

S.A.S. Nagar Master Plan: A Critical Analysis

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Abstract

A formal document having a legal backing is of utmost importance for devising a harmonious and balanced development mechanism. An adequate span of 20-25 years is being attained and the development process is well prioritized by virtue of a Master Plan. S.A.S. Nagar and its L.P.A. (Local Planning Area) has always housed a very volatile real estate market, so, in order to evaluate and strengthen the economic and financial decisions in the area the critical evaluation of the process mechanized for development is highly required. The strategic location of S.A.S. Nagar and a long coinciding boundary with the State Capital makes it more prone to development. The physical, social and economic perspectives are responsible for the smooth functioning of a city and the vision taken during preparation of such documents marks the foundation for building the future of that area and its peripheral surroundings.

Keywords: *G.M.A.D.A. (Greater Mohali Area Development Authority), L.P.A. (Local Planning Area), C.B.D. (Commercial Business District), Medical Hub, economic clusters, physical and social environment*

1. Introduction

The Master Plan is a policy document supported with maps, tables and illustrations which is prepared under the statute of the law to channelize the growth and give a meaningful direction to the development mechanism (Kulshrestha, 2006). The duration of a Master Plan varies from 20 to 25 years keeping the projected requirements into consideration and this document can be reviewed and revised in due course of time to ensure adequate pace of development.

The Master Plan formulation process of our country has a strong influence from the planning process followed under an Act of Parliament passed

by Labor government of United Kingdom named as Town and Country Planning Act 1947. In 1962 T.C.P.O drafted Model Town and Regional Planning and Development law at the Central level and various states were required to enact their state level legislations in accordance to their ground realities.

The state of Punjab got assent of President of India on 24th May 1995 to enact Punjab Regional and Town Planning and Development Act, 1995. Within the purview of this act the Master plan in the state of Punjab are prepared and implemented thereof.

2. Need of a Master Plan

A well detailed working model containing a blue print of the proposed economic, physical and social environment is a basic pre-requisite to give city a future course of action (Keeble, 1972). In order to predict and understand the dynamic character of the city and tap the potentials a well detailed document is prepared to ensure a positive environment. A harmonious scenario shall be created only if a well defined set of instructions for future growth are documented (Hiraskar, 2005). The concept of sustainability and availability of required infrastructural provisions can only be sought with the help of Master Plan guidelines.

3. S.A.S. Nagar Master Plan

The conceptual base for preparing S.A.S. Nagar Master Plan is formulated in line with the vision and objective of Greater Mohali Regional Plan 2008-2058. The proposals have provided strategies to give a boom to existing development by stimulating economic base with a special focus on environment and world class infrastructural provisions. A special emphasis has been laid on improving accessibility by making provisions for designing an efficient circulation network. An attempt has been made in

Regional Plan of S.A.S. Nagar to ensure that an adequate amount of land is being allocated to various land-uses in order to cater the spatial needs of projected population of 4.5 million for the year 2056. The greater Mohali region has been sub-divided into seven economic clusters for the economic stimulation (refer Table 1). The key objective of S.A.S. Nagar Master Plan is to fulfill the employment and housing needs for projected population for the year 2031.

Table 1: An overview of activities within the seven economic clusters

S No.	Economic Clusters	Primary/secondary activities
1	Central S.A.S. Nagar	CBD, Financial district, Arts and culture Centre, Administrative Centre
2	North-eastern S.A.S. Nagar	Airport/ Aviation Hub, Logistics & Manufacturing Hub
3	Zirakpur	Heavy manufacturing, Wholesale and trading, Warehousing, Medium/small manufacturing
4	Banur- Zirakpur Corridor	Instructional – knowledge belt, Business-technological belt, Southern gateway
5	Foothills of Shivalik	Nature conservation and prevention, public enjoyment of flora and fauna, Ecological tourism
6	Mullanpur	Resort centre, low density country living, northern gateway
7	Agriculture/ rural zone	Diversification of agriculture activities, rural growth centres

Source: S.A.S. Nagar Master Plan 2006-2031

S.A.S. Nagar is the most prominent landmark of the Greater Mohali region. The highest impact of spillover effect of Chandigarh can be seen in the southern periphery of Chandigarh i.e. S.A.S. Nagar. The major growth drivers of L.P.A. of S.A.S. Nagar include Central Business District, Airport & Logistic hub and Medical hub.

