



Urban Planning & Development

We have been at the forefront of Urban Planning and Development, delivering over 50 urban planning projects and preparing nearly 4 lakh sq. km of area plans. Our expertise spans master planning, sustainable infrastructure and climate resilience solutions impacting communities at international, regional, and city levels, driving inclusive, future-ready growth.

Our Focus



Spatial Plans / Master Plans



Urban Design



Urban Transport & Mobility



Climate Resilience



Green and Sustainable Infrastructure



Housing

50+ Spatial Planning Projects

~4 lakhs Sq.Km. of Area Plans Prepared

8 Smart Cities PDMC

National Capital Region Planning Board/ Ministry of Housing & Urban Affairs, Government of India | Preparation of Functional Plan on Urban Regeneration, Housing and Slum Free NCR | National Capital Region, (2023-2026)

The NCR is spread across NCT Delhi and states of Haryana, Uttar Pradesh, and Rajasthan, covering 55,083 SQ.KM. with a population of 58.16 million (as per Census 2011). The plan focuses on housing in general in the NCR's urban areas, covering urban regeneration and redevelopment of various old, dilapidated areas, slums, unauthorised colonies, and JJ clusters. The Functional Plan must align with the Regional Plan NCR-2041, focusing on improving housing conditions in NCR and enhancing the quality of life of the people.

Our Role

- NCR-wide assessments covering housing, rental markets, slums, stalled housing, institutional and regulatory frameworks.
- Conduct stakeholder consultations with NCR states, development authorities, and ULBs to build consensus and prepare sub-region-wise housing action plans and implementation matrices outlining projects, phasing, responsibilities, and funding sources.
- Formulate integrated evidence-based strategies and priority project proposals for urban regeneration, affordable and rental housing, slum redevelopment, ToD-linked housing, and worker housing, supported by spatial analysis and preliminary feasibility and investment planning.

Government of Mizoram | Consultancy Services for Thenzawl Peace City | Meghalaya, (2025-2027)

The Urban Development & Poverty Alleviation Department, Government of Mizoram, proposes an integrated urban development plan for Thenzawl Peace City as a model greenfield master plan anchored in sustainable, inclusive, and ecologically balanced growth. The plan will guide structured urban expansion to support a projected population of 4–10 lakh by 2045. Key outputs include a Structure Plan and Statutory Zonal Development Plan defining the spatial and functional framework for development, supported by DPRs for priority infrastructure and bankable anchor projects. The plan will prioritise land use planning, infrastructure systems, public services, economic zones, and governance arrangements, with urban design and regulations developed as a secondary layer to enable effective city functioning.

Our Role

- Define the Thenzawl Peace City planning boundary and develop integrated land-use and zoning concepts.
- Identified key economic anchors and growth drivers to guide long-term investment and urban expansion.
- Develop a green field master plan for Thenzawl Peace City, including the 79-ha SASCI greenfield site for Mizoram's INR 150 crore seed funding from MoHUA.
- Notify Mizoram's first planned city as a regional growth hub and implement priority projects to enable early habitation and accelerate city development.



The World Bank | Technical Advisory Services for Scaling up Urban Upgrading Project (SUUP) | Vietnam, (2019-2020)



The project focused on providing implementation support to seven provincial cities of Vietnam (Bac Lieu, Ben Tre, Long Xuyen, Vinh Long, Tan An, Vi Thanh, Soc Trang) that are in the early stages of urbanisation to adopt green infrastructure principles in design and urban planning, considering adaptability to climate change particularly water-related hazards.

Our Role

- Assisted the World Bank in its long-term engagement in urban upgrading programmes within the Mekong Delta Region (MDR) including Vietnam Urban Upgrading Program (VUUP).
- Preparation of a Design Guideline for Green Infrastructure (GI) for the Mekong Delta Region, covering GI approach, its applicability, sustainable stormwater management, cost-benefit analysis, and a GI toolbox.
- Reviewed City Master Plan, Zoning Plan, and development regulations and suggested practical ways to incorporate green infrastructure principles and design into these plans and regulations.
- Development of training manuals and delivery of training on green infrastructure (GI) principles and design for diverse stakeholders in Vietnam, including city and national government officials, local consultants, and universities.

