

Probes for Urban Land and Housing sector

Project: Impact of Infrastructure and Governance Transformations of JNNURM on Large, Medium and Small Cities

Research Institute: Centre for Urban Policy and Governance, School of Habitat Studies, Tata Institute of Social Sciences

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The central theme for investigation would be

"Does the city enable poor to access housing within city ?"

The investigation may be unfold by applying some probes, includes -

Housing Situation in the city

- a. Where underprivileged groups are situated in the city - Does they reside particular parts of city? , any locational peculiarity? Any history for residing in those places?
- b. What is the form/ structure of housing usually they have - typology of housing , material used for housing, particular structure do they follow ?
- c. What is the traditional way to build the houses - by own or through local contractor or dependency on government or any other
- d. How they access the land for housing? Which type of land? Do they have land ownership? What is the scale and what is the form of land ownership?
- e. Describe profile of underprivileged groups/ poor in the city - social status include cast ,tribe, religion- denominations , cultural peculiarities; economic status include livelihood, occupation , regular / irregular, earning scale, peculiar habits for living/residing like similar cast/tribe people living in one place, not mix up with other, not allowed others to assimilate etc.
- f. Which basic services do they get? - quality of services (sanitation, sewerage, electricity , water supply - water connections, connectivity and communication, common spaces, school, medical facilities, community hall etc..) , who provides these services to them ? cost implication
- g. Cost incurred by poor for accessing housing facility - trends in housing prices
- h. What do you mean by " Public Land " in the city ? - how much , locations , use of public land , developable land , whom get access to it

i. Describe Government institutions /agencies / parastatals involved in

I) providing '*housing to the city*' -

- What are their mandates / roles, powers, functions
- levels , scales and interlinkages between these institutions
- Laws regulates different aspects of land and housing (like property tax, stamp duty, building rules and regulations, FSI/TDR, property title, ready reckoner etc..)
- How these institutions respond to housing need of city - any need assessment - Whose housing need fulfill and how (like reservation in DP, land subsidy, schemes etc.)

II) providing '*housing to urban poor*'

- any independent agencies or authorities
 - Separate laws, legal provisions, government resolutions, notifications, housing policy etc.
 - How agencies defined or categories 'Urban poor' - LIG, EWS, BPL and so on
 - How does institutions respond housing need for poor
- j. Assessment of institution's performance in providing housing facilities to poor in comparison to the rest of city : Does urban poor stand in their priority list , rigid as to depend only funds through schemes, grants, special fund, subsidies ; accommodative as to some relaxation in rules , regulations, reservation in DP, finding out alternatives , simplifying procedures, process to access land , building permission etc. , the nature and level of complexity as well as flexibility

Housing projects under JNNURM

Here approach may be how does housing projects sanctioned under JNNURM fit into the needs of housing to poor.

a. Brief details of the project sanctioned:

- how many housing sites, no. of dwelling units sanctioned, size of dwelling units

- Who are the identified beneficiaries for these units, their selection process,
 - who is the implementing agencies , contractors and contracts ,
 - cost of dwelling units, beneficiaries contribution, sharing finance pattern between the central, state government and ULBs,
 - relocation or in situ development , nature of structure
- b. Implementation status of projects and issues in implementation of projects
- c. What is the security of tenure in the city?
- What is the form of the security? Land title is given or constructed space?
 - What were the earlier existing tenure practices in the city? Adopting new forms under this project?
 - Is the security of tenure transferable? What are the rules of it?
- d. What are the issues related to Location of the site?
- How far or close is the location of the Housing sites from the centre of the city?
 - What are the surroundings of the site?
 - How near or far it is from the place of work of the residents?
 - Has the location of the site affected the livelihood of the people in any way?
 - What are the factors that determined in the selection of the present site?
- e. What are the issues related to the connectivity of the Site?
- What are the modes available for transport to and from the site?
 - How convenient or in-convenient it is to travel from the site?
 - Do the residents feel a part or feel left out from the 'city'?
 - Has there been any difference in cost of travelling, if yes, on an average how much?
- f. What are the infrastructure facilities available
- Are there amenities like water, sanitation, health & education facilities?
 - What is the extent of open spaces?

- Are their ration shops, health centres etc?

g. Issues related to Cultural Appropriateness

- Is the design of the Site culturally appropriate?
- What is the appropriateness in the context of the family size & structure? How married, un-married members adjust in the space?
- What is the idea of the people about the tenement?

h. Reforms related to land and housing sector under JNNURM

List of reforms related to land and housing mandatory under JNNURM, total reforms are 23 out of that 15 reforms are in relation to land and housing. They are as follows

At ULBs/ Parastatal level reforms

1. Reform of property tax with GIS, so that it becomes major source of revenue for Urban Local Bodies (ULBs) and arrangements for its effective implementation so that collection efficiency reaches at least 85% within next seven years.
2. Internal earmarking within local body, budgets for basic services to the Urban poor.
3. Provision of basic services to urban poor including security of tenure at affordable prices, improved housing, water supply, sanitation and ensuing delivery of other already existing universal services of the Government for education, health and social security

At State level reforms

4. Implementation of decentralization measures as envisaged in 74th Constitution Amendment Act. States should ensure meaningful association/engagement of ULBs in planning function of para- statals as well as delivery of services to the citizens.
5. Repeal of Urban Land Ceiling and Regulation Act.
6. Reform of Rent Control Laws balancing the interests of landlords and tenants.
7. Rationalization of Stamp Duty to bring it down to no more than 5% within next seven years.

8. Assigning or associating elected ULBs with “city planning function”. Over a period of seven years, transferring all special agencies that deliver civic services in urban areas to ULBs and creating accountability platforms for all urban civic service providers in transition.

common to the ULBs and state level

9. Revision of bye-laws to streamline the approval process for construction of buildings, development of sites etc.
10. Simplification of legal and procedural frameworks for conversion of agricultural land for non-agricultural purposes.
11. Introduction of Property Title Certification System in ULBs.
12. 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.
13. Introduction of computerized process of registration of land and property.
14. Revision of bye-laws to make rain water harvesting mandatory in all buildings and adoption of water conservation measures.
15. Encouraging Public Private Partnership
 - Linkages of reforms to land and housing in the city
 - status of reforms implementation : what do you mean by implementing these reforms, nature or form of reforms implementation
 - understanding of reforms : from officials point of view , citizen's perspectives, professional point of view, is there any differences , conflicts of interest , issues
 - Analysis of direction of these reforms in the context of city as well as state
 - Does impacted on land and housing in the city, how or would be impacted
- i. Analysis on overall direction in creating new housing stock under JNNURM housing projects to poor as shifting poor from one environment to another

Methodology:

- The investigation can be done by using mix methods. One of them is reviewing secondary literature included past studies, reports, the city development plan report,

detailed project reports or other reports published by government agencies / other institutions on the city, news articles etc.

- trends, views, opinions, facts, practices can be gathered by interviewing key informants include retired and existing government officials , journalists, field experts, professionals like architect , engineers , planners people in development business like builders, developers and building contractors , from citizens side civil society groups, NGOs, mandals, trade unions , citizen forum, elected representatives and so on
- Analyzing policy documents, laws , regulations, rules, guidelines, notifications, circulars, government resolutions , minutes of meetings, compliance reports etc.

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