3.1. Central Business District

Central Business District (C.B.D.) shall prove to be an economic engine by enriching not only the financial growth but also by creating various employment opportunities thus leading to the strengthened existence of S.A.S. Nagar. As per the Master Plan the C.B.D. and financial district shall house higher order financial, administrative, institutional and commercial units, thus, creating employment opportunities for local and surrounding area population. The commercial districts which would be created shall not be the replica of the trends prevalent in Chandigarh and instead provide alternative lifestyles proving to be better and affordable. The catchment area for the C.B.D. shall be beyond the regional limits and the C.B.D. shall

include museums, libraries, theatres, symphony halls etc.

3.2. Airport and Logistic Hub

After C.B.D. Airports are the economic drivers responsible for accelerated growth. In the light of the up-gradation of Airport from domestic to international level the surrounding areas including residential, commercial, institutional etc. are bound to have a jerk in their development trends. The Master plan proposals are paving ways and means to generate job market, create sustainable environment and provide superior living conditions thus making S.A.S. Nagar the best location in the entire greater Mohali region.

3.3. Medical Hub

The S.A.S. Nagar Master Plan has focused on tapping the medical tourism which is growing globally. Carrying forward the fame of world renowned heart specialty Fortis Hospital the S.A.S. Nagar local planning area shall be exploited to provide its location and accessibility with new advanced facilities to make S.A.S. Nagar one stop medical hub not only for locals but also for foreigners and N.R.I.'s.

3.4. Demographic Scenario

The Master Plan of S.A.S. Nagar in order to highlight the basis of development framework focuses upon the demographic profile. S.A.S. Nagar's demographic profile has great opportunities in itself. It has 78% literacy rate against 69.7% for the state of Punjab. A major portion of the population comprising of 66% share is under the age of 35 years. This valuable young manpower can prove to be of great advantage if their energy is being channelized in a positive manner.

The existing and projected population has been documented in the Master Plan report and the various considerations kept in mind while finalizing the projected population include:

The population projection for greater Mohali region were worked upon keeping three different scenarios into consideration namely low growth scenario, moderate growth scenario and high growth scenario in the Regional Plan 2008-58 (Refer table no. 2).

- i. However for working upon the projections, S.A.S. Nagar Master Plan has considered the third option i.e. high growth scenario.

- ii. The projected population of greater Mohali region and S.A.S. Nagar for the year 2056 shall be 4.5 million and 1.7 million respectively (refer table no. 3). Based upon the assumptions for overall phasing, 75 % population growth shall be expected by the year 2031, thus making the projected population for the year 2031 as 1.3 million.
- iii. The urban population estimated for S.A.S. Nagar shall be 80 % of total projected population for greater Mohali region.
- iv. The average family size of 5 is used for computing the population figures. The major contribution in population growth shall be done by in migration and various government policies responsible for the acceleration of economic growth in the area.

Table 2: Population Growth scenarios for GMADA

	Low growth	Moderate growth	High growth	Very high growth
Population 2001	0.71	0.71	0.71	0.71
Natural growth	0.42	0.42	0.42	0.42
Migration	1.19	1.71	2.74	3.39
Population 2056	2.32	2.84	3.87	4.51

Source: Regional Plan 2008-2058, S.A.S. Nagar Master Plan 2006-2031

Table 3: Projected population for S.A.S. Nagar LPA

S No.	Particulars	S.A.S. Nagar
1	Projected population – 2056	1,726,500
2	% of population growth expected by 2031 (assumptions based on Overall Phasing Strategy)	75%
3	Projected population – 2031	1,295,000
4	Classification of town	Metropolitan town
5	Available land area (ha)	16674
6	Gross residential density (ppa)	175

Source: S.A.S. Nagar Master Plan 2006-2031

4. Planning Analysis

The Master Plan report has been prepared in the light of detailed studies dealt to determine the ground realities. The study is being concluded by preparing SWOT analysis. The strengths and opportunities highlight the various factors responsible for a positive change and in turn would lead to an increment in the development options.

