

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
RAJYA SABHA  
UNSTARRED QUESTION NO. 2606  
ANSWERED ON 16/03/2026**

**FAR/FSI LIMITS AND URBAN DENSITY IN INDIAN CITIES**

**NO. 2606. SHRI S NIRANJAN REDDY:**

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

- (a) whether it is a fact that there is a mismatch between global and Indian limits on Floor Area Ratio (FAR)/Floor Space Index (FSI) with global cities permitting FAR/FSI above 10 and most Indian cities restricting it to four or below;
- (b) whether Government has assessed the impact of such restrictions on urban density and the growth of informal or illegal constructions; and
- (c) the reforms proposed to rationalise FAR/FSI norms to promote planned urban development?

**ANSWER**

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

(a) to (c): As per 12th Schedule of the Constitution of India, urban planning including prescription of Floor Area Ratio (FAR)/Floor Space Index (FSI) and building regulation 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, however, issued policy frameworks, advisories and model guidelines from time to time for the States/Union Territories (UTs) to revise their bye-laws. The Model Building Bye-Laws (MBBL), 2016 Chapter 3-Development Codes, Section 3.1, provides for Flexible FAR.

Ministry has issued Model Building Bye-laws (MBBL) – 2016 (<https://mohua.gov.in/upload/uploadfiles/files/MBBL.pdf>), in which Chapter-3 Development Codes, Section 3.1 provides for Flexible FAR for adoption by the States/UTs and the National Transit Oriented Development (TOD) Policy, 2017, provides for higher FAR/FSI for promoting densification.

Under the Scheme for Special Assistance to States for Capital Investment (SSASCI) 2025-26 – Urban Planning Reforms, Part X-B by Ministry of Finance, States/UTs were incentivized to rationalise FAR/FSI specially in commercial and industrial areas, so far 10 States/UTs are recommended for incentives under this reform.

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