

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1170
ANSWERED ON 10/03/2025**

SUSTAINABLE URBAN GROWTH MEASURES

**1170. DR. PARMAR JASHVANTSINH SALAMSINH:
SHRI NARHARI AMIN:**

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) the details on the impact of urban planning reforms under the Scheme for Special Assistance to States for Capital Investment (SSASCI) on land use optimization and transit-oriented development;
- (b) initiatives in place to support peri-urban area planning and creative re-development of cities under SSASCI, 2024-25;
- (c) the incentives being provided to States and urban local bodies to promote the adoption of climate sustainability measures in urban planning; and
- (d) the manner in which Government plans to integrate technology-based reforms into urban planning to improve city infrastructure and mobility?

ANSWER

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

(a): As per 12th Schedule of the Constitution of India, urban planning including town planning is the function of Urban Local bodies (ULBs)/ Urban Development Authorities. Government of India supplements the efforts of the States through schematic interventions/ advisories.

The Government of India has implemented the Scheme for Special Assistance to States for Capital Investment Scheme (SSASCI)- Part-III (Urban Planning Reforms), 2023-24, aimed at leveraging urban planning as a key driver of development. This initiative focuses on several critical themes, including Modernization of Building Byelaws (MBBL), Implementation of Town Planning (TPS) and Land Pooling Schemes (LPS), Adoption of Transit-Oriented Development (TOD) for urban densification,.

This scheme has been continued in the year 2024-25. Under SSASCI 2024-25 – Part – XIII (Urban Planning Reforms), the reform components include implementation of Town planning Schemes / Land Pooling Scheme, rationalization of Building Bye-laws/ Zoning initiatives, comprehensive parking paradigm, creative re-development of cities, Planning of Peri Urban areas, Transit Oriented Development, Technology based reforms, climate sustainability through urban planning, comprehensive mobility plan for ease of transit in NE/ Hilly states etc.

Under SSASCI (urban planning reforms), in the year 2022-23, 5 States have taken up TOD corridors. In the year 2023-24, 25 ToD corridors have been taken up in 6 States and 44 TPS/ Land Pooling Schemes (LPS) have been taken up in 14 States.

(b) to (d) Planning of peri-urban areas is one of the reform measures under urban planning in SSASCI 2024-25. This reform aims to promote orderly development of peri urban areas by way of earmarking peri-urban growth centres, notification of the peri-urban areas as 'Planned Area', planning for transit connectivity, planning for conservation of Blue-Green infrastructure. Total incentive amount of ₹50 crore is earmarked for different components under this reform for each city (more than one million population).

Under the creative redevelopment of cities, the focus is on cities to undertake this reform for redevelopment of core areas, market areas, dilapidated warehouses, underutilized/ non-core assets through use of urban planning tools, etc. It is envisaged to promote reservation of land for public uses through proper Master planning, retrofitting and augmentation of social and physical infrastructure. Reform incentive ₹50 crore for each project is admissible in one million plus population for large States and capital city/ one large city for North East/ Hilly States.

To support climate sustainability, the scheme has provision for incentive to States for improving green footprints, integrate Blue-Green infrastructure/ urban forests with overall planning framework in the cities with population of more than one million. Incentive amount of ₹5 crore for each city is earmarked under this component for a maximum of 5 cities from each State with projects of urban forests (area 1 acre). Northeastern/ Hill States to take up preparation of Risk informed Master Plans by way of mapping/ earmarking of vulnerable prone areas to mitigate the natural disasters. Such areas should have restricted and controlled development or should not be densified further. Total incentive amount of ₹50 crore is earmarked for different components under this reform for each city (maximum 2 largest/ tourist cities).

Under technology-based reforms in urban planning under SSASCI 2024-25, incentives are admissible for mapping/ digitizing the existing water network, storm water drainage and sewerage network layers. All networks should be created on GIS platform as per Design & Standards published by MoHUA. Total incentive amount of ₹3 crore per city (₹1 crore per utility) is earmarked for different components under this reform. only AMRUT cities are eligible under this reform.
