

Jana Urban Space

ANNUAL REPORT · FINANCIAL YEAR 2025–26

Shaping Vibrant Cities.

A year of building the city-systems that let India's cities and towns plan, design, and deliver streets and public spaces that serve all citizens.

PREPARED BY

Jana Urban Space Foundation for Cities (JUSFI)
Bengaluru, India

WHO WE ARE

We work to fix the city-systems that shape quality of life in India's cities

Jana Urban Space is a Bengaluru-based not-for-profit institution founded in 2007. We transform quality of life in India's cities and towns through urban planning and design, across both policy and practice. Jana Urban Space works on policies covering land titling, spatial planning reforms, and neighbourhood improvement plans. We work closely with the Union government, state governments, and Urban Local Governments (ULGs) to implement urban design projects that improve public spaces and to deliver road infrastructure through the Tender S.U.R.E. (Specifications for Urban Road Execution) guidelines.

This report shares what that work delivered in FY 2025-26: kilometres of walkable streets under construction, waterways and public spaces being reclaimed, neighbourhoods reimagined at a fifteen-minute scale, and research reshaping how the country plans for women in cities.

WHAT WE WORK TOWARDS

Land and planning

Differentiated development regulations and neighbourhood improvement plans that guide how growth happens.

Roads and public spaces

Best-in-class streets, waterfronts, parks, and plazas – designed for people.

State capacities

Building the skills and standards that let governments deliver — and keep delivering.

THE YEAR AT A GLANCE

271+

km of urban roads being redeveloped under CM-GRIDS, Uttar Pradesh

17

active JUSP projects spanning roads, waterfronts, parks, and plans

46

cities reached across a five-state footprint

01 —— BEST-IN-CLASS ROADS

CM-GRIDS: A statewide walkable urban roads programme.

Jana Urban Space is partnering with the Government of Uttar Pradesh on their flagship road initiative, the **Chief Minister's Green Roads Infrastructure Development Scheme (CM-GRIDS)** to redevelop **271+ km of roads across 17 cities in Uttar Pradesh**. The INR 4,500 crore project includes a three-phase effort to make integrated, well-engineered, pedestrian-first streets the default standard for the state.



Continuous tiled footpaths, existing trees worked around rather than removed, and a freshly paved carriageway on a nearly completed CM-GRIDS stretch in Gorakhpur.

PHASE-WISE PROGRESS

PHASE 1

86 km

INR 1,123 Cr outlay

68%

completed overall. Roads to be completed between January and July 2026, including Rapti Road in Gorakhpur.

PHASE 2

104 km

INR 1,847 Cr outlay

20%

roads completed.

PHASE 3

81 km

₹1,629 Cr outlay

81 %

roads in tender stage.

Standards that outlast a single road

Beyond construction, JUSP is building the toolkit that lets Uttar Pradesh keep delivering to standard — design, branding, and implementation manuals, job aids, and a **Green Schedule of Rates** covering 21 sustainable materials construction techniques for urban roads.



A CM-GRIDS road at dusk — lit walkways, a generous footpath, and space returned to people.

Reclaiming water, land, and edges for public life.

From riverfronts to neighbourhood drains, JUSP is turning neglected and defunct urban land into safe, green, publicly owned space, starting with pilots that show what's possible.



Rejuvenated nallah edges strengthened with vegetation instead of concrete.

Waterfronts and Public Land Projects in the Pipeline

- **Mahanadi Waterfront, Cuttack** — INR 90 cr allocated in the state budget for a 426-acre riverfront, awaiting tender.
- **Mudichur Lake, Chennai** — lakefront development under construction, completion expected within six months.
- **Barik Plaza, Shillong** — 8 acres of former PWD quarters being rejuvenated as a civic plaza; construction commencing.
- **Kadappa Park, Hubballi–Dharwad** — 2 acres reimagined as a plaza, rain garden, and children's play area.

FEATURE · BLUE-GREEN BENGALURU

Rejuvenating the Nallurhalli Nallah

A pilot in our 15-minute neighbourhood initiative in Bengaluru, the Nallurhalli project demonstrates a **4P framework** for reviving urban waterways — and a template for the hundreds of drains that stitch Indian cities together.

Protect

Trash barriers and floating wetlands remove waste and lift water quality.

Preserve

Indigenous planting, stone pitching, and recharge wells replace concretised edges.

Promote

A children's play area and rain garden create new public space.

Participate

Local community and schools shape and steward the design.



Trash barrier installation near Inlet 2 — Phase 1.



Floating wetlands to improve water quality near Inlet 3.

Everyday needs, within a fifteen-minute walk.

