

**INDIAN INSTITUTE OF TECHNOLOGY ROORKEE**

**NPTEL  
NPTEL ONLINE CERTIFICATION COURSE**

**Housing Policy & Planning**

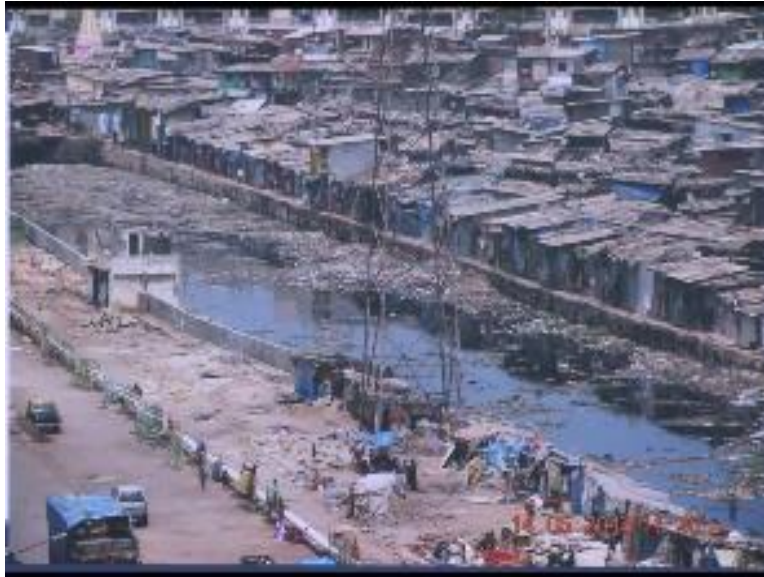
**Lecture – 01  
Introduction to Housing**

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Welcome all of you in this course Housing policy and planning. I welcome you all to this course. In this course today we are going to take the Lecture 1. In this lecture we are going to introduce a subject housing policy and planning, but before I enter into the subject I will briefly discuss about how we are going to take the course from the day one to the end of the session and how will conduct the examination and the other assignments.

So before that let me talk about that why we have taken this course under the NPTEL cd is because you know that housing is a primary need basic need of the human being. Now in this picture you can see that the people who are living in a very, very inferior condition in our cities. It is a very, very preventative picture you will go to any city in India or any other country you will find that people who are not having a minimum living condition for their stay.

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They lack the basic facility, basic structural condition to with stand the natural disasters so this the problem in our cities related to housing on the other hand if you go to the large cities you will find that the multi storied real estate development with very big buildings.

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And very congested and complex cities, but in some cases those cities are not having enough infrastructure and the communities are not there. So there is a big mismatch between the supply and the demand and also you will find at even when we make the house we do the housing for the common peoples for lower income group and middle income group. We will find that the social problem. This is a basically a corridor, but the people using it as their day to day activities.

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Which is not supposed to be done there. So these are the social problems which are associated with the housing policy and planning and design. You might have seen this picture this is a ongoing construction in lot of the Indian cities and during the construction.

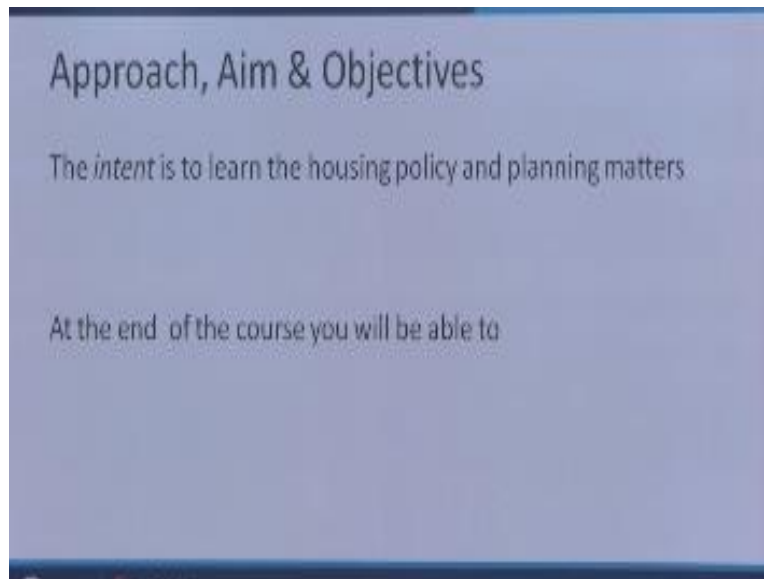
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The whole projects whole building collapsed and as a matter of fact many people died. So this is the problem related to technicalities and legality of the building construction in housing. So considering all this issues or considering all this factors our motivation why not we have a sound course on housing policy planning so that the professionals and the accommodations who working in the field of housing who are researching in the field of housing they get a better know how and so that sometimes through this course and through some other actions in some time in future we can achieve the housing for all.

