

**INDIAN INSTITUTE OF TECHNOLOGY ROORKEE**

**NPTEL  
NPTEL ONLINE CERTIFICATION COURSE**

**Housing Policy & Planning**

**Lecture – 29  
Institutional and Rental Housing**

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Hello today we will cover two more elements in new areas of the housing development that is institutional housing and rental housing in the last day we discussed about the cooperative housing as a very important option for creating community and for creating affordable housing so we discuss that the cooperative housing is one of the option which offers you a very affordable option because here the cooperative are basically formed by the end user by the owner.

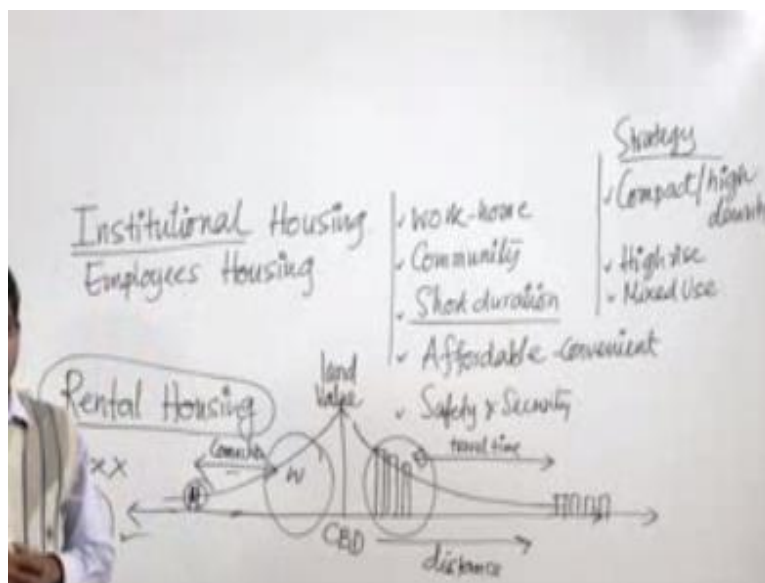
In the beginning of the project and once the cooperative is formed it is registered under the government acts rules and regulation and after the registration the cooperative gets the land from the government or it can get the land from the market both is possible after getting the land they do their own designing in the with the help of designed and take the decision about the projects every stage of the project.

So here one advantage of the cooperative housing is that since there are there is no developer involved in the whole process so profit elements is no longer there therefore the cooperative housing is a very nice option for creating affordable housing at the same time unlike the other group housing where we have seen that in the group housing the buildings and the infrastructures are made but the people at the community is build after a long year so 10 years 15 years or 20 years.

So in this case when the cooperative is formed the community is there from the beginning so cooperative housing ensure the community building in the housing and also it ensures the affordable options for housing for new areas of housing we also showed you some example as a case study that how in a city we can take the strategy to encourage or promote the cooperative housing by catering various options of cooperative housing like small cooperatives medium cooperatives and the larger cooperatives and for every level like middle income group lower income group and also higher income group people.

So cooperative housing is there is no doubt that it is a very good option and every housing strategy should consider cooperative housing as one the option now today we will discuss two more option which are also important while we make the housing strategy one is institutional housing.

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And second is the rental housing the institutional housing or it is termed as employs housing you might have seen that various government departments are directorates or many private companies they provide housing facility accommodation facility for their employees so those kind of facilities are termed as institutional or employs housing the basic objective of these

employees and institutional housing is to basically to create a nice balance between the work and home so that the your travel time between your home and work is less or manageable that is number 1, number 2 the community is developed through the employees housing.

Because all of them are known to each other they are coming from the they are working in the same organization same office for this example reason those can be very good option one for the work home situation to create a balance between work home. Second could be a very good example for creating the community and third is that it can be also very good option for short duration of the people because for the short duration like say 6 months or one year you may not get a feasible housing accommodation in a bigger cities it is very difficult because in a bigger city you come there you search for the housing facilities and then the by the time you get your housing facility or housing accommodation.

