

# planning GLOSSARY

## **Planning Glossary**

### **Introduction**

The planning glossary comprises 93 terms specific to the Indian context of planning and development. It has been designed with the aim of enhancing comprehension of fundamental terminologies in planning.

This glossary is part of the urban glossary series produced by the IIHS Library. Access the complete collection on the IIHS Knowledge Gateway:

<https://iihs.co.in/knowledge-gateway/glossaries/>

### **Crafting the Glossary**

- The process began by identifying resources, which included glossaries, subject dictionaries and terminology lists from various resources. Additionally, master plans of Bengaluru, Jaipur, Delhi and Mumbai cities were consulted.
- The compilation of the Planning glossary involved the identification and compilation of terms from the Planning module taught within the IIHS Urban Fellowship Programme. This selection process was guided by their context and relevance to teaching at IIHS.
- This list of terms has been divided into three categories: planning, transport and general, where a priority column ranks the words 1-3, 1 being highest priority and this way the words were finalised.

## **COPYRIGHT NOTICE**

Published in India by the Indian Institute for Human Settlements, August 2022.

**Compiled by:** Pooja Rao, IIHS Geospatial Lab

B. Preedip Balaji, IIHS Library

**Edited by:** Asha Jhina, IIHS Word Lab

**Designed by:** Nawaz Khan; **Reviewed by:** Prachi Prabhu and Padma Venkataraman – IIHS Communications and Design

**DOI Link:** <https://doi.org/10.24943/PG08.2020>

**KG Link:** <https://iihs.co.in/knowledge-gateway/planning-glossary/>

**Copyright and Use:** Copyright in this Work rests with the authors subject to the terms specified herein. For permission to reproduce this Work, it is necessary to contact IIHS or the authors of the copyright. Under the IIHS CC BY NC SA 4.0 licence, any person is free to share, to copy, distribute and transmit the Work under the following conditions:

**Attribution** –Such person must attribute the Work in the manner specified by the authors or licensor (but not in any way that suggests that authors or licensor endorses the person/ or the person’s use of the Work).

**Non-commercial** –Such person may not use this Work for commercial purposes.

**With the understanding that:**

**Waiver** -Any of the above conditions may be waived if such person gets appropriate permission from IIHS or from all such copyright holders concerned.

**Public Domain** -Where the Work or any of its elements is in the public domain under applicable law, that status is in no way affected by the license.

**Share Alike:** If the Work is remixed, transformed or built upon, further contributions shall be distributed under the same license as the original aforesaid license.

**Other Rights**-In no way are any of the following rights affected by the license:

- Fair dealing or fair use rights, or other applicable copyright exceptions and limitations, including the fair dealing rights of IIHS;
- The authors’ moral rights;
- Rights other persons may have either in the Work itself or in how the Work is used, such as publicity or privacy rights.

Explanation: “Work” means and includes the literary and/or artistic work offered under the terms of this license including without limitation any production in the literary, scientific and artistic domain, whatever may be the mode or form of its expression including digital form, such as a book, pamphlet and other writing; a work of drawing, painting, architecture, sculpture, engraving or lithography; a photographic work to which are assimilated works expressed by a process analogous to photography; a work of applied art; an illustration, map, plan, sketch or three-dimensional work relative to geography, topography, architecture or science; a performance; a broadcast; a phonogram; a computer programme; and a compilation of data to the extent it is protected as a copyrightable work.

All queries on rights and licenses should be addressed to: [library@iihs.ac.in](mailto:library@iihs.ac.in).

# A

## **Access road**

Road leading to a plot or building.

*Source: Mitra and Rao 2018*

## **Adaptive reuse**

Conversion or renovation of existing building(s) or structures for any use(s) other than the present use(s). For example, the conversion of an industrial building into a museum.

*Source: Davidson and Dolnick 2004*

## **Adverse possession**

Ownership of movable or immovable property by continuous use of it.

*Source: Term defined by the author*

## **Amalgamation**

Clubbing of two or more authorised properties as a single property.

*Source: Bangalore Development Authority 2017*

## **Ancillary use/Accessory use**

Any use of the premises subordinate to the principal use and customarily incidental to the principal use.

*Source: Bangalore Development Authority 2017*

## **At-grade**

Level of a road, building, or other structure at the same grade or level as the adjoining property (as opposed to a depressed or elevated road, building, or other facility).

*Source: Davidson and Dolnick 2004*

## **Attached building**

Building which has at least part of a wall in common with another building, or which is connected to another building by a roof.

*Source: Davidson and Dolnick 2004*

---

## **Base map**

Map showing the important natural and man-made features of an area. Such maps are used to establish consistency when maps are used for various purposes (e.g., reproductions of the same base map could be used to show public facilities, transportation lines and land use).

