

# Rethinking City Redevelopment

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Bold Strategies to Propel India's Urban Future









# Executive Summary

India's growing urbanization creates both benefits and challenges, necessitating a new approach to city development. As of Census 2011, 13.2 million houses in urban India were classified as dilapidated, while over 65 million people lived in slums, a figure that has likely grown significantly since then. By 2023, India's urban population had reached roughly 36%, and forecasts indicate that it would exceed 40% by 2030.

While urbanisation accelerates with urban land area expanding 2.5x faster than population growth: our approach to city-building remains outdated. Prime urban land lies underutilised even as cities sprawl uncontrollably with traditional models. The economic toll is similarly alarming: urban inefficiencies drain 5-8% of GDP yearly (World Bank 2022), and 7 of the world's 10 worst polluting cities are now in India (IQAir 2023). These figures highlight a critical truth: India's cities cannot expand endlessly.

One of the sustainable solutions to the crisis lies in comprehensive urban redevelopment—revitalising existing spaces rather than perpetuating sprawl. Traditional urban development models, which prioritize horizontal expansion, have failed to address India's complex challenges. Sprawl consumes 1.5 million hectares of farmland annually (ISRO 2022), while inner cities decay. A fundamental shift is needed, prioritizing density over expansion and reuse over new construction.

This report explores the following four transformative approaches to city redevelopment through which area-

specific redevelopment goals are achieved while also contributing to overall systemic development of the city:

- **Area-Based Redevelopment:** Holistic regeneration of entire districts, replacing piecemeal projects with integrated planning.
- **Comprehensive Redevelopment Planning Framework:** Preparation of a planning framework to facilitate systematic redevelopment by all stakeholders in urban development.
- **Private Sector Participation & Financing:** Facilitating and leveraging Private Sector Participation and adapting innovative financing models for realizing large scale urban redevelopment projects.
- **Innovative Scheme for Generating Affordable Rental Housing:** Inclusive Affordable Rental Housing stock is the key to address the housing shortage across India.



Transformative urban redevelopment strategies can deliver comprehensive benefits across India's cities. Compact, connected neighborhood designs promise to save infrastructure expenditures by half, while transit-oriented development combined with green standards might reduce carbon emissions by 30-40%. Critically, these strategies embed social equity through inclusive planning, ensuring affordable housing and livelihood opportunities for low-income communities.

India's cities are the lifelines of its economy, accounting for 70% of GDP and driving innovation. However, their current trajectory is unsustainable. Urban redevelopment is not just about buildings—it is about reinventing cities as engines of equitable progress, where compact communities, efficient infrastructure, and community participation come together. By prioritizing redevelopment, India can achieve its Viksit Bharat 2047 goals, creating cities that are economically vibrant, environmentally sustainable, and socially inclusive. The time to act is now—our urban future must be rebuilt from within.



# Foreword

Shri Gautam Chatterjee

Former Chairman, MahaRERA, Chairman, GRSF



As India continues its journey toward becoming a global economic powerhouse, the need to rethink urbanization and city redevelopment has never been more urgent. With rapid population growth, rising environmental concerns, and the challenges of urban sprawl, the future of our cities hinges on innovative, sustainable, and inclusive strategies that can address these complexities.

The scale of the challenge facing India's urban development is staggering. Since the 2001 census, India's urban population has grown by 90 million people, a figure that was already alarming over a decade ago and has only worsened since. This rapid urbanization has laid the critical inadequacies of our current development model. As our cities sprawl outward, consuming over 1.5 million hectares of farmland annually (ISRO 2022), the decay of core urban areas continues unchecked, amplifying the urgent need for a sustainable and inclusive approach to urban development.

This vision for city redevelopment calls for a bold re-thinking of how we plan, build, and manage our urban spaces. From embracing smart technology and green infrastructure to ensuring equitable development, we must craft urban environments that are resilient, inclusive, and future-ready. This requires not just technological innovation but a commitment to creating accessible spaces, economic opportunities, and environmental sustainability for all.

The strategies outlined here are not merely theoretical - they represent the future of India's cities. A future where growth does not come at the expense of equity, where technology meets tradition, and where environmental sustainability becomes the cornerstone of urban life.

As we embark on this journey of transformation, it is crucial that all stakeholders - government, businesses, urban planners, and citizens - collaborate and contribute to shaping this new urban era. In this spirit, GRSF is redefining the role of industry associations—many functioning as de facto Self-Regulatory Organizations (SROs) - by uniting them under a not-for-profit platform to collaborate beyond commercial interests. With a focus on resolving real challenges such as stalled projects, disputes, and self-redevelopment, GRSF is creating a unified platform to drive solutions that benefit society at large. The cities we build today will be the legacy of tomorrow, and the time to act is now.



# Foreword

Aarti Harbhajanka

Co-Founder & Managing Director, Primus Partners



Cities across India are growing at an unprecedented rate, offering immense opportunities for economic and social growth. The population size of India more than tripled since 1950 to 1.35 billion and the level of urbanization nearly doubled, reaching 34% in 2018. This rapid urbanization demands not just more space, but smarter strategies to manage the scale and complexity of growth.

Migration has become inevitable - over 47% of urban residents are migrants - driven by the search for livelihood and opportunity. This places tremendous pressure on housing, infrastructure, and basic services. Clearly, our current approach—marked by unplanned sprawl and fragmented infrastructure—is no longer sufficient. To address this, we must reimagine urban growth through two distinct yet complementary lenses: redevelopment of built-up urban areas and planned greenfield development on urban fringes. However, it is increasingly evident that redevelopment offers a more sustainable, inclusive, and cost-efficient path forward - revitalizing inner-city areas, optimizing land use, and reducing infrastructure duplication.

The growing urgency around redevelopment brings critical issues into sharp focus: enabling policy frameworks, financial innovation, climate resilience, and deep community engagement. This publication presents a research-driven roadmap, with actionable insights for policymakers, planners, and developers. By drawing from global best practices - whether it's Singapore's area-based housing renewal, São Paulo's slum upgrading, or London's economic revitalization - we examine what can work in India, and how.

We hope this thought leadership piece will not just inform but inspire action - because India's urban future cannot be built with yesterday's tools. The time for transformation is now.



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# 01

## Need for Redevelopment of Cities

The Indian cities have been growing at a rapid pace. By 2023, over one-third of the country's population have shifted to urban areas. According to World Bank reports, this trend is expected to continue, with towns and cities accounting for at least 40% of India's total population by 2036. To accommodate this rapid growth, our cities should have land equipped with the necessary infrastructure to handle the surge.

There are two primary strategies to achieve this: (a) building new infrastructure in greenfield and (b) revitalising and retrofitting existing infrastructure through urban redevelopment. However, building new infrastructure is a challenging task, particularly in urban areas where land is already scarce. As per the World bank, 70% of the total infrastructure required to accommodate this population surge is yet to be built.

In this context, redevelopment has emerged as a more practical and pressing priority. The need for redevelopment in Indian cities is not new, but the demand has never been more pressing than it is today. The major factors contributing to the fact that redevelopment is a better way to address these issues include:





## 1.1

### Surge in Population in the India Cities Vs. Urban Land Extent

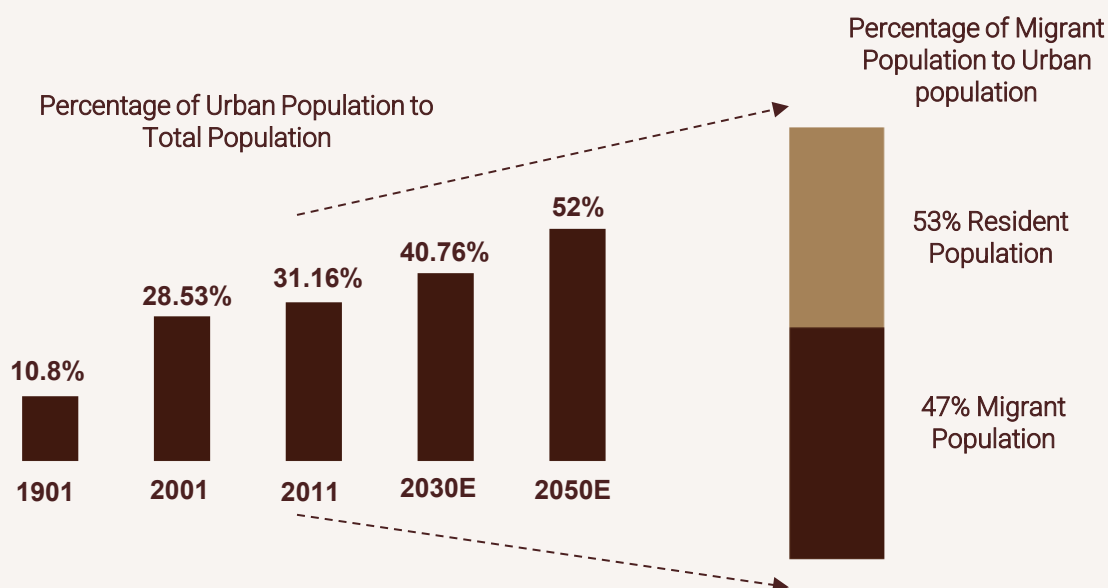


#### India Urban Land & Population Landscape

Urbanization is taking place at quite a rapid rate in India. According to the 1901 census, the Population residing in urban areas in India was 11.4%. This count increased to 28.53% according to the 2001 census, and crossed 30% as per the 2011 census, standing at 31.16%. This is expected to rise to about 52% by 2050. However, our cities are consuming land at a significantly higher rate than the growth of our urban population. The following table demonstrates the Increase in the Population and Urban Extent in Select Indian Cities, from 1989–2014



### Urban Population In india



Source : Census and UN Population Reports

City	Year	Population	Urban extent (km <sup>2</sup> )	Increased Population	Increased urban extent (km <sup>2</sup> )
Ahmedabad	1989	37,37,723	172	67%	59%
	2013	62,32,952	274		
Hyderabad	1990	39,06,590	217	95%	236%
	2014	76,09,285	729		
Kolkata	1990	99,34,562	313	52%	209%
	2014	1,51,23,555	967		
Mumbai	1991	1,17,86,684	367	66%	92%
	2014	1,96,01,845	705		
Pune	1991	17,52,854	54	214%	747%
	2011	55,09,160	459		

Source: Asian Development Bank

The rate at which Indian cities are expanding w.r.t the rate of population growth is an alarming sign to focus on urban redevelopment rather than horizontal expansion of cities. Between 1999 and 2010, Hyderabad and Kolkata's urban extent grew three to six times the population growth rate; between 1989 and 2014, Pune's urban population grew 214% while its area in square kilometers (km<sup>2</sup>) increased 747%. Many larger cities, such as Hyderabad, Kolkata, Mumbai, and Pune, are developing working and living spaces that are dispersed in satellite areas.





