

AS INTRODUCED IN THE RAJYA SABHA
ON THE 13TH MARCH, 2026

Bill No. XVII of 2026

THE URBAN AREAS (DEVELOPMENT AND REGULATION)
BILL, 2026

A

BILL

*to establish an Urban Areas (Development and Regulation) Committee
to ensure regulation and development of urban areas in the
country and for matters connected therewith
or incidental thereto.*

BE it enacted by Parliament in the Seventy-seventh Year of the Republic
of India as follows:-

1. (1) This Act may be called the Urban Areas (Development and Regulation)
Act, 2026.

Short title and
commencement.

5 (2) It shall come into force on such date as the Central Government may, by
notification in the Official Gazette, appoint.

Definitions.

2. In this Act, unless the context otherwise requires,—

- (a) “appropriate Government” means in the case of a State, the Government of that State and in all other cases, the Central Government;
- (b) “Committee” means the Urban Areas (Development and Regulation) Committee established under section 3; 5
- (c) “prescribed” means prescribed by rules made under this Act; and
- (d) “urban area” means the territorial area of a Municipality as may be notified by the Governor under article 243Q of the Constitution. 10

Explanation: For the purposes of this clause, “Municipality” means an institution of self-government constituted under article 243Q of the Constitution.

Establishment of Urban Areas (Development and Regulation) Committee.

3. (1) **The Central Government shall, by notification in the Official Gazette, establish a Committee to be known as the Urban Areas (Development and Regulation) Committee for carrying out the purposes of this Act.** 15

(2) The Committee shall consist of—

- (a) the Prime Minister of India -who shall be the *ex-officio* Chairperson of the Committee; 20
- (b) the Union Minister of Housing and Urban Affairs — *ex-officio* Vice Chairperson;
- (c) the Leader of the Opposition in the House of People — *ex-officio* Member;
- (d) the Leader of the House in the Council of States — *ex-officio* Member; 25
- (e) the Leader of the Opposition in the Council of States — *ex-officio* Member;
- (f) Vice Chairperson of NITI Aayog — *ex-officio* Member;
- (g) Secretaries of the following Ministries or Departments of the Central Government — *ex-officio* Members: 30
 - (i) Ministry of Finance;
 - (ii) Ministry of Home Affairs;
 - (iii) Ministry of Environment, Forest and Climate Change; 35
 - (iv) Ministry of Road Transport and Highways;
 - (v) Ministry of Railways;
 - (vi) Ministry of Power;
 - (vii) Ministry of Jal Shakti;
 - (viii) Ministry of Panchayati Raj; 40
 - (ix) Department of Space;
 - (x) Ministry of Education;
 - (xi) Ministry of Health and Family Welfare;
 - (xii) Ministry of Civil Aviation;
 - (xiii) Ministry of Communications; 45
 - (xiv) Ministry of Electronics and Information Technology;

(xv) Ministry of New and Renewable Energy;

(xvi) Ministry of Consumer Affairs, Food and Public Distribution;

(xvii) Ministry of Skill Development and Entrepreneurship;

(xviii) Ministry of Micro, Small and Medium Enterprises;

(xix) Ministry of Youth Affairs and Sports;

(xx) Ministry of Women and Child Development;

(xxi) Ministry of Labour and Employment; and

(xxii) Ministry of Commerce and Industry;

(h) Secretary, Department of Urban Development or City Development of each State and Union territory — *ex-officio* Members;

(i) five elected members from the House of People who shall be nominated by the Speaker — Members;

(j) five elected members from the Council of States who shall be nominated by the Chairman — Members;

(k) **two Senior Specialists in the field of Architectural Engineering and three Senior Civil Engineers in the field of Civil Engineering to be appointed by the Central Government on such terms and conditions, as may be prescribed — Members; and**

(l) Secretary, Ministry of Housing and Urban Affairs — *ex-officio* Member Secretary.

(3) The Central Government shall appoint such number of officers and staff, as it deems necessary, to aid the efficient functioning of the Committee.

(4) The salary, allowances and other terms and conditions of services of officers and staff of the Committee shall be such, as may be prescribed.

