



सत्यमेव जयते

Sub-Scheme on Formulation of Re-development & Urban Expansion Plans for Selected Cities

(AMRUT and Smart Cities)

March 2017



City Renewal
(Redevelopment)

(Draft)

Sub Scheme to Smart Cities
and AMRUT Mission



City Improvement
(Retrofitting)



City Expansion
(Greenfield Development)

Ministry of Urban Development
Government of India

1. BACKGROUND

Urban population of India is growing at an unprecedented rate which is one of the highest in the world. While new settlements and townships are growing in number, the existing urban settlements are witnessing continuous physical expansion. It is expected that by the year 2051 about sixty percent of the Indian population will be living in urban areas.

Several Indian cities have grown through accretion. Many cities have grown out of the merger of smaller settlements and sometimes through addition of adjunct settlements like civil lines in the British Period. Older markets, residential, institutional and recreational areas form a part of these cities. Many of these areas now require redevelopment to accommodate the present requirements of the city. While Master Plans provide a blueprint for overall planned development of a city, the local level interventions require a finer level of detail and this can be accomplished by preparing a Local Area Plan. Such inner city areas initially developed with walking, bicycle and horse carts as the main mode of transport and at relatively small per capita floor space and consequent high densities. Over the years, the requirement of public spaces particularly streets and floor space has increased. Street widening and improved network in the form of lattice is of critical importance. Having achieved that improvement in network, infrastructure can follow in stages. Restraining floor space with a view to control densities to suit available public spaces has not worked. It has therefore become imperative to seek a planning framework that increases the public realm and allows redevelopment at increased per capita floor space. Allowing increased development floor space (through additional FSI) is essential to catalyze the redevelopment potential of inner city areas and only through redevelopment can the additional space necessary for streets and public uses be realized. This could all be achieved through Local Area Plans (LAPs).

Urban planning by way of Development Plans or Master Plans occurs within the municipal limits (Maharashtra) or within the Urban Development Authority (UDA) or LPA limits (Gujarat and Tamil Nadu). In some cases, metropolitan or Regional Plans are also prepared. Planning paradigms like urban containment, compact city, and conservation of agricultural land have overlooked the inevitability of urban expansion. This has led to unplanned urban expansion with little attention to public spaces particularly adequacy of RoW for streets and street network. This has rendered extension of basic network infrastructure extremely difficult. In the past, land has been acquired in bulk by the urban development authorities for urban expansion including provision of infrastructure. However the process has become financially taxing for the Development Authorities and it also faces resistance from landowners. Bulk land acquisition is therefore no longer a practical option.

Planned urban expansion can be provided through the Town Planning Scheme (Land Readjustment) mechanism wherein existing agricultural plots are merged and redistributed in a planned way after making deductions for street RoW and land for public uses. Defining the space for streets and creating a street network, which is a lattice structure rather than traditional branching structure is essential to provision of necessary urban infrastructure now or in future. This is a democratic tool where no land owner completely loses his land through

acquisition. Equitable deduction is made from each plot. The development authority takes control of land for common purpose without spending any rupee for acquisition and avoids a huge financial burden. The urban infrastructure is financed by Value Capture Financing like betterment charges and sale of reserved plots.

In order to implement the above strategies, a key challenge is the need for appropriate capacity building at the state and local level. Most master plans in the country have been made under older planning paradigms. To enable the use of newer planning tools like Town Planning Schemes and Local Area Plans would require significant training and capacity building of planners. It would also be important to ensure that only those planners who are trained in the knowledge and implementation of these tools are charged with the responsibility of preparing and overseeing them for their respective cities / urban areas. The town planning schemes and local area plans will only be successful when this capacity is built at the local level.

The present sub-scheme focuses on these three vital issues of Inner City Redevelopment through Local Area Plans, Planned Urban Expansion through Town Planning Scheme and ensuring capacity building of planners at the local level.

2. RATIONALE

Increasing urban population will result in increased demand for built up space in cities. This demand will be met both by peripheral urban expansion and exploring the scope of redevelopment - replacement of existing low-rise development by high-rise development with higher densities with commensurate infrastructure up-gradation.

