

## **Proposal for instituting pilot study on Urban Land Governance in chosen cities of India for National Centre for Urban Affairs (NCUA) under CPSM-LBSNAA, Mussoorie**

Fast paced urbanisation is one of the mega trends across the globe. Rapid urbanisation has a very strong interconnect with the overall economic growth, infrastructure development and the quality of life of people who come to occupy the urban spaces. However the urban growth story is different for different countries. In India, while it accounts for 70% of the GDP, the urban form, structures and the ecosystem as it has grown, has presented some deep rooted issues and challenges. The urban inequality, poverty, pollution and lack of services and infrastructure on the one hand impact seriously the quality of life of the residents, while on the other hand it greatly impairs the ability of the cities to become engines of growth.

While the Indian cities today present us with a huge set of challenges, it provides for an equally great opportunity. This has been realised by MOHUA, GoI and various state governments, and therefore many important schemes like Smart Cities, Swachh Bharat Mission, HRIDAY, AMRUT, and Urban Transport are being implemented and a very large amount of investment, both by the government and by the private institutions is being done today. However the two factors which might prove to be the biggest constraint to equitable and sustainable urban prosperity and development are:

- Lack of adequate institutional capacities at different levels of governance
- Lack of contextual and adequate knowledge and research in the complex and multidimensional urban issues

With this in mind Lal Bahadur Shastri National Academy of Administration (LBSNAA), Mussoorie, which is the apex institution for training and development of civil services officers at different levels of government, has setup a National Centre for Urban Affairs (NCUA), under the Centre for Public Management System, LBSNAA with the following objectives:

1. Development of Training Modules on Urban Management for training of civil services officers at induction level (Foundation course, IAS Professional course Phase I & II and Induction training program) and for Mid-Career Training Programs (Phase III, IV & V).
2. Development of Training Modules on Urban Management for training of urban field administrators, using in-class as well as online learning inputs (online MOOC combined with class room sessions).
3. To organize Training of Trainers (ToT), capacity building programs and specialized training courses in different aspects of urban management systems.
4. To conduct research and undertake assessment and evaluation of national and state level interventions into multi-sectoral and multiple-dimensional urban issues by way of studies, seminars, workshops, research presentations, publications and events.
5. Be a repository of knowledge and best practices in urban affairs and create a data bank on urban aspects, case/research studies etc in collaboration with practitioners, academia and Institutions.
6. To undertake such other activities and programmes and to create such other infrastructures as may be found conducive to furtherance of above goals and objectives of the center.

Recently, NCUA has entered into an agreement with Department of Land Resource, Ministry of Rural Development, Government of India, Mussoorie Dehradun Development Authority (MDDA), Varanasi Smart City, and Urban Development and Housing Department, Government of Madhya Pradesh for conduct of national Workshop on “ Urban Land Governance and Planning” and institute pilot study in the corresponding cities and a city nominated by Government of Madhya Pradesh, preferably Bhopal.

### **Scope of Work for Researcher:**

The Researcher shall conduct the research as per the terms laid out in Annexure -A and will assist the Officer in- Charge, NCUA (Centre for Public System Management) in the following activities:

- 1) Assistance in preparation of Research Plans, Research Design and Questionnaire etc.
- 2) Completion of the research project as per the research outcomes listed in Annexure -A.
- 3) Compilation of research material and publishing of the research output and cases from NCUA.
- 4) Review and updation of existing Reading Material/ case material/ Teaching Notes, Exercises and other training material and preparation of new material for programs to be conducted by NCUA.
- 5) Assistance in organizing workshops/ Seminars, including identification of eminent resource persons in the related fields / domains for being invited as Guest Faculty in training courses of the Academy, conduct of workshop and preparation of reports for the workshops conducted by NCUA.
- 6) Any other work entrusted by the Centre Incharge (NCUA) from time to time.

### **Qualification for Researcher:**

- 1) Post Graduate degree in science or social sciences (preferably Urban Development and Planning, Architecture, Land Governance, Public Administration/ Governance) from a reputed institution/ recognized universities.
- 2) The candidate must have published at least one research papers in areas related to Urban Development and planning in a reputed journal. Research paper in an area related to land governance will be given higher preference.
- 3) Should possess demonstrable proficiency in written English as well as sound working knowledge of computers & good communication skills in English and Hindi, both.
- 4) Preference will be given to persons who have completed a Ph.D or are registered for a Ph.D or are pursuing M.Phil programme in relevant discipline and to those who may have worked in similar capacity in the past.