## 1.2 Extent of Dilapidated Buildings and Ageing Infrastructure

India's urban housing stock is ageing rapidly, with many buildings built over decades ago. With rapid urbanization, rising population density, and increasing climate risks, ageing residential buildings pose a serious challenge to housing security, public safety, and urban planning.

As per the 2011 Census, urban India had approximately 22 lakh dilapidated houses, posing significant safety and infrastructure challenges. **Among the states, West Bengal recorded the highest number with 4.1 lakh such houses, followed by Uttar Pradesh with 2.8 lakh and Maharashtra with 2 lakhs.** Other states with significant numbers include Andhra Pradesh, Tamil Nadu, and Bihar.

### Urban Hotspots with Ageing Housing Infrastructure

- A. **Kolkata, West Bengal:** Home to many pre-independence-era buildings, with large numbers of structurally weak residences.
- B. **Mumbai, Maharashtra:** Dense slum areas and old chawls face severe infrastructure degradation.
- C. **Varanasi & Lucknow, Uttar Pradesh:** Heritage zones and congested urban settlements have ageing housing stocks.
- D. **Tamil Nadu & Patna, Bihar:** Old colonies and informal settlements suffer from weak foundations and poor maintenance.

This highlights the urgent need for urban renewal and housing redevelopment initiatives to address ageing infrastructure and improve living conditions.

The key concerns related to dilapidated buildings are as follows:

- Structure deterioration and safety hazards: Building collapse
- Poor living conditions and infrastructure gaps: Overcrowding, slums
- Legal and Ownership disputes: Delayed redevelopment due to consensus
- High cost of redevelopment: Homeowners struggle with financial burden
- Aesthetic Decline: Neglect can lead to visual degradation of the city's heritage architecture



Maharashtra has been a pioneer in driving major urban development initiatives. However, the state has also faced significant challenges, particularly with ageing infrastructure and the deterioration of rent-controlled buildings.

During the monsoons, building collapses in Bombay frequently resulted in loss of life, prompting the Government of Maharashtra to take action in 1969. The state established the Bombay Building Repair and Reconstruction Board to oversee the repair and reconstruction of these structures. To fund its activities, a repair cess was introduced as a surcharge on the property tax of rent-controlled buildings, leading to these buildings being commonly referred to as “cessed buildings.” In 1976, the board was merged with the Maharashtra Housing and Area Development Authority (MHADA). However, by the 1990s, the repair cess proved insufficient to maintain the rapidly deteriorating housing stock. In response, a state-appointed study group in 1997 recommended incentivizing private investment for the reconstruction of cessed buildings through additional Floor Space Index (FSI). Despite this initiative, financial constraints on both public and private stakeholders hindered large-scale redevelopment efforts.

In 2009, the government introduced “cluster redevelopment,” a model leveraging land value capture through incentive-based FSI to provide safe, reconstructed dwelling units for low- and middle-income households. The policy aimed to redevelop 4,000 square meters at a time, but execution challenges, including the limited capacity of the Mumbai municipal corporation and private real estate developers, slowed its progress.

Several Indian states, including Maharashtra, Gujarat, and West Bengal, continue to grapple with the issue of cessed buildings. Over time, the structural integrity of these buildings has weakened, posing significant risks to residents and surrounding areas. Addressing this growing concern requires a comprehensive and sustainable approach to urban redevelopment, ensuring safety while preserving urban fabric.





## 1.3 Quantum of the Urban Population Living in Slums and Informal Settlements

Rapid urbanization, combined with inadequate planning and rising housing costs, has led to the proliferation of slums, unauthorized colonies, and substandard housing in most Indian cities. As per Census 2011 data 65.49 million people, residing in 13.9 million households, live in slums across 2,613 Indian cities and towns. This slum population accounts for 22.4% of the total population in these urban areas and 17.4% of the overall urban population across all states and union territories. Notably, several cities have slum populations exceeding 25%, with Jabalpur having the highest proportion at 45%, closely followed by Vishakhapatnam, Meerut, Mumbai, and Raipur.

However, Mumbai houses one of the largest slums in India. According to the 2011 Census, a staggering 6.5 crore Indians reside in slums, with Maharashtra accounting for approximately 1.18 crore of the total slum population.

The United Nations has outlined a visionary plan for a sustainable future, comprising 17 Sustainable Development Goals (SDGs) with 169 interconnected targets. These goals are designed to guide global efforts over the next 15 years, addressing pressing challenges that impact humanity and the planet. Two key objectives are particularly relevant: eradicating poverty in all its forms (Goal 1) and creating inclusive, safe, resilient, and sustainable cities and communities (Goal 11). Specifically, Goal 11 aims to *"make cities and human settlements inclusive, safe, resilient, and sustainable" by ensuring access for all to adequate, safe, and affordable housing and basic services, and upgrading slums.*

This target is measured by the proportion of the urban population living in slums, informal settlements, or inadequate housing. By 2030, the aim is to ensure universal access to secure, affordable, and adequate housing, as well as essential services, with a focus on upgrading informal settlements and promoting equitable urban development.

The scale of urbanization in India necessitates urgent redevelopment efforts to create cities that are liveable, resilient, and inclusive. Addressing ageing infrastructure and slum proliferation through policy reforms, investment in sustainable housing, and innovative redevelopment models will be critical in shaping the future of India's urban landscape.



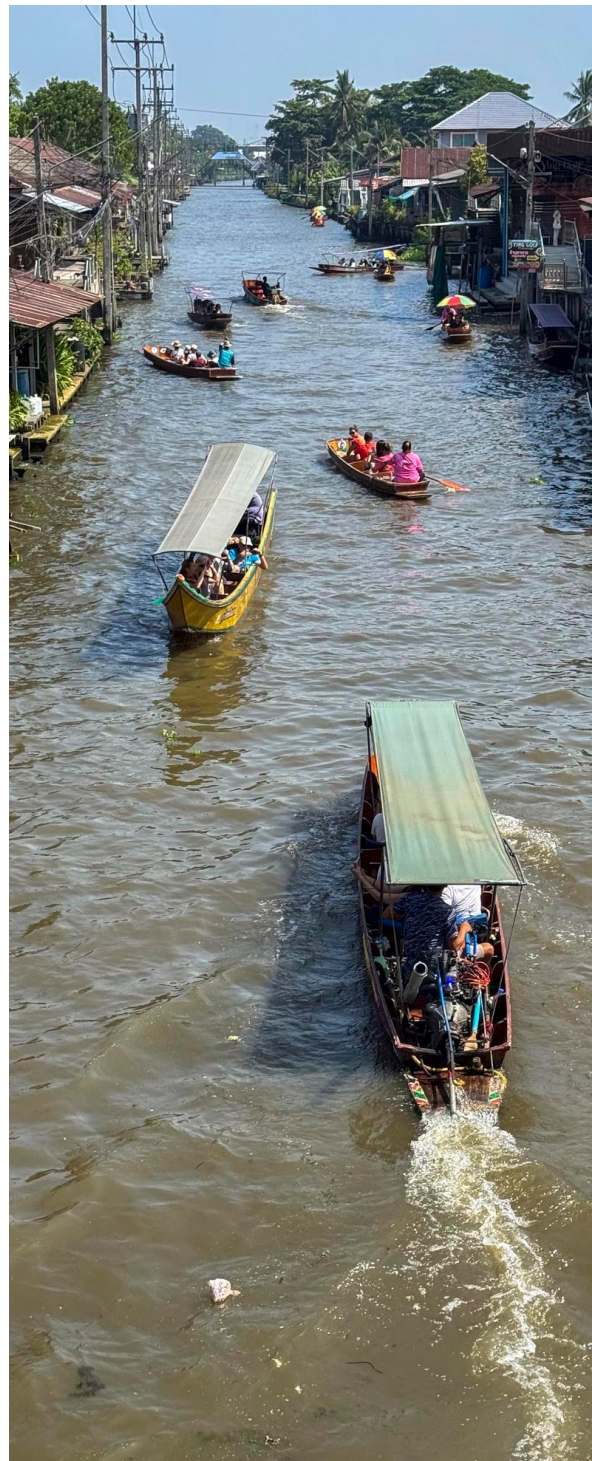
## 1.4 Insufficient Resiliency of Urban Networks and Buildings to Combat Climate Change

India's cities, particularly their central areas, are poorly equipped to cope with the escalating impacts of climate change. Ageing infrastructure, coupled with rapid urbanisation, has exacerbated vulnerabilities to extreme weather events such as floods, heatwaves, and cyclones. For instance, outdated drainage systems in cities like Mumbai and Chennai frequently fail during monsoons, leading to severe waterlogging and disruption. The latest Census reported that over 22 lakh urban houses were dilapidated, with many located in high-risk zones prone to flooding or landslides; Mumbai alone accounted for 19,000 unsafe buildings. The lack of climate-resilient design in older buildings and utilities further compounds the problem. Many structures lack energy-efficient features, contributing to urban heat islands and higher carbon emissions.

The following key vulnerabilities have the most significant impact on urban systems. Here are some examples of the same:

### A. Flood Risks:

- 65% of Indian cities face recurring floods due to outdated drainage, and Urban flooding costs Indian cities ₹14,000 crore annually in damages and lost productivity.
- Chennai's 2023 floods caused ₹15,000 crore in damages, exposing poor stormwater infrastructure.
- Mumbai's century-old drainage system can handle only 25 mm/hour rainfall, while climate change has increased intensity to 75-100 mm/hour.





