

# **State Urban Housing & Habitat Policy-2013**

## **(Draft)**



Presentation by  
Housing & Urban Planning Department  
Government of Uttar Pradesh  
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# Presentation Structure

1. Evolution of Housing Policy
2. Urbanization, Housing & Infrastructure Scenario
3. Legislative Framework & Organizational Structure
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# 1. Evolution of Housing Policy

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 upgradation (subsidies made them unsustainable & limited in scale and reach)
- Mid 1980s: Enabling Approach-Govt. as 'Facilitator'; major stress on Private Sector Participation & Public-Private-Partnerships
- Previous SUHP was announced in 1995. GoI announced NUHHP in 2007 & State Governments are required to frame their housing policies in accordance with it

## Committee for Formulation of SUHHP

1. Housing Commissioner, UPHDB	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

## Evolution of Housing Policy ...Contd.

- Draft SUHHP was prepared by the Committee in consultation with various stakeholders viz. DAs, UPHDB and UPREDCO
- It was put in the public domain in mid Jan., 2013 and a notice inviting suggestions was also published on Feb. 01, 2013
- Today's presentation has been finalized in the light of suggestions received from DAs, UPHDB, UPREDCO & other stakeholders
- It recommends a combination of initiatives & reforms to promote inclusive and sustainable development of cities and provide affordable housing for all with special emphasis on housing for the urban poor

## References

- Provisional Census of India-2011
- U.P. State Urban Housing Policy-1995
- National Urban Housing & Habitat Policy-2007
- 10<sup>th</sup>, 11<sup>th</sup>, & 12<sup>th</sup> State Five Year Plan Documents
- Monthly Progress Reports of Awas Bandhu
- 12<sup>th</sup> Five Year Plan-An Overview, Gol
- Report of Steering Committee on Urbanization for 12<sup>th</sup> Plan
- Gol Policies/Guidelines on Affordable Housing
- JNNURM- Guidelines on Housing and Infrastructure
- Rajasthan Urban Housing & Habitat Policy-2006
- Maharashtra State Housing Policy-2007

## 2. Urbanization, Housing & Infrastructure Scenario

### (a) Urbanization Scenario

- U.P. is the largest urban system (915 towns) in India with 648 (ULB-630, CB-13, ITS-5) statutory towns & 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
- Urban population increased from 20.78% in 2001 to 22.28% in 2011 with a net addition of 1.0 crore & is estimated to be 5.24 crore (23.30%) by the end of 12<sup>th</sup> Five Year Plan
- U.P.'s urban population growth during 2001-11 (28.75%) has been lower than the national growth rate (31.80%)
- 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 of India

## Urbanization Scenario .....Contd.

- Level of urbanization (22.28%) in the State 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%)
- Metro cities increased from 6 in 2001 to 7 in 2012 and contain about 28% of urban population which reflects spatial polarization of employment opportunities
- No. of Class-1 towns increased from 54 in 2001 to 64 in 2012 which contain about 60% of urban population
- Urbanization is necessary however, the biggest challenge is to provide employment opportunities and basic services like roads, water supply & sanitation and housing to growing urban households at an affordable cost



## (b) Housing & Infrastructure Scenario

- 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 out of which about 65% would be for EWS & LIG
- About 23% of urban population lives in slum areas characterized by poor structural conditions & inadequate infrastructural facilities
- Urban areas are deficient in the quality of services; 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 metro cities
- The prevailing scenario calls for review of existing policies, rules/regulations, adoption of innovative concepts & promote PPP for development of infrastructure & affordable housing

