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Rise of Communicative Planning for Rebuilding Cities in Nepal After the 2015 Earthquake: A Comparative Study Based on Kathmandu's Core City Area and Bungamati.

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Abstract:

The last few decades have seen a renewed and mended attention to spatial issues, both in the frontier of public policy making and within social sciences. A transformed cognizance that society does not take shape in an intangible space but with happening of specific events and passage of times has opened door for numerous possibilities of transformation of cities and its societies. In this specific order, social issues turn to become urban issues and extensive changes are reflected in the transformation of urban cities. In the field of urban regeneration various actors and approaches have been distinguished in the theory; sustainability, economic value of the properties involved, prevalence of the market, the public policies, functions of the city, the preferences and lifestyle of single individuals are only few of them. Embracing a multilevel methodology, the part of bottom up encounters in urban recovery process to redevelop a sustainable city and their association with more extensive progression will then be examined in this paper through a particular contextual investigation, in Nepal. The present situation of Nepal where "Communicative Bottom-Up Approach" has been introduced and is gaining popularity after the earthquake of 2015 is examined. The interpretation of the approach as House Pooling by the people is also closely studied. Further, the government's move on translating this approach to implementation is also analyzed. It is hypothesized that 'Communicative Bottom-Up Planning could be a feasible approach to Regenerate Cities of Nepal if contextual realities are taken into account and when policies are guided by methodological standards'.

The motivation behind this paper is to talk about the ways that the top-down and the bottom up approaches can be consolidated and incorporated in the planning practice to make a city sustainable. In the initial segment, the paper analyzes the transformation and shift of the global attention to spatial issues in terms of policy making, social science and the people themselves. In second segment, the paper analyzes the use of planning standards through time, while in the third part it aims to disentangle the relationship between the utilization of planning standards focusing on top-down and then on bottom up planning approach. In the fourth part, the paper concentrates on the impediments of bottom-up approaches, with a specific end goal to exhibit that even though this approach is considered to be innovative and has public participation leading towards an era which address the problems and issues of the public more efficiently and directly; they must be utilized as a part of a specific planning scale, leaving other scales to top-down approaches. To wrap things up, specific case presentation of Nepal is also given to prove the above mentioned hypothesis.

Keywords:

Planning Standards, Bottom-Up Initiative, Communicative Planning, Nepal Earthquake, Urban Regeneration

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RISE OF COMMUNICATIVE PLANNING FOR REBUILDING CITIES IN NEPAL AFTER THE 2015 EARTHQUAKE: A comparative study based on Kathmandu's Core City Area and Bungamati.

ABSTRACT:

The last few decades have seen a renewed and mended attention to spatial issues, both in the frontier of public policy making and within social sciences. A transformed cognizance that society does not take shape in an intangible space but with happening of specific events and passage of times has opened door for numerous possibilities of transformation of cities and its societies. In this specific order, social issues turn to become urban issues and extensive changes are reflected in the transformation of urban cities. In the field of urban regeneration various actors and approaches have been distinguished in the theory; sustainability, economic value of the properties involved, prevalence of the market, the public policies, functions of the city, the preferences and lifestyle of single individuals are only few of them. Embracing a multilevel methodology, the part of bottom up encounters in urban recovery process to redevelop a sustainable city and their association with more extensive progression will then be examined in this paper through a particular contextual investigation, in Nepal. The present situation of Nepal where “Communicative Bottom-Up Approach” has been introduced and is gaining popularity after the earthquake of 2015 is examined. The interpretation of the approach as House Pooling by the people is also closely studied. Further, the government's move on translating this approach to implementation is also analyzed. It is hypothesized that ‘Communicative Bottom-Up Planning could be a feasible approach to Regenerate Cities of Nepal if contextual realities are taken into account and when policies are guided by methodological standards’.

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INTRODUCTION:

Worldwide changes of urban areas and their character alongside its progression have scrutinized the pertinence and the connections between various sizes of intervention; be it public, private or participatory. In a setting of state rebuilding, urban cities pick up new central part and have the opportunity to end up as a new knot inside a revamped geography of power, attesting themselves as independent performing actors. As per this new part and power, neighborhood's powers are currently progressively in charge in confronting the challenge of promoting in their domains of both social cohesion and economic growth. Under the new weights and possible outcomes of the most recent decades, urban governance have encountered a stressed shift from managerialism to entrepreneurialism (Harvey, 1989). While in prior decades urban administration principally centered the provision of administrations and offices services for the neighborhood, as of late it has turned out to be progressively working in finding better approaches to advance and empower local improvement, pulling in assets from national and international level. The late interest of urban cities in Urban Branding (Kavaratzis and Ashworth, 2005) falls inside this new course: with a specific end goal to draw in worldwide streams of tourism and ventures to advance neighborhood improvement. The development of positive and intriguing image of the city is viewed as a basic tool for above. This movement is not just working on administrative and political level but is also taking into account to opinions of the population, communicating the views and aspiration of how a community wants their city to look like or will be perceived as by others. This is particularly valid for the post-modern urban communities or urban communities needing to reconstruct their identities and need to move far from a Fordist past and to re-design new examples of development. It has in this manner added to spread a common ground for the image not only on the basis of technologies but also on culture, innovativeness, economics, resistance, multiculturalism, socially and culturally open environment. Nonetheless, the population inhabiting the area/city have a major role to pick the image here since it is them who will have to take forth the brand name, legacy and the identity.

The yearning to convey an alluring outer picture strongly affects the entire arrangement of urban strategies, adding to shape needs and attractive results. It is pertinent to underline that regardless of the possibility that the reference is to urban strategies, the fundamental part of these strategies typically concentrates on particular segments of city than on the city in its entirety (Briata et al, 2009). Locale, neighborhoods and particular territories are chosen as 'dangerous' or 'dead' or 'problematic' and they in this manner turn into the casing for regeneration techniques with major involvement of the local people. This methodology assumes a solid association between the spatial measurement and social incorporation: the area is considered as both a casing and a reason for urban rot, tracing the absence of coordination of its occupants. In this point of view, the issue of social consideration is frequently confronted through a spatial, territory based approach that may create dangerous tension between 'policy on individuals' and 'policy on spots' (Briata et al, 2009). Since the early 90s, the part of the state and government in urban approaches has moved from 'provider' to 'enabler / empowering agent'. In this approach the local government goes for enacting neighborhood resources and social actors to implement neighborhood regeneration. Public authorities more often see an advantage in working with and through neighborhood-based affiliations, associations and group pioneers who have intermediary connections and give authenticity to government exercises in the area (Chaskin and Abunimah, 1999). Hence, in the most recent decades, government is opting for strategy that targets specific location along with active participation of the local population.

