

(Housing Section)

Prototype Interactive Public Questions and Answers

National Urban Housing & Habitat Policy (NUHHP), 2007

1. When was the first Housing Policy formulated by the Government of India?

Although housing is primarily a State subject, the Central govt. has been formulating National Housing Policies to provide guidance to the State Govt. to meet the growing housing shortage. This process started in 1986. This resulted in the first ever Housing Policy which was announced in May, 1988.

2. How often have the Policies been updated?

In 1991, India adopted a more 'inclusive' view of economic development by emphasizing that it must integrate with the global economy. In pursuance of this, it reduced custom duties and welcomed Foreign Direct Investment (FDI) in several sectors of the economy. The **National Housing Policy, 1994** was a product of this economic point of view. The 1994 Policy sought to increase supply of land serviced by basic minimum services with a view to promoting a healthy environment.

The **National Housing & Habitat Policy, 1998** laid greater emphasis on the aspect of "Habitat" as a supplementary focus to housing. The emphasis on "providing" housing continued in this Policy with emphasis on both quality and cost-effectiveness especially to vulnerable sections of society.

3. Which housing policy is presently in force?

The National Urban Housing & Habitat Policy (NUHHP), 2007 seeks to enhance the spotlight on 'habitat' with a 'Regional Planning approach' as well as further deepen the role of Government as a 'facilitator' and 'regulator.' Moreover, the new Policy lays emphasis on earmarking of land for the EWS/LIG groups in new housing projects. The

Policy lays emphasis on Government retaining its role in social housing so that affordable housing is made available to EWS and LIG of the population.

4. **What are main features of NUHHP:2007?**

As the first urban focussed housing policy, it aims at promoting sustainable development of habitat in the country with a view to ensuring equitable supply of land shelter and services at affordable prices to all sections of the society. However, given the magnitude of the housing shortage and the staggering requirement of funds amounting to Rs.3.61 lakh crores to meet the cost of construction only for overcoming the shortage, it is obvious that public sector efforts alone will not suffice in fulfilling the requirement due to budgetary constraints of both Central and State Governments. Involvement of multiple stakeholders namely; private sector, co-operative sector, industrial sector for labour housing and the services, institutional sector for employee housing has been emphasised in the NUHHP.

The policy aims at forging strong partnerships between the public private and cooperative sectors for accelerated growth in the housing sector and sustainable development of habitat. 10-15% of land in every new public/ private housing project or 20-25% of FAR which is greater will be reserved for EWS/LIG housing through appropriate legal stipulations and spatial incentives. The Policy seeks to augment housing stock at an accelerated rate both on ownership and rental basis with a view to overcoming shortage of EWS/LIG units.

5. **What is the difference between NUHHP:2007 and NHHP:1998?**

NUHHP:2007 addresses "Urban Housing" exclusively. The focus is on **Affordable Housing for All** with special emphasis on **Scheduled Castes / Tribes, Backward Classes, Minorities, the urban poor** and **Empowerment of Women**. The new

initiatives under NUHHP, 2007 are:-

- 10%-15% land or 20%-25% FSI (whichever is greater) to be reserved for EWS and LIG housing
- Private sector to be permitted land assembly within Master Plan
- A special action plan to be prepared for urban slum dwellers
- A special package to be worked out for cooperative housing, labor housing & employee housing.
- States/UTs to be advised to develop 10 year perspective plans for housing for EWS and LIG
- Special financial and spatial incentives for inner city areas
- Central & State Govt. to develop special incentive plans for in situ slum upgradation
- Plan funds & other assistance to be dovetailed according to Action Plan prepared under State Habitat Policy prepared by states
- Micro-finance Institutions (MFIs) to be promoted at state level to expedite the flow of finances to urban poor
- Model Guidelines to be developed by Central govt. for use by States/UTs for land supply
- States/UTs to be encouraged to undertake reforms listed under JNNURM
- Prepare detailed city maps by GIS and satellite data etc.
- Transfer of proven, cost-effective building materials and technologies to be encouraged by transfer from Lab to Land
- Development of Mass rapid Transit System (MRTS) at sub-regional level
- All States to be encouraged to develop a “Habitat Infrastructure Action Plan” for all cities with a population of over 1,00,000
- Policy gives primacy to provision of shelter to the urban poor at their present location or near their work place

