



UP 4.01 Planning Legislation and Professional Practice

Evaluation of “Uttarakhand Urban and Country Planning and Development Act 1973 and Amendment 2013”

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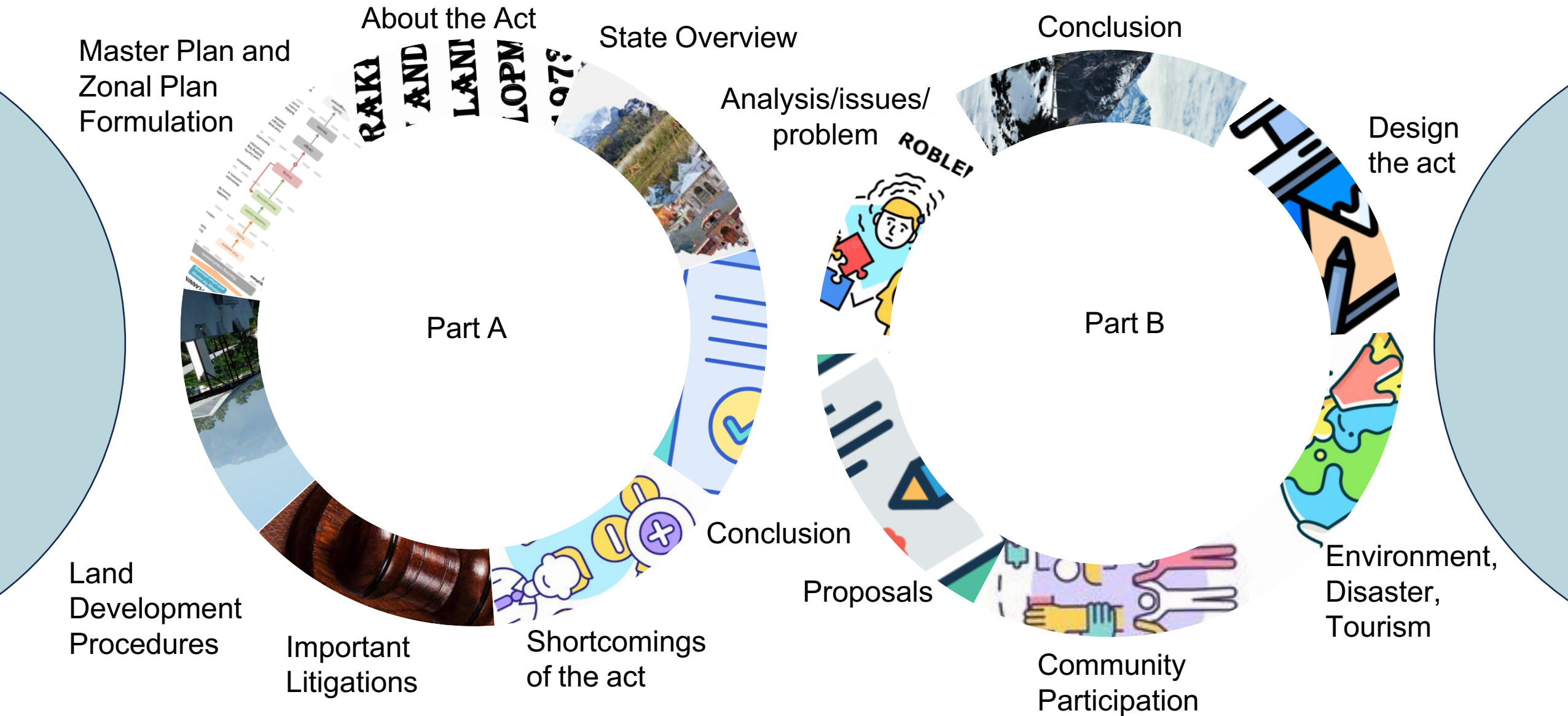
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Evaluation of “Uttarakhand Urban and Country Planning and Development Act 1973 and Amendment 2013”



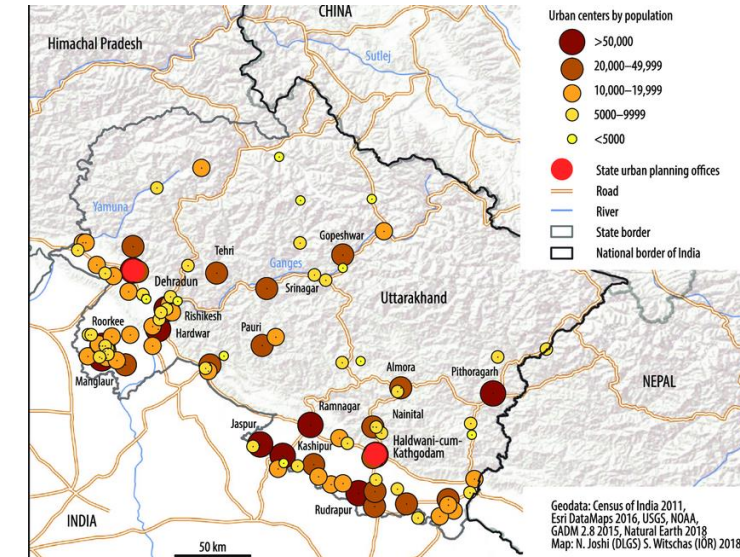
Uttarakhand State Profile

Uttarakhand is one of the recently constructed states in the political map of India. It is carved out of Northern Uttar Pradesh. Located at the foothills of Himalayan mountain ranges, it is largely a hilly state which shares international boundaries with China in the North and Nepal in the east. It has Himachal Pradesh on its North West Side where as it is surrounded by Uttar Pradesh on its south. Uttarakhand is rich in natural resources with many rivers and forests and snow clad mountain peaks. State is trying to explore a variety of commercial opportunities for horticulture, floriculture and agriculture. Above all, Uttarakhand has a vast tourism potential in adventure, leisure and eco tourism.



