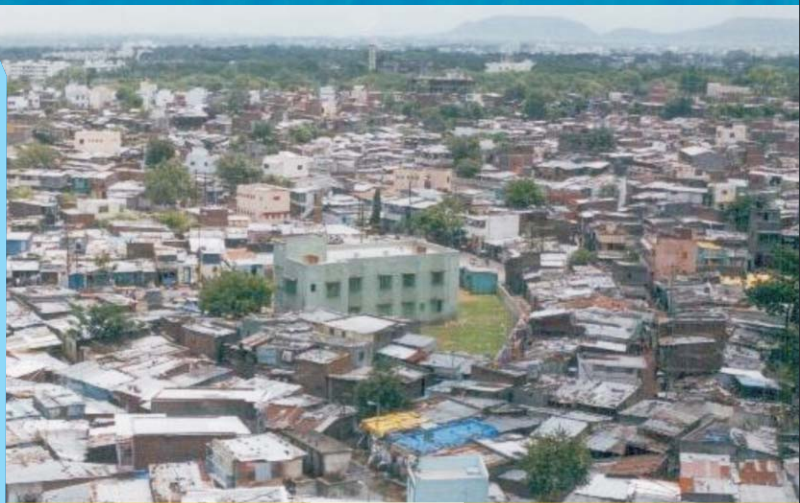


Towards more inclusive cities...



"A major failure of city governance has been our inability to address the needs of the poor.....Cities need people to provide services and our people need a decent place to live."

Dr. Manmohan Singh
Prime Minister of India



**MY CITY
MY PRIDE**



सत्यमेव जयते

GOVERNMENT OF INDIA

**MINISTRY OF HOUSING
AND
URBAN POVERTY ALLEVIATION**





"Growth can be sustainable only when it is inclusive. Inclusive growth calls for inclusive cities, built on the foundations of people-centric governance and based on people's needs, priorities and perspectives. We have to work towards an Urban India which acts as an engine of both economic growth and

inclusion. The common citizen, especially the poor and marginalised, must be enabled to have access to decent shelter, basic amenities, livelihoods and a voice in governance."

Kumari Selja

*Minister for Housing & Urban Poverty Alleviation
Government of India*

Kumari Selja is the Minister in charge of Housing & Urban Poverty Alleviation (HUPA) in the Government of India. She is responsible for the formulation of policies and programmes in the country for housing and urban poverty alleviation.

VISION

Equitable, inclusive and sustainable growth of cities and towns that provide dignity and a decent quality of life to all residents

MISSION

Provision of affordable housing for all and livelihood, shelter and basic services to all slum-dwellers and the urban poor.



POLICY INITIATIVE & SCHEMES

National Urban Housing & Habitat Policy, 2007

The Policy seeks to set in motion a process for providing Affordable Housing for All, particularly for the economically weaker sections and lower income groups. Key features of the policy include:

- ◆ A focus on affordable housing for all, with an emphasis on inclusive urban planning, increasing the supply of land and addressing the housing shortages;
- ◆ Provision of a decent shelter to the urban poor;
- ◆ Reservation of 10-15% of land in every new public/private housing projects or 20-25% of Floor Area Ratio (FAR) for Economically Weaker Sections (EWS)/Lower Income Group (LIG); and
- ◆ Emphasis on private sector participation through the use of tools like Transferable Development Rights (TDR), additional FAR, and mechanisms to facilitate land assembly by the private sector;
- ◆ Recognition of the need for subsidy coupled with suitable financial instruments to establish a flow of institutional funds for the poor for housing, without harassment.

National Policy on Urban Street Vendors, 2009 & Model Bill: 'The Street Vendors (Protection of Livelihood and Regulation of Street Vending) Bill', 2009

The Policy gives due recognition to urban street vendors for their contribution to society. It seeks to provide them with a decent working environment to pursue their activities. In order to implement the Policy effectively, a Model Bill, 'The Street Vendors (Protection of Livelihood and Regulation of Street Vending) Bill', 2009 has been brought out to assist the States in creating a legislative framework conducive for street vending. The Policy and the Model Bill envisage, among other things:

- ◆ Constitution of Town Vending Committees to regulate street vending and assist the street vendors;
- ◆ Photo-census and registration of street vendors, demarcation of vending zones including GIS mapping of such zones and issuing identity cards to the street vendors;
- ◆ Provision of space in Master, Zonal and Local Plans for 'Restriction-free Vending', 'Restricted Vending' and 'No Vending' Zones and Vendors' Markets;
- ◆ Formulation of schemes for the benefit of street vendors, including provision of credit, housing, health insurance and other facilities; and
- ◆ Mechanisms for dispute resolution arising between street vendors and public and private parties.

