

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
RAJYA SABHA  
UNSTARRED QUESTION NO. 701  
ANSWERED ON 10/02/2025**

**NON-AVAILABILITY OF MASTER PLAN AND GOVERNMENT'S SCHEMES  
IN INDIAN URBAN UNITS**

**701. SHRI DHAIRYASHIL MOHAN PATIL:**

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

- (a) whether it is a fact that as per the NITI Aayog report "Reforms in Urban Planning Capability in India", 65 per cent of the 7,933 designated urban units in the country do not have a master plan;
- (b) if so, the major steps and corrective measures taken by the Government for urban development in the absence of a master plan; and
- (c) whether any time-bound plan has been proposed by the Government for preparation and execution of the master plan, if so, the salient features thereof?

**ANSWER**

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

(a) to (c) NITI Aayog in the report "Reforms in Urban Planning Capability in India" has stated that 65 per cent of the 7,933 urban settlements do not have a master plan.

As per 12<sup>th</sup> 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. It provides financial and technical support to the States.

Ministry of Housing and Urban Affairs (MoHUA) is implementing a sub Scheme 'Formulation of GIS based Master plans for 500 AMRUT cities' under Atal Mission for Rejuvenation and Urban Transformation (AMRUT). The Sub-Scheme aims at geo data base creation and formulation of GIS based Master Plans. At present, 461 AMRUT Cities in 35 States are on boarded under the scheme and Master Plans for 229 towns have been finalized so far.

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

The Government has announced the Scheme for Special Assistance to States for Capital Investment (SSASCI) in 2022-23, 2023-24 and 2024-25, under which States are incentivized for taking the urban planning reforms. The details of urban planning reforms under SSACI are as under:

**Scheme for Special Assistance to States for Capital Investment 2022-23 – Part – VI (Urban Planning Reforms).** 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.

**Scheme for Special Assistance to States for Capital Investment 2023-24 – Part – III (Urban Planning Reforms).** The reform components included Augmentation of human resources by hiring qualified urban planners, Implementation of Town Planning Scheme (TPS)/ Land Pooling Scheme, Modernization of Building Bylaws, Promoting 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.

**Scheme for Special Assistance to States for Capital Investment 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.

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