Consolidation of land management and town planning activities at the municipal level

A Kryakhtunov, E. Chernykh, K Ainullina
Department of Land Management and Cadastre, Tyumen Industrial University, 2, Lunacharsky st., Tyumen625000, Russia

E-mail: chernyheg@tyuiu.ru

Abstract. The article is devoted to the main stages of the implementation of town-planning and investment activities on the territory of the city of Tyumen. The changes, introduced to the general plan of the city in 2017, as well as the work of the Department of Land Relations and Urban Development, are considered in detail. In conclusion, the work of the Department, which carries out urban planning activities, is analyzed. In order to ensure the planning of the further progressive development of the territory, its rational use, attracting investments, and meeting the needs of the population, the approved town planning documentation is constantly updated taking into account the development programs of individual sectors of the economy, programs for social and economic development of the subjects of the Russian Federation.

1. Introduction
As part of the implementation of local issues, the Administration of the City of Tyumen represented by the branch of the Administration of the city of Tyumen, the Department of Land Relations and Urban Development (hereinafter referred to as the Department), authorized to implement the mechanism for regulating land relations and solving issues (tasks) of town planning activities in Tyumen, including:

• creating conditions for the implementation of urban development activities in the city of Tyumen;
• ensuring sustainable development of the city of Tyumen on the basis of documents of territorial planning and urban zoning;
• providing state authorities, local governments, individuals and legal entities with reliable information necessary for the implementation of urban planning, investment and other economic activities [1].

2. Investment attractiveness of the city
In order to ensure the planning of the further progressive development of the territory, its rational use, attracting investments, and meeting the needs of the population, the approved town planning documentation is constantly updated taking into account the development programs of individual sectors of the economy, programs for social and economic development of the subjects of the Russian Federation, plans and programs for integrated social and economic development territory and allows in turn [1]:

Content from this work may be used under the terms of the CreativeCommons Attribution 3.0 licence. Any further distribution of this work must maintain attribution to the author(s) and the title of the work, journal citation and DOI.
ensure a balanced development of the city in all areas of socio-economic, infrastructure, housing, recreational and other transformations, taking into account local standards of urban planning;

create conditions for demographic growth through improved housing conditions for young people, full coverage of the population with pre-school education, health care, culture, science and art;

to overcome transport problems by improving the planning structure of the city, its street-road networks and the organization of traffic flows.

The presence of a set of documents of territorial planning and urban zoning allows to increase the investment attractiveness of the city's territory, ensures transparency of the town-planning decisions, on the basis of which any interested person can choose any direction of development of a particular territory for studying, considering, participating [2].

On the official site of the Administration of Tyumen (invest.tyumen-city.ru) there is a register of investment projects, accompanied and sold on the territory of the city. To date, there are 56 investment projects in various areas: industry, construction, transport, social and communal services, health care, sports. All projects should be implemented by 2024 [3].

To effectively work with investors, the Administration of the city of Tyumen annually publishes a list of free land plots for the implementation of investment projects on them.

The joint active work of the Government of the Tyumen Region, the City Administration, business community and directly residents of the city of Tyumen contributes to creating conditions for a comfortable living environment, prosperity of the city, and the implementation of investment opportunities in the region.

The Administration carries out activities to support investment projects being implemented and (or) planned to be implemented on the territory of the city of Tyumen (in accordance with the regulations approved by the order of the Tyumen Administration) [4].

3. Implementation of the general plan of the urban district

The implementation of the general plan of the city district of Tyumen, approved by the decision of the Tyumen City Duma of March 27, 2008, No. 9 (hereinafter referred to as the General Plan) is carried out in accordance with the requirements of the Town Planning Code of the Russian Federation, namely [5,6]:

a) preparation and approval of planning documentation for the territory in accordance with the Master Plan;

b) making decisions on the reservation of land, on the seizure of land for state or municipal needs in accordance with the procedure established by the legislation of the Russian Federation, on the transfer of land or land from one category to another [7];

c) creation of objects of local importance on the basis of documentation on the planning of the territory.

Amendments to the Master Plan of the urban district of Tyumen are carried out on the basis of plans and programs for the integrated social and economic development of the municipality, priority national projects, other plans and programs that provide for the creation of federal, regional and local facilities, also taking into account regional and local standards of urban planning (part 5 of article 9, part 3 of article 24 of the Town Planning Code of the Russian Federations) [8].