(5) The Committee shall meet at least once in a month and shall observe such rules of procedure with regard to transaction of business at its meetings as may be prescribed by the Central Government:

Provided that the Committee shall meet at such time and place and at such intervals, as the Chairperson of the Committee deems fit.

Provided further that the Union Ministry of Housing and Urban Affairs shall provide secretarial assistance during the meetings of the Committee.

4. (1) The Committee shall recommend to the appropriate Government to,—

(a) ensure availability of means for the development and regulation of urban areas under its jurisdiction;

(b) impart modern training in techniques of urban development to the institutions and persons involved in the regulation and development of urban areas;

(c) ensure adherence to the stipulated method for financing the development of urban areas, *i.e.*, seventy-five per cent of the expenditure shall be borne by the Central Government and rest of the twenty-five per cent by the State Government;

(d) put an obligation on the District Magistrate concerned to

Functions of
the
Committee.

ensure appropriate development and regulation of urban areas under his jurisdiction;

(e) establish durable, strong and inclusive infrastructure required for the development and regulation of urban areas in the country; 5

(f) establish natural land cover, including parks and playgrounds, in the urban areas in the country;

(g) ensure availability of safe housing, clean water, water management, healthcare facilities and appropriate educational facilities in the urban areas of the country; 10

(h) ensure complete ban on encroachment upon lakes, wet lands and rivers;

(i) establish balance between supply and demand of public transport facilities in the urban areas;

(j) ensure availability of electric buses, establish bus corridor and bus rapid transit system for promoting green mobility in the urban areas; 15

(k) promote e-participation of urban local bodies in the development and regulation of urban area under their jurisdiction;

(l) establish suburbs along with metropolitan cities to make a balance between population and resources; and 20

(m) undertake such other measures as are required for the regulation and development of urban areas.

(2) The Committee shall prescribe the form and manner and the time within which the appropriate Government shall prepare and submit an action taken report on its recommendations. 25

Duties of the appropriate Government.

5. The appropriate Government shall prepare a report on the action taken on the recommendations of the Committee, including the reasons for non-implementation and/or delay in taking action thereon and submit the report to the Committee, in such form and manner and within such time, as may be prescribed by the Committee. 30

Annual report.

6. (1) The Committee shall prepare once every year, in such form and manner as may be prescribed, an annual report giving the summary of its activities, including schemes it has undertaken and recommended to the State Governments during the previous calendar year containing therein the statements of annual accounts of the Committee. 35

(2) A copy of the report shall be forwarded to the Central Government, and the Central Government shall lay the report before each House of Parliament as soon as it is received.

Central Government to provide funds.

7. **The Central Government, shall from time to time provide, after due appropriation made by Parliament by law in this behalf, requisite funds for carrying out the purposes of this Act.** 40

Power to remove difficulty.

8. If any difficulty arises in giving effect to the provisions of this Act, the Central Government, in consultation with the State Governments, may make such order or give such direction, not inconsistent with the provisions of this Act, as appears to it to be necessary or expedient for the removal of any difficulty: 45

Provided that no such order shall be made after expiry of three years from the date of commencement of this Act.

Power to make rules.

9. (1) The Central Government may, by notification in the Official Gazette, make rules for carrying out the purposes of this Act. 50

(2) Every rule made under this section, shall be laid, as soon as may be after it is made, before each House of Parliament, while it is in session, for a total period of thirty days which may be comprised in one session or in two or more successive sessions, and if, before the expiry of the session immediately following the session or the successive sessions aforesaid, both Houses agree in making any modification in the rule or both the Houses agree that the rule should not be made, the rule shall thereafter have effect only in such modified form or be of no effect, as the case may be; so however that any such modification or annulment shall be without prejudice to the validity of anything previously done under that rule.

