

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA**

**UNSTARRED QUESTION NO. 4716  
TO BE ANSWERED ON MARCH 31, 2022**

**REFORMS IN BUILDING BYE-LAWS**

**NO. 4716.           SHRI KOTHA PRABHAKAR REDDY:  
                          SHRIMATI VANGA GEETHA VISWANATH:**

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

- (a) the steps being taken for reforms related to building byelaws, town planning schemes, transit-oriented development and transferable development rights and their implementation status, State-wise;**
- (b) the status of implementation of aforesaid byelaws/schemes/rights in respect to Delhi Development Authority (DDA) in Delhi and in metropolitan cities like Hyderabad with latest amendments made and the details of violations noticed in this regard and the action taken thereon in such cases?**

**ANSWER**

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

**(a) & (b) : The reforms related to building bye laws, town planning scheme, transit-oriented development and transferable development rights were part of budget announcement. All these reforms are essentially State subject. Presently, States are being sensitized to implement these reforms. The implementation status is as under:**

**(i) Building Bye Laws:**

**States amend their building bye laws by incorporating the features of Model Building Bye Laws as per requirement of local conditions. State wise details are given in Annexure-I.**

**(ii) Town Planning Scheme and Local Area Plans**

**8 cities out of 25 cities covered under sub-scheme of 'formulation of Local Area Plans and Town Planning Scheme' have completed draft report Ministry is following up with other cities for completing the draft report. City wise status given in Annexure-II.**

**(iii) Transferable Development Rights**

**Andhra Pradesh, Bihar, Goa, Gujarat, Haryana, Jharkhand, Karnataka, Kerala, Madhya Pradesh, Maharashtra, Odisha, Punjab, Rajasthan, Tamil Nadu, Telangana, Dadra & Nagar Haveli, and Puducherry have incorporated the provisions of Transferable Development Rights in their respective Town and Country Planning Acts. State wise details are given in Annexure-III.**

**(iv) Transit Oriented Development**

**Delhi and Hyderabad have incorporated the Transit Oriented Development Policy in their respective Master Plans. Cities like Ahmedabad, Bengaluru and Mumbai have initiated the work of Transit-Oriented Development (details in Annexure-IV).**

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**Annexure mentioned in reply to point (a) & (b) of Lok Sabha Unstarred Question No. 4716 for answer on  
31.03.2022 regarding 'Reforms in Building Bye-laws'.**

**Annexure-I**

**Building Bye- Laws Reforms**

Model Building Bye Laws - 2016																		
Sl. No	State / UT	Provisions for Segregated Sanitation facilities for vulnerable public buildings	Provision of High-Rise Buildings	Provision of Structural Safety	Provisions for Differently abled, elderly and children	Reinforce Bracing	Green Buildings and Sustainability provision	Water Re-use and Recycling	Roof Solar Energy	Installation of Solar water/energy saving systems	Sustainable Waste management	Green Rating system	Streamlining of Building Plan approvals Single window system with an In-PP approvals to begin in delays by obtaining of the clearance	Risk based classification of building projects	Climate resilient construction - Integration of environmental clearance with sanction	Electrical Vehicle Charging Infrastructure facilities	India Cooling Action Plan (ICAP)	Grading (Out of 10)
		4/4.53	5/5.12 - 5.4	6/ 6.1 - 6.4	8/ 8.1 - 8.12	9/ 9.1 - 9.5	10/ 10.1 - 10.3	10/ 10.2,2	10/ 10.2.2	10/ 10.2.4	10/ 10.2.4	10/ 10.3	15/ 15.1 - 15.4	15/ 15.5	14/ A/B	15	16	
1	A&N Islands	N	N	N	Y	N	N	N	N	N	N	N	N	N	N			1
2	Andhra Pradesh	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		UC	14
3	Arunchal Pradesh	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			14
4	Assam	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N			13
5	Bihar	N	Y	Y	Y	Y	N	N	Y	Y	N	N	N	N	N			6
6	Chandigarh	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y			13
7	Chhattisgarh	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			11
8	Dadra & Nagar Haveli	N	Y	Y	Y	Y	Y	N	N	Y	N	N	N	N	N			6
	Daman and Diu	N	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N			4
9	Goa	N	Y	Y	Y	Y	N	N	N	Y	N	N	N	N	N			5
10	Gujarat	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y		14
11	Haryana	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N			13
12	Himachal Pradesh	Y	N	Y	Y	Y	N	N	Y	Y	N	Y	Y	Y	N			8
13	J&K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y		14
14	Jharkhand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N			12
15	Jharkhand	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	N			9
16	Karnataka	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		15
17	Kerala	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N			13
18	Lakshadweep	Y	Y	Y	N	Y	N	N	N	Y	N	N	N	N	N			5
19	Madhya Pradesh	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N			12
20	Maharashtra	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y		14
21	Manipur	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			14
22	Meghalaya	N	Y	Y	Y	Y	N	Y	N	N	N	N	Y	N	N			6
23	Mizoram	N	N	Y	Y	N	N	N	N	Y	N	N	N	N	N			3
24	Nagaland	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	N			10
25	NCT Delhi	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y		14
26	Odisha	N	N	Y	Y	Y	N	N	N	Y	N	N	N	N	N			4
27	Pondicherry	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N			8
28	Punjab	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N			11
29	Rajasthan	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Y		8
30	Sikkim	N	N	N	N	N	N	N	N	N	N	N	N	N	N			0
31	Tamil Nadu	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	Y		10
32	Telangana	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		15
33	Tripura	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N			7
34	Uttar Pradesh	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y		14
35	Uttarakhand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N			13
36	West Bengal	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y		14
No. of States/UTs incorporated in their BBL		24	32	35	35	34	23	26	27	31	22	17	24	20	8	10		

