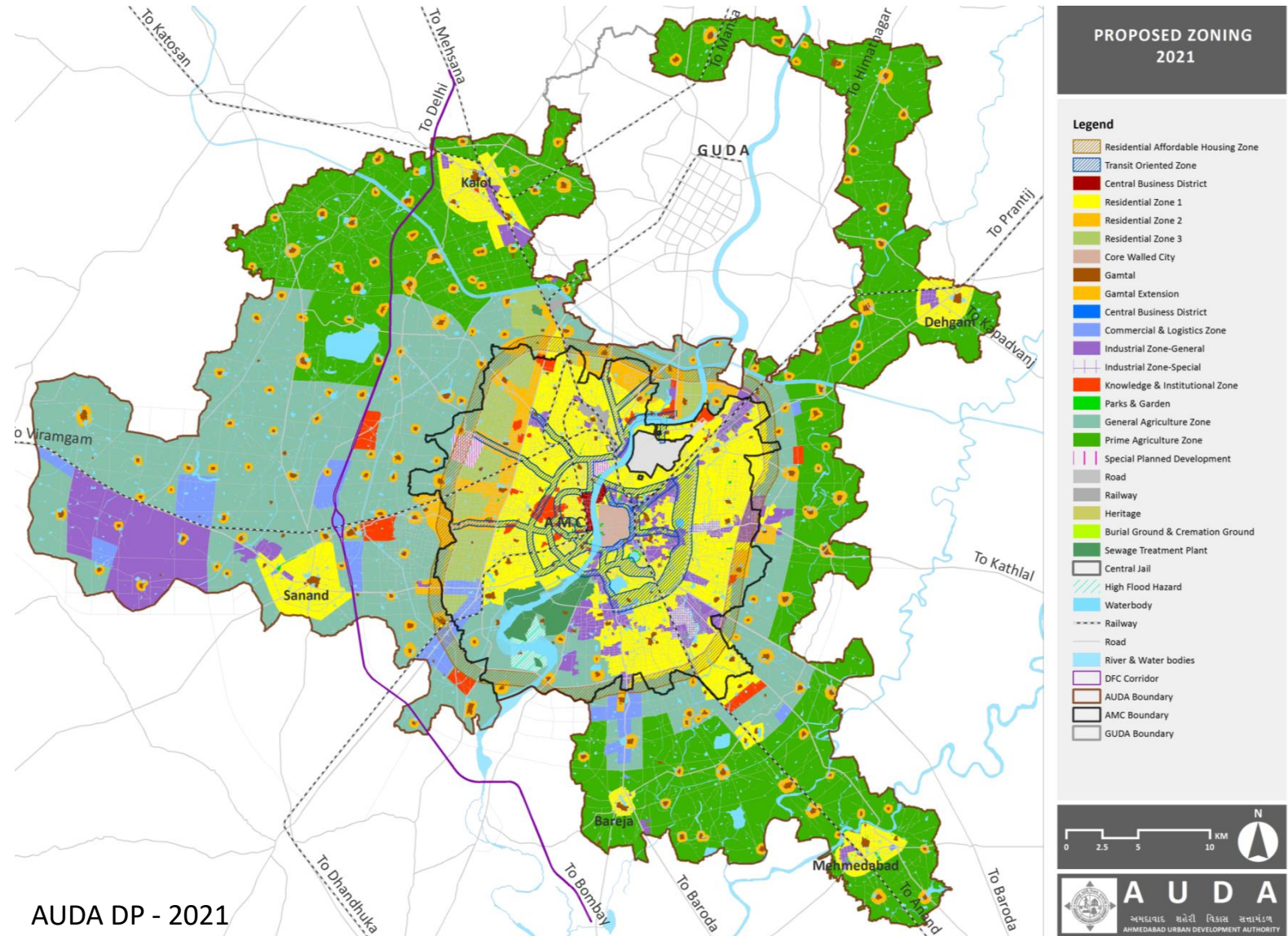
LAP:

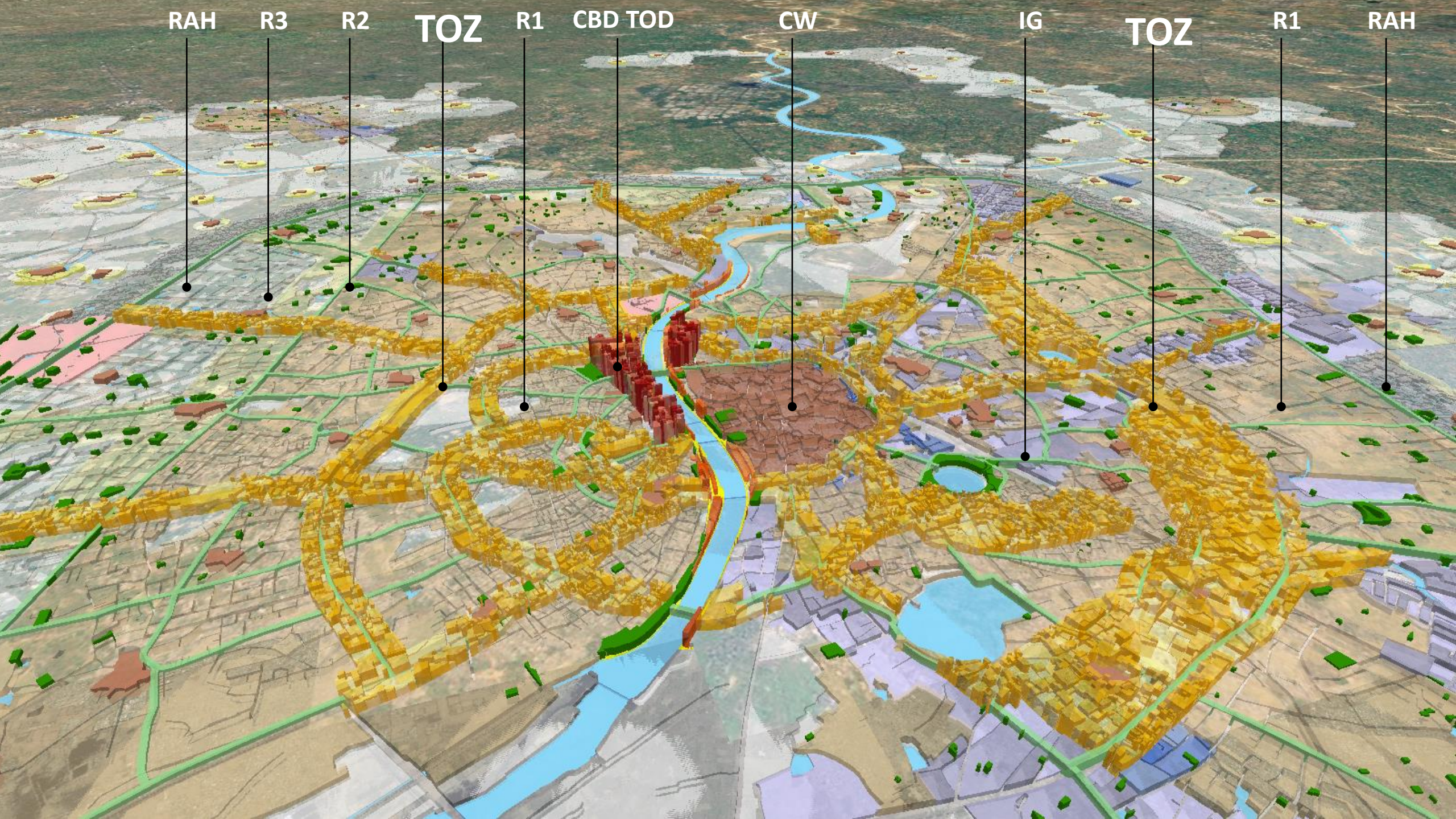
- Allows implementation of DP in existing developed areas through incentivized redevelopment, regulations network and improvement projects.
- Helps maximize the benefits from new investments in the city
- Helps revitalize older areas such as Business Districts, TODs, Heritage Precincts etc

AUDA Development Plan 2021

Key Proposals

- **Zoning**
 - Mixed Use Zones (R1, R2, R3)
 - **TOD**
 - CBD
 - Industrial
 - Institutional
 - Agricultural
- Transport and Mobility
- Infrastructure
- Social and civic amenities
- Special Zones & Projects
- Affordable Housing
- Green and Blue networks
- Environment and Eco Sensitive areas
- Heritage





