# No. 153/XXXVI(3)/2025/11(01)/2025 Dated Dehradun, April 11, 2025

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#### Miscellaneous

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In pursuance of the provisions of Clause (3) of Article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of 'The Uttarakhand Urban and Country Planning and Development (Amendment) Act, 2025' (Act No. 08 of 2025).

As passed by the Uttarakhand Legislative Assembly and assented to by the Governor on 9<sup>th</sup> April, 2025.

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the Municipal Commissioner of the Municipal

# THE UTTARAKHAND URBAN AND COUNTRY PLANNING AND DEVELOPMENT (AMENDMENT) ACT, 2025

(Uttarakhand Act No. 08 of 2025)

Further to amend The Uttarakhand Urban and Country Planning and Development Act, 1973, to the context of State of Uttarakhand.

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## Act

Be it enacted in the Seventy sixth Year of the Republic of India by the Uttarakhand Legislature as follows: -

Short Title and commencement	1.0	(1)	This Act may be called The Uttarakhand Urban and Country Planning and Development (Amendment) Act, 2025.
		(2)	It shall come into force at once.

Insertion of Section 2-A	2.	In The Uttarakhand Urban and Country Planning and Development Act, 1973 to the context of state of Uttarakhand (hereinafter referred to as Principal Act), in section 2 of the Principal Act-
		(i) for clause (o), the following clause shall be substituted; namely:-  "(o) "Land Pooling Scheme" means the Land Pooling Scheme or Land Pooling Policy made under Section
di lo al Le lois/	9 (1)	9-A of this Act;"
	oil Ti	(ii) After clause (p), the following clause shall be inserted; namely:-
an and County	d+3	"(q) "Land Procurement Rules" means the procurement
08 of . 02.5).	VI 19.A	/purchase of land by the State Authority and/or by the Local Development Authority as the case may be, as per rules under section 55"
Amendment of	3.	In Section 4 of Principal Act:-
Section 4		(a) clause (h), (i), (j), (l), (m) and proviso of sub section 2-A (1) shall be omitted.
		<ul> <li>(b) in clause (a) of sub section 3-</li> <li>(i) after the words "a Chairman" the words "not below the rank of Secretary" shall be inserted.</li> <li>(ii) for clause (c), the following clause shall be substituted</li> </ul>
		namely;  "(c) the Secretary to the State Government in-charge of the Department of Housing or any officer nominated by him not below the rank of Joint Secretary"
OHESNINS	718	<ul><li>(iii) for clause (d), the following clause shall be substituted namely;</li></ul>
100	A J	"(d) the Senior Superintendent of Police or
		Superintendent of Police (Traffic) as the case may be of every district or any part of which is included in the development area or any other officer nominated by him not below the rank of Dy. SP ex-officio"
na Berniela And	.bnen	(iv) for clause (f), the following clause shall be substituted namely;
		"(f) the Regional Transport Officer or any other officer nominated by him not below the rank of Dy. Regional Transport Officer ex-officio"
of the stranderard and	gibat.	(v) for clause (g), the following clause shall be substituted namely;  "(g) the Municipal Commissioner of the Municipal
		"(g) the Municipal Commissioner of the Municipal Corporation or Executive Officer of the Urban Local
ene (Amendment)	e Utga veldh	Body of the respective district or any officer nominated by him ex-officio"

shall be inserted;	(vi) in	clause (h), after the words "any person nominated
	by	him" the words "not below the rank of Deputy
aren by State	Co	llector" shall be inserted
L. alimitud	(vii) cla	use (i) & (j) of sub section (3) shall be omitted.
Amendment of	4. In section	on 6 of Principal Act, in sub-section (2) after clause
Section 6	(d), the	following clause shall be inserted namely;
or I d Porling	"(dd) th	e Managing Director of the Jal Nigam established
ni gara abaadhni a	under th	of Uttar Bradesh Water Complete Jan Nigam established
		he Uttar Pradesh Water Supply and Sewerage Act,
to spinence, as the	1975 01	any person nominated by him ex-officio"
Amendment of		n 7-A of Principal Act after clause (xiii), the following
Section 7-A	clause sl	nall be inserted namely: -
STUT DOG DODOXO	"(xiii-a) t	to hear revision against the orders passed under sub-
e sunctries.	section	of Section 18"
Amendment of		A STATE OF THE PARTY OF THE PAR
Section 9-A	6. For sect	ion 9-A, of the Principal Act, the following section
Section 5-A		substituted namely: -
	-the motor "9-	A Town Planning Scheme and Land Pooling
vine street and v	incitité les mar	Scheme: -
outling based and so	1 (1)	The State Authority and/or Local Development
Julion T pur T to/i	or purplied But	Authority may make one or more Town Planning
	SHIP SHIP	Scheme and/or Land Pooling Scheme in respect
inbo. Jacob	13 11 - 11 17 01	of any area within its development area as
no transministrative	ity to inserrebal	prescribed in the rules framed by the State
ny of Le day of	ni barana sa	Government.
Sebenc se issued.	(2)	
		Scheme so made shall be submitted to the State
	-to A la	Government for its approval.
but I abrowed	(3)	If any area not included, within the development
	endinder of her	area of the Local Devidenment Authority
	nated a delverable	Development Aumonity and
So species of this		
and is housen deares	has I see lo	pooling Scheme has to be framed and
staying forndumes	to parson lugeric	
A Strain Co.	E III II DOUGDE	Development Authority by the State Government
Se figura Bondos	En tonor sign,	for the purpose of implementation of the Town
	Selection and	Planning Scheme and/or Land Pooling Scheme:
thamplayed be	o 1 10 1	Provided that the State Government may get the
		work of construction and implementation of
hority shads have		Town Planning Scheme and Land Pooling
d bend through-	Cruzte fit evan	Scheme from any other agency other than the
bass all jobas	Consequence of the	State Authority or the Local Development
		Authority.
do sout ob in Incl	[4]	Notwithstanding anything contained in any
	de apportantes d	other provisions of this Act, the Town Planning
alste sil moil	white I repolyt	Scheme and Land Pooling Scheme at all I
	ment, or,	Scheme and Land Pooling Scheme shall have an
gurioo ! bus Judi	Malura Acquisit	overriding effect over the Master Plan or Zonal
Surger . British .		Development Plan prevalent for the time being"

