Ministry of Housing and Urban Affairs
Government of India

NATIONAL URBAN CONCLAVE 2026

Session Outcomes

Model Building Bye Laws

Reporting Back Session

25th October 2026

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Speakers and Session Format

Session 1: Deregulating Procedural and Planning Regulations for Improved Ease of Living and EoDB

Session 2: Interaction with Participants / Stakeholders

CHAIR



Ms. Rohina Gupta,
Director (Urban Planning), MoHUA

MODERATORS



Dr. Debapratim Pandit
Professor, Chairman and Team Leader (CoEUPD), IIT Kharagpur

WAY FORWARD



Shri Sudeep Roy,
Associate Town and Country Planner, Metropolitan and U.T. Division,TCPO, MoHUA



Prof. Jignesh Mehta
Visiting Faculty, CEPT University

PANELLISTS



Shri P Guruprasad, IAS
Principal Secretary, Housing & Urban Planning Department, Uttar Pradesh



Smt. R.J. Vidyullatha
Director of Town and Country Planning, Andhra Pradesh



Shri Rajesh T. N.
Chief Town Planner, Local Self Governance Department, Keralam



Shri V. Suresh
Former CMD, HUDCO



Shri Manoj Kar
Founding Chairman, CII-IGBC Bhubaneswar Chapter



Shri Nilam Doshi
Convenor, Urban Development Committee, CREDAI

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Challenges Identified

Complex Regulatory Compliance & Multi-Agency Touchpoints
Streamlining fragmented approval pathways and establishing clear, outcome-oriented compliance mechanisms.

Physical Submissions to End-to-End Digital Approvals
Eliminating legacy physical submission bottlenecks through unified portal integration and automated, risk-based scrutiny.

Rigid & Normative Zoning
Overcoming conventional zoning limitations by introducing differential bye-laws for TOD and special character areas.

Evolving Urban Form and Infrastructure Strain
Formulating context-sensitive norms to address high-density mixed use, redevelopment, and liveability pressures.

Escalating Climate & Disaster Vulnerabilities
Mandating enforceable standards for climate-responsive design to mitigate urban flooding, heat stress, & seismic risks.

Multiple touchpoints in approval process

Title Verification & Land Registry → Building Plan Application & Sanction (physical submission) → Notice of Commencement → Plinth Level Intimation & Inspection → Superstructure Construction & Multiple Inspections → Notice of Completion & CC Submission

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Key Areas of Deliberation

Byelaws need to be revised for:

- Process simplification
- Enabling regulations
- Improved transparency and trust-based systems
- Improved service delivery, resilience & safety
- Emerging & future ready needs

Regulatory clarity
Simple, consistent and predictable rules

Ease of doing business
Fewer avoidable steps; faster, risk-based approvals

Ease of living
Safe, accessible and liveable built environments

Urban resilience
Climate-responsive, resource-efficient inclusive development

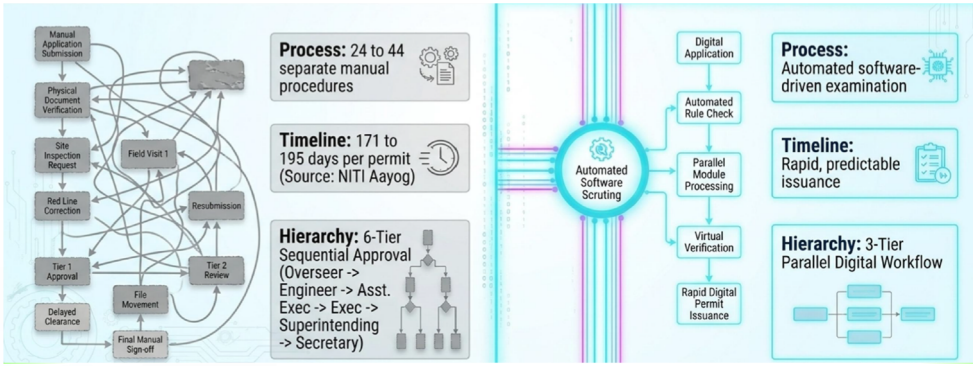
Upgrading building byelaws for future-ready urban development of India