Jawaharlal Nehru National Urban Renewal Mission (JnNURM):

The Jawaharlal Nehru National Urban Renewal Mission (JnNURM), launched in December, 2005, is a flagship programme of the Government of India aimed at creating economically productive, efficient, equitable, responsive and inclusive cities. The Mission focuses on

- ◆ Improving and augmenting the economic and social infrastructure in cities;
- ◆ Ensuring basic services to the urban poor including security of tenure at affordable prices;
- ◆ Initiating wide-ranging urban sector reforms to eliminate legal, institutional and financial constraints that impede investment in urban infrastructure and services;
- ◆ Strengthening municipal governments and decentralised civic service delivery in accordance with the provisions of the Constitution (74th Amendment) Act, 1992.

The Mission has four components: Urban Infrastructure & Governance (UIG) and Basic Services to the Urban Poor (BSUP), applicable to 65 cities of national importance, and Urban Infrastructure Development Scheme for Small and Medium Towns (UIDSSMT) and Integrated Housing & Slum Development Programme (IHSDP) applicable to other cities and towns. UIG and UIDSSMT focus on the development of city-wide infrastructure, whereas BSUP and IHSDP focus on housing and basic amenities to the urban poor, especially slum-dwellers.

JnNURM contemplates that cities develop planned urban perspective frameworks for a period of 20-25 years (with 5-yearly updates) indicating policies, programmes and strategies of meeting fund requirements. This perspective plan is to be followed by preparation of Development Plans integrating land use with services, urban transport and environment management for every five-year plan period. In this context, a City Development Plan (CDP) needs to be prepared before a city can access Mission funds. Cities will be required to prepare Detailed Project Reports (DPRs) for undertaking projects under identified areas. Capacity building in ULBs for preparation of CDP and DPRs, implementation of projects and taking measures to achieve the desired outcomes is crucial for JnNURM.

Governance reforms are central to successful implementation of JnNURM. Linked to Government of India's support to States, they are based on an enabling strategy. JnNURM envisages a series of reforms at the State and Urban Local Body levels to address issues of urban governance and urban poverty alleviation with basic amenities to the poor in a sustainable manner.

The Basic Services to Urban Poor (BSUP) and Integrated Housing & Slum Development Programme (IHSDP) contemplate the following key reforms in areas of pro-poor governance:

- ◆ Internal earmarking within local body budgets for basic services to the urban poor;
- ◆ Implementation of 7-Popint Charter, i.e. provision of basic services to urban poor including security of tenure at affordable prices, improved housing, water supply, sanitation, education, health and social security within the Mission period as per agreed timelines;
- ◆ Earmarking at least 20-25% of developed land in all housing projects (both public and private Agencies) for EWS/LIG category with a system of cross-subsidization.

JNNURM : Cumulative Physical Progress (as on February 2010)

Description	BSUP	IHSDP	TOTAL	UIG	UIDSSMT	TOTAL
Number of Projects Approved	468	862	1,330	523	753	1,276
Number of States/Union Territories Covered	31	31	-	31	35	66
Number of Cities/Towns Covered	63	761	824	65	636	701
Number of Dwelling Units Approved	10,09,791	4,69,757	14,79,548	-	-	-

*Rs. Crore

Cumulative Financial Progress under JNNURM (as on February 2010)

Description	BSUP*	IHSDP*	TOTAL*	UIG*	UIDSSMT*	TOTAL*
Mission (2005-2012) Allocation	16,356.35	6,828.31	23,184.66	31,500.00	11,400.00	42,900.00
Total Project Cost Approved	26,297.49	8,662.18	34,959.67	58,147.31	12,824.63	70,971.94
Additional Central Assistance Committed (ACA) Committed	13,283.84	5,961.80	19,245.64	27,189.05	10,346.46	37,535.51
Total ACA Released	4,671.69	3,194.25	7,865.94	10,570.73	5,862.05	16,432.78

*Rs. 1 Crore = Rs. 10 Million \$1 = Rs. 45 approximately

Rajiv Awas Yojana (RAY)

Encouraged by the popularity of the JNNURM, the President of India has announced a new scheme called Rajiv Awas Yojana (RAY) on June 4, 2009 with the vision of a 'Slum free India' that aims at encouraging States/Union Territories to progress beyond JNNURM, and tackle the problem of slums holistically, by:

- ◆ Bringing existing slums within the formal system and enabling them to avail of the same level of basic amenities as the rest of the town;
- ◆ Redressing the failures of the formal system that lie behind the creation of slums; and
- ◆ Tackling the shortages of urban land and housing that keep shelter out of reach of the urban poor and force them to resort to extra-legal solutions in a bid to retain their sources of livelihood and employment.

As in JNNURM, the goals of RAY will be driven and incentivised by the provision of central support for slum redevelopment and construction of affordable housing conditional to a set of reforms necessary for urban development to become inclusive. The major difference is that RAY extends support to States that are willing to assign property rights to people living in slum areas. RAY will adopt a whole-city approach upgrading all slums in a city. It will be operationalised in two phases in each State – preparatory phase and an operational phase. The former involves the preparation of Slum-free City and Slum-free State Plans. The Ministry will provide support to State

Governments/Urban Local Bodies for slum survey, GIS mapping of slums, and for capacity creation at City and State levels, etc.

