



Ministry of Housing and Urban Affairs
Government of India

Outcome of

Integrated Urban Development & Infrastructure Delivery

Reporting Back Session

Background: The Fragmentation Paradox

Cities are planned in isolation

- Spatial plans are prepared apart from investment plans;
- Physical infrastructure is designed apart from social, economic and ecological systems.

Agencies work in parallel

- Water, power, transport, housing, health and education bodies work with independent budgets and disconnected records.

Implication

- Fragmentation erodes the tax base, inflates capex, extends time-to-value;
- Also builds places that are neither liveable, inclusive nor resilient.

**NEED FOR INTEGRATED APPROACH TOWARDS
URBAN DEVELOPMENT**

Integration Along Two Axes

Horizontal

Across sectors: land use aligned with transport, water, energy, housing, livelihoods, blue-green systems and social services.

Vertical

Across tiers of government and plans: national missions, state priorities, Master Plan, local area plans and annual budget.

And across four kinds of infrastructure:

Physical Infrastructure

Roads, water, sewerage,
power

Social Infrastructure

Schools, health, public
spaces

Economic Avenues

Markets, logistics,
workspaces

Ecological Balances

Water bodies, drainage,
green cover

Problem Statement: Five Structural Gaps

- **Lack of shared information base:** no single repository of surface and subsurface assets;
- **Lack of a shared spatial vision:** land use, density and services evolve without coordination;
- **Planning vs Provisioning:** ‘plans’ ignore deliverability and financing; ‘provision’ ignores the vision;
- **Limited public participation:** infrastructure is built "for" communities, not "with" them;
- **Rigid delivery mechanism:** statutory plans stay disconnected from capital plans and budgets.

Result: capital inefficiency, repeated excavations, prolonged timelines, weak inclusion and poor resilience

Pre-Conclave Inputs: Data and Corridors

A proforma was shared with the States/UTs; and practice-oriented inputs and intervention details were received.

A Pre-conclave workshop was conducted. **Key takeaways:**

Shared spatial base

- BiSAG-N supported building of PM Gati-Shakti portal and is supporting GIS planning for Ujjain Simhastha Kumbh 2028;
- Assam has built a GIS GeoHub, strengthening spatial backbone for data driven governance
- Gurugram, Karnal, Guwahati, etc. are preparing GIS enabled Master Plans

Corridor-based & TOD growth

- Emphasis on regional growth
- ULBs like Gurugram, Gorakhpur, Karnal are transitioning to Corridor-based development/TOD.
- Capacity-based zoning and betterment levies.

Modular delivery/ Urban Gigs

- **Guwahati:** low-cost tactical urbanism pilots;
- **Ghaziabad:** CM Grid Road Directory; "Prakritik Paint" cool roofs; Transit-oriented coworking hub; state grants tied to revenue performance;
- **Karnal:** pedestrian infrastructure as per IRC and universal-accessibility norms;
- **Bhopal:** Lalghati under-flyover spaces as green plazas.

Better utilisation & consolidation of investments

- Breaking funding silos;
- Strengthening land based and own source financing;
- Enable corridor appreciation for self financing.

Parallel Session 4: Integrated Urban Development & Infrastructure Delivery

PANELLISTS



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Session Agenda

Deliberation 01

Geospatial Database Integration of Existing Infrastructure

Deliberation 02

Corridor-Based Development (Inclusion of a 1 km Influence Zone, integrating water, roads, sewerage, footpaths & density)

Deliberation 03

Breaking large infrastructure requirements into smaller interventions; identifying 'Urban Gigs' and consolidating infrastructure investment

Deliberation 04

Better Utilisation and Consolidation of Infrastructure Investment



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Recommendations

Deliberation 1 | Geospatial Database Integration of Existing Infrastructure

Integrate what exists, don't duplicate

Data already exists, prioritise integrating it on a shared spatial platform through APIs, rather than creating new databases;

Make location the integrator

Every service happens somewhere, use the spatial layer to bind siloed datasets, such as PM Gati-Shakti does across 58 ministries, and as states can replicate.

Invest in capacity & data governance, not only data

Value comes from using integrated, reconciled (single-source-of-truth) data for real decisions, which requires dedicated in-house capacities

Deliver decision- ready, inclusive use- cases

Turn the platform into concrete outcomes, use data for site suitability, flood and drainage planning, solid waste management, smart transport - powered by AI, LiDAR and citizen participation

Deliberation 2 | Corridor-Based Development

(Inclusion of a 1 km Influence Zone, integrating water, roads, sewerage, footpaths & density)

Anchor satellite towns to regional context & function

Locate new satellite/ greenfield towns along major transit corridors based on regional context, focusing on specialized, theme-led developments (e.g., industrial, education) that leverage local strengths

Devise transit-oriented development (TOD)

Structure growth around transit corridors, with dedicated TOD zones, integrating higher density, mixed use, recreation and social facilities to support walkable neighbourhoods and better livelihoods

Finance through land, not the exchequer

Use land pooling and other land consolidation measures to deliver planned townships with minimal burden on state funds

Devise enabling policy & legislation

Enabling instruments, such as Regional Plan provisions, Town Planning Schemes, TOD/ TDR, licensed-development policy and bye-law regularization, are prerequisites

Deliberation 3 | Breaking large infrastructure requirements into smaller interventions

Shift from schemes to integrated, place-based “Urban gigs”

Break city problems into small, targeted interventions; aggregate them into area-wide transformation, rather than delivering isolated scheme works.

Build on a GIS/ data foundation with citizen feedback

Integrate fragmented departmental data (GIS layers, ICCC dashboards) and use grievance platforms (GNN 311, Prajavani) to prioritise, monitor, enforce accountability and show results.

Embed sustainability & circular-economy solutions

Prioritise solutions such as treated-water reuse (dual-pipe); waste-to-value (e.g. cow-dung paint); sponge footpaths and consolidated underground utilities, minimising O&M costs and building climate resilience.

Fund smartly & coordinate across agencies

Sustain interventions through land pooling, advertisement rights and shared work-and-finance across authorities, supported by grants and external recognition.

Deliberation 4 | Better Utilisation & Consolidation of Infrastructure Investment

Make cities investment-ready

Work on four fundamentals - Credible accounts; Stronger own-source revenue; Well-prepared (bankable) projects; and Capable institutions.

Converge funds based on need

First identify the priority outcome and then integrate multiple schemes and grants around it.

Shift from grants to a broader finance spectrum

Strengthen own-source revenue, auditing and fiscal discipline to improve creditworthiness to unlock market and private finance.

Harness land-based and lifecycle financing

Use Land Value Capture, land pooling, TDR, long-term leasing and phased financing, with BOT and institutional players, to reduce burden on state funds.

Way Forward

- 01** Make integration the organising principle
- 02** Build the shared spatial and data backbone
- 03** Anchor growth to corridors, transit and regional context
- 04** Deliver through small, trackable, citizen-informed interventions
- 05** Put finances on a sustainable footing
- 06** Strengthen institutions and coordination



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Thank You