**Remuneration:**

- 1) The Researcher will be paid consolidated remuneration of Rs. 300,000/- for entire project, including extensions if any.
- 2) The Researcher shall be paid a maximum of Rs 2000/- per day for expenditure towards stay, food, local travel and sundry expenses during approved field visits, subject to production of actual bills. Additionally, for travel required for research outside their usual place of residence (with prior approval of the Officer in charge, NCUA), the researcher will be eligible for AC II train fare or actual travel expenditure, whichever is lower.
- 3) While stay in Academy, normally no accommodation shall be given in the Academy premises. However in case of exigencies, guest accommodation may be provided at approved rates subject to availability. The Researcher can avail of the dining facility of the Officers Mess on payment basis.
- 4) In case one researcher is allocated two cities in place of one, he/she will be paid additional remuneration of Rs 150,000. He/she will have to make additional field visits as approved by in-charge NCUA, for which he will be paid at a rate mentioned above.

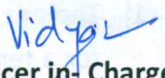
**Term:**

- 1) The engagement of the researcher shall be for the duration of the project which will be for a term of 4 months beginning **15<sup>th</sup> March, 2020** extendable by another two months, subject to the satisfaction of the Chairperson, CPSM of the Academy.
- 2) The Researcher shall visit the concerned city a minimum three times and spend a minimum of 15 days in the city during the entire period of the research project.
- 3) The Researcher shall visit NCUA, LBSNAA, Mussoorie once within a week of engagement, once towards the end of project for project report finalization and submission and once more in the middle of project for mid-term review of project, spending a minimum of 10 days during the entire period of the research project.
- 4) The research objectives, methodology and deliverables shall be as per terms laid out in Annexure – A.
- 5) In case of work of the researcher/institution is not satisfactory, the contract can be terminated any time after giving a notice of one month. The Researcher/ Institutions may also terminate the contract after giving one month notice. In such cases no payment towards consolidated remuneration will be made. The actual expenditure made on travel and logistics as per the rates mentioned above, may be paid subject to the satisfaction of the Officer in-charge, NCUA.
- 6) The research output or papers derived from the research shall be the joint intellectual property of the NCUA (CPSM, LBSNAA) and the researcher and shall not be reproduced and used for purposes other than teaching and training, without the written permission of the Officer in-Charge of NCUA, CPSM. Due acknowledgment of NCUA would be required whenever the research or any data emanating from the research, is used anywhere.

- 7) Location: The position is location free, with frequent travelling to select locations and LBSNAA, Mussoorie.

**Walk-In Interview/ Skype interview:**

1. Candidates may email their resume at [vidya.bhushan@ias.nic.in](mailto:vidya.bhushan@ias.nic.in) or [amodkr.yadava@nic.in](mailto:amodkr.yadava@nic.in) or sent by post to reach NCUA, LBSNAA by 5 pm on 2<sup>nd</sup> March, 2020 at following address: Shri Vidya Bhushan, Deputy Director, Officer in – Charge NCUA (CPSM), Gyanshila Building, LBSNAA, Mussoorie -248179.
2. Short listed candidates will be intimated by 6<sup>th</sup> March, 2020 for walk in interview/ skype interview.
3. This would be advertised on LBSNAA website and notice board.
4. Walk-in Interview would be conducted by approved selection committee
5. NCUA, CPSM reserves the right to accept/ reject any or all application without assigning any reasons whatsoever.

  
Officer in- Charge,  
NCUA, CPSM-LBSNAA

### Terms for Research Deliverables

The research aims to study urban land governance in the identified city, its constituent processes and structures. An additional objective is to diagnose their current status and develop a set of recommendations for enhancing their efficiency and transparency, for the city in particular and urban areas in the state, in general. Specifically, the study will need to produce the following reports:

1. Urban Land Governance city-level report, consisting of answers to, but not limited to the following key questions:
  - a. Who are the key holders of land records in the city? How are they organized internally? What are their capacities?
    - i. How much of the city do the records cover? Are there jurisdiction issues? Are informal areas also covered?
    - ii. What fields/attributes are available in these databases? What is the extent of spatial attributes and maps?
    - iii. What are the key gaps in land records, especially when looked from the point of view of multiple stakeholders/ users of the land record?
  - b. How do government departments and agencies, private enterprises and citizens access these records? For what purposes are they used (for example, for planning and development, land transactions, grant of rights, and property tax collection)?
    - i. Do they satisfy the purposes for which they are sought and used? In what way are they satisfactory or unsatisfactory?
    - ii. What are the alternatives that these users come up with, to access land records for their use?
  - c. Are there any efforts to modernize or update land records in the city? Of what nature are they—for which purposes are they being modernized?
    - i. What are the challenges in these efforts, and how are land record holders dealing with these challenges?
  - d. What are some of the key short term and long term initiatives which are required for an improvement plan to bring in a more accurate and comprehensive land record based on identified gaps and constraints (fiscal, policy, human resource, organisational or technological)? What are the feasible options for the city concerned for implementation of this improvement plan (to be derived based on stake-holder consultation)?
2. Analysis of a land based project as per the themes above (as identified by the city authorities/ government)
3. One comprehensive and comparative report for all three cities combined (to be completed by all researchers hired, working jointly under supervision of officer in-charge NCUA).

**The envisaged milestones and steps which would be required to be completed are as under (to be finalized in consultation with the researcher engaged):**

1. Development of an assessment framework for urban land governance
2. Preparation of Research Plans, Research Design and Questioner and approval thereof.
3. Presentation of detailed research proposal
4. First field visit:
  - a. Focus Group Discussion with different stakeholders
  - b. validation of questionnaires and research design through site visits and visit to office
  - c. collection of secondary land related data parameters spread across different departments
  - d. mapping of organizational structure, process flow diagram, resource availability (fund, manpower, technology etc)
  - e. Selection of land based project and collection of basic technical, financial and land related details.
5. Analysis of data and finalization of detailed research design and outcomes, preparation of follow up questionnaires
6. Mid- review of the research
7. second field visit and subsequent visits
  - a. Detailed data collection
  - b. follow up Focus Group Discussion and interviews
8. Final analysis, Comparative analysis across cities ,and recommendations
9. Review of research report, finalization and submission
10. Editing, peer review and publishing

**Proforma**

**Application for engagement of Technical Manager in the CPSM**

1	Name in full (Block Letter)					
2	Educational Qualification					
3	Date of Birth					
6	Complete residential address with phone number					
7	Mobile/ E-mail ID					
8	<b>Professional Qualifications:</b>					
a)	Sl. No.	Examination Passed	Name of Institution/ University	Year of Passing	% of marks/Grade	Specialization
b)	<b>Employment Records (if any):</b>					
	Sl. No.	Organization	Designation	Pay Scale	From (DD/MM/YYYY)	Job profile
9	Papers published in reputed journals in areas relating to Urban Land Governance and Urbanisation and Additional relevant information, if any, in support of your suitability for the said engagement.  Attach pdf copies for papers			Paper relating to Urban Land Governance:		
				Papers relating to other areas relating to Urbanism:		
				Any other relevant work:		
10	<b>Research proposal:</b> a brief research proposal in not more than 500 words, excluding attachments if any.			Upload word file/ send document		

I hereby declare that the particulars furnished above are true and correct to the best of my knowledge and belief. I have read this document and ready to accept all the term & conditions for engagement of Consultants.

(Signature of the Candidate)

Place:

Date:

Centre for Public Systems Management  
LBSNAA, Mussoorie


Dated: 14<sup>th</sup> February, 2020

**Invitation for Research Proposal**

National Centre for Urban Affairs (CPSM), LBSNAA, Mussoorie invites applications from the candidates who have necessary education qualification as per advertisement notice.

2. Interested candidates, who fulfil the eligibility criteria, may submit their proposal in the prescribed proforma in sealed cover super-scribed "Proposal for the "Research project on Urban land Governance and Planning in city of \_\_\_\_\_" for project linked contract with NCUA, CPSM" which should reach this office by 5pm on 2<sup>nd</sup> March, 2020 at address: Shri Vidya Bhushan, Deputy Director, Officer in – Charge NCUA (CPSM), Gyanshila Building, LBSNAA, Mussoorie -248179 or Candidates may email their resume and application in prescribed Proforma at [vidya.bhushan@ias.nic.in](mailto:vidya.bhushan@ias.nic.in) or [amodkr.yadava@nic.in](mailto:amodkr.yadava@nic.in) by 2<sup>nd</sup> March, 2020.

3. Details including eligibility criteria terms of reference etc. of the above appointment are available on the website of the Academy i.e. [www.lbsnaa@gov.in](http://www.lbsnaa@gov.in)

  
(Vidya Bhushan)  
Officer in – Charge  
National Centre for Urban Affairs (NCUA, CPSM)  
LBSNAA, Mussoorie