So, it is safe to say that the regeneration approach is taking turn into bottom-up approaches. These bottom up initiations and affiliations are not concentrating on a specific sector of

activities in any case, rather, on a particular area/territory that have been rising. In this situation, the area, for example, neighborhood of a city, is not just a geological edge, it is both an asset and a target. In fact, the area is considered “as a tool used to achieve a more extensive objective (such as quality of life, economic gain, social justice, identity)” (Bourdreau, 2003). Encounters with an extensive area-based methodology, i.e. aimed at developing / redeveloping a neighborhood as a whole, fall inside this classification.

From the above representation it is clear that in spite the fact that planning practice is commanded by Top-Down Planning, Bottom-up initiatives are picking up another centrality in urban regeneration process, making sure that the local people are the new central part of all planning practice. In any case, this new part may likewise include some critical questions and sensitive issues which will be discussed, explored and answered in this paper.

Hence, before diving into these approaches, the methodology of the whole paper is discusses. After the methodology, study of the planning standards and their relationship with the above mentioned new trends and the present practice system is done which in case of this paper is necessary to get a clear grasp of the whole dynamics of today’s planning scope. The study given below will help make a connection to the present day planning practice and the above mentioned trend of regeneration of cities to scientific and rational approaches and help draw up conclusion based in Nepal’s case.

METHODOLOGY

Firstly, the study of global trend is done in terms of planning practice. This study is achieved by studying prominent papers of theorist and scientist focusing on new trends of planning and various central interest of the governance is taken into account here (for name of authors, see - Planning Standards Through History And Space). Then the change in the role of the administration/ governance is also studied. The study of change in the attitude of the planners in regards to planning standards is also studied to make a relation as to where the standards stand in terms of latest planning practices. Urban planning practices within six western states is also studied. Particularly, England, Germany, Italy and Greece were chosen as they contain representative ideas of legal and administrative system of Europe (Neuman and Thornley 1996). Apart from this Administrative Region of Hong Kong and the state of California is also studied. These places were studied because they were commonly mentioned and studied by prominent authors in their papers and clearly depicts the shift of planning practice for the past few decades. The study of these places provided the lead as to which sector of the planning practice was the talk amongst the new age planners – ‘People and their Aspiration of the city they live in’.

The study also gave lead forward for further analysis as to which trends must be studies further – ‘Top-Down and Bottom-Up Planning Initiative’. The study of these initiatives gave the paper its spine as how Top-Down initiative was old news and Bottom-Up initiatives was taking the planning practice with storm. This discovery gave way to studies for the in-depth analysis of the core concept of the Bottom-Up Communicative Planning procedure. Prevalence of this initiative is also discussed and analyzed and how it is taken by the new centrality of the planning practice; the People. The rationality of this initiative came to question while analyzing its relation to the people and the urban governance. At this point in the paper most of all the aspect of the Bottom-Up Communicative planning has been discussed and the placement of its theory in context is needed. Hence, the context of Nepal is brought in at this stage of the paper.

Firstly, to understand the planning practice in Nepal, the National Planning Norms and Standards in Nepal and National Urban Development Strategy were thoroughly studied and analyzed. This study made clear the mentality of the planners and to understand from which era these standards were being derived from. While doing so a major factor came forth that the references used for preparation of these norms and standards were outdated.

The present state of the Reconstruction phase of Nepal after the massive Earthquake in 2015 is thoroughly discussed. The state of the governance - on the basis of the field reports of the international NGO's working in Nepal for relief and reconstruction; the mentality of the people – on the basis of the pleas that came forth after a year from the earthquake, made clear the need and type of reconstruction policies that were in demand. The motivation for the central government to accept the plea of the citizen of the core city area of Kathmandu to redevelop their settlement is studied and proclamation of the government to develop Reconstruction Policies based on the above plea is analyzed.

To make the assessment more contextual the case of Kathmandu Core city and Bungamati is presented. Bungamati and the core Kathmandu as case studies were chosen firstly because these were the settlements which came forth after the 2015 earthquake with pledge to the government to reconstruct their communities as per their own aspiration. Secondly, due to similarities in various physical and social characteristics while also representing two distinct ideology of their needs and demands made these cities perfect candidates for the study. Also, Bungamati can be taken as a past image of the core Kathmandu city.

The presentation of data and information of Kathmandu Core City area have been presented on the basis of two accounts; firstly on the base of the author's professional experience and another from the organization called National Society of Earthquake Technology – Nepal (NSET); second, on the basis of news release on national newspapers. The author was an active participant on the campaign set forth by NSET to rebuild the settlements of the core city area of Kathmandu through the concept of urban regeneration via House Pooling Technique using communicative planning.

In case of Bungamati, the communities here wanted to take the lead too but via different version of reconstruction. Firstly, the author had an access to a survey conducted by an organization who are working to create reconstruction handbook and a project for the city of Bungamati. Since, the handbook is yet to be officially published, the contents of the survey is confidential as for now. The locals were questioned for - their awareness in regards to why their homes collapsed (construction faults, building age); which construction technology they prefer to rebuild their houses with; their stand on the government's decision to rebuild cities; the image of Bungamati they have in the future- few of the major questions of the survey. Also, a handbook called "Revitalizing Bungamati: An Action Plan" was also released recently. Nevertheless, the conclusion drawn from this survey conducted amongst the people of Bungamati and the end stage design and recommendation made in the above mentioned handbook keeps in line with the national news coverage of interviews with the locals saying - They wanted to rebuild their hometown based on their culture, tradition and heritage. Also, the inhabitant have pledged that this devastating earthquake have given them opportunity to revive the forgotten socio-cultural heritage. The community is prioritizing to revitalize the town while preserving the architectural heritage, woodcarving tradition and its famous chariot festival. These development gave a special insight as to what the demand of the local people is. Hence, for the study and analysis in terms of Bungamati the paper relies on the survey, the handbook - Revitalizing Bungamati: An Action Plan along with news release on national newspapers.

With all the required information in place the analysis of the present day situation is done in the next part. The study of the planning theories and standards at the beginning gives the author a strong grip on the concepts and hence helps analyze the contextual realities of Nepal critically. Lastly, conclusion is given after critical analysis keeping in line to the proposed hypothesis.

PLANNING STANDARDS THROUGH HISTORY AND SPACE:

Planning standards depicts a desirable and achievable state at a specific future time, i.e. a desirable state inside the constraints of certain socio-economic conditions. Generally, planning standards are given in a quantitative structure that partners the essence of a particular number, i.e. type or size of urban uses to the populace size or diverse segments of a settlement (e.g. 5 square meters of open green spaces per person). Planning standards exist for all urban practices, regardless of the way that most of them refer mostly about public community facilities. On account of urban uses that are nearly connected with the capacity of the free market (e.g. retail and wholesale exchange, workplaces and production/commercial ventures), planning standards can either depict a projection of their development at a particular future time (for instance, in ten years there will be 3 square meters of retail exchange per inhabitant), or set certain limitations for their development (e.g. 1 mall for each locale) or their area (e.g. heavy industries must be 1 mile in separation from local locations). Furthermore, when Urban Regeneration comes into account, the use of Urban Planning Standards becomes tricky as all the urban facilities are pre-numbered along with the population and size of the city.

