

PD-H06

LAND AMALGAMATION FRAMEWORK



A step-by-step planning process to guide the restructuring of land for large-scale TOD interventions

Type: Step-by-Step Guide



ABOUT THE PLAN+DESIGN TOOL

PURPOSE

Land amalgamation is required for the purpose of assembling land for urban expansion, infill development, or redevelopment. In this process, the original landowners or occupants voluntarily contribute a certain percentage of their land to the government or other project initiators and, in return, receive compensation in the form of money, serviced land, or any other form of incentive.

CONTEXT

The land amalgamation process can be carried out in three different contexts, namely greenfield, infill, or redevelopment projects.

FOR GREENFIELD PROJECTS

Land amalgamation in greenfield projects can be undertaken in areas where there is land available. These can be farmlands, unused land in the outskirts, etc.

FOR URBAN INFILL PROJECTS

Underutilized and vacant lands have huge potential for urban infill near TOD areas. These lands should be amalgamated to be developed as high-density and serviced area.

FOR REDEVELOPMENT PROJECTS

Redevelopment projects can be undertaken by amalgamating lands that have blighted, unused structures, or in decayed inner city areas.

Disclaimer: The Transit-Orientated Development Implementation Resources & Tools knowledge product is designed to provide a high-level framework for the implementation of TOD and offer direction to cities in addressing barriers at all stages. As the context in low and middle-income cities varies, the application of the knowledge product must be adapted to local needs and priorities, and customized on a case-by-case basis.
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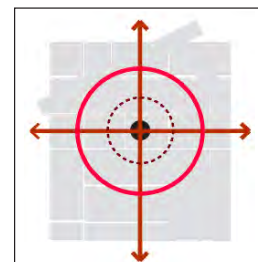
01

PREPARATION OF LAND



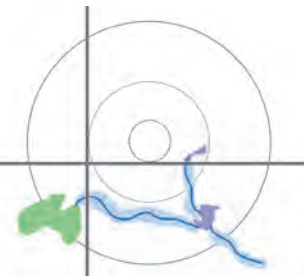
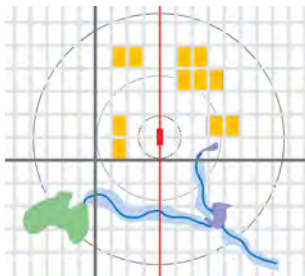
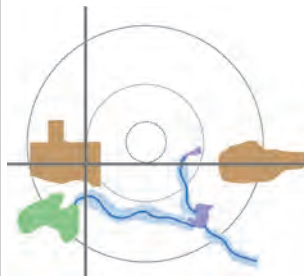
1 DEFINE TOD AREA

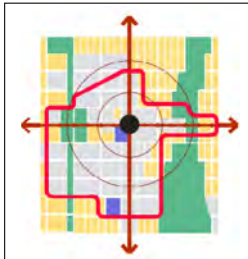
Define the TOD station area within 5-10 minutes walking distance of the transit station.



2 IDENTIFY PROPERTIES FOR LAND AMALGAMATION

Identify properties that can be incorporated for an Amalgamation Plan.

GREENFIELD	URBAN INFILL	REDEVELOPMENT
<ul style="list-style-type: none"> Exclude natural features Rationalize boundaries based on physical barriers, such as bridges, flyovers, etc., that act as a barrier 	<ul style="list-style-type: none"> Exclude natural features Include underutilized, vacant and government-owned lands 	<ul style="list-style-type: none"> Exclude natural features Include blighted and unused structures Include decayed inner-city areas
		



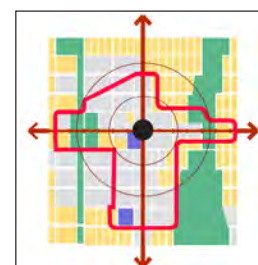
3 REFINE LAND AMALGAMATION BOUNDARY

Refine the final project area boundary based on the following parameters:

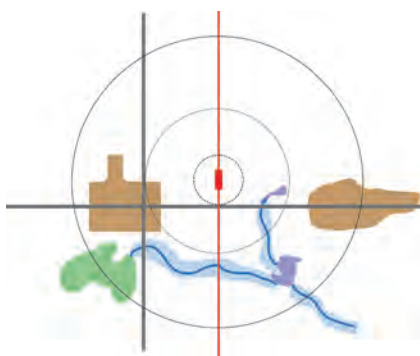
- Clarity on ownership of land
- Whether the land falls under “No Development Zone” as specified by the State/Region/Nation
- Owner’s consensus
- Check with Zonal Regulations

The following instruments can be followed to assemble land that is more viable for development:

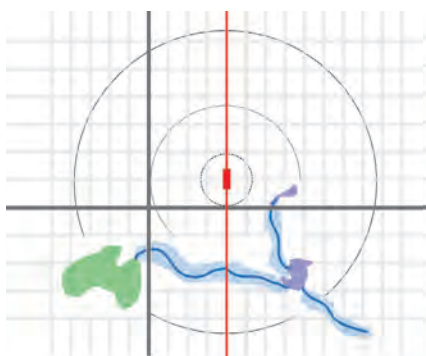
- LAND SWAPPING
- LAND SHARING
- LAND ACQUISITION
- LAND READJUSTMENT
- TRANSFER OF DEVELOPMENT RIGHTS



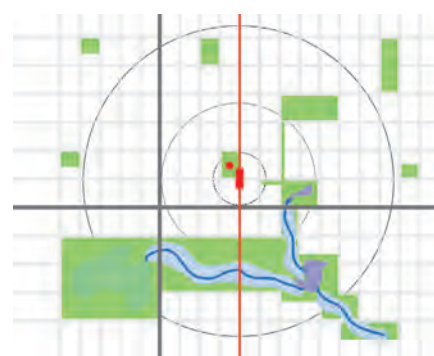
Create a Land Assembly Plan within the amalgamated area through a layered consideration of all the TOD requirements. The TOD requirements to be considered are listed below.



