

CHAPTER-01

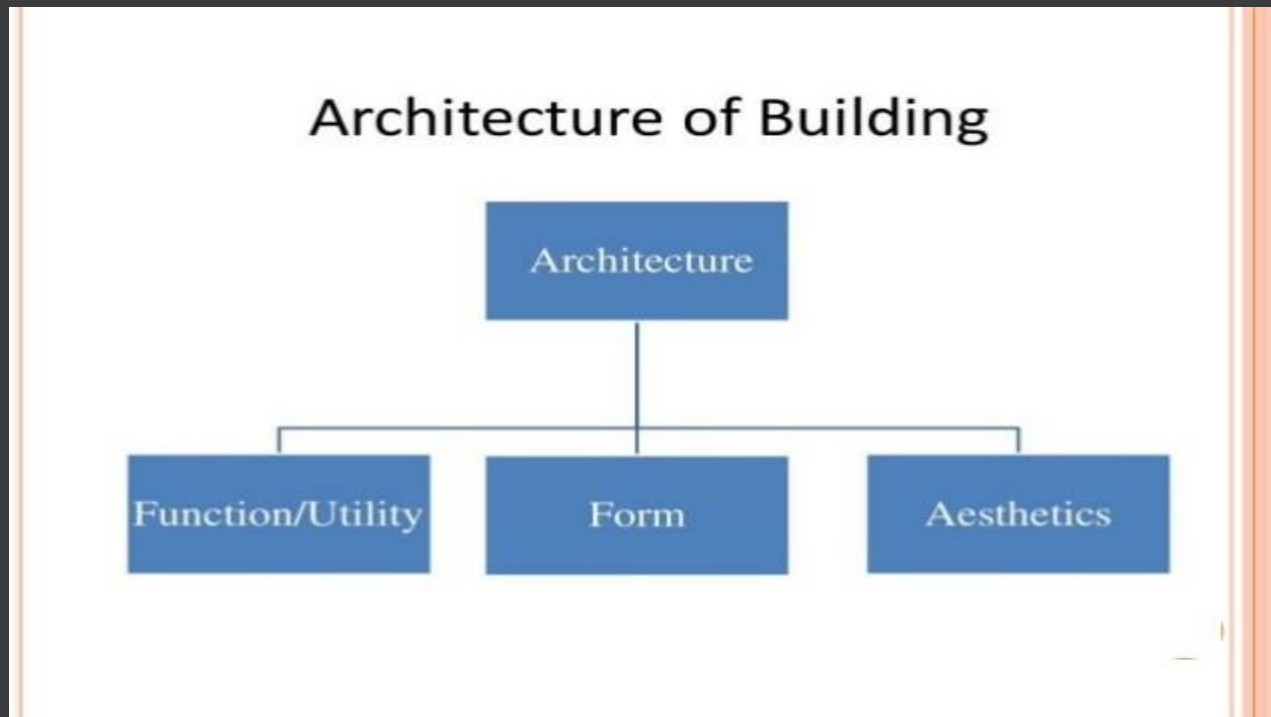
PRINCIPLES OF TOWN PLANNING AND ITS CHARACTERISTICS



INSTRUCTOR: ZANNATUL MOKAROMA

TOWN PLANNING

Some of the principles of the town planning are as follows: **Zoning: the towns are divided into suitable zones such as commercial zone, industrial zone, residential zone, and certain rules and regulations should be implemented for each zone.**



Characteristics of Town Planning

1. Creating new towns and/or villages.
2. Balancing community, business and environmental needs.
3. Helping to inform and direct local and national policy.
4. Safeguarding green and other public spaces.
5. Assessing planning applications.
6. Attracting investment and industry to an area.
7. Protecting buildings of historical and architectural merit/importance.
8. Ensuring that land suitable for development is readily available.
9. Developing programmes of land reclamation.

10. Assessing the effects of proposals on the environment and local community.

11. Inspection, monitoring and enforcement action.

12. Negotiating and working with professionals such as developers, surveyors and architects.

13. Encouraging education and awareness.

14. Providing advice on how and when to seek planning permission.

15. Undertaking specialist research.

16. Advising on issues related to transport traffic and infrastructure.

17. Advising on neighbourhood planning issues.