Planning standards are intertwined with planning practice, as their use can be followed back to the start of the nineteenth century. The golden era of planning standards can be distinguished after World War II, when planners had sadly overestimated the significance of norms and standards to planning itself and had shaped the mistaken impression that their fundamental task was to recognize and apply the "right" standards.

These days, the utilization of planning standards has been fundamentally changed compared to their utilization in the most recent century. They have developed from a tool of authoritative determination of the fundamental facilities of a settlement, to a more adaptable tool that gives general direction to land-use planning. The consequence of this transformation has resulted in the decrease in number or quantitative standards of minimum – maximum values arrangements. In any case, their utilization has been expanded globally and they now include part of the planning practice in most of the developed nations. This statement and observation based on the reviewing and analyzing of the urban planning practice within six western states which was explored and studied in Neuman and Thornley (1996), which is summarized below:

Specifically, four European nations were chosen as contextual analyses: England, Germany, Italy and Greece, which contain case of the different legitimate and regulatory frameworks in Europe. Outside of Europe two more districts were concentrated on: the Special Administrative Region of Hong Kong in China and the State of California in the United States. In three of these cases, in particular Greece, Italy and Hong Kong, the utilization of planning standards is authoritative, as per their planning legislation in power. In Germany and the United States, the utilization of models is not official, as the government authoritative structure of these nations does not permit the improvement of central planning legislation. In any case, an investigation of the urban plans of specific urban communities in Germany and the United States (Ernicke and Partner, 2002; Ötisheim and VVM, 2006; SPFS, 2009) highlighted the broad utilization of standards that get from different sources. In England, an intermediate situation was recognized;

in particular, the utilization of norms is not official, despite the fact that the guidelines utilized by organizers were given by ministries and other governmental offices. This shows considerable association of the central government in choosing of urban planning standards and its implementation too.

As it is evident from the above study, planning standards have a place with the foundation of planning practice in modern states. Alongside the new centrality of local people and their opinion laying out the base foundation of planning practice, planning standards should be held closely for it sets a vision of a utopian state which helps cities stay motivated. We ought to likewise not overlook that planning standards form an integral part both of the regular practice and of the current theoretical interests in a broad sense of various scientific fields that identify with the socio-economic and the environmental sphere.

START OF TOP-DOWN TO BOTTOM-UP PLANNING THEORIES

Urban planning is not a science, i.e. a diagnostic field, however a technique, i.e. an applied field, that is intricately connected to the political circle (Lagopoulos, 2009). However, the political part of planning and the political role of planners have not been accentuated by the speculations of the 1960s and 1970s, with specific respect to the frameworks view and the rational procedure of planning, in which planning was drawn earlier essentially as a technocratic methodology of urban intervention. Because of these procedural points of view, subsequent to the mid-1970s, urban planning has seen urban regeneration of any urban area as a part of political dialogue. The dispatch of the informative methodology in the 1990s took this point of view to its extreme, associating urban planning to governmental issues and planning theory to political hypothesis.

Parallel to and exceedingly associated with the before mentioned changeover in urban planning theory's interest, was the move from a top-down to a bottom-up approach. From one perspective there has been an inclination towards centralism and de-politicizing decision-making and additionally expanding the part and force of specialized technical specialists. On the other, the stress for cooperation and participation in decision-making, calls for more responsibility with respect to neighborhood government officials and authorities and expanding feedback of specialized aptitude is ever growing. These two inclinations, which are particularly inconsistent with each other, have been marked as the top-down and bottom-up approaches to planning.

Among bottom-up approaches, the communicative approaches have prompted the enthusiasm of the planners in the most recent three decades. Concerning the postmodern methodology, Philip Allmendinger (2002) and Nigel Taylor (1998) contend that transferring, or even to translating, the postmodern positions into the field of urban planning is exceedingly tricky. Bottom-up initiatives as communicative planning theory can't take an excessive amount of pride for its relevance, which gets depleted in small scale practices nevertheless in any case it enhances citizen awareness and mobilize their participation in planning procedures.

One of the principal ramifications of the profoundly political nature of communicative planning is its attention on theoretical issues to the standards of a decision-making, as these issues identify with and boost the political approach. Thus, it ordinarily does not have the urgent components of a run of the mill planning theory. The elaboration, the feedback, or even the remarking on issues like the order of urban uses, the zoning and the usage of planning standards,

which constitute fundamental elements of urban examination and planning, are absolutely missing. This circumstance strengthens the urban planning theory-practice gap that has been referred to and seen widely amid the most recent two decades and leaves the top-down planning frameworks as the fundamental guides of the planning practice.

Regardless of the possibility that planning practice is commanded by top-down planning theory, the mission for an planning framework that considers the neighborhood needs all the more truly and permits scope for public participation system will definitely tackle some of the weaknesses of the top-down approaches. To sum up Paul Sabatier (1986) - The essential defect in top-down model is that they begin from the viewpoint of chief decision makers and along these lines tend to disregard different and pertinent actors. A second, denunciation of top-down models is that they are hard to use in circumstances where there is no leading body or office, but instead a large number of administrative directives and actors, none of them transcendent. A third denunciation of top-down models is that they are prone to overlook, or possibly think little of, the strategies utilized by lower levelled administrators and target certain individual to get around central policy and/or to redirect it to their own particular purposes.

In this scene of planning theory, where top-down approaches, despite their shortcomings, are in practice and bottom-up approaches cannot construct a coherent option methodology of urban intervention, one must venture towards planning approaches which will be more communicative and is responsible to eradicate grass-root level urban issues / problems by integrating public as well as private partnership.

Communicative planning approach for regeneration of any city infers a major change in the current methods of administration. For communicative planning to gain strong ground, prevailing actors must be willing to share their power and authority, associations must be willing to change their routine practices of decision-making and people must be willing to be open to approaches for taking a gander at the world. It therefore, requires change on numerous fronts in the interim working of any city. This theory to be practical – a goal which is shared by all the actors in the society is needed– it will have to address more deeply the issue of change and redevelopment.

BOTTOM-UP APPROACHES AND ITS PREVALENCE:

This part of the paper focuses on Bottom-Up Initiatives as communicative planning, which is the concept initiative that has been most discussed over the last couple of decades. Although bottom-up communicative planning has been subjected to some criticism for inviting misuse (see the analysis), there is no reason to assume that this approach has led to more undesirable social effects than other approaches to planning which can be clearly seen since the popularity of this approach is increasing exponentially.

The Communicative Approach to Planning:

The theory of communicative approach to planning was generated by John Forester and Patsy Healey, who were keen in the conceptual philosophical work of the German philosopher Jürgen Habermas (Taylor, 1998). Key to the communicative approach is communicative rationality, which separates the strength of scientific experimental objectivism and works, rather as an alternate objectivity taking into account assessment between individual, based on open talk (Allmendinger, 2002).

