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STAGES OF THE PLANNING PROCESS

1. Identification and definition of problems: Various problems with reference to the results obtained by studies and surveys and with reference to the objectives are identified
2. Defining the objectives: Here the objectives of the planning are identified. The general objectives of any planning of urban area is:
 - to regulate growth
 - to nullify the bad effects of past growth
 - to improve the transportation facilities
 - to optimize the resources utilization
 - to balance population and economic activities
 - to promote social integration among different categories
 - to promote a convenient comfortable, beautiful and healthy environment.
3. Studies and survey: The following studies and surveys are taken up for plan preparation. Identification of growth (physical, economical, social, cultural, institutional, administrative and political)
 3. Identification of trend and direction of growth
 4. Traffic survey
 5. Study on demography
 6. Climate

7. Resources and other potentials

Certain surveys and studies have to be made directly where as for study of demography etc. the secondary sources of information have to be depended upon.

4. Analysis of data and preparation of study maps: The data obtained is analyzed – observations and conclusions have to be derived out of the studies and surveys. The short-term objectives and long-term objectives are identified – various study maps, charts and graphs are prepared

5. Fore-casting: Period of demographic projection is prescribed. Forecasting of about migration, employment, industrialization and other rapid urbanization possibilities are to be made.

6. Design: This is an important aspect in the planning process. Need to relate existing pattern, interactions and trends is to be examined. Preparation of development plans, formulation of zones, alteration to the existing zoning regulations, widening of roads etc. are made in detail here. Alternatives are also made for effective and quick implementation of plan. The plan should also be able to cope with sudden and unexpected events. Possibility of changing from one strategy to another should be designed at the same time keeping in view its practicability and the total expenditure involved.

7. Fixation of priorities: Since all the proposals cannot be taken up at one time due to financial and administrative difficulties, priorities should be fixed for taking up the implementation depending upon the importance and urgency.

8. Implementation: Implementation is the most important stage where all the earlier efforts to prepare plan is to be put into practice to achieve the objectives. The authority, which takes up the implementation, is to fulfill all the required legal obligations in time – zoning regulations, land acquisition for road widening and for other purposes is taken-up.

9. Review, evaluation and feedback: The work of implementation has to be monitored by taking – up periodical inspections and obtaining review reports. Feedback is essential periodically The plan should be flexible for modifications depending upon the necessities.

MEANING AND SCOPE OF TOWN PLANNING

DEFINITION:

Town planning is the art and science of ordering the use of land and siting of buildings and communication routes so as to secure the maximum practicable degree of economy, convenience, and beauty. In other words it is an attempt to formulate the principles that should guide us in creating a civilized physical background for human life whose main impetus is thus ... foreseeing and guiding change.

SCOPE: The following are important concerns when it comes to town planning.

1. Health:

- To create and promote healthy conditions and environments for all the people – rich and poor, to live, to work, to play or relax

- To make right use of the land for the right purpose by proper division of land called zoning such as residential, commercial industrial, institutional and recreational etc. in order to avoid the encroachment of one zone upon other for smooth and orderly development of the town or city without causing future conflicts.

2. Convenience:

- The object of convenience is meant in the form of various needs of the community such as social, economic, cultural and recreational amenities etc. Public amenities required for the proper upkeep of the citizens include water supply, sanitation, electricity, post, telegraph, gas etc., proper sites for industrial, commercial, business enterprises to encourage them in trade with cheap power, transport services, drainage etc.
- Recreational amenities include open spaces, parks, gardens and playgrounds, for children and town halls stadiums, community centers, cinema houses, and theatres for adults.

3. Beauty:

- To preserve the individuality of the town by developing it on its most suited natural conditions
- To preserve the aesthetics in the design of all elements of town or city plan, which includes preservation of trees, natural greenery, improved types of domestic buildings and buildings of civic dignity and beauty, architectural control on public as well as semipublic buildings, ancient architectural buildings, temples, churches, mosques and buildings of cultural and historical importance.