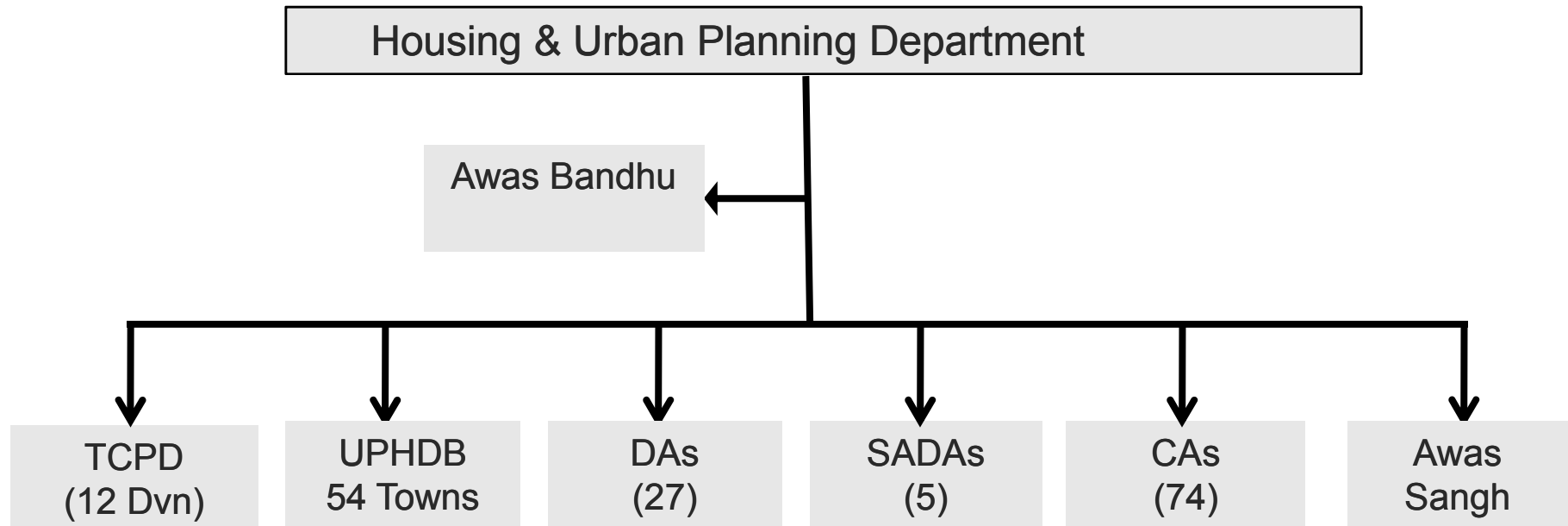
### 3. Legislative Framework & Organizational Structure

#### (a) Legislative Framework

1. U.P. (Regulation of Building Operations) Act, 1958	74 CAs
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	

- Out of 630 ULBs, 126 towns are covered under various planning Acts; there is no Authority for urban planning & development in 504 towns
- There is no Town & Country Planning Act to provide for regional planning & integrated planning of urban & rural areas in the State

## (b) Organizational Structure



- DAs, TCPD & ULBs currently do not have capacity to deal with the challenges posed by growing urbanization. Substantial skill gaps exist across almost all sectors of housing & urban development
- Keeping in view the number of towns, urban population & size of the State, capacity deficit needs to be addressed in a serious manner

## 4. Review of Initiatives taken under 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*

Note: EWS & LIG housing constituted about 70% of the total units provided by the Public Sector Agencies

Review of Initiatives taken under SUHP-1995 ....Contd.

(b) Major Policy Initiatives & Reforms Under SUHP-1995

- Awas Bandhu to Promote Private Sector Participation-1997
- Infrastructure Development Fund-1998
- Model Building Bye-laws-2000
- Land Use Conversion Policy-2001
- Rain Water Harvesting Policy-2001
- Model Zoning Regulations – 2002

Review of Initiatives taken under SUHP-1995 ....Contd.

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

Review of Initiatives taken under SUHP-1995 ....Contd.

(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 assembly for housing & infrastructure projects in the absence of a suitable Urban Land Policy
- Problems of illegal sub-division of land, unauthorized construction & encroachments despite of legal provisions
- Slow pace of regularization of unauthorized colonies despite of liberalized policy framework
- Awas Bandhu unable to meet its mandate owing to lack of institutional strengthening

## Shortfalls of SUHP-1995 ....Contd.

- Limited private sector participation in infra. development
- No bulk land allotment by Public Sector Agencies to Private/Cooperative Sector
- Cost-effective building materials & construction techniques in housing for the urban poor yet to be adopted
- Rent Control Act still in the process of amendment
- Integration of land use planning with infrastructure and financial planning still to be followed
- Use of IT & GIS in planning process still in a nascent stage



## 5. Focus Areas of NUHHP-2007

- To promote symbiotic development of rural & urban areas
- To provide affordable housing to EWS & LIG by earmarking 10-15% land/20-25 FAR in all new housing schemes
- 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
- NUHHP defines specific actions for land, finance, regulatory reforms, technology support & its transfer, infrastructure, sustainability, employment and slum up gradation

## 6. SUHHP-2013: Mission, Objectives & Strategy

### (a) Mission

*“To provide Affordable Housing for All with special emphasis on housing for the urban poor and promote inclusive and sustainable development of cities by utilizing the capacities of multiple stakeholders.”*

Sustainable development is that meets the needs of the present without compromising the ability of future generations to meet their own needs.