As indicated by Healey (1997), the key accentuation of communicative planning theory is the acknowledgment that learning has numerous structures and these structures are socially built, and that power relations and the social connection influence the inclinations of people. Thusly, planning work is rooted with regards to social relations through every day practices and has the ability to test and change these relations. That which is obvious from this concise presentation of communicative planning principles are abstract.

The communicative approach criticizes any given, settled and established planning system, keeping in mind the end goal to advance towards a 'mental unfastening' from past presumptions and practices and to start new and better approaches for doing things (Healey, 1997). Moreover, local communities must assess existing routines of strategic planning and create new concepts, methods for deduction and strategy making processes. These new ways will be found through inclusionary, open-style types of talks among the different partners of any given nearby group (Healey, 1997). The above mentioned concepts have promoted innovations and promoted new thoughts in planning system, they could likewise be criticized for deconstructing any settled and successful planning framework without supplanting it with a superior or, at any rate, some other technique for urban intervention. Regardless, the communicative approach to planning reevaluates any settled fixed planning process and also the use of planning standards is by all accounts addressed as well. Planning standards have been utilized for over a century and these days constitute one of the spines of planning practice. At the end of the day, they are a settled tool of planning practice and along these lines contestable regarding the communicative approach.

Another, more rational take to communicative planning can be established on the thoughts of John Rawls and different researchers of liberal democracy based system. Here, communicative planning demands more than communication with partners and an inclusion procedure simply updating people in general. This planning style is applauded as a conscious, interpersonal digressive practice adjusted to the need of liberal societies, where one social group can't authentically force its chosen opinions and solutions for issues on different or other groups. The point is to advance the deliberative part of democracy and secure the conditions for profound and honest civic discourse. Communicative planning is a participatory undertaking, including an expansive scope of influenced groups in socially oriented developments of land, infrastructure and services. The procedure of communicative planning is open in the feeling of being inclusive/comprehensive and transparent. Improvement endeavors are socially oriented when they intend to advance the interests of expansive fragments of society as opposed to the interests of stakeholders only. Advancement is reasonable; to enhance the living states of deprived groups and be fair to all other groups too. The standards of discourse ethics expresses that the communicative process ought to be open, truth oriented, undistorted, and empathic—in accordance to this sequence, every one of them is summarized below (Allmendinger, 2002b; and Innes and Booher, 1999):

Open -

- a. Each subject with the capability to talk and act is permitted to participate in a talk.
- b. Everyone is permitted to scrutinize any affirmation whatever; everybody is permitted to bring any attestation whatever into the talk; everybody is permitted to express his states of mind, wishes and needs.
- c. No speaker might be forestalled, by any kind of pressure, from practicing his rights.

Truth-Oriented - Nothing ought to intimidate a member with the exception of the better argument.

Undistorted - The correspondence between members ought to be understandable, truthfully genuine, earnest, and honest keeping in line the standards of public planning.

Empathic - Participants ought to be focused on achieving shared understanding.

The thought here is that, with communication drawing closer to the standards of discourse ethics, interest of the common people would become more probable and enabling, and basic leadership would be deliberative and democratic. The concept of deliberative democratic governance is to achieve a choice through level headed discussion as opposed to voting, despite the fact that practice calls for both methods of deciding. (Bohman and Rehg, 1997).

Other than talking about the fundamental criticism of planning standards as a part of a settled planning process, communicative approach likewise appears to not welcome their implementation. This is because of the conviction that planning standards undervalues the inclinations of local communities, hence thinking different and distinctive settlements as having uniform needs and outlooks, furthermore supplanting public participation and judgment with specialist's learning. Regardless of the fact that planning norms propose a quality extent of diversity and flexibility to choose various planning practices, but from the viewpoint of communicative approach, the window is narrow and limited, thus reducing the planning horizon and of a given settlement. On the second position, planning standards have been envisioned and constructed by individual specialists and not through public participation processes, limiting the scope of new and more immediate solutions. Principles contain pre-figured information about the preferences of the "ideal" settlement that has been built by the individuals that created the norms and standards. Regardless, the way that planning standards are constructed is a long ways from the communicative approach to knowledge production, as indicated by Healey (1996), information is not pre-figured but rather is particularly made over again in our communication through exchanging perceptions, understanding and through drawing through the experiences along with the cultural, social and moral intelligence of the participants.

In light of the above discoveries, it is completely clear that the communicative approach abstains from the utilization of standard principles. Specifically in theory, standards are a piece of a settled planning process, which limits the elaboration on new concepts and originations, methods for deduction and strategy-making processes. It also goes overboard about the need and likings of the local settlements and replaces public participation with expert's opinions resulting in creating a picture of a surreal society which is far less realistic in terms of required time to achieve it and feasibility itself. These issues might be viewed as dynamic approach in this new day and age but it also brings in numerous threats and criticism along with it. The analysis of these issues will be done and discussed below in the case study to provide a contextual analysis.

CASE STUDY OF SETTLEMENT IN NEPAL:

KATHMANDU CORE CITY AREA VS. BUNGAMATI:

On 25th April, 2015, a 7.8 magnitude earthquake struck Nepal, with the epicenter in Gorkha District north-west of Kathmandu. Numerous consequential aftershocks came in after, including a 6.7 magnitude earthquake. The effects of these tremor were annihilating and far reaching. Among the most influenced zones were thickly populated city core areas of Kathmandu valley. Major Loss from the with the tremor were recorded in the center city zones

of Kathmandu, Lalitpur and Bhaktapur and traditional settlements like Sankhu, Bungamati, Chapagaon, Khokana, Harishidi, Lubhu, Sunakothi, Tokha, Sitapaila, Thankot, and so on. In Kathmandu Valley only, around 73000 structures were collapsed and 67000 buildings are partially damaged.

Today following a year on from the quake that killed 9,000 individuals, a large portion of the individuals who lost their homes are as yet living in tents and under tarps. Yet, the quake ended up being only the first in a string of natural and man-made crisis that shook Nepal in 2015.

The political catastrophes that took after the tremor intensified an effectively desperate situation. In the months after the quake, as opposed to turning all their regard for reconstruction, the Government's aspiration was pushing through another and questionable constitution, which was scrutinized for its treatment of ethnic minorities and ladies. This prompted vicious and lethal protests on the nation's southern fringe with India. In the midst of these issues, the four-and-a-half month "blockade" of imports, particularly fuel, over the Indian outskirt deepened the crisis. It brought on great public hardship, particularly in urban regions which are most dependent on imported products, and enormous loss to the economy. It additionally halted humanitarian operations. For a considerable length of time, trucks conveying fuel into the landlocked nation were stranded at the Indian fringe. The alleged "fuel emergency" implied key supplies of petrol, cooking gas, prescriptions and other day to day necessities which ran low in the nation.

