

INDIAN INSTITUTE OF TECHNOLOGY ROORKEE

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Housing Policy & Planning

**Lec – 39
Housing: Action Plan**

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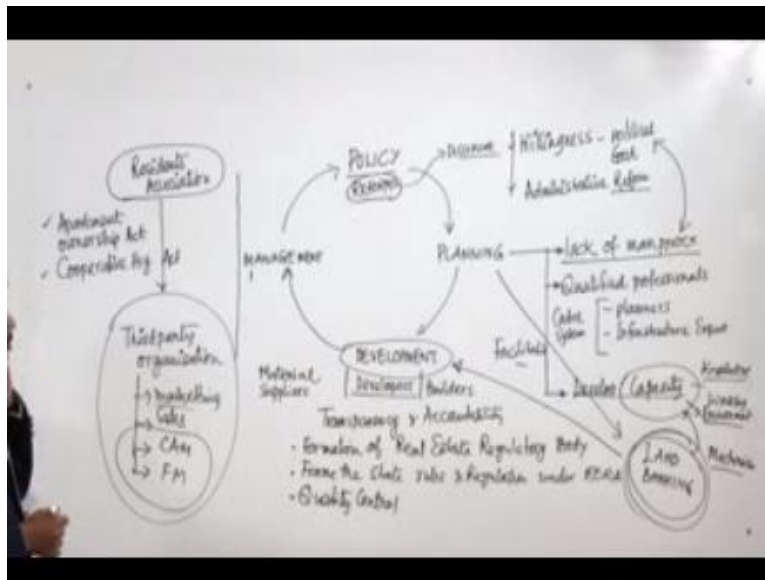
Hello, in this lecture we will discuss part of this lecture says, the action plan at every level, which is required for housing planning and the development. In the last lecture, which was lecture 38 we discussed the managed aspect of the housing, in the management aspect we discuss that after the policy planning and the development the management requires lot of people to maintain and manage the property to manage infrastructure created, the building created and it has several stages like sales and marketing like registration and legal elements.

And then it have possession and occupancy then the facility management, community and maintains and then the regular repair construction work. So far all these kind of work it is required to appointment the third party agency, or any other organization who are required to do all these kind of facilities, but ultimately it is residency as session who takes care of the housing project because their the community, they are owner of the particular area and particular project. So having discussed this part management part we could identify at the policy level, at the planning level, development level at the management level various take holders are involved.

But thing is in today's context we will find that at every take there are problems and issues in housing development. So today we will discuss that every level, what are the issues involved and what are the major actions required by each state holders that will be the final discussion in this lecture serious because next day we will discuss about the core summary, we discuss few more elements, which we would not touch up and we could not cover. So that in future if you

are interested you can take up those areas. So let us see the basic stages of the housing planning and development.

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So we started with the discussion on policy. Then we discussed planning development and that management, so we discussed that this is very important cycle in housing development. Now what are the issues you will find that at the policy level so far after the independence I mean after so many interventions by the government of India and several state government now we are in a position to contextualize to visualize that we need housing for all within given stipulated period and not only that. We have taken with the policy few more reforms, so without reforms the policy may not work.

For example let us take case of land now in the policy it is mention that without the land housing project cannot be done and to assemble large amount of land every state government has to take out the X like ultra urban land sealing act, not only that it is propose that every state government can slowly institutionalized participated best land assembly method like land adjustment, but in actual practice some of the state governments are yet to do these kind of reform so without the reform of the policy cannot be given maximum of benefit before the planning state. So reform is

basically the discipline, which is required for making policy effective before the planning income.

So here we need basically the willingness by political units, willingness by the government to institutionalize the reforms because without reform we cannot have the policy, which is fruitful for the planning stages that, the one stage. With the willingness of the political party and the government set ups every level it is required that the administrative level, because whatever we do like planning or development and then management it is ultimately the governs at the state level or the local level which is encompass all the activities not only the housing. Every infrastructure development and every construction work, every design and engineering work.

So it is administration at every level, whose effectiveness matters. So administration needs to be effective, need to be faster than the previous administration. So for that you need to institutionalize various reforms. We are not going in to much details of the discussion, but you may take a note that the government of India and other state government time-to-time they have mention various administrative reforms, administrative reform committees are meet and time-to-time they provide stipulations and recommendations. So that administration become faster. For example if you want to have a planning at every city or every village authority who will administrator the planning, who are the people sitting in the administration.