## (b) Objectives of SUHHP-2013

- (i) Promote planned & sustainable development of cities
- (ii) Affordable Housing for All with special emphasis on housing for the urban poor
- (iii) Legal & regulatory reforms to create an enabling environment for promoting private investment
- (iv) Promote PPP in housing & infrastructure development
- (v) Promote inclusive development encompassing urban poor, street vendors, working women, widows & physically challenged, etc.
- (vi) Improvement & Conservation of Environment
- (vii) Capacity Building & Development of MIS

## (c) SUHHP-2013: Strategy

### (1) Planned & Sustainable Development of Cities

- State Urbanization Policy to promote planned & sustainable urbanization through development of growth centers that are consistent with economic potential, satellite/green-field/new/integrated townships, SCR, strengthening of urban-rural linkages & induced development of backward regions
- New vision to promote contained, compact, multi-centered pattern of urban growth along highway corridor zones fostering mixed use with high density & FAR
- Densification of cities along major transport corridors and around zones of intensive economic activity by creating higher capacity & higher quality infrastructure to accommodate future urbanization needs

## Planned & Sustainable Development of Cities ....Contd.

- Promote mixed use with high density & FAR (up to 5.0) to bring vitality to cities, safety to the streets, foster social cohesion & generate environmental benefits
- Mixed use will comprise a mixture of two or more land uses either within a single building (horizontally or vertically) or multiple buildings of different uses within a site
  - 'Vertical' mixed use is a single building which accommodates multiple uses generally layered on a floor by floor basis with more active uses (e.g. commercial/ retail) at ground floor & offices, residential & other uses on subsequent floors
  - 'Horizontal' mixed use is a group of adjacent buildings on a single site where each building houses a specific land use

Planned & Sustainable Development of Cities ....Contd.

- Norms for mixed use development will be as follows:-

Sl. No.	Land Use	Percentage
1.	Residential	35
2.	Offices/Institutional	25
3.	Commercial (Retail only)	20
4.	Industrial (Non-polluting & non-manufacturing)	10
5.	Community Facilities & Recreational	10
Total		100

- City/project specific flexibility upto 5% permissible in above norms
- Vertical mixing will be in terms of %age of total permissible FAR in a particular building & horizontal mixing will be in terms of %age of total ground coverage within a project site
- Mixing will be of compatible & economically synergic uses based on performance standards for which separate Zoning Regulations & Building Bye-laws will be framed
- Mixed use will be permissible on 18 m. and more wide roads

## Planned & Sustainable Development of Cities .....Contd.

- Promote redevelopment & infill development through following initiatives:-
  - Redevelopment of old areas, non-conforming uses & underused lands of 1.0 ha. & above by providing incentives to the developers (higher/mixed, high density & FAR)
  - Permit reconstruction on lands below 1.0 ha. situated in the inner parts to exploit the economic potential of land such as sick industries, bus terminals/depots, old cinema halls, etc.
  - Promote development of vacant lands (2.0 ha. & above) situated in built-up/developed area on minimum 30 m. wide road in accordance with FAR & density norms for new areas
- Public/Private/Cooperative Sectors will revise their scheme layouts to optimize underused land through redevelopment

## Salient Features of Redevelopment Policy

- Redevelopment involves Public Sector initiative to promote reuse & development of underused and vacant land/sites through regulation & incentives
- Redevelopment will augment buildable land, green spaces, parking and other public amenities
- It will enable accommodate more population through efficient and optimum utilization of underused land by redirecting the development where resource exists
- Redevelopment will also respond to new market demand and population growth and help older areas to maintain their desirability as places to live and conduct business



## Target Redevelopment Areas

- Land occupied by sick industries like textile, sugar, foundries
- Defunct lands of UPSIDC, Irrigation, other departments
- Industries willing to relocate outside for want of expansion needs or environmental concerns
- Areas characterized by poor structural condition, sub-optimal utilization of land, congestion, inadequate infrastructure services and facilities
- Other non-conforming uses such as jails, bus terminals depots, old cinema halls situated in the congested areas of cities