Of the \$4 billion promised by international benefactors for reconstruction help, just \$1 billion has been focused on rebuilding endeavors. That delay exacerbated the anguish of a thousands of individuals. On the ground, aid organizations and global benefactors wanted to get the reconstruction started had to sit on their arrangements and wait for the government approval. Even Tourism which represents 10 percent of Nepal's economy, got struck with a blow that hasn't recovered yet.

While NGOs say the Post Disaster Needs Assessment has successfully laid out the extent of issues that needs to be tended to, for example, the seismic tremor's effect on infrastructure, cultural heritage, education, tourism and other infrastructure. The absence of an unmistakable reconstruction system is blocking progress towards rebuilding the nation.

Rebuilding Nepal was never going to be simple. A great part of the territory is forbidding; there are still continuous post-quake tremors. Nepalese are separated by caste, religion and dialect. A fiasco on the size of a year might have strengthened the nation but the later blockade and reconstruction delays rather has left the confidence of the Nepalese gravely shaken.

After deferrals because of political wrangling, Nepal's legislature has at last approved a National Reconstruction Authority to start rebuilding the earthquake-devastated nation. The survivors may feel that not much have happened: around two million of them are still clustered hopelessly under tin sheets and tarpaulins, anticipating the onset of a second rainstorm. In the interim, among the direct and indirect consequences of the disaster, billions of dollars have been pledged (but not spent).

It's been a dreadful 12 months, which have left many people deeply depressed about the state of the country. Rebuilding private houses is the biggest and most difficult task of reconstruction. This scheme is already highly controversial, and it looks set to give the World Bank, which is paying for it.

A. Context: Kathmandu

Before the earthquake, the concept of Urban Regeneration was chastised by communities in the core. Only homeowners of the building complexes which were in ruins were open to this idea of rebuilding. They wanted to convert these building complexes into commercial hubs to gain economic surplus. After the earthquake however, the people from the core city area took the matters to their own hands after a yearlong delay. Homeowners in core city areas in Kathmandu have pleaded the Kathmandu Metropolitan City Office (KMC) to build their earthquake damaged community into integrated dwellings under the house-pooling concept. They took out a rally and submitted a written application along with their land ownership certificates to Kathmandu Metropolitan City. 200 people from 110 households from the core city area gathered with a common plea at the KMC advocating of the before chastised idea of rebuilding. Submitting the plea the homeowners said that their dwellings should be jointly demolished and reconstructed, without hampering their cultural and traditional importance. According to director of Kathmandu Urban Regeneration Committee, “The houses that survived the tremor will be revamped through urban regeneration. The regeneration project will be carried out through house pooling process with consent from the house owners. Some of the buildings that do not have historical and cultural importance will be pulled down to increase space and historical houses with consent from local house owners.” stressing that participation of locals was crucial to safeguard the traditional and cultural structures as well as houses. The homeowners have committed to provide complete support and even bear the entire cost if Kathmandu Metropolitan City takes the responsibility of building roads, gutters and other public utilities and provide bank guarantee for reconstruction loans. Homeowner’s primary concern was that many houses have acquired severe damage in the earthquake, but they cannot be torn down individually as nearby houses could sustain damages in the process. Hence, they want the Kathmandu Metropolitan City to take leadership in the house pooling project. NSET joined KMC by signing a memorandum to work together for the Rebuilding and Regeneration of the core city area of Kathmandu. Now, house owners will surrender their houses for community residence, NSET will provide technical assistance whereas KMC will be mediator and has allocated a budget of Rs. 10 million to formulate policies and strategies for urban regeneration of city areas in the capital

The house pooling project envisions moving existing property holders from old and dense neighborhoods to combined zero-cost accommodations by replacing existing houses for private residences with wide streets and enough open spaces. These squares will be spread over a vast area with common external walls and structures.

Urban regeneration is a land redevelopment in moderate to high dense urban area to enhance city's infrastructure, to maximize the economic activities, to change old vulnerable building stock into earthquake-resistant neighborhood, to enhance quality of life, to protect notable historic & traditional heritages and to guarantee social incorporation and cohesion. In numerous nations it is taken as Urban Seismic Risk Management of historic core city center.

The rationale behind house pooling, where singular house owner surrenders their houses and pool assets to develop substantial community residences, such design offer economies of scale. The redesigned block’s occupants will be given living space of nearly the same size as their past houses, but will share the expenses for building the external walls, pillars, beams, staircases, plumbing, wiring etc. The cost for construction of such community block will be lesser than that of construction an individual house. Regardless of living in a large community building, individuals will have their own particular separate spaces inside. Also, these units will be designed to cater commercial activities in the ground and first floors for economic gain.

Be that as it may, there is an undeniable worry that the new settlements won't have the capacity to add cultural sensibilities into their design. The neighborhoods houses temples that have been there for quite a long time. Besides, in the traditional culture, processions during rituals, for example, god parade and marriage parade can just move along certain pre-set ways. The officials says that facades of new buildings will be adorned with traditional motifs, so that the façade will be traditional and aesthetically there will not be much change. Likewise, heritage structures like temples will be preserved.

Since, this tool of urban Regeneration rose up though bottom-up planning approach, specifically through communicative approach, it promises to take into consideration the complexity of urban dynamics. It is applied through a level approaches which comprise several bottom-up fundamental rules:

- It is area-specific, as it gets rid of the challenges particular to all urban variables. Be that as it may, it goes for lessening disparities, with the vision of a more homogeneous social environment.
- It covers diverse time periods, as it reacts to the social needs at present, and after that those of long haul sustainability, intended at predicting the future change.
- It is multidimensional, as it is utilized by a wide range of public and individual partners. Urban Regeneration must serve to overcome inconsistencies, through negotiation, and prioritize objectives. Priorities rely on upon the arrangement between national strategies and local plans.
- Urban regeneration techniques are executed in one sector and should cause beneficial effects somewhere else too.

The current urban structure in Kathmandu Valley is characterized by two striking components: presence of old historic parts loaded with unparalleled artwork and architecture, which are being debilitated by aimless and impromptu present day advancement in the historic city center and unplanned sprawl development in urban periphery and orientation of the urban life towards urban edges. Furthermore, in the event that we take a glimpse at these firmly stuffed road and tall, slender buildings which are being built without following building codes, the potential risk is huge. Nepalese urban communities are swelling with rural-urban migrations, slum and squatter areas nearby rising prosperity. The principle issues of Kathmandu Valley chronicled center city and settlements are: Dense settlement, Highly vulnerable structures without or constrained plausibility of seismic retrofitting, Poor accessibility especially for emergency services, Inadequate Infrastructure and Urban services, Underutilized tourism and economics, Historic Heritage at high hazard because of natural and man-made risks, furthermore because of the present trend of building repair and replacement Vernacular Architecture is in the edge of vanishing because of the present pattern of building demolition and substitution.