- Approach will be in – situ slum rehabilitation. Relocation will be considered only in specific cases
- Formation of Cooperative Housing Societies of urban poor and slum dwellers to be encouraged
- **Specific addition of `Action Plan` which seeks**
 - Central govt. to encourage and support the states to prepare State Urban Housing and Habitat Policy & a State Urban Housing and Habitat Action Plan
 - The State/UT Action Plans to focus on accelerated flow of funds for housing and infrastructure, and promote balanced regional growth
 - The State/UT level policy/plan to provide a road map pertaining to institutional, legal, regulatory and financial incentives

6. What action has been taken in pursuance of the NUHHP:2007?

The National Urban Housing & Habitat Policy (NUHHP), 2007 has been widely publicized and circulated to States/UTs at the highest level with request to initiate steps in line with the Policy. A copy of the policy has been forwarded to Chief Ministers of all the States/UTs (with assembly) as also the Ministers dealing with housing in the States, Administrators of UTs, the Chief Secretaries and Secretaries dealing with housing/urban development/local self government as per details given below:-

		Sent on
Chief Ministers/Ministers dealing with Housing/UD	-	25.1.2008
Chief Secretaries of States/Administrators in UTs	-	12.2.2008
Secretaries to the Government of India	-	12.2.2008
Secretaries dealing with Housing/UD/LSG matters in the States/UTs	-	13.2.2008

The Policy has been put on the web-site of the Ministry for wider information access (<http://mhupa.gov.in/policies/index2.htm>).

In addition, the Ministry has identified the various actionable points under National Urban Housing & Habitat Policy (NUHHP), 2007, which have been put in a tabulated form and circulated to the Chief Ministers of all states/UTs (with legislature) on 30th April, 2008 for action by the State Governments. This also has been put on the web-site of Ministry (http://mhupa.gov.in/w_new/Actionable-Points_NUHHP_2008.pdf). The States have been requested to periodically review the implementation of the NUHHP:2007 and concomitant Action Plan and take appropriate measures for furtherance of objectives/initiatives envisaged under the NUHHP:2007.

The Ministry is also in the process of setting up a monitoring committee under the chairmanship of Hon'ble Minister with representation from various States and other stakeholders for periodically review the progress of the initiatives.

7. What steps are being taken by the Government of India to strengthen the Public-Private Partnership under the Policy?

Given the magnitude of the housing shortage and budgetary constraints of both the Central and State Governments, the Policy focuses the spotlight on multiple stakeholders including the Private Sector for labour housing and employee housing. Further, in order to ensure that 10 to 15 percent of land or 20 to 25 percent of FAR /FSI whichever is greater is earmarked in every new public/private housing project for EWS/LIG housing, appropriate spatial incentives will be developed by Urban Local Bodies (ULBs) and Development Authorities. In this manner the private sector will be associated both directly and through cross-subsidisation in EWS/LIG housing.

8. What steps are being initiated to promote rental housing?

Rental housing provides a viable alternative option to the home seekers and the house providers alike. Incentives are to be provided for encouraging lendings by financial institutions, HFIs and Banks for rental housing. Also, Companies and Employers will be encouraged to invest in the construction of rental housing for their employees.

Taking note of the substantive gap between demand and supply both for housing and basic services, the Policy seeks to create adequate housing stock both on rental and ownership basis with special emphasis on improving the affordability of the vulnerable and economically weaker sections of society through appropriate capital or interest subsidies. Cooperative and Private Sectors would be associated to augment housing stock at an accelerated rate both on ownership and rental basis for the purpose.

A Model Rent Act will be prepared by the Government of India to promote rental housing on the principle that rent of a housing unit should be fixed by mutual agreement between the landlord and the tenant for a stipulated lease period prior to which, the tenant will not be allowed to be evicted and after the expiry of the said lease period, the tenant will not be permitted to continue in the said housing unit.

9. Is there any proposal to regulate real estate sector?

The regulation of activities of property developers and builders comes under the purview of the State Governments, ULBs/Development authorities under the provisions of State Town & Country Planning /City Development Authority Acts. The Government has not taken any decision on regulatory measures in real estate including regulation of the private sector in the real estate on All-India basis.

Housing Requirements

10. Whether any study has been carried out by Government on shortage of housing & what are the results?

According to the estimates made by the Technical Group (link) constituted by the Ministry for assessment of the urban housing shortage at the end of the 10th Five Year Plan, the total housing shortage in the country is 24.71 million. The category-wise housing shortage is as follows:-

Category	Housing shortage in Million as on 2007
Economically Weaker Sections (EWS)	21.78

Low Income Group (LIG)	2.89
Middle Income Group (MIG)	} 0.04
High Income Group (HIG)	
Total	24.71

This is likely to go up to 26.53 million during the Eleventh Five Year Plan i.e. 2007-2012 as detailed under.