Director of Municipal Administration, Government of Tamil Nadu | Preparation of City Climate Action Plan for 21 Urban Local Bodies (ULBs) in Tamil Nadu | Tamil Nadu, (2025-2026)

This assignment involves the preparation of City Climate Action Plans (CCAPs) for 21 Urban Local Bodies (ULBs) in Tamil Nadu under the World Bank-supported Tamil Nadu Climate Resilient Urban Development Programme (TNCRUDP). The CCAPs establish a city-wide, cross-sectoral framework to address climate mitigation and adaptation priorities across key urban systems. The plans are grounded in evidence-based diagnostics, GHG inventory development, climate risk and vulnerability assessment, and aligned with state and national climate commitments.

Our Role

- Undertake city-wide baseline assessments, GPC-aligned GHG inventories, climate risk and vulnerability assessments, institutional, financial, and capacity diagnostics.
- Preparation of cross-sectoral CCAPs supported by four sub-plans: Water & Sewerage Operations, City-wide Inclusive Sanitation, Water Security, and Sustainable Urban Drainage.
- Formulate implementable mitigation and adaptation strategies through structured engagement with ULBs, state agencies, and city-level climate institutions, aligned with ongoing programmes and local implementation capacities.

The World Bank | Preparation of a District Development Plan in Ulaanbaatar | Mongolia, (2015)

The assignment supported community-led urban development in Ulaanbaatar by preparing a pilot District Development Plan for Bayanzurkh District (1224 sq km.), aimed at strengthening district-level planning capacities and improving coordination with the Municipality of Ulaanbaatar. The project focused on aligning district priorities with the Ulaanbaatar Master Plan 2030, identifying priority infrastructure and housing interventions, and equipping the district with planning, financial, and institutional tools to play a more active role in guiding urban growth and investment decisions.

Our Role

- Undertook multi-sector urban diagnosis and strategic planning, including identification and prioritisation of infrastructure projects, preparation of technical and financial inputs, and formulation of a phased investment plan.
- Supported capacity building and systems strengthening through training on GIS, financial assessment, land and housing analysis, and development planning, enabling effective implementation of the District Development Plan.



Kochi Metro Rail Limited, Government of Kerala | Preparation of Detailed Project Report (DPR) for Development of the Phase II of Vyttila Mobility Hub | Kochi, (2018-2019)

Kochi, a major port city on India's west coast, is among the fastest-growing metros, spread over 632 sq. km. with a population of 21 lakhs, including 6 lakhs within the Kochi Municipal Corporation. To address rising traffic and boost public transport, IPE Global designed the Vyttila Multi-modal Mobility Hub as a passenger-centric facility integrating multiple transport modes, passenger amenities, recreational spaces, and commercial areas. The hub provides world-class connectivity by linking inter-city, regional, and local transport systems, with conflict-free access to other modes, including a water metro terminal at the existing boat jetty.

Our Role

- Multi-modal Hub includes a regional bus terminal with 75 bus bays and 76 bus parking stalls, multi-level car parking for 950 Equivalent Car Spaces (ECS), with provision for 1,000 ECS for future expansion, and parking for 1,008 two-wheelers.
- Assessed peak parking traffic volume over the life of 10 years and recommended measures to mitigate congestion.
- The total capital expenditure was estimated at USD 84.65 Mn.
- Integration of metro, water metro, city and regional bus terminal.
- Developed IGBC (Indian Green Building Council) certified buildings.
- Intelligent Transportation System (ITS) to improve on-time performance and service efficiency.

Asian Development Bank / Government of Meghalaya | Integrated Eco-tourism and Sustainable Agri-based Livelihood Development Project | Meghalaya, (2026-2032)

This assignment involves the preparation and implementation support for the Integrated Eco-tourism and Sustainable Agri-based Livelihood Development Project in Meghalaya, with financial assistance from the Asian Development Bank (ADB). The project adopts a cluster-based, multi-sectoral approach across selected priority destinations to promote nature-based tourism, climate-resilient agriculture, and sustainable forest and land management. It integrates eco-tourism infrastructure development with ecosystem conservation, climate-smart agricultural practices, value-chain strengthening for high-value crops, and community-led enterprise development, including Payment for Ecosystem Services (PES) mechanisms.