Note: Electrical Vehicle Charging Infrastructure Facilities has been implemented in respective State/UT Metro Cities, India Cooling Action Plan (ICAP) – Under Consideration

**Annexure-II****STATUS OF FORMULATION OF LOCAL AREA PLANS AND TOWN PLANNING SCHEME , March 2022**

<b>Sl. No.</b>	<b>City</b>	<b>State</b>	<b>Preliminary Proposal</b>	<b>Draft Proposal</b>
<b>1</b>	<b>Greater Visakhapatnam</b>	<b>Andhra Pradesh</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>2</b>	<b>Guwahati</b>	<b>Assam</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>3</b>	<b>Rajkot</b>	<b>Gujarat</b>	<b>Completed</b>	<b>Completed</b>
<b>4</b>	<b>Indore</b>	<b>Madhya Pradesh</b>	<b>Completed</b>	<b>Completed</b>
<b>5</b>	<b>Chennai</b>	<b>Tamil Nadu</b>	<b>Completed</b>	<b>Completed</b>
<b>6</b>	<b>Thiruvananthapuram</b>	<b>Kerala</b>	<b>Completed</b>	<b>Submitted</b>
<b>7</b>	<b>Warangal</b>	<b>Telangana</b>	<b>Completed</b>	<b>Completed</b>
<b>8</b>	<b>Pune</b>	<b>Maharashtra</b>	<b>Completed</b>	<b>Completed</b>
<b>9</b>	<b>Varanasi</b>	<b>Uttar Pradesh</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>10</b>	<b>Jaipur</b>	<b>Rajasthan</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>11</b>	<b>Amritsar</b>	<b>Punjab</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>12</b>	<b>Patna</b>	<b>Bihar</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>13</b>	<b>Faridabad</b>	<b>Haryana</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>14</b>	<b>Bhubaneswar</b>	<b>Odisha</b>	<b>Completed</b>	<b>Completed</b>
<b>15</b>	<b>Shimla</b>	<b>Himachal Pradesh</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>16</b>	<b>New Kolkata</b>	<b>West Bengal</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>17</b>	<b>Dehradun</b>	<b>Uttarakhand</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>18</b>	<b>Aizawl</b>	<b>Mizoram</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>19</b>	<b>Gangtok</b>	<b>Sikkim</b>	<b>Completed</b>	<b>Submitted</b>
<b>20</b>	<b>Imphal</b>	<b>Manipur</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>21</b>	<b>Bengaluru</b>	<b>Karnataka</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>22</b>	<b>Panaji</b>	<b>Goa</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>23</b>	<b>Srinagar</b>	<b>Jammu &amp; Kashmir</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>24</b>	<b>Raipur</b>	<b>Chhattisgarh</b>	<b>Completed</b>	<b>Under Preparation</b>
<b>25</b>	<b>Ranchi</b>	<b>Jharkhand</b>	<b>Completed</b>	<b>Under Preparation</b>

