An attempt has been made by the authors in this book to explain the general principles of
the subject of Town Planning. The subject matter is expressed in a simple language and practical
manner. The treatment is clear, methodical as well as interesting and easy to follow.
The entire subject matter is canvassed in the chapters like:
* Introduction
* Town Planning Surveys
* Zoning
* Housing
* Slums
* Parks and Playgrounds
* Industries
* Public buildings
* Re-planning existing towns
* Building bye-laws
* Development plan
* Urban roads
* Traffic management and
* Miscellaneous topics.
Appendix I and Appendix II discuss about India’s best planned cities — Chandigarh and Gandhinagar respectively. Appendix 3 is providing latest information of the ‘Recent Planned Cities of India’
Lavasa — a planned hill station near Pune, Maharashtra;
GIFT city — a global financial and IT services hub near Gandhinagar, Gujarat;
Dholera Special Investment Region (DSIR) — a global manufacturing and trading hub, near Dholka, Gujarat.
The book now contains:
* 64 Self-explanatory neat diagrams
* 16 Useful tables and more than
* 270 Questions at the end of the chapters.
The book should prove to be extremely useful to the Civil Engineering students preparing for
the Degree Examinations of all the Indian Universities, Diploma Examinations conducted by
various Boards of Technical Education, Certificate Courses as well as for the A.M.I.E., U.P.S.C.,
G.A.T.E., I.E.S. and other similar competitive and professional examinations. It should also
prove of interest to the practising professionals.
TOWN PLANNING
DETAILED CONTENTS

Chapter 1 INTRODUCTION
1-1. General
1-2. Evolution of planning
1-3. Objects of town planning
1-4. Economic justification for town planning
1-5. Principles of town planning
1-6. Necessity of town planning
1-7. Origin of towns
1-8. Growth of towns
1-9. Stages in town development
1-10. Personality of town
1-11. Distribution of land uses
1-12. Forms of planning
1-13. Site for an ideal town
1-14. Requirements of new towns
1-15. Planning of the modern town
1-16. Planning of military towns
1-17. Powers required to enforce T. P. schemes
1-18. Cost of town planning
1-19. Town planning in ancient India
1-20. Indus valley civilization (IVC)
1-21. Mohanjo-Daro
1-22. Lothal
1-23. Present position of planning in India

QUESTIONS 1

Chapter 2 TOWN PLANNING SURVEYS
2-1. General
2-2. Necessity of survey
2-3. Collection of data
2-4. Types of surveys
2-5. Uses of surveys
2-6. Methods adopted to collect data
2-7. Drawings
2-8. Report

QUESTIONS 2

Chapter 3 ZONING
3-1. Meaning of the term
3-2. History of zoning
3-3. Uses of land
3-4. Objects of zoning
3-5. Principles of zoning
3-6. Advantages of zoning
3-7. Importance of zoning
3-8. Aspects of zoning
3-9. Zonal plan for military towns
3-10. Transition zone
3-11. Economy of zoning
3-12. Zoning powers
3-13. Maps for zoning

QUESTIONS 3

Chapter 4 HOUSING
4-1. General
4-2. Importance of housing
4-3. Demand for houses
4-4. Building site
4-5. Requirements of residential buildings
4-6. Classification of residential buildings
4-7. Trends in multi-storied buildings
4-8. Top 10 under construction high rise buildings in India during 2014
4-9. Design of residential areas
4-10. Rural housing
4-11. Low Cost Housing
4-12. Rural housing boards

Questııons 4

Chapter 5 SLUMS
5-1. General
5-2. Causes of slums
5-3. Characteristics of slums
5-4. Effects of slums
5-5. Slum clearance
5-6. Works of improvement
5-7. Open plot scheme
5-8. Slum clearance and rehousing
5-9. Prevention of slum formation
5-10. Resources for slum clearance programmes
5-11. The Indian slum

QUESTIONS 5

Chapter 6 PARKS AND PLAYGROUNDS
6-1. General
6-2. Types of recreation
6-3. Location of urban green spaces
6-4. Classification of parks
6-5. Theme parks of America
6-6. Park systems
6-7. Park design
6-8. Finance for parks
6-9. Parkways
6-10. Boulevards
6-11. Playgrounds
6-12. Space standards
6-13. Landscape architecture