Your duration is over so if the employs the employers or the institution they provide the housing facility or the accommodation facility it is always better, then another is that because it is a short duration it is also affordable and very much convenient and also it is more safer it is ensures safety and security also because here your employs and the institutions are in work to secure the safety and security.

So this kind of institutional housing employs housing can be promoted in the while we made the housing strategy now why where and how we should build all those kind of housing now please recall our land value call what we discussed earlier that if this is the central business district the land value curve is something like that the more you go beyond your city limits the land value becomes less.

So this is the land value and this is the distance, now the commercial office says and insinuation campus is could be situated in the near the CVD or very prominent place could be permanent place so it may not be possible to accommodate every housing in the very near location of the CVD because the land value near the CVD is very high so what can be done, and also you cannot make the housing facility.

At the extent of the city at the periphery – periphery of the city only because land value is very less so if you do that your travel time between your work and home again will be more, between your work and home will be more so this strategy what could be taken for optimizing the location of the office and the location of your home institutional housing is to create a compact development create a more compact and high density development and use and promote mix use.

So to solve this problem your strategy could be you go for compact development that is high density if you promote high density compact development you can ensure or you can encourage the companies or the institutions to build up their own houses within their campus or you can go for so high rise and mixed use development.

So with the mixed use development you can within the same campus you can accommodate the commercial or the institutional facility and also residential facility. It is not a much problem for the institutions which are by a large situated at the preferred of the city like the major technical institutions so major medical institution so by virtue of their location in the periphery of the city it is no longer a problem for the related to the land value so they can have the compact development and the mixed use development in their campus.

But it is definitely a problem to afford a large amount of institutional housing within the very vicinity of the central business district because the land value is very high, so for those kind of problem we have to go to the high rise mixed use and compact, apart from that there could be possibility that you provide your work and livability opportunities at the center and you provide the housing somewhere in the periphery or the near periphery and you connect this two work and home with a very good connection and if you plan that connection connectivity and mobility in integration with your work and home then it is possible to integrate if even you do not go for mixed use and centralized development of the institutional housing.

So at the strategy level if we can create this kind of land this kind of strategy it is possible to create institutional housing and employs housing. One problem of the employs housing and institutional housing is that it is maintenance and the poor quality by which it is criticized but definitely it is one of the option which can create community and which can offer short duration

affordable housing. Similarly, we consider rental housing as one of the very important option for short duration and even for the long duration affordable housing which people can afford without purchasing a full house without purchasing or acquiring a full house.

So rental housing is basically a housing which is rented by a original owner the rent could be one the yearly rent or it can be different time duration rent depending on the act, depending in the context. But the advantage for the rental housing is that you do not have to pay, you do not have to purchase the house but you just give a premium and a rent monthly rent and with that which is very nominal and which is definitely within your affordable capacity and you can afford these you can have this accommodation in your city.

The second advantage is the same with the institutional housing that is the community here you know the persons who are taking the rent so you know the person after knowing them fully you are giving the rent. On the other side the person who are getting the rent they know their owner and after knowing them fully you are giving the rent on the other side the person was getting the rent.

They are they are know their owner and after knowing the owner and the area and the context and they are taking the rent so community is all develop through the rental housing and also it can serve the short duration purpose like six months one year or so on, so for short duration accommodation in any city the rental housing could be very good opportunity for very good option.

