

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 4056  
TO BE ANSWERED ON DECEMBER 19, 2024**

**ASSESSMENT OF CHALLENGES IN URBAN AREAS**

**NO. 4056. SHRI MUHAMMED HAMDULLAH SAYEED:**

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

- (a) whether the Government has made any assessments on the current challenges such as rapid urbanisation, climate-related vulnerabilities, infrastructure inadequacies and inequalities being faced by the urban areas of the country;**
- (b) if so, the details and the primary findings thereof; and**
- (c) the steps taken/proposed to be taken by the Government to address urban governance issues including the lack of local ownership and decision-making in urban planning as seen in the limited transfer of functions under 74th Constitutional Amendment to urban local Governments?**

**ANSWER**

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

**(a) to (c) 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. The challenges of urbanization vary from State to State and city to city, based on the geographical and physiographical conditions. Government of India supplements the efforts of the States through schematic interventions/ advisories.**

**The Ministry of Housing & Urban Affairs (MoHUA), Government of India has issued Urban and Regional Development Plan Formulation and Implementation (URDPFI) Guidelines, 2014 ([https://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20VoI%20I\(2\).pdf](https://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20VoI%20I(2).pdf)) for adoption by the States/Union Territories for regulated and planned development. The issue of governance including urban governance has been covered in the URDPFI guidelines (chapters on Plan Formulation and Urban Planning Approach). The Chapter - 6 “Sustainability Guidelines” of URDPFI guidelines 2014 deals with sustainability and aspects of urban development including impact of climate change, environment policies, planning for disaster management, etc.**

**MoHUA supports the States in strengthening/ augmenting the urban infrastructure through various schemes such as Atal Mission for Rejuvenation and Urban Transformation (AMRUT) and AMRUT 2.0, Swachh Bharat Mission (Urban), Smart Cities Mission (SCM) and Pradhan Mantri Awas Yojana - Urban (PMAY-U) for housing.**

**In order to incentivize States to undertake urban planning reforms, Department of Expenditure (DoE), Ministry of Finance implemented following Schemes:**

**i. 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.**

**ii. 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 of qualified urban planners, implementation of Town Planning Scheme (TPS)/ Land Pooling Scheme, Modernization of Building Bylaws, promoting Affordable Housing and 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.**

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