So they should be able to contextualize, internalize and execute and take action for the planning at the ground level. For that reason and not only that for any development work unit all the approvals and sanction time-to-time. So for all those approvals and sanctions you need to take sanction from the administrative people so administration need to be effective. At the planning stage the basic problem at the planning stages, the lack of man power. We have seen that at the urban local body level, local level who had maximum plan and the strategy works need to be done. There are not any technical persons working in the urban local bodies.

Except few develop and authorities and town planning authority in the urban local what is they do not have any qualified planner. So that is one major problem in the planning. Now lack of man power also linked with the willingness of government. Now this possible if a kind of a

regular institutionalize of the planning cater system at every level is done. Right now we have the town and country planning organization at the central level and state level, but at the apex level there, but at the local level it is not there. Therefore the qualified professional, now we must also explain that it is not only planner, physical planners, it is like infrastructure exports are also required to be indicted at every level.

So for these may be cadet system could be required that is November the second issue and not only that where the cadet or the professionals are there. It is also required to develop capacity. I give example that for all centrally funded or centrally sponsored program like say Jan Dhan Yojana or Rajeev Awas Yojana or recently Prathab Manthri Yojana. So all the programs ultimately are executed through the local bodies, but in the local bodies they have hardly one or two engineers or in some cases one planners, but they have to do so many workers in some divers work to contextualize take the permission making report appointing the third party, appointing the consultants and executing the project maintains of the project, supervise of the projects.

So in the urban local body level you need a capacity in terms of their acknowledge and skill, how to develop more updated acknowledge about the planning and the infrastructure development and how to apply and second part you need to develop capacity in terms of environment. We are talking about the working environment, which is nothing but consisting of essential equipments, essential software, essential facilities without which any professional, any person cannot. Those kind of capacity building activities need to be there. At the development stage, it is role of the developer, which is very important. So at the development face the main issue is the transparence and accountability.

In the last two lectures we discussed the rule like real estate regulation act. In the real estate regulation several stipulation, several mandidates are given for all the real estate developer, so that they can come out with the transparent and accountable service. Now the major issue is the formation of regulatory body at the state level so that they can steer the whole process. Now in this formation of real state regulatory body, the state government has to very judiciously select the person who are really effective and really expert on the subject area. So that they there could

be experts on the physical planning there could be experts like architecture, engineers, there could be experts like say infrastructure professional and of course there will be experts like financial experts.

So that they financial and legal experts. So those kind of formation of real estate administer body is essential then not only body they have to frame, so under the regulation act every state government has to frame the rules and regulation how the act will be workable at every level that is another thing. Another part, which I should mention at the planning level and also develop level that at the state level and the local level right now, we do not have any mechanism of making a land banking. Please to try to understand that land is one single most very important element in housing development, which matters most, but unless the land is not there you cannot develop any project.

You cannot do anything so even if you refill the sealing regulation act even if you do all the land reform, but after that the land banking is required at every level. The land banking is required at the planning level and it will help in the development. So at the planning level so far making a land bank several stages are need to be done at the urban local body level and regional level like preparation of the best of the city taking the land data making inventory of the land. We discussed thoroughly when we discussed the land management part, but for that land banking mechanism and land management the capacity is not there by the urban local bodies and the planner professional.

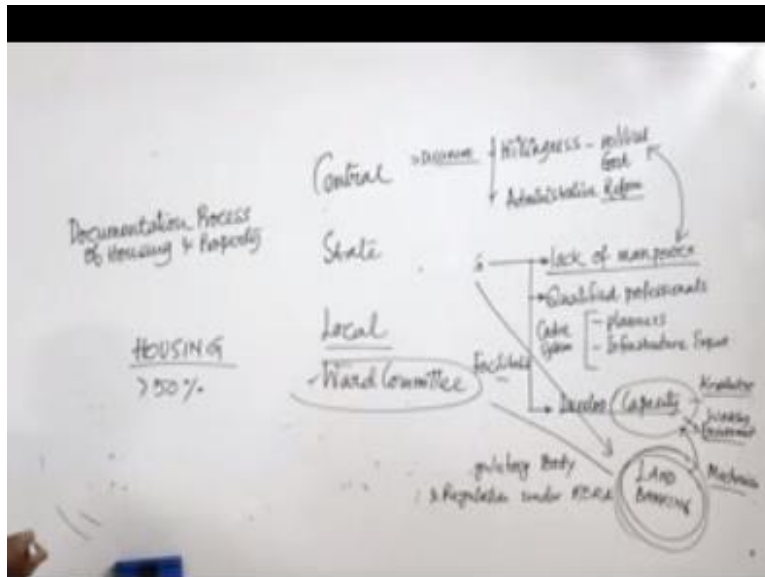
So them the land banking mechanism can be institutionalized by developing their capacity and also facilitate them. It is not only the capacity we have to facilitate the process through the state government so that the whole thing is possible to be executed. So at the development face it is the developer soon and also developers and we also mentioned here the builders. There are other state holders like say materials suppliers, one very important issue is quality control, how the quality control is possible. In some part of the country we have seen that the material suppliers and the quality control in the material supplying activities are not possible and because of that the local construction is happening.

