

Introduction to Urban Planning
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Module No # 02
Lecture No # 09
Zonal Plan

Welcome to the course of urban planning. Today in this section we are going to explore the Local Area Plan with the help of an example of a Zonal Plan under the larger ambit of different levels of plans.

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By now we have already covered Perspective Plan, Regional Plan and Development Plan. You have been exploring how the geographical coverage and the intensity of the details changes with these plans and how they interconnect and integrate with each other. To meet common goals while addressing the local needs, both for long term and immediate concerns. So today we are going to learn about Local Area Plan, how does it fit into the larger purpose, how it addresses the long term goals and the immediate concerns and the details Local Area Plan covers.

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Coverage

- ① The Intent of the Local Area Plan
- ② Various kinds of Local Area Plan
- ③ Zonal Plan of Delhi

So, accordingly, we will cover the intent of the Local Area Plan, thereafter, will familiarize ourselves to various kinds of Local Area Plans. In this section, we will walk through the Zonal Plan of Delhi. To understand the intent and content of the Local Area Plan. The learning outcomes targeted in today's lecture are to develop your ability to explain the purpose of the Local Area Plan, to help you identify different kinds of Local Area Plans, to develop your skills to synthesize and review Local Area Plan in particular to the Zonal Plan.

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Learning outcomes

- ① To develop your ability to explain the purpose of the Local Area Plan
- ② To help you identify different kinds of Local Area Plan
- ③ To Build your skills to synthesize and review Local Area Plan in particular the Zonal Plan

Looking at the intent in the Local Area Plan, we provide the detailed Land Use Plan of the Sub-City and integrate with the urban infrastructure, mobility and services. The time period for the Local Area Plan ranges from 5 to 20 years with review schedule at every 5 years.

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Intent of Local Area Plan

- Detailed land use plan of the sub-city and integrate with urban infrastructure, mobility and services.
- The time period of the Local Area Plan ranges from 5-20 years with review scheduled at every 5 years

Examples of Local Area Plan include Zonal Plan or Sub-City Plan, Town Planning Schemes, Ward Committee Plan, Coastal Zone Plan, Urban Development Plan, Urban Redevelopment Plan.

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Examples of Local Area Plan

- Zonal Plan or Sub-city plan
- Town Planning Schemes
- Ward Committee Plan
- Coastal Zone Management Plan
- Urban Redevelopment Plan

Once the Development Plan is prepared its proposals can be further implemented by preparing Local Area Plan. Local Area Plan is significant in the view of 73rd and 74th Constitutional Amendment Act.

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Role of Local Area Plan



A Local Area Plan in its true sense allows disaggregation of the planning decision and implementation process. Local Area Plan improves the implementation of the Development Plan and most importantly the Local Area Plan brings the planning process closure to the local people. It allows the realization of the development in our neighborhoods. Local Area Plans are primarily prepared to guide the development or redevelopment of the land.

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Purpose of Local Area Plan

- To guide the development or re-development of the land.
 - To conserve the buildings and the physical features.
 - To improve the physical layout.
 - To facilitate access to infrastructure and amenities.
 - To manage the area to enhance health and safety of the residents.
 - To support the economic development.
 - To enhance the quality of living and environment.
 - To improve the service delivery mechanism and community participation.
-

To conserve the buildings and the physical features, to improve the physical layout, to facilitate access to infrastructure and amenities, to manage the area, to enhance health and safety of the residents, to support the economic development and to enhance the quality of living and the environment. Local Area Plan is used for improving the service delivery mechanism and the community participation. While preparing the Local Area Plan it is also important that in the plan implementation details as specified and are aligned with the Government policies such as the State Land Use Policy, State Perspective Plan and State Urbanization Policy, State Urban Housing or Affordable Policy, Township and Integrated Township Policy, Rainwater Harvesting Policy, Energy Policy, Disaster Management Policy, Industrial and Service Sector Investment Policy, Policy for Barrier-Free Environment for the elderly and the physically disabled, E-Governance and Information Technology Policy, Tourism Policy and similar other policies.

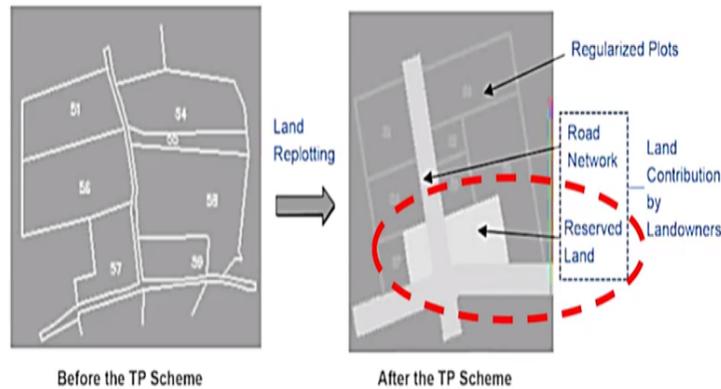
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Necessary alignment of Local Area Plan

- State Land Utilization Policy
 - State Perspective Plan and/or State Urbanization Policy
 - State Urban Housing or Affordable Policy
 - Township and Integrated Township Policy
 - Rainwater harvesting policy,
 - Energy policy,
 - Disaster management policy
 - Industrial and Service sector investment policy.
 - Policy for Barrier-free environment for the elderly and the physically disabled.
 - E-Governance and Information Technology Policy.
 - Tourism policy and similar other policies.
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Local Area Plan



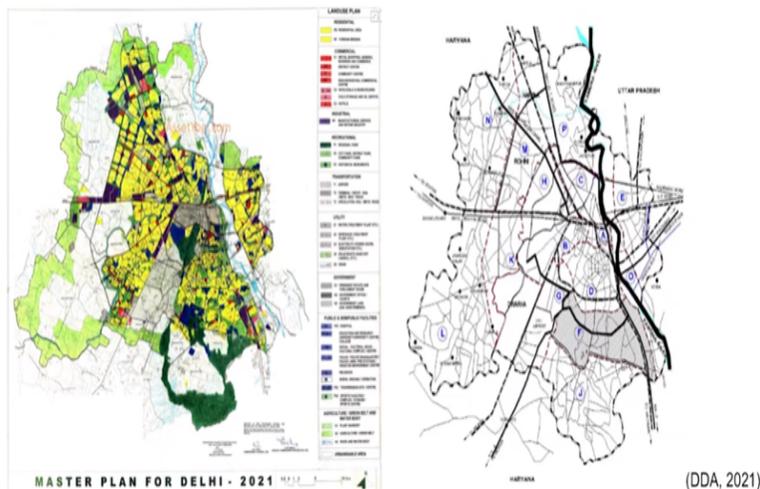
The land reserved for different purposes is demarcated in Local Area Plan prepared under the Town Planning Scheme

In the Local Area Plan specific projects within the planning area should be prepared. In the Local Area Plan land reserved for different purpose such as roads for public purpose for construction, or for reclamation should be delineated. The Local Area Plan provides the frame work for recovery of the associated cost, for the proposed public projects. The mechanism adopted could be levy of betterment charges, charges on additional development rights or user charges.

Now let us look at the example of Delhi. We are looking at the Master Plan of Delhi 2021 where planners had prepared the Master Plan for the entire city. In order to prepare the detail Sub-City Land Use Plan, the Delhi Planning Area is further sub divided into 15 Planning Zones or we can call it divisions, designated alphabet A to P zones, excluding I as per the Master Plan of 2021, as we can see in the image.

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Delhi Mater Plan 2021



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Delhi Zonal Plan



(ebrary.net, 2021)

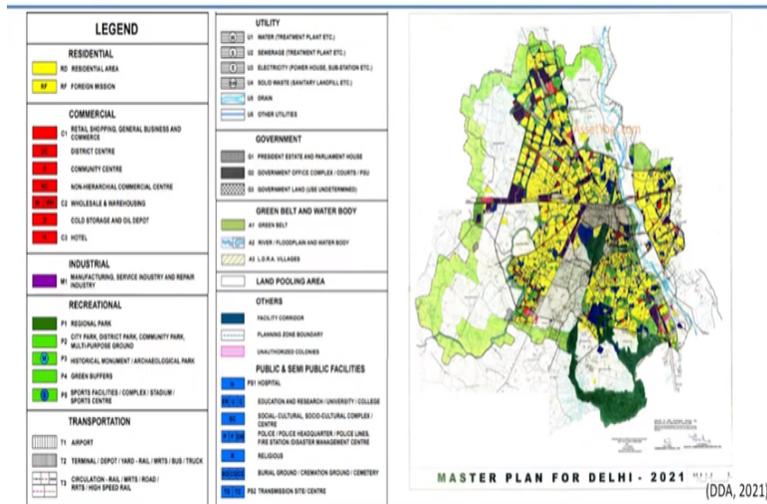
A	Town & Shop (Old City)	1100
B	City Extension (Kirti Bagh)	2204
C	Coal Line	3000
D	New Delhi	6855
E	Trans Yamuna	8707
F	South Delhi - I	11000
G	West Delhi - I	5077
H	North West Delhi - I	15170
J	South Delhi - II	20070
K	South West Delhi	8213
L	West Delhi - II	8213
M	North West Delhi - II	15001
N	North West Delhi - III	6001
O	River Yamuna	15707
P	North Delhi	
M, N & P (Part)	Naval Suburb	
Total		140000

(DDA, 2021)

These Zonal Plan integrate the area with the urban infrastructure, mobility and services. These Zonal Plans help in implementing Development Plan of Delhi through guiding the detailed development in these zones. A Zonal Development Plan means a plan for each zone, division containing information such as regarding provision of social infrastructure, parks and open spaces and circulation system.