RAH

R3

R2

TOZ

R1

CBD TOD

CW

IG

TOZ

R1

RAH

LAP Mechanism for Planning TOD

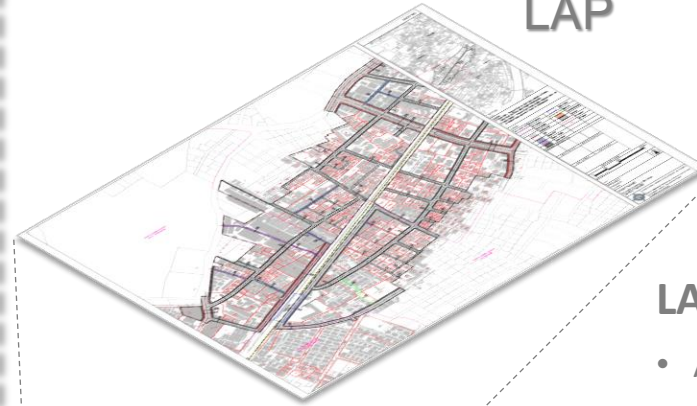
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TPS



LAP



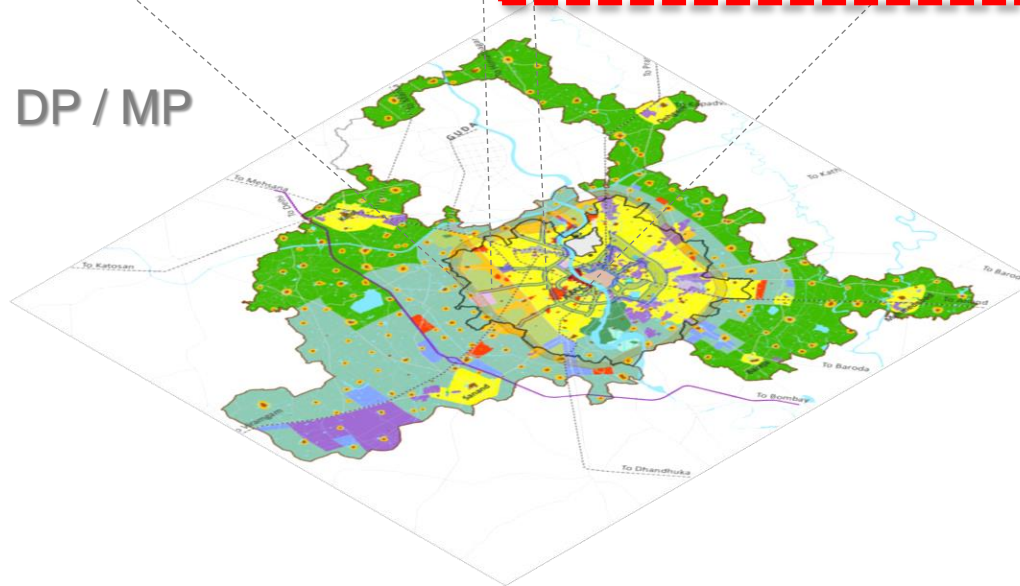
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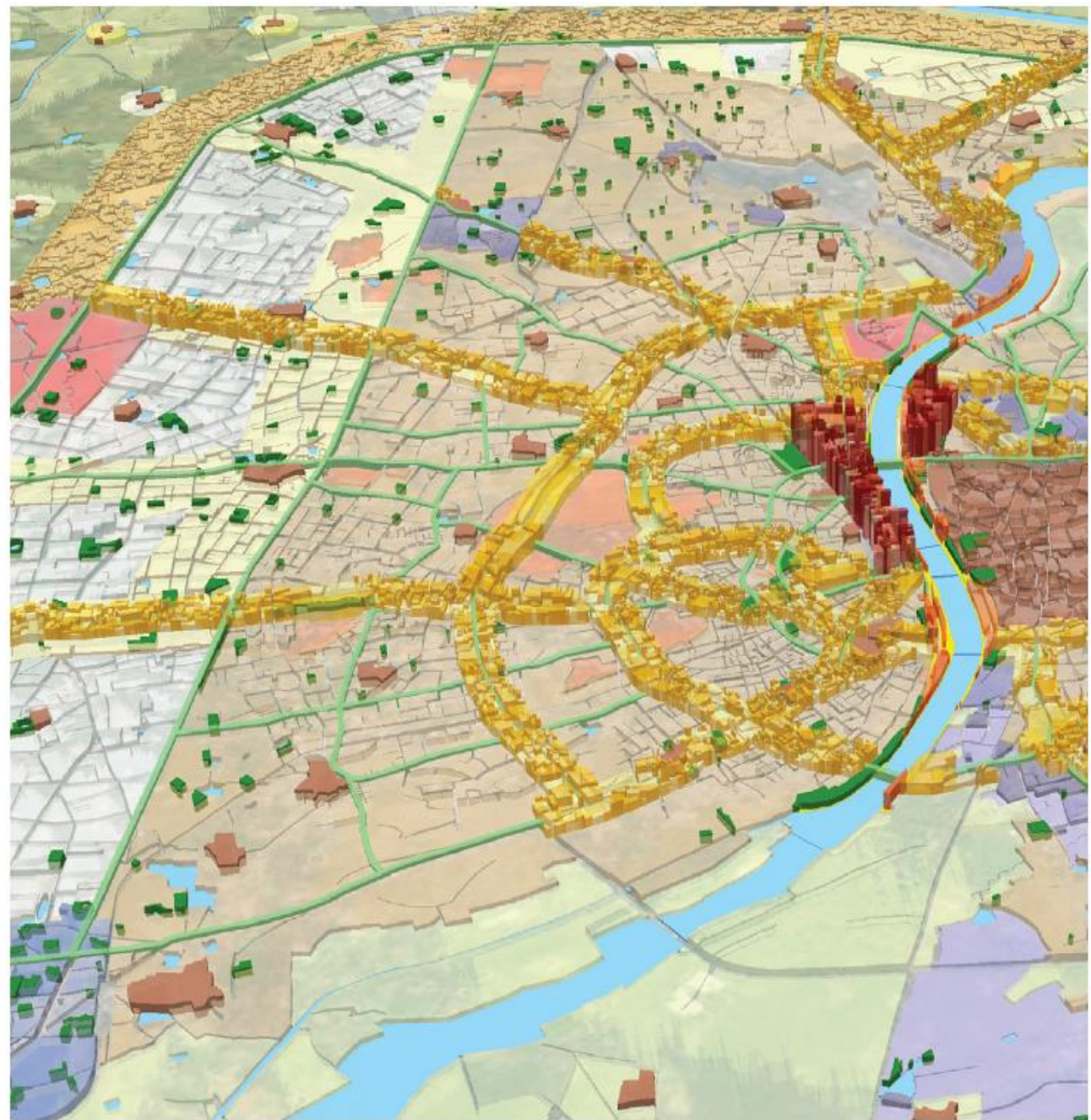
