CHAPTER – II

METROCITY : PLANNING
AND DEVELOPMENT POLICIES
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The earlier settlement of man mainly developed in river valley areas. The settled living of large populations naturally necessitated and resulted in a king of an organized living pattern, manifesting itself in the form of planned settlements and towns. The city plays significant in our daily lives, it becomes extremely important for us to understand the meaning of the term "City". A city may be defined in several ways: as a population aggregate; as a community; and as a political entity. While our major concern will be centered on the governing instrumentality, it is nevertheless, necessary to discuss the city as a sociological concept in order that we may more fully understand the consequences that follow the existence of the city as a social unit. A city is composed of people and exists as a community. It is a Governmental entity, representing the politically organized expression of the community; a corporate being which is its collective capacity performs those functions which the individual cannot carry out for himself. The city Acts for the public. It is in fairies word. "An organized public authority." The city in brief, holds Governmental powers to deal with the need or society resulting from the concentration of people within a given area. The city may be defined as an Urban place with territorial limits, possessing a legal instrumentality which, in large measure, guides the conduct and behaviors of its people. City Government is Urban Government that means through which the community in its organized political form attempts to solve its problems.
on the basics of mutual interest.\textsuperscript{2} A classification of urban areas on the basis of population density is important for it clearly differentiates urban form rural areas. In India a city have with a population of million and more called as metropolis area.\textsuperscript{3}

The term Metropolitan area is being used differently in different countries. Thus where as the United States Census Bureau uses the term 'Standard Metropolitan Statistical Area (SMSA) to denote a city of 50,000 populations with contiguous countries around it. In England, it is the city Region' being used in official thinking as the counter part of the concept of Metropolitan Region. In India apart from the master plan documents of a few big cities where the term 'Metropolitan area' has been used to indicate the surrounding area of a big city under its strong economic and social influence. It has not yet been officially defined. However, the term is used conventionally for a city with population of a million and more. Though it cannot be said accurately as to when an area comes to acquire the Metropolitan character. One common element in all the aforesaid concepts is the existence of a big central city. The ‘Metropolis’ having intense, social, economic and cultural interaction in the areas located around it.

An area 'goes Metropolitan' when outside the limits of great city. There are contiguous areas of relatively high density that is 'high relative to the rural pattern though how relative to the big city pattern there are Urban like areas under separate political jurisdiction right next door to big city. There is a lot of interaction between the central city and the surrounding areas.' The Standard Metropolitan Statistical Area (SMSA) is defined by the United States Census Bureau as "Country or group of contiguous countries which contain at least one city of 50,000 in habitants
or more or 'twin cities' with a combined population of at least 50,000. In addition to the country or counties containing such a city or cities, contiguous countries are included in on SMSA if, according to certain criteria they are essentially Metropolitan in character one socially and economically integrated with the central city.  

Such a definition does not have much practical value in a developing countries like India where specialization of functions and activities in Urban centers, which is an important element for radiation as influence in the hinterland, gets articulated only at a relatively higher scale of Urban growth of city. The condition of population size as explicit in the U.S. Census Bureau's definition cannot be therefore considered too rigorously. The concept of city Region which is officially used in England is, however, more useful and corresponds to a great extent with the features of Metropolitan area in the Indian context. A city region "consists of a conurbation of one or more cities or big towns surrounded by number of lesser towns and villages set in rural areas, the whole tied together by an intricate and closely meshed system of relationship and communications and providing a wide range of employment and services." There has been conscious effort to define the Metropolitan area especially for the purpose of Local Government. In this context it is "a central city or cluster of cities surrounded by urbanized areas outside city borders and not unified its unity has long been accepted." But the most specific and acceptable definition of Metropolitan area in the context of Local Finance has come from Mrs. Hicks according to her it. "Consists of communities connected with a central city by a continuous extension of the Urban areas… In particular it includes communities where a majority of the population is supported by commuters to the central city or to areas included in its orbit. To satisfy this text 15-20 percent of the labour force should be commuters."
The Metropolitan area, called more conveniently as 'Metro' thus consists of two distinct but component parts, viz. the central city and the surrounding fringe which includes suburbs, along with the interstitial rural areas. The central city is the heart of a Metropolitan area. It satisfies the commercial and industrial needs and provides specialized personal, financial services as well as entertainment facilities to suburban and satellite towns its hinterland.