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Land Use Code

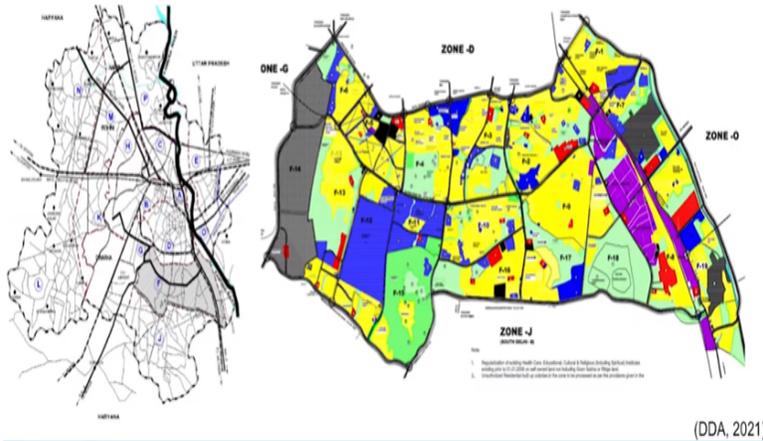


(DDA, 2021)

The Zonal Development Plan indicates the actual as well as proposed used zones designated in the 9 land use categories stated in the Master Plan. According to which the area in the zone is to be finally developed.

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Delhi Zonal Plan: Zone F



We will look in detail the Zonal Plan F of Delhi to understand the intent and content of a Zonal Plan Document. Zonal Plan F covers South Delhi 1 area. The hierarchy of Urban Development indicated in the Zonal Development Plan is in conformity with the Master Plan 2021. Zone F covering an area of nearly 11,958 hectares is situated towards the south of Ring Road from Dhaulakuan to Maharani Bagh.

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In the east it is bounded by River Yamuna and National Highway-2 bypass. In the west it is bounded by Delhi Cantonment Area, Indra Gandhi International Airport and the National Highway-8. In the south it bounded by Badarpur-Mehrauli Mahipalpur road.

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Zonal Plan: URDPFI Guidelines

ZONAL DEVELOPMENT PLAN - 'F' (SOUTH DELHI -I)

1.0 INTRODUCTION:

1.1 BACKGROUND, LOCATION, BOUNDARIES AND AREA: The National Capital Territory of Delhi has been divided in 15 Planning Zones (Divisions) designated 'F' to 'P' (except Zone 'I') as per Master Plan 2001. Zone 'F' covering an area of 11508-ha, is situated towards the South of Ring Road from Drukia Kuan to Maharani Bagh, in the East it is bounded by Sheer Tansen and NH-2 by-pass, in the West it is bounded by Delhi Cantonment area, Indira Gandhi International Airport and by National Highway-8 and in the South it is bounded by Badli-Mehrauli-Mehrauli Road (refer plan No.1)

This zone has been developing since pre-independence era through MPD-1962, MPD-2001 and now MPD-2021. As such, the zone has a heterogeneous character, where the unplanned areas and planned areas developed under the norms of various plans co-exist.

This zone has some of the most prestigious institutions like All India Institute of Medical Sciences, Sardarjung Hospital, Holy Family Hospital, universities and educational institutes, such as South Campus of Delhi University, Indian Institute of Technology, Jawahar Lal Nehru University, Jaiya Milk, etc. This zone also has a large number of significant historical monuments.

1.2 STATUTORY PROVISIONS AND OBJECTIVES: Further a Zonal Development Plan may contain a site plan and a land use plan with appropriate location and extent of land uses, such as public and semi-public buildings, utilities, roads, housing, recreational, industry, commercial etc. It may also specify standards of population, density and various components of development of the zone.

1.3 PLAN PROVISIONS:

1.3.1 MASTER PLAN FOR DELHI - 2001:

As per MPD-2001, the Zonal Plan for Zone 'F' was prepared for a population of about 12,70,000 by the year 2021 and the total area of the Zone as 11,508-ha.

As per MPD-2001, the broad objectives are as under:

- To preserve and enhance the green character of South Central Ridge (Mehrauli), forests and other green linkages.
- To make provisions for mixed use activities in residential areas.
- To identify and conserve important historical monuments.

The Zonal Development Plan 2001 was approved by Govt. of India, Ministry of Urban Affairs and Employment vide letter no. K-13011294-COIB dt. 5.8.98.

(DDA, 2021)

- Brief about the city indicating regional setting
- Functional Character
- Connects with the Master Plan

As per the URDPFI guidelines the Zonal Plan should contain the following, now we are looking at the content of the Zonal Plan. The Zonal Plan should contain an introduction section which should provide a brief about the city in the indicating regional setting, functional character and growth trends. Further the introduction section should also refer and connect to the Development Plan or the Master Plan of the city for which it acts a building block.

We call it has a building block because Local Area Plan plays an important role in the realization of the Development Plan or Master Plan of any city.

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Zonal Plan: URDPFI Guidelines

1.4. SPECIAL CHARACTERISTICS OF THE ZONE: Zone 'F' is identifiable with its low density and green character. This zone is mainly comprised of planned, well maintained posh residential localities. This also includes rehabilitation colonies and government housing areas. A significant feature of this zone is its urban heritage, where first four cities of Delhi namely, Lal Kot, Siri, Tughlakabad and Jaharpanah are located. There are number of developed parks which also includes city forests and the ridge area. Besides Lutyens' Delhi, this zone has well planned residential areas. This Zone has been planned mostly as envisaged in Master Plan for Delhi - 1962. Some of the high income category residential localities are Vasant Vihar, Wazirpur, Anand Niketan, Punchehel, Friends Colony, Maharani Bagh, Hauz Khas, South Extn, New Friends colony, Mayfair garden, Gulmohar Park, Geetanjali, East of Kailash, Sardarjung Development Scheme, etc. The residential localities of this zone can be divided in the following categories:

- Rehabilitation colonies.
- Govt. Housing Schemes.
- Co-operative House Building Societies.
- Privately developed colonies.
- Residential areas developed by the DDA including group housing schemes.
- Slum & JJ housing Schemes.
- Unauthorized/regularized colonies.
- Urbanized villages.

There are three District Centers, namely, Nehru Plaza, Bhikaiji Cama Place and Saket.

This zone is unique in terms of large green area and open space. The South Central (Mehrauli) Ridge which is a conservation area falls in the hierarchy of Regional parks. Besides, large District parks, it has two city forests at Hauz Khas and Jaharpanah. There are various sports complexes, like Siri Fort, Saket, Jasola and also Laxmi Tennis Stadium.

This zone has major public and semi-public facilities, both health and education. Some of these health and educational facilities are of national importance. The public and semi public facilities located in planned and developed area in this zone cater to the population of other zones. Three major social cultural institutional areas, viz Siri Fort, South of India Institute of Technology and Tughlakabad.

(DDA, 2021)

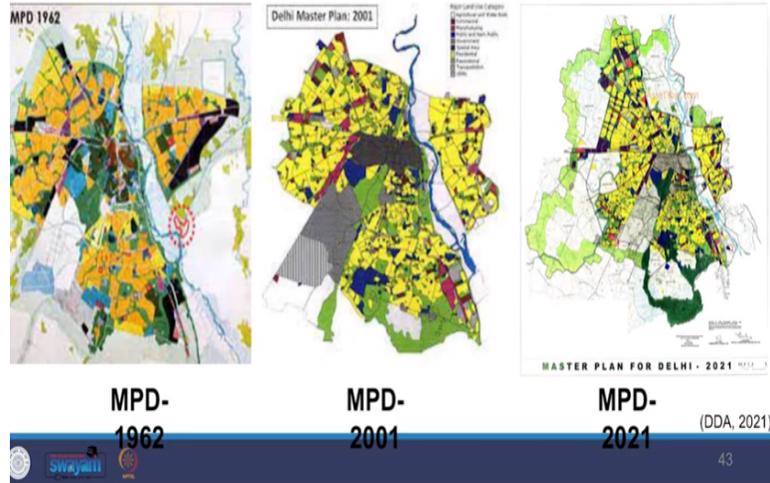
- Special Characteristics

In the plan we also inform about the built up area, character, extent and the delineation boundaries, so to understand the area and plan for the interventions. In this introductory section the interdependence of the plan zone with the other zones should be specified, so that in the plan

we understand the vital role of the zone in facilitating the development of the area under consideration. As well as it is key role in contributing in the smooth functioning of the entire city particularly mobility and the services.