## Norms & Conditions for Redevelopment

- Minimum area for redevelopment shall be 1.0 hectare
- Redevelopment scheme may be prepared by Govt. Agencies, Private Developers, Land Owners and Cooperative Housing Societies
- Land utilization shall be as follows:-

## Incentives and other Terms & Conditions

- Free land use conversion to higher/mixed use
- Free FAR (up to 25%) and another 5% FAR for green buildings
- Permission to amalgamate properties for planning purposes
- Land under parks & open spaces and Authority's share shall be transferred free-of-cost by the owner to the Authority in lieu of CLU charges & additional FAR
- In case of existing occupancy, the developer shall provide an alternative accommodation of minimum 25 sqm to such occupants free-of-cost
- The developer shall pay strengthening charges & other applicable charges to the Authority at the time of approval of the redevelopment scheme

## Planned & Sustainable Development of Cities .....Contd.

- Reorientation of Master Plan approach to ensure linkages to economic potential of a city and financial & implementation strategy. Master Plan shall provide for the following:-
  - Economic activity plan, city mobility plan, infrastructure plan, environment conservation plan, inclusionary zoning (night shelters, street-vendors, old age homes, orphanages, working women's hostels, facilities for physically challenged, etc.), plan for peri-urban areas, financing plan & Action Plan for implementation
  - Super-imposition of Master/Zonal Plans on Revenue Plans to ensure transparency and increase public-participation
  - Time-schedule for preparation of Zonal Development Plans
- DAs/SADAs/CAs will prepare/revise their Master Plans in accordance with above strategy

## Planned & Sustainable Development of Cities .....Contd.

- Paradigm shift envisaged in managing the process of urbanization would result in:-
  - Contained & compact urban growth with high density, FAR & mixed land use will result in lower ecological foot-prints and more sustainable cities than urban sprawls
  - It will promote walking & cycling to work places, reduce travel, reduce pollution, save energy & optimize use of scarce land
  - Redevelopment of old areas will maintain their desirability as places to live and conduct business
  - Bring change in the skyline of cities & qualitative improvement in living, working & recreational environment
- Management of urbanization will eventually depend on capacity building, institutional reforms and political & administrative will

## (2) Land Assembly and Management

- New land acquisition policy to enable assembly of land with the consent of farmers which resorts to compulsory acquisition only where it is unavoidable and seeks assessment of social impact as participatory as possible while ensuring fair compensation and R&R of the displaced persons. New policy will discourage acquisition of multi-cropped agricultural land except in case of linear projects like highways/major roads, railways, power transmission lines & irrigation canals

## Land Assembly and Management.....Contd.

- Adopt Land Pooling Schemes for assembly and development of land:-

*Under the Land Pooling Scheme a compact area is selected in consultation with land owners for urban development/renewal. Authority provides infrastructure which is funded by exploiting a part of land. Remaining land whose value has increased due to provision of infrastructure is reallocated back to the participating land owners. It avoids public discontent and protests, no money is required for acquiring land.*

## Land Assembly and Management.....Contd.

- Minimum area for a land pooling scheme will be 10 acres and its typical utilization will be as follows:-

(i) Roads, Parks & Open Spaces	40%
(ii) Community Facilities	5%
(iii) Authority Share	30%
(iv) Developed plots to land owners	25%
Total	100%

Note: (i) Minimum area under Parks & Open Spaces shall be 10%

(ii) No development charges payable by the land owners



## Land Assembly and Management.....Contd.

- Adopt TDR to permit compensatory FAR to land owners in lieu of land reserved for road widening or parks & open space/green belt (with a minimum contiguous area of 2000 sqm) in the Master/Zonal Plan provided such land is surrendered to the Authority free-of-cost
- The floor area for the purpose of TDR originating from road widening or park and open space/green area shall be equal to the gross area of the land surrendered
- TDR shall be used on such plots where purchasable FAR is permissible and its utilization shall be up to the limit of purchasable FAR only

## Land Assembly and Management.....Contd.

- TDR shall be utilized in different land uses by multiplying with the co-efficient prescribed below:-