Our Role

- Lead project planning, coordination, and technical support for tourism, agriculture, and PES components, including cluster-level master planning, identification of priority interventions, and preparation of implementation frameworks.
- Support sustainable eco-tourism planning and development by shaping low-impact, nature-based tourism strategies, destination master plans, and eco-tourism subprojects, including trails, interpretation facilities, visitor amenities, and community-managed tourism assets, aligned with environmental carrying capacity, cultural sensitivity, and long-term conservation objectives.
- Support institutional arrangements and implementation planning through development of phased action plans, financial and benefit-sharing models, capacity-building initiatives, and monitoring and reporting systems for effective project execution and long-term community benefits.

The World Bank/Tamil Nadu Urban Habitat Development Board | Tamil Nadu Integrated Housing Information System (TNIHIS) | Tamil Nadu, (2024-2025)

The TNIHIS was conceptualised as an annual State of Housing Report and integrated housing dashboard for the Government of Tamil Nadu, to be operated by the Directorate of Housing as a policy support and decision-making tool. It consolidates housing-sector data from both public and private sources into a single platform, being India's first state-level housing dashboard and report enabling: (i) tracking and analysis of housing indicators; (ii) predictive modelling of future housing trends; (iii) evidence-based decision-making and resource prioritisation; (iv) assessment of housing needs and market dynamics across financial brackets; and (v) affordability analysis for home purchase and rentals across income groups.

Our Role

- Conducted end-to-end housing market and finance analysis, including affordability sensitivity assessment, market segmentation, access to housing finance, and typology-wise rental and purchase rate benchmarking across income groups.
- Estimated Tamil Nadu's housing requirement and shortage (4.8 Mn units as of 2025) and delivered the State's first comprehensive State of Housing Report covering need, affordability-linked demand, supply, and housing finance trends.
- Designed and developed the TNIHIS dashboard architecture and interface, along with a sustainability roadmap for future integration and periodic updates.
- Led stakeholder consultations with state departments and private developers to compile district-level housing datasets, undertake data mapping, and prepare the data gap assessment.

Asian Development Bank (ADB) | Community Awareness and Public Participation Consultants, Phase- IV, | Rajasthan, (2021- 2028)

CAPPC under RSTDSP supports PMU and PIU in project activities and facilitates coordination among the executing and implementing agencies, as well as public, private, and community stakeholders. With a central team based in Jaipur and field teams in project towns, it works on the design and implementation of Community Awareness and IEC activities, the implementation of the GESI Action Plan, including the Women Internship Program and Skill Training of Women, and Capacity Building of urban institutions & municipal bodies, and other stakeholders. The initiatives mainly involve community consultations, special awareness campaigns on house service connections for water supply and metering, sewerage connections, desludging of septic tanks, health, hygiene, and public participation for the sustainability of the projects.

Key Achievements

- Paid Women Internship Program implemented as an ADB innovation in India, engaging **46 engineering institutions and 434 engineering girl interns.**
- **1,500+** elected representatives, ULB staff, and officials from line departments oriented on project components, O&M, financial sustainability, and GESI.
- **25,000+** BPL households verified for metered water connections and **22,000+** BPL households verified for house sewer connections.
- **6,500+** orientation programs conducted at Anganwadi centres, covering **53,912 women participants.**
- **2,000+** student awareness programs, film shows, and water audits conducted under the school intervention program.
- **8,000+** slum intervention and micro-planning activities carried out in slum areas and poor pockets to promote social inclusion.
- **15,000+** labour awareness meetings and programs on safety, health, and hygiene, benefiting **82,000+ labourers.**
- **300+** women trained in livelihood skills, including masonry, plumbing, and basic computer training.

NITI Aayog (DMEO), Government of India | Evaluation of Centrally Sponsored Schemes – Package 4: Urban Transformation & Skill Development | India, (2024–2024)

This assignment evaluated Centrally Sponsored Schemes (CSS) under Package 4: Urban Transformation and Skill Development, commissioned by the Development Monitoring and Evaluation Office (DMEO), NITI Aayog, Government of India. The schemes were assessed using the REESI+C+E framework (Relevance, Efficiency, Effectiveness, Sustainability, Impact, Coherence, and Equity). The evaluation used a mixed-methods approach, combining secondary research, large-scale primary data collection, and qualitative and quantitative analysis aligned with national evaluation frameworks and the SDGs to support evidence-based policy and programme design.

The Urban Transformation sector included PMAY-U, Smart Cities Mission, AMRUT, Swachh Bharat Mission, and DAY-NULM, while the Skill Development sector covered SANKALP, STRIVE, and SIIT.