So these are the basic motivation because of which we develop this course. Now how will approach this course and what is the basic objective of this course. The intent is to learn the primary concepts.

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Procedures related to housing policy and planning and then after the course we will go through all the units of the course and at the end of the course the primary objective of this course will be that you will be able to upraise the housing policies at the central level and state level how it affects the housing development in your cities and illustrate and describe the process of housing planning when you do exactly on your city how you do in your cities and the villages.

Now through this course who will be benefited basically the professionals, students and researcher who are working in the field of housing or who wish to work in the field of housing to deliver housing or to improve the quality of the housing for the common people they will be benefited from this course. Primarily the professionals who are working at the central and state government department who are working in the field of housing and infrastructure development or students and researcher who are associated with the work which is done by the central and state government they will be benefited.

Apart from the government sector, the sector who are working in the developers, manufacturers, management consultancies and other corporate offices who are directly or indirectly associated with the housing development definitely they will get a advantage or they will get the benefit

from this course in terms of the current knowledge and the skills. Apart from the government and the private sector there are various NGO's and semi government organization who are working in the housing field maybe they are working in the slam areas maybe they are working in the village areas.

So they will also benefit that how the overall paradigm of the housing policy and planning basically works in the cities so they will also get much benefit from this course. Apart from that international agencies basically those who are working in the international agencies, but they are focusing on the national sector or some regional sector or some state level issues in our country they will also get the benefit from this course.

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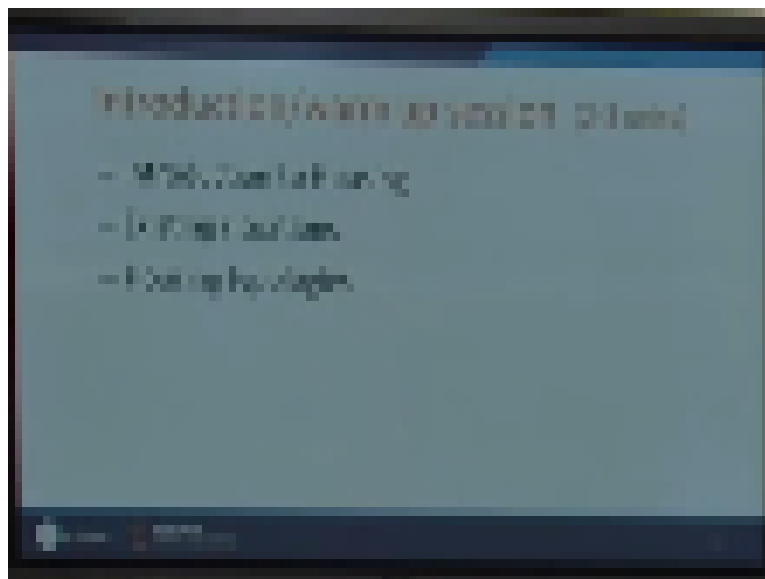


Now we have basically divided the course into four sections. In the four sections two sections are major and two sections are minor so in the beginning we will start the section with the introduction section this is a very brief section this will bring all the participants of this course in the same platform so that we can start the course in a common platform of the knowledge level. The second unit is the housing policy this is the major unit or major section it will involve three

to four weeks of lectures and deliberations and discussions then we have the housing planning which is four to five weeks.

This is another major section we will discuss thoroughly about all the planning matters related to housing development then after that we have the summary and conclusion stage where will sum up of all the discussion what we have in the policy and planning matters and we take the course for the further level we will indicate some of the areas where the research and the development is required. So this four units, two major units and including two introduction and summary units every week we will have five small lecture units total 40 units along with the assignments, discussion, cases and some reading materials which will be giving time to time each week and also at the end of the course.

