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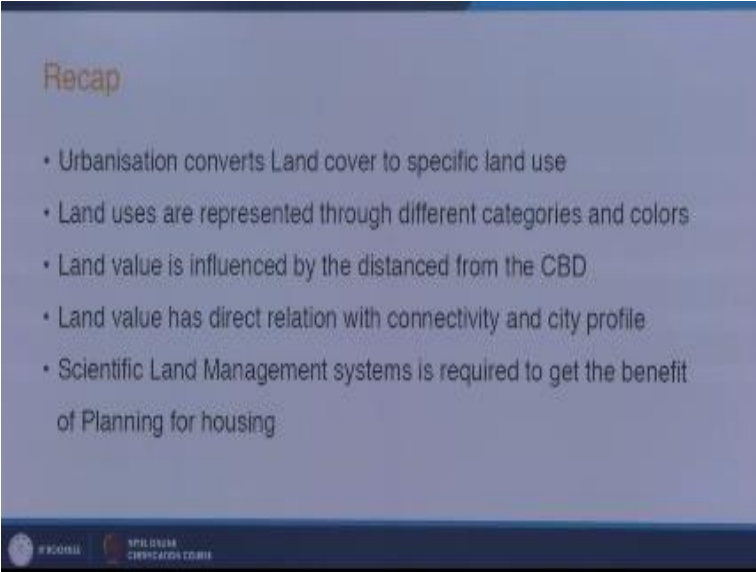
**Housing Policy & Planning**

**Lecture – 10  
Land for Housing -2**

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Hello last day in last lecture we started the discussion on land for housing how we can manage the land. We discussed about the various elements of land cover and land use land value its relation with the housing, so today in continuation of that will discuss specific methods for land management which is required for housing. So for this purpose before we go the next part quickly recap the last lecture we discussed about the.

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**Recap**

- Urbanisation converts Land cover to specific land use
- Land uses are represented through different categories and colors
- Land value is influenced by the distanced from the CBD
- Land value has direct relation with connectivity and city profile
- Scientific Land Management systems is required to get the benefit of Planning for housing

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Inevitable urbanization which converts the land cover to specific land uses. Land use are represented to different categories and colors we discussed that starting from residential commercial industrial public semi public, transportation, green the recreational all gross residential gross land use areas are represented with specific color code and land values influenced by the distance land value is very high in the centre and low in the periphery.

And land value has a direct relation with the connectivity and the city profile and also we discussed the need for the scientific land management methods which is required for create to create the good housing areas residential areas, so today for discussing this the first thing will discuss that what happens if we do not assemble or do not manage land in a typical development when we do not do any planning intervention when we do not do any land management what happens.

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The people come fast they purchase a land from the market or from the private land they get a plot then they make their house after sometime they find that there are no essential services so the municipal authority or the panchayat authority they come and they provide the services but the problem is because already the land and houses developed they do not get much areas

for the service basic essential service like the accessibility water supply sanitation waste management, so this becomes unplanned housing whereas in the planned housing where we take care about the land and services well before the people come that approach is different where we start with the land we take the land as a subject we segregate the land we planned the land we assign the land dues we develop the land and based on that we develop the services or the infrastructure likes a connectivity water supply drainage sewerage every essential service.

Then the that particular land is given to the people and the people or we can make house and then the people can come or house can be constructed both can be possible so this the planned housing how we generate planned housing, so fundamental difference between this two approaches this first approach is the conventional this is more common in India and one most of the building most of the houses are privately owned singular single family housing or maximum multiple family housing.

But in a single ownership plot and it is done like that and which is basically unplanned housing here in this case basically we do lot of extra fitting works like creating the infrastructure in an existing township but here when you meet the township or we make the new housing areas we do the land supply land and service before the house and the people come, so that is basic fundamental difference that is how we generate the planned housing.