*Source: Davidson and Dolnick 2004*

## **Basement**

Any storey, which is partly or wholly below the average ground level.

*Source: Bangalore Development Authority 2017*

## **Basti/Bastee/Chawl**

Collection of huts of tenements generally of kutcha or semi-pucca type inhabited by a large number of households.

*Source: NSSO 2001, 105*

## **Block**

Land entirely bounded by streets or a combination of streets, rail lines, waterways, public parks, or other public spaces.

*Source: Davidson and Dolnick 2004*

## **Brownfield**

Abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. However, in India, the term is used for all areas where there is existing development.

*Source: United States Environmental Protection Agency 2022*

## **Building by-laws**

Norms set forth by the government authorities that regulate architectural and construction aspects of buildings to achieve orderly development in an area. Building plans are not approved if the building fails to adhere to the building by-laws.

*Source: Karnataka Urban Development Department 2017a*

## **Building line**

The line up to which the plinth of a building may lawfully extend within the plot (considering setbacks).

*Source: Bangalore Development Authority 2017*

## **Built-up area**

Area covered by a building on all floors including cantilevered portion and mezzanine floors.

*Source: Bangalore Development Authority 2017*

# B

---

## **Cantilever projection**

Part of the building projecting out from the building beyond the building line.

*Source: Mitra and Rao 2018*

# C

### **Carpet area**

The net usable floor area of a building premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment or commercial premises.

Source: *Karnataka Urban Development Department 2017a, 15*

### **Census town/Non-municipal towns**

All places which have (i) a minimum population of 5,000, (ii) at least 75% of male working population engaged in non-agricultural pursuits; and (iii) a population density of at least 400 persons per square kilometre. They might not have a municipality, corporation, cantonment board or notified town area committee.

Source: *Census of India 2012, 138*

### **Compatible land use**

Land use that can co-exist with the neighbouring land use(s), without either creating or experiencing adverse effect(s).

Source: *Term defined by the author*

### **Conforming**

In compliance with the regulations.

Source: *Davidson and Dolnick 2004*

### **Conurbation**

Large area occupied by urban development, which may contain isolated rural areas, and formed by the merging together of expanding towns that formerly were separate.

Source: *European Environment Agency 2022*

### **Corridor**

Broad geographical band that has specific significance, for example, a transport corridor has directional flow or connects major sources of trips, wildlife corridor, mixed-use corridor, heritage corridor, etc.

Source: *Term defined by the author*

## **D**

### **Density**

Number of dwelling units (DUs) in a given area.

Source: *Mitra and Rao 2018*

### **Deregulation**

Complete or partial elimination of regulation.

Source: *OECD 2003*

### **Detached building**

Building that has no structural connection with another building.

Source: *Davidson and Dolnick 2004*

### **Dwelling unit (DU)**

Independent housing unit with separate facilities for living, cooking (maximum one kitchen) and sanitary requirements, housing a household.

Source: *Bangalore Development Authority 2017*

## **E**

### **Earmarked land**

Land pre-designated for a particular purpose.

Source: *Term defined by the author*

### **Easement**

A right to use another person's real property for certain limited purposes.

Source: *Davidson and Dolnick 2004*

### **Eminent domain**

Power of the government to deprive the property of an individual in the interest of the general public, after paying a reasonable compensation.

Source: *Term defined by the author*

### **Encroachment**

Unauthorised occupation of land and public land by way of putting temporary, or permanent structure for residential or commercial use or any other use. When building features or uses extend past a boundary such as a property line or easement.

Source: *Commissionerate of Land Administration 1996*

### **Exclusionary zoning**

Zoning that has the effect of keeping out certain groups, for example, having minimum plot size requirements can keep away lower income groups from purchasing land in that area.

Source: *Term defined by the author*

## **F**

### **Facade**

All exterior wall planes of a building which are visible from one side, for example, front facade, street facade, etc.

Source: *Davidson and Dolnick 2004*

**Feasibility study**

An analysis of a specific project or program to determine if it can be successfully carried out.

Source: Davidson and Dolnick 2004

**Floor Area Ratio (FAR)/Floor Space Index (FSI)**

Ratio of the combined gross floor area of all floors (i.e., built-up area) to the total area of the plot.

Source: Mitra and Rao 2018

**Frontage**

Width of site/land abutting the access/public road.

Source: Karnataka Urban Development Department 2017b, 2

**G****Gated community**

Residential areas that restrict access to the general public.

Source: Term defined by the author

**Greenfield**

Open areas where there has been no significant prior development.

Source: Term defined by the author

**Greyfield**

Older, economically obsolete development.