Demography

As per Census 2011, the total population of Uttarakhand is 10086292. Out of the total population of Uttarakhand, 70,36,954 people resides in the rural areas and 30,49,338 people lives in the urban areas. The total share of rural population in Uttarakhand is 69.76 percent where as total urban population of Uttarakhand accounts to 30.23 percent. Out of the total population, there is 50.93 percent of male population and 49.06 percent of female population.

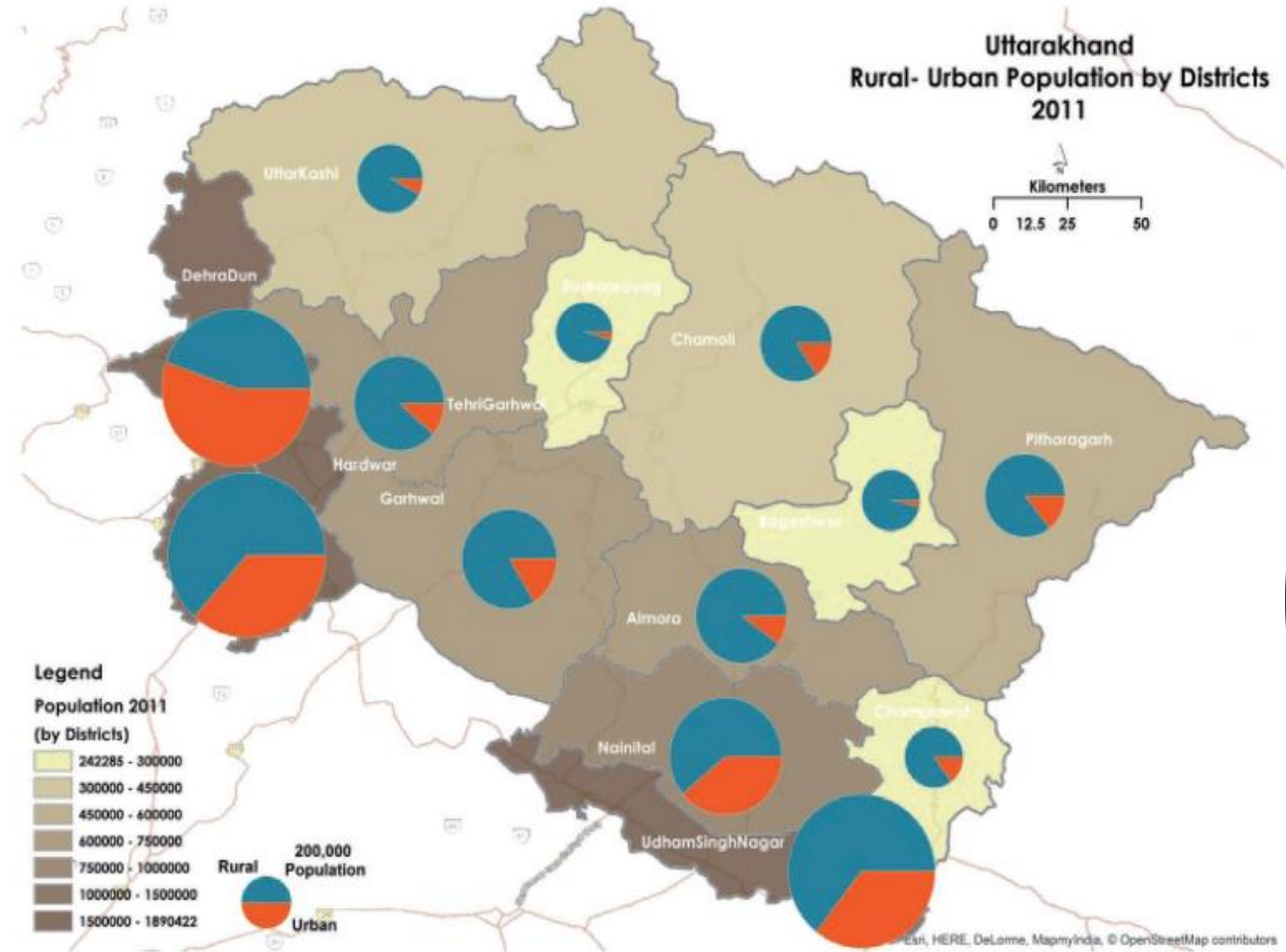


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Table 1. Distribution of urban population in Uttarakhand, 2011

Districts/Region	Total Population	Rural Population		Urban Population	
	persons	persons	%	persons	%
Uttarkashi	330,086	305,781	92.6	24,305	7.4
Chamoli	391,605	332,209	84.8	59,396	15.2
Rudraprayag	242,285	232,360	95.9	9,925	4.1
Tehri (Garhwal)	618,931	548,792	88.7	70,139	11.3
Dehradun	1,696,694	754,753	44.5	941,941	55.5
Pauri (Garhwal)	687,271	574,568	83.6	112,703	16.4
Pithoragarh	483,439	413,834	85.6	69,605	14.4
Bageshwar	259,898	250,819	96.5	9,079	3.5
Almora	622,506	560,192	90.0	62,314	10.0
Champawat	259,648	221,305	85.2	38,343	14.8
Nainital	954,605	582,871	61.1	371,734	38.9
U.S. Nagar	1,648,902	1,062,142	64.4	586,760	35.6
Hardwar	1,890,422	1,197,328	63.3	693,094	36.7
Uttarakhand	10,086,292	7,036,954	69.8	3,049,338	30.2

Source: Census of India, 2011.