Housing requirement during 11th Plan period (2007 - 2012)

Housing Shortage as the beginning of 11 th Five Year Plan	24.71 million
Addition to household	8.71 million
Addition to housing stock	7.27 million
Upgradation of Katcha houses	0.38 million
Total Housing Requirement during the 11 th Plan period (2007-2012) (24.71 + 8.71 + .38 - 7.27 = 26.53)	26.53 million

11. What steps has been taken by Government to overcome the shortage of houses in urban areas especially for EWS & LIG category?

The Government has taken several initiatives for accelerated addition to the housing stock to overcome this shortage. Apart from the new urban area specific National Urban Housing & Habitat Policy (NUHHP), 2007; the JNNURM was launched in December 2005 and the Mission period is 2005-12. The Sub-Mission Basic Services to the Urban Poor (BSUP) seeks to extend security of tenure at affordable price and providing houses at affordable cost in the 63 identified Mission cities. Integrated Housing & Slum Development Programme (IHSDP) seeks to extend similar facilities in the non-mission cities. The Ministry is contemplating a new scheme for providing interest subsidy on housing urban poor to make the housing affordable and within the repaying capacity of EWS/LIG. The scheme encourages poor sections to avail of loan facilities through Commercial Banks/HUDCO for the purposes of construction of houses and avail subsidy in interest payment.

Two Million Housing Programme (2MHP)

12. When was it launched?

The Two Million Housing Programme was launched during 1998-99 with particular stress on the needs of the Economically Weaker Sections and Low Income Group categories.

13. What are its salient features?

This is a loan based scheme, which envisages facilitating construction of 20 lakh additional units every year (7lakh DUs-in Urban areas; 13 lakh DUs in Rural areas). Housing & Urban Development Corporation Ltd. (HUDCO) is to meet the target of 4 lakh dwelling units in Urban areas and 6 lakh dwelling units in Rural areas annually. The target of 2 lakh dwelling units in Urban areas is to be met by Housing Finance Institutions [HFIs] recognized by the National Housing Bank & Public Sector Banks and the balance 1 lakh dwelling units in Urban areas by the Co-operative Sector through National Cooperative Housing Federation (NCHF).

14. What is the physical progress under the scheme?

The physical progress under the scheme since inception is indicated below.

Year	Target	HUDCO	NCHF	HFIs	Total
1998-99	700000	430399	174944	193671	799014
1999-2000	700000	460218	88218	226495	774931
2000-01	700000	470881	80899	333736	885516
2001-02	700000	401078	73659	458615	933352
2002-03	700000	459969	73461	637091	1170521
2003-04	700000	427455	89948	621331	1138734
2004-05	700000	254885	117004	434675	806564
2005-06	700000	184597	69499	317077	571173
2006-07	700000	60970	52121	223706	336797
2007-08	700000	98546	Not available	184921	283467
Grand Total	7000000	3248998	819753	3631318	7700069

Interest Subsidy Scheme for Housing the Urban Poor (ISHUP)

15. What are its salient features?

This a new scheme being contemplated for providing interest subsidy on housing urban poor to make the housing affordable and within the repaying capacity of EWS/LIG. The scheme encourages poor sections to avail of loan facilities through Commercial Banks/HUDCO for the purposes of construction of houses and avail subsidy in interest payment.

16. When is the Scheme likely to be launched?

The details of scheme are being worked out.

17. What is the budget allocation for the scheme?

An amount of Rs. 95 crores is available for purpose for the year 2008-09.

18. What is the physical progress under the scheme?

The details of scheme are being worked out.

19. What is the financial progress under the scheme?

The details of scheme are being worked out.

Building Centre Scheme(Revived)

20. When is the Revived Scheme likely to be launched ?

The details of scheme are being worked out.

21. What are its salient features?

The Building Centre Scheme is proposed to be revived during the 11th Five Year Plan in order to facilitate transfer of technology for spreading awareness among construction workers and artisans and for dissemination of low cost technology amongst various stakeholders. The revised guidelines for the scheme are being framed. The scheme is

likely to address the problem of housing shortage by providing cost-effective technology options for those who intend to construct houses.

22. What is the budget allocation for the scheme?

A token provision of Rs. 1 crore has been made for the scheme in the budget for the year 2008-09.

23. What is the physical progress under the scheme?

The details of scheme are being worked out.

24. What is the financial progress under the scheme?

The details of scheme are being worked out.

