

Appraisal of City Development Plan

Mira Bhayandar

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Appraisal of City Development Plan: Mira Bhayandar

The City Development Plan (CDP) of Mira Bhayandar gives a good idea about the situation in the city, its future perspective and vision, and the investment plan for the city. Two aspects, however, were not provided in the first draft of the CDP that was reviewed by the National Institute of Urban Affairs (NIUA) i.e. (i) the status of water related costs and recovery of water related taxes and user charges and tariff structure were not provided, (ii) the institutional arrangements at the city level in the provision of basic services and the status of incorporation of eighteen functions of the 12th Schedule of the 74th Constitutional Amendment were not provided. In addition to it, clarifications were also sought on population projections and financial projections as per Financial Operating Plan (FOP). A few suggestions were made and city officials were asked to incorporate additional information in the revised CDP as discussed in Annex 1.

City's response after the first set of comments:

Based on the initial submission of the CDP, the comments mentioned above were communicated to the city. As is clear from these comments, the CDP did not require major revisions. A compliance note and the revised CDP were received by NIUA on 3 July 2008. The second revised and final version of the CDP was again appraised by the Institute.

NIUA's response:

The revised CDP has incorporated the required additions based on the comments made on the earlier draft of the CDP. The Chapter 1 has been revised and a section on "Institutional and Legal Framework" has been added. In the Chapter 5 (Section 5.3), a methodology has been added with respect to "Projected Population 2006-2031". Similarly the Chapter 7 has been revised with a new section i.e. Section 7.3.3 on "Proposed telescopic water rates for residential and commercial users" which clears the queries related to financial projections as per the FOP.

The CDP is now in accordance with the guidelines in JNNURM Toolkit Number 2.

Annex 1

Appraisal of City Development Plan: Mira Bhayandar

The City Development Plan (CDP) of Mira Bhayandar has been prepared by the Mira Bhayandar Municipal Corporation (MBMC) and provides a reasonably good idea of the existing situation, the goals and service outcomes, the strategies and action plans as well as the capital investment plan.

1. Stakeholder Consultations

The purpose of the Mira Bhayandar City development plan is to develop a participatory approach in the delivery of services to the people of the city and uplift the quality of life. In order to ensure effective delivery of services, a proper development plan was developed through participation of key stakeholders and planning partners. It is appreciable that all-important personalities, viz. MPs, MLAs, Presidents of different organizations, top level Govt. Officers, educationalists of the city, were consulted in developing the plan. Moreover, following representatives of different fields were also involved in the process of preparation of CDP:

Public Representatives-

- Senior Citizens
- Mahila sangathan
- Auto Rickshaw/ taxi union
- Traders associations
- Truck and transport operators
- Industries associations
- Social organizations
- NGO's
- Professor and teachers

Representatives from various Authorities-

- MBMC Officials
- Corporators and Sabhapatis
- Electricity board (MSEB)
- MJP / Jalswaraj
- Police / Traffic Police
- MIDC
- Telephone departments

2. Analysis of the Existing Situation and Future Plans

2.1 Population:

As per the MBMC, the decadal growth rates of the MBMC during 1971-81, 1981-91 and 1991-2001 were recorded as 103 %, 161 % and 196 %, respectively. The projected population presented in Table 5 of Section 5.3 of the CDP, shows a comparative lower growth rates of 80 %, 70%, 60% and 50% during 2001-06, 2006-2011, 2011-21 and 2021-31, respectively. These growth rates worked out in this table do not match with the projected population. The methodology used by the MBMC is based on decadal growth rates and there is no clarity about the future assumed growth rates especially 2006 onward.

Year	Population (in Lakhs)	Decadal Growth Rate
1971	0.33	
1981	0.67	103.47
1991	1.75	161.04
2001	5.20	196.68
2006*	7.28	80
2011	9.83	70
2021	14.74	60
2031	22.11	50*

*Source- Mira Bhayandar Municipal Corporation

2.2 Institutional Arrangements:

The CDP does not provide the functional domain of the MBMC, which would have given a clear picture of the responsibilities of the MBMC. It would have also highlighted the status of incorporation of eighteen functions of the Twelfth Schedule of the Seventy Fourth Constitutional Amendment. It is important to know at this stage which of the eighteen functions are being performed by the MBMC and what kind of other agencies are involved in performing these functions

2.3 Land Use:

The CDP presents land use as per Final Development Plan (1997), Distribution of Land Use (as per sanctioned DP 1997) and Proposed Land Use (2031) in its section 6. The percentage of area considered in the 'Proposed Land Use' matches more or less with the percentage of areas recommended in the guidelines of the UDPFI.

2.4 Road Infrastructure:

The projects for constructions of service road along N.H.8, road over bridge along at Mira road station, widening of existing from Uttan and Gorai, development & construction of DP roads, ring route etc., have been proposed in section 7.2.3. These projects seem to be important keeping in view of the city's needs. Besides, parking problem is very crucial in the city.

The key issues related to road infrastructure are inadequate road space, heavy congestions of roads in inner areas, lack of parking spaces along the roads in city and near the railway station, lack of foot paths of adequate width in the congested area, street hawkers causing vehicular traffic problem and inadequate cross-over points across railway line.

2.5 Water supply:

As per Section 7.3.7 of the CDP, the existing individual supply of water is 1 to 2.5 hours per day at the rate of 100 lpcd. Only 20% of the population is covered under water supply i. e. 21645 households among 1,46,059 households. At present, 86 MLD is the supply of water against the demand of 101.92 MLD (2006). It may be presumed that this gap between supply and demand would increase over a period of time if the supply of water is not increased.