Our Role

- Conducted large-scale primary research, including 200 KIIs, 50 FGDs, and 2,100 household surveys across 60 cities in 13 states/UTs for the urban sector, and 250 KIIs, 50 FGDs, and 860 beneficiary surveys across 13 states/UTs for the skill development sector.

- Designed and implemented evaluation frameworks, including matrices, sampling strategies, and data collection tools (household surveys, KIIs, FGDs, and institutional surveys).
- Produced sectoral and scheme-wise analysis with actionable recommendations, highlighting state-level nuances, and engaged with central ministries, state governments, ULBs, and training institutions to validate findings and identify implementation gaps.



UK-FCDO | Cities and Infrastructure for Growth Ghana: Phase 2 | Ghana, (2022-2023)

The Cities and Infrastructure for Growth – Ghana (CIG Ghana) Programme in its first phase delivered support to two cities (Sekondi-Takoradi and Tamale) in Ghana to address climate change issues. This included conducting flood modelling work, identifying potential soft and hard infrastructure interventions and providing guidance on climate finance sources. A key finding from the first phase was the absence of dedicated assistance for cities to address climate actions, particularly in accessing finance. It also highlighted the substantial resources required to develop climate interventions to reach the feasibility and financing stage.

Our Role

While national-level technical assistance can be directed to support these stages of project development, such assistance at the city level is rare. Therefore, the second phase of the CIG programme sought to bridge this gap. An essential next step involved building on the technical guidance and data generated in Phase 1 to support the two cities in identifying potential solutions and collaborating to move forward. Additionally, Phase 2 extended the flood risk analysis conducted in Phase 1, aligning with the British High Commission Ghana's renewed focus on Northern Ghana and responding to the original ask of the Government of Ghana under Phase 1 to expand activities in the North.



GIZ | Developing Viable Technical Solutions for Planning a LEZ at Lingaraj Temple Area | Bhubaneswar, (2022-2023)

The proposed Low Emission Zone (LEZ) at 'EkamraKshetra' Heritage Zone in Bhubaneswar revolves around the development of LEZ around Lingaraj Temple. Spearheaded by the Odisha State Pollution Control Board (OSPCB) in their concept report on LEZ- Bhubaneswar, the framework incorporates key strategies for emission reduction within the designated zone, including (i) Ambient Air Quality Monitoring and Communication systems, (ii) Green – Sticker System for the private vehicles owned by local residents, (iii) Intensive emission monitoring of resident's emission; (iv) Promotion of EVs/ Shared EVs for Tourists; (v) Un-Interrupted Electricity Supply; and (vi) Promotion of Cycling and Pedestrian Passage.

Our Role

- Engaged to prepare a detailed plan Low Emission Zones (LEZ) for improving urban air quality by incorporating socially/culturally relevant, technically sound and financially viable solutions.
- Approach encompassed a range of measures spanning traffic and transportation, replanning of the area, heritage conservation, tourism promotion with a focus on environmentally sensitive practices, emission control strategies, plantation and landscaping, air quality monitoring, waste management, and dust control for reducing air pollution and improving air quality in the selected area.
- Provided the citizens of Bhubaneswar and the visitors to the city with clean air for better health and improved quality of life, without compromising employment growth and ensuring preservation of diverse historical and cultural heritage.

UNDP | Developing a Multi-Hazard Risk and Vulnerability Atlas for Mumbai (MHVRA) | Mumbai, (2023-2024)

Mumbai, one of India's largest and most densely populated coastal megacities, faces a complex and growing array of climate and disaster-related risks. The city's vulnerability stems from both its geographic exposure and expanding urban footprint. Recurrent hazards such as floods, landslides, cyclones, fires, and chemical spills have repeatedly tested the resilience of its infrastructure and communities. With climate change intensifying and increasing the frequency of extreme events, the need for a scientific, integrated risk management framework has never been more urgent. In response, in collaboration with Esri India, we were commissioned by UNDP and the Brihanmumbai Municipal Corporation (BMC) to develop a Multi-Hazard Risk and Vulnerability Atlas (MHVRA) for the city. By translating climate risk into localised, actionable intelligence, this initiative paves the way for mainstreaming adaptation into disaster management, urban governance, and infrastructure planning, making Mumbai a safer and climate-resilient city.