The anticipated additional population in cities and towns in future will certainly lead to increased pressure on existing infrastructure. Densities of cities are defined by urban incomes and other market forces like development regulations, accessibility and connectivity and other infrastructure development, access to housing loans, etc. Thus, even with no change in city densities, the urban area required would increase manifold. The numerous unauthorized developments in the urban peripheries are symptoms of this phenomenon. It is therefore, imperative that the urban expansions are planned for future development.

Most inner city areas woefully lack public spaces, particularly streets. Restraining FSIs has not helped ameliorate the situation but has caused increased property prices. What is required for such places is framework that creates increased public spaces and simultaneously allows additional development rights that could be brought under value capture mechanism where feasible.

Based on the need for redevelopment and urban expansion, it is imperative that cities and towns would require both financial and technical assistance to undertake plan preparation through Area-based strategy /Local Area Plans/land pooling/Town Planning Scheme. The cities and towns covered under the scheme shall be eligible for availing funds for technical and financial assistance.

3. OBJECTIVES OF SUB-SCHEME

The goal of the sub-scheme is to build capacity by organizing training, developing certification programme for planners, and to support pilot projects of preparing Redevelopment Plans and Urban Expansion Plans. Following are the key objectives of the sub-scheme:

1. Establishing a planned framework for redevelopment of the existing areas that require intervention through Local Area Plans (LAP)
2. Enabling planned expansion in peri-urban areas through Town Planning Schemes (TPS)
3. Supporting Value Capture techniques to finance infrastructure investments.
4. Creating enabling legal framework where required.
5. Training and certification of planners at city and state level to ensure proper implementation of the above strategies.

The sub-scheme aims to demonstrate the utility of the planning tools *viz*, Local Area Plans and Town Planning Scheme (Land Readjustment) for the guidance of States. Once adequate numbers of planners are trained in these processes, states should be able to replicate this exercise on its own in several of its towns and cities to meet the challenges of planned urban development.

4. SCOPE AND COVERAGE

The initiative synergies with the smart cities mission as the component on redevelopment and Area Based Strategy can be included in the scheme. The GIS based master plan that is a component under AMRUT Mission shall be useful as a platform in preparation of the redevelopment plan and the urban expansion plan.

All the one hundred cities covered under Smart Cities Mission and all the capital cities of the States and Union Territories that are not already covered under the Smart Cities Mission shall be covered under the initiative. The list of initial cities (**110 in total**) is at **Annexure 1**. Urban development components of Smart City include Retrofitting, Redevelopment and Greenfield Development. The first two are akin to LAP and the third could be done through TPS.

It is expected that cities will need to formulate policy of redevelopment and spatial expansion depending on their need. The cities also need to identify areas which are likely to be considered for redevelopment and urban fringes for planned expansion.

5. CONDITIONS TO BE MET BEFORE TAKING UP CITIES

Funding to only those cities/states shall be considered where all the criteria given below are met:

(i) Stakeholders' consultation

While preparing the spatial plan for redevelopment and spatial expansion, the ULB/UDA shall initiate stakeholders' consultation to assess the city's needs, prioritize requirements and facilitate implementation of LAPs/TPS.

(ii) Review of statutory framework for state to take up redevelopment and spatial expansion plans

Land development requires legal provisions for preparation and implementation of plans and a review of the existing enabling mechanism in order to operationalise LAPs/TPS and funding through VCF tools.

(iii) Nodal Agency

The state government has to identify a nodal agency, preferably the State Town and Country Planning Departments who are responsible for preparation and notifying the statutory master plans. The Town and Country Planning Department in consultation with the ULBs / UDAs shall advise them to prepare the plans for redevelopment and spatial expansion.

(iv) Capacity Building of personnel

Capacity building is necessary for implementing the land redevelopment/ readjustment model of development which is currently not available within some of the ULBs and UDAs. A minimum of six officials from the Urban Local Body/Development Authority along with two candidates from the State would require to be trained at the Center of Excellence identified by the TCPO.