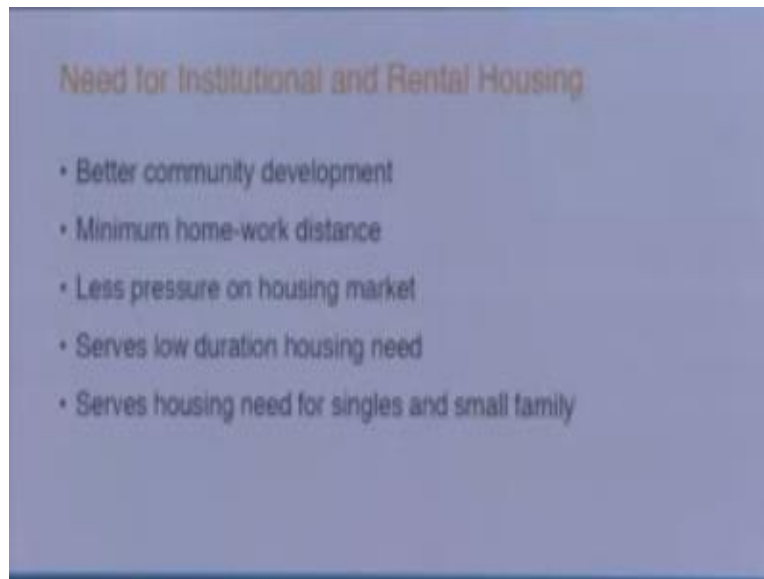
Now in our country by a large we have made the policy or the planning for the housing at the for this family purpose we never had taken such policy for the short duration and the housing options for this single persons and the fragmented family or the smaller family, for this reason in 2015 Government of India they have taken a national Urban rental housing policy under that policy they have come up with the various suggestions and various recommendation which can be taken up at the state level at the urban local body level.

Some of the recommendations are like the rental housing could be very important part of the housing strategy number one and second could be that for the rental housing the authority could identify every category of the rental housing they category in terms of economic group category in terms of the duration it could be like one month duration it could be two months durations the category in terms of their size ion terms of their location but right now we do not have that much of data which can substantiate or which tell you that what kind of estimation what kind of demand is can focused for the rental housing but yes it is a very essential need for the city.

Because in the cities we have not consider the rental housing and it is the need for the day and people who are coming from the other city or the rural area to the city or the urban areas they take that informal house and make salmons quarter so in absence from the rental housing people are somewhat force to accept the informal condition or the imperial condition so we can understand that if we provide the rental housing in more number in an adequate number in proper locations then the formation of the future slams future squatters could be adjust through making the rental housing.

I request you to recall our discussion related to Jan nerurm Rajiv Awas Yojana and the currently Prathan Manthri Awas Yojana on those program you have seen that the rental housing was given a major focus to prevent the future slam so this is for the first time in our country that as we hold at the central level we have given rental housing such importance to address the problem of the slam sons quarter. So rental housing and institutional housing both can offer a very good work on situation short duration housing accommodation.

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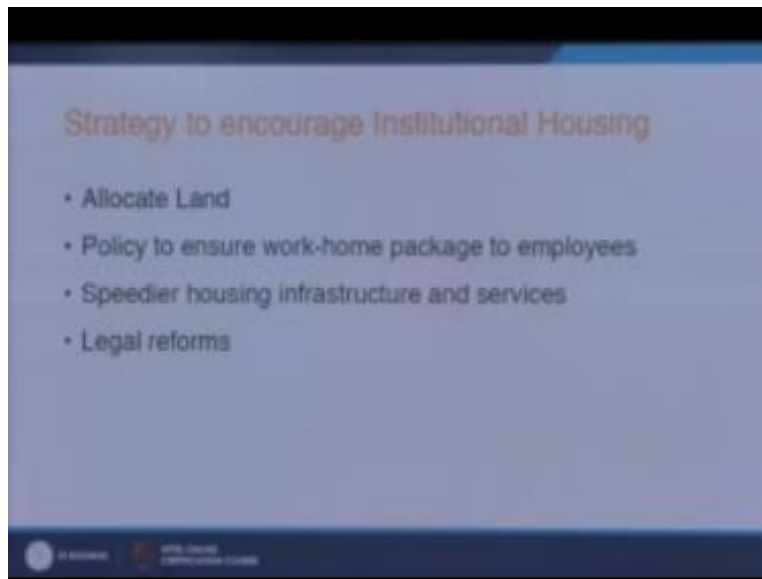


And community development and affordable and convenient option and also it can offer the legitimate safety and security option, now based on that let us see some salient points which we could take a note of it and use for further application, this point we have already discussed the better community development and the minimum home work distance apart from that if we supply more number of institutional housing and rental housing it is also true that the pressure on the housing market.