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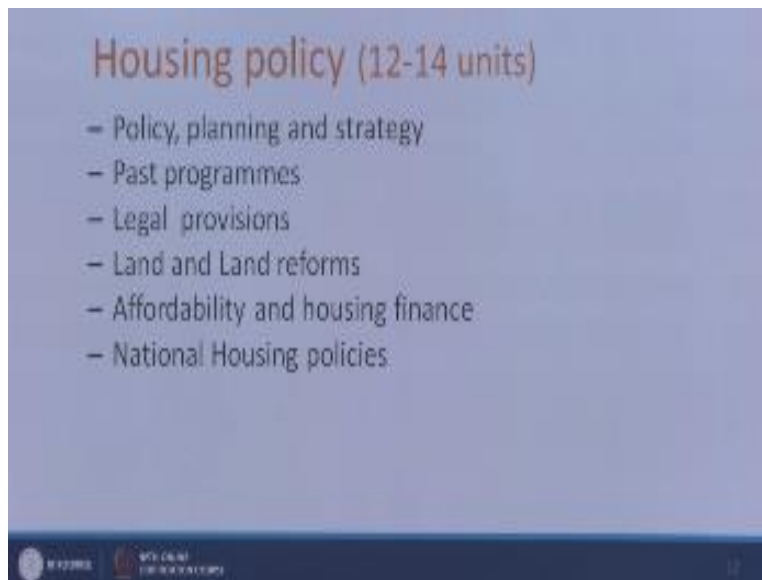


Now at the introduction section we have told you already that we have four sections in the introduction section we have the first unit will be discussed on the introduction to housing then we will discuss the overall situation of the housing in India specially and on the before all the states what is the existing situation what is the what are the issues and the problems prevailing in the housing sector will discuss the housing typologies to discuss to start with the basic discussion



on the housing planning and policy it is very important to identify and to differentiate and to know in a detailed manner the housing typologies and how they function in a city level.

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In the housing policy we will discuss the overall planning policy and the strategic matter at every level at the government level, central government level, state government level and also at the local level we will have a assessment of the past problems like are the programs government of India and the some of the state governments they did after the independence and what are the outcome and the assessment of the program and interventions and what are the key learning from the program so that we can take the learning and go forward for the further development. It is very important to know the legal provisions.

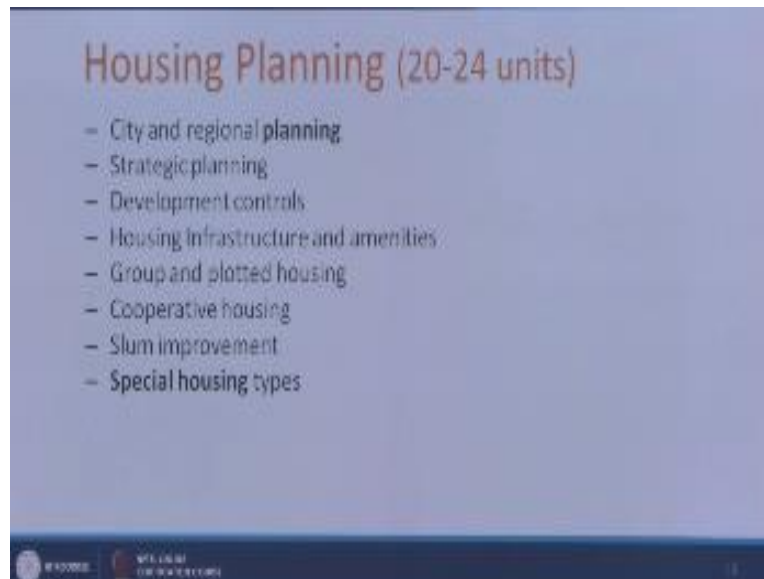
The legal provisions in terms of the central government acts the state government acts, rules, regulation which affects the development of the housing and the infrastructure you know what it is. We cannot build a house in a sky we have to build a house and housing in the land. The land is not much available in our cities and in our regions so how the land can be assembled, land can be appropriate and land can be utilize judicially to make the housing more effective, more

affordable for the people and how the land reforms can help more supply of the incentive that also will be included in this course.

We will discuss thoroughly the affordability aspect of the house we know that the India is a poor country we have large section of the population in economic group of economical weaker section BPL and the well for income group sections so how we can supply amount of houses within their affordable limit with or without subsidy by the government and how housing finance act to help them to procure better house, bigger house so that they can improve on their house that we will included in this course.

We will definitely cover all the national housing policies and what is the major deduction on the national housing policies how we are learning form the first policy, second policy and the other policies. We will discuss some of the element of the state housing policies, major salient features of the state housing policies how a state government can formulate its housing policy to accommodate each and every category of the house that we will be covered then program and schemes for specific programs of program sell schemes how to do the programs what are the problems on the programs and what are the possible issues and how to address and cope of to all those issues that will be covered.