## B. Heat Stress:

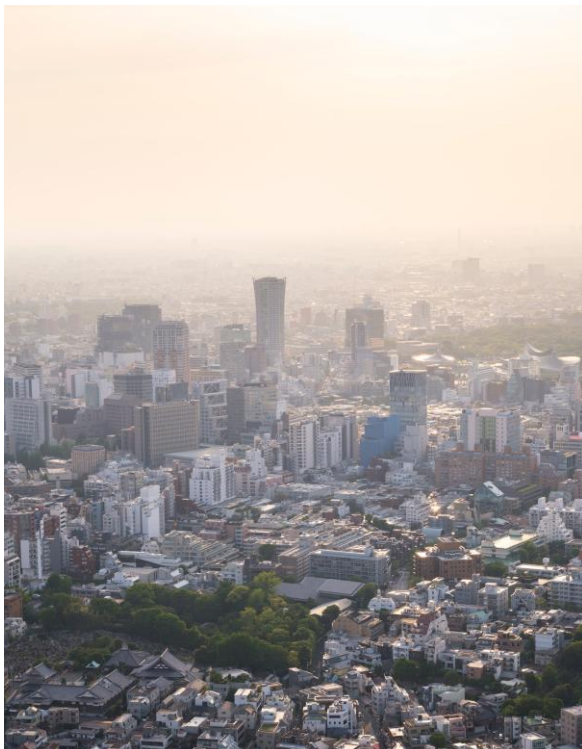
- Urban heat islands in Delhi and Hyderabad have seen temperatures 5–8°C higher than rural areas.
- Only 5% of Mumbai's buildings use heat-reflective materials.

## C. Energy Inefficiency:

- 80% of India's urban housing stock lacks energy-efficient designs, increasing cooling demand by 30%.
- Non-compliance with ECBC norms raises emissions by 25–40% in high-rises.

## D. Pollution & Health Risks:

- 40% of slum households lack ventilation, amplifying heat-related illnesses in summer months.



**Shubham Katyayan**

Vice President, Primus Partners



India's spatial planning tradition was built on the idea of integration across master plans, zonal plans, and town planning schemes, anchored by a proactive role of the State in land development. Over time, however, the approach shifted toward project-based planning, often limiting the planner's role to regulation rather than envisioning vibrant, inclusive communities. Today, there is a compelling opportunity to revive the spirit of integrated planning by enabling a planning ecosystem that blends facilitation with development responsibility. This means reimagining institutional roles, promoting development-oriented planners, and encouraging a mix of projects that reflect the diversity of urban needs which means balancing development ambitions with social equity and inclusivity



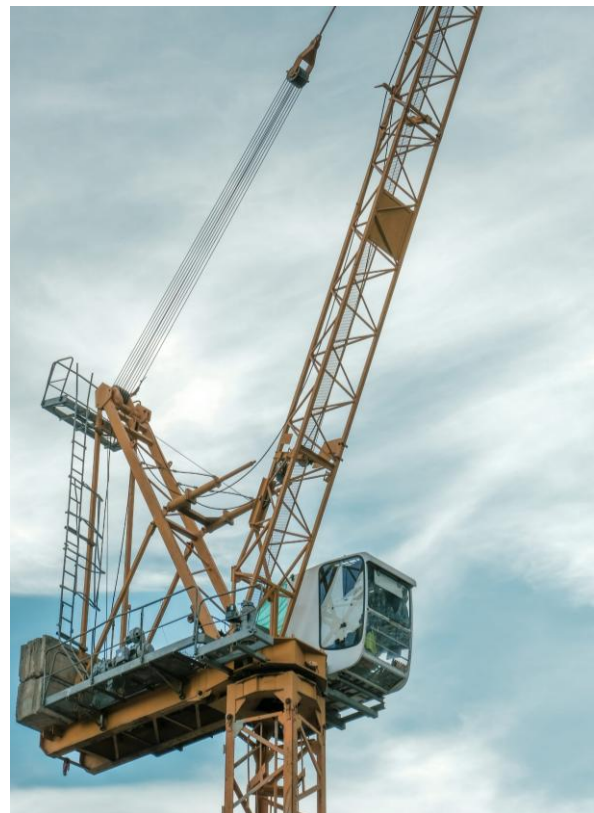
# 02

## Challenges of Redevelopment

The Indian case studies reveal that the country is at a nascent stage of adopting urban redevelopment as a strategy for urban densification, conservation, and equitable development. A similar situation prevails in the rest of South Asia. The following challenges that India faces are lessons for South Asia.

- I. **Land assembly:** Assembling land can significantly delay redevelopment projects due to conflicting land ownership claims, outdated land records, and legal disputes. Without the effective intervention of the community leader, the FAR incentives for land assembly would have been inadequate.
- II. **Beneficial Impacts to Informal Settlements:** High-density slums and informal settlements can be challenging to resettle as beneficiaries of redevelopment, especially in new low-income and affordable houses. Preserving the rights and well-being of residents requires careful and sensitive resettlement and rehabilitation planning, robust and meaningful consultations to understand social and economic linkages, and design considerations with specific focus on inclusivity,

vulnerability, and equity. Ensuring everyone benefits, including vulnerable, urban poor and marginalized residents—takes time and requires strong leadership and sustained political commitment.





### III. Community Engagement and Grievance

**Redressal:** Engaging communities and addressing community concerns and resistance is crucial to building trust. Inner city redevelopment is fraught with challenges that may be unique to a city or an area; a nuanced approach based on a smaller area has proven effective. E.g. cities with commodity-wise wholesale and trade, will require the relocation of retail trade, possibly over 2 or 3 years, causing major losses in income and livelihood and can lead to resistance to redevelopment. In such cases, redevelopment that responds to an area's specific potential problems and complexities can guide community engagement at every stage of project planning and implementation.

**IV. Inadequate Financing:** Urban redevelopment requires significant investment. Private real estate firms will likely struggle to raise vast amounts of capital from commercial lenders. This is especially where land premiums are not that attractive. The private sector may also likely be hesitant owing to policy uncertainties and inefficient risk allocations. While the public sector can undertake redevelopment, it suffers from systemic inefficiencies and capacity constraints, among other challenges.

**V. Technical Expertise of Implementing Agencies:** Inadequate expertise and capacities of local governing bodies and urban planning agencies limit effective management and implementation of large-scale redevelopment projects, leading to suboptimal outcomes.



# 03

## International Examples of Successful Redevelopment

While there have been several examples across the world of successful city planning and execution, some of the key examples are listed as follows:

### 3.1 Singapore



Singapore, once plagued by overcrowding and slums, underwent a dramatic transformation in the second half of the 20th century. Through strategic government policies, the city evolved into one of the most livable and economically prosperous urban centers in the world. The Housing & Development Board (HDB), established in 1960, played a crucial role in providing affordable, high-quality housing for its citizens. The Home Ownership Scheme, introduced in 1966, enabled Singaporeans to purchase their homes using savings from the Central Provident Fund (CPF), ensuring long-term housing security. To tackle congestion and create a balanced urban structure, the government developed satellite towns equipped with essential amenities such as schools, healthcare facilities, and public transport.

Sustainability also became a core focus, with green spaces, stormwater management systems, and efficient transport networks integrated into urban planning. These efforts not only improved living conditions but also fueled Singapore's economic rise as a global financial hub.







## What Singapore did Differently?

- The establishment of central authority, the Housing & Development Board (HDB), to build modern public housing.
- Advance planning of integrating land use and transport along with housing for better navigation within the city.
- Construction of large-scale public housing development by Housing & Development Board (HDB)
- Focus on Area-based redevelopment and integrating with long-term master plan of entire Singapore
- Focus on affordable and inclusive housing through subsidised rental schemes
- Public-private partnerships for urban renewal and commercial development.
- Efficient public transport and infrastructure development to support high-density living
- Community engagement and upgrading schemes like the Selective En bloc Redevelopment Scheme (SERS)
- Emphasis on creating mixed-use, green, and livable urban environments with parks and open spaces

Before



After



## 3.2 London



London's East End, once an industrial powerhouse, faced a significant decline in the mid-20th century due to deindustrialization. The closure of the city's docks led to widespread unemployment, urban decay, and population decline. Recognising the need for intervention, the government launched the London Docklands Development Corporation (LDDC) in 1981 to oversee the area's regeneration. One of the most ambitious projects was the redevelopment of Canary Wharf, transforming it into a global financial hub. Major transport upgrades, including the Docklands Light Railway (DLR) and the Jubilee Line extension, enhanced connectivity and encouraged business investment. Alongside commercial development, the revitalisation efforts included repurposing industrial sites for mixed-use housing, offices, and public spaces. While concerns over gentrification remain, the transformation of the East End significantly improved economic opportunities and living standards.

### How did London do it?

- Area-based redevelopment approach by London Docklands Development Corporation (LDDC) covering entire Docklands, not just isolated projects
- Significant transport infrastructure upgrades like DLR and Jubilee Line to improve connectivity
- Redevelopment of old industrial land into a mix of commercial, residential, and public spaces
- Affordable housing was not prioritised initially which led to gentrification concerns later
- Community participation was limited in early stages but improved gradually in later phases
- Active private sector participation for funding and implementing large-scale construction projects

#### Before



#### After





### 3.3 São Paulo



São Paulo, like many rapidly urbanizing cities, struggled with the proliferation of informal settlements, or favelas. In the past, the government attempted to remove these settlements, but this approach only worsened housing insecurity. In the 1980s, São Paulo adopted a new strategy focused on upgrading favelas rather than demolishing them. Investments in basic infrastructure, such as sanitation, roads, and utilities, significantly improved living conditions. The 2001 City Statute further strengthened this approach by granting land rights to residents, ensuring long-term stability. In 2006, a data-driven monitoring system was introduced to allocate resources efficiently and track urban improvements. Economic empowerment programs, such as job training and entrepreneurship support, were also implemented to help favela residents integrate into the formal economy. These policies transformed São Paulo's informal settlements into more stable, connected, and livable communities.

#### Key Strategies:

- Shift from slum eradication to upgrading infrastructure within favelas.
- Implementation of the City Statute (2001) to grant legal land rights to the residents.
- Adoption of data-driven monitoring system for urban planning for effective resource allocation.
- Promotion of economic integration through job training and entrepreneurship programs.

#### Before



#### After



# 04

## Recommendations

### 4.1

### Area-Based Redevelopment Rather than Project-Based Redevelopment

Redevelopment is rarely the product of holistic planning, but rather a reaction to other development priorities, such as transport infrastructure, road widening, encroachments of formal and informal built forms, and decaying urban infrastructure, among others. In India, urban redevelopment efforts have been fragmented and project-based, often overlooking the public realm.

While redevelopment may take many forms, there are three distinct prevailing forms:



Replacement of existing urban form with new development.