**Annexure-III****STATUS OF INCORPORATION OF TRANSFERABLE DEVELOPMENT RIGHTS IN REGULATIONS, March, 2022****Provisions of Transfer Development Rights (TDR) in States/U.T.s Building Bye-Laws/ Town and Country Planning Act/ TDR Policy/Rules**

<b>Sl. No</b>	<b>States/U.T.s</b>	<b>State/UT -BBL/TDR Policy</b>	<b>Chapter/Section</b>
<b>1</b>	<b>Andhra Pradesh</b>	<b>Present Rules in force (As per A.P. Building Rules 2017 issued vide GO.Ms.No.119 (with Amendments 401, 223, and 180)</b>	<b>Chapter – XII - Section 166-170</b>
<b>2</b>	<b>Arunachal Pradesh</b>	<b>The Arunachal Pradesh Urban and Country Planning Act, 2007</b>	<b>No Provision</b>
<b>3</b>	<b>Assam</b>	<b>Assam Town and Country Planning Act, 1959.</b>	<b>No Provision</b>
<b>4</b>	<b>Bihar</b>	<b>Bihar Urban Planning and Development Act, 2012. Acquisition of Land by Way of Transferable Development Right.-</b>	<b>Section 67</b>
<b>5</b>	<b>Chhattisgarh</b>	<b>Chhattisgarh Bhumi Vikas Niyam, 1984 (Amendment -2017)</b>	<b>No Provision</b>
<b>6</b>	<b>Goa</b>	<b>The Goa Land Development and Building Construction Regulations, 2010 (Incorporating Amendments upto September 2018)</b>	<b>Section 25</b>
<b>7</b>	<b>Gujarat</b>	<b>Comprehensive General Development Control Regulations -2017</b>	<b>Section 9.3</b>
<b>8</b>	<b>Haryana</b>	<b>Haryana Development and Regulation of Urban Areas Act, 1975. Transfer of Development Rights</b>	<b>6A</b>
<b>9</b>	<b>Himachal Pradesh</b>	<b>Town and Country Planning Rules, 2014 (Amended upto 2016)</b>	<b>No Provision</b>
<b>10</b>	<b>Jharkhand</b>	<b>Jharkhand Building Bye-laws – 2016: Transfer of Development Rights</b>	<b>Chapter IV - Section 39.7</b>
<b>11</b>	<b>Karnataka</b>	<b>Karnataka Government has incorporated Transferable Development Rights in the Karnataka Town and Country Planning Act, 1961 under Section 14-B. Terms and Conditions for granting TDR under the Karnataka Town and Country Planning Act, 1961 was notified in the Karnataka Gazette on</b>	<b>-</b>

		<p><b>03.02.2005.</b>  <b>Further amendment to Karnataka Town and Country Planning Act, 14-B was done with effect from it. 10.09.2015.</b>  <b>Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016 were notified on 04.03.2017.</b></p>	
<b>12</b>	<b>Kerala</b>	<b>The Kerala Town And Country Planning Act, 2016: Transfer of Development Rights</b>	<b>Section 34-3; Sub Section xi, Section 56; sub section ii, Section 80,</b>
<b>13</b>	<b>Madhya Pradesh</b>	<b>MPTDR Rules 2018 provides for DRC's issue where the Government or its implementing agency takes up any public project. The said rules, 2018 also provide for value capture to support the VGF of the proposed project.</b>	<b>-</b>
<b>14</b>	<b>Maharashtra</b>	<b>Maharashtra Regional &amp; Town Planning Act, 1966: Transfer of Development Rights</b>	<b>Part IV, Section 4.3 - Table -12</b>
<b>15</b>	<b>Manipur</b>	<b>Manipur Town and Country Planning Act,1975</b>	<b>No Provision</b>
<b>16</b>	<b>Meghalaya</b>	<b>Meghalaya Town and Country Planning Act,1973</b>	<b>No Provision</b>
<b>17</b>	<b>Mizoram</b>	<b>Mizoram Urban and Regional Development Act, 1990.</b>	<b>No Provision</b>
<b>18</b>	<b>Nagaland</b>	<b>Nagaland Town and Country Planning Act, 1966.</b>	<b>No Provision</b>
<b>19</b>	<b>Odisha</b>	<b>Odisha Transferable Development Right Rules, 2015</b>	<b>-</b>
<b>20</b>	<b>Punjab</b>	<b>Punjab Municipal Building Bye-Laws 2018</b>	<b>Section 4.12</b>
<b>21</b>	<b>Rajasthan</b>	<b>Rajasthan Urban Area Transferable Development Rights (TDR) Policy - 2012</b>	<b>Yes</b>
<b>22</b>	<b>Sikkim</b>	<b>Sikkim Urban and Regional Planning and Development Act, 1998</b>	<b>No Provision</b>
<b>23</b>	<b>Tamil Nadu</b>	<b>G.O No -173 - Directorate of Town and Country Planning - Transfer of Development Rights and Special Transfer of Development Rights. G.O</b>	<b>Yes</b>