Source: Davidson and Dolnick 2004, 206

**Ground coverage**

Percentage of plot area covered by the building, measured at ground level, immediately above the plinth level (excluding projection/balcony/canopy / porch/void/shaft up to mentioned lengths).

Source: Mitra and Rao 2018

**H****Height (of building)**

Vertical distance measured from the average level of the ground around to the top of the roof, in case of flat roofs. In the case of sloped roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof at the eave level (can vary from city to city).

Source: Bangalore Development Authority 2017

**In-situ**

In the original place.

Source: Term defined by the author

**Inclusive growth**

Economic growth that is distributed fairly across society and creates opportunities for all.

Source: OECD 2022

**Infill development**

Development of vacant, skipped-over parcels of land in otherwise built-up areas.

Source: Term defined by the author

**K****Kutcha building**

Building which has both its walls and roof made of non-pucca material.

Source: Census of India 1994

**Key map/Locator map**

Simple map, usually used as an inset or addition to the primary map, to show the location of the particular geographic area shown in the primary map, within its larger and presumably more familiar context.

Source: Term defined by the author

**L****Land acquisition**

Land acquisition is the process by which the government forcibly acquires private property for public purpose, without requiring the consent of the land-owner.

Source: Ministry of Rural Development 2013

**Land pooling**

Process whereby a public authority assembles numerous small parcels of land without compensation to owners, subdivides and services the land for urban use, returns land proportionally to owners and sells the remainder to cover costs.

Source: Ministry of Housing and Urban Affairs 2020; UN-Habitat 1992

**Land use**

Purpose to which the site or part of the site or the building or part of the building is in use or permitted to be used by the competent authority on any specified date.

Source: Bangalore Development Authority 2017

### Land use categories

Broad categorisation of use of land, for example, residential use, commercial use, recreational use, etc.

Source: Mitra and Rao, 2018

### Land use zones

Subcategories within the broad categories specifying the type of use, for example, retail commercial use, wholesale commercial use, etc. within commercial land use category.

Source: Mitra and Rao, 2018

## M

### Metropolitan area

Area having a population of ten lakhs or more, comprised in one or more districts and consisting of two or more municipalities or panchayats or other contiguous areas, specified by the governor by public notification to be a metropolitan area.

Source: Ministry of Urban Development 1992

### Mezzanine floor

Intermediate floor between two floors, typically between the ground floor and the first floor.

Source: Term defined by the author

### Municipal Corporation

Urban Local Body (ULB) constituted for a larger urban area.

Source: NSSO 2001

### Municipal Council

Urban Local Body (ULB) constituted for a smaller urban area.

Source: NSSO 2001

## N

### Nagar panchayat

Urban Local Body (ULB) constituted for a transitional area, i.e., an area in transition from a rural area to an urban area.

Source: NSSO 2001

### No-build zone

Areas where no structure shall be erected or permitted to extend, because of the need to preserve that area's natural features, slope, soils, native vegetation, water courses, etc.

Source: Mitra and Rao, 2018

### Non-conforming building

Building which does not meet all the regulations applicable to it.

Source: Mitra and Rao, 2018

### Non-conforming site

Site/plot that does not meet the requirements of the applicable regulations based on where it is presently located but which was legally in existence as a site of record in the present land use map (example, plot which exists but does not meet the minimum plot size requirements as per the present master plan).

Source: Mitra and Rao, 2018

### Non-conforming use

Use of the land does not match the use permitted as per the plan.

Source: Mitra and Rao, 2018

### Non-notified slums

Area with inadequate basic services are considered as non-notified slums if at least 20 households live in that area.

Source: Census of India 1994

### Notified slums

Areas notified as slums by the respective municipalities, corporations, local bodies or development authorities.

Source: Census of India 1994

## P

### Permissible use

Allowed use, with certain conditions (Some plans use permitted and permissible interchangeably, check the definitions of the specific master plan).

Source: Jaipur Development Authority 2011

### Permitted use

Allowed use, without any conditions (Some plans use permitted and permissible interchangeably, check the definitions of the specific master plan).

Source: Jaipur Development Authority 2011

### Placemaking

Collaborative process of shaping the public realm in order to maximise shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

Source: Project for Public Spaces 2007

### **Planning area (Planning boundary)**

Extent of jurisdiction of the concerned authority as notified by the provisions of the act for which the authority can prepare the plan.

*Source: Mitra and Rao 2018*

### **Public and semi-public building**

Building used or intended to be used either ordinarily or occasionally by the public such as offices of state or central government or local authorities, law courts, jails, police stations, a church, temples, chapels, mosques or any place of public worship. Also include educational, cultural and religious institutions, medical and health institutions, cultural institutions like theatres, opera houses etc., of a predominantly non-commercial nature.