6. MAJOR DELIVERABLES

During the total exercise spanning a period of one year, the state nodal agency will submit documents and maps to the Town and Country Planning Organisation for assessment. The list is presented hereunder:

Sr No	Deliverables	Timeline and contents of submission
1	Preliminary Proposal	Within 2 months from the starting of sub-scheme <ul style="list-style-type: none"> • Information on human resource to be engaged for the project, trained & certified • Preliminary delineation of the site(s) to identified for Redevelopment Plan and Urban Expansion Plan its size, (Drawings in the scale of 1:500/ 1:1000) • Approximate number of land/property owners, population, • Map of the city • Nature of Interventions Planned
2	Draft Proposal	Within 10 months of the starting of sub-scheme For redevelopment plan

		<ul style="list-style-type: none"> • Detailed survey drawings, (in 1:500 scale) • Revised Development Control Norms (if any) for the delineated area, • Costing of infrastructure development and identified projects if any • Proposed fund mobilization <p>For urban expansion plan</p> <ul style="list-style-type: none"> • Final layout of land plots, (in 1:500 scale) • List of land owners, deductions made, final plots allotted • Proposed infrastructure plan • Calculation of land for common use, Reserved land and affordable housing etc. (whatever components applicable)
3	Final proposal	At the end of One year from the starting of the sub-scheme to be submitted by certified planners (see Training & Certification)

7. Methodology for preparation Redevelopment Plans (RPs) and Expansion Plans (EPs)

a. Redevelopment through Local Area Plans

LAP creates framework for enhancing the public spaces, and areas under roads by enabling redevelopment of the existing built-up environment through additional FSI, if appropriate, and preparation of a new layout with enhanced infrastructure provision. Area under LAP can be anywhere between 50 acres to 500 acres or more. Following is the process for preparation of Local Area Plans.

Sr No	Stage / Activities	Total duration
A	Preliminary Stage	2 Month
1	Identification and delineation of the project area	
2	Preliminary Gazette Notification	
3	Consultation with the Land/Property owners and other stakeholders	
4	Compilation of the list of property owners, and ownership pattern	
B	Draft Stage	10 Months
1	Detailed area survey and data collection, analysis of existing infrastructure (Scale 1:250/1:500) <ul style="list-style-type: none"> • Mapping of physical infrastructure • Conducting street survey, mapping of all installations and trees • Plot wise building information • Ground Penetration Radar (GPR) can be used for assessment existing infrastructure 	
2	Desk review of all the existing plans prepared for the city, like: <ul style="list-style-type: none"> • Plan prepared under Smart Cities Mission • Plan prepared under AMRUT • City Development Plan • City Mobility Plan • Plan prepared under HRIDAY 	
3	Preparation of Redevelopment Plan- by way of Local Area Plan <ul style="list-style-type: none"> • Layout Plan showing linkages, connectivity and appropriate setbacks if required • Preparation of proposals for redevelopment • Change is DCR for additional FSI or TDR linked to fees for value capture 	
4	Identification of projects of urban infrastructure and redevelopment, preparation of drawings including estimation of costs	
5	Strengthening sustainability component – conservation of urban lakes by delineating and declaring development free, parks, plantation plan for road side and open area plantations	
6	Formulation of strategy for use of VCF mechanism	
7	Benefits and impact assessment	
8	Consultation with the Land/Property owners and other stakeholders – incorporating suggestions and objections	
C	Final proposal	One Year
1	Submitting proposal to government for approval	
2	Gazette Notification	

b. Urban Expansion through Town Planning Scheme (Land Readjustment)

Town Planning Scheme (TPS) can be implemented in the future urbanisable area. The planning process consists of merging and redistribution of agricultural lands in the urban expansion zone. The land owners get immense benefits as they receive developable plots in organized geometry, along with all urban services like roads and other urban infrastructure. There is high increase in land value (ranging from five to eight fold increase or more) owing to the market forces. The T P Scheme can be undertaken in any size of land generally ranging from 50 to 500 hectares or more. The process is given below.