Regeneration of the built area through in situ retrofitting; and



Redevelopment of land that is either vacant or underutilised.





The best urban redevelopment policies foster competitiveness by creating density, minimising urban sprawl and re-centring cities around people. This leads to the question of the approaches that redevelopment cities are adopting and their collective impact on urban form and its associated economic, social, and environmental effects on citizens.

However, states /cities in India are adopting their own approaches toward redevelopment. For instance, cities of Maharashtra adopt a plot-by-plot approach embedded in their development regulations, which makes achieving city-level benefits difficult. Delhi is also adopting a plot-based approach, identifying redevelopment areas in the master plan; however, rigid regulations are untenable and discourage redevelopment. There have been cases, such as the Mill lands development in Mumbai, where plot-by-plot redevelopment has yielded positive results due to the large sizes of the plots, which have allowed for higher Floor Space Index (FSI), open spaces, and better infrastructure networks, making such redevelopment an asset to the city form. But most redevelopment typically occurs in intricate markets like Mumbai, often on a plot-by-plot basis or by combining adjacent plots

to leverage favorable development control regulations and integrate Land-based Financing Tools (LBFT). However, these efforts often yield only short-term results. In contrast, the redevelopment of Bhendi Bazaar, a 150-year-old historic neighbourhood in Mumbai, and East Kidwai Nagar Redevelopment in Delhi, should serve as models for future redevelopment approaches.

To effectively adopt an area-based redevelopment approach, cities must establish a functioning, responsive urban planning regulatory framework that supports redevelopment while ensuring governance structures are equipped to address the associated challenges.

A well-designed urban planning framework, coupled with an integrated governance system, can facilitate optimal land use, infrastructure upgrades, and time-bound, context-specific intervention planning. Development control regulations and by-laws should not only support urban growth but also incorporate provisions for climate resilience, urban health and safety, gender equity, and social inclusion.



Site boundary before redevelopment (left) and planned new block configuration (right).  
Source: Saifee Burhani Upliftment Trust.

Ahmedabad is the only city in India that goes beyond the plot-by-plot approach to redevelopment, employing an area-based strategy where the planning framework adopts a long-term perspective to guide private development. It considers public and private lands with the participation of landowners and other stakeholders. Area-based development offers a holistic approach to developing existing and new areas, catalysing progress in other regions and strengthening the overall city. An area-based redevelopment planning framework adopts a more comprehensive strategy by incorporating amenities, upgrading infrastructure, and enhancing streets, thereby promoting economic growth. It can transform existing areas, including slums and urban poor neighbourhoods, into better-planned spaces, integrated into the city fabric, thereby enhancing the livability of the entire city.

To rejuvenate developed areas and foster a sustainable urban environment, cities must implement comprehensive and integrated area-based approaches that encourage high-density, mixed-use developments and a compact urban form, preventing economically untenable spatial expansion. Authorities should establish clear mandates for minimum standards regarding the redevelopment of plots, including plot area, setbacks, population density, dwelling unit density, and FSI in relation to adjacent infrastructure, and integrate these standards with the city's General Development Control Regulations (GDCR). Furthermore, the GDCR should set clear standards for subdivision rules to ensure consistent redevelopment of the plot that benefits its residents and aligns with the city's broad goals and effective use of trunk infrastructure. For example, the city of Mumbai has minimum area requirements ranging from 3000 m<sup>2</sup> to 10000 m<sup>2</sup>, depending on the location of the plot. To promote redevelopment in such a way that matches its potential, authorities should provide a combination

of incentives for stakeholders to facilitate efficient land use and adjacent infrastructure, along with punitive measures if the redevelopment level does not align with its potential.



**Domnic Romell**

President, CREDAI-MCHI



**Urban areas often reflect number of challenges across India—limited land, old infrastructure, and scattered redevelopment efforts. That is why wholistically re-thinking of City Redevelopment feels both timely and necessary. Area-based redevelopment initiatives, as opposed to project-specific approaches, enhance the overall economic potential of a region by promoting coordinated, efficient development—aligning stakeholders and paving the way for inclusive, sustainable urban growth.**





## 4.2 Comprehensive Planning by Government along with Private Sector Participation in Construction & Financing

The growth of urban populations and its correlation with urban expansion should persuade most cities to view redevelopment as a crucial element of their urban management strategy. Historical experiences with area-based redevelopment projects in India and other developing countries underscore the significant challenges that can impact project cycles. Faced with their own unique set of urban challenges and varying levels of urgency and complexity, cities often encounter a catalyst—an opportunity, crisis, or threat—that drives a city planning authority, private sector stakeholders, or civil society organisations to regard redevelopment as a viable option and take action.



### Spatial Planning and Infrastructure Development:

Planning tools guide the necessary physical and social development details to achieve redevelopment goals. These tools are often part of an existing city master or development plan or are designed for specific urban redevelopment projects. They aim to stimulate redevelopment where market forces alone may not initiate such efforts. In fact, most of these planning tools are not new to our Indian urban planning, development and redevelopment ecosystem. However, effective usage of these planning tools in synchronisation with city level redevelopment plans and enabling supportive mechanisms towards achieving goals of urban redevelopment. Using these tools assisted by enablers of redevelopment, nodal agencies responsible for spatial



planning will plan redevelopment areas, including sub-sectors or planning blocks and leave well planned space for redevelopment as a part of redevelopment framework. This ensures that redevelopment follows an area-based approach, supported by essential trunk infrastructure and other networks to accommodate increased densities and achieve city-wide benefits while effectively meeting redevelopment objectives.

### These Planning tools are classified into three broad types:

- **General Development Control Regulations:** To modify population and building density and change land use.
- **Strategic Investments in Infrastructure:** To draw private sector interest and increase public value, infrastructure and amenity investments are directed toward areas where development potential remains largely untapped.
- **Incentives to Investors (Private or Others):** To encourage private investment and support potential investors through mechanisms such as TDR tokens, changes in land use, increased FSI, fee waivers, subsidies, and land/lease contributions.

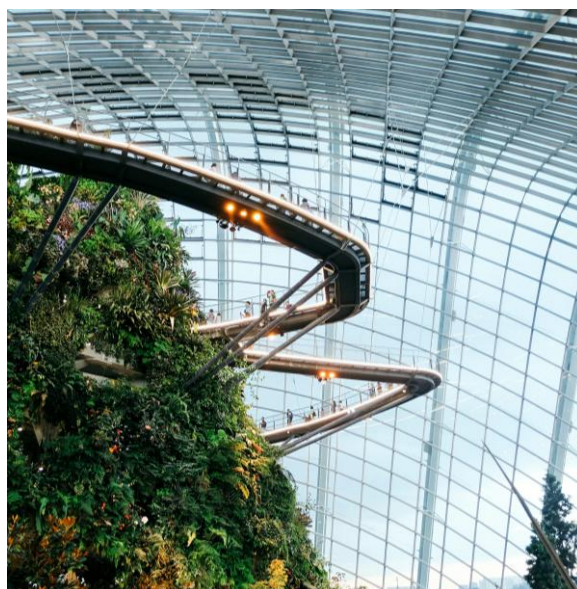
The success of redevelopment relies significantly on a comprehensive strategy that integrates regulatory planning frameworks with effective construction and funding mechanisms. The private sector's involvement is vital in securing investments, alleviating the financial burden on public agencies, and promoting innovation in both planning and implementation.

In the Hyderabad Metro Rail project, the redevelopment of the CBD in Ahmedabad and Bhendi Bazaar, along with Mill Lands Development in Mumbai, financial innovation has been a key element in the shift from a solely government-supported model to a PPP or entirely privately funded model. This demonstrates that private players should be included and incentivised through feasibility studies for urban redevelopment projects to relieve the government of the burden and provide basic infrastructure along with other programs for housing, office space, hotels, and more. Partnership allows access to the private sector's technical expertise, experience, and efficiency. The PPP approach can foster a competitive environment, enhance efficiencies, reduce costs, and potentially supplement scarce resources.



### Innovative Project Financing:

Urban redevelopment projects require substantial financial flows throughout various stages of implementation. The central government, states, and larger cities should establish an urban redevelopment fund with target-based incentives to lower financing costs, enhance private sector access to sustainable funding, and facilitate finance through risk-sharing instruments. For smaller cities, state-level funds can be utilised for urban redevelopment and can tap into bond markets to raise continuous finance for private and public sectors seeking to revitalise their city core.



Tools/Projects	Hyderabad Metrorail	Redevelopment of CBD, Ahmedabad	Bhendi Bazaar, Mumbai	Mill Lands Development in Mumbai
<b>Planning tools</b>	<ul style="list-style-type: none"> <li>• Transit Oriented Development (ToD)</li> <li>• Multi-Modal Integration</li> </ul>	<ul style="list-style-type: none"> <li>• Cluster and Block Development</li> <li>• FAR-based Tools</li> <li>• Development Charges</li> <li>• Betterment Levy</li> <li>• Transfer of Development Rights (TDR)</li> <li>• Transit Oriented Development (ToD)</li> </ul>	<ul style="list-style-type: none"> <li>• Land Restructuring</li> <li>• Cluster Development</li> <li>• FAR-based Tools</li> <li>• Development Charges</li> </ul>	<ul style="list-style-type: none"> <li>• Land Restructuring</li> <li>• Cluster Development</li> <li>• Development Charges</li> <li>• FAR-based Tools</li> </ul>
<b>Finance Tools</b>	<ul style="list-style-type: none"> <li>• PPP (Design-Build-Finance-Operate-Transfer (DBFOT))</li> <li>• Land Value Capturing</li> <li>• Land-Based Financing Tools</li> <li>• Sale of FSI Premium</li> </ul>	<ul style="list-style-type: none"> <li>• Land-Based Financing Tools</li> <li>• Sale of FSI Premium</li> <li>• Land Value Capturing</li> <li>• PPP</li> </ul>	<ul style="list-style-type: none"> <li>• PPP</li> <li>• Sale of FSI Premium</li> </ul>	<ul style="list-style-type: none"> <li>• Sale of FSI Premium</li> </ul>



### Ranjit Naiknavare

Vice President, CREDAI-National &  
Former President, CREDAI-Pune Metro



We are now in an era where, for most urban cities, re-development is no longer a matter of choice—it is an absolute necessity. For re-development to be successful, it must be quick, scalable, and sensitive to the unique challenges of respective urban areas. Above all, it must focus on the long-term well-being of communities, addressing their social, cultural, and environmental needs, rather than solely prioritizing economic outcomes or short-term gains.