*Source: Government of Karnataka 2017*

### **Pucca building**

Building which has both its walls and roof made of pucca material.

*Source: Census of India 1994*

### **Pucca material**

Stones (duly packed with lime or cement mortar), G.I./metal/asbestos sheets, burnt bricks, cement bricks or concrete for walls. Machine-made tiles, cement tiles, burnt bricks, cement bricks, stones, slate, G.I./metal/asbestos sheets or concrete for roof.

*Source: Census of India 1994*

## **R** **Redevelopment**

Development or improvement of cleared or underdeveloped land, usually in an urban renewal area, including demolition and construction of buildings, planning or replanning, design or redesign, resubdivision, rehabilitation, provision of facilities.

*Source: Ministry of Housing and Urban Affairs 2020; UN-Habitat 1992*

### **Regulation**

Binding document which contains legislative, regulatory or administrative rules and is adopted by an authority legally vested with the necessary power.

*Source: UN-Habitat 1992*

### **Rehabilitation**

Restoration to good condition of deteriorating buildings, neighbourhoods and public facilities by partial rebuilding, repair, remodeling, renovation, expansion, conversion, street improvements, provision of playgrounds and parks

*Source: UN-Habitat 1992*

### **Relocation**

Physical dislocation of people from their host place to a newer location.

*Source: Singh and Khosla 2014*

### **Resettlement**

Process of identification and transfer of a group, large or small, from their local habitat/native place to a host place, which may or may not have agreed to admit them. Resettlement involves not only new housing and services but also new social and economic relations, and new challenges such as access to work and social cohesion. It may be voluntary or involuntary.

*Source: Abubakar et al. 2018; Singh and Khosla 2014*

### **Retrofitting**

Improving an existing facility or building to cater to new requirements.

*Source: Term defined by the author*

## **S** **Semi-detached building**

Building which has at least one wall in common with another building.

*Source: Davidson and Dolnick 2004*

### **Semi-Pucca Building**

Building in which either the walls or the roof (but not both) are made of pucca material.

*Source: Census of India 1994*

### **Setback**

Distance between the plot boundary and the plinth of the building or the covered cantilever projection of the building on any floor.

*Source: Karnataka Urban Development Department 2017a, 21*



### **Slum**

Slums are those residential areas where dwellings are in any respect unfit for human habitation by reasons of dilapidation, overcrowding, faulty arrangements and designs of such buildings, narrowness or faulty arrangement of streets, lack of ventilation, light, sanitation facilities or any combination of these factors which are detrimental to safety, health and morals. A slum is characterized by lack of durable housing, insufficient living area, lack of access to clean water, inadequate sanitation and insecure tenure.

*Source: Census of India 1994*

### **Statutory town**

All places with a municipality, corporation, cantonment board or notified town area committee, etc. They might not fulfil any or all of the following criteria: (i) a minimum population of 5,000, (ii) at least 75% of male working population engaged in non-agricultural pursuits; and (iii) a density of population of at least 400 persons per square kilometre.

*Source: Census of India 1994*

### **Suburb**

City's outlying area, usually characterised by single-use, single-family, detached housing which is car dependent. Suburbs are characteristic of urban sprawl in US cities.

*Source: Term defined by the author*

### **Urban agglomeration**

Continuous urban spread constituting a town and its adjoining outgrowths (OGs), or two or more physically contiguous towns together with or without outgrowths of such towns. An urban agglomeration must consist of at least a statutory town and its total population (i.e., all the constituents put together) should not be less than 20,000.

*Source: Census of India 1994*

### **Urban area**

All places with a municipality, corporation, cantonment board or notified town area committee and all other places which have (i) a minimum population of 5,000, (ii) at least 75% of male working population engaged in non-agricultural pursuits; and (iii) a density of population of at least 400 persons per square kilometre.

*Source: Census of India 1994*

### **Urban fringe/Peri-urban**

Land at the edge of an urban area usually made up of mixed agricultural and urban land uses. Source: Census of India 1994

### **Urban Local Bodies (ULB)**

Local bodies constituted for local planning, development and administration in the urban areas, such as municipal council, nagar panchayat and municipal corporation.

*Source: NSSO 2001*

### **Urban outgrowth (OG)**

Unit clearly identifiable in terms of its boundaries and location, such as a railway colony, university campus, port area, or military camps which have come up near a statutory town outside its statutory limits but within the revenue limits of a village or villages contiguous to the town and possesses the urban features in terms of infrastructure and amenities.

*Source: Census of India 1994*

### **Urban regeneration/Urban renewal/Urban revitalisation**

Reuse, renovation or redevelopment of older run-down parts of urban areas, using public expenditure.

*Source: Term defined by the author*

### **Urban sprawl**

Low-density outward growth of urban areas that fails to maximise use of land.