It can happen in anytime, anyplace in the country if you are not vigilant, if you are not taking an adequate action for ensuring the quality in terms of the material and supply. So that is possible only when your row wise administration row wise capacity building will be there at every level. Now we come to the management level. In the management level we talked about the residence as an issue last day, before residence association come into the picture. They are various organizations like third party organization, who are involved in marketing. We discussed in the last day this aspect then your sales, then common area maintains, facility management, all these activities can be given to third party organization as a out coursing work.

So this type of activities could be out course to third party agency. Now since the residence association they controls or they are suppose to control the operation of third party organization to execute this works, not exactly the marketing and sales, but after the position the common area maintains and facility management. So the role of the residence association is very, very important. Right now few state government they have the modalities to frame the residence association in terms of apartment ownership act, sometimes it is covered by the property act. I discussed in the property housing session, property housing act.

So whatever is the act I mean under any act so if the state government does not have the required legal frame to institutionalize the residence association they have to do it because without that it is not possible or it could be very much informal and transparency will not be there. If it is done under some act and there are some mandates, so the formation of the association will be transparent transition will be possible to get by the end-users. So that the objective so after the resident association is frame it is their job to, supervise all the common area maintains and facility management done by the third party organization.

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So here another important part is that in the overall governance and we discussed that we have a third entire governance structure in our country like central government then state government and local government. So in urban area it is basically the work committee, so what committee is consisting of various representation from the various sectors of the society. Now one very important part could be integrated that. If we have residence association from various communities like in group housing, we talk about the gated community and gated community. So gated community sometimes critics because of their activity confined with the gated complex and they sell them interact with the other complexes or other people.

So one approach could be that in the what committee level all the residence association and gated committee they can take part and they can be involved in the what committee level. So that the common people they have direct representation through their residence association and gated committee and then to the what committee so that their voice and their requirement reach to the local level, state level and central level because, other than that within the campus be on campus facilities are available and those are in good condition, but off campus are off facilities like basic services water supply, street lights the basic access and everything.

Those are dependent on the overall government structure and from city development for all those kind of facility a direct communication in channel from the residence association are get community through the what community can there so that they can represent through the local level. So this is the overall actions and roles required at every level starting from the policy level, planning level and development level, and management level. One very important issue in this stage is that since in the land use we discuss that housing takes more than 50%. Housing a predominant land use, which take more than 50%. So after all this activities whatever we see in our cities how the cities are develop good, bad or whatever is the learning we never get its feedback or assessment and we take that assessment to the policy level.

One of the major reason for this lacuna of this acknowledge gap or the feedback gap is that we do not have the systematic documentation process of the housing development. So systematic document and process of housing and property for example every state government has their land department under the land department they have documented and process of the land property, land as property but when we talk about the housing the information are not available with the municipalities or urban local body.

So sometimes they tell us that the information are not available may be information at the holding level that how many buildings are available that is may be available, but otherwise the typology of the building residence the typology of units and it performance its timeline when it is was develop no information are available and as result of that at the city level. When we start making as strategy or assessment plan or further develop and further planning because it was very difficult to get the data or to get the actual assessment of the exciting situation. So as result of that either the project becomes delayed, either the planning becomes delayed or we end up in round planning.

And round planning leads to round development and round development leads to the round feedback, so that is the cycles what we are having right now. So what kind be done that we can integrate the documents process of the housing and the property at the urban local body level so that it can be taken up by the local government level, but this is not a different aspect in the overall planning and development. It is part and parcel of overall development so the document

is in process for the housing can be taken care of by some other infrastructure and development in life all management water supply mobility etc.

So with this we conclude this discussion that in this discussion we discussed basically the role of various stay holders at the policy level, planning level, development level and management level and also it talk about the issues what we faced at every level. And how those issues can be taken care of and how those issues can be overcome by using enhance capacity at the every level using political willingness and administrative reform and few other process and system place at every level we can do. So in next lecture we will basically discuss some of the course lecture.

And catch upon the issues. So which we could not cover in the next lectures is based on the interest we can take up those elements or the lectures in the later time as per your convent. So thank you for participation thank you.

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