

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 2137  
TO BE ANSWERED ON FEBRUARY 12, 2026**

**UNPLANNED URBANISATION**

**NO. 2137. SHRI SRIBHARAT MATHUKUMILLI:**

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

- (a) whether the Government maintains data on the number of statutory and census towns in the country that are growing without an approved Master Plan and if so, the details thereof, State-wise;**
- (b) whether the Government has undertaken any study to identify the reasons for a large number of urban areas growing without statutory Master Plans and if so, the key findings thereof;**
- (c) whether the Government is aware that a significant share of urban growth is occurring outside the boundaries of statutory towns, often in the absence of planned urban services and development regulations and if so, the details thereof along with the steps taken to address this issue;**
- (d) whether the Government has examined the implications of such unplanned growth for urban infrastructure, land use and service delivery and if so, the details thereof; and**
- (e) whether the Government has issued any advisories to States for constituting planning authorities to cover urbanising areas as well and if so, the details thereof?**

**ANSWER**

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

**(a) to (e): As per 12th Schedule of the Constitution of India, urban planning including preparation of Master Plans/Development Plans and constitution of planning authorities are the function of State Government/ Urban Local Bodies (ULBs)/ Urban Development Authorities and are governed by the respective State Town and Country Planning / Municipal laws. 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%20Vol%20I\(2\).pdf](https://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20Vol%20I(2).pdf)) for adoption by the States/Union Territories for regulated and planned development.**

**Atal Mission for Rejuvenation and Urban Transformation (AMRUT) was launched on 25 June 2015 in selected 500 cities (485 cities including 15 merged cities) and towns across the country. The Sub-Scheme on Formulation of GIS based Master plans for (>1 Lakh population) 500 AMRUT cities, has been undertaken under AMRUT for geo data base creation and GIS based Master Plan formulation. At present 461 AMRUT Cities in 35 States are on board with an approved outlay of ₹ 408.94 Cr. Draft GIS based Master Plans have been formulated for 404 towns out of which Master Plans for 288 towns have been finalized.**

**AMRUT 2.0 was launched in the year 2021 in all Urban Local Bodies (ULBs)/ cities. Under the Mission, States/ Union Territories (UTs) are empowered to select, appraise, propose and implement projects. Under AMRUT 2.0, a sub-scheme for Formulation of GIS based Master Plans covering Class-II Towns with population of 50,000 - 99,999 is placed. Geo database for 91 cities and draft Master Plan for 56 cities has been created and additionally, another 63 cities have finalized the Master Plans so far.**

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