By the people who needs housing for short duration will be very less and the market could act freely for the other category of the housing need that is one important point low duration it of the low duration purpose we have already told and also it serves the housing need for the single and this small family.

For example if a person who is coming to the bigger city for his job location or for his job transfer with his a child so how he will be or she will be staying in a full apartment and it may not be affordable. So for those kind of purpose the employs housing or rental housing could be a very good option. So one strategy which we discussed is allocate land.

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When we are allocating land at the housing strategy at the various sector, various blocks. We should allocate land specific for the rental housing and the employs housing and the we can we can have a discussion during the vision process during the strategy making process. With the some prospect state like major public sector under taking. Means major public organizations or private organization for that we can ensure that the land allocated in the city through the housing strategy and planning will be utilized by them.

The policy to ensure work home package to employees could be done we have talked about the transit oriented development which is nothing but the development compared development high development mixed development around the transit centers around the nodes. The basic objectives of the transit orient development is to reduce the work home travel. So that these could be very good complementary if we could get a policy for the companies and the government organization as a work home package,

That the job location or the transfer and you take the accommodation near about which is possible. So that could be another very good policy. One of the major problems in the employs housing and the rental housing is that poor infrastructure condition and this condition its

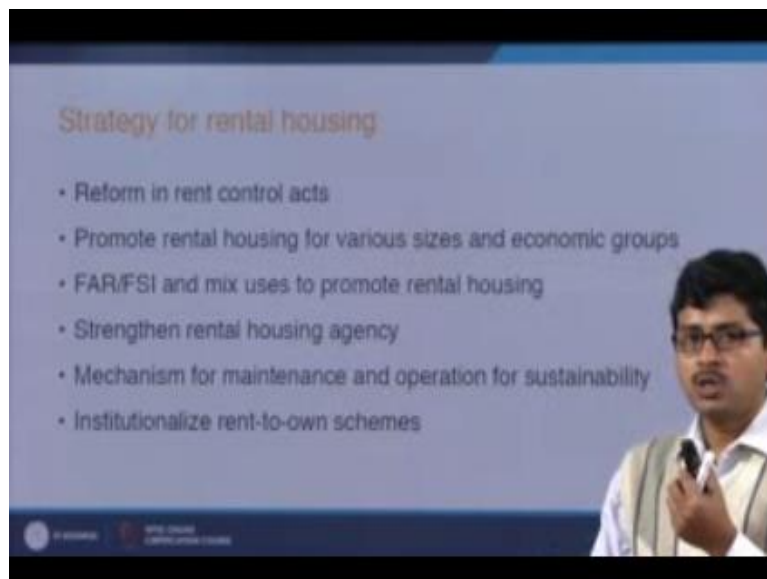


maintenance. So the mechanism could be taken mechanism are there in the way, in the public side or the infrastructure development side to provide this speed housing infrastructure amendments.

So that people know that the differentiate the rental housing and employs housing with the market provider housing and they considered the employs housing and rental housing as a very important option very viable and feasible option, to have a quality of life in the city. And also some state government they need to have the legal reforms some of the legal provisions under the state acts are left mental to promote the rental housing.

So those kind of legal bearer need to be overcome, so for that wind control reforms is required after the general environment most of the state government has already done this reform. We have talked about the reform earlier in the first session I mean the first session of this lecture series. So we are not going into that but please take a note that reform in the rain control acts,

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Require to ensure the right of the owner and right of the partners who are coming staying in the rental housing for a short duration. This is already I have discussed another very important

strategy could be that the use of a floor area and floor space index and makes us to promote rental housing you can to encourage the rental housing definitely you can give more floor ratio more if I do the companies to the government organizations to create a compact development. Otherwise the housing will go to city extent or the prefers so that is our desirable.