STATEMENT OF OBJECTS AND REASONS

India's biggest tragedy after independence is the migration of about fifty crore people from their ancestral homes and villages. A study of the changes in this socio-economic structure reveals that almost one-third of the country's population (about 31.16 per cent) is now living in cities. Census data of 2011 shows that the number of people leaving the villages and migrating to the cities is increasing constantly and now thirty-seven crore and seventy lakh people live in the cities. On comparing the figures of 2001 and 2011 census, it is found that during this period, the population of cities increased by nine crore and ten lakh, whereas the population of villages increased by nine crore and five lakh.

The population of villages in the country is still about 68.84 crore, that is, two-thirds of the total population of the country, but the contribution of agriculture in the country's GDP has been continuously decreasing to only fifteen per cent. There is a decline in the standard of living in villages, lack of education, health care and basic facilities and lack of employment, and so people there are moving to the cities in search of a better life. As a result, all big cities including the metropolitan cities of the country have turned into slums. Out of a total of 7.89 crore families living in cities across the country, 1.37 crore families live in slums.

Urbanization should be seen as an opportunity and urban centers as engines of growth. Urban and rural development in the country should complement each other. If we analyze from the perspective of development in the field of urbanization in different States of India, it is evident that the quantum and speed of urbanization in different States is not the same. For urbanization and development to move on the same track, there should be people-centric urban development, which can weave the fabric of such cities and which shall be built according to the required global standards. A city that is two steps ahead of people's aspirations, a city built on global best practices, a city that integrates technology, transportation, energy efficiency, proximity to work, etc. A city where all urban development plans are undertaken with people's participation.

As per a report by the United Nations, globally, a total of 31 such cities are home to an estimated 5 crore people. This is 6.8 per cent of the world's total population. By the year 2030, the number of mega cities shall increase to 41 and their population shall be 7.3 crore, which would be 8.7 per cent of the population of the entire world. The administrative boundaries of the cities have not been relied upon in this report. Instead, priority has been given to use the concept of growing urban area. The report reveals that only people from urban areas live in these mega cities. About 21 per cent of the world's people live in cities, whose population is between 50 thousand and one crore. By the year 2030, 60 per cent of the world's population shall live in small and big cities, which is currently 54 per cent. Most developing cities in Asia and Africa are seeing population growth, and by 2030, 33 of the 41 mega cities shall be in third world countries.

According to a report by the Department of Economic and Social Affairs of United Nations, by the year 2030, India shall have seven mega cities, each with a population of 96 lakh. Among these seven, Delhi shall be second in terms of population.

The World Cities Report, 2016 states that at present, the country has five mega cities- Delhi, Mumbai, Kolkata, Bangalore and Chennai- each with a population of more than one crore. Hyderabad and Ahmedabad will also join the ranks by the year 2030.

The need is to create development centers across the country instead of adopting foreign models for urbanization. Inequality and imbalance shall increase further by adopting foreign models. Uneven and imbalanced

urbanization is not correct considering the diversity of India. In view of the above, the present Bill is very important so that the people of the urban areas of India may be able to live in conditions suitable for humans.

Hence, this Bill.

BHIM SINGH.

FINANCIAL MEMORANDUM

Clause 3 of the Bill provides for the establishment of an Urban Areas (Development and Regulation) Committee, along with appointment of specialists in the fields of Architectural Engineering and Civil Engineering as members. It also provides for appointment of requisite number of officers and staff to assist the Committee as well as their salary and allowances and other terms and conditions of their service. Clause 7 provides for the Central Government to provide requisite funds to the Committee for carrying out the purposes of the Bill.

The Bill, therefore, if enacted, will involve expenditure from the Consolidated Fund of India. It is estimated that an annual recurring expenditure of about rupees two hundred crore per annum will be involved from the Consolidated Fund of India.

A non-recurring expenditure of about rupees fifty crore is also likely to be involved.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clause 8 of the Bill empowers the Central Government, in consultation with the State Governments, to make such order or give such direction for removing any difficulty in giving effect to the provisions of the Bill. Clause 9 empowers the Central Government to frame rules for carrying out the purposes of the Bill. As the orders, directions and rules will relate to matters of detail only, the delegation of legislative power is of a normal character.

RAJYA SABHA

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(Dr. Bhim Singh, M.P.)