Receiving Land uses	Co-efficient
(1) Community Facilities & Transport	1.00
(2) Residential	0.80
(3) Industrial	0.70
(4) Offices	0.60
(5) Commercial	0.40

## Land Assembly & Management.....Contd.

- Simplification of land use change procedures to augment supply of land for housing & other purposes
- Promote group housing through increase in FAR & density commensurate with infrastructure development to optimize use of scarce land and conserve prime agriculture land
- Mobilize Gram Samaj, Nazul, Urban Ceiling surplus & other such lands for Land Bank of DAs & UPHB especially for housing the urban poor & provision of public amenities
- Resumption of GS land falling within private sector schemes in favour of Authority & allotment to developers on lease
- Removal of encroachments from Govt. Agency/public lands
- Modernization of land records by adopting GIS based system

### (3) Affordable Housing for the Urban Poor

- '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 only in financial term, but livability, acceptability, inclusiveness & sustainability too
- Affordable housing especially to the urban poor is a social obligation of the State and a big challenge. It requires innovative thinking and planning to harmoniously integrate various components of housing

## 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

- 64% units in the Public Sector have been targeted for EWS & LIG
- Urban housing shortage in the State presents a huge challenge to the Public Sector as well as an opportunity esp. to the Private Sector

## Affordable Housing for the Urban Poor ...Contd.

- A multi-pronged strategy will be adopted to meet the housing needs of the urban poor; it will include:-
  - Review of EWS/LIG Housing Policy to make it pragmatic and attractive to the developers as per following:-
    - As per HUDCO norms applicable w.e.f. 14.12.2012, revised income for EWS and LIG shall be Rs. upto 1.00 Lac & Rs. 1.0 Lac to 2.0 Lac per annum, respectively which shall be revised annually based on cost index
    - Plinth area norms for EWS & LIG shall be 25-35 sqm & 36-48 sqm, respectively and there will be no restriction of building height

## Affordable Housing for the Urban Poor ...Contd.

- Ceiling cost for EWS & LIG units as per HUDCO norms applicable w.e.f. 14.12.2012 will be Rs. 3.25 Lac & Rs. 7.0 Lac per unit, respectively, which shall be revised annually on the basis of cost index
- Construction of EWS & LIG housing units will not be compulsory in housing schemes below 2000 sqm. in area
- For schemes above 2000 sqm. & up to 1.0 ha., construction of EWS/LIG units will not be compulsory provided the developer pays the Shelter Fee or the units may be constructed with front-ending within 1.0 km. radius of the scheme

## Affordable Housing for the Urban Poor ...Contd.

- For schemes above 1.0 ha. & up to 4.0 ha., construction of EWS/LIG units with front-ending shall be mandatory within scheme area or within 1.0 km. radius of the scheme
- For schemes above 4.0 ha., construction of EWS & LIG units with front-ending shall be mandatory within scheme area
- The Shelter Fee shall be equivalent to the cost of land (DM current circle rate)+built-up floor area (as per the rates notified by Govt.)+administrative expenditure. Shelter Fee shall be deposited in a separate bank account by DA/UPHB and will be utilized in the provision of EWS/LIG housing only



## Affordable Housing for the Urban Poor ...Contd.

- Developer shall mortgage 25% of saleable land of the scheme in favour of DA/UPHB as performance guarantee against internal & external development works. Besides, Bank Guarantee equivalent to construction cost of EWS/LIG units shall be payable in favour of Authority. Performance/Bank Guarantee shall be released in proportion to completion of development works/ construction of EWS & LIG units
- Additional FAR equivalent to total floor area of EWS & LIG houses (in additional to basic FAR along with proportionate dwelling units) shall be permissible to the developer on transferable basis to enable cross-subsidization of these units

## Affordable Housing for the Urban Poor ...Contd.

- Implementation of Affordable Housing in Partnership Scheme launched by MoHUPA, GoI. This scheme envisages partnership between Central Govt., State Govt., DAs, Housing Boards, ULBs, Cooperatives & Private Developers.
- Main features of the Scheme are:-
  - (I) Project to be prepared by Govt. Agency with a minimum of 200 affordable houses having a mix of EWS/LIG/MIG
  - (II) At least 25% of total built-up area of the project will be for EWS/LIG units

Affordable Housing for the Urban Poor ...Contd.