4.1. Locational Perspective

The biggest strength of S.A.S. Nagar is its location as its abutting the south west of the state capital. A large number of projects are using the location perspective as an opportunity to fulfil the needs emerging from spill over effect of Chandigarh. It is not only the residential needs which are being addressed but also the administrative and economic activities are in higher demand. The international airport of S.A.S. Nagar is proving to be a catalyst for the growth and development of the area.

4.2. Accessibility

The S.A.S. Nagar has an adequate level of defined accessibility by virtue of National Highways, State Highways and other Major District Roads. A satisfactory rail connectivity of S.A.S. Nagar is present which includes a link with the national capital, rest of Punjab and surrounding major settlements. The new link developed in recent past between Chandigarh, S.A.S. Nagar and Punjab has created a barrier on the southern border of S.A.S. Nagar as the railway track is on a raised embankment which is stopping the further development in this direction.

The proposed GMADA express way and other proposed roads would be highly beneficial in completing the missing links and improving the accessibility of the towns in the close vicinity of S.A.S. Nagar.

4.3. Chandigarh’s Vicinity

The proximity to Chandigarh is strength for S.A.S. Nagar. The connectivity of S.A.S. Nagar and Chandigarh from each and every road and the replica of Le-Corbusier’s grid plan in S.A.S. Nagar as well make it a favourite destination.

A modern commercial Business District is being proposed in S.A.S. Nagar of 200 hectares. The area falls in sector 62 and sector 87. The Regional commercial hub planned to be developed in sector 87. Both the sector lie on the same grid and are directly fall on the straight road connecting both of them to sector 17.

5. Hindrances in Development

The biggest hindrance in the development of S.A.S. Nagar is the existence of two major streams namely Patiala ki Rao and Jayantha Devi ki Rao. The undulating slope, existence of flood plains and the

