



Deputy Commissioners Conference

Submitted by the Department of Land Records & Survey.

Concept note on “Land use planning in rural and urban areas”

1. Introduction.

The rapid and unplanned urbanization of towns, poor land management system, improper waste management, encroachment of land acquired for development, traffic congestion, erosions, landslides and loss of green cover in Nagaland calls for a proper and robust Land Use planning in both the rural and urban areas.

2. Current Situation

Land use planning in Nagaland involves unique challenges due to its hilly terrain and traditional land ownership system. More than 90% of the land in Nagaland is owned and managed by private individuals, clans, communities or village councils under customary laws.

a). Rural Land Use Planning

In the rural areas which is predominantly agriculture-based, with jhum cultivation (shifting cultivation) being a major practice along with terrace cultivation where irrigation is possible or available. There are community forests which are managed by clans or villages for timber, fuel, and other forest produce. Settlements are small, scattered and often situated on hilltops or slopes, while some areas are used for livestock and horticulture etc.

b). Urban Land Use Planning.

There is rapid migration of the population from rural to urban areas and this often leads to unplanned urbanization especially in major towns like Kohima and Dimapur which also puts pressure on land and basic services like housing, water, sanitation and traffic. The expansion of commercial and industrial areas often encroaches on forest and agricultural lands and there is noticeable shrinkage in open spaces and green vegetation.

3. Institutional and Legal Framework

The lack of cadastral maps and records, land use plans for urban areas while the village councils and tribal bodies regulate rural land under customary laws. and the department having limited jurisdiction due to the customary land holding system provided under the Article 371(A) of the Constitution of India.

4. Way Forward:

The NAKSHA program which is to be implemented in the Dimapur district will enhance urban planning, improve ease of living and reduce land-related disputes. The Government may develop urban master plans with community participation and also invest more in smart city infrastructure and promote sustainable and scientific agriculture and integrated farming in rural areas. The introduction of proper mode of urban planning i.e., zoning ordinances, building codes etc. will ensure the proper management of the land and basic services. The state can also try to integrate traditional knowledge with scientific land use planning, encourage public-private partnerships for infrastructure development, promote land pooling and establish a GIS based land information system.