So if you are say could be a good tool to ensure that, in all the state government you have seen that there are varies state rental housing agency including housing board and varies rental, rental housing agency at the public level or the private level so how those agency could be strengthen how their capacity could be build up and those could be empowered to do control and enforce the rent control act. And to ensure the right of the people who are staying in the rental housing and the employees housing.

Another criticism which the rental housing gets is the poor maintenance and operation, so there should be a mechanism like a financial mechanism could be made that when a or a rental house is propagated or institutionalized. The some part of the rent, some amount of the rent may be 10%, 20% maybe a year mark as a call process on to create a mechanism to for the maintenance operation for the whole campus.

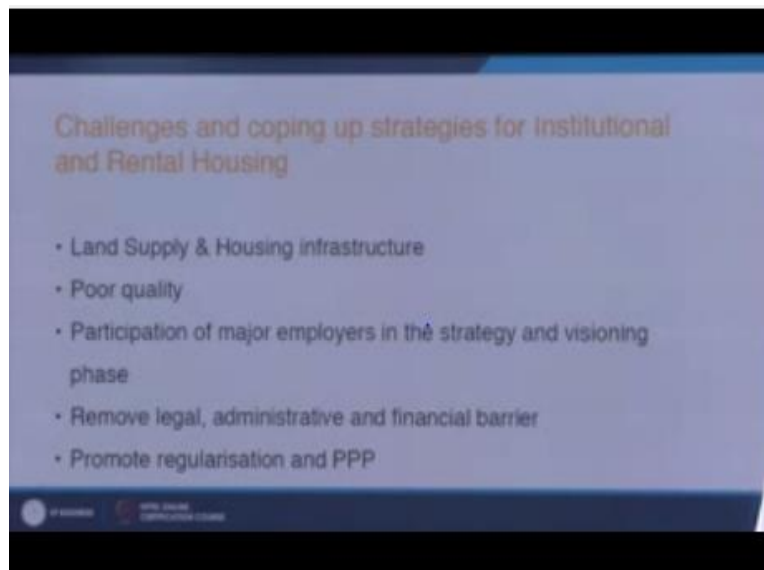
Because it is essential, because the over period of the time the buildings get deteriorated structurally it becomes vulnerable, this service wise it becomes very vulnerable to the diseases and all those epidermis. So those are undesirable conditions and to avoid all those condition we have to have the mechanism.

Financial mechanism within the rent control or within the rent pricing mechanism that is said to be taken. Another important scheme which came is the rent to the own scheme the persons who are not able to afford their marketing provided housing they can afford a rental housing. And over the period of time they can be offered the rental housing provided they pay all the rents throughout the period for every month.

And we take the premium of some amount; the house can be allocated to them after some period like 10 years or 20 years. So rent to own scheme is a very innovative scheme, and this scheme can encourage people to have their in a incremental fashion, like with the incremental nature of

their income capacity or strengthening of the income capacity after some time they can own the house by giving some premium amount and, and also paying the rent amount regularly in every month.

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So these are the challenges one challenge is we have already discussed, the land supply and the housing infrastructure, poor quality because of the lack of maintenances so for that we can create a corpus. So we have already discussed and another is that when we make the planning and the strategy for the housing at the city level we should ensure the participation of the major or the major agencies or the stake holders.

Who can create the rental housing in bigger numbers and employers housing in the bigger number so that allocate the land at their convince. So it is possible and now it is whenever we make any new term or any satellite town or any new various housing developments. We do this kind of exercise based on their feedback their responses we allocate the land and that become one input in the land allocate strategy. Apart from the other technical input which we have discussed in the last few lectures. We have discussed about the legal varies rent control Act.

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There are some kind of administrative and control barriers, financial barriers. For example development control could be a barrier in some, for some cities like if you apply for a mixed used development with rental housing. Some of the municipal authority also municipal cooperation may not allow you to sanction the project.

So those kind of barriers could be should be taken out barriers could be should be addressed. So barriers could be legal, administrative and developmental control. The financial barriers is a small developer wants to develop a small rental housing, and they do not have the adequate finance to develop that, the institutional finance mechanism by their hut co and other nationalized house.