Sr No	Stage / Activities	Total duration
A	Preliminary Stage	2 Months
1	Identification and delineation of the project area	
2	Publication of Preliminary Gazette Notification	
3	Consultation with the Land/Property owners and other stakeholders	
4	Compilation of the list of property owners, and ownership pattern	
B	Draft Stage	10 Months
1	Detailed area survey and data collection, analysis of existing infrastructure (Scale 1:250/1:500)	
2	Preparation of a list of land owners and map identifying the land under individual ownerships	
3	Detailed data collection and analysis of future infrastructure requirements based on projected population	
4	Original plots merged and Final Plots redrawn on map after making provisions of land for public purposes (Scale 1:250 / 1:500) (Road, parks, affordable housing, conservation of wetlands, reserved land for commercial sale etc) [Emerging provisions of TOD, TDR, Area Based FSI, New and renewable energy, Environment conservation for urban lakes, Disaster management, Rain water harvesting etc. Overall plan to be in accordance with the Norms and Standards as prescribed in URDPFI Guidelines, 2014 to the extent feasible and practical.]	
5	Area calculation for deduction of land from each plot	
6	Identification of projects of urban infrastructure and redevelopment, preparation of drawings including estimation of costs	
7	Preparation of phasing plan if necessary	
8	Allocation of Land Use to individual plots <ul style="list-style-type: none"> Layout Plan showing linkages, connectivity and higher setbacks if 	

	required <ul style="list-style-type: none"> • Assessment of betterment levy • Special DCRs for TPS 	
9	Strengthening sustainability component – conservation of urban lakes by delineating and declaring development free, parks, plantation plan for road side and open area plantations	
10	Formulation of strategy for use of VCF mechanism	
11	Benefits and impact assessment	
12	Consultation with the Land/Property owners and other stakeholders – incorporating suggestions and objections	
C	Final proposal	One Year
1	Submitting proposal in government for approval	
2	Gazette Notification	

In preparation of Redevelopment Plan through Local Area Plan and for Urban Expansion through Town Planning Scheme it is desirable to prepare the maps on GIS Platform.

c. Training and Certification

Sr No	Stage / Activities	Total duration
A	Preliminary Stage	1 Month
1	Training Need Analysis, Curriculum and format for capacity building	
2	Identification of Institutions for undertaking capacity building	
3	Form and format for certification (including exam requirements if any) of participation	
4	Training of trainers	
B	Training Stage	6 Months
1	Based on list of candidates received, training centers to be allocated to candidates	
2	Training to commence	
	Sensitization for general administrators and elected representatives	
3	Completion of training	
C	Certificate of completion of training after a test	

List of illustrative planning areas that can be used for the purpose of training, sensitization and certification are:

1. Land Pooling
2. Value Capture Financing (VCF)
3. Transfer of Development Rights (TDR)
4. Zonal and Area Based FAR
5. Local Area planning

8. ROLES AND RESPONSIBILITIES

The scheme shall cover all the steps from the conceptualizing, framing and preparation of project reports for Redevelopment Scheme and Urban Expansion. Training and capacity building of technical personnel is a prerequisite. The implementation of proposals of the Redevelopment and Urban Expansion Plans shall be the responsibility of the State Government/Urban Local Body/ Urban Development Authority.

Various institutions and organizations will be involved in implementing the Redevelopment and Planned Urban Expansions. This shall include the Urban Local Bodies / Urban Development Authorities, State Urban Development Department, State Town and Country Planning Department, Ministry of Urban Development, Town and Country Planning Organization (MoUD). The roles are mentioned below:

Role of Urban Local Bodies/Urban Development Authorities/State Government Departments

- Ensuring the preparation of plans for Redevelopment and Planned Urban Expansion
- Monitoring the physical and financial progress

Role of Ministry of Urban Development/ TCPO

The Ministry may undertake the following tasks in the formulation and implementation of the Scheme:

- **Provision of funds** for the technical components listed above in 'Section 6'. Funds can be made available from the existing flagship programmes like CBUD /AMRUT/ Smart Cities Mission.
- **Monitoring** the physical **progress** in consultation with State Governments.
- Coordinating agency between the State Government Departments/Urban Local Bodies/Urban Development Authorities, RCEUS and Planning Institutions.
- TCPO shall be responsible for **training and certification of planners**. They shall also host a repository of knowledge on Land Redevelopment /Spatial Expansion.
- TCPO will be responsible for: (with support of external institutions)
 - Preparation of curriculum
 - Conducting training needs analyses
 - Conducting Training of Trainers
 - Preparing a testing system for trained individuals

Operationalisation of Sub-scheme

- A list of consultants will be empanelled by the Ministry of Urban Development. Only those consultants who are certified by TCPO or who include staff members certified by TCPO shall be eligible to be empanelled. States/cities will draw from the list for preparation of Redevelopment Plan and Urban Expansion Plans.

- On the lines of AMRUT Guidelines as per para 11.1, State level High Powered Steering Committee (SHpsc) shall review and monitor the plans prepared by the UDA/ULB/State Town and Country Planning Departments.
- Proposal Template – what should the proposal contain?
 - Identification of the eligible city
 - Identification of redevelopment area
 - Identification of expansion area
 - Proposal of the agency preparing the plans
 - Cost estimates for plan formulation
 - Proposal for financial assistance from Gol as mentioned in the scheme
- Approval process at Gol
 - Only those proposals submitted by certified planners from UDA/ULB/ State TCP shall be eligible for appraisal
 - Appraisal of the proposals shall be done by TCPO
 - Apex Committee shall give concurrence of the appraised proposal and periodically review the progress of plan formulation

9. FUNDING PATTERN

The funding for the scheme shall be in the form of grant admissible to the selected cities which shall be released in three installments. The plans for planned urban expansion and redevelopment initiative should be prepared with one year. Depending upon the requirement, the cities can be identified phase wise. The expenditure for formulation of Redevelopment Plans and Urban Expansion Plans shall be funded by the Centre as per the stages identified in Para 9. The funds are proposed to be used for undertaking the following activities.

Acquisition of cadastral maps and preparation of base maps

In the urban expansion area where the concerned land is outside the municipal limits, the Cadastral Maps are under the custody of the District Inspector of Land Records or similar office under the State Revenue Department. These drawings are to be procured by the development authority / ULB. The drawings under the expansion area that are outside the municipal limits should be digitized and prepared on GIS Platform. Similarly topographic sheets may also be procured if required.

Formulation of Redevelopment and Urban Expansion Plans

The urban expansion plans in the urban fringe areas can be prepared by using the tool of Land Readjustment that involves pooling of plots generally under agricultural land use and then redistributing them in an organized and geometrical fashion. Funds generated from the sale are useful in financing the public infrastructure. This technical exercise can be performed in-house by the ULB/DA or can be outsourced to a consultant. Similarly micro level Local Area Plans can be taken up for redevelopment of badly laid out areas, for promoting TOD or for

improving safety of disaster prone areas. Model Urban Expansion Plans/ Local Area Plans would be formulated by the TCPO along with necessary components thereof.

Legal and Technical Consultations

Land Readjustment for Expansion and Redevelopment requires legislative backup. In the states that do not already have provisions for using these tools in their State Town and Country Planning Acts and Urban Development Authority Acts, amendments may be required to undertake the projects in the selected cities. This exercise may require use of funds for technical / legal consultation.

Training of personnel

The personnel from UDAs, ULBs and / or State Town and Country Planning departments will require training and certification for undertaking redevelopment plans and urban expansion plans. The TCPO and other Institutes at national and regional levels will provide training to personnel. Cost incurred in the training/capacity building of the personnel is eligible for funding. A minimum amount of 10% of total budgetary allocation is planned for training and certification.

Inadmissible Components

Cost of creation of any infrastructure like services, roads and other infrastructure for implementation of the urban expansion plan scheme and redevelopment is not to be included under this scheme. All inadmissible components under AMRUT will also be inadmissible under the Sub-scheme.

10. PROVISION OF FUNDS

An amount of Rs. **482 crore** would be required for preparing Redevelopment and Spatial Expansion Plan if all Class-I UAs and cities to be covered. Details are in Annexure-II.