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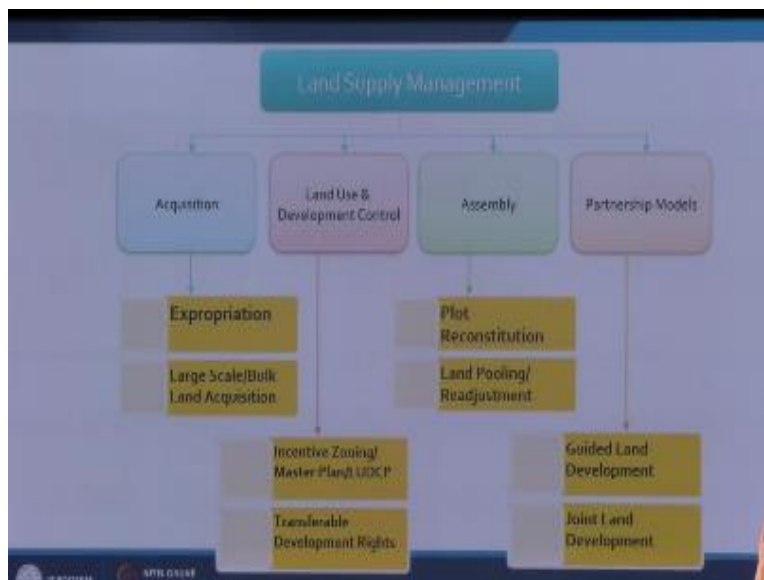
Now let us see a conceptual plan of a city how a city grows and how the land value accessibility and the city form is inter related, you can see the major transport network of a typical city these are the major roads and these are the other roads this boundary is the city municipal boundary now please recall the discussion about the relation between the land value and the connectivity since this is the major transport network which is going from the city core to the other city or the other areas.

The land value will be very high in this area because the connectivity is very high there very much well connected with this area not this area or that area, so for that reason the city will grow like these like in this fashion which will follow the future road network, so this will even if this is the municipal boundary this will be the city growth based on the land value and the connectivity so here our planning intervention should cover all the areas including the future land value future prospective area for the land value is very high.

Because we can see this area this twin area which is un developed even with the municipal limit and this is even beyond the municipal limit or the city limit it is developed area you can see sometimes we call it as a outgrowth because it is grown beyond this municipal limit but it is a

urban area, so this area this light green area may be added to the municipal boundary as a planned intervention whereas this green area this yellow area development with municipal limit this areas okay, now we come to that the considering all this land value dynamics with the connectivity and the land dues let us now see what are the categories of land supply management there are broadly four categories of land supply management the first part is called as acquisition.

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Acquisition is basically acquisition of land and property by the government authority sometimes it is called as expropriation which is nothing but for any public purpose government can take any property. Any property it may be land it may be any building also for the public purpose but in written government has to provide the adequate compensation other than these government can take the large scale land as a input to the very big infrastructure development or industrial development.

For example when government wants to develop a new township or a industry or a big kind of infrastructure like say what is depend and plan or solid as management system so they take the large scale land from the people and they provide adequate compensation.

In the second category which is land use and develop and control last day when we last two last lecture we discussed about the legal frame work and exhibition frame work under that we discussed that in state government they have town and country planning act and town and country planning act basically assigns the land use and the developing control, so here they do not acquire the land here in this approach they do not acquire the land.

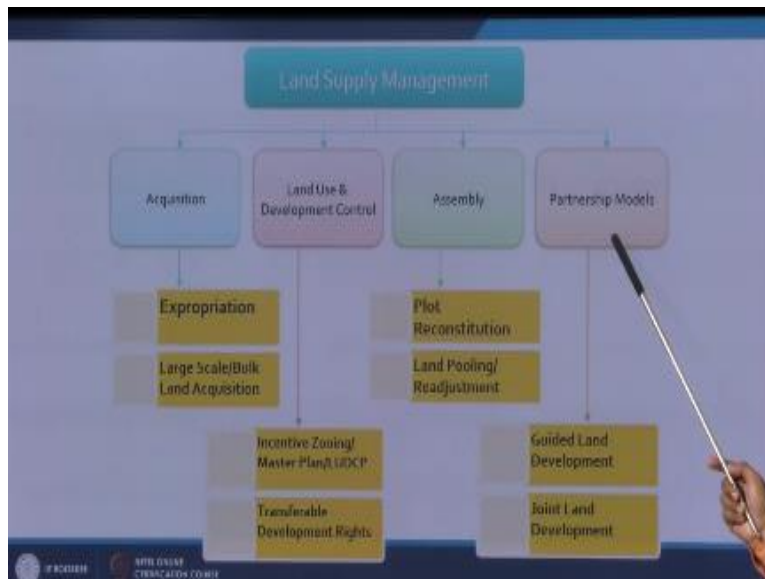
But they make a control they make a prescription of land use and the control for the building so sometimes it is called master plan sometimes it is called land use and development control plan where they assign this specific land use and specific built ability specific controls, so sometimes it is called as transferable develop and guide in short TDR. TDR is nothing but transferable develop right over a piece of land.