- (VII) Upper Ceiling of sale price to be fixed by State Govt. for different classes of the cities
- (VIII) Central Assistance-Rs. 50,000 (subsidy) per DU for all Dus (EWS/LIG/MIG) proposed in the project & 25% of the cost of internal & external development of the project.
- (IX) EWS/LIG will have access to loan under Interest Subsidy Scheme for Housing the Urban Poor which provides 5% interest subsidy on loans up to Rs. 1.0 lakh
- (X) Release of Gol assistance in 3 installments to the State Govt./designated agency on reimbursement basis @ 25%, 50%, 25%, respectively

Affordable Housing for the Urban Poor ...Contd.

- (XI) Projects forwarded by State Level Steering Committee will be sanctioned by Central Sanctioning and Monitoring Committee in the Ministry of HUPA
- (XII) Beneficiary selection by Govt. Agency/ State Govt.
- (XIII) State Govt. may offer Zoning incentives such as land use conversion/higher land use, additional FAR with or without TDR to cross-subsidize EWS/LIG units
- (XIV) There will be 3-tier Quality Management System-First level-Implementing Agency, Second level—State Govt. and Third level-by a nationally empanelled third party inspection & monitoring agency

## Affordable Housing for the Urban Poor ...Contd.

- Undertake slum rehabilitation programmes under RAY & ensure convergence of other Central & State Govt. schemes
- Regularization of unauthorized colonies & provision of basic infrastructure to improve the quality of life in such colonies
- Adoption of low-cost building materials, pre-fabricated components and cost-effective construction techniques
- Review of regulatory processes to simplify the procedure for approval of affordable housing projects
- Encourage UPHDB and DAs to develop multiple partnerships with private sector for construction of affordable housing

## (4) Legal and Regulatory Reforms

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

## (5) Infrastructure Development & Maintenance

- Coverage of all urban population for minimum levels of safe drinking and household use water along with toilet facility, sewerage, drainage and solid waste management
- DAs to play proactive role in coordination with other agencies in the provision of trunk infrastructure especially Master Plan Roads, drainage, sewerage, water supply, electricity, SWM & green belt development
- Preparation of DPR to be made compulsory for all housing schemes/projects of 25 acres and above to make internal & external infrastructure development an integral part of scheme

## Infrastructure Development & Maintenance.....Contd.

- Creation of infrastructure development fund in all ULBs & Regulated Areas on the pattern of DAs/UPHDB
- Enforcement of Completion Certificate Rules to ensure project completion as per approved plan
- Priority to rehabilitation & expansion of city level infrastructure services under the JNNURM and UIDSSMT
- Promote Infrastructure development through PPP
- Transfer of developed colonies to Local Bodies for maintenance in a time-bound manner



## (6) Urban Transport

- Development & implementation of CMPs for all metro cities and their integration with Master Plans & Infrastructure Plans
- Promote MRTS (Metro/Mono Rail, BRTS) in metropolitan cities
- Construction of ring roads/bypasses in large cities & shifting of bus/truck terminals from congested to peripheral areas
- Promote PPP arrangement to undertake urban transport projects (especially along high density corridors)
- Promote non-motorized transport (cycle, rickshaw, pedestrian areas, etc.) for short trips
- Promote multi-level car parks on public lands through PPP by cross-subsidizing through additional FAR & commercial use
- Use IT based applications for making public transport efficient

## (7) Resource Mobilization for Housing & Infrastructure

Use land as a resource to finance housing & infrastructure development on self-sustainable basis through review & rationalization of Rules & Bye-laws for the following:-

- Amendment of Purchasable FAR Bye-laws to expand applicability across the city (e.g. permission on 18 m. wide roads, increase from 33% to 50% in developed areas & increase in purchasable FAR upper limit in the new areas)
- Increase purchasable FAR along major city transit corridors
- Permission for purchasable units on 300 sqm. & above plots in plotted development schemes on payment of Impact Fee
- Rules for Development Fee (provide flexibility to DAs by prescribing Development Fee slabs for different sizes of towns)

## Resource Mobilization for Housing & Infrastructure ....Contd.

- Rules for Land Use Conversion Policy
- Bye-laws for continuation of non-conforming uses
- Bye-laws for Transfer of Development Rights (TDR)
- Recovery of Betterment Charges to capture unearned increment in property values resulting from execution of any development scheme by Authority in the development area
- Promote Transit Oriented Development (TOD) along MRTS corridors with TOD Cess on properties
- Policy for amalgamation of land within plotted development on payment of amalgamation charges
- Rationalization of Parking Charges (based on location & period)