In their housing loan, housing bank, nationally housing financial organization they should encourage and they should promote, they should facilitate the financing mechanism of the rental housing development by the small developer. Even if it is small so because through this kind of small and small steps the rental housing could be very good option for a short period affordable option for the people which can create a robust community.

And also we can promote regularization and PPP. There are rental housing in our country or in our cities, which are not regularized which may be the rental housing or may be for the long duration but those are not regularized and staying there like a in a slum like situation. So those rental housing could be regularized as safari bases in Janiwan and in Rajiv Awas Yojana and in Pradha Manthiri Apas Yojana. We have taken a broad strategy and policy to regularize as much as possible of the informal housing.

Though we will be taking a separate lecture from the informal housing but we can note here that all the un-regularized rental housing could be regularized. Which some kind of control mechanism informed with this and also we can promote the PPP in involvement of the public, private and partnership.

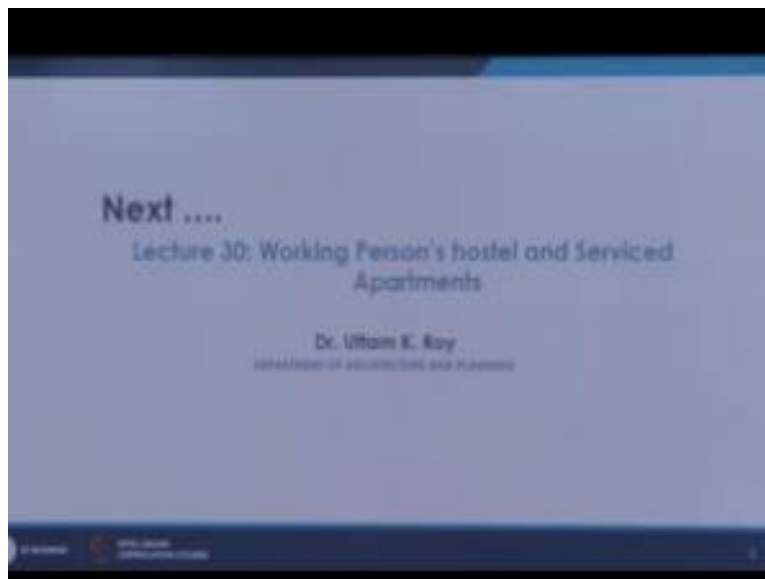
We discussed the affordable housing in partnership mechanism may be where the government of India is giving financial support to the private developer to create the more number of housing in affordable option but for the rental housing also. We can create a, we can promote a this by inviting the private agency and we can provide land free of cost and we can tell them to develop the rental housing with the cost and the profit sharing basics because land is given by the government and the financial investment is given by the private agents.

So that kind of mechanism can be explored in our cities. So if we take all this coping mechanism and all this strategies. There is a possibility that we can create more number of rental housing. And rental housing could be very good option to prevent if you just slams and squatter today we discussed the two similar concept like institutional housing employees housing and rental housing to ensure and to appreciate and to understand that employees housing and rental housing both can be very good option for the short duration.

Purpose and this can create commodity this can reduce the work home trouble it can reduce this trace on the housing market it can reduce this trace on the from the roads by creating the lesser trouble time it can create the complecity and it can also address the future development of the slams and squatter, so to create more number of rental and employees housing we can allocate the line.

we can take the policy like compact development using more affair, more high rise ,more mixture development and we can also encourage financial we can adjust the financial barrier, administrative barrier, legal barrier and also we should promote the private sector to come up and work in collaboration with the public agency ,to create rental housing and employees housing.so we end up this rental housing and employees housing if a very good option to promote affordable and affordable housing and commodity development .So next lecture we will discuss about two more option .

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Of the housing supply we serve different purpose for the person which is working purpose and still in for this apartments that will be covered in the next lecture. So thank you for today's lecture.

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