

**INDIAN INSTITUTE OF TECHNOLOGY ROORKEE**

**NPTEL  
NPTEL ONLINE CERTIFICATION COURSE**

**Housing Policy & Planning**

**Lec – 40  
Summary and Conclusion**

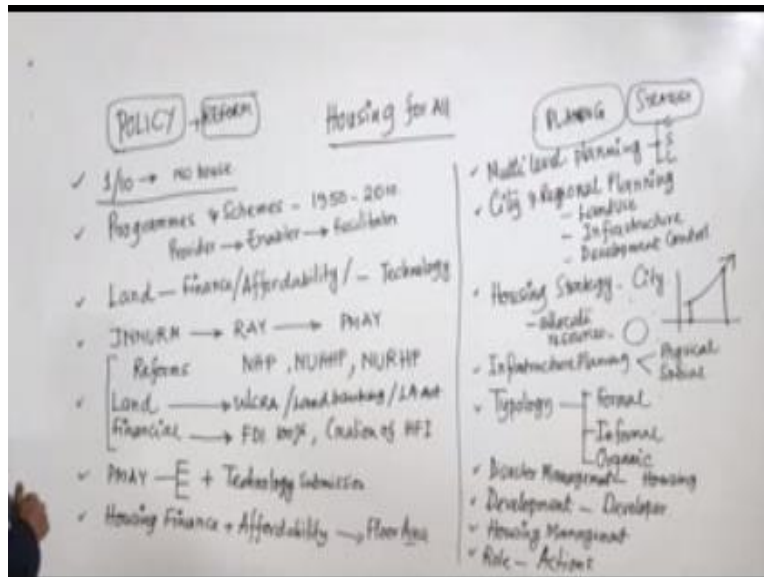
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Hello welcome to the final lecture in this lecture series in the course of housing policy and planning. We have covered so far all the necessary elements in the housing policy and planning, considering the time limit and the time and the scope maybe that we have touch stubborn all the subjects one by one, but there are few areas where maybe we could not go into much details. So it will be good that based on your interest and based on your preparation maybe later on you can take up all those subject.

So in this final lecture what we will do is we just briefly summarize the discussions and the issues we touched in this several lectures last series of lectures and then we will conclude the course with a way forward for the future. So in the beginning we started the course keeping the objective in the mind that housing for all was a very distance dream for India, after the independence.

But now we are in a position to take that as a immediate target and objective to fulfill, so we started discussion this vision of housing for our course.

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Keeping that slogan in our mind we started taking the situation of the housing in our country. So before discussion was focused on the housing situation of our country which is kind of one out of 10% does not have livable house and this situation is much more severe in urban areas, we told you that in urban areas one out of 6% does not have livable house in rural areas one out of 12 people does not have livable house.

So as a matter of that fit to fulfill this housing gap we have tried several programs and schemes after the independence. So we discussed the programs and schemes after the independence specifically 1950 to 2010, the basic observation on these programs and the schemes was that a broad shifting in the approach by the government of India from provider to enabler to facilitator that was the basic shifting in the approach by the government of India which we observe.

So this was the second part we discussed after the discussion of the programs and schemes we identified few areas of the concern or the issues which you are basically the bottom neck and barrier which you are creating hindrance to achieve housing for all. So what are those issues, the first issues were land, then finance these are the affordability and then we discussed the issues

like technology like the older and RK technology which delivers housing in a very slow pace that is the issue.

So this after identifying this issues we discussed the programs and schemes few of the programs and schemes which conducted in last 10 or 15 years in little more details. For example, we discussed JNNURM then Rajiv Awas Yojana and then we also discussed Pradhan Mantri Awas Yojana in the modern times. So basic learning point from the JNNURM and after that till Pradhan Mantri Awas Yojana is that all the development scheme in the housing and infrastructure were coupled and integrated with reforms.

So that was the very important parts with the policy which we learn. So then we discussed the reforms one by one like land reforms, financial reform in the land reform, basic, some of the important reform was taking back urban land sliding and regulation act ultra, then land banking, then land acquisition act, we have revised land acquisition act, the objective of the land reform was to make land available for bigger projects.

Then in the financial reform we discussed that the permission of 100% FDI by the government of India in the housing sector was permitted that was a very major financial reform. Then it was creation of housing finance institution and making rules and regulation for stimulating the housing finance that was another part of the reform. After discussing the reform parts, then we shifted to discussion on the few more programs like Pradhan Mantri Awas Yojana which is in the Pradhan Mantri Awas Yojana the basic objective is to housing for all.