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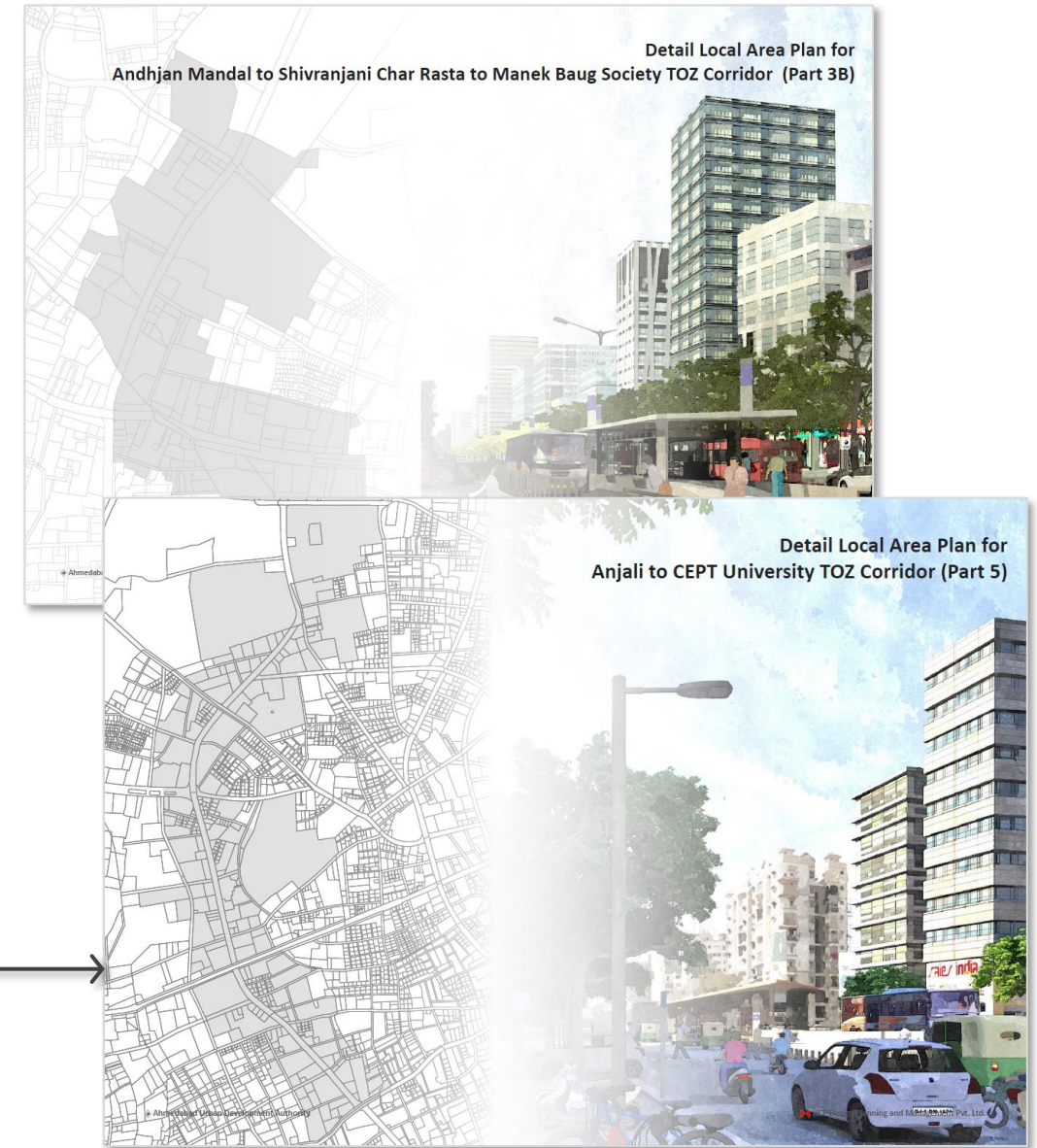
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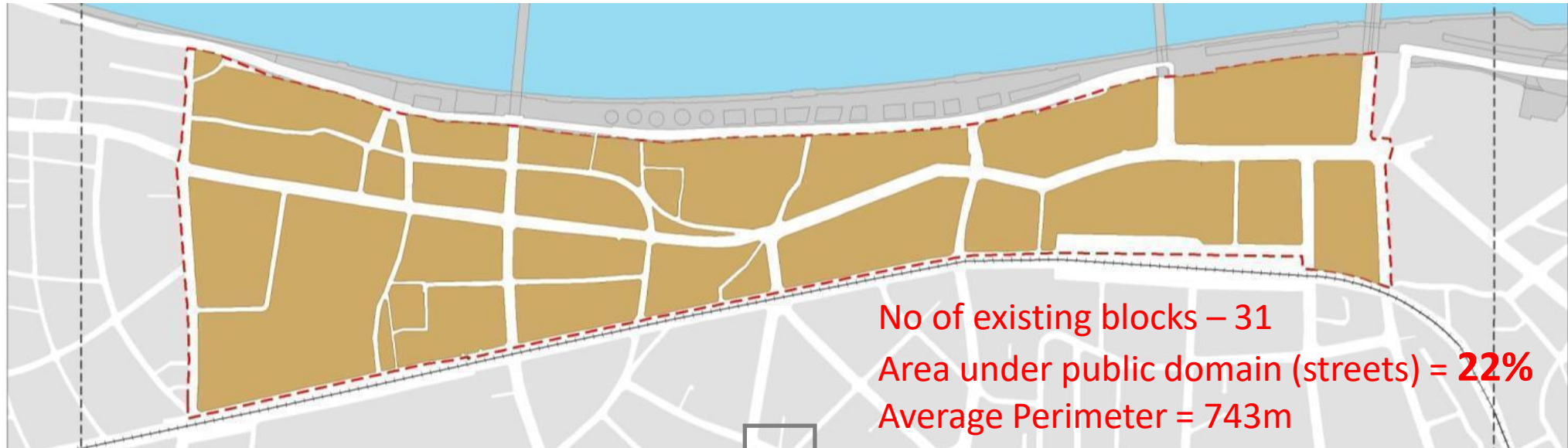
DP / MP







