

GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
**RAJYA SABHA**  
**STARRED QUESTION NO. 138**  
ANSWERED ON 05/08/2024

**URBAN PLANNING STRATEGY**

**\*138. Dr. ASHOK KUMAR MITTAL:**

Will the Minister of Housing and Urban Affairs be pleased to state: -

- (a) Whether government has a comprehensive urban planning strategy to accommodate the projected population growth as per The World Population Prospects 2024 Report;
- (b) If so, the details thereof;
- (c) the details of plans of Government to provide affordable housing to the increasing population under schemes like Pradhan Mantri Awas Yojana-Urban (PMAY-U);
- (d) whether there have been any delays in allocation of fund to State Governments for PMAY-U; and
- (e) if so, the details thereof?

**ANSWER**

**THE MINISTER OF HOUSING AND URBAN AFFAIRS**

**(SHRI MANOHAR LAL)**

(a) to (e): A statement is laid on the table of the House.

**STATEMENT REFERRED TO IN REPLY TO PART (a) TO (e) OF THE RAJYA SABHA  
STARRED QUESTION NO. \*138 DUE FOR ANSWER IN THE RAJYA SABHA ON 05  
AUGUST 2024 REGARDING “URBAN PLANNING STRATEGY”:**

(a) & (b): ‘The World Population Prospects’ 2024 report highlights that the world’s population is likely to peak within the current century and is expected to reach a peak of around 10.3 billion people in the mid-2080s, up from 8.2 billion in 2024. As per the report, India has been ranked the most populous country in the world with a population of 145 Cr. In 2024, 169 Cr. In 2054 and 150 Cr. In 2100

As per the 12<sup>th</sup> Schedule of Indian Constitution, Urban Planning including Town Planning is the responsibility of Urban Local Bodies (ULBs)/ Urban Development Authorities. Government of India supplements the efforts of the States through schematic interventions/ advisories. It provides financial and technical support to the States.

The Ministry supports the states in strengthening urban planning eco-system. In order to incentivize States to undertake urban planning reforms, Schemes for Special Assistance to States for Capital Investment of Department of Expenditure, Ministry of Finance was initiated. The scheme aims to promote efficiency in land-use, sustainable development, affordability, and revenue generation using urban planning as a tool.

i. **Scheme for Special Assistance to States for Capital Investment 2022-23 – Part – VI (Urban Planning Reforms)** with an allocation of Rs. 6,000 Cr - The reform components included Modernization of Building Bylaws by removing contradictions and optimizing land use, Adoption of modern urban planning tools like Transferrable Development Rights (TDR), Implementation of Local Area Plans (LAP) and Town Planning Schemes (TPS), Implementation of Transit-oriented Development (ToD). Further States were incentivized for Creation of Sponge Cities, Removing Taxation for running the Buses for Public Transport.

ii. **Scheme for Special Assistance to States for Capital Investment 2023-24 – Part – III (Urban Planning Reforms)** with an allocation of Rs. 15,000 Cr - The reform

components included Augmentation of human resources by hiring of qualified urban planners, Implementation of Town Planning Scheme (TPS)/ Land Pooling Scheme, Modernization of Building Bylaws, promoting Affordable Housing and in-situ slum rehabilitation, Transit-Oriented Development (TOD), Transferable Development Rights as planning tool, Strengthening natural ecosystems of urban areas through urban planning, development of waterfronts etc.

Further, reform component included providing of incentives to the States for creating enabling byelaw/ policies for private sector participation in Affordable Housing projects.

A sub-Scheme under AMRUT on Formulation of GIS based Master plans for 500 AMRUT cities is at implementation stage. The Sub-Scheme aims at geo database creation and formulation of GIS based Master Plans. At present 461 AMRUT Cities in 35 States are on boarded under the scheme. Draft GIS based Master Plan has been formulated for 355 towns, out of which Master Plans for 208 towns have been finalized.

Further, a Pilot Sub-Scheme for capacity building of municipal officials under AMRUT for preparation of Town Planning Scheme (TPS) and Local Area Plans was launched in 2018. The Scheme aims to build capacity in order to bring about planned urban development through adjustment of land parcels and retrofitting of the old city centers.

Under **AMRUT 2.0**, Scheme for **Formulation of GIS based Master Plans has been extended to cover Class-II Towns** with population of 50,000 - 99,999. MoU has been signed with National Remote Sensing Centre and **Survey of India for creation of geo database.**

Considering the fast pace of urbanization & population growth, the Ministry of Housing & Urban Affairs (MoHUA), Government of India has issued following guidelines/byelaws/ advisory:

- i. Urban and Regional Development Plan Formulation and Implementation (URDPFI) Guidelines, 2014
- ii. Model Building Bye-laws (MBBL), 2016

iii. Advisory on “Transit-oriented Development (ToD) 2023” for all States to develop pedestrian friendly cities for residents and to promote development along important transit corridors/ nodes

The Ministry has undertaken several knowledge exchange and capacity-building programs:

- i. For developing India specific knowledge in urban planning/design and providing specific trainings to the Municipal Officials/Planners, four existing academic institutions in different regions have been designated as Centres of Excellence (CoEs) (in 2023-24) and are entitled to an endowment fund of ₹250 crore each. In addition, six academic institutions have been designated as AMRUT-funded Centres of Capacity Building to support the States.
- ii. The Ministry has undertaken capacity building programs for formulation of Local Area Plans (LAP) and Town Planning Schemes (TPS), for Town Planners working in State Town and Country Planning Departments, Urban Local Bodies, and Urban Development Authorities. Six such programs were conducted by CEPT University, Ahmedabad in collaboration with Town and Country Planning Organisation between August to November, 2019, under which 210 Town Planners were trained from 25 LAP/ TPS cities.
- iii. Under AMRUT/ AMRUT 2.0, around 3250 officials have been trained for using geo-spatial technology tools for preparation of master plans.

(c) to (e): ‘Land’ and ‘Colonisation’ are State subjects. Therefore, schemes related to affordable housing are implemented by States/Union Territories (UTs). However, Ministry of Housing and Urban Affairs (MoHUA) supplements the efforts of States/UTs by providing Central Assistance under Pradhan Mantri Awas Yojana – Urban (PMAY-U) since June 25, 2015 to provide pucca house in urban areas across the country through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), In-Situ Slum Redevelopment (ISSR) and Credit Linked Subsidy Scheme (CLSS).

Based on project proposals submitted by the State/UT Governments under PMAY-U, a total of 118.64 lakh houses have been sanctioned by the Ministry, out of which 114.40 lakh have been grounded and 85.43 lakh are completed/delivered to the beneficiaries in urban areas as on 29.07.2024. The implementation period of PMAY-U scheme which was earlier up to 31.03.2022, has since been extended up to 31.12.2024, except for CLSS vertical, to complete all the houses sanctioned under the scheme without changing the funding pattern and implementation methodology.

The Union Cabinet on 10.06.2024 has resolved to provide assistance to 3 crore additional rural and urban households for the construction of houses, to meet the housing requirements arising out of the increase in the number of eligible families. As per the budget announcement, PMAY-Urban 2.0 aims to address the housing needs of 1 crore urban poor and middle-class families with an investment of ₹10 lakh crore and Central Assistance of ₹2.20 lakh crore in the next 5 years.

Under PMAY-U, the Central Assistance is released in three instalments in 40%, 40% and 20% to the States/UTs for construction of houses, based on the compliances submitted by States/UTs as per scheme guidelines. Out of sanction Central Assistance of ₹2 lakh crore, ₹1.64 lakh crore have been released as on 29.07.2024.

\*\*\*\*\*