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Zonal Development Plan Delhi: 1962-2021



If you look into the zone, this zone has been developing since Pre-Independence era through Master Plan of 1962, 2001 and 2021.

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Special Characteristics of the Zone



As such the zone has heterogeneous characters, where the unplanned areas and the planned areas developed under the norms of various plans co-exist. Zone F is identifiable with low density and

green character. This zone is mainly comprised of planned, well maintained, posh residential localities. This also includes rehabilitation colonies and Government housing areas.

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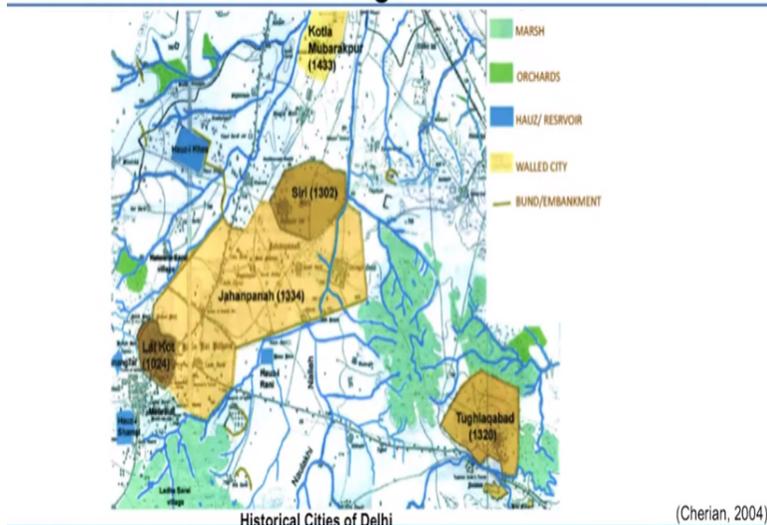
Zonal Plan: Educational and Institutional Zones



This zone has some of the prestigious institutions like All India Institute of Medical Science, Safdarjung Hospital, Holy Family Hospital, universities and educational institutions such as South Campus of Delhi University, Indian Institute of Technology, Jawarhar Lal Nehru University, Jamia Millia University.

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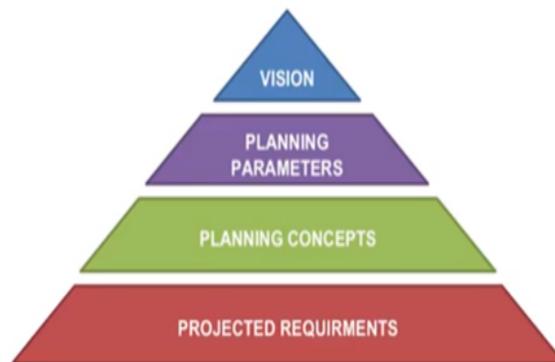
Zonal Plan: Urban Heritage



The significant feature of this zone is its urban heritage, where first 4 cities of Delhi namely Lal Kot, Siri, Tughlagabad and Jahanpanah are located. The next content suggested in the guidelines include the side background in analysis followed by conceptual framework covering future vision, planning parameters, planning concepts, urban design framework, projected requirement, hierarchy targeted in the zone.

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Zonal Plan: Conceptual Framework



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Zonal Plan: The Proposals and Development Strategy

- Land Use Plan
- Circulation system
- Physical infrastructure development
- Community facilities development
- Involved strategies for new development, redevelopment and improvement
- Integrating and developing urban villages
- Informal sector

Thereafter, in the Zonal Plan the proposal and the development strategy should be provided with details including the Land Use Plan, proposed circulation system, proposals for physical infrastructure development has to be provided, proposals for community facilities development, involve strategies for new development, redevelopment and improvement. All these plans have to be given. Proposal for integrating and developing villages has to be provided as well as proposal for informal sector development has to be given.

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Zonal Plan: The Proposals and Development Strategy

- Strategy for rehabilitation/regularization of unauthorized colonies.
- Strategies for maintenance of the services.
- Provision for facilitating physically challenged and disabled in urban development.
- Proposals regarding vending zones such as Transit-oriented markets, pedestrian of market streets, use of only NMVs and permitted buses in vending zones.

The details should also cover the strategy for rehabilitation, regularization of unauthorized colonies, strategies for maintenance of the services, provision for facilitating physically challenged and disabled in Urban Development, proposals regarding vending zones such as Transit Oriented Market, pedestrianization of the market streets, use of only non-motorized vehicles and permitted buses and vending zones. Such kind of interventions can also be taken up in the Zonal Plan.

Further, in order to address the concerns of the environment, the guidelines adjust following should be covered.

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Zonal Plan: Planning Objectives

- Plan for conservation and improvement of land profile, rivers streams, water-sheds, green cover and landscape should be prepared as per the requirements.
- Identification of heritage areas/zones and plan for conservation.
- Energy-efficient and environmentally sustainable development.
- Provision for rainwater harvesting & common infrastructure at LAP level.
- Integration of proposals regarding air water and noise pollution control.
- Security mapping: Focusing on provision of appropriate street furniture including lighting.
- Spacing of police booths.
- Consideration is recommended for providing security for women.

(URDPFI, 2015)

Plan for conservation and improvement of land plan profile, rivers, streams, water-sheds, green covers and landscape should be prepared as per the requirements of the zone. Identification of

the heritage area zone and plan for conservation should be provided. Energy efficient and environmentally sustainable development has to be taken care of. Provision for water harvesting and common infrastructure at Local Area Plan level has to be considered or made.

Integration of the proposals regarding air, water and noise pollution control has to be done, security mapping, focusing on provision of appropriate street furniture, including lighting these all need to be undertaken. Spacing of police booth as to be done. Also consideration is recommended by the guidelines for providing security for women. So all these things have to be taken care in the environmental concerns while working for the Zonal Plan.

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Zonal Plan: Zoning Regulation

- Definitions of various use zone premises
- Use restrictions
- Proposal for mixed land uses
- Strategy for non-conforming land uses
- Strategy for hazard zone and regulations
- Proposals for meeting women's needs
- Mixed use development with focus on street activities.
- TOD/ space for street vendors/encourage areas to be active at various times of day and night

(URDPFI, 2015)

Furthermore, zoning regulations have to be seen such as defining various zones, then what use restriction would be there, uses permitted, conditionally permitted and uses which are prohibited has to be spelled out, what has been proposed for the mixed use land uses has to be indicated, strategies for non-confirming land use has to be mentioned. Strategies for hazard zone and regulations have to be clarified.

Proposal for meeting women's need further mixed use development with focus on street activities is also recommended, specifically for women's med. Transit Oriented Development and space provision for street vendors have to be encouraged in areas to be active at various times of the day and night. We further see that Zonal Plan also needs to address to the development regulations.

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Zonal Plan: Development Regulations

- Building regulations and building bye-laws.
- Urban Design of major hubs, if required.
- Architectural Control, if necessary.
- Specific development controls for heritage areas and other special areas.
- Defined by the local authorities if any may be provided.

(URDPFI, 2015)

Building regulations and building by laws have to be indicated. Urban design of the major hubs, if it is required, has to be indicated in the plan. Architectural control likewise has to be indicated, specific development controls of heritage areas and other specific areas, traditional areas as defined by the local authorities if any may be provided in the Local Plan. Further in the Zonal Plan resource mobilization and implementation plan has to be given, while giving this institutional set up for implementation needs to be addressed.

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Zonal Plan: Resource Mobilization and Implementation

- Institutional set-up for implementation
- Physical Infrastructure development cost including annual and 5 year phasing
- Resource Mobilization for implementation through public private and other sectors

(URDPFI, 2015)

Physical infrastructure development cost including annual and 5-year phasing has to be specified. Resource mobilization for implementation through public, private and other sectors have to be indicated.

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Zonal Plan: Implementation Framework

- Phasing and prioritization of development
- Development Management

Further it needs to give implementation framework where one gives how the plan will be phased, what all projects and policies will be prioritized for development and how the entire development would be managed.

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Zonal Plan: Maps

- Detailed scaled maps of prevailing situation
- Detailed scaled maps of existing Land use
- Detailed scaled maps of proposed Land use
- Detailed scaled maps of proposed location of infrastructure and social services

Further, the Local Area Plan provides all these maps suggestive list that it needs to provide the detailed scaled maps of the prevailing situations, detailed scaled maps of the existing land use, detailed scaled map of proposed land use, detailed scaled maps of proposed locations of infrastructure and social services which is to be addressed in the Zonal Plan. Looking at the Zonal Plan F, in the side background of the Zonal Plan F land use distribution and analysis is included.