Urban centers	No. urban centers	Population size (% of total)	Land use maps	% Urban population covered	Valid land use maps ^{a)}	% Population covered with valid land use plans
Total urban centers	115	3,049,338 (100)	18	47	6	32
Plains urban centers	76	2,608,350 (85.5)	9	50	3	37
Mountain urban centers	39	440,988 (14.5)	9	32	3	5

Source: Based on UHUDA n.d.

^{a)} Land use plans that are valid beyond 2020.

Evaluate the master plan and zonal plan making process and identify problems and issues in The Uttarakhand Urban and Country Planning and Development Act, 1973: The Uttarakhand Urban and Country Planning and Development Act, 1973 provides a framework for the master plan and zonal plan making process. However, some potential problems and issues can be identified. They are as follows:

- (A) **Lack of Clarity on Consultation Process:** The Act mentions consultation with the concerned Local Development Authority for preparing the master plan. However, it does not provide specific details on the consultation process, which may lead to ambiguity and potential conflicts.
- (B) **Amendment Process:** The Act allows for the amendment of the master plan and zonal development plan. However, it does not specify a detailed procedure for making amendments, which may lead to uncertainty and lack of transparency in the amendment process.
- (C) **Absence of Public Participation:** There is no explicit mention of public participation in the master plan and zonal plan making process. Public input is crucial for ensuring that the plans reflect the needs and aspirations of the community.
- (D) **Lack of Environmental Considerations:** The Act does not explicitly mention environmental considerations in the master plan and zonal plan making process. This may lead to inadequate integration of environmental concerns in the planning process.
- (E) **Limited Accountability:** The Act states that the orders of the State Authority shall be final and not open to question in any court. This may raise concerns about the accountability of the decision-making process related to the master plan and zonal plan.
- (F) **Lack of Clarity on Land Use:** While the Act mentions the division of the development area into zones for the purposes of development, it does not provide detailed guidance on land use regulations and zoning, which may lead to inconsistencies in development.
- (G) **Inadequate Provision for Infrastructure:** The Act mentions amenities like roads, water supply, and drainage as part of the definition of an amenity, but it does not elaborate on the specific requirements for infrastructure provision in the master plan and zonal plan.

These identified issues may impact the effectiveness, inclusivity, and sustainability of the master plan and zonal plan making process under the Uttarakhand Urban and Country Planning and Development Act, 1973.

Aspects of land development as outlined in the **Uttarakhand Urban and Country Planning and Development Act, 1973 (UUCPDA)**:

1. Development of Land in the Developed Area:

1. In areas designated as **developed**, the Act governs how land can be utilized.
2. **Land development** includes activities such as construction, alteration, or redevelopment of buildings, roads, utilities, and other infrastructure.
3. Developers must adhere to the approved **Master Plan** and **Zonal Development Plans** while developing land.
4. The goal is to ensure orderly growth, efficient land use, and environmental sustainability.

2. Application for Permission:

1. Before initiating any development activity, individuals or entities (such as builders, property owners, or developers) must obtain **permission** from the **Development Authority**.
2. The application process involves submitting detailed plans, including architectural drawings, site layouts, and proposed land use.
3. The Authority evaluates the application based on zoning regulations, safety standards, and environmental impact.
4. Once approved, the applicant can proceed with the proposed development.

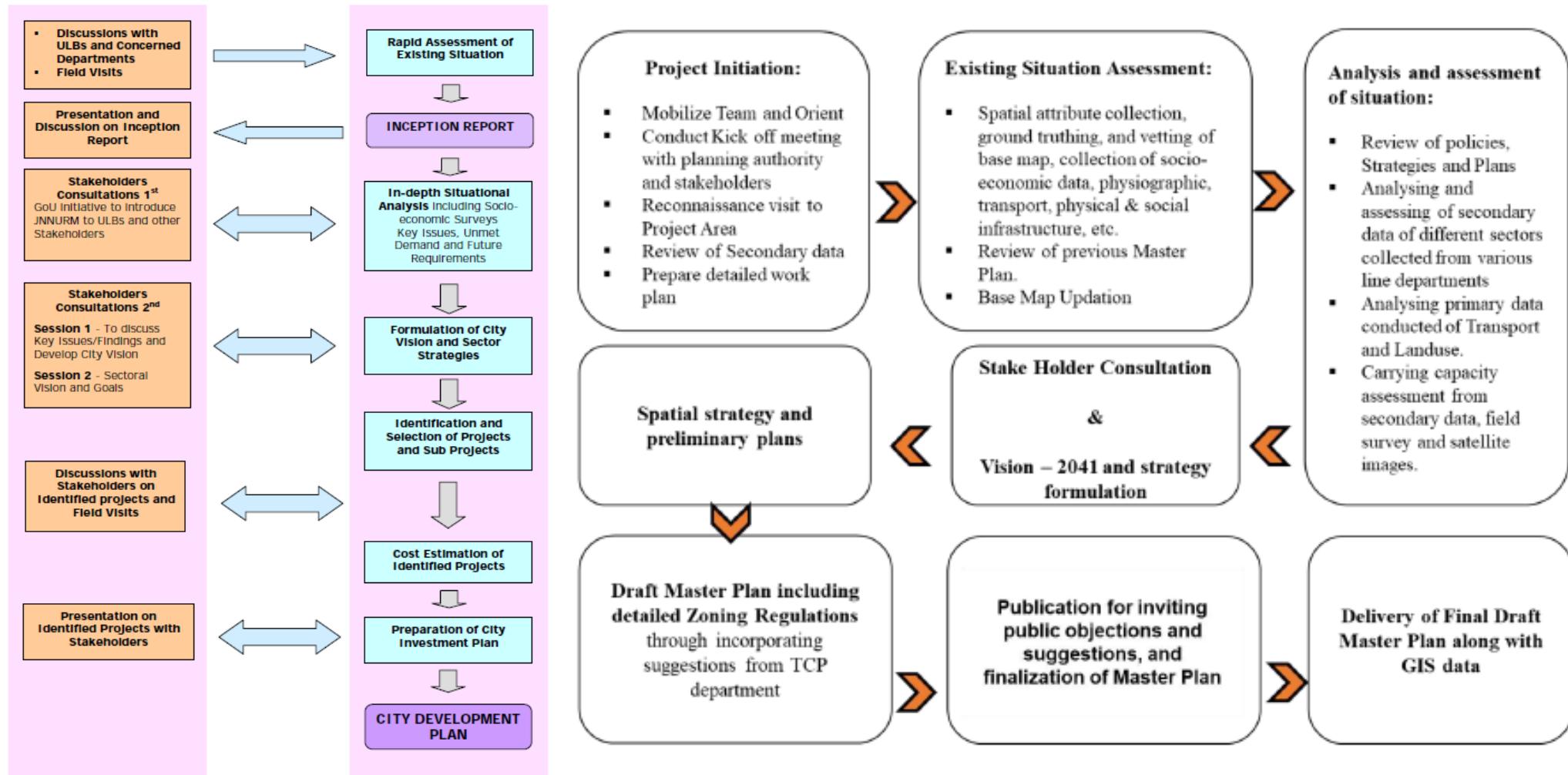
Completion Certificate:

1. After completing the development work (such as constructing a building), the developer must apply for a **completion certificate**.
2. The certificate verifies that the development adheres to the approved plans, safety norms, and quality standards.
3. It ensures that the project is ready for occupancy or use.
4. The Development Authority inspects the site and issues the certificate upon satisfactory compliance.

Uses of Land and Buildings in Contravention of Plans:

1. The UUCPDA strictly prohibits using land or buildings in a manner that violates the approved plans.
2. **Contravention** refers to any unauthorized use or deviation from the designated land use.
3. Examples of contravention include:
 1. Using residential land for commercial purposes without proper approval.
 2. Constructing additional floors beyond the permissible limit.
 3. Altering the building’s purpose without authorization.
4. Penalties may apply for violations, including fines, demolition orders, or legal action.

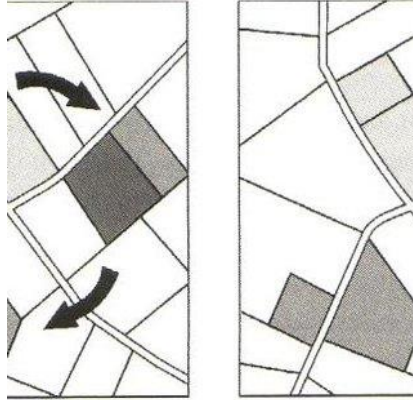
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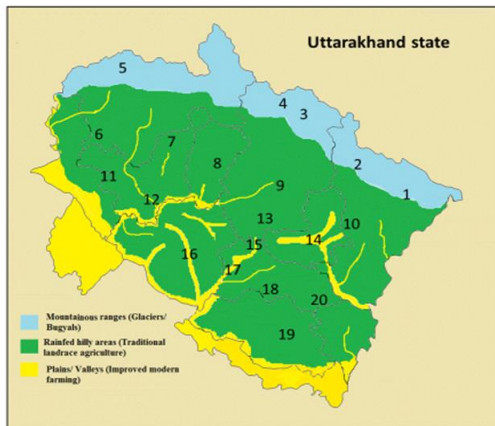
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Challenges in Land Development:

Land Fragmentation: Uttarakhand’s hilly terrain often results in fragmented land parcels, making large-scale development challenging.



Ecological Sensitivity: Balancing development with ecological preservation is crucial due to the state’s rich biodiversity.



Infrastructure Constraints: Developing infrastructure (roads, water supply, sewage) in remote areas can be logistically complex.



Community Participation: Involving local communities in decision-making and planning processes remains essential for successful development

It includes Physical Facilities like-



Roads



Railways



Airports

It include Social Infrastructure like-



Healthcare



Education



Housing

All these are Important for Development of Country

Case 1: Satish Chandra Ghildial vs State Of Uttarakhand:

Doon valley which recently witnessed environmental degradation on account of industrialization, mining, mining, deforestation, unrestricted tourism activities, excessive grazing, etc. **The Court found that the State Government had violated environmental protection notifications and failed to protect the environment and ecology of the Doon Valley.** The court imposed a penalty on the respondents and directed the State Government to seek approval for the Master Plan in accordance with the relevant notifications.

Key arguments presented by the petitioner in this case:

- **Violation of environmental protection notifications:** The petitioner argued that the State Government had willfully flouted the Notification dated 1st December, 2009, and failed to comply with the guidelines set forth in the notifications .
- **Lack of Central Government approval:** The petitioner contended that the State Government had not obtained the necessary approval from the Central Government as per the Notification dated 6.10.1988 before notifying the Master Plan on 19.11.2008 and amending it on 28.11.2013 .
- **Environmental degradation and non-compliance with regulations:** The petitioner highlighted the degradation of the environment and ecology in the Doon Valley, emphasizing that the State Government's actions were in violation of the Environment Protection Act and Environment (Protection) Rule, 1986

The directions given in the case are:

- The Government order dated 19th November 2008 notifying the master plan and the Government Order dated 28.11.2013 modifying the Master Plan are quashed and set aside.
- The State Government is directed to take up the matter with the Central Government for the approval of the Master Plan as per Notification dated 6.10.1988 read in conjunction with the notification dated 1.12.2009 issued by the Ministry of Environment & Forest, Govt. of India within eight weeks.
- While preparing the new Master Plan, the land under the "Tea Garden" at Dehradun shall not be converted to any other use, and its status shall be maintained.