Insertion of new	7. After section 9-A, the following sections shall be inserted;
section 9-B and	namely: -
9-C	"9-B Notification of Influence area by State
be distincted.	Authority and Local Development Authority: -
on (2) Ter clause	(1) The State Authority and/or Local Development
	Authority may notify after the approval of Draft
1985	of Town Planning Scheme, or Land Pooling
A Maria Company of the Company of th	Scheme as the case may be, the influence area in
	the periphery of the respective schemes, as the
	residents there shall be getting the benefits of the
S. MC OLD TING	infrastructure development in these schemes.
100	Such influence area shall not exceed 500 mts.
-0 2 19 1 be - 60	from the boundary of respective schemes.
3.1	(2) The development proposed in the influence area
no figuration and a final and	the state of the s
The party of the p	levies as prescribed in the rules
	9-C Restrictions on Development-
	(1) The Local Development Authority may freeze any
	development or construction in the area proposed in the
beal Dayetopment	draft of Town Planning Scheme and/or I and Pooling
	0.1
	(2) The State Authority may direct the Local
on with distance	Development Authority to freeze any development or
	construction in the area proposed in the draft of Town
	Diaming Calculated and Dauling Calculated include
and all ra hotin	by it".
Amendment of	8. In section 17 of the Principal Act-
Section 17	(i) In clause (c), for the words "Policy," the words "Land
by a vit military in	Pooling Scheme" shall be substituted.
the Las world	(ii) for clause (d), the following clause shall be substituted
three last 12 of	namely: - grifford
	"(d) Procurement/purchase of land through negotiation
land, and lo	from any private person/agency/company, private
	or public, as prescribed by rules"
Insertion of new	9. After section 17-B, the following section shall be
section 17-C	inserted namely:-
will too you a front	"17-C Land Bank of the Local Developmen
	Authority-
	(1) The Local Development Authority shall have
	the power to create its own land bank through-
	(a) the state Government under the Land
	Acquisition Act, prevalent at the time o
The state of	
huaned hansar	land acquisition Rules or
anional 9 nwo 1 s	(b) Surplus land received from the State
Town Planning	(b) Surplus land received from the State Government, or,
t Town Planding he shall de lan er Plan ov Joet La	(b) Surplus land received from the State

over-increasing cool ons to give Decelopment use the planned s inevitable to	to the tille till panent.	the power to dispose of/transfer any land of its land bank to the State Authority/any Local Development Authority/ Company/ Agency/ Person, Private or Public, in such manner and
Amendment of Section 18	10.	In sub section (6) of section 18 of Principal Act, for the words "an appeal to the District Judge" the words "a revision before the State Authority" shall be substituted.
Amendment of Section 55	11.	In section 55 of the Principal Act—  (a) in sub-section (1), the words "or State Authority" shall be omitted.  (b) clause (c) of sub-section (2) shall be renumbered as clause (g), and the following clauses shall be inserted; after clause (b), namely: -  "(c) the manner for implementation of 'Land Pooling Scheme' by the State Authority and /or Local Development Authority under Section 9-A;  (d) the manner for implementation of 'Town Planning
		Scheme' by the State Authority and /or Local Development Authority under Section 9-A;  (e) the levy of development charges in the development areas and in the influence areas;  (f) the manner for procurement/ purchase of land through negotiation, from any private person(s) /agency/company, private or public by the State Authority and/or Local Development Authority;"
Amendment of Section 59	12.	In clause (a) of sub-section (1) of section 59 of the Principal Act after the words and bracket "Special Avas Evam Vikas Parishad Schemes)" the words "the Uttar Pradesh Area Development Act, 1976, the Uttarakhand Special Area (Planned Development and Promotion of Tourism) Act, 2013, clause (A) of sub-section 2 of Section 106, sections 106 (d), 106 (e), 106 (f), 106 (g), 106 (h), 106 (j) and 106 (k) of Uttarakhand Panchayati Raj Act, 2016" shall be inserted.

By Order,

DHANANJAY CHATURVEDI,

Principal Secretary.

## Statement of objectives and reasons

Keeping in the view the trend of urbanization due to the ever-increasing population the State Government is taking serious actions in the directions to give the concrete shape to the concept of planned development. Development Authorities has been constituted in every district of the State to ensure the planned development. In the process of the planned development, it is inevitable to establish better coordination between authority and the general public and for the inclusive development it is necessary too. Keeping the public interest paramount, it is proposed to introduce a bill establishing the balance between convenience and interests of the general public, establishing the process of Town Planning Scheme and Land Pooling Scheme for well planned development, making authorities stronger and more active by establishing a land bank.

The proposed Bill fulfills the above objectives.

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Prem Chand Agarwal Minister