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Zonal Plan: Land Use Distribution

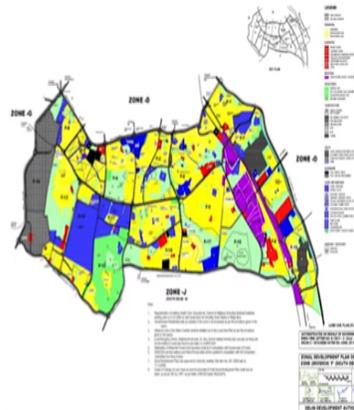
LAND USE ANALYSIS – ZONAL PLAN

Table No. 3

SL. No.	LAND USE	AREA (in HA)	PERCENTAGE (%)
1.	Residential	4236.20	35.45
2.	Commercial	229.41	1.91
3.	Recreational	3159.50	26.42
4.	Public & Semi Public	1380.00	11.53
5.	Transportation	1294.88	10.82
6.	Industrial	515.01	4.31
7.	i. Govt. Office	61.00	0.51
	ii. Govt. use Undetermined	813.00	6.80
8.	Utility	269.00	2.25
	Total	11958.00	100.00

For Landuse – Refer Land Use Plan (Page No. 61)

* Existing and proposed Sports Complexes have been taken as part of Public and Semi Public land use.

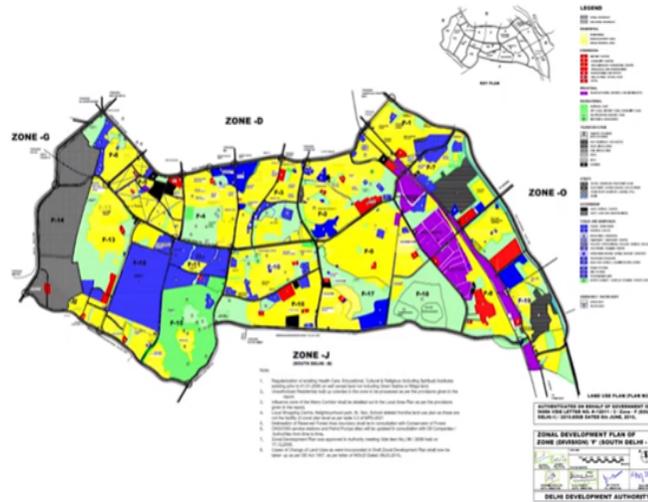


(1000 2021)

So that we know how land is put into use, its proportion and level of quality of life for the people living in this zone. So here we see how the land is distributed and we look at the plan which is prepared for that particular zone, Zone F.

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Zonal Plan: Land Use Plan



This Land Use Plan of Zone F is made in 1 is to 20,000 scale.

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Zonal Plan: Provisions

2.1. POPULATION AND EMPLOYMENT :

i)	Existing population year 2001	17,17,000
ii)	Holding capacity as envisaged in MPD-2021	19,75,000
iii)	Projected Population Year-2021	19,75,000

2.1.1 POPULATION HOLDING CAPACITY :

Population holding capacity of Zone 'F' is to be enhanced through a redevelopment strategy and differential development norms as per MPD-2021. This shall be related with:

- i) Residential development types and their potential for higher absorption.
- ii) Redensification of housing areas developed at lower densities and along selected sections of the metro corridor.
- iii) Redevelopment areas should be identified by the concerned agencies and special redevelopment schemes should be prepared for implementation with in a stipulated time frame work.
- iv) Employment areas/ centres.
- v) Augmentation and rationalization of infrastructure – physical and social.
- vi) Increase in transportation network capacity.

(DDA, 2021)

Further, we see while providing the population and the density and the projection done for this, we see the plan provides information about what is the existing population, what is the holding capacity and what is the projected population. Master plan of Delhi 2021 has stipulated the population holding capacity of this zone to be about 19,75,000 and the total area of the zone to be 11,000 hectares.

As per Master Plan 2021 number of planning measures such as Local Area Planning, redevelopment of villages, unauthorized colonies and built up areas, restructuring and upgradation of residential areas in the influence zone of the MRTS and major transport corridors,

a network of recreational and sports facilities to be suitably incorporated while preparing the details scheme has been instructed.

In the Zonal Plan, the information on the transportation such as circulation network, traffic flow people and goods and terminal facilities are provided which are important to address the need of the area as well as the entire city.

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Zonal Plan: Provisions

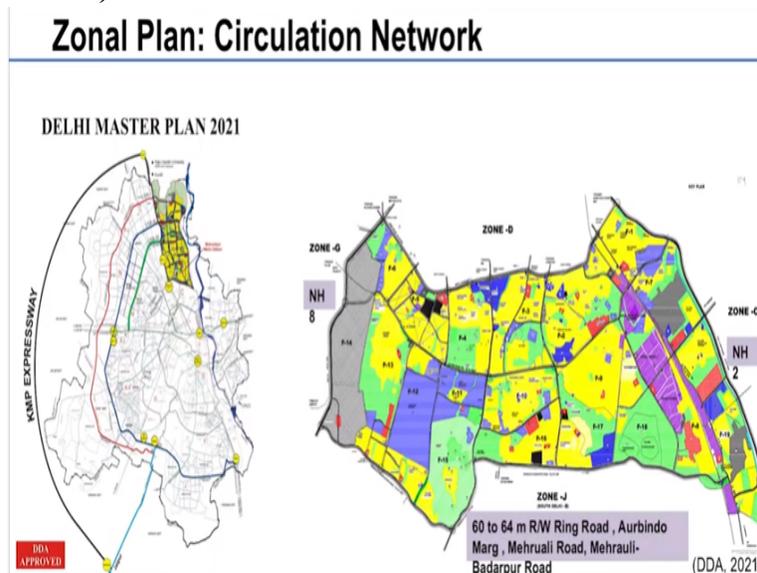
2.7 CIRCULATION NETWORK: The Zonal Plan indicates circulation network, which is based on secondary source data. The actual detailed alignment will be with reference to the actual detailed project report/sites survey and thus may undergo minor modifications at the time of finalizing the road alignment which will be incorporated in the sector plans/layout plans. A Realistic strategy of compensation & rehabilitation of project affected persons is recommended under these Plans/areas.

2.7.1 ROAD NETWORK: The hierarchical system of roads in this Zone is as given below:

- a) 91.4 m R/W
National High Way No. 2
National High Way No. 8
- b) 60 to 64 m R/W
Ring Road, Aurbindo Marg, Mehrauli Road, Mehrauli-Badarpur Road.
- c) 45 m R/W
Outer Ring Road, Mathura Road, Abdul Gamel Nasir Marg, Panchasheel Marg, Chirag Delhi Road, Josep Tito Marg, Lal Bahadur Shastri Marg, Lala Lajpat Rai Path, Africa Avenue, Nelson Mandela Marg, Rao Tula Ram Marg etc.
- d) 30-38 m R/W
Vivekanand Marg, Khel Gaon Road No. 11 & 12 opposite IIT and in front of JNU, Road No. 13 & 14 near Govind Puri, Kalkaji and Ambedkar Nagar, Road No. 4 near East of Kailash.

So, the Zonal Plan provides all this information. In this snap shot you can see. It addresses and talks about the population network, what all the circulation networks are there, what road networks are there.

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It gives all the details and identifies all the roads stretches.

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Zonal Plan: Circulation Network

2.7.2 URBAN RELIEF ROADS: MPD-2021 has proposed number of Urban Relief Roads all over Delhi. The following Urban Relief Roads have been identified in this zone:

- i) Road between Nehru Place and Hotel Park Royal to be extended up to Lotus Temple and towards East of Kailash, if feasible.
- ii) Badarpur Border entry point.
- iii) Sarita Vihar (Junction of Mathura Road and Road No. 13-A) to Okhla Industrial Areas (road between Ph-I and Ph-II to be connected by ROB or RUB).

Additional stretches of missing links could be identified from time to time by the concerned agencies. Their project maybe implemented after carrying out detailed studies.

It also identifies the Urban Relief Roads.

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Zonal Plan: Circulation Network

2.7.3 MASS RAPID TRANSIT SYSTEM (MRTS): An integrated multi-mode transport system within the overall structure of the city is envisaged in MPD-2021. It is envisaged that the future transport system shall consist of a mix of rail and road based systems which may include Metro Rails, Ring Rail, dedicated rail corridors for daily commuters. Bus Rapid Transit System (BRTS) other mass transit modes as technologies become available and Intermediate Passenger Transport (IPT) and private modes on selected corridors to be identified as per the needs from time to time. All roads should be made pedestrian, disabled and bicycle friendly as far as possible. The Metro Rail System is the most important component, of a Mass Rapid System (MRTS) in the City. The Metro Rail network for the entire city has been identified in various phases, which comprises of a network of underground, elevated and surface corridors. There are two Corridors passing through this zone, which are:

- i) Central Secretariat – Qutub Minar
- ii) Central Secretariat – Badarpur

Further extension of MRTS, if any, maybe taken up as and when required. This MRTS network would bring sizable urban area within walking distance from the proposed stations.