Affordable Housing in Partnership

The Government has also launched a new scheme in 2009 to encourage land assembly and the creation of Affordable Housing stock for construction of 1 million houses for EWS/LIG/MIG segments of which at least 25% must be earmarked for the Economically Weaker Sections category. The scheme aims to encourage partnerships between various agencies in this task i.e. Central and State Governments/ Parastatals like Housing Boards and Development Authorities /Urban Local Bodies/ Developers. The scheme provides subsidy towards infrastructure on average @ Rs. 50,000 per dwelling unit for affordable housing units (with carpet area of less than 80 square metres).

Interest Subsidy Scheme for Housing the Urban Poor (IHSUP)

The interest Subsidy Scheme for Housing the Urban Poor (IHSUP), launched in 2008-09, seeks to provide a subsidy of 5 per cent per annum on interest on home loans up to Rs 100,000 for fifteen years taken for housing purposes by the urban poor, admissible over the full period of the loan, and aims at a flow of institutional finance for the economically weak and low income groups. The net present value of the current rate is calculated, capitalised and given to the bank. This serves the dual purpose of

reducing the cost to the borrower and the poor to value ratio and therefore the risk to the bank. Eligible Borrowers may choose fixed or floating rates. An additional 1% p.a. (maximum) will be permitted to be charged by banks/Housing Finance Companies (HFCs) if fixed rate loans are extended which will be subject to review after a minimum period of 5 years.

Swarna Jayanti Shahari Rozgar Yojana (SJSRY)

The scheme, launched in 1997, aims at providing gainful employment to the urban unemployed and under employed poor, through encouraging the setting up of self employment ventures and also through providing wage employment by utilizing their labour for construction of socially and economically useful public assets. The scheme has been comprehensively revamped in 2009.

The revamped SJSRY has the five components:

- ◆ Urban Self Employment Programme (USEP) – targeted at individual urban poor for setting up of micro-enterprises;
- ◆ Urban Women Self-help Programme (UWSP) – targeted at self-help groups of women with support to set up group-enterprises and revolving fund for thrift & credit activities;
- ◆ Skill Training for Employment Promotion amongst Urban Poor (STEP-UP) – aimed at imparting quality training to the urban poor to enhance their employability for self-employment or better salaried employment;
- ◆ Urban Wage Employment Programme (UWEP) – aimed at assisting the urban poor in smaller cities by way of wage employment in public works.
- ◆ Urban Community Development Network (UCDN) – to support the organization of the urban poor into self-managed community structures to enhance greater participation in the effective implementation of urban poverty alleviation programmes. poverty alleviation programmes;

Integrated Low Cost Sanitation (ILCS) Scheme

The ILCS scheme basically aims at the conversion of dry latrines into pour flush latrines. The guidelines for this scheme were comprehensively revised by the Ministry in 2008. The scheme provides a subsidy of 75% of the cost for a complete two-pit pour flush unit with superstructure (excluding states falling in difficult / hilly areas). For states falling in the category of difficult and hilly areas, an extra cost of 25% has been provided for each two pit pour flush latrine. The scheme is limited to Economically Weaker Section households.

Urban Statistics for HR and Assessments (USHA)

“Urban Statistics for HR and Assessments (USHA)”, is a central sector scheme implemented by National Buildings Organisation (NBO), aimed at the development and maintenance of a national database, MIS and knowledge repository on urban poverty, slums, housing, construction and other urbanization-related statistics. USHA supports database development, survey, MIS including hardware, software and networking, capacity building, impact assessment and action research involving collaboration with reputed research and training institutions. A national resource centre has been established in NBO under USHA. The scheme also provides financial support to States and Urban Local Bodies.

Housing Start-up Index (HSUI)

Housing activity is a critical indicator of the health of a country's economy. The construction of new houses (or housing starts) is considered to be a lead economic indicator. Housing Start-up Index or HSUI is a tool being developed by the Ministry in collaboration with the Reserve Bank of India, to track the changes in the level of construction activities in the housing sector. HSUI aims at identifying and signalling the growth or reversionary tendencies in the housing sector on a city-wide/national basis. The National Buildings Organization (NBO) is facilitating this activities relating to computation of HSUI on behalf of the Ministry.



"Houses built under slum upgradation programmes in India"



CONTACTS

Additional Secretary & Mission Director (**JnnURM**)
 Ministry of Housing & Urban Poverty Alleviation
 Government of India
 116-G Wing, NBO Building
 Nirman Bhavan, New Delhi 110108
 Tel: +91 11 23061419
 Fax: +91 11 23061420
 E-Mail: js-jnnurm@nic.in

Director (NBO) & OSD (**JnnURM**)
 Ministry of Housing & Urban Poverty Alleviation
 Government of India
 210-G Wing, NBO Building
 Nirman Bhavan, New Delhi 110108
 Tel: +91 11 23061602
 Fax: +91 11 23061542
 E-Mail: dnbo-muepa@nic.in