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Local area plans

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1 Local area plans: concept, purpose, contents and how they differ from TP schemes

A local area plan (LAP) is a detailed, micro-level plan for one part of a city — a ward, precinct, corridor or core area — that works out the Development Plan's proposals on the ground, mainly to improve and redensify areas that are already built up.

Core facts

- **Place in the hierarchy (URDPFI):** Perspective Plan → Regional Plan → **Development Plan** → **Local Area Plan** → Special Purpose Plan → Annual Plan.
- **Scale:** below the city-wide DP; covers a **part of the city**.
- **Main purpose:** to **improve and enhance existing developed areas** (brownfield) — regeneration, redevelopment, redensification, better streets and services.
- **UDCPR Reg. 15.3:** a LAP is a plan for **comprehensive development of a particular area** of a city or town, with **more detailed provisions** than the DP, addressing **local requirements**: micro-level planning requirements, **local area specific regulations, urban design**.
- **UDCPR:** if a LAP is **inconsistent with UDCPR**, the **LAP prevails**.
- **Maharashtra law:** LAP defined in **s.2(14A)** and provided in **ss.33A–33D** of the MRTP Act, inserted by **Mah. Act XLIV of 2025** (see UPL-LP-02, UPL-LP-04). The sanctioned "Final Local Area plan" modifies the DP or RP to that extent (s.33C(3)).
- **Gujarat law:** **s.76A** of the GTPUDA, 1976 (see UPL-LP-03).
- **TOD link (UDCPR 14.2.1.2.2):** in TOD zones, the Planning Authority prepares LAPs **with participation of local residents** within **four months**, with **complete street design** for optimum densities and pedestrianisation.

Explained

Typical contents of a LAP

- Detailed land use, down to plots or blocks.
- Circulation: street hierarchy, **street design**, parking, pedestrian and cycle networks.
- Physical infrastructure: water supply, sewerage, drainage, power, solid waste.
- Social infrastructure: schools, health, open spaces at neighbourhood level.
- **Urban form controls:** building envelopes, heights, setbacks, frontages, FSI distribution.
- Local area specific regulations, heritage and conservation rules.
- Phasing, cost estimates and financing (fees, premium FSI, charges).
- Not in a LAP: regional settlement hierarchy or inter-district corridors — these belong to a **Regional Plan**.

Delineating the LAP area — consider:

1. the **purpose** of the LAP;

2. **zone boundaries** in the Development Plan;
3. relevant **administrative boundaries** (wards, sectors);
4. existing **natural and man-made features** (rivers, railways, major roads).

LAP and TP scheme compared

Point	Town planning scheme	Local area plan
Main use	greenfield / peri-urban land	built-up (brownfield) areas, cores, corridors
Tool	pooling and reconstitution of plots	regulations, urban design, infrastructure upgrades
Plot boundaries	redrawn into final plots	mostly kept; reconstitution impractical
Finance	contribution from increment, sale plots	fees and charges, premium FSI, incentives
Maharashtra law	Chapter V, ss.59-112	ss.33A-33D (2025); UDCPR 15.3

Common traps

✗ "A LAP is mainly for developing new greenfield areas." ✓ It is mainly to **improve existing developed areas**; greenfield land suits a **TPS**.

✗ "Where a LAP conflicts with UDCPR, UDCPR prevails." ✓ The **LAP prevails** (UDCPR Reg. 15.3).

✗ "LAP provisions are in UDCPR Reg. 15.4." ✓ **Reg. 15.3**; 15.4 is street design guidelines.

✗ "A LAP covers inter-district transport corridors." ✓ That is a **Regional Plan** matter; a LAP is micro-level.

✗ "LAPs reconstitute plots like a TPS." ✓ LAPs mostly use **regulations, design and infrastructure** without full reconstitution.

✗ "A LAP is prepared, sanctioned and implemented only by the local authority." ✓ It needs **State Government** approval.

Quick revision

- LAP: micro-level plan for part of a city; below the DP.
- Purpose: improve and redensify built-up areas.
- UDCPR Reg. 15.3: comprehensive development; local regulations; urban design.
- UDCPR: procedure like s.33; in force after State approval; LAP prevails over UDCPR.
- TOD zones: LAP within 4 months with residents' participation (UDCPR 14.2.1.2.2).
- Delineation: purpose, DP zones, admin boundaries, features.

- TPS = greenfield, reconstitution; LAP = brownfield, regulation and design.
- Maharashtra: ss.33A–33D (2025); Gujarat: s.76A.