The process of Urbanization in India is taking place at wild place since independence. The Urban population has crossed manifold many people lived in Metropolitan city but their living purpose is different from each other. But these migrations of population have basic facilities and services from Government. Government always prepared planning for arising problems in the country. Planning played a vital role in developing countries. In one country providing basic services and facilities it is State Government's responsibility under the constitution of India. 74th Constitutional Amendment Act twelfth schedule of the has listed 18 functions of Urban Local Bodies Urban planning is an important functions in it. Planning for economic and social development.7

2.1 Planning :-

Generally doing any work we prepare a plan. It is important with the help of plan we achieve a goal. In the Planning what is to be done? How it is be done and what time work is to be completed all these are including in planning. In the view of economists and social thinkers and policy makers. "Planning stands for replacement or supersession of planning by individuals or private institutions by planning by the state." planning thus stands for an economic system which is an alternative to free economy and laissez fair policy. Planning is a central concept and a major process in public administration." Of the many functions of leadership and administrative, direction a central one is in knowing what
to plan for how to plan it and how to carry out the plan. "Planning is strictly a process with its associated techniques. It is a method arriving at some desired result when applied to the field of social and economic activities, it is fundamentally a process for securing continuity in time and internal consistency in the Governmental policies operating in that field. It implies a general objectives."\(^9\)

Planning has to do with individual, collective or cooperative effort or endeavor to achieve preconceived goals or targets. It is an intelligent technique of coordination cooperation and purposive action for the realization of purposive action.

2.2 Urban Planning :

Urban planning or town planning as it is popularly termed in our country. The concept of spatial (Physical) planning emanates from the need for optimum location of various human activities over available space. This process of appropriate location of activities is termed as "Spatial planning". Spatial planning includes country, regional and town planning.

Town planning has been defined in various ways. Thomas Adam defines 'Town planning is the art of planning the physical development of Urban communities with the general object of security, healthy and safety living and working conditions providing efficient and convenient forms of circulation and advancing the general public welfare. It aims at the preservation of natural beauty as essential healthy conditions and leads to the promotion of beauty in building as a byproduct a sound social and economic growth.'\(^{10}\) Bore Committee in its Report (1946) had observed the purpose of town and country planning is to utilize the available land to the best advantage of the community taking in to consideration its various needs such as the provision of land for residential purposes, the
development of agriculture and industries and the creation of recreational facilities.\textsuperscript{11}

According to Lewis Mumford "City planning involves the co-ordination of human activities in time and space, on the basis of known facts about place, work and people. It involves the modification and correlation of various elements in the total environment for the purpose of increasing their service to the community and it calls for the building of appropriate structure dwellings, villages, industrials plants, markets, water works drains, bridges, cities to house the activities of community to assist the performance of all its needful functions in timely and orderly fashion.\textsuperscript{12}

In its main essentials, the developments of city includes an orderly planned and co-ordinate layout and expansion, slum prevention, determination on future populations and densities allocation of land for industry, housing commerce, recreation and other essential uses, means of communication, adequate water supply, electricity, transport and other civic amenities.

2.3 Development:-

The concept of development is either new or 'Old' development is continuously changing and dynamic concept. Since the beginning of civilization it has been taking different shapes and dimensions. According to colom and Geiger, "development means change plus growth." The Widener defines development is a process of growth in the direction of modernity and particularly in the direction of nation-building and socio-economic progress."\textsuperscript{13} The Brandt Commission report development is now widely recognized as involving a profound transformation of the entire economic and social structure.\textsuperscript{14} In brief development is a process of improving the condition of life. It is about raising the standard of living of the people. Improving their education and health and also opening out
to them new and equal opportunities for a richer and more varied life
better health a longer life with less sickness is crucial to a better standard
of living.

