

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 57
ANSWERED ON 20/07/2026**

CREATING SENIOR-FRIENDLY INFRASTRUCTURES

57. SHRI SATNAM SINGH SANDHU:

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

- (a) the guidelines issued to States and urban bodies for creating senior-friendly infrastructure;
- (b) the extent of compliance in public buildings, transport systems and housing projects;
- (c) the support provided for old age homes and day-care centres under Integrated Programme for Older Persons (IPOP); and
- (d) whether universal accessibility norms are being enforced?

ANSWER

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

(a): As per entry 35 of List II - State List of the Seventh Schedule of the Constitution of India, 'works, lands and buildings vested in or in the possession of the State' are State subjects. Ministry of Housing and Urban Affairs (MoHUA) has issued 'Harmonised Guidelines & Standards for Universal Accessibility in India 2021' to address the accessibility needs of persons with disabilities, elderly, women, children and other user groups with special needs, in the context of built environments. The Department of Empowerment of Persons with Disabilities (Divyangjan), Ministry of Social Justice and Empowerment vide Gazette Notification dated June 5, 2023 has notified the standards for public buildings as specified in the Harmonised Guidelines & Standards for Universal Accessibility in India 2021. MoHUA has also formulated 'Model Building Bye-Laws (MBBL) 2016' containing provisions for Differently-Abled, Elderly and Children. The MBBL 2016 are advisory in nature. Besides, this Ministry has also formulated 'Model Guidelines for Development and Regulation of Retirement Homes' intending to serve as a guiding document for State/UTs to incorporate suitable provisions in their respective legislations and regulations for safeguarding the rights and interests of senior citizens and retirees in Retirement Homes.

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(b): As far as organizations working under the Ministry of Housing and Urban Affairs (MoHUA) like National Buildings Construction Corporation (India) Limited and Central Public Works Department (CPWD) are concerned, they ensure strict compliance with the Harmonized Guidelines and Standards for Universal Accessibility in India 2021. Besides, the Metro/ Regional Rapid Transit System (RRTS) projects are also executed in compliance to the Harmonised Guidelines & Standards for Universal Accessibility in India 2021. Further, the Real Estate (Regulation and Development) Act, 2016 (RERA), enacted by the Parliament, is applicable to Retirement Homes also, treating them at par with other real estate projects.

(c): The Department of Social Justice and Empowerment under Ministry of Social Justice and Empowerment is the Nodal Department for welfare of Senior Citizens in India. They are implementing the Integrated Programme for Senior Citizens (IPSrC), a component of the Atal Vayo Abhyuday Yojana (AVYAY) to improve the quality of life of senior citizens. Under IPSrC, financial assistance is provided to eligible Implementing Agencies, including Non-Governmental/Voluntary Organisations, Panchayati Raj Institutions, Urban Local Bodies and other eligible institutions, for running Senior Citizen Homes (Old Age Homes), Continuous Care Homes, Homes for Senior Citizens suffering from Dementia, Physiotherapy Clinics, Mobile Medicare Units and Regional Resource and Training Centres. Financial assistance is released in accordance with the Scheme Guidelines and subject to fulfilment of prescribed eligibility conditions and satisfactory performance of the projects.

(d): In so far as organizations under MoHUA are concerned, CPWD, NBCC and Metro/RRTS are implementing the provisions of the Harmonized Guidelines and Standards for Universal Accessibility in India 2021 in respect of the buildings/projects in their purview. Further, CPWD has completed accessibility upgrades in about 1100 Central Government buildings as per feasibility under Sugamya Bharat Abhiyan.