Hence, the major objectives of this bottom-up urban regeneration can be viewed as:

- Economics: to attract investors, create employment, invest/commercialize ground floor, renew the urban economy
- Social: to enhance safe urban housing and develop local infrastructure which is flawed or inadequate.
- Environmental: to improve living quality, combat pollution, taking into accounts the preferences and values of society and culture and of each ethnic groups.

The above representation of the urban regeneration planning strategy taking bottom up planning as its primary approach shows clearly that the government is hands down leaving behind the old practice of top-town planning approach. Even the perspective of the general public shows that they are willing to work and participate in the regeneration. It is also clear that the primary basis for the people to choose House Pooling for Urban Regeneration is their frustration of having to live in a dangerous and unhealthy environment which might break down anytime soon with another tremor. The general public wants a safe community which is healthy with adequate infrastructure. Another important aspect is the economic gain through their living space too. Hence, the government's decision to support and legalize this approach shows that the bottom-up approach is slowly gaining popularity as it directly addresses the burning issues and tackle them as per how the citizen see fit.

Seeing the popularity of this bottom-up approach, the government is preparing the urban regeneration strategies for the destroyed city areas using house pooling. The preceding towards policy and strategy making is commendable but government bodies needs to be careful of the scale of the cities that they are planning to regenerate using bottom-up planning. The government planning to create policies and strategies based on popularity and acceptance of one part of the city or community negates the basic concept of the bottom-up planning of communicative approach.

B. Context: Bungamati

Bungamati is a traditional city, inhabited by one of the major ethnic groups of Nepal with very rich cultural traditions and counts around 6000 inhabitants and is famous for the main temple of Machhindranath, as well as for woodcarving and handicrafts. The city is situated in the southwest of the Kathmandu valley. It is surrounded by highly fertile land, which is used by the local dwellers for farming. The traditional occupational base of the villagers is agriculture and secondary jobs are assigned according to castes. Recently however, the village became very popular with the tourists for its vernacular built form and open spaces with a variety of daily activities demonstrating traditional way of life, which has so far been more or less untouched by the forces of modernization.

The earthquake damaged 900 out of 1,114 houses, destroyed the Machhindranath temple and injured many people. Many families are now forced to live in temporary shelters. Months after the earthquake, Post Disaster Needs Assessment of Bungamati was conducted by the local government office in cooperation with UN-Habitat Regional Office for Asia and the Pacific Shelter Program. Situation analysis for the reconstruction of Bungamati was documented along with household surveys to know where the populace stood in terms of Urban Regeneration.

The funds collected for Bungamati to rebuild the city will go to waste if the government does not develop national policies and strategies for regeneration first. The impending decision for the reconstruction policies of the government halted reconstruction process completely, frustrating the populace more and more. The proclamation by the central government of developing settlements using housepooling as urban regeneration tool along with more delay to develop the reconstruction policies pushed the local people off the edge. Finally, the general people petitioned to their local government body to build back their homes and temples by themselves and did not wanted to wait any longer for the policies and wanted clearance to use the traditional building construction technology. This mentality for reconstruction is not just backed by frustration here in Bungamati, as per the interviews of the local representatives on national media, "people in Bungamati are taking this opportunity to build back better physical structures and restore their culture, tradition, heritage and festivals. This reconstruction has

become a perfect opportunity to revive socio-cultural heritage and festivals that were slowly disappearing”. If Bungamati was to be rebuilt as per their demand, the reconstruction project is estimated to cost around 470 million. Tilganga Foundation has already donated 40 million whereas 10 million has been collected from individual donors so far. The Bungamati Reconstruction Committee has received a nod of approval from the UN Habitat, KU Leuven University in Belgium and other groups, and have agreed to plan the socio-economic revival of the town through tourism.

C. ANALYSIS:

It is clear that people in Kathmandu core city area and Bungamati have contrasting views in the bottom-up approach. The concept of the people in Kathmandu in terms of regeneration through bottom-up initiative is different than that of Bungamati. In Kathmandu, this initiative in the form of House pooling was demanded by the people whereas in Bungamati this tool of regeneration was chastised and the people plead for a different version of urban regeneration. This contrasting view is the result of various institutional factors which failed to take into account the core differences between the two settlements.

The basic precondition for the execution of a bottom-up approach is the presence of a 'bottom level', which for urban planning compares to the presence of a community that has particular necessities, issues and desires, that are unique in relation to other communities, and is likewise ready to take an interest in planning systems so as to impact and influence them. In this case there are many 'bottom level' but the legislative body is choosing one of the 'bottom level' and assuming that 'one dress fits all'. This step by the government is against the core concept of the bottom-up approach. It turns to the concept of communicative planning should be truth oriented and un-distorted. But in this case it is clear that it's unempathic and closed towards the group of people where the policies will be forced on to. Overlooking of the core concept out of popularity and convenience will lead towards the failure of the Urban Regeneration Concept, transforming the Bottom-Up Approach to a Top-Down Approach.

Shortcoming of a bottom-up approach that further restrains its extension is that such an approach can be executed when planning deals with spatial issues as identified with neighborhood interests and outcomes as it were. Here, people of both Kathmandu Core City and Bungamati respectively have their own interest and image of their city. The role and vision of Kathmandu has always been the Administrative and Commercial Hub of the nation as per KV Development Concept Plan (KV 2020 Plan) whereas Bungamati's aspiration is to turn into a Living Heritage Museum as per World Heritage Institute of Training and Research for Asia and the Pacific, China (WHITRAP). Deriving policies taking into account the vision of community and enforcing it in another community where the population are conscious about their own vision and image will not just create chaos, it will eventually fail the whole system.

The core city area of Kathmandu is characterized by high population density. Here, the population is not consistent to one type or ethnicity, even the number of population of these ethnic group is high. The occupation of the individuals here is varied. Now, talking about Bungamati, the majority of populace living in this area are Newars (major ethnic group) with lesser variety of ethnicity as well as population size as compared to Kathmandu. Even the occupational base of the people in Bungamati is agriculture and secondary jobs are assigned according to castes which is limited to wood carving, pottery and oil production. This disparity in the ethnicity and occupation links toward the aspiration of the populace. In both of the

situation, there is a local community who are interested in planning process and are clear on the outcome; meaning these community know what they want in terms of what the community will provide for them at the end. As mentioned above, Kathmandu core is an economic hub with high potential for further economic growth. This has shaped the way of life of the locals and consequently their view on how it should be developed further. After the earthquake, the house owners wanted to develop the whole area as an economic power house. Their economic prowess, political connections as well as security of an alternate home (elite population) enabled them to demand what they had envisioned for the area. Their demands was clearly full filled by the concept of house pooling for that area. Thus, Kathmandu core city area might be viewed as potential candidate for communicative planning. However, a stark contrast is evident in Bungamati. Although changes are evident from the last few decades, but the core essence of the place and the aspirations of the people haven't changed, here the people wants to rebuild their traditional houses and their traditional open spaces (courtyard) for their daily livelihood which revolves majorly around these community spaces (wood carving, sun drying of agricultural produce, pottery) and work on their daily livelihood. The daily livelihood of these people is connected to the space itself and are dependent on their only house for shelter. Thus, there is an urgency in rebuilding the collapsed houses after the earthquake with minimal expenses possible keeping intact the cultural heritage and architecture. This contrast in the mentality of the people alongside their occupation and usage of the urban spaces shows different version of image for the city of the population and their aspiration too. Since the bottom-up methodology is interpreting the aspiration of one community to develop a governance system but to implement it on another community will be troublesome from the level of intervention into governance and enactment.

