

**GOVERNMENT OF INDIA**  
**MINISTRY OF HOUSING AND URBAN AFFAIRS**  
**RAJYA SABHA**  
**UNSTARRED QUESTION NO.547**  
**TO BE ANSWERED ON DECEMBER 12, 2022**

**VERTICAL DEVELOPMENT IN URBAN AREAS**

**NO.547.      SHRI R. GIRIRAJAN:**  
**SHRI S. KALYANASUNDARAM:**  
**SHRI M. MOHAMED ABDULLA:**

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

- (a) whether Government proposes to promote vertical development rather than horizontal development to contain urban sprawls;
- (b) if so, the details thereof; and
- (c) if not, the reasons therefor?

**ANSWER**  
**THE MINISTER OF STATE IN THE**  
**MINISTRY OF HOUSING AND URBAN AFFAIRS**  
**(SHRI KAUSHAL KISHORE)**

(a) to (c): Urban Planning is a State subject. As per 12<sup>th</sup> schedule inserted by 74<sup>th</sup> Constitutional Amendment Act, 1992, Urban Planning is the function of Urban Local Bodies/ Urban Development Authorities subject to the transfer of the functions by the State Government.

Transit Oriented Development (TOD) is an important urban planning tool to increase city densification along mass transit corridors. This is done through promoting vertical development by substantially enhancing Floor Area Ratio (FAR) along the transit corridors. In order to support the population in TOD zones, mixed use development, non-motorised transport infrastructure for walking and cycling, street networks in the influence zone of transit corridors, multi-modal integration and, first and last mile connectivity through feeder services are planned.

MoHUA released Transit Oriented Development Policy-2017. This policy seeks to enhance the understanding of States and UTs on TOD.

Government of India has issued 'Scheme for Special Assistance to States for Capital Investment for 2022-23'. The scheme has provision of incentivizing the States for implementing the urban reforms. Issuance of TOD policy and its implementation is one of the reforms.