Besides, there are proposal of Light Rail Transit (LRT), Bus Rapid Transport (BRT) and High Capacity Bus Service (HCBS) corridor, in order to provide further convenience to common masses. The LRT route stretches from Badarpur to Vasant Kunj through Mehrauli-Mahipalpur Road. The BRT corridor passes through the outer ring road as well as on Moolchand-Chirag Delhi Road. The HCBS route starts from 'T' junction of Mehrauli-Badarpur Road and Dr. Ambedkar Road via Lal Bahadur Shastri Marg, Josip Broz Tito Marg to Delhi Gate.

It also indicates and lists all the Mass Transit System in this area.

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Zonal Plan: Circulation Network

2.7.4 INFLUENCE ZONE:As per Master Plan 2021 Para 3.3.2 Influence Zone along MRTS Corridor and the Sub Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of monuments/heritage areas etc. This identification is to be done in consultation with GNCTD.

In Zonal Development Plan the number of colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans, which are more sites specific.

We also see indication of the Influence Zone and how the details of these each Influence Zone has to be worked out. So in the Zonal Development Plan the number of colony roads, local drains, high tension wires, heritage areas etc., are not indicated. Therefore, in this particular plan they have indicated limitation why the influence zone details of those could not be made. Likewise, it gives information about the bus depot, bicycle tracks what have been proposed and also the railway stations.

(Refer Slide Time: 19:07)

Zonal Plan: Circulation Network

2.7.5 BUS DEPOT: In MPD-2021, it is envisaged to have One Bus Depot for a population of 5 lakhs. Accordingly, the required number of Bus Depots is four for a population of 19,75,000 persons. At present, there are seven operating under DTC. Two Depots are not under operation due to ground realities in R.K. Puram and Vasant Vihar.

2.7.6 BICYCLE TRACKS: Segregated Cycle tracks shall be proposed on feeder roads to Metro Stations only where "Park and Ride" facilities are available. These shall not be permitted on Arterial Roads.

Existing Cycle tracks are on the following Roads:

- a) One of these cycle tracks-link Chirag Delhi, Defence Colony along the Nallah and leads to Inderaprashta Estate Office Complex, along Mathura Road.
- b) The other cycle track coming from Trans Yamuna areas, along ITO bridge, connects Connaught Place and moves further down along Panchkuian Road.
- c) Another cycle track would connect Talkatora Stadium and Mathura Road via Kushak Nallah.

(Refer Slide Time: 19:09)

Zonal Plan: Circulation Network

2.7.7 RAILWAY STATIONS: Presently two Railway Stations/Railway Yards are existing in this zone. These are Okhla and Tuglakabad.

(Refer Slide Time: 19:09)

Zonal Plan: Circulation Network

- 2.7.8 PARKING:** With the phenomenal increase in personalized motor vehicles, one of the major problems being faced today is an acute shortage of parking space.
- Parking has become a matter of serious public concern and requires a carefully considered policy and planned measures to alleviate the problem to the maximum feasible extent in existing areas and for adequate provisioning with reference to future developments. In this background, the following measures are proposed:
- a) **PARK AND RIDE:** Park and Ride lots are available on MRTS station. Apart from providing Park and Ride facilities with reference to integration between the Road and Metro Rail/Rail Transport System, such facilities shall be provided to reduce the problem of parking on main arterial roads in the context of identified work and activity centres which may not be directly connected by the MRTS and to encourage use of public transport.
 - b) **PUBLIC PARKING:** The major efforts will have to come through the creation of public facilities in designated commercial/work centres and other areas and corridors where significant commercial activity has developed by way of mixed use. In the context of the latter, it would also need to be linked to pedestrianisation within the identified areas.
 - c) **PARKING FACILITIES IN DTC DEPOTS:** The use of DTC terminals and depots for development of public parking along with parking of DTC buses, private buses and chartered buses should be explored and specific projects developed.
 - d) **UNDERGROUND PARKING:** Based on the site feasibility, parking facilities can be created under the open spaces without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned agencies are mandatory before taking up such works.
 - e) **PARKING IN RESIDENTIAL AREAS:** Most of the parking is, in fact, being done on the road, which significantly reduces the carriage way width. The problem has been exacerbated by the traffic congestion generated by schools in residential areas. Some measures required to alleviate the problem, to some extent, will be as under:
 - i) All the encroachments on residential streets in the form of kitchen gardens/road side private greens, large projections/ ramps etc. need to be removed.
 - ii) Road cross sections may be redesigned wherever possible to accommodate planned car parking along the residential streets and also creating more surface movement space.
 - iii) Other options, in selected areas, such as creation of underground parking below parks and open spaces will also have to be considered.
 - iv) Resident Welfare Associations will have to be called upon to participate in this process by raising contributions from the residents on the basis of objective criteria such as number of cars owned, etc. Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves. Policy guidelines will have to be evolved for this purpose.
 - f) **MULTILEVEL PARKING:** As per MPD-2021, Multilevel parking is proposed in different part of the city looking into the traffic. This facility should preferably be developed in the designated parking and proposed commercial areas. In this zone Multilevel parking is proposed to be developed in the Community Centre, District Centres wherever possible, apart from other sites.
 - g) **IDLE TRUCK PARKING:** Idle truck parking has been proposed in the land earmarked for IFC at Madanpur Khadar.

Further, we see within this circulation, they also provide information on the parking and then the range of parking's which we see. You can see here they provide information on park and ride, public parking, parking facilities in the DTC depot, underground parking, parking in residential areas, multi-level parking, ideal truck parking. So you can see the range of parking which has been identified, demarcated and provided in the Zonal Plan.

The Zonal Plan F further provides information on the physical and social infrastructure along with assessment of current gap and future need of the population.

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Zonal Plan: Social Infrastructure

2.6.1 HEALTH: MPD-2021 states that the existing bed density per thousand population in Delhi works out to only 2.2. The World Health Organization (WHO) has recommended a norm of 5 beds per thousand population.

MPD-2021 has categorized Hospitals into the following Categories:

Category A (501 beds and above) for every 5 lakh population.

Category B (201 beds to 500 beds) for every 2.5 lakh population.

Category C (101 beds to 200 beds) for every 1 lakh population.

Category D (upto 100 beds) for every 1 lakh population.

Other health facilities, which include maternity home, nursing home, family welfare centre, polyclinic, pediatrics centre, diagnostic centre etc. shall be provided as per the norms given in MPD-2021.

So, here we see it addresses to the health concern, here it is showing what guidelines are being referred as per Delhi guidelines are applied. As well this is also compared with the World Health Organization's standards what have been recommended. So that has been addressed here.

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Zonal Plan: Social Infrastructure

2.6.1.1 List of Hospitals in Zone 'F' is as under:

- i) Holy Family Hospital
- ii) Escorts Hospital
- iii) A.I.I.M.S.
- iv) Safdarjung Hospital
- v) Apollo Hospital
- vi) Venu Eye Institute Hospital
- vii) Pushpawati Singhania Hospital
- viii) Lala Ram Swarup T.B. Hospital
- ix) G.M. Modi Hospital
- x) Max Muller Hospital
- xi) Majeedia Hamdard Hospital

Rebuilding, up gradation and modernization of existing old hospitals is proposed by enhancement of FAR for various levels of health facilities.

Then based on that, further what kind of interventions are needed have been projected. Here we see the document, the list of hospitals which are already there in Zone F. So we see it has all these hospitals Holy Family Hospital, Escorts Hospital, AIIMS, Safdarjung hospitals, Apollo Hospital and so on. So this zone already has this range of health infrastructure in the vicinity. Further in order to address the gap; rebuilding, up gradation and modernization of the existing old hospitals is proposed by enhancement of FAR for various levels of health infrastructure. So in order to meet the projected target enhancement of FAR has been recommended.

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Zonal Plan: Social Infrastructure

- Indian Institute of Technology (IIT)
- Jawaharlal Nehru University
- Delhi University
- Medical Colleges (AIIMS)
- Vocational Training Centers
- Sports Facilities
- Communication & Post/Telegraph/Telephone Facility

Likewise, we see the list of education facilities in this area. So the Zonal Development Plan provides the entire list. What all are there which are at the national level also, most of the institutions are at the National levels so how does that cater to the infrastructure facility of the city or the Nation or the particular area. So we see this location has IIT Delhi, it has JNU, it has medical colleges, vocational training centers, sports facilities, communication and post telephone facilities. So all these are located here, so these have been identified, marked and further interventions have been indicated.