QUESTIONS 6

Chapter 7 INDUSTRIES
7-1. General
7-2. Classification of industries
7-3. Concentration of industries
7-4. Requirements of an industry
7-5. Sitting of an industry
7-6. Measures to control location of industries
7-7. Industrial townships
7-8. Treatment of industrial wastes

QUESTIONS 7

Chapter 8 PUBLIC BUILDINGS
8-1. General
8-2. Location of public buildings
8-3. Classification of public buildings
8-4. Principles of design of public buildings
8-5. Town centres
8-6. Grouping of public buildings
8-7. Civic aesthetics

QUESTIONS 8
Chapter 9 RE-PLANNING EXISTING TOWNS
9-1. General
9-2. Objects of re-planning
9-3. Defects of existing towns
9-4. Data to be collected
9-5. Urban renewal projects
9-6. Decentralization and recentralization
9-7. Garden city
9-8. Surface drains
9-9. Refuse of town
QUESTIONS 9

Chapter 10 BUILDING BYE-LAWS
10-1. General
10-2. Objects of bye-laws
10-3. Importance of bye-laws
10-4. Function of local authority
10-5. Responsibility of owner
10-6. Applicability of bye-laws
10-7. Principles underlying building bye-laws
10-8. Set-back or building line
10-9. Light plane
10-10. Floor space index
10-11. Off-street parking
10-12. Fire protection
10-13. Minimum plot sizes
10-14. Thickness of walls
10-15. Plinth
10-16. Cellar
10-17. Height of floors
10-18. Loft
10-19. Stairs, lifts, lobbies and corridor
10-20. Sanitary accomodation
10-21. Ventilation
10-22. Sills of openings
10-23. Stairway or staircase
10-24. Ramps
10-25. Roofs
10-26. Parapets and terraces
10-27. Mosquito-proof water tank
10-28. Refuse area/disposal of solid waste
10-29. Discharge of rain water
10-30. Provision of letter box
10-31. Margin and maximum built-up area
10-32. Permissable built up area in margin
10-33. Projections in margins
10-34. Margins from common plot
10-35. Open space
10-36. Definitions of some terms
10-37. Building bye-laws for the buildings in gamtal area
10-38. Bye-laws for cinemas, theatres, multiplex, meeting halls, lecture halls, town halls, auditorium, etc.
10-39. Bye-laws for drive-in cinemas
10-40. Bye-laws for GASOLINE filling stations and gasoline filling cum service station
QUESTIONS 10

Chapter 11 DEVELOPMENT PLAN OR MASTER PLAN
11-1. General
11-2. Objects of development plan
11-3. Necessity of development plan
11-4. Data to be collected
11-5. Drawings to be prepared
11-6. Features of development plan
11-7. Planning standards
11-8. Development plan for military town
11-9. Development plan for hill station
11-10. Report
11-11. Stages of preparation of development plan
11-12. Method of execution of development plan
11-13. Conclusion
QUESTIONS 11

Chapter 12 URBAN ROADS
12-1. General
12-2. Objects of urban roads
12-3. Requirements of a good city road
12-4. Factors to be considered
12-5. Classification of urban roads
12-6. Types of street systems
12-7. Through and by-pass roads
12-8. Outer and inner ring roads
12-9. Expressways
12-10. Freeways
12-11. Precincts
12-12. Road aesthetics
QUESTIONS 12

Chapter 13 TRAFFIC MANAGEMENT
13-1. General
13-2. Objects of traffic management
13-3. Traffic surveys
13-4. Traffic congestion
13-5. Traffic control
13-6. Road junctions or intersections
13-7. Parking
13-8. Traffic capacity of roads
13-9. Road traffic problems
13-10. Road accidents
13-11. Traffic signals
13-12. Road signs
13-13. Road markings
13-14. Street lighting in a town
13-15. Traffic problems of existing towns
13-16. Peculiarities of traffic
QUESTIONS 13

Chapter 14 MISCELLANEOUS TOPICS
General
14-1. Airports
14-2. Betterment and compensation
14-3. City blocks
14-4. Conurbations
14-5. Cul-de-sac streets
14-6. Focal points
14-7. Green belt
14-8. Land Use Planning
14-9. Neighbourhood planning
14-10. Protective strips
14-11. Public utility services
14-12. Radburn layout
14-13. Rapid transit
QUESTIONS 14

Appendix 1 CHANDIGARH
Appendix 2 GANDHINAGAR
Appendix 3 RECENT PLANNED CITIES OF INDIA

INDEX