

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING & URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 71
ANSWERED ON 03/02/2025**

BASIC URBAN PLANNING ECOSYSTEM

71. SMT. SUNETRA AJIT PAWAR

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

- (a) whether the Central Government has announced a scheme of special assistance to States for capital investment for land reforms to give momentum to basic urban planning ecosystem in cities;
- (b) if so, the details thereof;
- (c) the amount of financial assistance provided to each State, particularly Maharashtra, during the last three years and the current year;
- (d) the number of housing units particularly in Maharashtra that were constructed during the last four years till date; State-wise and
- (e) the details of slum rehabilitation projects undertaken under urban planning reforms, State-wise, particularly in Maharashtra?

ANSWER

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

(a) and (b): The Government has announced the Scheme for Special Assistance to States for Capital Investment (SSASCI) in 2022-23, 2023-24 and 204-25, under which one part is for the urban planning reforms. The details of urban planning reforms under SSACI are as under:

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.

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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 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.

Scheme for Special Assistance to States for Capital Investment 2024-25 – Part – XIII (Urban Planning Reforms). The reform components include implementation of Town planning Schemes / Land Pooling Scheme, rationalization of Building Bye-laws/ Zoning initiatives, comprehensive parking paradigm, creative re-development of cities, Planning of Peri Urban areas, Transit Oriented Development , Technology based reforms, climate sustainability through urban planning, comprehensive mobility plan for ease of transit in NE/ Hilly states etc.

(c) The details of financial assistance provided to the States including Maharashtra in the financial years 2022-23 and 2023-24 for urban planning reforms under SSASCI is given **Annexure-I**. For the 2024-25, the States have submitted their proposals which are at evaluation stage.

(d) Under SSASCI 2022-24, there was no specific component for collecting the data for housing units constructed in the States.

(e) Under SSASCI 2023-24 Part – III (Urban Planning Reforms), ₹ 75 Crore were sanctioned by Department of Expenditure for in-situ Slum Rehabilitation project in the State of Gujarat and Odisha. No amount was sanctioned to the State of Maharashtra in this component for SSASCI 2023-24.

ANNEXURE-I REFERRED TO IN REPLY TO PART (c) OF UNSTARRED QUESTION NO. 71 REGARDING “BASIC URBAN PLANNING ECOSYSTEM”, DUE FOR ANSWER IN THE RAJYA SABHA ON 03.02.2025.

Consolidated Incentives released to States - Urban Planning Reforms (2022-2024)

Scheme for Special assistance to States for Capital Investment 2022-2024

S.No.	State	Incentives released by DoE (2022-23)	Incentives released by DoE (2023-24)	Total (in Rs. Cr.)
1	Andhra Pradesh	643.03		643.03
2	Arunachal Pradesh	0.00	29.40	29.40
3	Assam	190.00	682.50	872.50
4	Chhattisgarh	197.00		197.00
5	Goa	0.00	38.94	38.94
6	Gujarat	969.28	206.00	1175.28
7	Haryana	235.00	381.00	616.00
8	Himachal Pradesh	0.00	69.20	69.20
9	Karnataka	0.00	77.00	77.00
10	Kerala*	60.00	0.00	60.00
11	Madhya Pradesh	189.00	690.00	879.00
12	Maharashtra	789.31	212.60	1001.91
13	Manipur	82.67	103.00	185.67
14	Meghalaya	0.00	98.49	98.49
15	Mizoram	0.00	82.00	82.00
16	Nagaland	0.00	25.30	25.30
17	Odisha	0.00	116.00	116.00
18	Punjab**	0.00	0.00	0.00
19	Rajasthan	309.81	259.40	569.21
20	Sikkim	0.00	150.00	150.00
21	Tamil Nadu	240.00	905.00	1145.00
22	Telangana	0.00	356.50	356.50
23	Tripura	0.00	83.80	83.80
24	Uttar Pradesh	0.00	321.32	321.32
25	Uttarakhand	188.00	36.00	224.00
Total		4093.10	4923.45	9016.55

Notes:

*No amount has been released to the States of Punjab and Kerala as unutilized funds of the scheme for 2022-23 are available with the States.

** The final tentative allocation for the State of Punjab after re-assessment is ₹194.00 crore. However, ₹176.23 crore has been approved based on eligible list of projects submitted by State