The LAP Concept – Improving Network & Development



Carefully considered new street and street widening proposals



New Streets to be appropriated
when plot is redeveloped

Proposed Block

Carefully considered new street and street widening proposals



Possible building development



A mandatory arcade along Ashram Road



LAP Mechanism - CBD & TOD LAPs - Recent developments



LAP Mechanism - CBD & TOD LAPs - Recent developments



TPS Mechanism for Planned Development in TOD

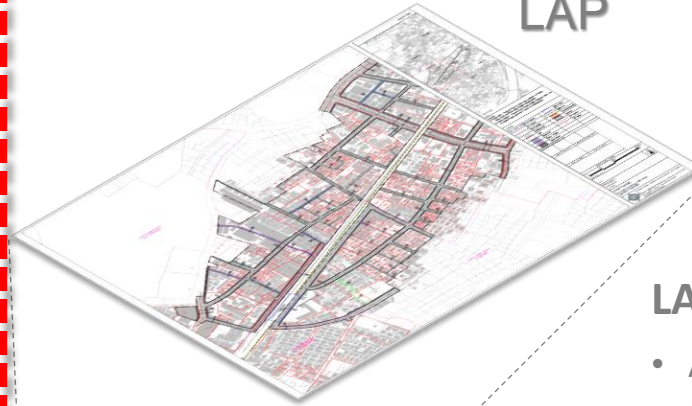
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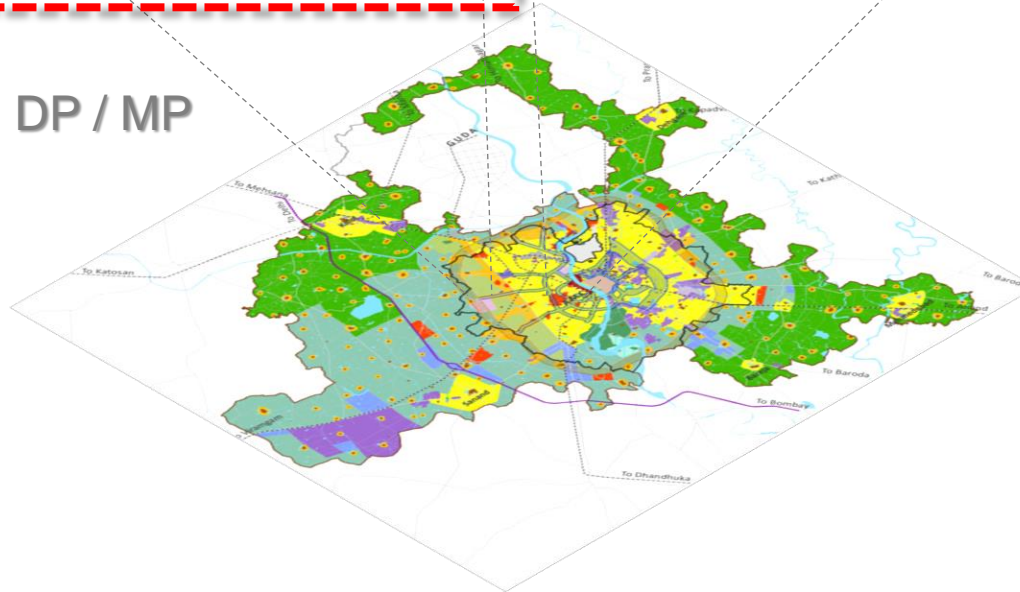
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DP / MP