Disbursal of Funds

Sr No.	Percentage of total funds	Stage of releases –(3 Installments)
1	20%	On the identification of cities and submission of preliminary proposal
2	40%	Submission of Draft Plan
3	40%	Submission of Final Plan

Since the programme is spread over a period of three years, and cities will submit proposals as and when they have completed the training programme, it is expected that the funding will be staggered in the following phases:

Financial Year	Cities expect to be covered	Funds Required
2017-18	20	96 crore
2018-19	50	241 crore
2019-20	30	145 crore

11. REVIEW AND MONITORING MECHANISM

Review and monitoring will be done on a regular basis using the framework of AMRUT. The activities under the scheme are proposed to be reviewed on a regular basis and will be monitored as follows:

National Level

An Apex Committee (AC) of AMRUT Mission, chaired by the Secretary, MoUD and comprising representatives of related Ministries and organizations will supervise the sub-scheme. The composition of the Apex Committee will be:

I.	Secretary (MoUD)	Chairman
II.	Secretary(Department of Expenditure)	Member
III.	Secretary(Department of Economic Affairs)	Member
IV.	Principal Advisor(HUD), NITI Ayog	Member
V.	Secretary (Drinking Water & Sanitation)	Member
VI.	Secretary(Ministry of HUPA)	Member
VII.	Secretary (Environment & Forest)	Member
VIII.	Joint Secretary & FA, MoUD	Member
IX.	OSD(UT), MoUD	Member
X.	Adviser(CPHEEO)	Member
XI.	TCPO	Member
XII.	Director, NIUA	Member
XIII.	Mission Director (MoUD)	Member Secretary

State Level

A State level High Powered Steering Committee (SHPS) has been set up under the AMRUT Mission. The SHPS chaired by the State Chief Secretary, shall steer the sub-scheme in its entirety. An indicative composition of the SHPS is given below.

I.	Chief Secretary	Chairman
II.	Principal Secretary(UD)	Member Secretary
III.	Principal Secretary(PHE)	Member
IV.	Principal Secretary(Finance)	Member
V.	Principal Secretary(Housing)	Member
VI.	Principal Secretary(Environment & Forest)	Member
VII.	Representative of TCPO, MoUD	Member
VIII.	Mission Director (if different from viii below)	Member
IX.	Chief Town Planner/Director State Town and Country	Member Convener

Planning Department

The SHPSC shall review the plans and oversee the progress of the implementation of the Sub-scheme.

National Level Technical Review and Monitoring Committee

- The committee will be set up at TCPO for monitoring plans prepared by the cities.
- TCPO will examine and submit its recommendations to the Apex Committee for the release of installments. The composition of Monitoring and Review Committee is as under:

I.	Chief Planner, TCPO	Chairman
II.	Nominee from Ministry of UD	Member
III.	Representative from SPA	Member
IV.	Representative from the State(s)	Member
V.	Town and Country Planner	Member Convener

Annexure-1 – List of cities to be covered under the initiative

Sl. No	Cities	Population	Whether Master Plan	Whether GIS Based Master Plan	Date of Notification	If yes, Horizon year
	Andhra Pradesh					
1	Vishakhapatnam	228025	Yes	Not available		
2	Tirupati	37968	Yes	N		
3	Kakinada	312538	Yes	N		
4	Amaravati	102401	Yes	Y		
	West Bengal					
5	<i>Kolkata (Capital)</i>	4496694	Yes	N	2005	2035
6	New Town Kolkata,	30000		Not available		
7	Bidhannagar	215514	Yes	No		
8	Durgapur	566517	Yes	No		
9	Haldia	200827	Yes	No		
	Gujarat					
10	Gandhinagar,	202776	No	N		
11	Ahmedabad,	5577940		Y	2014	2021
12	Surat,	4467797		N		
13	Vadodara,	1670806		N		
14	Rajkot,	1286678		N		
15	Dahod	94578		NA		
	Madhya Pradesh					
16	Bhopal,	1798218	Yes	N		
17	Indore,	1964086	Yes	Y	2008	2021
18	Gwalior,	1054420	Yes	N		
19	Jabalpur,	1055525	Yes	N		
20	Satna,	280222	Yes	N		
21	Ujjain,	515215	Yes	N		
22	Sagar	273296	Yes	N		
	Tamil Nadu					
23	Coimbatore,	1050721	Yes	Y	1994	2001
24	Chennai,	4646732	Yes	Y	2008	2026
25	Madurai,	1017865	Yes	Y	1995	2011
26	Tiruchirapalli,	847387	Yes	Y	2009	2011
27	Vellore,	185803	Yes	N		
28	Salem,	829267	Yes	NA		
29	Erode,	157101	Yes	Y	2011	2011
30	Tiruppur,	444352	Yes	Y	2006	2021
31	Thanjavur,	222943	Yes	Y	1995	2001
32	Tirunelveli,	473637	Yes	NA		
33	Thoothukudi,	237830	Yes	Y	2000	2015
	Karnataka					
34	Mangaluru,	488968	Yes	N		
35	Belagavi	488157		N		