*Source: Term defined by the author*

---

## **T**

### **Tot Lot**

Small playground for children.

*Source: Term defined by the author*

---

## **U**

### **Unauthorised development**

Use of land or use of building or construction of building carried out in contravention of the sanctioned plans or without obtaining the sanction of plans, or in contravention of the land use as permitted under the Master Plan or Zonal Plan or layout plan, as the case may be, and includes encroachment.

*Source: Ministry of Housing and Urban Affairs 2006, 3*

**Urban street vendors**

A street vendor is broadly defined as a person who offers goods or services for sale to the public without having a permanent built-up structure but with a temporary static structure or mobile stall (or headload). Street vendors may be stationary by occupying space on the pavements or other public/private areas, or may be mobile in the sense that they move from place to place carrying their wares on push carts or in cycles or baskets on their heads, or may sell their wares in moving bus. In this policy document, the term urban vendor is inclusive of both traders and service providers, stationary as well as mobile vendors and incorporates all other local/region specific terms used to describe them such as hawker, pheriwalla, rehri-patri walla, footpath dukandars, and sidewalk traders.

*Source: Ministry of Housing and Urban Affairs 2020; Ministry of Urban Employment and Poverty Alleviation 2004*

**Use premise**

Specific type of plot use, for example, local shopping centre, wholesale market, godown, multiplex, etc.

*Source: Mitra and Rao 2018*

**Z****Zone**

Section or sections of the city in which a set of regulations are uniform.

*Source: Term defined by the author*

**Zoning regulations**

Regulations which provide specifications for each of the delineated zones in the city regarding land use, plot size, setbacks, and FAR.

*Source: Term defined by the author*

## References

- Abubakar, Ibrahim, Robert W Aldridge, Delan Devakumar, Miriam Orcutt, Rachel Burns, Mauricio L Barreto, Poonam Dhavan, et al. "The UCL–Lancet Commission on Migration and Health: The Health of a World on the Move." *The Lancet* 392, no. 10164 (December 2018): 2606–2654. [https://doi.org/10.1016/S0140-6736\(18\)32114-7](https://doi.org/10.1016/S0140-6736(18)32114-7)
- Bangalore Development Authority. Revised Master Plan for Bengaluru - 2031 (draft): Volume VI - Zoning Regulations. Bangalore: Bangalore Development Authority. 2017.
- Census of India. Atlas on Houses, Household Amenities and Assets. New Delhi : Office of the Registrar General and Census Commissioner, 2012.
- Census of India. Housing and Amenities: A Database on Housing and Amenities for Districts, Cities and Town (Occasional paper no. 5 of 1994). New Delhi: Office of the Registrar General & Census Commissioner, 1994. [http://lsi.gov.in:8081/jspui/bitstream/123456789/205/1/48878\\_1991\\_HOU.pdf](http://lsi.gov.in:8081/jspui/bitstream/123456789/205/1/48878_1991_HOU.pdf)
- Commissionerate of Land Administration. The Tamil Nadu Land Encroachment Act, 1905, Tamil Nadu Act 3 of 1905. Chennai: Commissionerate of Land Administration, Government of Tamil Nadu, 1996. <http://www.bareactslive.com/TN/tn672.htm>
- Davidson, Michael, Fay Dolnick, and American Planning Association, eds. A Planners Dictionary. Planning Advisory Service Report, no. 521/522. Chicago, IL: American Planning Association, Planning Advisory Service, 2004. <https://www.planning.org/publications/report/9026853>
- Delhi Development Authority. Master Plan for Delhi - 2021. New Delhi: DDA. 2007.
- European Environment Agency. "Conurbation." GEMET Environmental Thesaurus. June 1, 2022. <https://www.eea.europa.eu/help/glossary/gemet-environmental-thesaurus/conurbation>
- Institute for Local Government. Understanding the Basics of Land Use and Planning Terms: Glossary of Land Use and Planning Terms. Sacramento, CA: Institute for Local Government, 2010. [https://www.ca-ilg.org/sites/main/files/file-attachments/2010\\_-\\_landuseglossary.pdf](https://www.ca-ilg.org/sites/main/files/file-attachments/2010_-_landuseglossary.pdf)
- Jaipur Development Authority. Master Development Plan - 2025, Jaipur Region: Volume 4, Development Promotion and Control Regulations (MDP-2025). Jaipur: Jaipur Development Authority, 2011. <https://jda.urban.rajasthan.gov.in/content/raj/udh/jda---jaipur/en/town-planning/master-development--plan-2025.html>
- Karnataka Urban Development Department. (2017a). Karnataka Municipalities Model Building Bye-Laws. Bengaluru: Urban Development Department, Government of Karnataka, 2017a. [http://www.mrc.gov.in/sites/mrc.gov.in/files/building\\_bye\\_laws\\_2017.pdf](http://www.mrc.gov.in/sites/mrc.gov.in/files/building_bye_laws_2017.pdf)
- Karnataka Urban Development Department. (2017b). Karnataka Town and Country Planning (Approval of Plot) Rules, 2017. Bengaluru: Urban Development Department, Government of Karnataka, 2017. [http://www.mrc.gov.in/sites/mrc.gov.in/files/draft\\_ktcprules2017.pdf](http://www.mrc.gov.in/sites/mrc.gov.in/files/draft_ktcprules2017.pdf)
- Knowledge Management Centre for Urban Transport India. (2016). Urban Transport Glossary. June 15, 2020. <http://kmcutindia.org/SAP/glossary.aspx>
- Ministry of Housing and Urban Affairs. (2020) आवासन और शहरी कार्य मंत्रालय का कार्यलय शब्दावली, उसका हहदंी अनुवाद और उसका अंग्रेजी व हहदी में प्रर्ोग. <http://mohua.gov.in/upload/5d7f37df6c523TechnicalterminologyUDconverted.pdf>
- Ministry of Housing and Urban Affairs. The Delhi Laws (Special Provisions) Act, 2006 ACT No. 22 of 2006. New Delhi: Ministry of Housing and Urban Affairs, 2006. [https://www.indiacode.nic.in/handle/123456789/2073?sam\\_handle=123456789/1362](https://www.indiacode.nic.in/handle/123456789/2073?sam_handle=123456789/1362)