Planning in India shows that development plans and development
control in the urban area. Planning is the continuous process for the
development of urban area.

The objectives of urban planning are both economic and social
Economically. It aims at efficient operation and management of business
activities by influencing location of people, commerce and industry,
socially it tends to understand human and social values and gratify than
through planned community development. Thus on Urban plan tries to
comprehend the interrelationship between various factors that affect the
urban community.

2.4  **Urban planning is essential to;**

i) Serve as a basis for comprehensive development policies and
proogreammes that relate goals to resources and define options for
decision making.

ii) Broaden the options for urban development through better
utilization of resources.

iii) Undertake temporal dimensions so as to integrate current projects
with medium and long range forecasts.

iv) Provide innovation approaches and solutions to Urban problems by
developing effective system of information, improved technical
skill and by establishing new structure of Urban regional
administration.\textsuperscript{15}

Therefore, urban planning is an instrument that calls for public
intervention in the allocation of resources in order to rectify the
prevailing market imperfections. Each Urban system consists of number
of sub-systems, transportation network, educational and cultural activities, infrastructure facilities etc.

2.5 Importance of Urban Planning :-

Planning plays an important role in development of city plan at any period of time is to create the necessary understanding and public support for a pattern of economic and social development which seems to satisfy, the aspiration of the society planning has to be done in the full knowledge of the people and with their participation planning should not be an esoteric subject, it should not be care a preoccupation with mere mathematical models but must all the time be included with a real social purpose, always, concerned about the basic problems. Always seeking ways of anticipating and overcoming difficulties, never becoming State and complacent and ever seeking to widen the area of popular participation.

2.6 Principles of Town Planning:-

The haphazard manner in which our cities and towns are growing under care the needs for an Urban philosophy and planning principles and objectives to guide Urban expansion along desired lines of renewal and development. The structuring of Urban settlements should proceed according to a plan which must express the basic principles and standards which should shape the physical from of our cities and towns their general land use pattern, the transportation system, various Urban facilities and services. Some of the principles to be observed in town planning are.

2. Deduction of enforced movement to a minimum.
3. Neighborhood unit for community life.
4. Town planning legislation should not be restrictive but liberal.
5. Planning should take into consideration aesthetic aspects as well.
6. Planning to take proper care of transportation.
7. Urban renewal as a part of planning process.
8. Planning should be the responsibility of the city Government.
9. Planning is a continuous process.
10. Plan to be practical and economical.
11. Need for a permanent planning structure in city Government.
12. Need to make urban management efficient and responsive.
13. The planning function to vest in the chief town planner.
15. Agency for consultancy to small and medium town.
16. Town planning is of an inter-disciplinary nature.
17. Planning to be a detailed programme of action.
18. Planning to be both spatial and functional.
19. Planning a continuous process for the development of an urban area.\textsuperscript{16}

Town planning of failure cities will take these into consideration and avoid the pitfalls of the existing planned cities.

2.7 Town Planning in India: Historical Perspective :-

The evaluation of town planning in India can be traced from Vedic times through various periods to the present day as fellows.

2.7.1 Town Planning in Ancient India:-

The concept town planning is not new to India. It has been practiced even in the Vedic period as is substantiated by numerous evidences of planned towns like Harappa and Mohenjo-Daro providing archaeological proof of the glory of the ancient towns. Towns in these times were equipped with main roads and minor roads. The administrative and cultural buildings grouped on high ground they were separate from the residential area water supply, sewers, market, gardens tanks, public baths these facilities in Indus valley.\textsuperscript{17} Hiuen-T-Song also
made a mention of the wide and high walls and inner gates of Indian cities. The people of the Indus Valley Civilization (3000 BC) had the proud distinction of giving to the world its earliest cities its first urban civilization, its first town planning, its first drainage system and its earliest example of city Government. 

