

## **SYSTEM OF PREPARATION OF ZONAL PLANS IN THE LAST 3 DECADES**

**T.V. INTERVIEW ON SAHARA (NCR) TV CHANNEL; ON 7<sup>TH</sup> AUG.'09**  
{Mr. Zile Singh Chauhan ( Ex- MLA), Mr. Rajesh Gehlot (MLA & Member DDA)}

### **ZONAL PLANS ; SPECIFIC PLANS OF P1 & P2**

#### **1. Legal provision made in the DD Act**

1. Sec. 6 DD Act – Object of the authority; to Plan & secure the development of Delhi in terms of different types of infrastructure and all other aspects.
2. Sec. 7 DD Act – Civic Surveys & Master Plan of different land uses and infrastructure.
3. Sec. 8 DD Act – Zonal Development Plans with details of land uses and infrastructure:
  - a) Location and extent of land use showing public buildings, public works and utilities, roads, housing, recreation, industries, business, markets, schools, hospitals, open spaces and other public and private uses.
  - b) Population and building density.
  - c) Areas required for development purposes .
  - d) Provisions of i) Division into plots, ii) Reservation of land for various purposes, iii) Alignment of buildings, iv) Architecture features, v) Prohibition or Restrictions regarding some uses.
  - e) Any matter which is necessary for the development of the zone.

#### **2. Two Zonal Plans One of Zone A-18 (Naya Bans Area) prepared in 1969 and the Second of – P1, P2 & M ; North and partly North west prepared in 1999 were discussed.**

##### **2.1 Zone A-18 (Naya Bans Area)**

TCPO in 1969 prepared a plan of this area of 40 acrs in a scale of 1:1200 or 1” = 100ft. In the plan one can see each and every building; road up to 9 mt. and above, parts of property affected etc.

2.2 Zone P1, P2 & M- are in total area of 7365 hec. in a scale of 1:20,000 . The plan was prepared in Jan '1999 with the following land use break up.

i) Residential	3165 hec.
ii) Commercial	556 hec.
iii) Public & Semi Public	875 hec.
iv) Industrial	326 hec.
v) Govt. Offices	16 hec.
vi) Re-creational	1029 hec.
vii) Transportation	1079 hec.

#### **4. System of preparation of Zonal Plan**

##### 4.1 Follow MPD 2021 AD – Planning Instruments

- i) Re-planning, Re-development, Re-construction.
- ii) Use of public private partnership
- iii) Use TDR (Transfer of Development Rights)
- iv) Higher FAR along high intensity traffic corridors
- v) Used 24 mt wide road for commercial purposes subject to parking norms, circulation & environment.
- vi) Transparency has to be maintained.
- vii) Various policies namely: Land policy; Financial policy; coordination; integration; evaluation and monitoring policy.

##### 4.2 Land use of various properties.

##### 4.3 Land ownership has to be taken care of

##### 4.4 Some system of financial planning.

R.G. Gupta  
RGG- City/ policy Planner  
[www.rgplan.org](http://www.rgplan.org)