JUSP is demonstrating the 15-minute model at two very different scales — an existing residential neighbourhood, and a university campus-city — each proving that walkability and access can be retrofitted, not just planned from scratch.

Nallurhalli, Whitefield

A residential neighbourhood in Bengaluru is adopting the 15-minute model. The plan for transformation includes footpaths, wayfinding, nallah rejuvenation, and public space. The project was delivered in partnership with MBRDI and shaped by lessons from the ground.



Continuous, shaded footpaths make walking an easier choice — especially for women.

MAHE 15-Minute Campus, Manipal

A campus-city masterplan for the Manipal Academy of Higher Education (MAHE) pairs a long-term vision — 100% walkability across university and city lands — with quick-win projects on the ground.



A comprehensive mobility and placemaking strategy for the MAHE campus-city.

COMPREHENSIVE MOBILITY

- Efficient cross-campus connectivity via MAHE-owned bus transport.
- Dedicated non-motorised transport infrastructure and parking management.
- A robust network of shaded, continuous walkways for pedestrian safety.

CAMPUS-WIDE PLACEMAKING

- Decentralised student plazas that activate leftover spaces.
- Plaza networks connected to mobility loops for accessibility.
- Plazas doubling as water-retention areas for climate resilience.

Designing public places that improves quality of life in urban Assam.

JUSP is currently delivering two distinct projects in Assam — one restoring a historic city core, the other rebuilding a damaged landscape into a thriving urban forest.

Heritage streets around the Sivadol Temple, Sivasagar

Under Assam's *Doh Shaher Ek Rupayan* initiative, JUSP is redeveloping 3.9 km of pedestrian-priority heritage streets around the 18th-century Sivadol Temple complex and Sivasagar Tank, an ASI-protected monument at the heart of the city. The redesign covers the road encircling the tank as well as the Y-shaped arms leading to the Sivadol complex, and follows the principles of Tender S.U.R.E.

The project is guided by a clear set of goals: ensuring an equitable distribution of the Right of Way among all street users, protecting the area's existing natural and built assets, reflecting the essence of Ahom history and culture in the streetscape, and creating a landmark destination for Sivasagar city.



Proposed heritage streetscape framing the historic Sivadol temple and tank.

North Lakhimpur Eco Park

JUSP is also transforming a cleared, 5.5-acre legacy-waste dumpsite in North Lakhimpur into an urban forest, using the Miyawaki plantation method to restore the site's ecology at speed. The project aims to build a healthy ecosystem by supporting native plant species and local biodiversity, improve air quality with a dense tree canopy, create a green community hub for recreation, and promote environmental education and stewardship.

The plan divides the site into distinct zones balancing public use and ecological protection. Two parts of the site are designated for public access, serving as recreational space for residents and visitors. Another part is reserved exclusively for dense forestry, with restricted public access to allow the ecosystem to establish undisturbed.



From dumpsite to Eco Park, North Lakhimpur's 5.5-acre urban forest is taking shape to support native biodiversity.

Infrastructure is a women's workforce issue.

Our research this year captured the linkages between the quality of urban infrastructure and women's participation in India's workforce — and carried the finding directly into national policy conversations.



Launch of the Gender-Intentional Infrastructure report at the We4Her dialogue, with Smt. Smriti Irani, former Union Minister and Founder, Alliance for Global Good.

Making the case

- Presented findings at the **We4Her dialogue** on women in the workforce for a Viksit Bharat 2047.
- Met the **Ministry of Statistics & Programme Implementation (MoSPI)** to share key findings.
- Recommended integrating infrastructure as a code in the **Periodic Labour Force Survey (PLFS).**

A seat at the table

Dr Saurabh Garg, Secretary, MoSPI, aligned with our recommendation and urged the Ministry's **Technical Advisory Group** to include infrastructure as a key labour force survey parameter, creating a direct channel from our research into how India measures its cities.

Shaping how growth — and heritage — is planned.

Differentiated development regulations

We are developing a model Differentiated **Development Control Regulation (DCR)** for growth areas, so that different parts of a city can grow by rules that fit them. This model is being presented to the Greater Bengaluru Authority and is also shaping the capital region in Odisha.

Neighbourhood Improvement Plans

We are advancing the case for statutory **Neighbourhood Improvement Plans (NIPs)** as a complementary planning tool — embedding them in reform and feeding neighbourhood guidelines into Chennai's third Master Plan.

ON THE GROUND

- A model DCR for Bengaluru's growth areas, for presentation to the GBA.
- Differential DCRs for the capital region of Odisha.
- Neighbourhood planning guidelines for the Chennai Metropolitan Area.
- Nallurhalli transformed as a working model of a 15-minute NIP.