2.7.2 Improvement Trusts as Agencies of Town Planning :-

It was in the medieval and later times that the towns began to grow rapidly in an unplanned and haphazard way giving rise of the problems of overcrowding, squalor and in sanitation. As the Municipal bodies were too much pre-occupied with the maintenance of civic services and lacked financial resources and technical personnel to meet the challenges of planning and execution of Urban development projects the need for a special agency to undertake the task of improvement and development to towns was fell and the improvement trusts were set up on the recommendations of Sanitary Commissions appointed in all the presidency towns of Calcutta Madras and Bombay in 1864. The first improvement trust was created in Bombay in 1894, followed by other cities in various states under enactments passed by the provincial legislatures. The aim and objectives of the improvement trusts and planning development of areas. Adjacent to the Municipal areas and for improving the present unhygienic and unhealthy conditions of the towns and cities. In most of the cases improvement trusts have worked effectively and contributed to the development of their towns and cities in Satisfactory manner but some of them could not keep pace with the needs of the Urban Development and had to be abolished.

2.7.3 Modern Town Planning in Pre-independence Period :-

The genesis of modern town planning found in Britain in the world the first town planning Act was passed in Britain in 1909. These Act provided for the preparation of town planning schemes for open area in
the course of development so that the resulting housing and other development in the expanding town area was satisfactory. In modern India town planning may be said to have its origin in 1912 when new Delhi, as the new capital of the country was planned by its architect Latyons as the first planned city. The Central Government the great upon the provincial Governments the great and growing importance of town planning and suggested the enactment of legislation of on the model of the British Housing and Town Planning Act of 1909. Accordingly the province of Bombay had enacted the Town Planning Legislation in 1915 and set up a town planning and valuation department to advise on and to prepare town development, improvement extension and slum clearance schemes.

The Central and Provincial Governments had not taken adequate steps even to implement the recommendations made by the scientific and technical aspects of town planning and by the Whitely Commission in 1919 on Town Planning Legislation. Generally the provincially Governments had not shown any active interest in the subject until recently when post was problems come to the fore the towns continued growing haphazardly without any conscious control and direction. The Health Survey Development Committee appointed by the Central Government was struck by virtual absence of towns and country planning in India. It had observed: Progress in town planning has been extremely slow. During the last two decades although certain eminent town planners had visited India and offered advice to provincial Governments and certain cases, even prepared definite schemes for individual cities very little Action had been taken. In some of the larger cities in the country, improvement trusts had been working for some time and although their specific purpose was to assist in the planning of the cities the result achieved had been very limited.
2.7.4 Town Planning in Post Independence Period :-

The post independence period has witnessed the emergence planned for new towns, which were established to refugees’ people from Pakistan as a consequence of the partition of the country in 1947. Secondly the settlement of the industrial labour in proximity of the public sector projects started as a part of the policy of industrialization which inevitably leads to urbanization. The townships set up for the first category of people viz. refugees were Rajpura, Faridabad, Nilokheri, Kalyani etc. and those of the second category viz. industrial townships were single industry township like Rourkela and Bhilai, township having on industrial complex such as Durgapur, Nangal, Chittaranjan, Ranchi etc. Heavy electrical Township near Bhopal city administrative town like Chandigarh, Gandhinagar, Bhubarshwar etc. These new towns, however, suffer from certain deficiencies and drawbacks which render them benefit of planning concepts and strategies: the industrial township have led to uncontrolled sporadic and unsightly developments properly: intended structures have not been erected for the play ground, parks and lawns etc. have not been provided various towns lack the provision of housing for all, rehabilitation towns such as Rajpura, Nilokheri etc. Seem to be totally unplanned, no attempt has been made to integrate the displaced persons with the local people; similarly in various company towards integration has not been attempted by merging company and non company dwellings and earmarking sufficient area for housing in private sector; the capital towns like Chandigarh, the city beautiful, have not been maintained properly by adhering to the laws / governing the land use patterns hygiene and sanitation standards etc. with the result that they would gradually lose their identities as planned cities.