- Ministry of Rural Development. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Bill. Department of Land Resources, 2013. [https://www.indiacode.nic.in/handle/123456789/2121?sam\\_handle=123456789/1362](https://www.indiacode.nic.in/handle/123456789/2121?sam_handle=123456789/1362)
- Ministry of Urban Development. Model Building Bye-Laws, 2016. Ministry of Urban Development, Government of India, 2016.
- Ministry of Urban Development. The Constitution Seventy-Fourth Amendment Act 1992. New Delhi: Ministry of Urban Development, Government of India, 1992.
- Ministry of Urban Employment and Poverty Alleviation. National Policy For Urban Street Vendors. Ministry of Urban Employment and Poverty Alleviation, Government of India, 2004. [https://prsindia.org/files/bills\\_acts/bills\\_parliament/2005/bill82\\_2006123082\\_National\\_Policy\\_for\\_Urban\\_Street\\_Vendors.pdf](https://prsindia.org/files/bills_acts/bills_parliament/2005/bill82_2006123082_National_Policy_for_Urban_Street_Vendors.pdf)
- Mitra, Sudeshna, Pooja Rao. (2018, August 30). Introduction to Planning, Session 2: Planning Terminologies. Urban Planning Module, Indian Institute for Human Settlements.
- Municipal Corporation of Greater Mumbai. Greater Mumbai Draft Development Plan -2034: Draft Development Control Regulations – 2034, 2016.
- NSSO (National Sample Survey Organisation). 2001. Concepts and Definitions Used in NSS. New Delhi: Ministry of Statistics & Programme Implementation. [https://mospi.gov.in/documents/213904/0/concepts\\_golden.pdf/e98fc072-8660-edd9-f179-ce95674f4ca5?t=1615539414160](https://mospi.gov.in/documents/213904/0/concepts_golden.pdf/e98fc072-8660-edd9-f179-ce95674f4ca5?t=1615539414160)
- OECD. “Deregulation.” OECD Glossary of Statistical Terms. February 22, 2003. <https://stats.oecd.org/glossary/detail.asp?ID=4643>.
- OECD. “Inclusive Growth.” July 15, 2022. <https://www.oecd.org/inclusive-growth/>
- Project for Public Spaces. What is Placemaking? 2007. <https://www.pps.org/article/what-is-placemaking>
- Singh, Pranav and Renu Khosla. Resettlement of Slum Dwellers: A Handbook for City Governments. New Delhi: Centre for Urban and Regional Excellence, 2014. [https://cureindia.org/assets/files/Resettlement\\_Manual\\_16-7-14.pdf](https://cureindia.org/assets/files/Resettlement_Manual_16-7-14.pdf)
- UN-Habitat. Multilingual Glossary of Human Settlements Terms. Nairobi: UN-Habitat, 1992. <https://digitallibrary.un.org/record/830503?ln=en>
- United Nations Environment Programme. The ABCs for Sustainable Cities: A Glossary for Policy Makers. United Nations Environment Programme, 2016.
- United States Environmental Protection Agency. What is a Brownfield? June 04, 2022. <https://www.epa.gov/brownfields/overview-epas-brownfields-program>