International Cooperation

25. What is UN-HABITAT ?

The United Nations Human Settlements Programme, UN-HABITAT, is the United Nations agency for human settlements. It is mandated by the UN General Assembly to promote socially and environmentally sustainable towns and cities with the goal of providing adequate shelter for all. The main documents outlining the mandate of the organization are the Vancouver Declaration on Human Settlements, Habitat Agenda, Istanbul Declaration on Human Settlements, the Declaration on Cities and Other Human Settlements in the New Millennium, and Resolution 56/206

The agency's budget comes from four main sources - the vast majority in the form of contributions from multilateral and bilateral partners for technical cooperation. The agency also receives earmarked contributions from governments and other partners, including local authorities and foundations, and around 5 per cent from the regular UN budget.

26. How are the relations of the Government of India with UN-HABITAT?

India is a founding member of UN-HABITAT and has been playing a leading role by actively participating in the deliberations. In April, 2007 at Nairobi, in the 21st Session of

the Governing Council of UN-HABITAT, Kumari Selja, Hon'ble Minister of State (Independent Charge) Housing & Urban Poverty Alleviation has been elected as the Chairperson of the 21st Governing Council of UN-HABITAT for the period 2007-2009.

27. How much India contribute annually to the UN-HABITAT?

Govt. of India (Ministry of Housing & Urban Poverty Alleviation) is making an annual contribution of Indian Rupees equivalent to US \$ 80,000 every year since 2002-2003.

28. What have been the benefits?

The membership and the international platform provide an opportunity to reflect Indian position & concerns on the related issues in the various policy initiatives and research of UNCHS. The benefits accrue not in quantitative terms but in qualitative terms. The access to global deliberations and the role that urbanization is playing in the dynamics of development, both economic and social, is of immense importance. Evolving strategies and competencies to deliver sustainable development in consonance with sectoral, national and international concerns is of key importance and access to a global platform like UNCHS is of help though its world wide access to country experiences and research work.

29. What is Asia Pacific Ministers Conference on Housing & Urban Development (APMCHUD)?

Ministry of Housing & Urban Poverty Alleviation in collaboration with UN-HABITAT had organized the 1st Meeting of the Asia Pacific Ministers Conference on Housing & Urban Development (APMCHUD) during 13-16th December, 2006. A Delhi Declaration on establishment of APMCHUD was adopted in the Conference. In line with the Delhi Declaration, a Bureau was constituted with membership of Azerbaijan, China, Iran, Jordan, Malaysia and Papua New Guinea besides India as the Chair. APMCHUD seeks to promote sustainable development of human settlements in Asia-Pacific region and create a global knowledge hub for facilitating human settlement development.

The First meeting of the Bureau was held on 15th April, 2007 at Nairobi. This was followed up with the Second meeting of the Bureau at Amman, Jordan on 27th & 28th October, 2007 and the third meeting in Iran on the 3rd February, 2008. The Second Asia Pacific Ministers Conference on Housing & Urban Development (APMCHUD) was held in Iran from 12th-14th May, 2008 and India has handed over the reins to Iran as the new Chair. Conference reconfirmed setting up of Permanent Secretariat of APCHUD at New Delhi.

30. Which are the countries with which India has entered into agreement/understanding in the field of Housing?

The Ministry of Housing and Urban Poverty Alleviation has been actively involved in bilateral and multi-lateral cooperation in the field of housing and habitat and Memorandum of Understanding (MOU) have been signed with several countries as detailed below:-

- The MOU between India - Morocco was signed on 13.01.2006 between Minister of State (Independent Charge) for Housing & Urban Poverty Alleviation, Government of India and HE Mr. Ahmed Tantia Hejira, Minister delegate to the Prime Minister In-charge of Housing and Urbanism, Kingdom of Morocco at Morocco.
- The MOU between India - Brazil was signed on 12.09.2006 between MOS, Ministry of External Affairs, Government of India and Minister of Cities, Government of Brazil at Brasilia during the visit of Prime Minister of India to Brazil.
- The MOU between India - South Africa was signed on 27.04.2007 between Minister of State (Independent Charge) for Housing & Urban Poverty Alleviation and Ms. Sisulu, Minister for Housing, Government of South Africa at New Delhi.
- The MOU between India - China has been signed on 14.01.2008 at Beijing, China during the recent visit of Hon'ble Prime Minister of India to China.

31. How are these expected to benefit India?

The collaboration would lead to sharing of country experiences and adapting a convergent approach on human settlement issues.

32. Who should be contacted if any details on housing related matters are required ?

Shri. Pankaj Joshi, Director(Housing) (Tele: 23061206) can be contacted for any further details concerning housing related matters in the Ministry.