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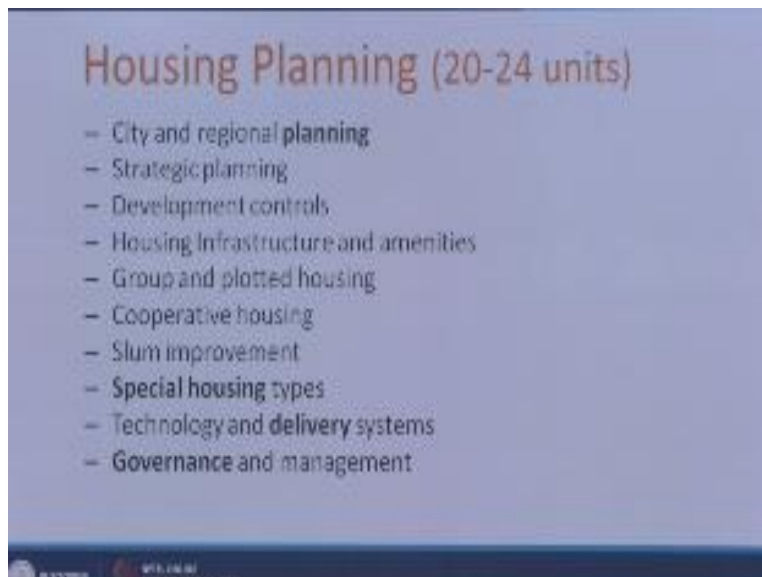


Then the second major section which is the housing planning which will be covered in almost 5 to 6 weeks we will start with the CT and regional planning how the overall planning framework works in a CT and region that will be discussed following the CT and regional planning framework we will discuss the strategy planning then we will discuss the development control how development controls as a subside of the legal part how it can help and address the development of the build environment which can help decision maker and the planners to make a city to make a better housing environment in our cities.

Housing infrastructure and amenities: Without the infrastructure and basic amenities a house cannot be a livable place so how to plan those housing infrastructure and amenities how to make the profession for each infrastructure and amenities that will be covered in this section. After this basic discussion we will cover the planning principles of various kinds of housing typologies we will start with the group housing and plotted housing then the preoperative housing not only the formal state of the housing we will also discuss the housing development for the slum improvement which is kind of informal sometimes illegal so we will discuss that part as well.

Apart from the formal and informal housing typologies we will cover special housing types like old age homes and the working persons are still disaster resistant housing and also we will cover the informal housing typology like the urban villages and the illegal construction how to deal with all those kind of various housing typologies. We will discuss in details how a technology can take very bigger role to deliver housing in a big way because the current technology which constructs the building is age old technologies and it takes much more time so we will discuss in details that how technology can take a very important role and apart from all the technical matters, the planning matters, policy matters it is the government.

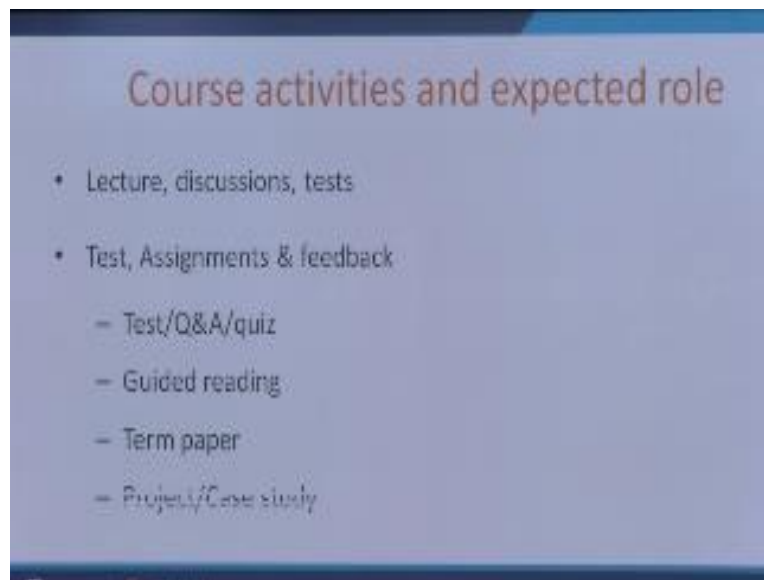
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Who can basically facilitated the housing development and the management and the government spot of the housing development we will also covered. And in the concluding section we will have the overall discussion and we will try to have some projects in the end so that you can do the projects and you can submit to us and we will take your feedback so that we can use your feedback very valuable feedback from this course so that we can use your feedback in the courses because this is the first course in the subject of the housing through the NPTEL.

Now what will be the course activities and the expected role from you basically our modalities will be through the lecture, discussions and weekly test and the test in the end of the semester. We will have the test and assignments and the feedback through the question and itself and which form we will have some guided reading will give you some reference so that you can read in your own time and understand in a better way.