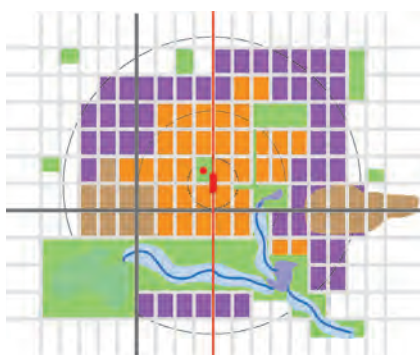
1 TRANSIT STATION



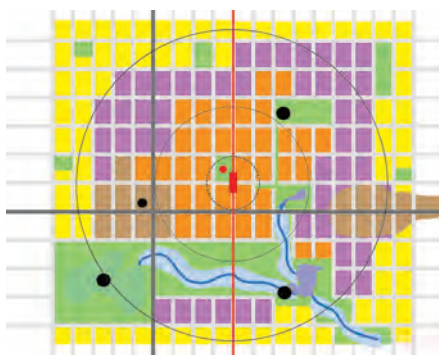
2 STREET GRIDS



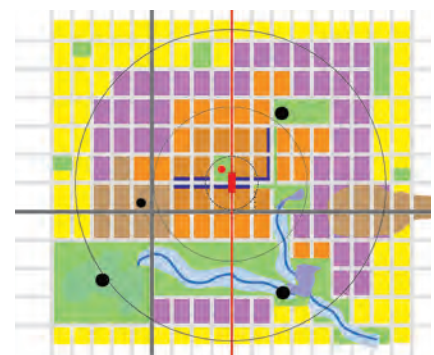
3 TRANSIT PLAZA AND URBAN PLACES



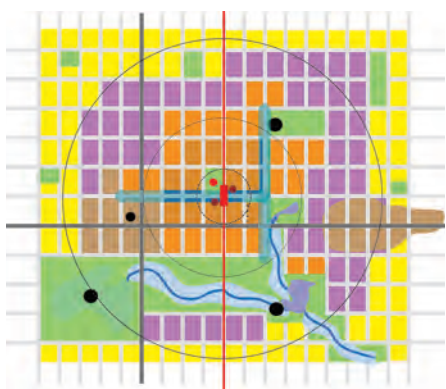
4 HIGH TO LOW DENSITIES



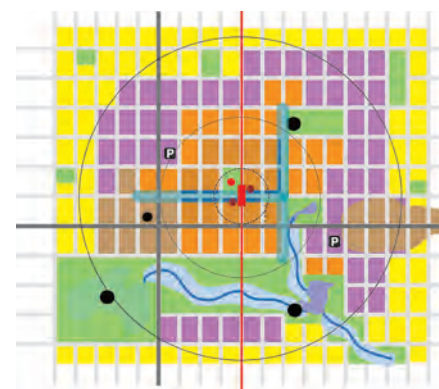
5 AMENITIES AND INFRASTRUCTURE



6 RETAIL AND COMMERCIAL



7 INTERMODAL CONNECTIONS



8 PARKING



9 BUILT FORM

03

IDENTIFY DELIVERY MODE

Identify the appropriate delivery mode for implementing the project. A combination of public and private modes of delivery may also be considered for separate components of the project.

PUBLIC

For delivering the project through a public mode, the following steps will be considered:

- Phased costing needs for the development
- Identification of sources for financing the project, including public funding for public works improvements, public housing and capital markets for financing development work

PRIVATE

For delivering the project through a private mode, the following shall be considered:

- Structuring of PPP/other partnerships
- If the project is undertaken by a private party or a community organization, then regulations must be prepared to ensure TOD-compliant development
- Cost estimation of public works necessary for the development

04

PREPARE PROJECT DELIVERY PLAN



CITIZEN'S INPUT

Prepare a Project Delivery Plan, including a phased implementation plan and supporting institutional and regulatory formations, as required.

1 PHASING AND IMPLEMENTATION

It shall consist of different stages, such as a pre-planning stage, planning and design stage, implementation stage, and monitoring and evaluation stage. These stages may be modified as per different project requirements.

[Refer to **IM-H02** How to Develop TOD Phasing Strategy]

2 NOTIFY REGULATIONS

To allow development in accordance with the regulations, they must be notified. The TOD principles that must be incorporated in regulations include:

APPLICABLE TOD PRINCIPLES

**3 CREATE AN INSTITUTIONAL AUTHORITY OR BODY FOR IMPLEMENTATION**

Based on the delivery mode selected, a specific implementation body must be formed with sufficient accountability mechanisms to ensure equitable development and minimal displacement of original residents.