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Zonal Plan: Social Infrastructure

Facility Centers

Sl. No.	FACILITY CENTRE NO.	AREA IN HACT.	FACILITY PROPOSED (as in MPD-2011)
1.	FC-27	6.50	Intermediate Hospital 'A', Intermediate Hospital 'B', Fire Station, Telegraph Office, Head Post Office, Nursing Home.
2.	FC-28	4.25	Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home (2-nos.)
3.	FC-29	20.00	ITI-Technical School + Coaching Centers, Intermediate Hospital 'A' (3-nos.), Intermediate Hospital 'B' (2-nos.), Police Station, Fire Station, Telephone Exchange, Telegraph Office, Head Post Office, Nursing Home (4-nos.)
4.	FC-30	5.20	Intermediate Hospital 'A', Intermediate Hospital 'B' (2-nos.), Nursing Homes (2-nos.)
5.	FC-31	4.80	Intermediate Hospital 'A', Intermediate Hospital 'B', Fire Station.
6.	FC-32	16.70	Intermediate Hospital (2-nos.), Intermediate Hospital 'B', Police Station, Head Post Office.
7.	FC-33	12.00	Socio-cultural, Intermediate Hospital 'A' (2-nos.), Intermediate Hospital 'B', Head Post Office, Nursing Homes (3-nos.), Fire Station, Telephone Exchange.

(GNCTD, 2021)

We can see the list here all the facility centers have been marked here and what kind of proposals have been given, have been listed in the Zonal Plan. The Zonal Plan provides the detail on the environment such as green cover including parks, open spaces forest, orchids, and green.

(Refer Slide Time: 22:28)

Zonal Plan: Green Infrastructure



Further, we see the Zonal Plan provides the details on environment such as green cover including parks, open spaces, forests, orchids and green.

(Refer Slide Time: 22:41)

2.8 ENVIRONMENT/AREAS OF ENVIRONMENT SIGNIFICANCE: The South Central Ridge (Mehrauli) covers an area of 626 ha. It is an area of urban heritage, which has land marks and traces of the historical cities of Delhi. Besides this Tughlakabad is another important green area in the zone. The other major green areas, viz., around important monuments, planned green areas and other natural green areas need to be conserved. Conservation and restoration of the places of rich urban heritage and high tourist value should be taken up on priority. There is an urgent need to intensify afforestation of the ridge area.

Certain areas, which have been notified as a Reserved Forest under the Forest Act shall be retained as such, where no construction, temporary or permanent is permitted.

2.8.1 RECREATIONAL AREAS: Zone 'F' has a much larger green cover than any of the other Zone and could well be called a 'Green Zone'. The major green spaces are complemented and supplemented by a system of neighborhood open spaces, parks and playgrounds in the residential area. This would provide linkages for development of a continuous system of green areas. This has been indicated in the Zonal Plan, which should be detailed out at the stage of preparation of detailed schemes.

It is also proposed to develop the unutilized green spaces along the road and adjoining to Institutional/Industrial/Commercial etc. by inviting participation of RWA's/NGO's etc. In addition to above, one Bio-diversity park is under development by the DDA at Vasant Vihar.

Here, we see this snap shot of the Zonal Plan Document, environmental areas of environment significance have been identified. All the recreational areas have been identified. We see that this zone is unique in terms of large green area and open space. The South Central Mehrauli Range which is a conservation area, falls in the hierarchy of regional parks. Besides large district parks, it has two city forests at Hauz Khas and Jahanpanah.

There are various sports complexes like Siri fort, Saket, Jasola and also Lawn Tennis Stadium. We look at all these parks at the south central ridge area which are located in this zone and what kind of planning interventions are needed to protect them and enhance their quality.

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Zonal Plan: Green Infrastructure



District Park Hauz Khas

District Park Dhaula Kuan

Satpula
Lake

(Internet, 2021)

We can also see the district park of Hauz Khas, we can see district park of Dhaula Kuan and we can see Satpula Lake here. In the plan we see the slope analysis and drainage information as well which are necessary for decision making.

(Refer Slide Time: 23:52)

Zonal Plan: Blue Infrastructure

2.8.3 DRAINS: There are seven drains passing through this Zone:

- i) Barapullah Drain
- ii) Maharani Bagh Drain
- iii) Kalkaji Drain
- iv) Okhla Drain
- v) Tughlakabad Drain
- vi) Sarita Vihar Drain
- vii) Tekhand Drain

2.8.4 WATER BODIES: Water bodies, having a minimum size of surface area of 1ha. shall be preserved by the concerned authorities. Further efforts shall be made at the local area level to retain the smaller water bodies. This list of water bodies having an area more than one Ha. (Annexure-'E')

This snap shot of the of the Zonal Plan here how they have indicated and listed all the drainage which are there and the water bodies which are located in the zone.

(Refer Slide Time: 24:05)

Zonal Plan: Blue Infrastructure



Barapullah Drain



Maharani Bagh
Drain

(Internet, 2021)

So, we can see here Barapullah Drain, just I have got the image for this just to understand the location. And Maharani Bagh drain so we can see the situation in the zone. Further, in the Zonal

Plan we see that information on housing stock and the typologies such as low cost housing, affordable housing are provided in detail for addressing the housing concern at the zonal and the city level.

(Refer Slide Time: 24:41)

Zonal Plan: Types of Housing Subsystems

- Plotted Residential Development
- Rehabilitation Colonies
- Villages
- Unauthorized Colonies
- Mixed Land Use
- Resettlement Colonies
- Housing For Poor

The types of housing sub systems which we see are Plotted Residential Development, Rehabilitation Colonies, Villages, Unauthorized Colonies, Mixed Land Use, Resettlement Colonies, Housing for Poor. The residential locations identified in this zone has been sub-divided into falling categories in the Zonal Plan which include rehabilitation colonies, Government housing schemes, co-operative house building societies, privately developed colonies, residential areas developed by the DDA including group housing schemes, slum and Jugi Jhopdi housing schemes, unauthorized/regularized colonies and urbanized villages.

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Zonal Plan: Types of Housing Subsystems

The residential locations of this zone can be divided in the following categories:

- a) Rehabilitation colonies.
- b) Govt. Housing Schemes.
- c) Co-operative House Building Societies.
- d) Privately developed colonies.
- e) Residential areas developed by the DDA including group housing schemes.
- f) Slum & JJ housing Schemes.
- g) Unauthorized/regularized colonies.
- h) Urbanized villages.

So we see these all these criteria's have been created, have been identified and noted down in the Zonal Plan.

(Refer Slide Time: 25:34)

Zonal Plan: Largest Govt. Housing Complex – R.K. Puram



Plotted Residential Development

(Internet, 2021)

We see the glimpses of this plotted residential development. This is one of the largest Government housing complex at R.K. Puram.

(Refer Slide Time: 25:43)

Zonal Plan: Largest Govt. Housing Complex - South Delhi



(Internet, 2021)

We see another largest Government housing complexes at south Delhi.
(Refer Slide Time: 25:50)

Zonal Plan: Housing Complex - South Delhi



Moti Bagh, New Delhi

Another project we see at Moti Bagh, New Delhi. So you may get an idea about the region we are talking about and this is the judges, top officials, housing complex.

(Refer Slide Time: 25:55)

Zonal Plan: Housing Complex - South Delhi



123-acre complex houses state ministers, judges, top officials

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Zonal Plan: Rehabilitation Colonies

- There are several large rehabilitation colonies developed by the Ministry of Rehabilitation to provide accommodation for the displaced persons after the independence of the country.
- These include Lajpat Nagar, Kalkaji, Amar Colony, Malviya Nagar etc.

We further also see that there are several large rehabilitation colonies developed by the Ministry of Rehabilitation to provide accommodation for the displaced persons after the Independence of the Country. These include Lajpat Nagar, Kalkaji, Amar Colony, Malviya Nagar and so on.

(Refer Slide Time: 26:36)

Zonal Plan: Rehabilitation Colonies



Lajpat Nagar

(Internet, 2021)

(Refer Slide Time: 26:40)

Zonal Plan: Rehabilitation Colonies



Kalkaji

(Internet, 2021)

So we can see the picture of Lajpat Nagar, Kalkaji we can see here just to visualize.

(Refer Slide Time: 26:45)

Zonal Plan: Rehabilitation Colonies



Amar Colony Nagar

(Internet, 2021)

Amar Colony we can see here. These have become very congested as we have also seen in the picture, mainly due to non-residential activities in the residential premises. Therefore, in the Zonal Plan it has been highlighted that certain pockets where there is a heavy congestion, Urban Renewal Scheme be prepared and required infrastructure be provided by the local body. Further, the Zonal Plan also identifies 36 villages in Zone F of which they have provided a comprehensive list.

