



State Urban Housing & Habitat Policy-2012

(Draft)



Presentation by

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Sept. 21, 2012

Background

SUHHP Committee (18.6.2008)

1. Housing Commissioner	Chairman
2. Principal Secretary, UD/Nominee	Member
3. Principal Secretary, Planning/ Nominee	Member
4. Vice-Chairman, LDA	Member
5. Chief Town & Country Planner, U.P.	Member
6. Regional Chief, HUDCO, Lucknow	Member
7. Chairman, UPREDCO	Member
8. Chairman, UP Architects' Association	Member
9. Additional Director, Awas Bandhu	Member-Convener

Chronology of Meetings & Consultations

- Meeting on 24.6.2008 under the Chairmanship of P.S., Housing
- Meeting on 13.8.2008 under the Chairmanship of Housing Comm.
- Presentation of Draft SUHHP on 20.8.2009 before P.S., Housing
- Meeting on 31.8.2009 under the Chairmanship of Housing Comm.
- Presentation before the Chief Secretary on 03.5.2010
- Consultation with Revenue, Urban Development, Infrastructure & Industrial Development & Environment Departments -29.11.10
- Presentation before the Chief Secretary on 21.3.2011
- Draft SUHHP finalized in consultation with Finance, Revenue, Urban Development, Law & Environment Departments-01.8.2011
- Draft SUHHP-2012 revised in the light of Census-2011 & Priorities of present Government-23.8.2012

References & Consultations

- 10th & 11th State Five Year Plan Documents
- Awas Bandhu Monthly Progress Reports
- State Urban Housing Policy-1995
- National Urban Housing & Habitat Policy-2007
- GoI Policies/Guidelines on Affordable Housing
- JNNURM- Guidelines on Housing and Infrastructure
- Maharashtra State Housing Policy-2007
- Rajasthan Urban Housing & Habitat Policy-2006
- Planning Commission Steering Committee Report-2011
- Consultation with Stakeholders-UPHDB, DAs, UPREDCO

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1. Introduction

Three phases in the evolution of Housing Policy:-

- **Early 1970s:** Large scale construction of standardized units for urban poor by Govt. Agencies;
- **Mid 1970s:** Aided Self-help Housing with Govt. support for Sites & Services & Slum Up gradation (subsidies made them unsustainable & limited in scale & reach);
- **Mid 1980s:** Enabling Approach-Govt. as 'Facilitator'; major stress on Public-Private-Partnerships.

Introduction

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- 'Housing' means more than a roof, it includes- adequate space, civic amenities, security of tenure, structural stability, lighting & ventilation, security, privacy, access to work place- all at an affordable cost
- 'Affordable' not in financial term alone but livability, acceptability, inclusiveness & sustainability-a big challenge
- Previous State Urban Housing Policy was announced in 1995 to solve the housing problems in the urban areas
- NUHHP announced in 2007 & State Governments are required to frame their housing policies in accordance with it

2. Urbanization, Housing & Infrastructure Scenario

(a) Urbanization Scenario

- U.P. has the largest urban system in India with 648 statutory towns and 267 Census towns
- Ranks 2nd in urban population size (4.45 crore) after Maharashtra (5.08 crore) and accounts for 11.80% of total urban population of India
- Percentage of urban population increased from 20.78 in 2001 to 22.28% in 2011 with a net addition of 1.0 crore
- No. of Class-1 towns increased from 54 in 2001 to 64 in 2012 & contain about 60% of urban population
- Metro cities increased from 6 in 2001 to 7 in 2012 contain about 28% of urban population

Urbanization Scenario

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- U.P. slipped from 18th position in 2001 to 23rd in 2011 in the level of urbanization among various states
- U.P.'s urban population growth during 2001-11 (28.75%) has been lower than the national growth rate (31.80%)
- U.P.'s level of urbanization (22.28%) is lower than the national average (31.16%)
- Regional disparities-Western Region is the most urbanized (32.45%), Eastern the least (13.40%), Bundelkhand (22.74%) and Central Region (20.06%)
- Urban population of U.P. is estimated at 5.24 crore (23.30%) by the end of 12th Five Year Plan

(b) Housing & Infrastructure Scenario-U.P.