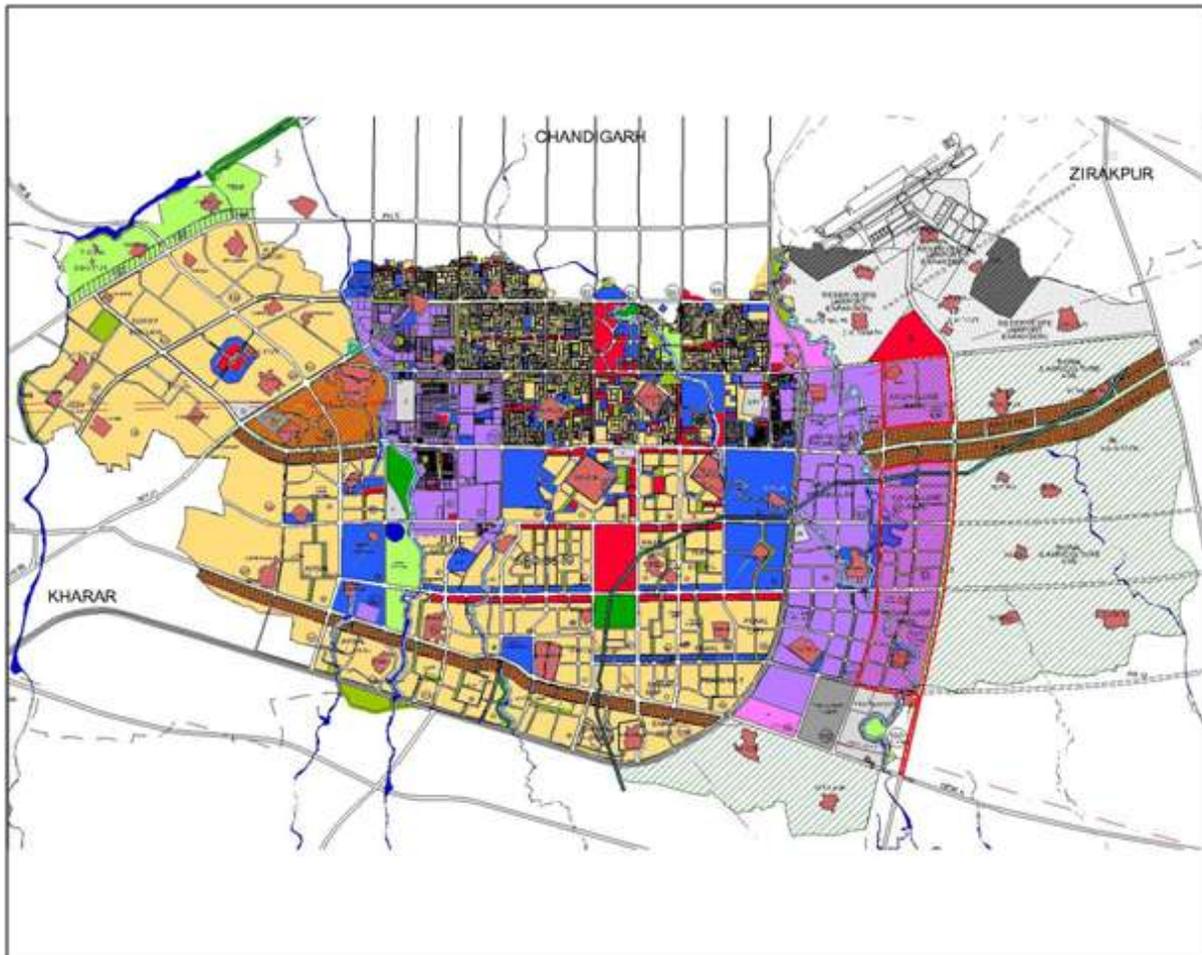


Figure 1: S.A.S. Nagar Master Plan 2006-2031

requirement of numerous bridges to make the surrounding areas accessible are the basic problems bagging the top priority. Height restrictions and acoustical treatments are required to be considered for the areas falling in close vicinity of airport and along the approach funnel of runway.

6. Visionary Framework for the Master Plan

The S.A.S. Nagar shall be planned with a vision to create a ‘premier township’ in the GMADA region. S.A.S. Nagar shall create a showcase environment for rest of Punjab by creating a landmark with world class infrastructural services. The transportation system shall be well advanced and comprehensive to understand and fulfil the needs of one and all.

Master plan aims at creating favourable environment by providing varying recreational facilities, golf courses, sports clubs and open spaces. In order to ensure pollution free environment, only eco friendly industries shall be permitted only. Also the land value shall be enhanced for the high visibility location and for the lands abutting major highways.

S.A.S. Nagar is proving to be most industrialized area having majority of medium and large scale industries related to electronics and pharmaceuticals. In the past decades the S.A.S. Nagar has become a well known destination for Information Technology (IT) and Information Technology Enabled Services (ITES). In continuation of the same various planning and development strategies have been framed for harmonious growth.

The projected economic output of the GMADA area has been computed in the Regional Plan 2058. It is projected that in the first 25 years period the economy of GMADA area will increase by four times while in a length of 50 years a total increase anticipated is of 14.5 times (refer Table 4).

Table 4: Projected Economic Output of the GMADA area (INR Bn, FY2000 constant prices)

S No.	Financial year	Economic Output
1	2007	28.5
2	2010	37.9
3	2015	50.0
4	2020	65.4
5	2025	85.1
6	2030	112.3
7	2035	148.8
8	2040	196.4
9	2045	254.2
10	2050	322.9
11	2055	410.1

Source: S.A.S. Nagar Master Plan 2006-2031

7. Conclusions

The focus of S.A.S. Nagar Master Plan is towards higher order infrastructural and commercial facilities while a large number of villages fall within the local planning area. Neither the consideration from spatial perspective nor provisions for enhancing their employability or adequate arrangement for selling their produce have been detailed out for the population of these villages.

The historical aspect needs to be given due consideration. Industrial, commercial and institutional establishments which have played land mark role in the formation of the city shall be highlighted in spatial manner. The due consideration to the eco friendly zone earmarked within the Chandigarh periphery needs to be highlighted. Provisions for enhancing historic, religious and recreated tourism shall also be considered along with the medical, commercial and institutional tourism hub which has been planned in the Master Plan.

As per the provisions of Master Plan focus has been imparted to fulfill the housing needs for the projected population. A large proportion of housing stock has been physically constructed as well but majority of these structures are un-occupied and speculated to higher levels. The recent development models pertaining to sustainable development and transit oriented development needs to be deployed for the overall harmonious growth scenario and the potential of fast moving traffic lanes and higher degree accessibility nodes shall be tapped.

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