4. Results of the study

In 2017, two changes were made to the General Plan of the City District of Tyumen:

1) the decision of the Tyumen City Duma of March 30, 2017 No. 580 was amended to:

• changes in functional areas in respect of land plots occupied by the forestry "City forests of the city of Tyumen"; [9]

• Construction of a site for the accumulation of biological waste, located at: Tyumen, 9 km of the Velizhansky tract;
increase in the functional zone of multi-storey buildings, taking into account the increase in
the population of the city of Tyumen and observance of the index of the minimum permissible
area of multi-storey residential buildings for 1 thousand people;
• adjustments (changes) of the boundaries of the settlement city of Tyumen;
• the construction of a family shopping and entertainment center at: Tyumen, ul. Zakaluzhskaya
(see Figure 1);
• bringing the Master Plan in line with the scheme of territorial planning of the Russian
Federation in the field of energy [10].
2) the decision of the Tyumen City Duma of December 21, 2017 No. 672 was amended to:
• bringing the Master Plan in line with the Heat Supply, Water Supply and Wastewater
Schemes, the Territorial Waste Management Scheme, the Electric Power Industry
Development Scheme and Program;
• the transfer of forest fund lands to lands of other categories in relation to the territories
occupied by the cemetery "Chervysheskoye-1", the cemetery "Muslim";
• optimization of the street-road network of the city of Tyumen, as well as the provision of
favorable living conditions in residential buildings, safe transport and pedestrian connections,
taking into account the requirements established by the regional norms of town planning in the
streets: Malygina - Maurice Thorez - Republic - Saltykov-Schedrin and borders of the
streets: Friendship - Malinovsky - Timofey Charkov;
• realization of accomplishment of the adjacent territory of the "Zatyumensky Forest Park";
• Determination of the optimal variant for the location of the green areas of public use, as well
as observance of the calculated indicators established by the regional norms of urban
planning;
• accommodation of suburban areas in the Tyumen-Lugovoye highway area.
• Realization of construction of the building of the Kalininsky district court at the address:
Tyumen, ul. Belinsky - st. Tavricheskaya; [11,12]
• Implementation of the reconstruction of the public highway of federal significance
"Reconstruction of the sections of the motor road 1P 402 Tyumen - Yalutorovsk - Ishim -
Omsk (Tyumen-Borovsky)"
• alignment of the symbols of the master plan maps with the Requirements for description and
display in the documents of territorial planning of federal objects, objects of regional
significance, objects of local significance (Order of the Ministry of Economic Development of
the Russian Federation of 07.12.2016 No. 793);
placement of pre-school educational organization for 330 places in the 10th planning area "Tyumen".

In order to improve the order of regulation of land use and development on the territory of the city of Tyumen, the Department carries out systematic work on drafting changes to the Land Use and Development Rules, in connection with the amendments to the legislation of the Russian Federation, the General Plan of the city of Tyumen, as well as proposals of state authorities, local self-government to ensure the placement of federal, regional and local facilities, legal entities, individuals, in part and Menenius boundaries of territorial zones, town planning regulations [13,14].

As a result of consideration of the proposals, 4 draft amendments to the Rules were prepared, public hearings were organized and held, according to which the draft amendments were approved by the decisions of the Tyumen City Duma.

Preparation and approval of documentation for the planning of the territory is carried out in order to ensure the sustainable development of the territories, the allocation of elements of the planning structure (quarters, neighborhoods, other elements), the establishment of the boundaries of land plots where the capital construction objects are located, the boundaries of land plots intended for construction and placement of linear objects, in accordance with the requirements of the Town Planning Code of the Russian Federation on the basis of the provisions of the Master Plan, land use and development [15].

Currently, the entire territory of the city of Tyumen is provided with projects for the planning of the territory.

In 2017, 41 municipal legal acts on the development of draft planning and land surveying projects were prepared on applications of individuals and legal entities. Twenty-two public hearings were organized and conducted [16].

In total, in 2017, according to applications of individuals and legal entities, 19 land survey projects were approved, and 21 draft amendments to the drafting plans (see Figure 2);

In 2017, on the initiative of the sectoral bodies of the Administration of the city of Tyumen: the Department of Road Infrastructure and Transport and the Department of Land Relations and Urban Development, 35 municipal legal acts were prepared on the development of land planning and land surveying projects [17,18].

Figure 2. Cartogram of security of the 9th planning area "Yuzhny" by land surveying projects.
Article 16 of the Federal Law of 06.10.2003 No. 131-FZ "On general principles of the organization of local self-government in the Russian Federation" refers to the issues of local significance of the city's district, the maintenance of the information system for the provision of urban planning activities (ISOGD) [19].

Conducting ISOGD is carried out by filling in the database with documented information on the development of the territories, on their construction, on land plots, on capital construction objects in accordance with the database structure of the Tyumen State Institute of Information Technologies.

All documented information is subject to compulsory registration in the information system for 9 main sections defined by the Provision on Information Support for Urban Planning Activities and additional sections "Address Plan", "Electronic Duty Plan (Scheme) of Tyumen City M 1: 500".

Administration of the city of Tyumen (Department) in the prescribed manner provides information on the requests of interested persons contained in the information system for urban development.

So in 2017, 16965 inquiries were received from IGOGD information from legal entities, individuals, state authorities and local self-government bodies. In 2017, the dynamics of the growth in the volume of applications received for providing information was noted.

As part of the provision of municipal services, 4260 town planning plans for land plots (hereinafter - GPRS) were prepared [20].