You can built floor areas so that floor areas is termed through FAR floor area ratio which is nothing but the overall floor area of all the floors build over the particular land divided by the total land so this floor area can be transfer from one land to another land. So irrespective of this land dues prescription this particular TDR also can be used as a control mechanism then we come to another mode of land assembly which is called plot re-concentration and land pulling.

Here in this method neither we are acquiring land or neither we are controlling the development we are assigning the land use and development control but we are taking the land we are getting the land for some period of time then we are making a planning exercise we are sub dividing the land in a way so that the land can be utilized for the better service facility and better planning and then we are giving back the land to the original land owners with some few guide lines.

So here we are taking the combination of the advantage of the land acquisition whether where we are not acquiring the land but we are taking the land for sometime we are using the right of the right of development by the government right of taking land right of using that land giving the control of the land and we are assigning the land use assigning the minimal land use for that particular land. In partnership model basically we are not doing any direct intervention here sorry.

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But here government and private party they work together as a partner so they basically can do for a guided land development or joint land development like the private party they can occur and they can purchase the land directly government can provide some rules and regulation and some control and based on that both on them jointly can develop that land, so this particular model neither uses the acquisition or land dues prescription are assembly but it is kind of a partnership development model. So let us what are the basic difference and the characteristics of this model.

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So in the first category it is told as land acquisition. And then will get master plan LUDCP and the next method we have seen and the fourth method is partnership model so a basic land assembly has different stages, the first stage is making land available the second stage is assigning land use and first stage is control over the built form and approach. So basically our permitted for making land available how we are making the land available. Second is whether after making land available whether where assigning land use how we are assigning land use fourth after assigning the land use whether we are making control over the build form or the building then ownership is transferred not and then what is a overlap approach.

Now in the first category the land acquisition basically the land acquisition is done by the using the exclusive right of the Government. We told that every we under the land acquisition act the Government as eminent domain. They can use the concept of eminent domain who it is noting, but the right and the authority are of accruing any piece of land. So using that eminent domain which is nothing, but the exclusive right the acquired the land.

So here it is exclusively own by the they make they take the land. Whereas in master and LUDCP they do not know hear land is owned by, so here in this case is returned by original



owner. So original owner may be Government it may be private it can be company, but Government is not taking the ownership of the land in assembly. So Government takes the land partially or original owner gives the land ownership of the remaining plot let me elaborate this plot let us suppose the land units is 100.

So far developing that 100 units of land maybe government needs say 30 units of land for providing infrastructure service connectivity so government can take that 100 units of land and provide the service and utility in 30 units and remaining 70 units can be given back to owner, so the advantage of the private owner is that they are getting 70 units from the original 100 units but the 70 units are much more better in quality in terms of the service facility.

So in place of 100 units of roll and undeveloped land they are getting 70 units of developed land that is the advantages and for the government the advantage they are getting some amount of land for assigning the facilities and infrastructure and also within this land they will keep some amount of land as a surplus land so that they can generate some amount of recovery money or some amount of surplus money so that they can build the infrastructure without taking the money from the government exchequer so that is the land assembly mechanism. In partnership model the land is returned by the original owner, but in a partnership model but it depends the partnership basis for example if the land is owned by the government they can share the ownership if the land is owned by the any private company that can be shown shared by the government and the private party.

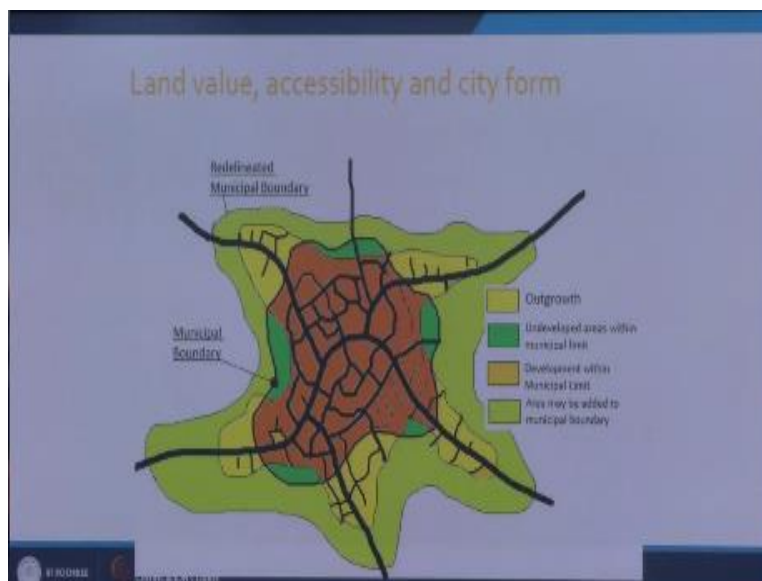
Then assigning land use here in the land acquisition method here is the exclusively by the government basically depending on that particular land use government acquires the land if it is industrial use if it is a infrastructure or any kind of transport terminal or housing or new township so far that government takes that land for the public purpose or here no amount of I mean no roll of any private party or private company comes exclusive right of the government comes. So control over the built form yes, and ownership of transfer yes, the fully transfer the ownership is fully there because the private land is owned by the acquired by the government so here approach is the basically it say using the emanate domain and basically it is a top down approach top down means the government authority can take the land directly now with the current