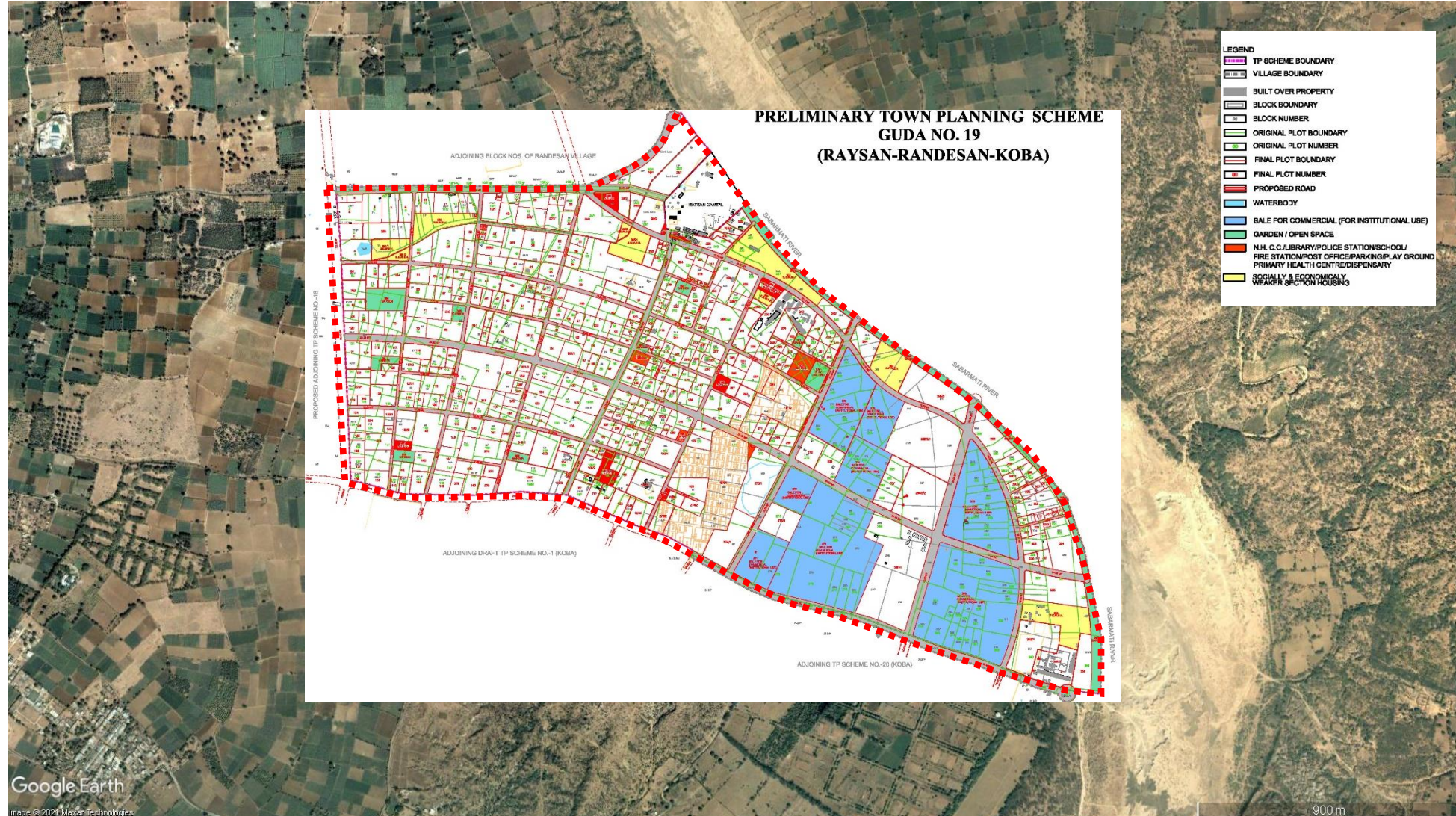
TPS Mechanism – Providing ROW for Metro & Planned Development