## Vasant Prabhu

Director, GRSF, Ex-Secretary, MahaRERA



Having worked closely on the regulatory side, I believe that for city re-development to succeed, the focus must be on transparency, financial discipline, and fair treatment for all stakeholders—these are the foundation of trust. If we want redevelopment to truly benefit people and communities, we need to ensure that every decision is made with accountability, inclusivity, and long-term sustainability in mind, creating a space where growth and equity go hand in hand.



build a more welcoming urban environment by supporting rental policies, enhancing infrastructure, and luring private investment.

Cities provide incredible opportunities for economic and social growth to Indian citizens and as a result millions of people every year migrate into cities. As per Census 2011, 45.36 crore Indians (37%) in India are migrants, settled in a place different from their previous residence. In Urban Areas, about 47% of the population comprises Migrant Population, therefore, driving the demand for Affordable Rental Housing.

In India as a proportion of all housing, rental housing comprises around 11.1% of the total housing. Rentals are more prevalent in urban areas than in rural, where according to the 2011 Census, the share of households living in rented accommodations was 5% in rural areas, but 31% in urban areas. However, if we see this ratio in some developed countries, then rental housing has seen an increasing trend world over, due to rising housing costs and demographic changes. In Switzerland, 56.6% of the population lives in rental housing, in Hong Kong 49%, in Germany 48.1% of the population lives in rental housing, in South Korea 44.8%, in Austria 44.3% and so on.

### 4.3

## Innovative Schemes for the Development of Affordable Rental Housing Stock

Particularly in urban areas where homeownership is out of reach for many, rental housing offers flexible and affordable living options, making it a vital solution to India's housing shortage. With help of Affordable Rental Housing, India can close the housing gap and





## Progress of Affordable Rental Housing Scheme (ARHC)

Ministry of Housing and Urban Affairs (MoHUA) launched Affordable Rental Housing Complexes (ARHCs) as a sub-scheme of Pradhan Mantri Awas Yojana - Urban (PMAY-U) in July 2020 to provide dignified living to urban migrants/poor near their workplace.

This scheme is implemented through two models:

**Model-1:** Utilizing existing Government funded vacant houses constructed under Jawaharlal Nehru National Urban Renewal Mission (JNNURM) and Rajiv Awas Yojana (RAY) to convert into ARHCs through Public Private Partnership (PPP) or by Public Agencies,

**Model-2:** Construction, Operation & Maintenance of ARHCs by Public/Private Entities on their own available vacant land.

Under **Model-1**, so far, 5,648 existing government funded vacant houses have been converted into ARHCs in different States/UTs. Under **Model-2**, **MoHUA** has approved proposals for 82,273 new ARHC units in 7 States, of which 35,425 have been completed and remaining are under different stages of initiation/construction.

While the Government of India continue implementing ARHC scheme through above mentioned models, however there can be a different approach, and an innovative scheme can be implemented to rapidly generate rental housing stock.

## Inclusive Rental Housing Scheme

The Inclusive Rental Housing Scheme is a strategic initiative aimed at generating housing stock through the provision of incentive Floor Space Index (FSI). Under this scheme, during the process of redevelopment, developers will be granted additional FSI as an incentive, enabling them to create surplus housing units. These additional housing units will then be transferred to the relevant housing authority or municipal body responsible for the respective area. Once the housing stock is handed over, the designated authority will appoint a concessionaire through a transparent bidding process.

The concessionaire will be responsible for various operational aspects, including conducting due diligence on tenant onboarding, collecting rent, and managing property maintenance. Additionally, a portion of the revenue generated from these rental properties will be shared with the respective housing authorities, ensuring a sustainable and mutually beneficial model for urban housing development. This scheme aims to enhance the availability of affordable rental housing while ensuring efficient management and upkeep of the properties.

The modalities of the scheme can be as follows:



## Demand Survey and Assigning Target

Individual ULBs should conduct a survey and determine the existing demand for Rental Housing in their respective areas. Based on the survey, a target would be assigned to the respective authorities to generate the number of rental housing stock in a certain period.



## Inclusive Rental Housing Scheme

For the plot area 4000 sq. mtr. or above (here the plot area may be changed as per the project viability from state to state) (after deducting area under D.P. / R.P. Roads, D.P. Reservations, if any) for rental purposes, minimum 20% of the plot area shall have to be provided in the form of developed plots of 30 to 50 sq.mtr. size houses for rental purposes.

These houses in the area shall be taken over by the respective ULB and will be given on rent for labour, students and any other migrant. The ULB may appoint a concessionaire for a long-term period to manage these rental housing units.



## Incentive for Private Parties to construct Inclusive Rental Housing

The following incentives can be given by the respective Government Authority to encourage Inclusive Rental Housing to operationalize:

1. Additional FSI (as per the policy from state to state) without any premium for construction of Inclusive Rental Housing
2. Single Window Approval System within 30 days
3. Certain % of exemption in the development charges and building permission charges.
4. Necessary trunk infrastructure facilities are to be provided by respective ULBs at a subsidised cost.
5. The Inclusive Rental Housing Projects are specifically constructed for Labours, in such projects, additional subsidies from Labour Cess can be given via State Labour Welfare Departments / Boards
6. Exemption from GST and Income tax on profits derived from Inclusive Rental Housing
7. "Use Permission" changes for houses on vacant land, if needed.





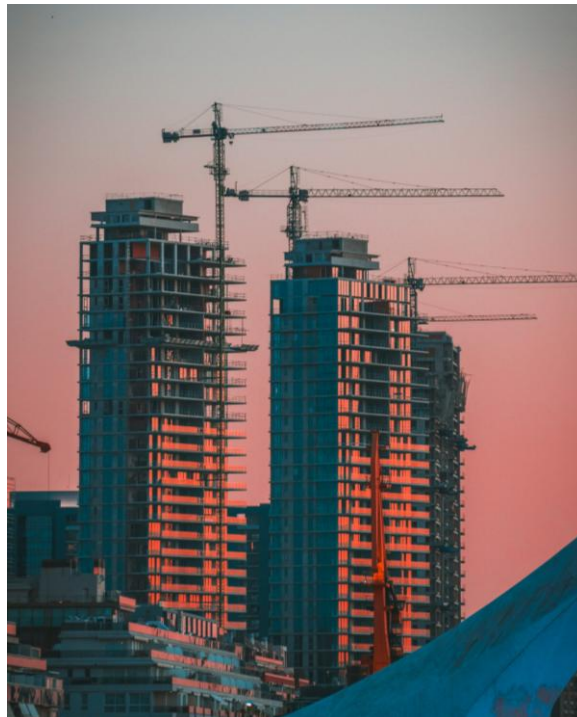
### Establish Real Time Online portal for Inclusive Rental Housing

In a step towards furthering transparency and greater trust in the Inclusive Rental Housing Scheme, a centralized portal will be created, listing all the rental housing stock across the geography along with the following details:

- Rental Housing stock with location, specification (Dormitory, 1 BHK, 2BHK, etc)
- Details of Tenants with their families
- Booking status and linking it with Tenant's Aadhar
- Amenities
- Rental Pricing
- Images / Photographs of rental housing stock
- Eligibility criteria for tenants etc.

This portal should also be an online marketplace wherein the transactions can be conducted in a transparent manner including disclosure of tenant details (with KYC), type of tenant (own use / institutional purpose, etc.) and un-booked apartments.

This portal can be accessed by migrant labours from their hometown and can book before migration. This portal can be accessed from CSCs / Kiosks and so on.



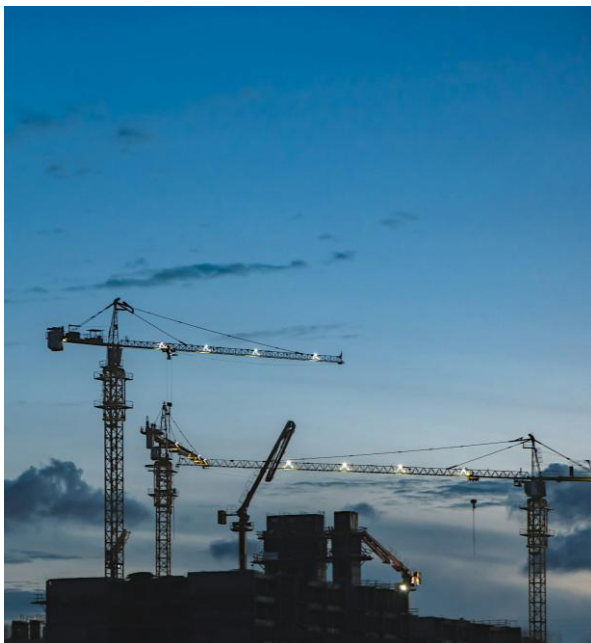
### Advantages of Inclusive Rental Housing

- No upfront cost to the Government Authority for constructing Rental Housing stock in their respective areas.
- Massive Rental Housing stock would get generated over the period and would help migrant workers to stay affordably in pukka houses with decent facilities.
- Percentage of revenue share for the Government Authorities from the rent collected by the concessioners.



### How it is Different from the Existing ARHC Scheme

- In the Inclusive Rental Housing scheme, ULBs will be given a dedicated target of generating rental housing stock over a certain period depending on the demand at the respective location.
- The Rental Housing Stock here will be generated mandatorily for the development of a plot area admeasuring 4000 sq. mtr. or above (*the plot area may be changed as per the project viability from state to state*)
- There will be massive Rental Housing stock that will get generated over time which shall become mandatory for ULBs to own and govern continuously for a longer period.
- Complete digitized process of the rental property listing to allotment of tenants, renewal of tenants, rent collection etc.