Shortcoming:

- Master Plan not prepared with due regard with provisions in Environment Protection notifications.

Case 2: PIL Akash Vashishtha Vs State of Uttarakhand & Others

Key arguments presented by the petitioner in this case:

Delhi resident Akash Vashishtha had filed a PIL in the high court, saying despite the Centre's notification of 1989, the **Uttarakhand government has neither prepared any plan for tourism activities nor for land use**. No master plan has been prepared either, the PIL said.

The Uttarakhand High Court has asked the state government to **prepare a master plan and a tourism development plan for Doon valley within four weeks** besides asking the state government to **put all commercial constructions in the valley on hold during the period**. Issuing the directive on a PIL Court said on by **spoilng the condition of Doon Valley in the name of smart city project, government funds were being misused**.

The directions given in the case are:

It also said no commercial activities should be carried out without making a master plan and tourism plan for the valley.

Case 3: Almora Heritage Preservation Society Vs State of Uttarakhand & Others

Another notable case is the case of Almora Heritage Preservation Society vs State of Uttarakhand & Others.

The directions given in the case are:

In this case, the High Court of Uttarakhand directed the State Government to prepare a Master Plan for Almora town in compliance with the Uttarakhand Urban and Country Planning and Development Act 1973. **The court emphasized the importance of preserving the heritage and environment of Almora** and ensuring sustainable development in the region. This case highlighted the need for strict adherence to planning laws and regulations to protect the cultural and environmental heritage of Uttarakhand.

Shortcomings:

- **Master Plan for Doon Valley was not in place. Inspite of that Smart City Projects were carried out in the city.**
- **Despite its significant heritage value, Almora, an important destination, lacked a Master Plan."**

Case 4: Shivalik Nagar, Haridwar

One of the prominent residential areas of Haridwar, Shivalik Nagar facing unauthorised conversion of residential properties for commercial purposes.

Areas of Shivalik Nagar have seen mushrooming of commercial outlets including eateries, hotels, restaurants and parlours. **The larger part of this area has become a commercial hub with development authorities allegedly turning a blind eye.**

Disorderly traffic, noise pollution and an overall reduction in the quality of life abound this area. It is a violation of regulations and of court orders which state that there shall be **no commercial activity allowed in residential mixed zones if the abutting roads are 40 feet or less in width.**

Lack of peace and comfort amongst residents is increasing due to these changes.

- Some notices have been issued by the municipality.
- Residents also allege that deliberate attempts are made to cause misinterpretation in zoning laws.
- Court orders for closure of some establishments are cleverly sidestepped say the residents.

Haridwar Roorkee Development Authority -

“Shivalik Nagar does not come under Haridwar Roorkee Development Authority. It is governed by BHEL, as a special notified area. If commercialisation is taking place, it is entirely under their jurisdiction. No action can be taken by us.”

Shivalik Nagar municipality-

“What the HRDA officials are saying is wrong. The commercialisation which has taken place in residential area is with the nexus of HRDA and Awas Vikas Parishad. Municipality issues only consent, the maps are still passed by HRDA as was done five years ago. So many hospitals, shopping complexes, restaurants, hotels, saloons have come up which are not authorised by us. We have not given consent to commercial establishments so will issue notice to these and impose maximum tax and put residential area in minimum tax bracket.”

Shortcomings: Conflict of Power & Duties between 2 Government Authorities

Identify the short coming of the act and major problems affecting development due to these short comings.

Lack of Comprehensive Planning: The Act does not provide for comprehensive planning, which is essential for sustainable urban development. Comprehensive planning would involve considering various aspects such as infrastructure, transportation, housing, and environmental concerns in a holistic manner

Limited Scope of Planning: The Act primarily focuses on urban planning and development, leaving out rural areas where a significant portion of the population resides. This limits the scope of planning and development efforts to only urban areas, which may not be representative of the state's overall development needs

Inadequate Implementation: The Act lacks effective implementation mechanisms, leading to poor enforcement of planning regulations. This has resulted in unplanned urban growth and haphazard development, which can lead to various social, economic, and environmental issues.

Environmental Concerns: The Act does not adequately address environmental concerns, particularly in the context of urban development. This can lead to conflicts between development and environmental objectives, which can be costly and time-consuming to resolve

Lack of Coordination: The Act does not provide for adequate coordination between different agencies and stakeholders involved in urban planning and development. This can lead to inefficiencies, delays, and conflicts in the implementation of development projects.

Inadequate Resources: The Act does not provide for adequate resources to support urban planning and development efforts. This can lead to a lack of funding for infrastructure development, maintenance, and other essential services.

Lack of public participation: The act may not have sufficient provisions for involving the public in the planning process, leading to a lack of community ownership and potential resistance to development projects.

Limited Stakeholder Participation: The act may not have strong provisions for involving various stakeholders, including local communities, in the planning process, leading to a lack of inclusivity.

Bureaucratic hurdles: The approval process for development projects could be complex and time-consuming, hindering swift and efficient development.

Land Acquisition Issues: The act effectively deals with land acquisition and compensation issues, which can hinder development projects.

Outdated Regulations: The act was enacted in 1973 and may not have provisions that cater to modern urban planning needs and challenges. The Act contain outdated regulations that do not align with current urban development challenges and best practices. This can hinder innovation and sustainable development practices in urban areas

Inadequate Monitoring and Evaluation: The Act may lack provisions for robust monitoring and evaluation of development projects. Without proper monitoring mechanisms, it becomes challenging to assess the effectiveness of planning initiatives and make necessary adjustments for improved outcomes

Major problems affecting development due to these shortcomings:

Social conflict: Lack of public participation can lead to resentment and conflict between communities and development authorities.