On the whole the towns have been growing haphazardly ringed by suburbs hemmed in by ribbon growth all along the main roads.\textsuperscript{21}


2.8 **Town Planning in the Five Year Plans:-**

India adopted a five year planning in 1951 for socio economic development; town planning has become a part of the overall National plan. The pressure of urban population and lack of housing and basic services were very much evident in the 1950s… However the general perception of the policy makers was that India is predominantly on agricultural and rural economy and that there are potent dangers of over-Urbanization which will lead to the drain of resources from the country side to feed the cities. The positive aspects of cities as engines of economic growth in the context of National economic policies were not much appreciated and therefore the problems of urban areas were treated more as welfare problems and sectors of residual investments rather than an issue of National importance. Some of the major steps taken by the Central Government for the urban development sector in successive plan period can be summarized as under.

**First Plan (1951-56) :-**

The ministry of works and housing was created and the National Building Organization and Town and Country Planning Organizations were set up under the Government of India (GOI). Which would provide of going the use of land, control over ribbon development, location of industries in areas considered suitable and the preparation of master plan? The plan emphasized the importance of regional planning also.

**Second Plan (1956-61):-**

Town and country planning legislation were enacted in many State and organizations for preparation of (city) master plans were also set-up in a number of states.

**Third plan (1961-66):-**

Specifically provided for the preparation of comprehensive development plans for practically all the major cities and their
surrounding area including the industrial centers and also for some of the rapidly growing regions. A beginning was also made for drawing up development plans for Metropolitan cities and the regions around them. Providing for the growth of secondary centers to reduce pressure on the Metropolitan city itself. In this third plan Gandhinagar and Bhubaneswar city were built.

**Fourth Plan (1969-74):**

This plan accorded high priority to balanced urban growth. The plan stressed the need to prevent the further growth of the population in large cities and the need for the decongestion and dispersal of the population. This was to be achieved by the creation of smaller towns and by the spatial (Dispersed) location of industries. The draft Bombay Metropolitan Regional Plan with the objective of decongestion of Bombay was published in 1970. The Housing and Urban Development Corporation (HUDCO) was established for funding remunerative housing and development projects.

**Fifth Plan (1974-79):**

Has as its objectives the augmenting of civic services in Urban centers as far as possible with a view to make them fit for a reasonable level of living, tackling the problems of Metropolitan cities on a more comprehensive and regional basis, promoting the development of smaller towns and new Urban centres to decrease the pressure of increasing urbanization and providing necessary support for the enlargement of the scope and functions of the industrial townships so as to make them more self-contained.

**The Sixth Plan (1980-85):**

The thrust of this plan was on the integrated provision of services along with shelter for the poor. A financial assistance scheme for the integrated development of small and medium towns was formulated. This
was promoted in the belief that the development of small and medium towns will reduce the exodus of the population from these towns to larger towns and Metropolitan areas.

**The Seventh Plan (1985-90):-**

This plan explicitly recognized the problems of the urban poor and for the first time the urban poverty alleviation scheme known as Urban Basic Services for the Poor (UBSP) was launched. A National Commission on Urbanization was appointed to comprehensively study Urban problems and make recommendations with respect to Urban areas.

**Eighth Plan (1992-97):-**

The role and importance of the urban sector for the National economy was explicitly recognized for the first time in the Eighth plan. The plan identified the following as the key issues in the emerging urban scenario.

- Widening gap between the demand and supply of infrastructural services seriously affecting the poor.
- Unabated growth of the Urban population, aggravating the accumulated backlog of housing shortage, thus resulting in the proliferation of slums and squatter settlements, and the delay of city environment; and
- High incidence of marginal employment and urban poverty.