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Zonal Plan: List of Urban Villages in Zone F (Annexure: B)

1. Adhchini	10. Humayunpur	19. Lado Sarai	28. Okhla
2. Arakpur Bagh	11. Jasola	20. Madangir	29. Sarai Juliana
3. Badar Pur	12. Jia Sarai	21. Madanpur Khadar	30. Shahpur Jat
4. Begumpur	13. Joga Bai	22. Masih Garh	31. Sheikh Sarai
5. Ber Sarai	14. Kalu Sarai	23. Masjid Moth	32. Tamoor Nagar
6. Chirag Delhi	15. Katwaria Sarai	24. Mehrauli	33. Tehkhand
7. Garhi Jharia Maria	16. Khirki	25. Mochi (Nazul) Kishangarh	34. Tuglakabad
8. Hauz Khas	17. Khizrabad	26. Mohammadpur	35. Yusuf Sarai
9. Hauz Rani	18. Ladha Sarai	27. Munirka	36. Zamrudpur

(GNCTD, 2021)

The socio-economic changes in these villages have been substantial. The Redevelopment Plan needs to ensure that the permissibility of the mixed use zoning at property or within the premise level is compatible to the pre-dominant residential areas. In the Zonal Plan the need for Village Redevelopment Scheme has been highlighted for development and upgradation of villages. The village Aabadi are treated as Special Area, where Special Area Regulation of Master Plan 2021 are applicable. So this is the kind of list which the Zonal Plan provides.

(Refer Slide Time: 28:06)

Zonal Plan: List of Unauthorized Colonies (Annexure: C)

S. No.	Name of the Colony	S. No. as per GNCTD	Reg. No. given by GNCTD
(1)	(2)	(3)	(4)
1.	All Extn. (Block A & B) New Delhi - 110041	69	571
2.	Abul Fazi Enclave Part-I, Shalwan Bagh	674	1369
3.	Abul Fazi Enclave Part-II, Block G & H	672	1183
4.	Abul Fazi Enclave Janta Nagar, P.O. Santa Vihar, New Delhi - 110025	300	538
5.	All Vihar (Block A, B, C, D, E, F & H)	744	1128
6.	Badapur Extn. Block C & D New Delhi - 110044	297	568
7.	Badapur Extn. New Delhi	675	946
8.	Badapur Extn. Pooled - All New Delhi-110044	679	1063
9.	Balla House, Okha	856	1430
10.	Both Vihar (Tapur Palani), Badapur, New Delhi - 110044	281	462
11.	D Block, Badapur Extn., Tapur Road, New Delhi - 110044	274	585
12.	Shakti Enclave Kisor Near, Kalind Colony, New Delhi	1305	130

13.	E Block, Hari Nagar, Part-II, Badapur	1084	841
14.	Garhwal Colony, Mehrauli	1333	994
15.	Garhwal Colony, Block No. 2, Mehrauli, New Delhi - 110030	429	378
16.	G Block, Mohan Baba Nagar, Tapur Extn., Badapur	1272	136
17.	HBI, Inok, Zain Nagar Okha, New Delhi - 110025	1340	1014
18.	Janta Village, Delhi-110025	797	1381
19.	Mohan Baba Nagar, Badapur, New Delhi - 110044	1299	91
20.	Mohan Baba Nagar, Tapur Extn., Badapur, New Delhi - 110044	196	682
21.	Mohan Baba Nagar, Tapur Extn., F Block, New Delhi - 110044	134	719
22.	Noor Nagar Extn., Janta Nagar	1152	3
23.	Okha Vihar & Extn., Janta Nagar, Okha, New Delhi	1410	631
24.	Okha Vihar, Janta Nagar, New Delhi - 110025	662	155
25.	Tapur Palani, Badapur, New Delhi - 110044	129	634
26.	Tughlakabad Extn., New Delhi - 110019	1018	680
27.	Zain Nagar, Block-H, New Delhi - 110025	378	226
28.	Zain Nagar, Block-H, New Delhi - 110025	331	587

(GNCTD, 2021)

Further, we see that the Zonal Plan also identifies the Unauthorized Colony. So there has been initiative to regularize Unauthorized Colony by Government of National Capital Territory of Delhi. So within that like we talked about how we fit in with other interventions in the policy, so to fit within that regularization of Unauthorized Colony is being taken up and in the Zonal Plan the tentative list of Unauthorized Colonies falling in this zone has been provided.

As in the case of village Aabadi the land use of the finally approved Unauthorized Colonies located in any use zone at any point of time within the boundaries specified with the competent authority would residential.

(Refer Slide Time: 29:08)

Zonal Plan: Mixed Land Use (Annexure: D)

LIST OF COMMERCIAL STREETS, MIXED USE STREETS, PEDESTRIAN SHOPPING STREETS

A. List of Mixed Use Streets MoUD, Govt. of India on 07.09.2006.

- New Delhi South Extn. Part-II (Portion fronting Ring Road)
- Kalkaji Main Road (Between Block G & H and E & F)
- Malviya Nagar (Main Market Road)
- Road between Govindpuri and Govindpuri Extension.
- Shop-plots, forming part of an approved layout plan of the Competent Authority.

B. Commercial Streets Notified vide corrigendum issued on 14.09.2006 by GNCTD.

S. No.	Name of Road/Street	Stretch of Road From to	ROW (in mts.)
i)	Kalka Devi Marg, Kalkaji	Capt. Gour Marg to Sapna Red Light	24.00
ii)	Main Road Gathi	Raja Dhir Sen Marg to Kalka Devi Marg	9 to 15
iii)	Main Road Kalka j	CGHS to Outer Ring Road	18.00
iv)	Internal road Satya Niketan	H. No. 93 to 141 (both side road)	9.0
v)	Benito Jurez Marg (South campus road Satya Niketan)	From H. No. 18 to H. No. 299 (one side)	24
vi)	Internal road Satya Niketan	H. No. 214 to H. No. 221 (Both side)	9
vii)	Dheer Singh Marg	234-A to 18 Sant Nagar	18
viii)	60 wide Road Gautam Nagar	Aurobindo Marg (Yusuf Sarai Mkt.) to SFS flat Gulmohar Enclave (both side)	18
ix)	Dheer Singh Marg	234 to 252 Sant Nagar	24
x)	Maharishi Daya Nand Marg, Malviya Nagar	Hostel Road Savitri Nagar to DDA flat Shivalk Road	24

(GNCTD, 2021)

Another typology which we see is Mixed Land Use by Ministry of Urban Development Government of India and Government of National Capital Delhi. So in the Zonal Plan list of Mixed Use States falling in Zone F have been identified and prepared. So here we can see the list which has been prepared and aligned with all the other interventions in place from this particular zone.

(Refer Slide Time: 29:39)

Zonal Plan: Resettlement Colonies

Sl. No.	NAME OF THE COLONY AND AREA IN ACRES	TOTAL PLOTS
1.	Sunlight colony (48.05)	845
2.	Srinivas Puri (15.09)	423
3.	Garhi Village (7.68)	384
4.	Kalkaji (58.60)	1762
5.	Madangir (139.2)	6354
6.	Dakshinpuri R/Sec. (77.90)	5803
7.	Dakshinpuri Ext. (47.07)	6429
8.	Tigri(38.8)	1954
9.	Moti Bagh Ring Road(14.5)	299
10.	West of Khanpur (14.77)	1206
11.	Madanpur Khadar	7686
12.	Madanpur Khadar (23.76)	2353
13.	Molor Bund Ph-I & II (51.00)	4798

Total plots of Slum Wing, MCD 7151
Total plots of DDA 33145

Next we can see the category- Resettlement Colonies. There are a number of Resettlement Colonies in this zone. Most of the Resettlement Colonies have been provided with essential services but the immediate need is of individual services that is water, sewerage and electricity. Zonal Plan states to align the construction of the houses with the approved standard and building plans to ensure healthy and better environment.

In the Zonal Plan provision has been made for cooperative society's, private developers, Government agencies to come forward for redevelopment based on the incentives as applicable for these Squatter Rehabilitation Scheme. Likewise, we also see another typology addressing to the housing for the poor. In the Zonal Plan all the resettlement plots are identified. As per the records the zone has more than 40,000 resettlement plots and 31,000 EWS Janata Dwelling units.

(Refer Slide Time: 30:53)

Zonal Plan: Slum Rehabilitation

Slum Clusters In Delhi:

Okhla Industrial Area, Lodhi Road, Bhogal, Nehru Nagar, Kakaji, Sukhdev Vihar, Mehrauli, Ashram, Anant Ram Dairy, Todapur, Sangam Vihar, Jwalapuri, Rohni Sector- 3 , Mayapuri, Peeragarhi, Amar Colony, Prahladpur, Badarpur, Tuglakabad

Likewise, all the list for Slum Rehabilitation in the Zonal Plan all the locations have been identified, we see 96 slum clusters in the zone. Further we see the industrial segment is also addressed. In the Zonal Plan current industrial guidelines are reviewed which talks about guidelines for redevelopment of existing industries which have to be framed within 2 years by DDA in consultation with GNCTD and the local bodies.

(Refer Slide Time: 31:23)

Zonal Plan: Industrial Zone

MPD-2021 has stated that guidelines for re-development of existing industrial areas shall be framed within 2 years by DDA in consultation with GNCTD and the local bodies.