Project delays: Complex approval processes can significantly delay development projects, impacting economic growth and investment.

Environmental degradation: Insufficient focus on sustainability can lead to environmental damage and resource depletion.

Uneven development: A lack of differentiation between urban and rural development needs could lead to uneven development patterns, neglecting specific challenges faced by each sector.

Section 1: Identifying new proposal to make the process of Master Planning and Zonal Planning such that it can lead to economic and physical growth of cities and towns



Strengthen Stakeholder Engagement

- The Act mentions public consultation but it needs to be enhanced by public meetings, workshops and online surveys and we need to incorporate citizen needs and ideas throughout the planning process. Also, insights of stakeholders like businesses, NGOs, and resident welfare associations on economic opportunities and local issues should be considered.



Incorporating Infrastructure Needs

- Master plans should prioritize infrastructure projects that support economic activity and ensure that they align with State and National Plans, such as transportation networks, power grids, and communication systems.



Integration of Smart City Proposals

- Incorporation of smart city elements like intelligent transportation systems, e-governance, and citizen-centric services to enhance city functioning and attract investment is needed



Ensure Data accuracy for efficient planning

- Utilize Geographic Information Systems (GIS) to analyze land use patterns, demographics, and economic activity in order to make data-driven planning decisions.
- Identification of focus areas is easier through this and it helps to assess potential economic impacts and inform land use allocation.



Implementation and Monitoring

- Establish a robust monitoring and evaluation framework to assess the impact of interventions on the economic development of vendors.
- Regularly review and adjust strategies based on feedback and evolving needs.



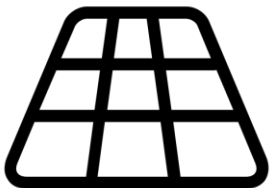
Flexibility in Amendments

- Allow for flexible and efficient procedures for amending the Master Plan and Zonal Development Plan to accommodate changing economic and physical growth needs.



Public-Private Partnerships

- Explore opportunities for mega projects through Public-Private Partnerships to leverage private investment for urban development and economic growth.



Land Acquisition and Use

- Streamline the process of land acquisition for residential projects and utilize the land for development projects, either by the State Authority or through Public-Private Partnerships, to support physical growth.



Standards and Regulations

- Specify and enforce standards for population density, building density, and land use to ensure sustainable and organized urban development.



Façade Maintenance and Improvement

- Implement measures for the maintenance and improvement of building facades abutting arterial roads to enhance the aesthetic appeal and functionality of urban areas.



Review and Recommendations

- Regularly review the works of various development authorities and issue necessary directions to ensure effective implementation of plans and projects.

IMPLEMENT MECHANISM

PROCESS

Community Engagement:

Organize regular community meetings to involve residents in decision-making processes. Establish a local committee to oversee and guide the development initiatives.

Collaboration:

Partner with local NGOs, government agencies, and businesses for financial and technical support. Foster collaboration between residents and local authorities for sustainable development.

Capacity Building:

Conduct training sessions for community members on basic infrastructure maintenance. **Empower local leaders with the skills** necessary to advocate for the community's needs.

Monitoring and Evaluation:

Implement a robust monitoring system to track the progress of each initiative. Conduct periodic evaluations to gather feedback from the community and make necessary adjustments.



PUTTING PLANS INTO ACTION

CAPACITY BUILDING



HOW LEARNERS RETAIN INFORMATION

EARS ONLY



20% Retained

EYES ONLY



30% Retained

EARS & EYES



50% Retained

EARS, EYES AND DISCUSSION



70% Retained

EARS, EYES, DISCUSSION, PRACTICE & USE



90% Retained



RESOURCE MOBILIZATION

Community Fundraising Events:

Organize local events such as community fairs, cultural festivals, or sports tournaments. Charge a small entry fee or sell tickets for various activities.

Door-to-Door Campaigns:

Mobilize volunteers to conduct door-to-door campaigns, providing information about the project and asking for small financial contributions.

Sponsorship and Naming Opportunities:

Offer sponsorship opportunities for local businesses to contribute financially to the project.

In-Kind Contributions and Volunteerism:

Appeal for donations of construction materials, such as pipes, tanks, or cement. Seek volunteers with plumbing, electrical, or construction skills to assist in project implementation.



Memory Lane Campaign:

Encourage residents to share their memories or stories related to water supply challenges in the community. Create a platform for storytelling, and request voluntary donations to support the project.

Technology and Online Platforms:

Utilize online crowdfunding platforms to reach a wider audience and attract donations from individuals globally. Leverage social media and online marketing to raise awareness and encourage online contributions.

NGO Partnerships:

Collaborate with non-governmental organizations (NGOs) that share similar objectives. NGOs often have established networks, experience in fundraising, and access to resources that can complement your project.

Neighborhood Cleanup Days:

Arrange community cleanup days where residents participate in cleaning and beautifying the neighborhood. Collect donations from local businesses or residents for every bag of trash collected.

COMMUNITY PARTICIPATION UTTARAKHAND ACT

Public Consultations and Hearings:

Mandatory public hearings: The Act can require public consultations during the formulation of master plans, zoning regulations, and development projects.

Feedback collection: Involve citizens, local communities, and stakeholders in decision-making by seeking their opinions and suggestions.



Community Representation:

Local bodies: Include representatives from local bodies, community organizations, and resident welfare associations in planning committees.

Ward-level committees: Establish ward-level committees to engage residents in neighborhood-specific planning.