07 —— OUR REACH

Ongoing work across six states

6
active states

46
cities reached

17
JUSP projects

500+
km of streets in design or build

Uttar Pradesh — 17 CITIES

- CM-GRIDS – 271+ km of urban roads, INR₹4,500 Cr.
- 2.06 km near completion in Gorakhpur.

Odisha — 10 CITIES

- Odisha Urban Design Hub (OUDH) to plan and design cities state wide.
- Mahanadi waterfront, Cuttack.

Karnataka — BENGALURU

- 15-minute neighbourhood at Nallurhalli
- 5 km of Tender S.U.R.E. roads plus a public plaza
- A 15-minute university town

Assam — 04 CITIES

- *Doh Shaher Ek Rupayan* – 5 lighthouse pilots for quality of life
- 3 km of heritage streets around Sivadol Temple, Sivasagar
- Legacy-waste urban forest, North Lakhimpur

Tamil Nadu and Meghalaya — (AND BEYOND)

- Tamil Nadu – Mudichur Lake, neighbourhood guidelines, and GIS masterplans for Thanjavur, Kumbakonam, and Pudukkottai.
- Meghalaya – 17 km of Tender S.U.R.E. roads with public plazas and a park in Shillong.

Carrying the work into the wider conversation

7
papers published on net-zero, mobility, and accessibility

6
speaking engagements

3
international events

3
op-eds published

On the global stage

- Participated at the **Klosters Forum (Switzerland)** and the **UITP Summit (Hamburg)**
- Presented on 15-minute neighbourhoods at **Real CORP** (Graz, Austria)
- Two papers accepted for the **ISOCARP 61st Congress**, Riyadh
- Member of the **India Cooling Coalition** and the COFTI action lab on food environments.

Our Partners

This work is made possible by partners who share our belief in cities designed for people.

Rainmatter Foundation

Mercedes-Benz R&D India (MBRDI)

Wipro Foundation

09 —— FINANCIAL HIGHLIGHTS

Jana Urban Space is governed under the Indian Trusts Act, 1882. We are registered under FCRA and are compliant with its regulations. We also publish our audited accounts annually. Our commitment to transparency extends beyond compliance — it reflects our belief that accountable institutions create accountable cities.

JANA URBAN SPACE FOUNDATION

(Incorporated as trust under Indian Trusts Act, 1882)

No. 19/4, "Sair Bagh" Building, 4th Floor, Cunningham Road, Bangalore - 560052

Balance Sheet as at 31st March 2026

(Amount in ₹)

	Particulars	Note No.	As at 31/03/2026	As at 31/03/2025
A	**Sources of funds**			
1	**Non-corpus fund**			
	(a) General fund	3		
	Opening balance		10,611,485	11,935,413
	Less: Surplus/(deficit) for the year		7,595,931	(1,323,928)
	Closing balance		**18,207,416**	**10,611,485**
2	**Current liabilities**			
	(a) Trade payables	4	169,005	1,285,852
	(b) Short term provisions	5	195,152	281,516
			364,157	**1,567,368**
	TOTAL		**18,571,573**	**12,178,853**
B	**Application of funds**			
1	**Non-current assets**			
	(a) Property, plant & equipment and intangible assets	6		
	(i) Property, plant and equipment	6a	1,018,337	846,957
	(ii) Intangible assets	6b	218,970	246,006
			1,237,307	**1,092,963**
2	**Current assets**			
	(a) Cash and cash equivalents	7	17,057,805	10,984,968
	(b) Other current assets	8	276,461	100,922
			17,334,266	**11,085,890**
	TOTAL		**18,571,573**	**12,178,853**

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Statement of Income and Expenditure for the year ended 31st March, 2026

(Amount in ₹)

	Particulars	Note No.	Year ended 31st March, 2026	Year ended 31st March, 2025
1	**Income**			
	(a) Donation received	9	34,200,480	17,897,798
	(b) Other incomes	10	769,562	632,064
	Total income		**34,970,042**	**18,529,862**
2	**Expenditure**			
	(a) Project cost	11	18,022,103	16,701,583
	(b) Depreciation & amortization expenses	6	718,393	491,304
	(c) Administration expenses	12	8,633,615	2,660,903
	Total expenditure		**27,374,111**	**19,853,790**
3	**Balance being (deficit)/surplus carried to General Fund**		**7,595,931**	**(1,323,928)**



19/4, Cunningham Rd, Vasanth Nagar,
Bengaluru, Karnataka 560001

www.janausp.org