Our Role

As the lead technical partner, we played a pivotal role in designing and delivering the risk atlas with a strong climate adaptation lens. Key contributions included:

- **Integrated Climate Risk Modelling:** Incorporated past hazard events and projected climate scenarios (based on IPCC pathways) to map future risks and exposure hotspots in the city.
- **Vulnerability Assessment:** Conducted multidimensional assessments that combined socioeconomic indicators with spatial hazard data to identify vulnerable populations and infrastructure at risk.
- **Climate Adaptation Planning:** Developed actionable recommendations for adaptation - such as early warning systems, green-blue infrastructure planning, and climate-resilient housing - to inform BMC's disaster risk reduction and climate resilience strategies.
- **Data-Driven Decision Support:** Leveraged GIS and advanced spatial analytics (in partnership with Esri India) to build a dynamic, visual platform that enables city officials to plan, respond, and invest more effectively in resilience.
- **Institutional Strengthening:** Enabled capacity building within BMC and aligned the outputs with national frameworks such as the National Disaster Management Plan (NDMP) and the State Action Plan on Climate Change (SAPCC).

The Multi-Hazard Risk and Vulnerability Atlas is more than just a mapping tool - it is a strategic climate adaptation instrument. It strengthens Mumbai's institutional capacity to manage compound climate risks, enhances the integration of climate science into urban planning, and equips decision-makers with a real-time, spatially explicit platform for resilient development.

ADB | Implementing a Differentiated Approach to Urban Development in the Pacific | Pacific Islands, (2023-2024)

ADB's regional knowledge and Technical Assistance (TA) supports the integration of a differentiated approach to operations in urban environments across the Pacific region. It focuses on strengthening the resilience of urban areas in Pacific small island developing states (SIDS) and fragile and conflict-affected situations (FCAS) by addressing the root causes of their vulnerability and fragility, including low institutional capacities for planning, and managing urban development. The TA helps SIDS and FCAS adopt a longer-term horizon for urban planning, and support governments in preparing a more programmatic and multisector approach to urban infrastructure investments in developing member countries (DMC).

Our Role

- Conducted a rapid review of the intended outcomes, outputs, and approaches identified under the original TA
- Developed/improved the technical dimensions of ongoing TA components
- Identified and developed potential additional TA components, with particular emphasis on the technical dimensions
- Identified and expanded on necessary variations for the TA
- Documented the decisions made and actions identified by management in response to the proposed variation



Asian Development Bank, The World Bank/State & Central Governments | Preparation of Sectoral Infrastructure* Master Plans | National & International, (2015 – 2026)

We have prepared over 50 urban sectoral planning assignments, demonstrating wide-ranging expertise across strategic, vision, perspective, spatial, and infrastructure-led urban development. These include national and international assignments for preparation of Regional Plan, District Development Plan, Master and Land use Plans, Concept Development Plans, City Development Plans, Zonal Development Plan, Tourism Master Plans, City Sanitation Plans, along with specialised assignments such as Coastal and Coastal Zone Management Plans, Eco-Sensitive Zone Plans, Slum-Free City Plans, Low Emission Zone Planning, and Wastewater and drainage Master Plans. Collectively, these projects highlight our strong capability in delivering integrated, policy-aligned, and implementable urban and infrastructure planning solutions across diverse geographic and sectoral contexts.

*includes tourism management, coastal, eco-sensitive, sanitation, mobility, wastewater and drainage.

State Governments | PDMC for Smart Cities of Jabalpur, Ujjain, Gwalior, Kochi, Thiruvananthapuram, Tumakuru and Shillong, (2016 - 2026)

The assignment involves providing end-to-end technical and project management support to multiple Smart City SPVs for Area-Based Development (ABD) and other Smart City Mission-related initiatives. The scope covers the entire project lifecycle, including project conceptualisation, planning, DPR preparation, procurement support, implementation supervision, and monitoring.

Key Project Highlights:

- Mahakal Riverfront and Integrated Development Area (MRIDA) project comprising 16 sub-projects, Ujjain Smart City.
- Marine Drive Walkway, Kochi Smart City.
- ABD area Master Plan (gazetted) for Jabalpur Smart City.
- PPP projects worth INR 913 Crore tendered across various smart cities.
- Various infrastructure developments in water, education, sports, tourism, roads, and transport.



The Sustainable Cities & Infrastructure practice continues to provide solutions for urban development & management and climate-resilient infrastructure for ensuring improved liveability and livelihood opportunities.