And it is lying on the four pillars, reform four pillars including interest, subsidy including affordable housing and partnership all those different aspects are there. And not only that Pradhan Mantri Awas Yojana is also having another submission which is called technology submission. In the technology submission we have seen that they have identified total 16 technology which will bring a faster delivery option for the housing in our country.

So that is the major reform in India whatever we have discussed. Then we discussed the housing finance and affordability. In the affordability part we discussed that traditionally, classically

towards housing was calculated based on the income, but nowadays affordability is calculated based on the floor area based. So from income based approach to the floor area approach that is the major shift in the affordability.

So this policy element after discussing the policy element and reform element and along with this we discussed the contemporary policies like national urban housing and habitat policy and before that we also discussed national housing policy, and recently conducted national urban rental housing policy. So in these policies we will learn that how these reforms are integrated.

So in this module we basically discussed the enabling parameters, the prerequisite parameters for creating a better plan for the housing. So this is a broad guidelines and detection for creating the planning parameters in housing. Then we started discussion on the planning, we started the discussion in the planning with multilevel planning in India.

We told that we have the central government, state government and local government, three government structure and every layer of the government there are various types of planning exercise which is done. For example, at the central level and state level five year plans are made and similarly in the urban local body level and the district level in the perspective plan and development plans all those plans are prepared.

Then we discuss these this city planning city and regional planning under that basically we focused on the physical planning part the special planning which is nothing but land use it is break up it is parameters how we explain the land use how the land use plan is prepared and out of the land use we also learned infrastructure and also development control.

So land use infrastructure development controls all these are basic tools and component of the city and relational planning so basically we are coming from a macro level or whole to the part approach and after the city and regional planning we discussed the housing strategy for every city and in this housing strategy we discussed that how in a city the population and housing can be projected and as per the projection how we can allocate the land and allocate the resources as per the various zones around the city.

So that part we discussed specially how it is done and after discussing the broad methodology of the housing strategy then we discussed the infrastructure in details how the infrastructure planning could be done we told that it is divide into 2 parts physical and social and then we discussed planning for each typology of the houses like so we discussed we discussed this as per the classification like we discussed formal housing informal housing and organic housing so under the formal housing basically group housing plotted housing cooperative housing institutional housing all those elements we discussed in the informal category.

We discussed slump squatters unauthorized settlements all this elements in the organic category the traditional houses under then the city how we consider the city code area and the urban villages all those elements we discussed under this so after discussing the typology we also discussed the elements like disaster management and it is relation with house housing how we can into get the disaster management in every level of the housings planning and strategy and after that we also discuss the.

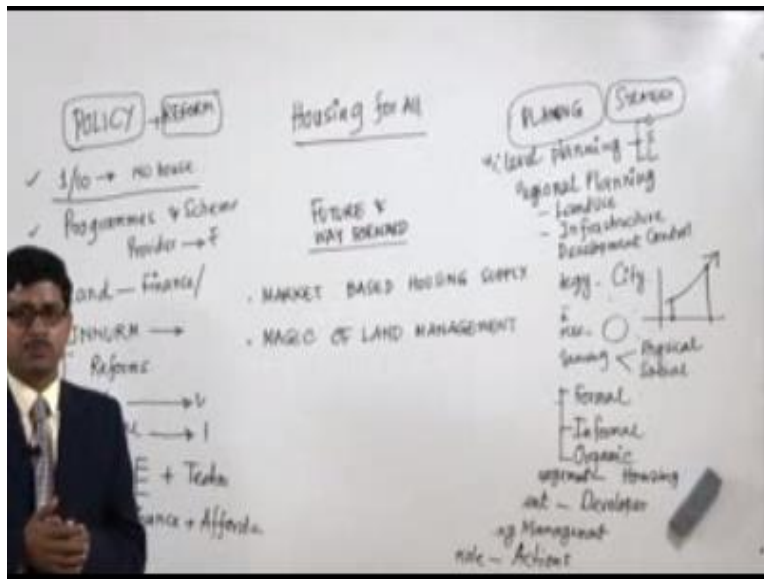
Development but development of development of the housing project how we can formulate a project and role of the developer in this developer and what is the relation of the housing development and the real estate development we task upon the element like housing management so though our main focus is housing planning and strategy we discuss the develop and housing management so that you at least get some practical orientation that how these are developed and managed.