- About 25% of urban population lives in slums
- Total housing demand during 12th Plan including backlog (5.39 lac) & projected requirement (18.61 lac) is estimated at 24 lac units
- Annual contribution of public sector agencies is limited to one lac units only
- 67% households have access to safe drinking water, 50% towns have partial/full sewerage facility
- No city has Integrated Drainage & SWM System
- MRTS is still absent in metropolitan cities

Housing Shortage & Demand-12th Plan

Particulars	Requirement (No. of Units)
• Housing shortage at the beginning of 12 th Plan	5.39 lac
• Projected requirement during 12 th Plan	13.20 lac
• Requirement for unserviceable kutcha houses	0.10 lac
• Requirement owing to congestion factor	2.06 lac
• Requirement owing to obsolescence factor	3.30 lac
• Total housing requirement during 12 th Plan	24.05 lac

Source: State 12th Five Year Plan Document

3. Legislative Framework & Organizational Structure

(a) Legislative Framework

1. U.P. (Regulation of Building Operations) Act, 1958	74 RAs
2. U.P. Housing & Development Board Act, 1965	54 Towns
3. U.P. Urban Planning & Development Act, 1973	27 DAs
4. U.P. Industrial Area Development Act, 1976	9 IDAs
5. U.P. Special Area Dev. Authorities Act, 1986	5 SADAs
6. Multi-State Cooperative Societies Act, 2002	1401 Societies
7. U.P. Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010	

- There is no Town & Country Planning Act in Uttar Pradesh

(b) Organizational Structure

Housing & Urban Planning Department

Awas
Bandhu

TCPD

UPHDB
54 Towns

DAs
(27)

SADAs
(5)

CAs
(74)

Awas
Sangh

4. Review of SUHP-1995

(a) Housing for All-11th Five Year Plan Performance

Scheme	Target	Achievement	%age
1. Land Acquisition (Ha.)	32,190	3241.14	10.07
2. Housing for All (No. of Houses)			
• Public Sector	2.55 lac	2.09 lac	81.96
• Private Sector	5.75 lac	5.20 lac	90.43
• Co-operative Sector	1.05 lac	0.50 lac	47.62
3. MKSGAY	1.84 lac	1.68 lac	91.30
Total (2+3)	11.19 lac	9.47 lac	84.63
4. SUDA (BSUP & IHSDP)	-	0.98 lac	

Source: Awas Bandhu & SUDA

(b) Major Policy Initiatives & Reforms

- Creation of Awas Bandhu to Promote PPP-1997
- Model Building Bye-laws-2000/2008/2011
- Infrastructure Development Fund-1998
- Model Zoning Regulations – 2002
- Land Use Conversion Policy-2001
- Rain Water Harvesting Policy-2001

Review of SUHP-1995

Contd.....

- Regularization of Unauthorized Colonies-2001/2008
- Hi-tech /Integrated/New Township Policies-2003/05/09
- U.P. Apartment Act, 2010
- Policy for Development of Village Abadies-2011
- EWS & LIG Housing Policy-2011
- Policies for Freehold of Nazul & leased lands-1995/2002
- Land Acquisition Policy-2011

(c) Shortfalls of SUHP-1995

- Widening gap between housing demand and supply
- Affordable housing to the urban poor still a big challenge
- Problems of land acquisition for housing & Infra. projects
- Problems of illegal sub-division of land, unauthorized construction & encroachments despite of legal provisions
- Limited private sector participation in infra. development
- Rent Control Act still in the process of amendment
- Energy Conservation Building Code still to be adopted
- Use of GIS techniques in urban planning in a nascent stage

5. Focus Areas of NUHHP-2007

- To promote symbiotic development of rural & urban areas through Regional Planning
- To provide Affordable Housing for All with special emphasis on SC, ST, BC, minorities & the urban poor
- To promote Public-Private Partnerships
- To provide fiscal concessions for housing & infrastructure
- To promote cost-effective building materials & technologies
- NUHHP defines the roles of various stake-holders
- Defines specific actions for land, finance, regulatory reforms, technology support & its transfer, infrastructure, sustainability, employment and slum up gradation

6. SUHHP, 2012- Mission, Objectives & Strategy

(a) Mission

“To provide Affordable Housing for All and promote sustainable development of cities by utilizing the capacities of multiple stake-holders.”