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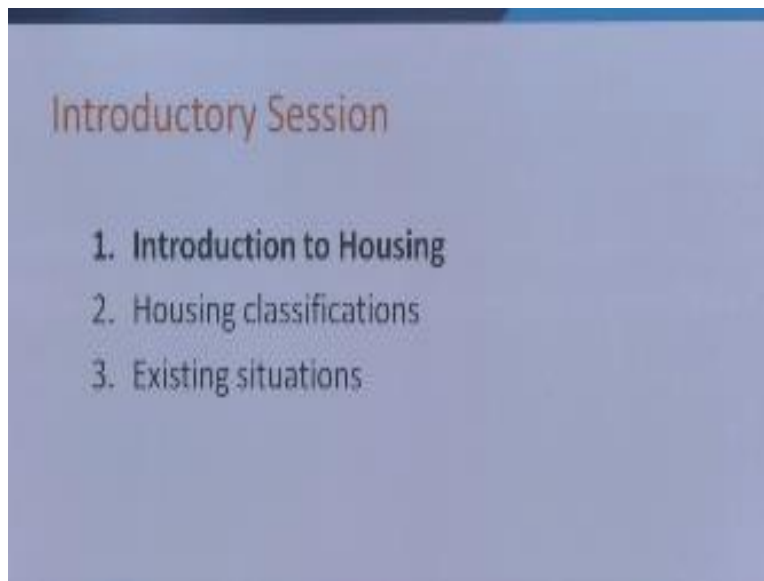


Then if possible will have some profession for the term paper and some case study, case related projects, studying of the live project live cases so that you can understand and eternize the planning matters so this will be the course activities through the all the lecture series and also definitely those who are interested to appear for the examination to get a certificate the examination will be there the detail methodology and the details of the examination will be available to you in due course of time.

Our assessment and evaluation will be basically in the two stages during the course, during the lecture every week will have test and assignments that is the part of the formative assessment and at the end we have the summative assignment through the project and the final examination. We will have the certification and feedback as I have told your role is very important, your role is I

expect a very active participation through this course and active participation in terms of following the course reading the reference material which will be given to you and the reading materials will be given to you and also giving the feedback time to time and to participate in the question answer forum when during the conducting of the course.

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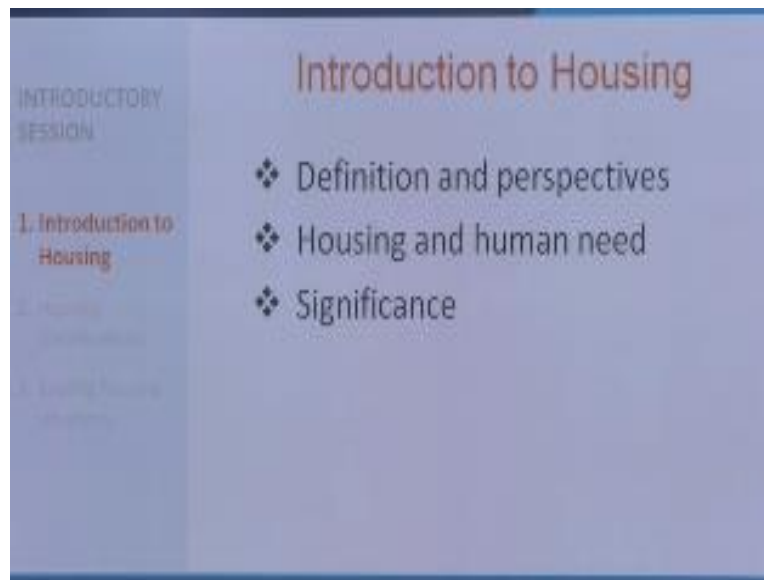


Okay so this is the overview of the course how we will take course from the day one to the day 40 now having said that let me start with the introduction section you know that most of you coming from the either undergraduate or postgraduate level from the architecture planning or Engineering or management or sociology or maybe geography backgrounds so it is very important to start the main discussion of this course like housing policy and planning matters from a some point of knowledge level where all of us we come to a same platform so that we can understand some basic typologies basic terminologies concepts.

And so that we start the bigger discussion in a better way. So what I thought that let me start with three aspects like introduction to housing, housing classification and the existing situation. This three topics will be covered as a introductive capsule which will be common to all of you so

that if you digest you can follow this three modules after this module we can directly entered to the discussion in the policy and the planning matter right.

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Now let us start the introduction to the housing so the introduction to the housing will define the definition the housing and the human need its relation and the its significant so if you see the dictionary definition you will find that the Oxford dictionary defines housing as the houses and flats considered collectively so it is a very simple description, but for our case we need to define we need to describe the housing in a better way from various perspective so that we can understand what housing exactly means for our purpose and the how we can take that definition further towards the other session of the courses.