### Dnyaneshvar Hadadare

Secretary, GRSF & Former Chief Engineer,  
MHADA



**The Inclusive Rental Housing will be a groundbreaking initiative that will turn urban redevelopment into an opportunity for both growth and inclusion. By offering incentives, it encourages developers to create affordable rental housing for urban migrants. It fosters collaboration between the government and private sector, generating long-term sustainable housing solutions that will support economic growth and improve the quality of life for those who need it most.**





**Sagar Salunkhe**

AVP, Primus Partners



Sustainable urban futures hinge on the ability to plan neighborhoods that seamlessly integrate diverse income groups, land uses, and inclusive access to opportunity. Urban redevelopment should function as an ecosystem—one that drives dignified living through better infrastructure, public transport, inclusive housing, and vibrant local economies. It's about shaping cities that truly work for both today and tomorrow



## 4.4

### Redevelopment Roadmap 2047 for Cities to be developed

The redevelopment of cities in India by 2047 must be a strategic, data-driven initiative designed to meet the growing demands of urban populations while ensuring environmental sustainability and social equity. This roadmap is structured around key pillars of urban

transformation, incorporating proven models, measurable outcomes, and evidence-based strategies to guide development towards a sustainable and inclusive future.

#### 4.4.1

#### Sustainable Urban Planning: Compact, Mixed-Use, and Resilient Cities

**Goal:** Achieve zero urban sprawl by 2047 with sustainable, compact, mixed-use developments

##### Land Optimization & Mixed-Use Zoning:

ISRO's 2022 report emphasizes the disproportionate expansion of urban land relative to population growth, which leads to inefficiencies. To curb sprawl, redevelopment must favor dense, mixed-use projects where homes, shops, and parks sit side by side.

**Action:** Enforce mixed-use zoning with an optimal floor area ratio (FAR) to reduce vehicle dependence, shorten commute times, and build vibrant, walkable communities.

##### Sustainable Building Standards:

By the year 2025, a minimum of 30% of newly constructed buildings should adhere to the Energy Conservation Building Code (ECBC) guidelines, with a goal of achieving full compliance by 2047. This initiative aims to assist India in reaching its target of reducing carbon intensity by 33-35% by 2030, as outlined in the National Action Plan on Climate Change (NAPCC).

**Action:** Incentivize private developers to adopt ECBC standards and net-zero energy buildings, reducing urban carbon footprints and contributing to the Smart Cities Mission's goals of sustainable infrastructure.



#### ● Pedestrian-Friendly & Cycling-Centric Layouts:

Prioritize walking and cycling to reduce pollution and encourage healthier lifestyles.

**Action:** Implement regulations that ensure 70% of residents in new developments are within a 10-minute walk of public transport, incorporating pedestrian pathways and cycling lanes.

### 4.4.2 Resilient and Inclusive Urban Growth: Climate-Resilient, Equitable Development

**Goal:** Build climate-resilient, inclusive cities by 2047, adaptive to demographic and environmental changes.

#### ● Disaster-Resilient Urban Infrastructure:

As 75% of districts in India are now identified as climate hotspots (Council on Energy, Environment and Water, 2021), it is essential for urban areas to actively implement resilience strategies. Every new urban redevelopment project should include features such as flood-resistant drainage systems, permeable surfaces, rainwater harvesting, and green spaces, as exemplified by the Yerwada Slum Rehabilitation Project.

**Action:** Revise building regulations to require infrastructure that withstands flooding and heat, guaranteeing that all urban constructions are climate-resilient by the year 2047.

#### ● Affordable and Inclusive Housing:

According to the PMAY (Urban) guidelines, 35-40% of housing in redevelopment zones should be set aside for Economically Weaker Sections (EWS) and Lower Income Groups (LIG). Emphasizing in-situ rehabilitation will maintain community connections and minimize displacement.

**Action:** Offer density bonuses and fast-track approvals for developers fulfilling affordable housing quotas and institutionalize participatory planning involving existing residents at the planning stage.

#### ● Skill Development for Resilient Communities:

By 2027, 60% of the workforce will need some form of training, yet only 50% of employees currently have sufficient access to training programs (World Economic Forum, 2023). Urban areas should serve as centers for skill enhancement related to green infrastructure, renewable energy, and digital economies.

**Action:** Establish skill development hubs within urban areas focused on future-ready sectors, ensuring workforce inclusion for marginalized communities.



#### 4.4.3 Sustainable Transport & Mobility: Transit-Oriented, Green Mobility

**Goal:** Achieve 70% of urban commuting through public transport and non-motorized transport (NMT) by 2047, reducing congestion and emissions.

##### ● Transit-Oriented Development (TOD):

Building on the Ministry of Housing and Urban Affairs' (MoHUA) Transit-Oriented Development (TOD) Policy (2017), it is essential that 70% of those living in redevelopment areas are located within a 10-minute walk of public transportation. Research indicates that TOD can decrease the reliance on private vehicles by 30–50%, fostering a healthier, low-carbon urban lifestyle.

**Action:** Designate redevelopment zones around major transit hubs and mandate public-private partnerships (PPPs) for the construction of integrated, multi-modal transport systems, including metro, bus, and cycling infrastructure.



##### ● Electric and Autonomous Vehicles (EVs & AVs):

As of 2024, India's EV sales crossed the 1.5 million mark annually (FADA), highlighting the accelerating shift toward electric mobility. All redevelopment projects must integrate smart EV charging hubs and infrastructure for autonomous vehicles to future-proof urban transport.

**Action:** Mandate at least 1 EV charging station per 200 residential units in urban redevelopment areas and dedicate 10% of parking spaces for EVs and e-bikes.

##### ● Integrated Multi-Modal Transport Systems:

An integrated approach connecting metro, buses, suburban rail, and last-mile solutions can help in reducing urban commuting time. Unified ticketing systems and real-time tracking apps will ensure seamless commuter experience.

**Action:** Implement policies for the integration of all urban transit systems under single mobility platforms in all major cities by 2047.

##### ● Promotion of Non-Motorized Transport (NMT):

Pune allocated 15% of its overall transport budget for NMT in 2025 (ITDP India 2025). Prioritizing walking and cycling infrastructure will drastically cut emissions and improve public health.

**Action:** Require all urban redevelopment projects to allocate at least 25% of street space for non-motorized modes (cycling and walking).

#### 4.4.4 Economic Growth & Innovation: Revitalizing Urban Cores through Strategic Hubs

**Goal:** Transform urban cores into engines of innovation, sustainability, and inclusive economic growth by 2047.

##### ● Adaptive Reuse of Heritage Structures:

Drawing inspiration from successful projects such as the Bhandi Bazaar redevelopment in Mumbai and programs like the Urban Heritage Conservation initiatives under HRIDAY (National Heritage City Development and Augmentation Yojana), neglected and historic buildings should be transformed into cultural hubs, areas for startups, and centers for creative industries.

**Action:** Offer tax incentives, faster approval processes, and public-private partnership (PPP) models to developers for the adaptive reuse of heritage buildings, enhancing tourism and local employment.

##### ● Startup and Innovation Ecosystems:

According to the Economic Survey 2022-23, 9 lakh+ direct jobs have been created by the DPIIT recognised startups (self-reported), with a notable 64% increase in 2022 over the average number of new jobs created in the last three years. Redeveloped areas must allocate dedicated zones for incubators, co-working spaces, and tech accelerators to support entrepreneurship.

**Action:** Mandate inclusion of innovation zones within urban master plans and provide grants or seed funding support for startups in priority sectors like green tech, urban mobility, and healthcare.

##### ● Circular Economy Integration:

India generates about 150 million tonnes of construction and demolition (C&D) waste annually (CSE,2020), yet recycling rates remain below 1%. All urban redevelopment projects must integrate circular economy principles, with mandatory recycling of C&D waste and promotion of waste-to-resource industries.

**Action:** Making it compulsory for developers to submit C&D waste management plans and achieve minimum recycling targets (e.g., 50% by 2030, 100% by 2047) as part of building approvals.





#### ● Creation of Industry-Specific Economic Clusters:

Following the cluster-based development models seen in Gujarat's GIFT City and Tamil Nadu's FinTech and EV Clusters, cities should develop sector-focused industrial and innovation corridors linked with transit hubs to boost local manufacturing, exports, and service sectors.

**Action:** Designate land parcels near key transit hubs for sector-specific clusters (e.g., EVs, fintech, tourism) and fast-track infrastructure development through private investment models.



### 4.4.5

#### Smart & Sustainable Infrastructure: Leveraging Technology for Efficient Resource Management

**Goal:** Achieve 100% smart, resource-efficient urban infrastructure by 2047, ensuring resilient, low-carbon cities.

#### ● Smart Utility Networks:

Following successful pilots like Pune Smart City and Bhopal Smart City, cities can deploy IoT-based monitoring for water supply, waste management, energy distribution, and public lighting.

**Action:** Mandate installation of smart meters, grid sensors, and automated waste management systems in all new urban developments; ensure legacy systems are retrofitted by 2035.

#### ● Energy and Water Efficiency:

Urban redevelopment should incorporate decentralized solar energy production, rainwater collection, and energy-efficient technologies such as LED public lighting. India's Grid Connected Rooftop Solar Programme in India targets a rooftop solar capacity of 40 GW by 2026, and redevelopment zones should support this goal by requiring rooftop solar setups in at least 50% of new constructions by 2030.

**Action:** Introduce building codes requiring net-zero energy readiness for all major redevelopment projects, and levy penalties for non-compliance after 2030.

#### ● **AI-Enabled Predictive Infrastructure Maintenance:**

Leveraging AI-based maintenance models, cities can predict infrastructure stress points, leading to significant reduction in maintenance costs

**Action:** Setting up Urban Operations Centers (UOCs) at the municipal level for predictive infrastructure management, funded through a blend of public investment and technology-sector PPPs.

#### ● **High-Speed Broadband and 5G Connectivity:**

With India's PM Gati Shakti Plan and Digital India Mission targeting universal connectivity, urban cores must deploy high-speed fibre optic networks and 5G-ready infrastructure to enable smart traffic management, healthcare, education, and public services.

**Action:** Integrate digital infrastructure planning into all master plans and offer incentives for private sector deployment of smart connectivity solutions, especially in redevelopment zones.

### 4.4.6 **Governance & Policy Framework: Streamlining Processes for Sustainable Urban Development**

**Goal:** Establish transparent, efficient, and participatory governance systems to accelerate sustainable urban redevelopment.