(b) Objectives of SUHHP-2012

(i) Sustainable Development of Cities:

- Resource planning- by using land as an economic resource
- State Urbanization Policy to promote balanced urbanization through development of small & medium towns, satellite/new towns, State Capital Region & induced development of backward regions
- Provide MRTS in Metropolitan cities
- Redevelopment/Rejuvenation of city core areas
- Master Plans for major cities/growth centers

Objectives of SUHHP-2012

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- (ii) Affordable Housing for All with special emphasis on housing for the urban poor
- (iii) Legal & regulatory reforms
- (iv) Promote PPP in housing & infrastructure development
- (v) Inclusive development-street children, working women, widows & persons of all ages, etc.
- (vi) Conservation of Energy, Water & Environment
- (vii) Development of MIS at State & local level

(c) Housing Programme for 12th Five Year Plan

Sector	Target (Units in Lac)	Percentage
(a) Public Sector		36
(i) Housing for All	2.66	
(ii) Housing for Houseless	2.50	
Total-(i)+(ii)	5.16	
(b) Private Sector	7.84	54
(c) Co-operative Sector	1.50	10
Grand Total (a)+(b)+(c)	14.50	100

Source: State 12th Five Year Plan Document

(d) SUHHP, 2012 - Strategy

(1) Land Assembly Management

- New land acquisition policy to promote farmers participation in the development process
- Innovative concepts- Land Pooling, Land Sharing, Accommodation Reservation & TDR
- Mobilize Gram Samaj, Nazul & Urban Ceiling surplus lands for EWS & LIG housing
- Redevelopment policy for sick industries & non- conforming uses
- Removal of encroachments/illegal possessions from public lands
- Promote vertical development to optimize use of scarce urban land and conserve prime agriculture land
- Development of GIS based land record system

(2) Affordable Housing for EWS & LIG

- Incentives to Private sector for providing 20% EWS & LIG housing to make cross-subsidization self-sustainable
- Promote EWS/LIG housing through Land Sharing & TDR
- Revision of plinth area, density, FAR norms & Zoning to enable low rise-high density & mixed land use development
- Adoption of low-cost building materials and cost-effective construction techniques
- Promote use of solar energy & bio-gas for lighting
- Convergence of Central & State Govt. schemes
- Improvement of existing housing stock (Rajiv Awas Yojna)

(3) Legal and Regulatory Reforms

- Procedural simplification in the plan approval process
- Regulations for Land Pooling, Heritage Sites & TDR
- Enactment of State Town & Country Planning Act
- Regulations to control illegal sub-division of land
- Rules for Development Fee, CDC, CLU charges, Mutation Fee, Stacking Fee & Water Fee
- Enactment of U.P. Property Dealers Act
- Manual on the Form & Content of Master Plan
- Enactment of Street Vendors Act
- Amendment of U.P. Rent Control & Eviction Act, 1972

(4) Infrastructure Development & Maintenance

- Internal & external infrastructure development to form an integral part of housing schemes
- Enforcement of Completion Certificate Rules to ensure development of infrastructure as per approved plan
- Priority to trunk infrastructure development under the JNNURM and UIDSSMT
- Promote Infrastructure development through PPP
- Time-bound transfer of developed colonies to Local Bodies for maintenance

(5) Urban Transport

- Promote public transport/MRTS (metro/mono rail, BRTS) in Metro cities & discourage use of private automobiles
- Integration of Comprehensive Mobility Plans (JNNURM) with land use plans (Master Plans) & Infrastructure Plans
- Identification of Regional Transport Corridors for improvement of inter-city traffic
- Action Plan for traffic management measures & non-motorized vehicles (cycle, rickshaw, pedestrian areas etc.)
- Development of parking sites in the central areas of metro cities & formulation of Parking Policy
- Construction of ring roads/bypass in large cities & shifting of bus/truck terminals to outer areas