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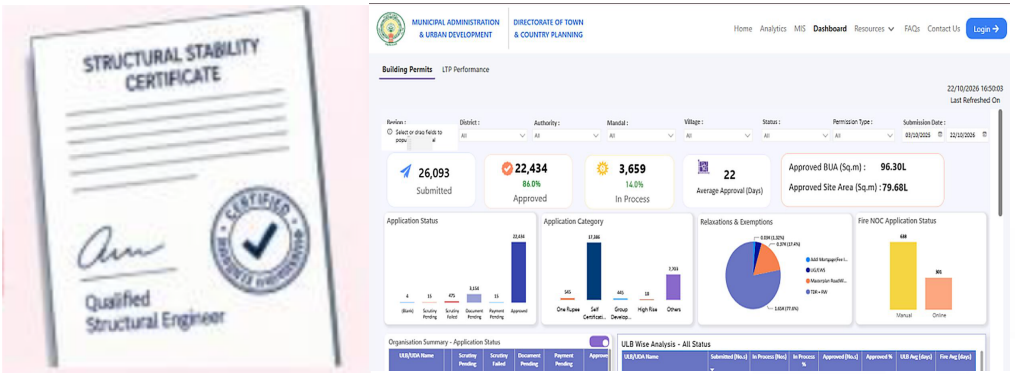
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Key Recommendations

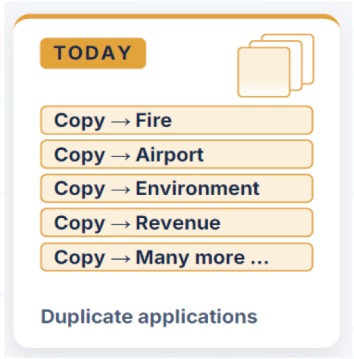
Streamlined Processes: Faster Approvals & Active Monitoring



Multiple documents **To** **Reduce documentation / Integrated portal**

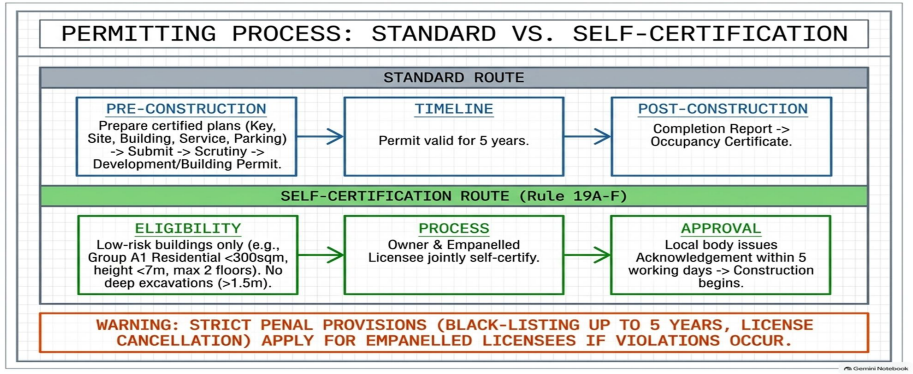


Physical Submission **To** **Digital, machine-readable submissions**





NOCs: Multiple Departments **To** **Single window integrated portal / Fewer mandatory NOCs**



Monitoring/ audit mechanisms **To** **Citizen-centric trust & verify process: Self-certification, random audits / AI**

Shift From Permission to Promotion: Enabling development, not controlling it

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Key Recommendations

Planning Regulations: Simplified, Outcome-oriented

Rationalised Control Levers	• FAR, ground coverage, height, and margins based on road-width, risk categories, and carrying capacities. • Rationalise Plot size, densities, parking
Mixed-Use & High-Density Development, Affordable Housing	• Higher FSI and densities along wide streets, in TOD zones, core city areas (CBD)
Form-Based Codes	• Form-based codes for heritage areas, & special zones • Reduce margins (subject to adequate fire safety and access)
Shared infrastructure & modern building services	• Common open/green spaces • Connected buildings (skywalks and basements) • Aggregated parking • No boundary walls
Future ready standards	• Provisions for modern building services (EV charging, PNG)