#### ● **Single-Window Clearance System:**

Adopting a single-window clearance mechanism, like those successfully implemented in Gujarat International Finance Tec-City (GIFT City) and Andhra

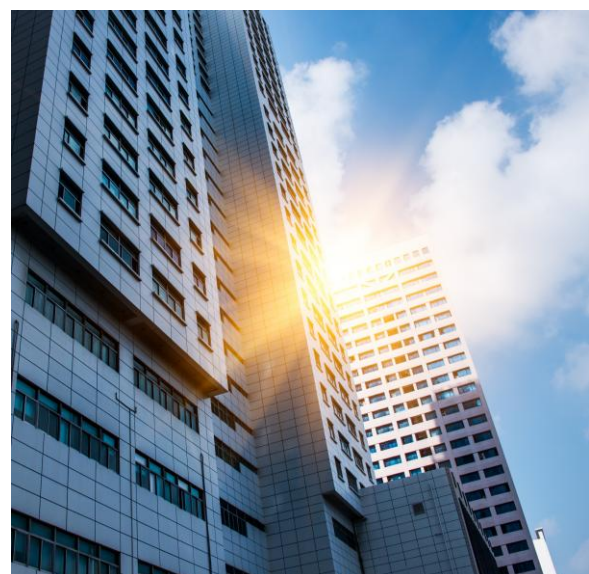
Pradesh's Real Estate Single Window Clearance System, can lead to reduction in project approval times. Integration of environmental, building, financial, and land-use clearances into a unified digital platform will reduce bureaucracy and promote ease of doing business.

**Action:** Implement fully digitized, time-bound e-Governance platforms for redevelopment approvals nationwide, with automatic escalation protocols to minimize delays.

#### ● **Public-Private Partnerships (PPP):**

Effective examples such as the Delhi Airport Metro Express highlight how Public-Private Partnerships (PPPs) can effectively manage intricate infrastructure projects. Key elements such as risk distribution, open bidding processes, and contracts based on performance ought to be fundamental components of urban redevelopment initiatives.

**Action:** Establish a dedicated Urban Redevelopment PPP Cell within the Ministry of Housing and Urban Affairs (MoHUA) to streamline frameworks, monitor outcomes, and ensure alignment with sustainability



### ● Data-Driven Decision Making:

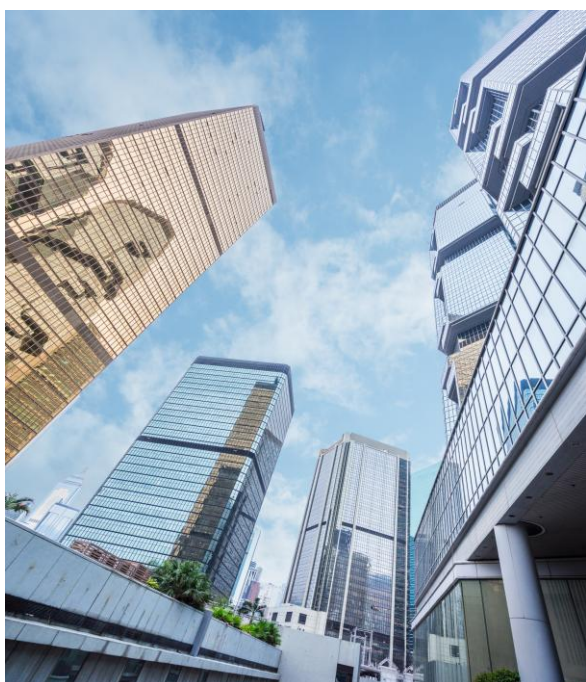
Building on the Smart Cities Mission experience, cities must leverage big data, GIS mapping, AI, and IoT-driven dashboards for real-time monitoring and predictive governance.

**Action:** Mandate creation of Integrated Command and Control Centres (ICCCs) in cities with over 1 million population by 2030.

### ● Participatory Urban Governance:

Global best practices (e.g., **participatory budgeting in Porto Alegre, Brazil**) show that involving citizens in planning enhances transparency, trust, and effectiveness.

**Action:** Establish citizen advisory committees for all significant urban redevelopment initiatives and require quarterly public consultations to ensure community involvement and responsibility.



**Prashant Sharma**

President, NAREDCO West



Rethinking city redevelopment requires bold, innovative strategies that not only address the immediate challenges of rapid urban growth but also lay the foundation for India's urban future for generations to come. As our cities continue to evolve, we must adopt approaches that balance the needs of today with the demands of tomorrow. By embracing new models of urban planning, integrating sustainable practices, and ensuring inclusive development, we can create environments where all communities thrive. This approach will not only meet the needs of growing populations but will also preserve the environment and promote social equity, ensuring that progress.







## Anand Gupta

Chairperson, Housing and RERA Committee  
of Builders Association of India



**The developer community often faces both the expectations and challenges of delivering high-quality construction while navigating the complexities of regulators and policymakers. To succeed, it's crucial to cut through the noise, focus on key issues, simplify procedures, reduce red tape, and ensure that redevelopment truly benefits the communities it is intended to serve. This approach is a deliberate step toward aligning our efforts with the larger goals of growth and inclusion.**



### 4.5

## Community Participation in Urban Redevelopment Process

One of the most critical yet under-addressed aspects of area-based redevelopment in India is community participation. Without the early and sustained involvement of local residents, even well-planned projects risk resistance, delays, or inequitable outcome.

The 74th Constitutional Amendment Act (1992) mandated the formation of Ward Committees in cities with populations over 3 lakh to facilitate decentralized decision-making and participatory planning. Despite the initiative, the execution has been restricted in its range, as numerous urban local bodies have not effectively activated these forums. Likewise, although the Smart Cities Mission established citizen consultations and co-creation models, genuine involvement in the design and decision-making processes has frequently been superficial in various cities, typically confined to surveys or online feedback forms that lack subsequent actions. (NIUA Annual Report 2021–22).

According to the 2011 Census, more than 15 million individuals resided in slums. The recent Economic Survey for 2023-24 projects that by 2030, over 40% of India's population will be living in urban regions. In Mumbai, 42% of households were identified as slum households, making it the city with the highest percentage in India, based on the 2011 Census. This population is especially at risk during redevelopment efforts, where projects frequently advance without adequate consent or clear plans for rehabilitation. The eviction at Yamuna Pushta in Delhi (2004), which resulted in around 300,000 people being displaced without proper resettlement, underscores the harsh outcomes of non-consultative urban planning.



The complexities of inner-city redevelopment—such as relocation of wholesale markets in cities like Mumbai or Nagpur—demand Local Area Plans (LAPs) that account for economic, spatial, and cultural realities. LAPs can guide phased redevelopment with stakeholder alignment and minimize livelihood disruptions. To institutionalize community participation in urban redevelopment, the following actions are recommended:

- Operationalize Ward Committees and Area Sabhas under the 74th Amendment with clear mandates for involvement in redevelopment planning and monitoring.
- Embed citizen consultations into statutory planning frameworks such as Development Plans, Development Control Regulations (DCRs), and LAPs.
- Develop city-level digital platforms to share project information, host consultations, and gather structured feedback—linked with Aadhaar or property records for accountability.
- Partner with local NGOs, Community Based Organizations (CBOs), and housing federations to engage vulnerable groups, particularly slum residents, tenants, and informal workers.
- Establish dedicated Grievance Redress Forums within ULBs to mediate disputes and build public confidence during the project lifecycle.

Urban redevelopment, if it is to succeed in scale and sustainability, must move from planning for people to planning with people. Embedding participatory mechanisms into law, policy, and practice will ensure that India's cities grow not only upward and outward, but also more just, inclusive, and resilient.



## Manoj Daisaria

Past President, PEATA (Practising Engineers, Architects, and Town Planners Association)

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**There is a widely held belief that successful urban development requires not just thoughtful planning, but also strong and consistent execution. A city's design on paper means little if it doesn't translate into a livable, functional space for its residents. This serves as a timely reminder that urban design must go beyond aesthetics and efficiency—it should be rooted in the real needs, aspirations, and daily experiences of the communities it is meant to serve.**

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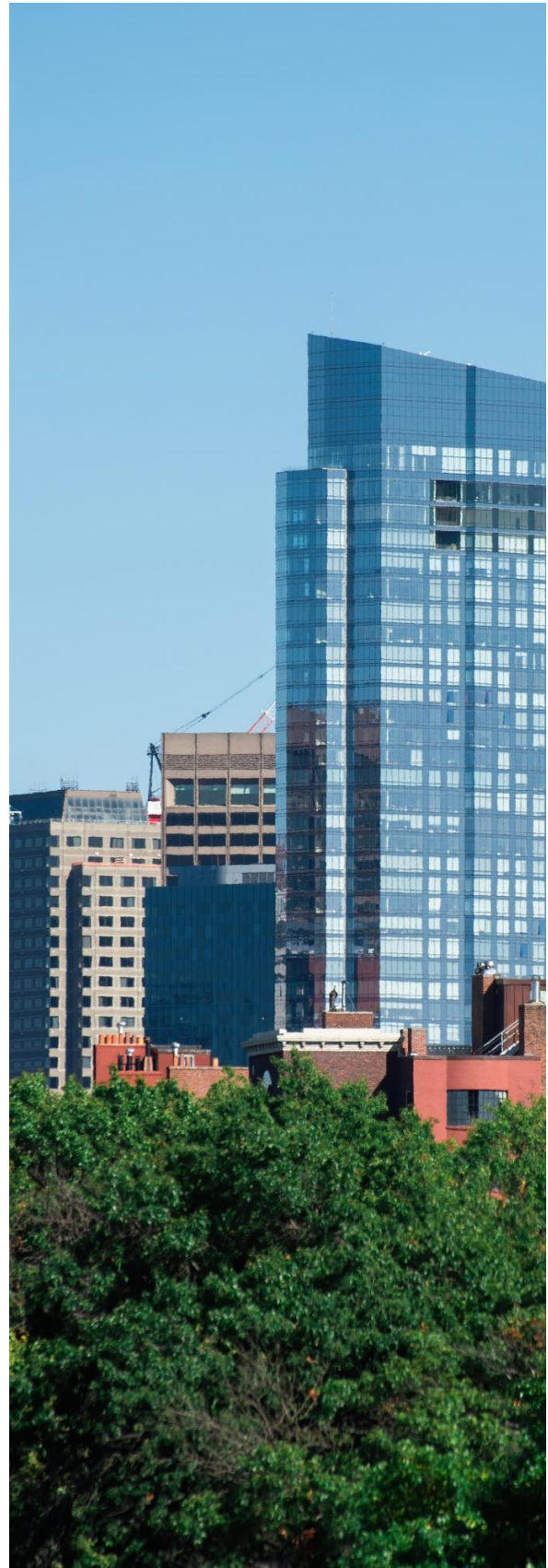
## CA Vinay Thyagaraj

Director, GRSF

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Rethinking urban redevelopment calls for more than ambitious plans—it demands the right men, the right material, and, above all, the right money. To shape India's future cities, we need skilled people to execute, quality materials to build, and robust financial strategies to attract investments and ensure fiscal discipline. Finance is the fuel that will turn plans into reality, laying the groundwork for long-term, sustainable growth. Only when people, material, and finance align can we drive an urban transformation that is fair, resilient, and benefits every city for generations to come.