Now let us see that what are the various perspective on the housing. As we have discuss the definition of the housing as per the dictionary it is the multiple limits housing always mean to be multiple limit it is not a single house for your living in your own plot or in your house, but always we mean housing as the collective phenomenal of housing, collective phenomenal of not only housing the community facilities, the infrastructure and community as a whole so multiple units is the first dimension, first essential parameter to define a housing.

As I told it is the community it is the people it is the society it is the culture it is the community which is the ultimate which objective to make a community and housing becomes the method the process to make a communities. Our objective is to bring to make robust communities so that we can have a very livable and very nice build environment where we can stay together.

You can understand that a housing unit or a basic house unit without the basic services likes a water supply, sanitation, solid waste disposal, electricity how it is very difficult to stay there. In the older ages when we stayed in the caves or when we stayed in the village habitation you know at that time there was no electricity there was no basic communities, but when you stay when you live in a city condition all this basic services are essential to live in a better condition, live healthily, happily so basic services is a very, very important dimension for the housing policy and planning.

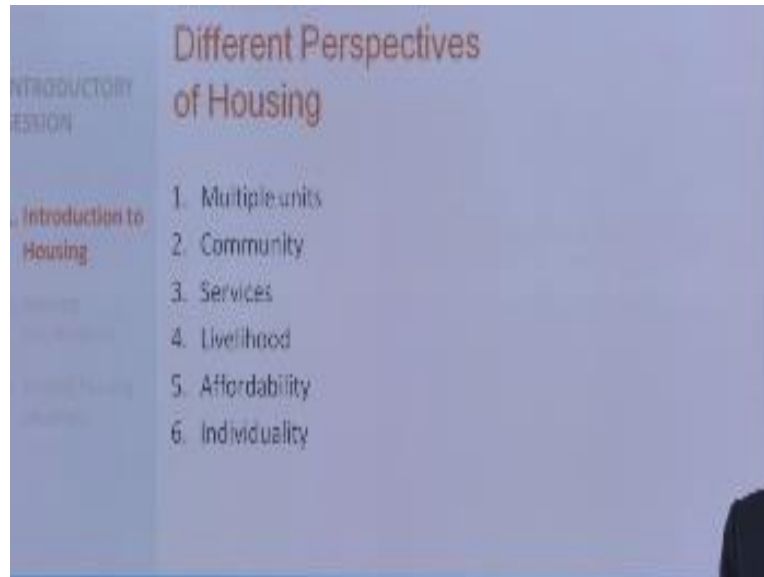
You know that the lively hood or the job is the very important part of our life when you choose a housing or when we try to purchase a house the first thing what we look for is that how far the housing location from our job location why because the more distance is the job location from our house the more travel time it will be required for our home to work place and more travel time means it is the less time for our family less time for our individual less time for our work that is why the relation between the livelihood and the work is very very important in considering in defining a housing.

So slowly you will find the lively hood takes a very big role in housing policy and planning so here we identify lively hood as the very important dimension of housing policy and planning then it is the affordability or the financial capability of the people which determines the capability to purchase a house or to precede a house and in a country like India we have different economic groups and based on the economic groups various affordability limits are there. The challenge is to how to make most out of the minimum affordability level.

So affordability is the very crucial financial aspect in defining a housing and at the last it is the individuality which is also very important.



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But because ultimately as an individual when we stay in a house or we live in a housing complex or in a community it is the relation between the individual and the space, the space maybe the bedroom space maybe the study room space maybe the open interactive area it maybe a playground but it is the relation between the individual and the spaces which makes a house as a housing and a sweet home so individuality matters a lot you will find that in your house maybe the color scheme maybe the design maybe the furniture layout maybe the internal layout is different.