Sl. No	Cities	Population	Whether Master Plan	Whether GIS Based Master Plan	Date of Notification	If yes, Horizon year
36	Shivamogga,	322650	Yes	N		
37	Hubballi-Dharwad,	943788	Yes	N		
38	Tumakuru,	302143	Yes	N		
39	Davanagere	434971	Yes	N		
40	<i>Bengaluru (Capital)</i>	8443675	Yes	NA		
	Kerala					
41	Kochi	602046	Yes	N		
42	<i>Thiruvananthpuram (Capital)</i>	743691	Yes	N		
	Telangana					
43	Warangal,	615998	Yes	N		
44	Karimnagar	261185	Yes	N		
45	<i>Hyderabad (Capital)</i>	6731790	Yes	N (Verify)		
	Maharashtra					
46	Greater Mumbai,	12442373		NA		
47	Thane,	1841488		N		
48	Kalyan-Dombivali,	1247327		NA		
49	Pimpri-Chinchwad,	1727692		NA		
50	Nashik,	1486053		NA		
51	Amravati,	647057		N		
52	Solapur,	951558		N		
53	Nagpur,	2405665		N		
54	Pune,	3124458		Y	NA	NA
55	Aurangabad	1175116		N		
	Uttar Pradesh					
56	Meerut	1305429	Yes	N		
57	Moradabad	887871	Yes	N		
58	Aligarh	874408	Yes	N		
59	Saharanpur	705478	Yes	N		
60	Bareilly	903668	Yes	N		
61	Jhansi	505693	Yes	N		
62	Kanpur	2765348	Yes	N		
63	Allahabad	1112544	Yes	N		
64	Lucknow	2817105	Yes	N		
65	Varanasi	1198491	Yes	Y	2014	2031
66	Ghaziabad,	1648643	Yes	N		
67	Agra,	1585704	Yes	N		
68	Rampur	325313		N		
	Rajasthan					
69	Jaipur	3046163	Yes	Y	2011	2025
70	Udaipur	451100	Yes	Y	2013	2031
71	Ajmer	542321	Yes	Y	2005	2023
72	Kota	1001694	Yes	Y	2005	2023
	Punjab					

Sl. No	Cities	Population	Whether Master Plan	Whether GIS Based Master Plan	Date of Notification	If yes, Horizon year
73	Ludhiana,	1618879	Yes	Y	2008	2021
74	Jalandhar,	862886	Yes	Y	2010	2031
75	Amritsar	1132383	Yes	Y	2010	2031
	Bihar					
76	Muzaffarpur	354462	No			
77	Bhagalpur	400146	No	N		
78	Biharsharif	297268	No	N		
79	<i>Patna (Capital)</i>	1684222	No	NA		
	Haryana					
80	Karnal	286827	Yes	N		
81	Faridabad	876969	Yes	N		
	Assam					
82	Guwahati	957352	Yes	Y	2009	2025
	Odisha					
83	Bhubaneshwar	840834	Yes	Y	2010	2030
84	Rourkela	71208	No	Y		2031
	Himachal Pradesh					
85	Dharamshala	22579	Yes	NA		
86	<i>Simla (capital)</i>	169578	Yes	N		
	Uttarakhand					
87	Dehradun	569578	Yes	N		
	Jammu and Kashmir					
88	Srinagar	1180570	Yes	Y	2015	2021
89	Jammu	502197	Yes	Y	2004	2021
	Jharkhand					
90	Ranchi	1073427		NA		
	Sikkim					
91	Namchi	12190		NA		
92	<i>Gangtok (Capital)</i>	100286		NA		
	Manipur					
93	Imphal	268243	Yes	N		
	Andaman and Nicobar Islands					
94	Port Blair	108058	Yes	Y	2012	2030
	Arunachal Pradesh					
95	Pasighat	7151		NA		
96	<i>Itanagar (Capital)</i>	8370	Yes	NA		