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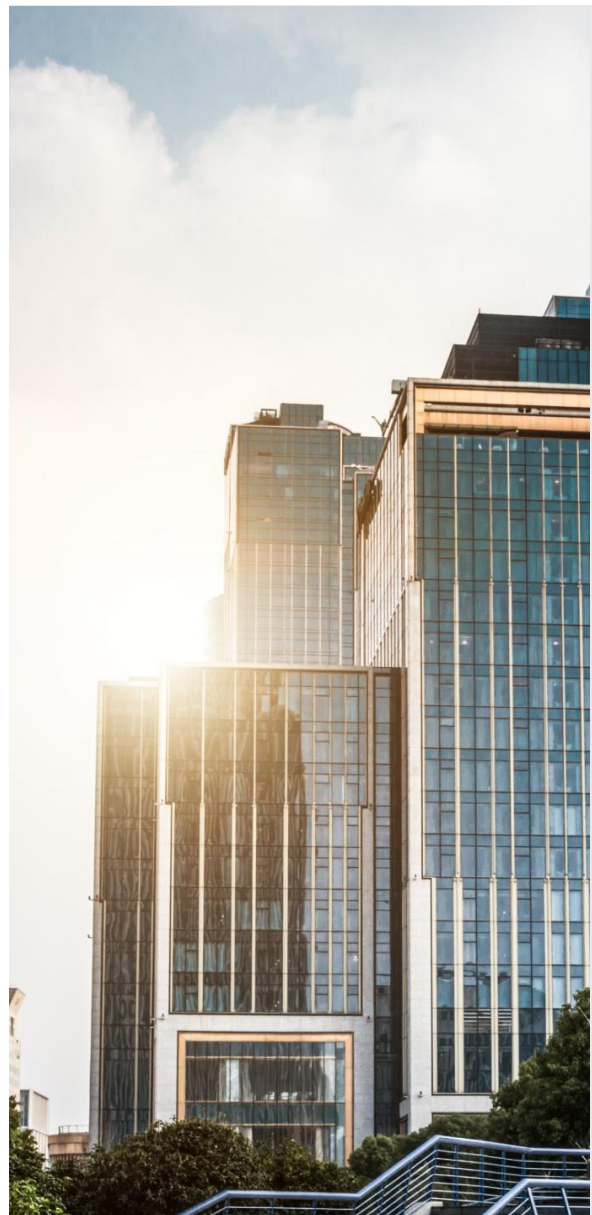
# 05

## Conclusion / Way Forward

Urban redevelopment is not just a necessity but an opportunity to reimagine Indian cities in a way that ensures sustainability, inclusivity, and economic vitality. The challenges posed by rapid urbanization, ageing infrastructure, and informal settlements underscore the need for a structured and strategic redevelopment approach. As illustrated by international examples such as Singapore, London, and São Paulo, well-planned redevelopment can transform urban landscapes while fostering economic growth and improving the quality of life for citizens.

A key takeaway from the analysis of urban redevelopment in India is the need to shift from a project-based approach to an area-based redevelopment model. Cities must adopt comprehensive frameworks that integrate infrastructure improvements, social inclusivity, and economic development into a cohesive plan.

However, the road to effective urban redevelopment in India is fraught with challenges, including land acquisition complexities, financing constraints, displacement concerns, and governance inefficiencies. Overcoming these obstacles requires a multi-stakeholder approach that brings together public institutions, private sector players, and local communities.





### Policy and Regulatory Framework Strengthening:

Cities must establish clear and flexible regulatory mechanisms that enable seamless redevelopment while ensuring social equity. Development control regulations should be refined to allow higher Floor Space Index (FSI) incentives, relaxed zoning laws, and streamlined approval processes to encourage private sector participation.



### Community-Centric Development:

Redevelopment projects should prioritize participatory planning models that involve local communities in decision-making processes. The Yerwada Slum Redevelopment in Pune is a prime example of how community-based organizations can ensure that redevelopment is both effective and socially responsible. Establishing local committees and resident welfare associations can help address grievances and mitigate displacement risks.



### Public-Private Partnerships (PPP):

Given the substantial investments required for urban redevelopment, leveraging private sector expertise and capital is crucial. Models such as the Hyderabad Metro Rail project demonstrate how PPPs can facilitate large-scale urban renewal efforts. Governments should provide incentives for developers while ensuring that affordable housing and public amenities are prioritized.



### Financing Mechanisms and Land-Based Instruments:

To sustain redevelopment initiatives, cities should explore innovative financing solutions such as municipal bonds, land value capture (LVC), and rental housing funds. State and city governments should establish dedicated urban redevelopment funds to reduce financing costs and enable long-term project sustainability.





### **Affordable Rental Housing Expansion:**

Addressing the housing needs of urban migrants and economically weaker sections is imperative. The Inclusive Rental Housing Scheme, which integrates rental housing stock through incentive-based FSI allocation, can serve as a viable solution. Governments should scale up rental housing policies with digital platforms for transparency in allocation and tenant management.



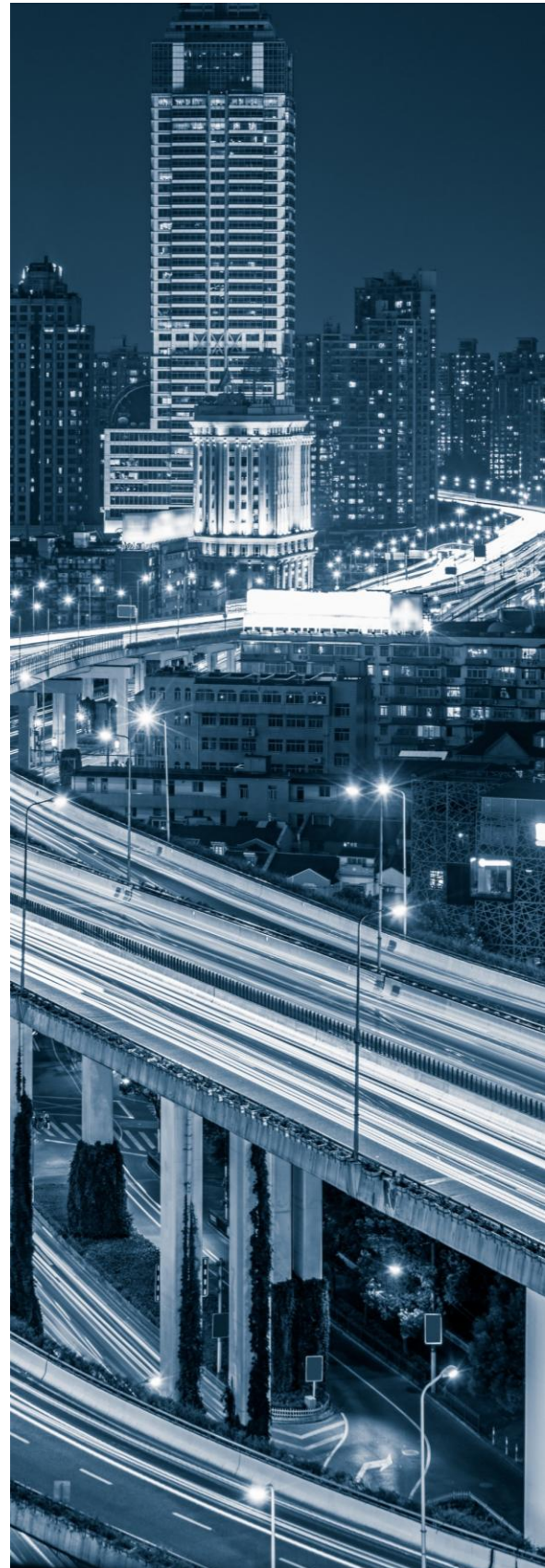
### **Infrastructure and Sustainability Integration:**

Redevelopment should not merely focus on housing but also ensure the development of essential infrastructure such as transportation networks, green spaces, and energy-efficient buildings. Drawing from Singapore's model, Indian cities must incorporate smart city technologies, sustainable design principles, and resilient infrastructure planning.



### **Data-Driven Planning and Monitoring:**

Reliable and updated data on land use, population density, and housing stock is critical for informed decision-making. City authorities should invest in Geographic Information System (GIS)-based tools and digital monitoring platforms to track redevelopment progress, identify bottlenecks, and ensure alignment with broader urban development goals.







### Long-Term Redevelopment Roadmap:

A structured redevelopment roadmap for 2047 should be envisioned to align urban transformation efforts with India's long-term economic and social goals. Cities must draft phased redevelopment plans that incorporate short-term targets and long-term sustainability objectives to create livable, inclusive, and resilient urban spaces.

India stands at a crucial juncture where urban redevelopment can be a catalyst for national growth. A well-executed redevelopment strategy can not only enhance infrastructure and housing conditions but also foster economic prosperity and social well-being. By adopting a structured, inclusive, and forward-looking approach, Indian cities can transform into global urban centers that cater to the needs of their growing populations while preserving their historical and cultural essence. The time to act is now—through bold strategies, collaborative efforts, and sustained political will, India can set a global benchmark for urban redevelopment.

# About GRSF

Griharmony Redevelopment Stakeholders Federation (GRSF) founded on 20th August 2024, under the leadership of Shri Gautam Chatterjee, IAS (Retd), with the collective vision to transform the redevelopment landscape for housing societies in Maharashtra.

## Our Mission

Empowering Housing Societies for a Transparent and Efficient Redevelopment Process.

Our mission at GRSF is to empower housing societies with a transparent, collaborative platform that unites key stakeholders in redevelopment, fostering trust, accountability, and timely project completion.



### Streamline Management

Guides redevelopment with SOPs, reduces paperwork, and improves coordination



### Compliance Monitoring

Tracks requirements and resolves conflicts to ensure legal standards



### Collaboration & Transparency

Provides real-time updates and financial access to build trust among stakeholders







## Conceptualisation



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