

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 2047
TO BE ANSWERED ON DECEMBER 11, 2025**

IMPLEMENTATION OF LAND POOLING POLICY

NO. 2047. SHRI ANOOP PRADHAN VALMIKI:

SHRI ANURAG SINGH THAKUR:

SMT. MALA RAJYA LAXMI SHAH:

SHRI MANOJ TIWARI:

SHRI MAHENDRA SINGH SOLANKY:

SMT. KRITI DEVI DEBBARMAN:

SMT. MAHIMA KUMARI MEWAR:

SHRI BIBHU PRASAD TARAI:

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

- (a) the manner in which the Government is addressing implementation and legal challenges in the Land Pooling Policy to ensure timely land acquisition and fair compensation across the country including Madhya Pradesh, particularly Dewas-Shahpur;**
- (b) the details of the policy measures being implemented to manage the growth and unplanned development in peri-urban areas and to ensure timely provision of basic civic infrastructure, particularly for Dewas-Shahpur Scheduled Tribes region;**
- (c) whether guidelines have been finalised for mandatory adoption of Transit Oriented Development (TOD) and Transferable Development Rights (TDR) norms by Metropolitan Planning Committees and if so, the details thereof along with the mechanisms proposed for their enforcement;**
- (d) the manner in which the National Urban Digital Mission (NUDM) framework is being leveraged to develop unified GIS-based Digital Master Plans for million-plus cities along with the expected timeline for public access;**
- e) the number of urban planners and designers certified annually during the last five years, State and institution-wise; and**
- (f) the steps taken to mainstream urban planning, promote TOD, publish annual certification statistics and monitor State compliance including capacity-building initiatives for urban governance frameworks?**

ANSWER

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

(a) to (c): As per the 12th Schedule of Indian Constitution, Urban Planning including Peri-urban area development, Town Planning Schemes and Land Pooling Schemes are the responsibilities of Urban Local Bodies (ULBs)/ Urban Development Authorities. Government of India supplements the efforts of the States, including of Madhya Pradesh, through schematic interventions/ advisories and provides financial and technical support.

In order to support the planned development and growth in urban and peri-urban areas including the Scheduled Tribes regions falling under those, the Government of India incentivizes the States for urban planning reforms through the 'Scheme for Special Assistance to States for Capital Investment' (SSASCI). The scheme supports land-use efficiency, sustainable development, affordability, and revenue generation through urban planning tools including Town Planning Schemes (TPS), Land Pooling Schemes (LPS), Transit Oriented Development (TOD) and Transferable Development Rights (TDR).

6 TPS/ LPS under SSASCI 2023-24 and 5 TPS/ LPS under SSASCI 2024-25 have been notified and are at various stages of implementation in the State of Madhya Pradesh. Under TPS/ LPS, participation is voluntary. Instead of compulsory land acquisition, land-owners surrender/ contribute a portion of their land for reconstitution and development as per the approved scheme.

As informed by the State of Madhya Pradesh, total 29 Town Development Schemes (TDS) have been prepared by the State under land pooling provisions, out of which 2 TDS are approved within planning area of Dewas.

For supporting the TOD implementation, Ministry of Housing and Urban Affairs (MoHUA) issued TOD Policy in the year 2017. Further, under SSASCI, 25 corridors have been identified in six States namely Tamil Nadu, Madhya Pradesh, Maharashtra, Haryana, Kerala and Uttar Pradesh during 2023-2024, and 3 corridors have been identified in Maharashtra and Uttar Pradesh during 2024-25.

(d): The National Urban Digital Mission (NUDM) is in pilot phase. The contours of the Mission, including its potential role in enabling a uniform Geographic Information System (GIS) platform for ULBs, are currently under deliberation.

(e) to (f): MoHUA has designated four Centres of Excellence (CoEs) in Urban Planning and Design (SPA New Delhi, IIT Kharagpur, CEPT University and NIT Calicut) and six Atal Mission for Rejuvenation and Urban Transformation (AMRUT) Funded Centres of Capacity Building in Urban Planning (GNDU Amritsar, IIT Roorkee, MNIT Jaipur, SPA Bhopal, SPA Vijayawada and SVNIT Surat), which have been conducting capacity building programs, including for urban planners. CoEs have undertaken around 49 capacity building programs wherein more than 1,660 personnel have been trained. AMRUT Funded Centres have undertaken around 59 capacity building programs wherein more than 3,850 personnel have been trained. MoHUA, in collaboration with CoEs has also launched the Urban Renaissance Tech Programme for Urban Managers to create a national pool of “Certified Urban Managers” with techno-managerial skills in urban planning, infrastructure, finance and climate resilience.

Under AMRUT and AMRUT 2.0, 81 training programs have been conducted on use of GIS technology in formulation of Master Plan through which around 3,000 State/ ULB officials have been trained.

In order to improve and mainstream urban planning, promote TOD, and strengthen capacity and compliance, MoHUA has published the following documents/ advisory guidelines:

i. Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014:

[https://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20Vol%20I\(2\).pdf](https://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20Vol%20I(2).pdf)

ii. Standard Operating Procedure (SOP) for Urban Flooding

https://mohua.gov.in/upload/uploadfiles/files/SOP%20Urban%20flooding_5%20May%202017.pdf

iii. River Centric Urban Planning Guidelines in 2021 to enable cities in the development of conjunctive water management approaches including nature-based solution

<https://mohua.gov.in/upload/uploadfiles/files/RCUP%20Guidelines.pdf>

iv. Guidance Document on Creation of Rain Water Harvesting Parks

<https://mohua.gov.in/pdf/6566e1048ab41guidance-document-on-rainwater-harvesting-parks-final.pdf>

v. Transit Oriented Development (TOD) Policy

[https://mohua.gov.in/upload/uploadfiles/files/National%20Transit%20Oriented%20Development%20\(TOD\)%20Policy.pdf](https://mohua.gov.in/upload/uploadfiles/files/National%20Transit%20Oriented%20Development%20(TOD)%20Policy.pdf)