PLANNING AREA (PLANNING BOUNDARY) • ACCESS ROAD • ADAPTIVE REUSE • PLANNING BOUNDARY  
• BASTI/BASTEE/CHAWL • BROWNFIELD PLANNING • BUILDING LINE • BUILT-UP AREA • CANTILEVER  
PROJECTION PLANNING • CARPET AREA • CENSUS TOWN/NON-MUNICIPAL TOWNS PLANNING •  
EARMARKED LAND • ENCROACHMENT PLANNING • DENSITY • DEREGULATION PLANNING • FEASIBILITY  
STUDY • FLOOR AREA RATIO (FAR) / FLOOR SPACE INDEX (FSI) • GREENFIELD PLANNING • INFILL  
DEVELOPMENT PLANNING • LAND POOLING • LAND USE CATEGORIES PLANNING • MUNICIPAL  
CORPORATION • MUNICIPAL COUNCIL • NON-CONFORMING BUILDING • NON-CONFORMING USE •  
PERMISSIBLE USE • PLACEMAKING PLANNING • PLANNING AREA (PLANNING BOUNDARY) • PUBLIC AND  
SEMI-PUBLIC BUILDING PLANNING • PUCCA MATERIAL • REDEVELOPMENT • SEMI-DETACHED BUILDING  
• SETBACK • STATUTORY TOWN • URBAN AGGLOMERATION PLANNING • URBAN LOCAL BODIES (ULB)  
PLANNING AREA (PLANNING BOUNDARY) • ACCESS ROAD • ADAPTIVE REUSE • PLANNING BOUNDARY  
• BASTI/BASTEE/CHAWL • BROWNFIELD PLANNING • BUILDING LINE • BUILT-UP AREA • CANTILEVER  
PROJECTION PLANNING • CARPET AREA • CENSUS TOWN/NON-MUNICIPAL TOWNS PLANNING •  
EARMARKED LAND • ENCROACHMENT PLANNING • DENSITY • DEREGULATION PLANNING • FEASIBILITY  
STUDY • FLOOR AREA RATIO (FAR) / FLOOR SPACE INDEX (FSI) • GREENFIELD PLANNING • INFILL  
DEVELOPMENT PLANNING • LAND POOLING • LAND USE CATEGORIES PLANNING • MUNICIPAL  
CORPORATION • MUNICIPAL COUNCIL • NON-CONFORMING BUILDING • NON-CONFORMING USE •  
PERMISSIBLE USE • PLACEMAKING PLANNING • PLANNING AREA (PLANNING BOUNDARY) • PUBLIC AND  
SEMI-PUBLIC BUILDING PLANNING • PUCCA MATERIAL • REDEVELOPMENT • SEMI-DETACHED BUILDING  
• SETBACK • STATUTORY TOWN • URBAN AGGLOMERATION PLANNING • URBAN LOCAL BODIES (ULB)  
PLANNING AREA (PLANNING BOUNDARY) • ACCESS ROAD • ADAPTIVE REUSE • PLANNING BOUNDARY  
• BASTI/BASTEE/CHAWL • BROWNFIELD PLANNING • BUILDING LINE • BUILT-UP AREA • CANTILEVER  
PROJECTION PLANNING • CARPET AREA • CENSUS TOWN/NON-MUNICIPAL TOWNS PLANNING •  
EARMARKED LAND • ENCROACHMENT PLANNING • DENSITY • DEREGULATION PLANNING • FEASIBILITY  
STUDY • FLOOR AREA RATIO (FAR) / FLOOR SPACE INDEX (FSI) • GREENFIELD PLANNING • INFILL  
DEVELOPMENT PLANNING • LAND POOLING • LAND USE CATEGORIES PLANNING • MUNICIPAL  
CORPORATION • MUNICIPAL COUNCIL • NON-CONFORMING BUILDING • NON-CONFORMING USE •  
PERMISSIBLE USE • PLACEMAKING PLANNING • PLANNING AREA (PLANNING BOUNDARY) • PUBLIC AND  
SEMI-PUBLIC BUILDING PLANNING • PUCCA MATERIAL • REDEVELOPMENT • SEMI-DETACHED BUILDING  
• SETBACK • STATUTORY TOWN • URBAN AGGLOMERATION PLANNING • URBAN LOCAL BODIES (ULB)  
PLANNING AREA (PLANNING BOUNDARY) • ACCESS ROAD • ADAPTIVE REUSE • PLANNING BOUNDARY  
• BASTI/BASTEE/CHAWL • BROWNFIELD PLANNING • BUILDING LINE • BUILT-UP AREA • CANTILEVER  
PROJECTION PLANNING • CARPET AREA • CENSUS TOWN/NON-MUNICIPAL TOWNS PLANNING •  