		<b>(Ms) No. Tamil Nadu Transfer of Development Rights Rules, 2019.</b>	
<b>24</b>	<b>Telangana</b>	<b>Rule 17 of G.O Ms. No.168, Dt:7.4.2012 and as amended vide G.O Ms. No.330, Dt:28.12.2017</b>	<b>Yes</b>
<b>25</b>	<b>Tripura</b>	<b>Tripura Urban Planning and Development Act, 2018</b>	<b>No Provision</b>
<b>26</b>	<b>Uttar Pradesh</b>	<b>Uttar Pradesh Urban Planning and Development Act,1972</b>	<b>No Provision</b>
<b>27</b>	<b>Uttarakhand</b>	<b>Uttarakhand Urban and Country Planning And Development Act, 1973</b>	<b>No Provision</b>
<b>28</b>	<b>West Bengal</b>	<b>West Bengal Town and Country (Planning and Development) Act, 1979</b>	<b>No Provision</b>
<b>29</b>	<b>A &amp; N Islands.</b>	<b>A&amp;N Town and Country Planning Rules,2005</b>	<b>No Provision</b>
<b>30</b>	<b>Chandigarh</b>	<b>Chandigarh Building Rules (Urban)-2017</b>	<b>No Provision</b>
<b>31</b>	<b>NCT Delhi</b>	<b>Delhi Development Authority Act,1957</b>	<b>No Provision</b>
<b>32</b>	<b>Dadra &amp; Nagar Haveli</b>	<b>Development Control Rules 2014</b>	<b>25.1 Sub-section ii</b>
<b>33</b>	<b>Daman &amp; Diu</b>	<b>Daman &amp; Diu Building Model Bye-Laws and Zoning Regulations - 1999</b>	<b>No Provision</b>
<b>34</b>	<b>Lakshadweep</b>	<b>Lakshadweep Building Bye-Laws,2014</b>	<b>No Provision</b>
<b>35</b>	<b>Puducherry</b>	<b>Town &amp; Country Planning Department has already proposed to bring amendments in the "Town &amp; Country Planning Act, 1969" consisting of the provision on "Transferrable Development Rights (TDR)."In this regard, the comprehensive draft amendment bill is proposed to be placed before the floor of the ensuing Assembly for approval. After approval, the comprehensive amendments to the TCP Act, 1969 will be promulgated. Thereafter, necessary rules for Transferrable Development Rights will be framed and notified.</b>	<b>-</b>
<b>36</b>	<b>Jammu &amp; Kashmir</b>	<b>Jammu and Kashmir Development Act 1970</b>	<b>No Provision</b>
<b>37</b>	<b>Leh &amp; Ladakh</b>	<b>Town and Country Planning Act yet to be enacted</b>	<b>No Provision</b>

**Transit Oriented Development - Status**

**DELHI**

**Master Plan Delhi-2041 (draft) has incorporated the Chapter on Transit Oriented Development(Chapter-20,DEV-4). DDA has finalized the TOD Policy and the policy has captured the essential elements of mixed-use development, non-motorized transport and pedestrian priority, and encourages a walk-to-work culture. To operationalize the policy, the city has launched a greenfield pilot project called “The East Delhi hub” in the area of Karkardooma. It will be first transit-oriented development in the country and has proposed 4,800 houses, 80,000 square meters (8,61,000 square feet) of retail space, a 5acre park and a circular skywalk.**