(6) Housing Finance

- Enhance income spread of direct housing loans from HUDCO/HFIs to BPL, EWS & LIG
- Promote private investment in housing & infrastructure development through PPP
- Strengthening of Infrastructure Development Fund
- Promote NRI & FDI investment in Housing & Infrastructure development as per GoI guidelines
- Avail maximum financial assistance under JNNURM/UIDSSMT/ RAY & others Schemes of GoI

(7) Technology Support & its Transfer

- Promote use of cost-effective building materials & technologies
- Encourage use of prefab. building components for mass housing
- Ensure strict compliance of Building Codes relating to disaster resistant planning and techniques
- Facilitate training & skill up gradation of construction workers
- Promote use of satellite data, aerial photography & GIS in urban land use mapping
- Awas Bandhu to act as state level agency to promote low cost housing for EWS & LIG

(8) Promotion to Private & Co-operative Sectors

- Simplification of legal and procedural frameworks
- Provide incentives to private sector for development of Hi-tech/ Integrate/New Townships & other PPP projects
- Policy for allotment of land to Private & Cooperative Sectors (25% & 10%) on bulk sale by UPHDB & DAs
- Develop suitable models for private & Co-operative sectors for assembly of land & its development
- Strengthen Awas Bandhu to promote private investment in housing & infrastructure development

(9) Improvement of Environment & Ecology

- Master Plans to provide minimum 15% land as 'green' & City Park on minimum 300 acres in large cities
- Conservation of river flood plains and their protection from encroachments
- Preservation of ponds, lakes, water bodies and water-sheds
- Enforce rainwater harvesting and water re-cycling policies
- Promote use of CNG & solar water heating system
- Adoption of Energy Conservation Building Code
- Promote forestation in backward regions esp. Bundelkhand

(10) Integrated Development of Urban & Rural Areas

- Master Plans to provide for urban-rural continuum
- Ensure provision of basic amenities to village abadies falling within urban expansion
- Ensure provision of employment and recreational facilities in close proximity to village abadies
- Separate Building Bye-laws for regulation of village abadies
- Integration of villages with city transport system
- Town & Country Planning Dept. to be entrusted with the responsibility of planning for rural areas/countryside

(11) Management Information System

- Strengthening of Awas Bandhu for central data base management and monitoring system
- Establishment of MIS at the Authority level
- Implementation of National Urban Information System (NUIS) Scheme

7. Role of Public, Private & Co-operative Sectors

(a) Role of Government

- Ensure increased supply of land and housing finance especially to BPL and EWS/LIG beneficiaries
- Promote PPP in housing & infrastructure development
- Review legal and regulatory regime for simplification and rationalization to boost housing & infrastructure
- Promote R & D in building materials and technologies
- Develop appropriate MIS at the State level

(b) Role of Government Agencies

- Implement Central and State Sector housing and infrastructure development schemes
- Enforce regulatory measures for planned development in an effective manner (Frame Rules, GOs, Guidelines, etc.)
- Forge partnerships with Private & Co-operative sectors for housing & infrastructure development
- Develop capacity building at the local level through training & skill up gradation
- Prepare city level Housing and Habitat Action Plan and ensure its time-bound implementation

(c) Role of Private & Co-operative Sectors

- Undertake land assembly and its development in accordance with Government policies
- Comply with Government policies for EWS/LIG housing social infrastructure
- Comply with Govt. policies on rainwater harvesting, disaster management, energy conservation & barrier-free environment for physically challenged
- Augment housing stock both on ownership and rental basis
- Execute housing and slum redevelopment schemes for urban poor through cross-subsidization

8. Action Plan for Implementation of SUHHP-2012

- Action Plan will encourage planned & balanced regional growth, creation of employment opportunities, protection of weaker sections, conservation of environment & promotion of PPP
- State Govt. will provide a road map for institutional, legal, regulatory & financial initiatives for housing & infra. development
- Road map for supply of land, amendment of Acts/Bye-laws, promotion of cost-effective building materials & technologies, use of IT for planning & development of MIS
- Indicate concrete steps for motivating, guiding & encouraging a participatory approach involving various stakeholders
- State Govt. will set up a monitoring frame-work to periodically review the implementation of SHUPP-2012

Thank You