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Transforming Urban J&K



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ENCROACHMENT-FREE TOWN PLAN



Housing and Urban Development Department
Government of Jammu & Kashmir

Introduction

The ULBs are under expansion and commercial establishments are being continuously created. Therefore, the town is vulnerable to different types of encroachments which include encroachments by individuals on public land, encroachment of rivers, streams, roads, parks, footpaths and lanes & drains. Illegal encroachments in the market by occupying roads and footpaths by shopkeepers and street vendors create problems for commuters and pedestrians.

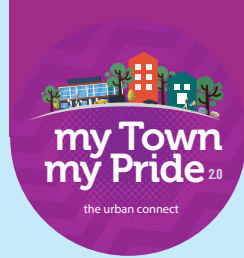
The vehicles parked in the middle of road also add to the worries of the local residents with a large number of people not parking their vehicles in the areas designated for parking.

Achievements so Far:

Though several anti-encroachment drives have been carried out and several encroachments removed. Inspection teams have been constituted to prevent shopkeepers from encroaching upon the roads and the encroachers have been warned about legal action and imposition of fines.

To ease traffic situation in the market areas, several drives have been carried out in collaboration with the police department. Some of the achievements made so far by the ULBs are as under:

Deliverable regarding Encroachments	2020-2021	2022-2023	Remarks
Residential Encroachments removed			
Commercial Encroachments Removed			
Construction/Development of Car Parking			
Enforcement of Traffic Management by means of towing away of vehicles parked in no parking zones	-		



Way Forward:

ULBs have proposed following Plans for Encroachment free Town:

1. Hawkers/Vendors Plan:

There are presently 87 registered Street Vendors in the town. Taking into account the consistently-increasing encroachments by the street vendors in the town and the increasing difficulties that the citizens face in using the road for traffic and footpaths to walk, a need was felt to design an independent policy for the street vendors of the city. Accordingly, the Central Government pronounced a separate Street Vendors Act 2014 for the street vendors of the cities, and ULBs are taking all possible steps to make it applicable in the municipal limits of town.

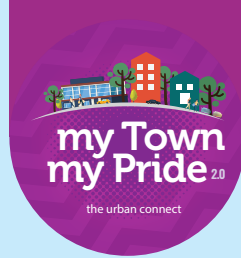
It is the priority of Municipal Committees to appropriately rehabilitate such street vending businessmen who are found sitting on the streets and footpaths of the town to conduct their business, by making systematic plans along the roads of the city or by building small platform markets on the vacant lands along the roads of the city. The main objective of this plan is to maintain hassle-free movement of traffic on the roads in the city and footpaths of the town free for citizens to use. Accordingly, various spots have to be identified by ULBs for earmarking of Vending Zones.

Pandal Policy:

Every year Pandals / stages are erected in the areas of various ULBs by the respective public institutions, organizations and citizens on the public roads and footpaths on the occasion of various public festivals / celebrations by all the religions, besides during Marriage functions, Melas etc.

For the same, Enforcement wing of have to be assigned the work of issuing official permission by charging rates that are approved from time to time which also add to the revenue generation of the ULBs.

However, the establishment of such Pandals/Amusement licenses, issued in the above-mentioned manner for public functions and festivals would sometimes result in occupation of roads and encroachments and many complaints were received. ULBs should now ensure that Pandals are erected for festivals/events in such a way that the roads and footpaths of the cities remain free for use by citizens and for traffic. Subsequently, new Pandal Policy will be formulated and spaces identified for such activities.



2. Illegal Residential /Commercial Encroachments:

Encroachments by the Shopkeepers/Households in the town result in increasing difficulties that the citizens face in using the roads for traffic and footpaths to walk.

ULBs have already constituted a task force for removal of illegal Residential/Commercial Encroachments. Checks are being made twice a week, the due compliance/ action taken reports regarding the same is being communicated on fortnight basis. Households are being requested to not to dump construction material on the roads.

3. Encroachments of lanes, drains & water bodies:

The Khilafwarzi team of ULBs keep a constant vigil on the encroachments by individuals on all assets of the government. Any encroachments reported are immediately removed. People are being regularly informed about the laws governing encroachments and building permissions.

Format to be filled by the Respective ULBs

S.No	Description	Yes/ No
1.	Properties of the ULB will be marked/fenced	
2.	Regular visits by the ULB officials to the properties of the ULB to check any encroachments	
3.	Awareness about getting proper building permission before construction	
4.	Strict enforcement of Unified Building Byelaws by the ULB	
5.	Imposing of heavy fines to violators and encroachers	
6.	Creating sufficient paid parking spaces	
7.	Creation of vending zones	
8.	Creation of a database of encroachers and action taken by the ULB and action taken to evict encroachments	