Sl. No	Cities	Population	Whether Master Plan	Whether GIS Based Master Plan	Date of Notification	If yes, Horizon year
	Chandigarh					
97	Chandigarh	961587	Yes	N		
	Chhattisgarh					
98	Raipur,	1010433	Yes	N		
99	Bilaspur	331030	Yes	Y	2015	2031
	Dadra and Nagar Haveli					
100	Silvassa	98265	Yes	Y	2014	2021
	Daman and Diu					
101	Diu	23991	Yes	NA		
	Delhi					
102	New Delhi	11034555	Yes	Y	2007	2021
	Goa					
103	Panaji	27382	Yes	NA		
	Lakshadweep					
104	Kavaratti	11210	No	NA		
	Meghalaya					
105	Shillong	143229	Yes	N		
	Mizoram					
106	Aizawl	293416	Yes	Y		2030
	Nagaland					
107	Kohima	99039	No	N		
	Puducherry					
108	Oulgaret	300104	No	NA		
109	<i>Puducherry (Capital)</i>	244377	Yes	NA		
	Tripura					
110	Agartala	400004	No	N		

Annexure II: Cost Estimates for formulation of Redevelopment Plan and Urban Expansion Plans

SL.No.	Cost of preparation of TPS Plan (For 100 ha site)	Amount in Rs.
A	Mapping & Survey	
1	Acquisition and updation of Cadastral maps	100,000
2	Conducting detailed physical survey of area by Total Station/Drone Survey	250,000
3	Preparation of detailed base map	200,000
	Sub-Total	550,000
B	Manpower cost (including stakeholder consultation)	
	Senior planner @ Rs. 100,000 per month for 33% time over 10 months	333,000
	Assistant planners (two) @ Rs. 40,000 for 10 months	800,000
	junior staff (2) @ Rs. 30,000 for 10 months	600,000
	Sub-Total	1,733,000
C	Establishment Cost (50% of manpower cost)	866,500
	Sub-Total	866,500
	Total cost for 100 Ha (A+B+C)	3,149,500
	Assuming three plans per city for total of 750 Ha	23,621,250
	Cost of preparation of Local Area Plan per 100 ha	
A	Mapping, Survey & Consultation	
1	Acquisition and updation of base map	200000
2	Conducting detailed physical survey with Total station/Drone Survey	250,000
3	Conducting traffic surveys	100,000
	Sub-Total	450,000
B	Manpower cost (including stakeholder consultations)	
1	Senior planner / Urban Designer @ Rs. 1,00,000 per month for 50% time over 10 months	500,000
2	Junior Urban Designers (two) @ Rs. 40,000 for 10 months	800,000
3	junior staff (2) @ Rs. 30,000 for 10 months	600,000
	Sub-Total	1,900,000
C	Establishment Cost (approx. 50% of manpower cost)	900,000
	Sub-Total	900,000

	Total Cost for 100 Ha (A+B+C)	3,250,000
	Two Local Area Plans per city for a total of 500 ha	16,250,000
	Total cost for three urban expansion plans and two LAP	39,871,250
	Total cost for 110 cities	4,385,837,500
	Capacity Building @ 10%	438,583,750
	Grand Total	4,824,421,250
	Say	Rs. 482 Crores