



# State Urban Housing & Habitat Policy-2012

**(Draft)**



Presentation by

**N.R. Verma**

**Chief Town & Country Planner, U.P.**

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# 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

- 10<sup>th</sup> & 11<sup>th</sup> 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 2<sup>nd</sup> 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 18<sup>th</sup> position in 2001 to 23<sup>rd</sup> 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 12<sup>th</sup> Five Year Plan

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

- About 25% of urban population lives in slums
- Total housing demand during 12<sup>th</sup> 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-12<sup>th</sup> Plan

Particulars	Requirement (No. of Units)
• Housing shortage at the beginning of 12 <sup>th</sup> Plan	5.39 lac
• Projected requirement during 12 <sup>th</sup> 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 <sup>th</sup> Plan	24.05 lac

Source: State 12<sup>th</sup> 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-11<sup>th</sup> 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 12<sup>th</sup> 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
<b>Grand Total (a)+(b)+(c)</b>	<b>14.50</b>	<b>100</b>

Source: State 12<sup>th</sup> 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*