The presence in Tyumen of even a small number of projects under construction without title documents hinders the implementation of management decisions for the development or development of the city's territories.

Preparation and issuance of permits for the construction of capital construction facilities, permits to commission facilities into operation is carried out by the Administration of the City of Tyumen in accordance with the Administrative Regulations for the provision of municipal services for the preparation and issuance of construction permits, permits for commissioning of facilities approved by the resolution of the Administration of Tyumen from 03.10.2011 No. 101-pc. The municipal service is provided to a natural or legal person who provides construction, reconstruction of capital construction facilities, as well as engineering surveys, preparation of project documentation for their construction, reconstruction on the land plot belonging to it.

In 2017, the Department issued 1,050 construction permits and 167 permits to commission capital construction projects. The volume of commissioned housing projects in 2017 amounted to 646.5 thousand square meters, including 110.7 thousand square meters of housing construction.

It should be noted that among the objects introduced in 2017, there are 46 social and cultural objects, the most significant of which are:

- School for 1500 study places in md. East-2;
- trade center "Leroy Merlin" along the Tobolsk tract, 103;
- trade complex "Lenta" on the street. People's, 76;
- 4 sports facilities;
- the embankment of the river. Tour.

5. Conclusion

The structure of management of land relations and town-planning activity that has developed in the city of Tyumen makes it possible to remove a sufficiently large number of emerging problems:

- The terms for issuing permits for construction and reconstruction of capital construction projects are being reduced;
- The presence of draft planning and land surveying projects that have passed public hearings, town planning plans for land plots allows them to be provided on the basis of bidding results for all types of construction;
- Potential investors have a constantly updated list of free land plots for the implementation of various projects;
The well-developed scheme of maintaining and maintaining the information system of urban development in the current state of the city allows to provide information to legal entities, individuals, state authorities and local self-government in the field of land management and town planning activities in the shortest possible time.

References
[1] The Constitution of the Russian Federation of 12.12.93 (taking into account the amendments introduced by the Laws of the Russian Federation No. 6 of 30.12.2008 N 7, as of 05.02.2014 N 2, of July 21, 2014 N 11)
[2] "Urban Development Code of the Russian Federation" dated 29.12.2004 N 190-FZ (as amended on 30.12.2015) (as amended and supplemented, effective from 10.01.2016)
[3] "Land Code of the Russian Federation" of October 25, 2001 N 136-FZ (as amended on May 23, 2016);
[4] Kryakhtunov A V, Pelymskaya O V, Chernykh E G 2016 The role of town planning and land management documentation in the provision of land for construction Kazan Science pp 46–48
[5] Special economic zones (SEZ) in Russia in 2017 http://znaybiz.ru/lgoty/osobyeekonomicheskie-zony/v-rossii.html
[6] Why did not earn special economic zones https://www.if24.ru/pochemu-ne-zarabotali-oez/
[7] Special economic zones as a mechanism for effective development of international investment and innovation activities http://www.enotabene.ru/wi/article_638.html
[8] Territories of advanced development: 12 special zones in the Far Eastern Federal District http://tass.ru/info/2215388 http://tass.ru/info/2215388
[9] Federal Law No. 473-F of December 29, 2014 (as amended on 03.07.2016) "On the Territories of Prior Social and Economic Development in the Russian Federation"
[10] Myakisheva E A, Rudenko M N 2015 On the organizational and economic content of the category "the territory of advanced social and economic development Scientific review pp 41–52
[11] Baklanov P Ya 2012 New economic geography (NEG) and its potential for studying the location of Russia's productive forces Regional Studies 2 pp 166–172.
[12] Baklanov P Ya 2014 Territories of advanced development: concept, structure, approaches to isolation Regional studies 3 pp 12–19
[13] Volokitina Yu V 2011 Increasing the investment attractiveness of the SEZ by improving the legal interaction of SEZ subjects Gaps in Russian legislation 5 pp 279–281
[14] Gareev T R 2009 Economic zoning: classical and institutional aspects of development (on the example of the SEZ in the Kaliningrad region) Terra Economicus 7 (3) pp 70–90
[15] Pilyasov A N 2012 New economic geography (NEG) and its potential for studying the location of Russia's productive forces Regional Studies 3 pp 146–151
[16] Medvedeva O E 2012 The method of determining rent for hunting grounds, based on the provisions of the theory of rent and the theory of valuation Journal of Scientific Publications of Post-Graduate Students and Doctoral Students 11 (77) pp 14–17
[17] The General plan of the city of Tyumen http://www.tyumen-city.ru/
[18] Resolution of the government of the Tyumen region of may 21, 2008. № 138-p "on approval of the Regulations "on the formation of Local coordinate systems of municipal districts of the Tyumen region http://www.consultant.ru/
[19] Internet portal of state services of Rosreestr http://maps.rosreestr.ru/
[20] Rosreestr. Federal service of state registration, cadastral and maps of the FII https://rosreestr.ru/site/