revision of the land accusation act where government is also taking concerned and the concerned from the original land door owner.

So it has become a top down and also some amount of bottom up approach for the land accusation so but by enlarger they are using the eminent domain to acquire the land now we come to the master planner LUDCP yes they are though they are not taking the land here they are basically land is returned by the original land owner but the land is prescription is there so yes that is the major strength of this model that they are prescribing land use even if they are not taking the land but they can prescribe the land use for particular purpose.

So based on our dynamics of we have seen this dynamics of land value and connectivity.

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They can prescribe the land use even if they are not taking the land on their own ownership so based on this dynamics and over all analysis of this city the prescription is given for the under this master plan LUDCP approach.

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And yes here also they have the control over bill form they have specific control in terms of the FAR ground coverage everything the building control is there and ownership transfer no so here no ownership is transfer is required from the private to the government is coming and facilitating the development work just by assigning the new land use and here the approach is also top down because in the planning process in the master plane and the LUDCP process by enlarge the land use prescribed by the government is not largely discussed with the people based on few feedbacks and few technical analyses the land use prescription is given.

And so land use prescription and build control it unlimitedly this two things make a city or make new housing areas in the 3<sup>rd</sup> element which is called as land assembly land assembly where we have see that the ownership is shared in a mutual bases there also land use prescription is done but partly if required partly mostly the land use prescription government retain with them and here the land which is returned thorough the original owner sometimes they have land use prescription and some time sit is given to them without any embargo without any prescription or without any control.

So that they can get the full benefit of the land but definitely some guide lines like say percentage of residential percentage of commercial that is given definitely some incompatible or very hazardous land use cannot be there those kind of broad guidelines is given but it is not very strange in so the land use prescription is partly not very strange in like the land use and development control plane here also they have the development control definitely they provide the all the development controls as was there in the land use and development control plane and owner ship is transfer partly.

As I see we have seen that this for the 70% we took a example it could be 60 % or 65% or 50% so some amount of land which government is giving back to the original owner with the enhance facility and infrastructure which is equal develop land so for those land the owner ship is not transfer but for the remaining land where government is basically laying f the infrastructure and keeping some amount of land for the further development or the recovery of the infrastructure cost or for the commercial exploration that part is owned by the government so that is why it is the partly ownership transfer and here the approach is very much participatory and bottom up because without the participation of the original land owner this particular method is not possible, so here governments role is to topic the people negotiate with the people come to a specific proposal placed in the proposal get their feedback get their preference then coming back to the studio to the work incorporating all the changes and feedback given by the people.

Then again go back to the people and presenting them and finalize the plan so here the whole process is participation sometimes it is called town planning scheme sometime it is called land adjustment scheme it is written in the slides also or it is called proposal constitution, land proofing re-adjustment mostly in the states like Gujarat, Maharashtra, Madhya Pradesh this kinds of states they have readily.

They town and country planning acts have this kind of provision of the land brought constitution whereas right now all the few other state government there also trying to incorporate this element of the land assembly for the future development of the housing because this particular method has the advantage of not going into land acquisition method which is very time lengthy process and sometimes strange process.

But it has a participatory and bottom up process but it also ensure the planned and urban development then we come to the participation model, in participation model we told that the land is return by the owner or it is based on the partnership how the land is own it can be shared also so here avenue land use it is partly because here the lengthy prescription depends on the governments overall policy use of the particular land and it depends on the effective negotiation of the government and the private party.