And after the housing management we discuss the role of various stake holders and how the actions can be taken at every level so this coverage of hold course we will enable you to appreciate the policy prescriptions policy direction how the policy has evolved from a typical subsidize pyridine to a market pyridine how the policy has enabled so many things the land finance the institutions everything so that a market is created which can deliver more housing so we will be able to appreciate.

The policy pyramid in the current context and then you will be able to make a plan for any city or for any area based on the planning pyramid housing strategy the infrastructure planning and all typology now may be that within our discussion and this course you did not get much robust get studies and examples though we try to give relevant case studies and examples and references but definitely we will try to provide few more resources during your study part an examination timing that time will be giving few more references now let us discuss after that what are the future of housing planning and policy so haven't discussed this would basically we discussed.

Based on our existing knowledge on housing policy and they planning the part now for the future reference as they enthusiastic and inquest participant let us identify few areas why the future lies and we can develop our interest and we can study more if we require so for the future.

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Of housing planning the first very important part will be the possible changes in the market based housing supply probably we all have understood and realized that the public agency the government base pyramid giving subsidies and cause subsidies and may not be sustainable for long so we have to create a vibrant market and that market will be efficient in have to delivery

more number of housing more number of affordable housing in a competitive manner right now we are running a combination of the market.

Based housing and also subsidy based and scheme and program based housing delivery by the government so in future the more and more housing delivery will be done from the market so we have to take lesson from this discussion that how we can develop ourselves also with the adequate knowledge or skills to understand the market how the market understands and market dynamics influences the housing delivery and its effect on the housing implementation so that is the first thing we have to understand.

Second is the magic of in our country you know the per capita land is very less comparing to few other countries and the population concentration and density is much higher than any other European and western country but we never tried the land management the future lies in the land management if you were interested if you can develop the competency on the land management and can create the model and offer it to the city and city authority and the decision maker which will enable the policy maker and the decision maker to envisage that and to plan for the city better housing competency better housing blocks or better housing projects that will be the future for our city right.

Now what we are managing and what we are doing is the combination of naturally land parcels in the city and whenever it is required we are just acquiring land we are in the some of some part of the country we are adjusting the land as per the act but for future life is on the land management so we have to go to the next level of the land management will try to offer future course in land management also but if you were interested you can see several case study from international and the national because this is the future and then the technology the housing delivery in India by the traditional construction method traditional technology is buy and earn depend on the labor.

And the manual based construction but as I told you that in the Pradhan mantra Awas Yojana yoga and technology machine the basic fast is to bring new technologies which will be able to deliver housing in faster rate so several such technology are being developed by the government

India several IITs and research organizations are year mark for developing technology the demonstration projects are being constructed by the government of India so in near future you will find that the whole paradigm of the current technology will change.

So you have to be competent enough to understand to appreciate to recognize the new technology the language of the new technology the design language of the new technology otherwise you won't be able to deliver in the new paradigm in the new technology paradigm so the paradigm should from onsite paradigm from offsite paradigm and using pre fabrication and also green technology the another part I must tell you is that for as a part of the sustainability that green energy and sustainability aspects will be very much inherent and integrated with the housing development in future.

You might see that all the housing projects which are coming up may be mandatorily having the green energy though we did not going to that deter in this course because this course is not focused on the housing design part but I tell you that in future whenever we go at the project level are making in the project formulation for the housing the green energy and sustainability will be very inherent part of the housing and lastly you have to polish your knowledge and skill based on all the possible changes in the future housing scenario so this is the whole for the future.

So if you follow this forever I hope that the presence of the professional like you very much prominent and you will be able to contribute for our country so that our country can achieve housing for all within as stipulated time 2020 to in this junction I must appreciate the government of India any taking the overall goal housing for all by 2022 as given us the meditate for all of us irrespective of our background we may be architects we may be engineering we may be planners social logic or geographer or comitia so all of us we have to work together to Bering this change in our country.

So having said that I tell you I tell you few words about our the cores count so that you can follow this courses so regular interactions through the online forums will be available if you find any questions any default any clarification required during any lectures you can definitely



contact us in further also and for the reference reading you can read those reference in further so we will be available for any calcification and query.

So that you understand the coerce internalize the course And in further you can contribute and do something for the course so I which you all the best for your active participation in the course and taking the examination and supporting the overall NPTEL program run by the government of India ministry of human resources and development and I congratulate all of you and thank all of you on behalf of IIT route key community and for myself I thank you for participation in the course thank you very much.

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