The presence of some sort of legislative body is significant in terms of Communicative Bottom-Up Approach, as it gives formalized standards and methods that can keep up the agreements and disagreements that came forth through the participative process (Healey, 1997). The legislative body in Nepal varies from metropolis to municipalities; meaning the governing bodies in Kathmandu's core city area (Metropolis) is different than that of the Bungamati municipality. And in the event that any group is going to build up its own particular bottom-up planning process then unavoidably the legislation ought to likewise be liable to the same community. However in the case of Nepal, since the governing body is different in different cities but the policies and strategies are derived from the main core city. This situation will create clash between the legislation body and the people because the government is trying to impose policies which is not what the people want. This friction and trouble between people and their respective government body creates a scenario where smooth functioning of the plan is impossible. If local legislation can not handle their local domain, then there is no hope that central government can manage the different planning systems frameworks that each local community exercises. Accordingly, the longing for flexibility in picking or developing individual arranging forms for every settlement cannot be suppressed and even if it is controlled the friction between the people and local legislation will only lead the planning process towards failure.

Concerning the application of bottom-up approaches, their productivity and competence in planning is inversely related to the size of the community that is being planned or re-planned. Participatory procedures starts lumbering when the populace size expands, slowing down the procedure of urban intervention, which in the first place itself is tedious. Specifically in the case of Nepal, Kathmandu's core city is divided into many wards which is further divided into small settlements and hence the application of the house pooling can be done into relatively smaller community. But in case of Bungamati, the municipality is quiet large and hence gathering of the different partners and stakeholders this settlement will be troublesome. The course of action

and the methodology in which the discussions and opinion will be held and interpretation of the preset policies along to make it compatible with the opinions of the populace to land in conclusion about interrelated issues and the interpretation of these agreements into planning objectives require the adequate amount of time. In this manner, in large settlements like Bungamati, the bottom up approaches will be wasteful and inefficient, because of the slow advancement of participatory procedures, or methods of agent interest that has been will be embraced, which eventually deteriorate the way of the bottom-up approach.

The above mentioned disparities presents themselves as early as when the government of Nepal decided to formulate Regeneration Policies deriving from the demand of one settlement. From the above explanation it is clear that the government / department which is responsible for the reconstruction of settlement after the earthquake is under pressure for not taking any step forward for reconstruction. Hence, by blindly adopting and following Communicative Planning, the government is exposing itself to a bigger threat of being oblivious to the plight of many other settlements. Even if the government applies Bottom-up Communicative planning in the Kathmandu Core City Area, it is clear that Nepal is not ready to fully cope with this initiatives. The bigger and more troublesome effects of Communicative Planning can be found if we dig deeper and wider than the aforementioned criticism. Below two of the major criticism theory is discussed to clear a bigger picture as to what the government might / eventually deal with if Communicative planning as Bottom-Up approach is taken.

Co-optation Theory

The criticism should be raised against communicative planning for leading spokespersons of protest groups into long and pacifying procedures of debate and negotiation. This criticism against communicative planning is picked on the grounds that it is a well-known point of departure, since it reveals insight both upon the accountability and the ambiguous impacts of it. Communicative planning can be condemned for distracting the poor from their best form of action. Subsequent to having displayed a few disheartening cases, Piven (1970) goes ahead to say that: What we can summarize is that including local population in elaborate planning procedures is to guide them into a narrowly bounded of political action, and to be precise this form is which they are barely prepared for. What is laid out for the poor when their advocate / representative arrives is a strategy of political cooperation which, to be viable, requires intense group support, proper organization, proficient staff, and cash—correctly those assets which the poor don't have.

According to Piven (Piven, 1970), the impact of communicative planning may well be to absorb ghetto leadership and render it unproductive/ineffective. Conflicts are diverted from the concerned citizens with strategies that pose little risk to the deep rooted interests and instead advance towards the political stability that serves the city's rich populace. Does planning, instead of challenging, have any valuable part to play in enhancing the living states of the denied and left-out?

It is most imperative in the present setting that communicative planning maneuvers protesting local people into the same kind of long and winding deliberation and debate. Actually, a noteworthy critique can be fortified on account of communicative planning – When more accentuation is put on communicative rationality, the less room is left for partisan protests and the battle of the underprivileged for their own advantages and interest without altering their grievances into politically proper public interest terms. The fundamental source of inspiration for communicative planning theory, Jurgen Habermas, has been reprimanded numerous a times for setting up the ideal of talking about political matters in the style of scholastic seminars, and

this is not the style or place in which poor/underprivileged populace are accustomed to express themselves. In the event that the above critique is substantial, communicative planning —can be and is being utilized to hinder spontaneous or any kind of protest and in this manner make it harder for the underprivileged to improve their living conditions. The communicative planning theory may then bolster city authorities through top-down approaches, and in addition backing bottom up endeavors started by citizens. This process is coined as the co-optation.

Regardless of the fact that Marris (1994), as mentioned above, depicted the planning context in which he observed co-optation to be no doubt, the points of interest of context dependency which still is not completely worked out. In these circumstances it is conceivable to see co-optation as a risk for the government who is keen on communicative planning. However the ambiguity of the causalities makes it vague and unclear whether they can be considered ethically mindful. The work of the government is not to include underprivileged groups in extensive deliberation and debate. Communicative planning has been accessible to the planning community for a decade or all the more, consequently government keen on this planning can scarcely assert lack of awareness of the possibility that a comparable circumstance where a group of significant citizen might get overlooked.

In case of Kathmandu Core City area as well as in Bungamati the chances of co-optation is high because of the variety of different kind of citizen living there. The people with underprivileged minor ethnicity as well as the poor migrant population makes these settlement the perfect nesting ground for co-optation.

Neo-liberalism Theory

Another problem issued here is that well-meant contributions to deliberative democracy at the neighborhood level may contrary effects on the democratic system at the upper level and over in the long haul. Bengs (2002, 2005) puts forward a recent critique, targeting communicative planning. The summed up version of his contention is that communicative planning flourishes due to 'the prevalence of neo-liberal ideology, and in particular - the need to set up social establishments in constant with the neo-liberal society'; that is to say, organizations that match and advance urban land markets and the free flow of investment: A new planning regime with a minimum of predefined restrictions and rules and abundant conceivable outcomes for striking arrangements on the local level is in conformity with the neo-liberal ideals. An immediate inclusion of elected bodies is being supplanted by a planning system where partners/stakeholders as opposed to the justly elected representatives of the populace in general hold influence. (Bengs, 2005) Bengs appears to trust that creating planning theory that has such has a political predisposition is an intended act of planning theorists. Consequently, this affirms that 'planning reduced to communication is a political statement which supports the creation of a neo-liberal society' (Bengs, 2002).