Transparency and Information Dissemination:

Accessible information: Make planning documents, proposals, and project details available to the public through online portals.

Awareness campaigns: Conduct awareness campaigns to educate citizens about planning processes and their rights.



Participatory Design Workshops:

Collaborative design: Organize workshops where residents, architects, and planners collaborate on design concepts for public spaces, parks, and infrastructure.

Co-creation: Involve citizens in creating urban design guidelines and development standards.

Participatory Design Workshops



Community-Led Projects:

Community-driven initiatives: Encourage community-led projects such as street beautification, public art, and green spaces.

Participatory budgeting: Allocate a portion of the budget for community-selected projects.



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COMMUNITY PARTICIPATION UTTARAKHAND ACT

Social Impact Assessment (SIA):

SIA process:
Integrate SIA into planning processes to assess the impact of development projects on local communities.

Community input: Involve affected communities in SIA studies.

Community Monitoring and Feedback Mechanisms:

Regular reviews:
Establish mechanisms for ongoing monitoring and evaluation of planning implementation.

Feedback loops:
Create channels for citizens to report issues, provide feedback, and suggest improvements.

Capacity Building: Training programs:

Conduct capacity-building workshops for local leaders, community representatives, and planners on urban planning concepts and processes.

Inclusive Decision-Making:

Equitable representation:
Ensure that marginalized groups, women, and vulnerable populations have a voice in planning decisions.

Inclusive forums:
Organize town hall meetings, focus groups, and participatory workshops.

Legal Recognition:

- **Enshrine community participation** : Explicitly include provisions for community participation in the Act itself.

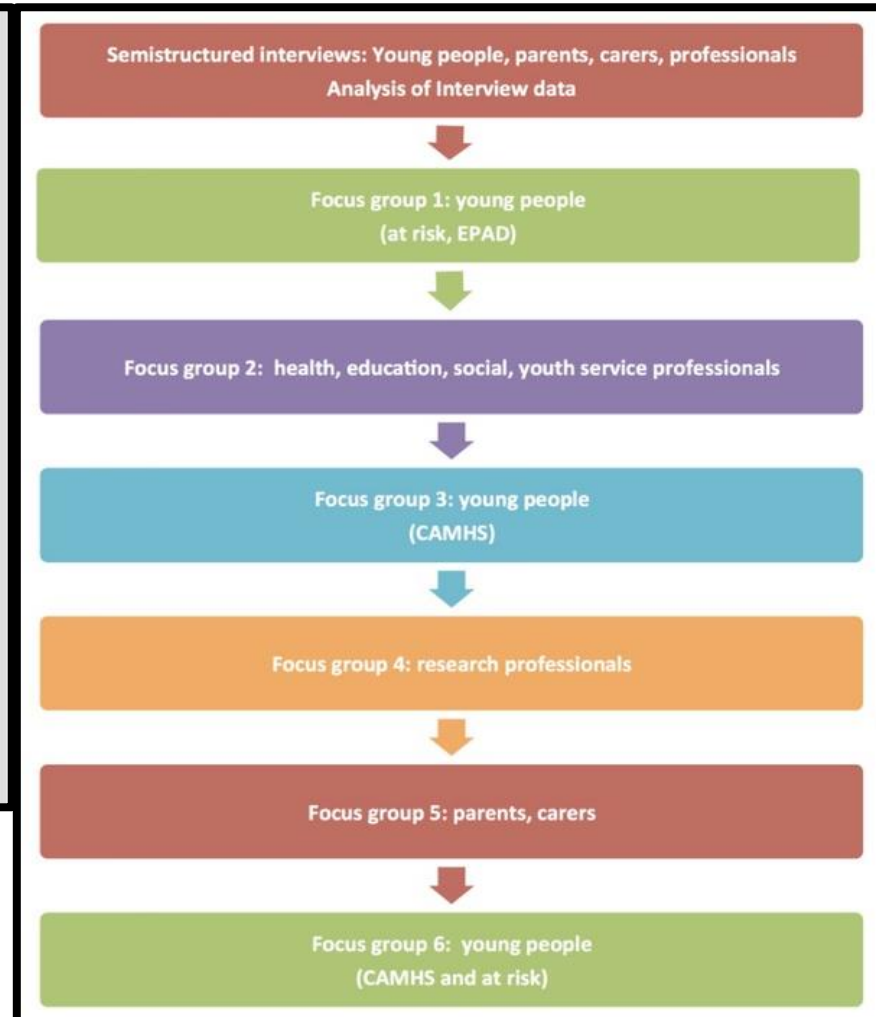


COMMUNITY PARTICIPATION PROCESS

STEPS FOR COMMUNITY PARTICIPATION



FOCUS GROUP DISCUSSION



Evaluation of “Uttarakhand Urban and Country Planning and Development Act 1973 and Amendment 2013”

STRATEGIES FOR SOLID WASTE MANAGEMENT THROUGH COMMUNITY PARTICIPATION

•Creating awareness and catalysing civic engagement	•Promoting waste segregation at source and safe waste collection	•Promoting recycling of non biodegradable waste to treat plastic waste	•Promoting recycling and composting of biodegradable waste	•Training waste workers
<ul style="list-style-type: none"> Awareness campaigns with information, education and communication material (IEC) in collaboration with local voluntary groups, schools, RWAs and religious institutions Special interactive awareness and training sessions can be done for women at Anganwadis to promote home segregation of waste. Door-to-door campaigns to spread awareness about the MSW rules and the responsibilities of the community in keeping the neighbourhood clean. To promote waste management and make the neighbourhood beautiful, walls can be painted with inspiring messages promoting cleanliness. 	<ul style="list-style-type: none"> Distribution of Dustbins .Regular monitoring of waste segregation at source. Waste collection Carts with bins will distribute To ensure safe waste collection and reduce safety hazards for waste workers regular training sessions will be with experts A segregation team will be form to monitor segregation and provide assistance to residents as well as waste workers. 	<ul style="list-style-type: none"> Non-biodegradable plastic waste is a leading cause of pollution – it chokes water drains, and rots on roadsides making the neighbourhood look ugly. 	<ul style="list-style-type: none"> Local waste recycling is a very important link in the chain to sustainable waste management. To help residents recycle biodegradable wet waste such as food waste and fruit and vegetable peels, rooftop composting bins will be distribute. Composting centre will set up in the area 	<ul style="list-style-type: none"> Training sessions Will conduct to spread awareness and protect workers from falling victim to the unexpected exposure of hazardous wastes at current working conditions and impose healthy practices for safe disposal and handling of municipal solid waste.