**Delhi TOD Policy n TOD policy advocates the adoption of TOD through its principles: a) NMT friendly environment, b) connectivity and network density, c) multi-modal inter-change, d) inducing modal shift, e) placemaking and ensuring safety, and f) high density, mixed use, mixed income development near stations. In terms of redevelopment, the policy advocates the re-densification of low density areas and redevelopment of other developed areas in addition to the influence zone along MRTS corridor shown above. About 500 m wide belt on both sides of centre line of the existing and planned/approved MRTS Corridors is designated as Influence Zone which has been identified in the respective Zonal Development Plans, along with stations.**

**Entire approved plan of a TOD integrated scheme will be included in the zone if more than 50% of the plan area falls inside the influence zone. Higher FAR and height can be availed through the preparation and approval of comprehensive TOD integrated scheme. Wherever height is restricted by any regulatory authorities like AAI, NMA; in order to enable the Developer Entity (DE) to utilize the permissible FAR, a relaxation in ground coverage and setbacks, without compromising the green public open space of 20%, in such TOD integrated scheme will be allowed.**

**HYDERABAD**

**Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad Area (HMDA Core Area) issued vide G.O.Ms.No.363 MA&UD Dept. Dated: 21.08.2010 wherein Transit Oriented Development (TOD) Zone (300 mtrs belt/strip on either side from MRTS/Road right of way) is provided. Further, in G.O.Ms.No.33 MA&UD Dept., Dt.24.01.2013 along the ORR growth corridor either side 1 Km stretch provided as mixed land use as a part of TOD.**



**TOD of Hyderabad Metro Rail Project shall provide ample parking & circulation areas along with vibrant spaces for work, shopping, leisure, entertainment and healthcare.**

**With options for independent Built to Suit and multi-client facilities, TOD will offer:**

- **Office Space - IT/ITES and others**
- **Retail - Malls, High Street Retail, etc.,**
- **Hospitality - Hotels, Service Apartments, etc.,**
- **Healthcare - Hospitals, Poly Clinics, etc.,**
- **Others - Convention Centers, Entertainment zones, Theme parks, Warehousing, etc.,**
- **Stations - Convenience Retail**

**TOD Value Proposition: Hyderabad Metro Rail connectivity will help in operational cost arbitrage.**

- **For companies it will reduce transportation costs significantly apart from enhancing the quality of life of the workforce.**
- **For the retail segment, higher footfall due to customer travel convenience will be an added advantage.**

**Development activities initiated for the First Phase of TOD:**

- **Depot Locations – Options for large facilities / campus style developments.**
- **6 million sqft at key locations along the Metro corridor.**
- **Urban integration.**
- **Convenience Retail space at Metro Rail stations.**

## **AHMEDABAD**

**The 2021 Comprehensive Development Plan (Second Revised) (Ahmedabad Urban Development Authority 2013; AUDA 2013a, 2013b) is in force. It presents immense opportunities for inner city densification and compact development centered on the BRT network in place and proposed metro rail alignment. While the base FSI in Ahmedabad is 1.8, a 400m wide band around the BRT network and proposed metro rail is termed as Transit-Oriented Zone (TOZ) and allowed higher FSI of 4 and the central business district in close proximity to the two networks is allowed a much higher FSI of 5.4. These areas currently consume an FSI of less than one on an average. In order to realize an FSI of 4 or 5.4, these areas will require rapid infill development. Gujarat has already in place a progressive land pooling mechanism in the form of Town Planning Schemes (TPS) through the Gujarat Town Planning and Urban Development Act, 1976**

## **BENGALURU**

**The Bangalore Metro Rail Corporation Limited (BMRCL) had framed a TOD policy in 2019 which could not be implemented due to various reasons. Now after incorporating changes, the new policy has been put forth and the BMRCL is awaiting the approval from the government.**

## **MUMBAI**

**The Mumbai Metropolitan Region Development Authority (MMRDA) has started work of Transit-Oriented Development (TOD) at 30 stations on the Metro Line 2A (Andheri W- Dahisar) along Link Road and 7 (Dahisar E- Gundavli) along the Western Express Highway**

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