EARMARKED LAND • ENCROACHMENT PLANNING • DENSITY • DEREGULATION PLANNING • FEASIBILITY  
STUDY • FLOOR AREA RATIO (FAR) / FLOOR SPACE INDEX (FSI) • GREENFIELD PLANNING • INFILL  
DEVELOPMENT PLANNING • LAND POOLING • LAND USE CATEGORIES PLANNING • MUNICIPAL  
CORPORATION • MUNICIPAL COUNCIL • NON-CONFORMING BUILDING • NON-CONFORMING USE •  
PERMISSIBLE USE • PLACEMAKING PLANNING • PLANNING AREA (PLANNING BOUNDARY) • PUBLIC AND  
SEMI-PUBLIC BUILDING PLANNING • PUCCA MATERIAL • REDEVELOPMENT • SEMI-DETACHED BUILDING  
• SETBACK • STATUTORY TOWN • URBAN AGGLOMERATION PLANNING • URBAN LOCAL BODIES (ULB)  
PLANNING AREA (PLANNING BOUNDARY) • ACCESS ROAD • ADAPTIVE REUSE • PLANNING BOUNDARY  
• BASTI/BASTEE/CHAWL • BROWNFIELD PLANNING • BUILDING LINE • BUILT-UP AREA • CANTILEVER  
PROJECTION PLANNING • CARPET AREA • CENSUS TOWN/NON-MUNICIPAL TOWNS PLANNING •  
EARMARKED LAND • ENCROACHMENT PLANNING • DENSITY • DEREGULATION PLANNING • FEASIBILITY  
STUDY • FLOOR AREA RATIO (FAR) / FLOOR SPACE INDEX (FSI) • GREENFIELD PLANNING • INFILL  
DEVELOPMENT PLANNING • LAND POOLING • LAND USE CATEGORIES PLANNING • MUNICIPAL  
CORPORATION • MUNICIPAL COUNCIL • NON-CONFORMING BUILDING • NON-CONFORMING USE •  
PERMISSIBLE USE • PLACEMAKING PLANNING • PLANNING AREA (PLANNING BOUNDARY) • PUBLIC AND  
SEMI-PUBLIC BUILDING PLANNING • PUCCA MATERIAL • REDEVELOPMENT • SEMI-DETACHED BUILDING  
• SETBACK • STATUTORY TOWN • URBAN AGGLOMERATION PLANNING • URBAN LOCAL BODIES (ULB)  
PLANNING AREA (PLANNING BOUNDARY) • ACCESS ROAD • ADAPTIVE REUSE • PLANNING BOUNDARY  
• BASTI/BASTEE/CHAWL • BROWNFIELD PLANNING • BUILDING LINE • BUILT-UP AREA • CANTILEVER  
PROJECTION PLANNING • CARPET AREA • CENSUS TOWN/NON-MUNICIPAL TOWNS PLANNING •  
EARMARKED LAND • ENCROACHMENT PLANNING • DENSITY • DEREGULATION PLANNING • FEASIBILITY  
STUDY • FLOOR AREA RATIO (FAR) / FLOOR SPACE INDEX (FSI) • GREENFIELD PLANNING • INFILL  
DEVELOPMENT PLANNING • LAND POOLING • LAND USE CATEGORIES PLANNING • MUNICIPAL  
CORPORATION • MUNICIPAL COUNCIL • NON-CONFORMING BUILDING • NON-CONFORMING USE •  
PERMISSIBLE USE • PLACEMAKING PLANNING • PLANNING AREA (PLANNING BOUNDARY) • PUBLIC AND  
SEMI-PUBLIC BUILDING PLANNING • PUCCA MATERIAL • REDEVELOPMENT • SEMI-DETACHED BUILDING  
• SETBACK • STATUTORY TOWN • URBAN AGGLOMERATION PLANNING • URBAN LOCAL BODIES (ULB)



**IIHS BENGALURU CITY CAMPUS**

197/36, 2<sup>nd</sup> Main Road, Sadashivanagar, Bengaluru  
560080, India  
T +91 80 6760 6666 | F +91 80 2361 6814

**IIHS CHENNAI**

Floor 7A, Chaitanya Exotica, 24/51 Venkatnarayana Road,  
T Nagar, Chennai 600 017, India  
T +91 44 6630 5500 / 6555 6590

**IIHS DELHI**

803, Suriya Kiran, 19, Kasturba Gandhi Marg,  
New Delhi 110 001, India  
T +91 11 4360 2798 | F +91 11 2332 0477

**IIHS MUMBAI**

Flat No.2, Purnima Building, Patel Compound, 20-C,  
Napean Sea Road, Mumbai, 400 006, India  
T +91 22 6525 3874