To address environmental issues specifically in Uttarakhand within the framework of the U.P. Urban Planning and Development Act 1973, the following modifications and proposals are essential:

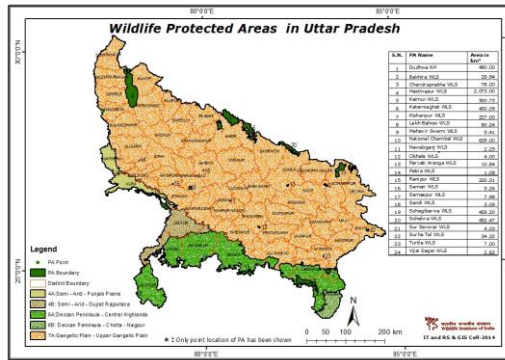
1. Integration of Environmental Impact Assessment (EIA):

Amend the Act to mandate the inclusion of comprehensive EIAs for all urban development projects. This would assess potential environmental impacts and propose mitigation measures, ensuring sustainable development practices.



2. Preservation of Ecologically Sensitive Areas:

Strengthen regulations to protect ecologically sensitive zones such as riverbanks, wetlands, and forest areas from urban encroachment. Designate buffer zones and implement strict development restrictions to safeguard these critical ecosystems.



3. Promotion of Green Infrastructure:

Encourage the incorporation of green infrastructure elements like urban forests, green roofs, and permeable pavements in urban planning. Integrate these features to mitigate the urban heat island effect, enhance biodiversity, and improve air and water quality.

Benefits of Green Infrastructure

Reduce Pollution



Enhance Safety



Increase Natural Habitat



Reduce Heat Islands



Manage Flood Risk



Keep Water Local



4. Public Awareness and Education:

Launch public awareness campaigns and educational programs to foster environmental consciousness among residents. **Encourage sustainable lifestyle** choices, responsible consumption practices, and community participation in environmental conservation efforts.



5. Biodiversity Conservation:

Preserve and enhance urban biodiversity by protecting green spaces, wildlife habitats, and native plant species. **Establish urban biodiversity corridors** and promote ecological restoration initiatives to support local flora and fauna.



6. Enforcement and Monitoring Mechanisms:

Strengthen enforcement mechanisms to ensure compliance with environmental regulations and standards. **Establish monitoring systems to track environmental indicators** and assess the effectiveness of urban development initiatives in mitigating environmental impacts.

Compliance assistance



Compliance monitoring



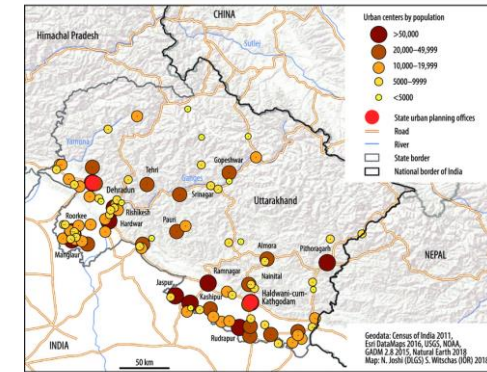
7. Climate Resilience Planning:

Integrate climate change adaptation measures into urban planning processes to enhance resilience against extreme weather events. This may include measures such as **flood-resistant infrastructure**, **disaster-resilient building codes**, and **green infrastructure** to absorb excess rainfall.



Climate Change Resilience

Chapter III, Section 8 of the Uttarakhand Urban and Country Planning and Development (Amendment) Act, 2013, stipulates the preparation of a master plan for the development area. It requires the incorporation of a chapter on climate change resilience, including present vulnerabilities, in the master plan for the development area. To identify these vulnerabilities, a climate vulnerability assessment can be conducted. This assessment can help inform the land-use planning of the area, which may need to be revisited and evaluated in order to reduce vulnerability.



Unauthorized Commercialization In Residential Areas

Review and modify the Uttarakhand Urban and Country Planning and Development Act 1973 and Amendment 2013 to include stricter penalties for unauthorized commercial activities in residential areas. This can act as a deterrent for those who violate the regulations.

Enhance coordination between development authorities like HRDA, Awas Vikas Parishad, and the municipality to prevent unauthorized commercialization. Ensure that all commercial establishments have proper approvals and adhere to zoning regulations.



Spoiling The Condition Of Doon Valley In The Name Of Smart City Project

- Strengthening provisions for public participation and community involvement in the planning process, including consultations and hearings for local communities and stakeholders.
- Establishing clear guidelines and regulations for the protection of heritage buildings and conservation areas, as well as the management of hazardous substances.
- Implementing a system of zoning or land use planning that is more formalized, similar to the UK system, to better control urban sprawl and ribbon development.
- Introducing mechanisms for monitoring and enforcing compliance with master plans to prevent unauthorized developments.
- Establishing clear guidelines for land use zoning, infrastructure development, and conservation efforts within urban areas.