Removing levers of control paves the way for scalable urban transformation

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Key Recommendations

Planning Regulations: Sustainability & Resilience

Safety and Disaster Resilience

- Align MBBL 2.0 with NBCS 2026 through referenced provisions for structure, fire safety, risk provisions, disaster & climate resilience

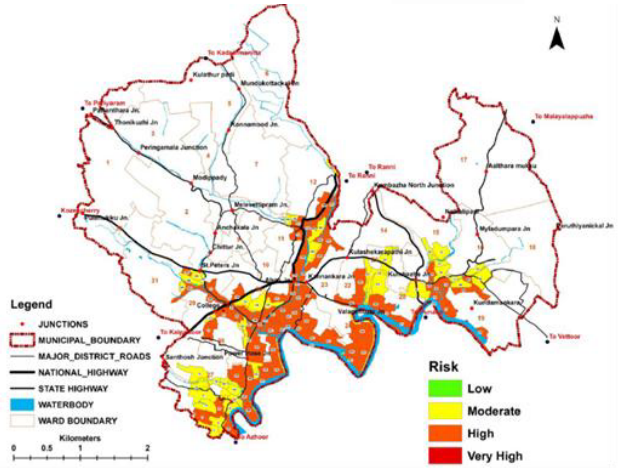
Sustainability: Standardise and Incentivise Green Norms

- Mandate/incentivize rainwater harvesting.
- Provide incentives (FAR, TDR, rebates, subsidies) to make green construction financially viable.

Risk-informed planning

- Integrate risk information into every stage of planning
  - From data collection and analysis (Satellite Imagery / Geospatial Platforms)
  - To vision formulation, land use proposals and development regulations





Risk Informed Planning in Keralam

Resilience must be built into the blueprint, not the rescue plan

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Key Recommendations

Establish a regulatory framework

by synchronised procedural, building-safety and development regulations, with standardised safety norms and locally responsive development promotions.

Adopt an integrated and evidence-based approach

to development controls, rationalising ground coverage, setbacks, height, FAR, and widts, plot size aad parking norms in line with assured infrastructure carrying capacity.

Transition to performance and form-based regulations

through rationalised land-use classifications, mixed-use provisions, TOD, and context-specific frameworks for urban cores, peri-urban areas, plains, hilly, coastal and North-Eastern regions.

Institutionalise system-based single-window approvals

with integrated databases, reduced documentation, time-bound approvals, trust-based/deemed approvals and steamlined NOCs.

Expand risk-based self-certification

mechanisms supported by random post-facto verification, online occupantcy certification and clearly defined professional accountability.

Align MBBL 2.0 with NBCS 2026

through referenced provisions, while extending coverage to affordable and low-income housing, introducing deemed-to-satisfy provisions and establishing a framework for periodic updates.

Integrate climate resilience and sustainability measures

through risk-informed planing, protection of natural drainage systems and water bodies, permeable open spaces, rainwater harvesting and EV-charging infrastructure.

Standardise Key planning definitions and approval formats

including FAR/FSI, building height, affordable housing and colour-coded approval plans.

Strengthen regulatory support for EWS/LIG and affordable housing

through enabling provisions, upfront project approvals and transparent State-level development charge frameworks.

Promote innovation and continuous improvement

through incentive-based green building provisions, systematic dissemination of State-level best practices and periodic review and updating of the Model Building Bye-Laws, including review of Master Plan.

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Way Forward

- **Key Insights from States:** What has worked in planning deregulation, online permissions, sustainability, resilience, and inclusivity.
- **Incorporate market realities:** Which regulations disproportionately affect project viability, housing costs and delivery.
- **Co-create the next framework:**
  - Stakeholder Consultations & regional workshops.
  - Working Groups on ‘Sectoral aspects’ are proposed to deliberate on all findings.
- Achieving the desired goals of **Spatial enhancement and Economic wealth generation**.

The objective is to enable smarter provisions fewer avoidable barriers, stronger safeguards and better outcomes for citizens, businesses and cities.

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Thank You