

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 75
ANSWERED ON 20/07/2026**

RETIREMENT-ORIENTED INVESTMENT

75. SHRI S.R. SIVALINGAM:

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

- (a) whether Government has taken cognizance of the growing trend of retirement-oriented investment shifting towards Tier-2 and Tier-3 cities due to lower living costs, expanding infrastructure and rising property appreciation potential in smaller urban centres across the country;
- (b) if so, the details of measures undertaken by Government to strengthen housing, healthcare-linked urban amenities and age-friendly infrastructure in smaller cities so as to support retirees and long-term residential investors; and
- (c) the policy initiatives proposed to be taken by Government to promote balanced retirement-friendly urban growth beyond metropolitan regions ?

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 regulation of land use, provision of roads, water supply, sanitation, public health and other municipal services, are 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 supplements the efforts of States and Union Territories through schematic interventions/ advisories and guidelines.

For improving infrastructure in urban areas including Tier-2 and Tier-3 cities, Ministry of Housing and Urban Affairs (MoHUA) runs various schemes such as Atal Mission for Rejuvenation and Urban Transformation (AMRUT) with a focus on core infrastructure sectors like water, sewerage, drainage, urban transport and parks in 500 cities. To carry forward the objective of universal coverage of water supply from 500 cities to all the statutory towns/ ULBs in the country, AMRUT 2.0 has been launched on 1st Oct 2021. AMRUT 2.0 focuses on making the cities 'self-reliant' & 'water secure'. Providing universal coverage of sewerage & septage management in 500 AMRUT cities is other major focus of AMRUT 2.0. Rejuvenation

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of water bodies and development of green spaces and parks are other components of the Mission.

Further, funds have been allocated under various other schemes of the Ministry for development of infrastructure in urban areas such as Swachh Bharat Mission (Urban), Smart Cities Mission (SCM) and Pradhan Mantri Awas Yojana - Urban (PMAY-U)/PMAY-U 2.0 for housing, PM-eBus Sewa, for augmentation of accessible and environmentally sustainable city-bus services, Urban Challenge Fund (UCF), for State/Union Territories (UT)/ULBs in taking up transformative urban infrastructure projects under the verticals of Cities as Growth Hubs, Creative Redevelopment of Cities and Water and Sanitation.

Further, the Ministry has published The Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 provide a planning framework that may be adopted by States and Urban Local Bodies for improving housing, healthcare-linked amenities and age-friendly infrastructure in all categories of cities, including Tier-II and Tier-III cities. This Ministry has also published the Harmonised Guidelines and Standards for Universal Accessibility in India, 2021, which provide standards for accessible buildings, streets, pedestrian facilities, transport infrastructure and public spaces, benefiting senior citizens and persons with limited mobility.