Planning for
Residential Mixed Use
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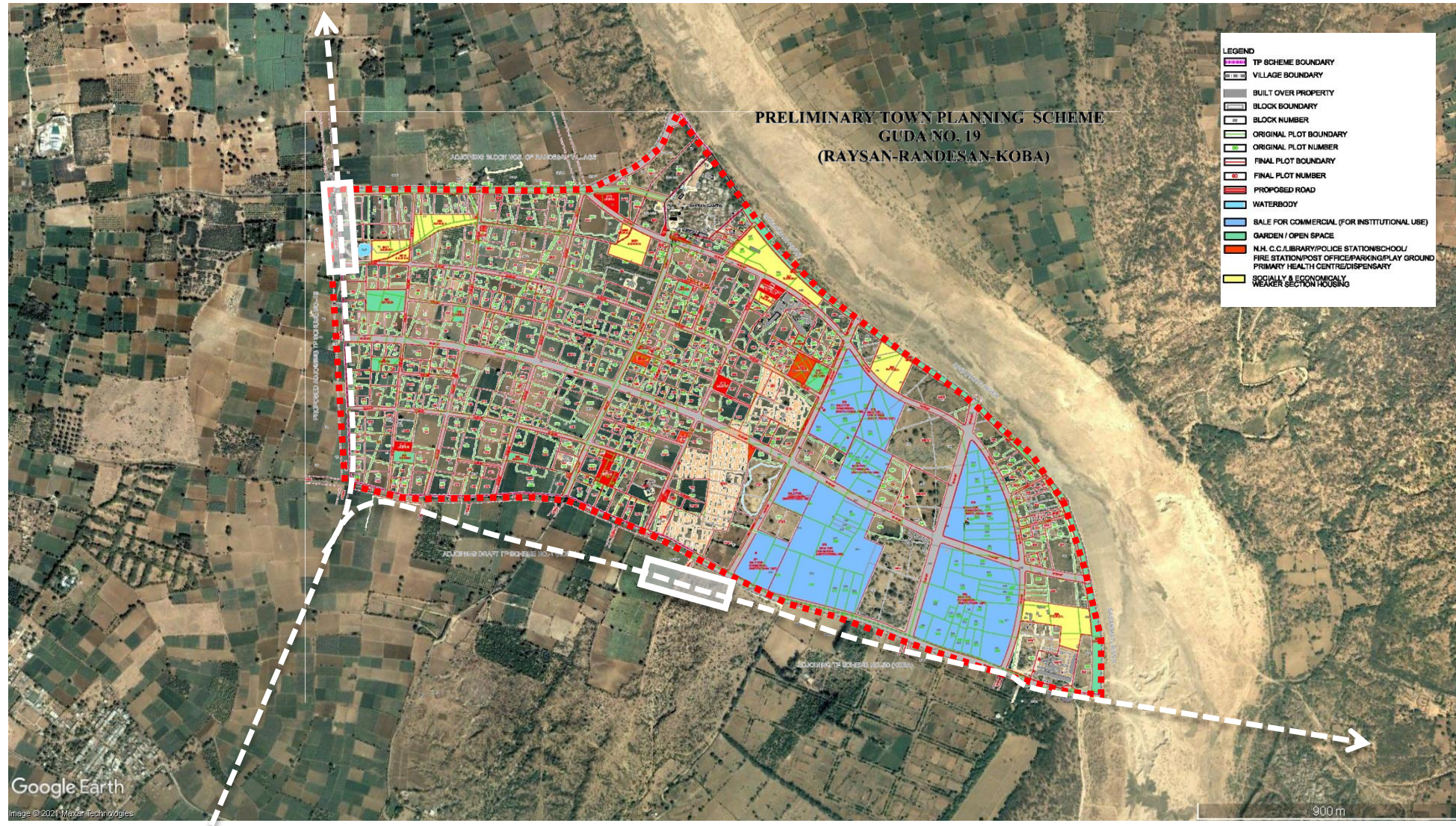
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Institutions developed

- Pandit Deendayal Upadhyay Energy University (PDEU)
- Gujarat National Law University (GNLU)
- Institute of Advanced Research (IAR)
- International Automobile Center of Excellence (iACE)



Thank you