The redevelopment schemes cover the following aspects:

- i) Modernization and upgradation of existing planned industrial areas; and
- ii) Redevelopment of area, which have become industrialised over the period of the two Master Plans even though not designated as such.

So in overall strategies, the Redevelopment Scheme covers the following aspects: modernization and upgradation of existing planned industrial areas, redevelopment of areas which have become industrialized over a period of 2 Master Plans even though not designated as such.

(Refer Slide Time: 31:59)

Zonal Plan: Industrial Zone

The following are the industrial areas in this zone:

- i) Okhla Industrial Area Ph-I, II and III
- ii) Mohan Co-operative Industrial Area
- iii) SISI Complex, Okhla near Modi Flour Mill



(Internet, 2021)

So, we see in this particular zone we have Okhla Industrial Area Phase 1, 2 and 3. We also see Mohan Cooperative Industrial Area, SISI Complex, Okhla near Modi Flour mill. So we see these three industrial areas in this zone. These industrialized areas were developed in 70's and over the years have deteriorated considerably in terms of physical infrastructure and in some cases deficiencies on this core have persisted in and overall sense.

(Refer Slide Time: 32:34)

Zonal Plan: Industrial Zone

- Developed in the 70s.
- Deteriorated considerably in terms of physical infrastructure.
- Changes in the nature of activities in some of the areas.
- Demands for using part of the plots for activities for commercial.
- Need for modernization and upgradation of the existing industrial areas
- Need for addressing environment.
- Mass Public Transport Corridors (for optimizing the use around these areas through the process of redevelopment).

Besides, there have been changes in the nature of activities in some of the areas and there has also been demand for using part of the plots for activities which could be classified as commercial. Therefore, in the Zonal Plan the need for modernization and upgradation of the existing industrial areas with due regards to environmental consideration has been emphasized. Also as most of the industrial areas are located along the mass public transport corridors, the need for optimizing the use around these areas through the process of redevelopment has been proposed.

(Refer Slide Time: 33:11)

Zonal Plan: Urban Design Areas

2.9.1 DISTRICT CENTER: A District Centre should have all the components to create a pleasant environment with easy accessibility from the major transport modes and surrounding residential areas through pedestrian approach or by sub ways etc. Planned District Centres can be best utilized for creating public spaces.

2.9.2 OTHER AREAS: Other areas of Urban Design importance are as follows:

- i) Historical monuments and gardens, Qutub Minar Complex, Vijay Mandal, Quila Rai Pithora, Tuglakabad Fort, Khirki villages, etc. and gardens like Mehrauli area, Hauz Khas, Jahapanah, Astha Kunj etc.
- ii) Areas along entry routes and other important routes in Delhi – Badarpur Border (NH-2), NH-8.
- iii) Road and Rail, MRTS corridors, entries, and terminals – Tuglakabad Railway Station, Central Secretariat – Qutub Minar, Central Secretariat – Badarpur.

We further see urban design guidelines which have been addressed in this Zonal Plan. We see district centers, provision for district centers have been made in this plan which will be accessible through the major transports mode and surrounding residential areas, through pedestrian approaches as well. As well as these district centers have to be integrated with the

public spaces. We also see other provisions have been given for other areas for Urban Design Interventions.

So all the historical monumental places have to be taken under urban design aspect and then also areas along the entry routes and other important routes in Delhi-Badarpur Border they all need to be addressed through Urban Design Intervention. Likewise, all the MRTS Corridors, entries and terminals like Tughlakabad, railway stations, Central Secretariat, Qutub Minar, Central Secretariat- Badarpur have to be considered under the Urban Design Intervention.

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Zonal Plan: Heritage Zones

2.10 CONSERVATION OF BUILT HERITAGE: According to the Archeological Survey of India there are number of monuments in Delhi which have been notified as protected. It is envisaged that the extent of areas of heritage and declared protected monument under the ancient Monument and Archeological Sites and Remains Act, 1958, be reserved for conservation for which conservation schemes may be prepared by the concerned organization/local authority. Use of Heritage Building shall be put as per recommendation of the Heritage Conservation Committee.

2.10.1 HERITAGE ZONES: The areas have been identified as Heritage Zones.

- i) Specific heritage complex within Mehrauli area.
- ii) Specific heritage complex within Vijay Mandal-Begumpur-Sarai, Shahji-Lal Gumbad.
- iii) Specific heritage complex within Chirag Delhi.

2.10.2 ARCHAEOLOGICAL PARKS: The following areas have been designated as Archaeological parks:

- i) Mehrauli Archaeological Park
 - ii) Tuglakabad Archaeological Park.
- The list of centrally protected monument, ASI and GNCTD in Zone 'F' (Annexure 'F')

Similarly, we see there are proposals for conservation of built heritage, also heritage zones have been identified and also the archeological parks have been identified in the zone for further interventions.

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Zonal Plan: Physical Infrastructure

2.11 PHYSICAL INFRASTRUCTURE: The requirement of water, Sewerage, Power and Solid Waste Disposal for this zone shall be worked out in consultation with the concerned department and Engineering Department of DDA.

2.11.1 WATER SUPPLY: As per MPD-2021, it is proposed to augment the capacity of these Water Treatment plants to 919 mgd by 2021. The water supply would have to be augmented specially in view of preventing acute shortage and also the trend of population growth. In this zone there is one water treatment plant at Okhla and DJB has proposed construction of 20 mgd. water treatment plant at Okhla, to meet the short fall upto 2011.

2.11.2 SEWERAGE/DRAINAGE/SOLID WATER: The zone is almost fully served by underground sewerage. However, it is suggested to augment the sewerage network in the old areas identified for urban renewal. The zone has several major storm water drains, which flush out the storm water into the river.

The zone has large sanitary landfill sites; on Maa Anand Mai Marg (Okhla Industrial Area Ph-I). However, for disposal of garbage, modern technology and methods which are environmentally more safe need to be adopted.

Similarly, we see the Zonal Plan identifies the physical infrastructure which majorly concern water supply and sewerage drainage and solid matter. So those all interventions how they have to be taken care of has been addressed in the plan.

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Zonal Plan: Physical Infrastructure

2.11.3 POWER: The existing power generation station in this zone is Badarpur Thermal Power Station. As per the Master Plan norms there is a need for 4 nos. of 220 KV ESS in this zone. It is suggested that no overhead cables be provided in this zone due to the urban design aspects. The power supply needs to be planned by the concerned department, keeping in view the increasing trends of power consumption and population growth.

2.12 LAND USE PLAN: The land analysis as per Zonal Plan is given in the Table No. 3 below. This includes the modification which have already been processed & notified under Section 11A of Delhi Development Act. These are listed as Annexure 'A'

Also, we see in the physical infrastructure interventions power and all these things have been identified and then the land used plans have been indicated.

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Summary

- ① Intent of the Local Area Plan
 - ② Various kinds of Local Area Plan
 - ③ Zonal Plan of Delhi to understand the intent and content of Local Area Plan
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So, we see that by all these, by reviewing the Zonal Plans of Zone F of Delhi we have seen how the Zone F was detailed out, all the aspects were clearly stated in the plan and also they were interconnected through the circulations and through the other infrastructure with the other part of the city. So we have seen what all it has within, what all details the document contains and how they are interconnected. So we have looked into the intent of the Local Area Plan, why it is made. Then we have also seen different kinds of Local Area Plan and we have reviewed one of the Zonal Plan of Delhi to understand the intent and the content of the Local Area Plan.

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References

- URDPFI Guidelines, Ministry of Housing and Urban Affairs, <http://mohua.gov.in>
- Master Plan Delhi – 2021, Delhi Development Authority, <https://dda.org.in/>
- Government of National Capital Tertiaries of Delhi, <https://services.delhi.gov.in/home/Services-Department>
- Delhi - Zonal Plan F, 2010, Delhi Development Authority, <https://mcdonline.nic.in/eodb/dda/plan/r6.pdf>

These are the references used.

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Suggested Reading and Watch

(to contemplate Delhi and Local Area Plan)



- https://www.youtube.com/watch?v=aUWvx3iBV_8
- <https://www.youtube.com/watch?v=KXE3FoVintw>
- <https://www.youtube.com/watch?v=vx0g2KVGbms>
- <https://www.youtube.com/watch?v=e2VKE0MI5P0&t=51s>
- https://www.youtube.com/watch?v=J9mpXixJptg&ab_channel=4KUrbanLife

Our coverage was limited with the scope of the topic. There are enormous readings and movies available to explore. Few are suggested here, this is not an extensive list you may feel free to suggest more from your experience.

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 Please feel free to ask Questions.

Let us know about any Concerns you have 

 Do share your Opinions, Experiences and Suggestions.

Looking forward to Interacting and  Co-learning with you while exploring Cities and Urban Planning. 

Please feel free to ask questions, let us know about any concerns you have, do share your opinions experiences and suggestions. Looking forward to interacting and co-learning with you while exploring cities and Urban Planning, thank you.