This viewpoint is also repeated by Ghose (2005), who analyzed inner-city revitalization in the US. However, Ghose admits a certain ambiguity, in the so called communicative planning initiatives which has managed to open new doors for participation, empowering community organizations to challenge government motivation. Hence, he moderated the contention of some scholars, 'that collaborative planning and revitalization initiatives are away of pacifying community action and co-opting resistance' (Elwood, 2002). The analysis of communicative planning for aiding neo-liberalism gains credibility if government invite local people affected by proposed land developments to participate in consensus-building process without having a successful technique for how to help them confront the power of investors and other resourceful stakeholders. This is precisely the complaint regularly raised against communicative planning

(Flyvbjerg and Richardson, 2002). The problem is how to hold back those trying to influence the planned solution by inclining toward their power base rather than the power of the better contention.

The blend of Bengs' critique and this asserted impotency of communicative planning even with solid actors playing power game to propel their particularistic advantages, to the degree that it is substantial, promptly recognizes communicative planning as a practice which will demoralize the local populace and further bolsters the people with power and money. CPT is intended to back bottom-up planning, however it backfires and bolster top-down planning serving the entrepreneurial interests of private business and public authorities meaning, likely to increase corruption in the government. This is coined as the neo-liberalism.

Taking into account the above examination, clearly bottom-up approaches cannot and should not control or guide either regional or strategic planning, for one, this approach cannot manage the implementation of the approach taking into account all the settlements with their varied aspiration and interest. Also, formulating policies based on one settlement for the sake of the popularity of the planning approach is also a big fault. Hence, for regional or strategic planning, a top-down approach is unavoidably and indisputably the only available and rational choice for planning. Subsequently, the extent of bottom up methodologies is constrained to the neighborhood arranging of little settlements, or to the arranging of regions in bigger settlements. As a result, the range of bottom-up approaches is restricted towards small scale local planning of a settlement to regeneration of a settlement. Big scale planning needs higher strategic planning, showing the need for a long term objective, for which taking into account of the local participation gets dubious as large number of public conflicts needs to be handled and solved which is next to impossible.

Mostly in case of Kathmandu Core City area the chances of neo-liberalism coming into action is very high because of the presence of elite population with enough money to influence the planning strategy for their own.

CONCLUSIONS

The usage of standards is interwoven with the past and the current planning practices. The study of six western planning systems given above revealed that, planning standards have been utilized for the preparation of the planning program. In spite of the significance of these standards to planning practice, planning theory has not elaborated a structure for planning practice. Within planning theory, two fundamental inclinations were prominent, which are inconsistent with each other: the top-down and the bottom-up approach to planning.

Nowadays, the bottom-up approach for planning is becoming more popular and eminent. Cities are slowly leaving behind top-down planning style. Among them the case of Nepal has been studied in this paper. However, with in-depth scrutiny and contextual realities this papers argued over which approach fits better for Nepal; which caters the need of the people and makes the functioning of the government coherent. To understand the reason for the ongoing changes in planning processes, comparison of the two planning styles gave the required answer.

To sum it all up, the essence of the top-down approach is that all the decision and strategy comes from the top; from one central government body. This central/higher government establishes city image, provides guidelines and policies, information, master plans and funding

too. In case of Nepal top-down planning practice reduced productivity and caused bottlenecks or so-called lockdowns. This inflexibility of the government and central power-play caused unnecessary pain to the general population of Nepal during the crisis of earthquake and reconstruction phase.

Now, to avoid this centrality and narrow scoped power placement and to take control of their own settlements, local population started demanding bottom up approach to planning. This model of planning showed hope to the government of Nepal amidst all the protest. Hence to boost the morale of the population and to show that their opinion matters bottom-up approach to planning was introduced in the form of communicative planning. Bottom-up approach through communicative planning proactively seeks the input of the local people in the planning practice itself. The advantage of this approach is that it empowers the locals to think creatively and more critically about their needs. They know that their initiatives are appreciated.

In Nepal, approach to urban regeneration through bottom-up approach was observed to be applicable and effective at certain local scale. However, it is also seen that success of the bottom-up approach lies in its fundamental quality of participation, communication and integration of contextual realities into the development program. As such, a national level policy developed on the success of one case study should take into account the need of structured methodological practices and standards that guide them. It should also provide opportunities for flexible operations at various level to accommodate contextual differences of each area. Case study of core area of Kathmandu and Bungamati has proven this.

Both approaches have points of interest and also shortcomings that make them suitable for application in certain planning scales. In the event that a three-tier structure of planning scales is to be embraced, then the regional and strategic arranging scale ought to be attributed to top-down methodologies, while local urban arranging scale to bottom-up methodologies.

Hence, Communicative Bottom-Up Planning could be a feasible approach to Regenerate Cities of Nepal if contextual realities are taken into account and when policies are guided by methodological standards. To successfully introduce the bottom-up planning initiatives to the practice, merger of traditional tools of top-down can be done. (Y.H. Kim et al, 2014) Top-down initiative are formulated and implemented to achieve specific objectives in a hierarchical planning process by which the nation's priorities are defined in accordance with strategy and then translated into performance targets. In contrast, bottom-up initiative plans emerge from autonomous initiatives in the exploratory process of local population's search for new opportunities. Of numerous initiatives, only those few with some value-generating potential are selected as high-priority action plans and subsequently integrated into central government's strategic intentions. Yet regardless of their origins, all action and strategy plans are assessed based on their contributions to the nation's goals and objectives. Depending on the outcomes, government may either reinforce or modify elements of its strategy, including objectives and competitive priorities. Planning strategy is thus formed through an iterative process of integrating priorities, objectives, and strategic action plans that are partly created by top-down planning and partly emerge from bottom-up learning. Bottom up initiatives in term of communicative planning unlocks the planning system to dynamic solutions but also exposes the system to various criticism. For instance, the criticism of exposing the system to neo-liberal theory can be negated by the robust and unyielding nature of top-down planning. (Y.H. Kim et al, 2014) In this note, top government agencies relies on the operational expertise of middle and frontline local government agencies and therefore tends to adopt bottom-up action plans in the areas of practices. Thus, top-down and bottom-up action plans serve complementary roles in planning strategy. Top-down plans are more likely formulated in line with central government's

specified priorities and strategic intentions whereas bottom-up action plans tends to follow varied scope of opportunities for development in practices and processes that are outside the main strategic focus of top planning. Hence, Top-down action plans will be formulated to support the specified priorities, whereas bottom-up action plans will pursue diverse improvement opportunities in operational practices and processes beyond central government's current strategic focus.

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