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BDA promises more Cubbon Parks in Bengaluru

By [Bharath Joshi](#), ET Bureau | Sep 21, 2016, 09:58 AM IST[Post a Comment](#)

BENGALURU: The city's fourth comprehensive development plan (CDP) holds the promise of big parks on the lines of Cubbon Park and [Lalbagh](#) for [Bengaluru](#).

The CDP, also known as a revised master plan, will define land use and demarcate zones for Bengaluru's sprawl till 2031.

The [Bangalore](#) Development Authority, the designated planner, is exploring roping in private developers to give the city bigger lung spaces in the face of rapid [urbanization](#).

"Instead of traditionally identifying smaller areas scattered all over, we want to identify big parcels of land for [green](#) spaces. They can be made into parks by developers," Additional Chief Secretary (urban development) Mahendra Jain told ET.



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Only 50% of the total land in a layout can be used for housing or commercial purposes. Of the remaining, 20% is earmarked for roads, 15% for parks and 10% for civic amenities. "A layout can have just 10% set aside for parks and the developer can monetise the remaining 5%, in lieu of which the developer has to acquire and build a park in a land government identifies for the purpose," explained Jain, who is also BDA chairman. "With this approach, we can recreate another Cubbon Park."

In the CDP 2015, about 10% of 1,219 sqkm land earmarked for parks and playgrounds was not acquired due to lack of funds. Land earmarked for open spaces goes back to the original owners if the government does not acquire it within five years of notifying the CDP.

Since 1973, Bengaluru has seen a 1,005% concretisation resulting in a 88% decline in green spaces and a 79% drop in wetlands, according to the Indian Institute of Science. "Norms say 15% land must be for open spaces and every ward needs 33% tree cover. Bengaluru has suffered enough due to private developers. We can't agree to such illogical urban planning," IISc ecologist TV Ramachandra said.

A proposal to reduce open spaces in local areas with the promise of a mythical large green area is not acceptable, civic evangelist V Ravichandar said. "Our past experience shows that. When Banashankari 6th stage was built, a 200acre green space adjoining the Turahalli forest was planned. That's yet to happen." An innovative green fund can help create more lung spaces without shrinking those in neighbourhoods, he said.

However, Jayendra Krishna, who heads sales and marketing for the Raffles Park villas in Whitefield, welcomed the idea. "This can collectively translate to a few acres that public at large can use. It can benefit lakhs against a few hundreds inside a layout," he said.

Confederation of [Real Estate](#) Developers' Association of India (CREDAI) Bengaluru secretary S Suresh Hari agreed. "It's one of the suggestions repeatedly sought by developers. Parks can be developed by pooling in the required area earmarked for the purpose wherever identified by authorities. Park space can be identified by a group of developers or alone, depending on the extent of such allocated land," he said.

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