

# Delhi On Drawing Board - Plan local to make city better

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***New Delhi:***

## **Experts Say Area-Specific Plans Address Residents' Needs At Lower Cost**

The whole city faces a parking crisis and the municipal corporations are starved of funds, yet they are building two multilevel parking lots in Subhash Nagar municipal ward alone. Experts say it is wasteful expenditure that could have been avoided using local area plans (LAP) to understand the infrastructure requirements of each area and use resources optimally .

"The idea behind LAP is to help civic and government agencies effectively plan development projects. Master Plan for Delhi is broad-based. A general principle can't be applied everywhere. LAPs provide a solution to local problems. Residents have a say in them," said A K Jain, DDA 's former commissioner, planning.

Although Master Plan for Delhi-2021 requires the local bodies to make LAPs for all 272 wards in consultation with the residents, the plans have not materialized even eight years after MPD-2021 was notified. Some plans were made in 2013 but not notified due to conflicting claims of jurisdiction. While the corporations claim Delhi Development Authority (DDA) is supposed to notify LAPs, DDA says it has no such powers. A South Corporation official said DDA 's technical committee is holding up its plans. "These plans have been prepared by a group of experts. It is important to vet the plans. The DMC Act allows us to prepare layouts, not LAPs."

Experts say the two-year-old LAPs will soon be useless as the ground conditions are changing. "We have mapped all essential services, vacant plots etc. But the ground situation will change in 5-6 years and the exercise has to be repeated," said Vishal, assistant director, capacity building and training, Association of Municipalities and Development Authorities (AMDA).

In 2011, Municipal Corporation of Delhi had involved five organizations to make LAPs for 33 wards as a pilot project. Urban planners say these plans should be notified for planned development. "This helps local bodies understand the needs of an area and its

existing services and infrastructure for future planning,” said A G K Menon, urban planner and convener of Intach's Delhi chapter which made LAPs for nine wards.

Experts say the residents do not know which spaces have been notified for various activities or green spaces in the MPD. Also, MPD doesn't capture the ground situation in many wards. For instance, a 30foot wide MPD road might be encroached upon, or a community centre might be planned in a colony that doesn't have spare land. To achieve MPD goals, the approved use of a plot of land may have to be changed. Sanjukta Bhaduri, professor and head of urban planning at School of Planning and Architecture, who has worked on six LAPs, said each area has its own needs and there are differences even within a ward. “The requirements of a JJ cluster and a plotted colony can't be the same. LAPs help us address the requirements of all sectors.” Next: Development Norms for Residential Areas

<b>THINKING SMALL</b>	
Under Master Plan for Delhi-2021, the local bodies have to make localized development plans. The municipal corporations were supposed to make 272 such local area plans (LAPs)	
<b>MICRO PLANNING LAP</b> is a base plan with details of the area, its population, types of residential and commercial establishments, heritage properties, etc. It marks vacant plots and the proposed solutions for their redevelopment and rehabilitation. It also helps the local bodies identify important requirements of the area. The plan is made in consultation with residents	
➤ Municipal Corporation of Delhi had sanctioned the preparation of LAPs for 33 municipal wards, including Mangolpuri, Green Park, Naraina, Narela, Karampura, Alipur, Kirti Nagar, Najafgarh, etc	➤ <b>It involved the following agencies in the process:</b> Intach, School of Planning and Architecture, Association of Municipalities and Development Authorities (AMDA), Jamia Millia Islamia University and Guru Gobind Singh Indraprastha University