But definitely it will not file at the overall master plan or LUDC so within the overall master plan and LUDC prescription with particular land percent government can take a very specific regulation or control in discussion with the private party similarly here also, mostly no or partly and here the approach is through negotiation if any land is to purchase by purchase by the private party or private company they can purchase a land IT from the market and they can work with the government to develop a overall distinct.

Now the positive part of this particular approach is the land acquisition it ensures that the large amount of land is possible so its advantage is this one this is the advantage where they can ensure exclusive right of government land or bigger plan with government plan but its limitation is that it is a very lengthy it is the approach is kind of drop down and it is time consuming so that is the most difficult part of the land acquisition act.

Whereas the master plan of LUDC its advantage is they have a very stringent mechanism of control of the land but definitely they do not ensure the land transfer from private to governments so if you want to get large amount of land for the public purpose for the future development of the industry and infrastructure land acquisition method is the only method you cannot go for the master plan LUDC method but this is required for the overall control of the city overall control of the land for future housing and urbanization so that is the major difference. Whereas land assembly basically maintains a balance between this two approach it ensure some amount of land by the government they can use some 30, 40% of the land for their own purpose for infrastructure and the commercial purpose and also at the same time it is a they have a control

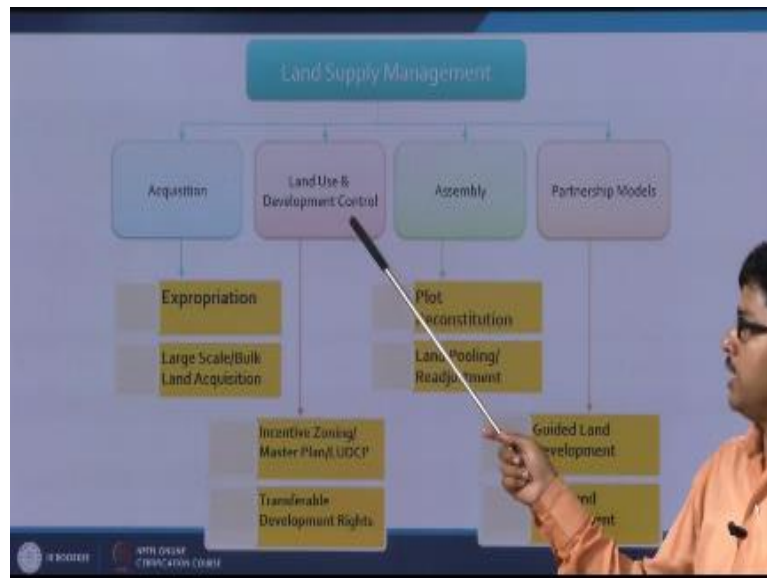
about the land and the built form at the same time the approach is participating and in this approach it is not much very strengthen approach.

Though it is time lengthy it is also time consuming very much time consuming process but at the same time since it is a participated bottom up approach it ensures effective land distribution over the government and private that is why this plot reconstruction approach which is termed as town planning scheme or land year just when it is very famous and popular in some of the states. The partnership model depends on the particular context for example, the airport of New Delhi this it is developed by a partnership model by government, Delhi government of India.

And another private developer so here the most important part is here it is based on the negotiation, negotiation you do not have to bother about the acquisition or control or anything based on the negotiation if it depends on the negotiation and the quality of the negotiation and the context for the success of the project. So this four approach is available for land assembly now based on the four approach we can use any of the approach based on our convenience or the context.

Now what we can say that as for their study you can see the latest land acquisition at 2014 or within it is amendment.

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At least one of the land use and development control plan maybe master plan or maybe LUDCP for any city and one you see the town and country planning act or any example of land readjustment or town planning scheme there are many example in Gujarat or the Madhya Pradesh you can see any one of the example and there are many partnership model right now it is being adopted specially with this smart city project various cities there are adopting the partnership model of land assembly for the future development of the housing.

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So based on this today we discuss the dynamics of land value, and city form the essence of the unplanned and the planned housing and also we discuss the four approach in the land assembly where starting from very kind of a difficult or they were very time consuming method to a more partnership method to more participatory method the four approach we have and we can use as per our requirement. So in the next class next lecture we will discuss the another important part of the concern for the housing delivery which is affordability for the housing.

We discuss so far the policy the panning intervention legal and inspectional framework also we have discussed land for the housing, so next part of the discussion will be affordability and financial part of the housing which is very, very crucial particularly for the country like India, so thank you see you in the next class.

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