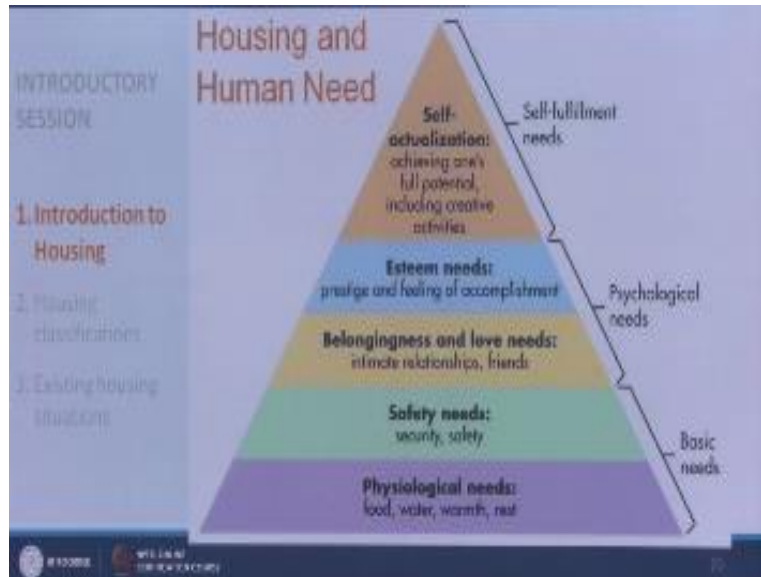
Then you neighbors if any other parameters are same so it is the individuality your choice your selection your preference your priority which makes your home different than the other home so individuality takes a very big role in deciding housing. So in short this 6 parameter the multiple units community services livelihood affordability and individuality these are the various dimensions of the housing which will take forward for the further discussion.

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So let us see through the diagrammatic representation these 6 dimensions and these 6 dimensions are also interlinked between every dimension. So this is very important I request you that prescribe this in your mind because this will be to rise throughout our lecture series.

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Now let us discuss about the housing and the human need but how house simple house satisfies human need to discuss this particular aspect I will bring a diagram which you might have seen you can guess that what is the diagram this diagram is basically the conceptual representation of the human need this was proposed by famous sociologist Abraham as slow through this diagram in this diagram he say that there are 5 categories of human need starting from the basic category to further categories and every categories have a very distinct relation and distinct position in human life.

Now let us see one by one the first category which is given at the bottom of this conceptual pyramid which is called as a physiological need which is nothing but the food, water, warmth and the rest the house which basically primarily essentially gives you a physiological warmth or the rest apart from the food and water you can get the food from your occupation or job but all the other physiological needs including the safety needs given by a house think about the situation where earthquake, cyclone or the flood or the landslide this disasters comes you will find that there are some houses which are still strong and protects people and there are houses which are not.

So strong but which affects people life people died so in those cases when the houses are not that much strong when those cases they failed to give the physiological needs and the safety needs for the housing but a strong house which designed and constructed based on the technicalities and the all the scientific methods that will provide the physiological needs and safety needs for the people so this two needs which is at the bottom of the pyramid which is called as the basic needs now going to fulfill.

This two needs like we fulfill our physiological needs and safety needs now we have further needs likes a belongingness and the relationship we need to have our family we need to have our community we need to have our relatives which will come to house or we will go to their house and when we have relatives friends around us we feel comfortable and we feels fine you can understand that even your house and your community area this gives that space to create your community to create your relatives to create your families as in relationship.

After that it is a esteem needs which is important. Esteem is nothing but the recognition of the people as a human being think about the situation in our cities to think about two situation a person who is having a house and a person who is not having a house maybe who is living in the slums or who is living in the pavements or maybe open area so you can understand that a person who is having a house definitely he has a more recognition as a person as a human being in our society because he enjoys or the basic needs right.

So esteem needs which nothing but the recognition or the human prestige which is also related to house because a house the fulfills all the other basic communities so this belongingness and family and the social needs and the esteem needs which is individual this needs are called as a psychological needs. So where the first two layers in the bottom of the pyramid is the basic need and second two layers is basically is the psychological need of the people.

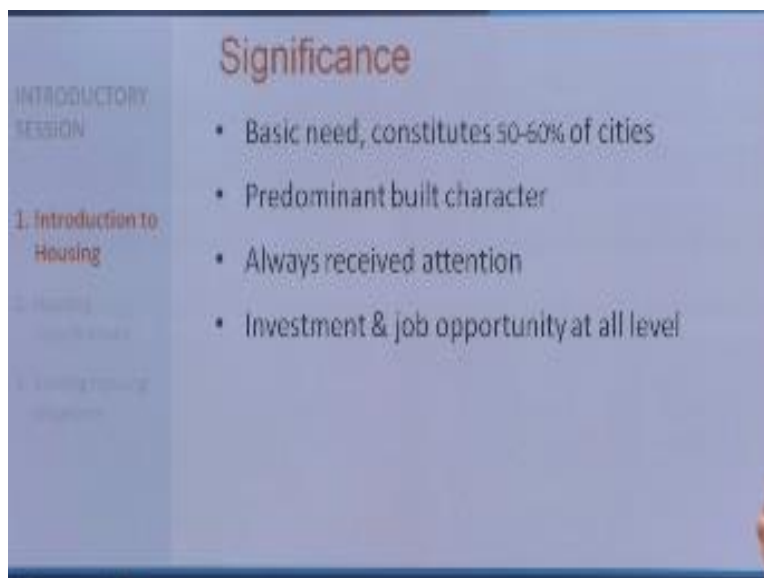
Now the final stage is very important when we fulfill all this needs then we have the self actualization which is nothing but which is fulfilling the human potential you can understand that those people who can fulfill all the other four needs which is in a bottom of the pyramid after that only they can work better they can work productively they can work more and they can

work for their life and they can enjoyed their life more and they v can fulfill their human potential in a better way so this cannot come directly because it is in the top the pyramid this will come first so you can imagine that a house or a housing complex or a community will come one by one physiological needs, safety needs, belongingness, esteem and self actualization one by one.