The demand for water has been estimated for 2006-2031. The total water supply demand for the year 2031 has been estimated @ 140 lpcd and 20 % extra has been added up on account of unavoidable losses of water due to leakages. Hence, the total demand worked out to be 371.45 MLD.

The existing loss of water due to leakages is 20 % of the total water supply. This percentage may increase in the subsequent years if water system/ pipelines are not rectified. Thus, the demand for water may be on higher side. Therefore, the first and foremost need here is to rectify this problem.

The CDP has not provided adequate details on water tariff structure, costs and recovery of water related taxes and user charges etc.

2.6 Sewage System:

At present septic tank latrines are being used for all new constructions. However, the MBMC has made the provision of septic tank compulsory. The main road of the city is provided with open gutters for collecting and carrying sullage water from individual houses. The length of pucca gutter is 18, 288 metre and length of open gutter is 10243 metre.

There is no existing sewerage scheme for city except for four residential complexes.

Increase in quantum of water supply due to commissioning of augmentation scheme has increased during 2002-2003 with 86 MLD compared to 31 MLD during 2001-2002. The present system of disposal comprises of septic tanks and effluent disposal in surface gutters and nallas has led to pollution and unhealthy conditions in the city.

In the light of above facts, the MBMC has realized to have an underground sewage system and sewage treatment plants (STP) for the city. The survey work related to these activities has already been completed.

2.7 Solid Waste Generation:

The average domestic solid waste generation rate is assumed to be 0.5kg per capita per day, which works out to be 364 MT per day.

The solid waste generation per person is recorded as 0.23 Kg. With a projected population of 22.11 lakhs for 2031, the solid waste generation is expected to reach up to 773.85 MT a day. At present the solid waste is collected and dumped in land fill sites and there is no treatment plant. An area of 32 hectare has been located for a new landfill site and vermi-composition has been proposed in the processing of waste.

2.8 Basic Services in Slums:

There are 23 slum pockets with a population of 38, 137 in the city. Out of these, five slums areas are registered. There is no drainage facility to any slum. No waste collection service is available in any slum of the city. Water accessible through street post is 60%. Whereas individual household connection and supply is not available to any of slum households. In view of such pathetic condition of these slums, the projects proposed for these slums are really appreciable. The CDP has proposed to make Mira Bhayandar region a slum free area by the way of: (i) Rehabilitation of slums through private initiative and, (ii) Rehabilitation of slums in Municipal or Govt. lands, on a PPP Model.

3. Municipal Finance

The section on Municipal Finance of the CDP covers all the main components of revenue income, revenue expenditure and surplus revenue for last 5 years; capital income and capital expenditure for last 4 years; schemes & other expenditure; financial operating plan; financial performance assessment, based on three financial indicators (resource mobilization, expenditure management and debt management) and city investment plan.

This is to be noted that this section of the CDP also provides a critical analysis of the municipal finance of MBMC. It is worth mentioning that the Corporation has been registering revenue account surplus in the past. It reached up to 33% of the total revenue receipts in the year 2005-06 due to better realization of revenue. Moreover, debt service

ratio (DSR) of 12 % can be considered quite healthy. Overall the financial performance of the MBMC, presented in the CDP, portrays a rosy picture of the Corporation.

4. City Investment Plan

The MBMC has identified 8 projects, which are to be implemented in 2007-11, 2012-16, and 2017-21. The project wise capital investments (along with a list of major projects) required under JNNURM from 2006-07 to 2012-13 have clearly been depicted in the CDP.

The project wise summary of capital investments required under JNNURM has been presented in the following table:

(Rs. In Crores)										
S. No.	Nature of Investment	Total Cost	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Investment Required
1.	Road projects	210	8	25	46	27	29	20	5	160 (20.85)
2.	Transport & traffic management	6	1	1	2	1	1	0	0	6 (0.78)
3.	Water supply	230		5	5	5	5	20	20	60 (7.82)
4.	Sewerage & drainage	565	2	76	85	70	70	70	60	433 (56.44)
5.	Street lighting	25	5	5	5	5	5			25 (3.25)
6.	Solid waste management	17.4		2	5.4	5	5			17.4 (2.26)
7.	Markets	1		1						1 (0.13)
8.	Others	68.75	1.5	11.25	16.5	8	2.5	0	0	39.75 (5.18)
9.	Urban governance	25	1.2	5	8.2	5.1	2.5	2.5	0.5	25 (3.25)
10.	Yearly breakup	1148.15	18.7	131.25	173.1	126.1	120	112.5	85.5	767.15 (100%)
11.	Percentiles		2.44	17.11	22.56	16.44	15.64	14.66	11.15	

Figures in parentheses are the percentages.

It may be seen from the above table that the top priority has been given to Sewerage and Drainage project (56.44 per cent of the total cost of Rs. 767.15 crores), followed by Road Projects, Water Supply Projects etc.

5. Expected Improvements

The following need to be provided in the CDP to improve it:

- i. The methodology used for the projected population 2006 onwards needs to be rechecked and should be provided with an adequate details.
- ii. The water demand / gap, projected sewage generation and solid waste should be linked with revised population gaps.
- iii. The CDP has not provided adequate details on water tariff structure, costs and recovery of water related taxes and user charges etc.
- iv. Functional domain of the MBMC, the status of incorporation of eighteen functions of the Twelfth Schedule of the Seventy Fourth Constitutional Amendment and the institutional arrangements at the city level in the provision of basic services should be incorporated in the CDP especially the problems related to the working of multiple agencies together such as overlapping of functional domain etc.
- v. Adequate details should be provided for the financial projections provided in Financial Operating Plan such as the future collections from water charges, sewerage charges etc. The FOP needs to be rechecked because these financial projections seem to be on the higher side compared to its past five-year's performance.