

FAQ's

1. Discuss the details of regional planning.

Regional planning deals with the efficient placement of land-use activities, infrastructure, and settlement growth across a larger area of land than an individual city or town. Regional planning is a sub-field of urban planning as it relates land use practices on a broader scale.

Although the term "regional planning" is nearly universal in English-speaking countries the areas covered and specific administrative set ups vary widely. In North America, regional planning may encompass more than one state, such as the Regional Plan Association, or a larger conurbation or network of settlements. North American regional planning is likely to cover a much larger area than the Regional Assemblies of the UK; both, however, are equally "regional" in nature.

Specific interventions and solutions will depend entirely on the needs of each region in each country, but generally speaking, regional planning at the macro level will seek to:

Resist development in flood plains or along earthquake faults. These areas may be utilised as parks, or unimproved farmland.

Designate transportation corridors using hubs and spokes and considering major new infrastructure

Some thought into the various 'role's settlements in the region may play, for example some may be administrative, with others based upon manufacturing or transport.

Consider designating essential nuisance land uses locations, including waste disposal.

Designate Green belt land or similar to resist settlement amalgamation and protect the environment.

Set regional level 'policy' and zoning which encourages a mix of housing values and communities.

Consider building codes, zoning laws and policies that encourage the best use of the land.

2. What are the planning regions of Tamil Nadu?

- Madras metropolitan region- area covered by chengelpet district and palur basin in the north arcot district.
- Vellore region i.e. remaining part of north arcot district
- South arcot region including cuddalore- neyveli lignite area and ponniar basin
- Salem region
- Coimbatore region
- Nilgiris region
- Trichy-Thanjavur region – Cauvery delta region
- Madurai region
- Tirunelveli region including Kanyakumari.

3. What is the procedure of subdivision of land?

Subdivision' is the act of **dividing** land into pieces that are easier to sell or otherwise develop, usually via a plat. The former single piece as a whole is then known in the United States as a subdivision. If it is used for housing it is typically known as a *housing subdivision* or *housing development*, although some developers tend to call these areas communities.

Subdivisions may also be for the purpose of commercial or industrial development, and the results vary from

retail shopping malls with independently owned *out parcels*, to industrial parks.

Procedure:

- Go to the Tehsildar office in your area.
- Apply using plain paper, specify mode of acquisition of land with a draft proposal for sub division, then affix a Court-fee stamp of 75 paise on the form.
- The filled in application must be signed by all co-tenants.
- Submit your application along with all the required documents.
- Your application will be forwarded to the Deputy Commissioner's office, where it will be reviewed. It's approval will depend on comments and recommendations gathered by the Commissioner.

4. Discuss the importance of zoning.

Objectives of Zoning:

- Improve the public health, safety, convenience and welfare of its citizens.
 - Plan for the future development of communities to the end that transportation systems be carefully planned.
 - Develop new community centers with adequate highway, utility, health, educational, and recreational facilities.
- Recognize the need for mineral resources and the needs of agriculture, industry and business in future growth.
- Provide residential areas with healthy surroundings for family life.
- Preserve agricultural and forestall land.
- Assure that the growth of the community is consonant with the efficient and economical use of public funds.

5. What does zoning entail?

The purposes of zoning: how regulations are to achieve the objectives of zoning requires that zoning regulations be designed to give reasonable consideration to each of the following purposes:

- Provide for adequate light, air, convenience of access, and safety from fire, flood, impounding structure failure, crime and other dangers.
- Reduce or prevent congestion in the public streets.
- Facilitate the creation of a convenient, attractive and harmonious community.
- Facilitate the provision of adequate police and fire protection, disaster evacuation, civil defence, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements.
- Protect against the destruction of or encroachment upon historic areas.
- Protect against the overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers.
- Encourage economic development activities that provide desirable employment and enlarge the tax base.
 - Provide for the preservation of agricultural and forestall lands and other lands of significance for the protection of the natural environment.
 - Protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities.
 - Promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated.

- Provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas.

6. Discuss the principles of zoning.

Principles of zoning

The principles of zoning include the following elements which are given importance while zoning an area.

- Concentric growth
- Boundary
- Existing towns
- Flexibility
- New towns

Concentric growth

The growth of buildings which spread from a center in all directions is called concentric growth. These types of buildings usually form a ring and consist of residential buildings surrounded by commercial areas. This type of growth is natural and totally unplanned. When the population goes on to increase, the concentric circles are again surrounded by people - these areas are called the suburbs of the city.

Boundary

Boundaries are the important element in zoning. Usually the boundaries between two zones can be road, railway line, river, a wall or a green belt. Green belt is preferred to all others. The existence of boundaries depends on the rule of law. Sometimes boundaries are broken and two zones seem to mix. This type of area is then called transition zone.

Existing towns

While zoning and planning new towns, the planner must keep in mind the convenience of existing towns. Zoning should be done in such a way so as not to disturb the ecosystem of the already existing towns.

Flexibility

The zoning of an area should be as such so as to provide maximum comfort and convenience to people. Zoning should also be done in such a way that in future new towns can be made and there is room for expansion of the zone.

New towns

New towns should be provided room for in zoning of site.