So this will come through the house it is inevitable you can understand the relation between the how the human needs and their house. So what are the significance for this relation between the house and the human need so it is the basic need housing is the basic needs in all cities we will find that mostly 50 to 60% of the city which is covered by the housing so think about this jygantisim its volume its quantity it is not very small.

So the problem is that is so very gigantic as they result of that it makes a predominant bill collector wherever you go in which any cities we will find the city image and the city bill collector is determine by the housing quality and that is why it allows receive the government attention.

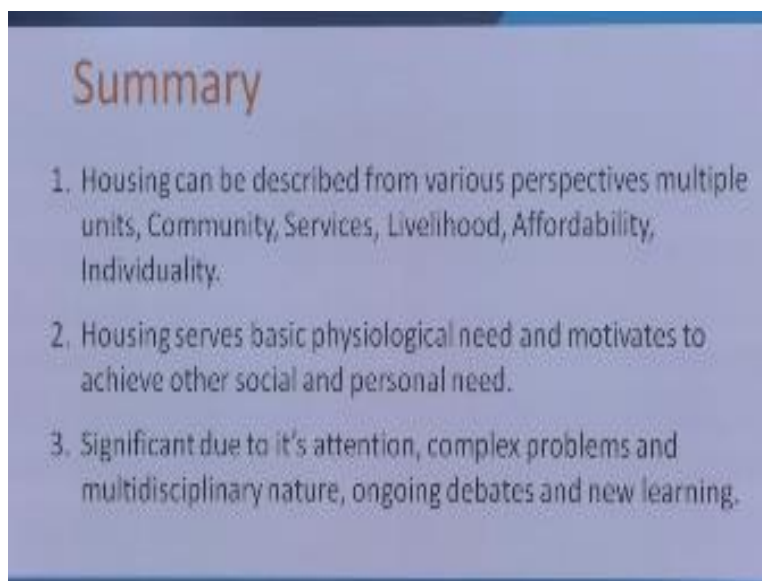
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Attention from all category because this is the primary need there is a investment and job opportunity at all level housing provides maximum job opportunities after the agricultural and industrial sector so housing is a very important factor in economic generation and most importantly last 20 years there have seen phenomenal change in the housing policy, planning, the technological development, the approach, thought, the conceptualization of the housing how we considered housing as a subject and as a matter of that the traditional knowledge what we learned 20 to 30 years back mineral work in the current day housing policy and practice.

So therefore that is the significance of starting of the housing policy and it is also important that in though we teach housing as a subject in the undergraduate and postgraduate but there are various numbers of students in our country who cannot reach a course like housing policy and planning that is why this is very very significant to have a course like this.

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So let us summarize the basic introduction of the session we told that housing can be describe from various dimensions a simple definition like a multiple unit is not sufficient for us we identified that it is the multiple units, community, basic services, lively hood, affordability and

the individuality. This six dimensions are the kind of the basic pillars of the define a definition of a housing.

Housing serve the basic physiological needs, psychological needs and the personal needs and when this needs are fulfilled people are motivated to do better and that is why the in the human need and the housing has a great relation which we discussed and why it is very significant because it got the attention from all the government sector NGO's and all the international sectors.

Because it is the human basic need and it is covers 50 to 60% in the city it is the predominant bill collector and it is also a complex problem it is multi disciplinary in nature only one person, one architect, one planner or one engineer cannot solve this problem it is the problem which were everybody has to come together work together to solve the problem and there are various ongoing givers which were there in last 20 or 15 years and because of that the whole traditional knowledge has change from the older paradigm to the new paradigm.

So as matter of that the subject has change a lot that is why it is very very significant to learn housing policy and planning in a better way so with this we conclude this first unit of the housing introduction in the second part we will have another discussion of the housing introduction we will discuss the conceptual framework of the classification of the housing how differentiate various typologies of the housing so that we can start the further discussion in a better way so I thank you once again to participate in the course and to start the course from the lecture 1. Thank you.

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