## Resource Mobilization for Housing & Infrastructure ....Contd.

### Other Sources to Mobilize Housing Finance

- Make efforts to avail direct housing loans from HUDCO/HFIs to EWS & LIG beneficiaries
- 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 central assistance under JNNURM/ UIDSSMT/ RAY & others Schemes

## (8) Technology Support & its Transfer

- Promote use of cost-effective building materials & technologies
- Encourage use of prefabricated building components for construction of affordable 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 the urban poor

## (9) Promotion to Private & Co-operative Sectors

- Simplification of legal and procedural frameworks for fast-track approval of projects
- Provide incentives to private sector in the form of higher density, FAR and conversion of land use for implementation of housing & infrastructure projects in PPP mode
- Revision of Integrated Township Policy to promote private investment through Bulk Allotment and License Models
- Develop new models to encourage participation of private & co-operative sectors in assembly and development of land
- Strengthen Awas Bandhu to promote private sector participation in housing & infrastructure development

## (10) Improvement & Conservation of Environment

- Master Plans to provide minimum 15% land as 'green' including 'City Park' on minimum 300 acres in metro cities
- Conservation & preservation of ponds, lakes, water bodies, river flood plains & water-sheds and their protection from encroachments through strict zoning & land use controls
- Enforce rainwater harvesting, water recycling policies, promote use of CNG & solar water heating system
- Adoption of ECBC Code-2007 to promote green buildings
- Enforce EIA & environmental clearance for urban projects
- Plantation in green belts/city parks, along highways, around water bodies & marginal/degraded lands

## (11) Integrated Development of Urban & Rural Areas

- Master Plans to provide for urban-rural continuum through integrated planning & development of urban & rural areas
- Public & Private Sectors to ensure provision of basic amenities, employment and recreational facilities to village abadies falling within urban expansion
- Separate Building Bye-laws for regulation of village abadies
- Integration of villages with public transport system of cities
- Town & Country Planning Department to be made responsible for planning for rural areas/countryside



## (12) Capacity Building & Development of MIS

- Institutional strengthening and capacity building of ULBs to carry out land use planning & development control in all towns which are not covered under any urban planning Act
- Capacity building strategy for DAs, UPHB, TCPD & ULBs including cadre review & restructuring, staffing, training & skill up gradation & financial requirements to address existing gaps as well as future needs
- Provide an environment for using the acquired skills e.g., computerization, GIS and other IT enabled services
- Enable recruitment from private sector & hiring external consultants (from empanelled urban professionals)
- PPP initiatives for capacity building i.e. private sector training centers could be roped in for training and skill up gradation

## Capacity Building & Development of MIS ....Contd.

- Earmarking of budget for capacity building and training programmes by the Govt. and its departments/agencies
- Dissemination of State, national and international best practices in urban planning, development and management
- Establishment of MIS at the Authority level to maintain land records, Master/Zonal Plans/scheme lay out plans/approved plans in digitized format, availability of plots/flats for sale, prevailing sector rates, policies & GOs, etc.
- Extension of National Urban Information System (NUIS) Scheme to all municipal corporation towns
- Strengthening of Awas Bandhu for central data base management and monitoring system

## 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
- Augment Capacity Building & 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 MIS & 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 & Cooperative Sectors

- Undertake land assembly and its development in accordance with Government policies
- Comply with Government policies regarding provision of housing to the urban poor
- Comply with other policies relating to 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-2013

- Action Plan will encourage planned & balanced regional growth, creation of employment opportunities, protection of weaker sections, conservation of environment & promotion of PPP
- Govt. will provide a road map for institutional, legal, regulatory & financial initiatives for housing & infrastructure development
- Govt. will provide 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
- Govt. will prepare Agency Specific Action Plan indicating responsibilities & time-frame for implementation of SUHHP proposals
- Govt. will set up a monitoring frame-work to periodically review the implementation of SUHHP-2013

***“Vision without action  
is a daydream.  
Action without vision  
is a nightmare.”***

**Let us join hands to translate  
the vision of SUHHP into reality**

*Thank You*