The Urban poverty alleviation programme was launched as a response to the above scenario.²²

**Ninth Plan (1997-01) :-**

The ninth plan strongly recommended adoption of a commercial and market approach to infrastructure planning, development and management. This plan suggested for private sector involvement in the project like city beautification, solid waste management including commercialization of regarding of solid waste, housing land development...
and commercial complexes. Cost recovery was emphasized in the development of urban infrastructure.

**Tenth Plan (2002-07) :-**

While commending the ongoing on first generation reforms like restructuring. Stressing the ongoing or first generation reforms like restructuring of property tax, internal revenue mobilization initiatives, accessing the capital market through Municipal bonds, accrual accounting system, asset management, improved financial information system through computerization and public private partnerships the plan also emphasized the need for providing supportive administrative mechanisms to speed up the pace and stabilise the process to take up the second generation reforms.\(^{23}\)

Tenth Plan like adoption of the rain water harvesting, tariff revision for sustaining O & M, augmenting the water supply and reducing the leakages etc. this progress was confined to some pocket of the country. However the tenth plan triggered the realization that institutions have to be self sustaining and efficient service was the key to realize that.

**Eleventh Plan (2007-2012) :-**

The Jawaharlal Nehru National Urban Renewal Mission (JNNURM), which commenced in the tenth plan, continues in the eleventh plan to be the main vehicle for raising the level of infrastructure and utilities in the existing cities. The aim of the mission is to create economically productive, efficient, equitable and responsive cities and focus is on improving social and economic infrastructure of cities, ensuring basic services to the urban poor including security of tonsure at affordable prices.

Urban poverty alleviation and slum development is an important component of the Eleventh plan.\(^{24}\)
2.9 Urban Development Authorities:-

Housing and Urban Development Corporation (HUDCO) :-

HUDCO was established in 1970. HUDCO's prime mandate was to improve the housing conditions of the economically weaker sections (EWS) and concretively this, it was necessary to ensure that it would essentially have to be low cost, easily available and require minimum skills. Thus HUDCO's objectives were outline to finance and undertake 1. Housing and Urban development programmes all over the country. 2. The setting up of new or satellite towns either wholly or in part, and 3. The setting up of building material industries.25

2.10 The City and Industrial Development Corporation of Maharashtra or CIDCO :-

A city planning organization Created by the Government of Maharashtra. CIDCO was formed on 17th March 1970 under the Indian Companies Act of 1956. Its purpose at the time of its creation was to develop a satellite town to Mumbai, Maharashtra, India to ease traffic congestion in the city and provide open spaces, playing fields housing and industrial sillies outside the city.

Objectives: CODCO was given a mandate to undertake all development as works and recoup the cost of development from the sale proceeds of land and constructed property. Based on the mandate CIDCO set several broad objectives for itself. CIDCO plans to provide basic civic amenities to all and elevate standards of living for people of all social and economic strata. Moreover, it wants to offer a healthy environment and energizing atmosphere in order to utilize human resources at their fullest potentials.

In order to achieve those goals, CIDCO started to develop land and provide the required physical infrastructure such as roads, bridges, drainage and sewerage system, drinking water system and street lights. It has built a stock of houses supported by social infrastructure such as
community centers, markets, parks, education institutes and playgrounds. It promotes commercial activities, warehousing, transportation and decentralization of Government Administration. Lastly it involves agencies in the development of public transport and telecommunication.

Besides Mumbai, CIDCO operates successfully projects in Aurangabad, Nashik, Latur and Nanded in Maharashtra State. Some very successful projects have been undertaken by CIDCO in Aurangabad. Aurangabad city's localities are named as neighborhood one (N-1), Neighborhood Two (N-2) through N-12. The Aurangabad division has now been handed over to the Aurangabad Municipal Corporation. A new development in Aurangabad district is in Waluj. It is 12 Km Southwest of Aurangabad city and is well connected to the city. Those projects are approximately sixteen times the size of those executed in Aurangabad city. One more CIDCO plant has been undertaken South of Aurangabad city, near Gevrai Village beside the Sahara City project.26

2.11 Maharashtra Housing And Area Development Authority (MAHADA) :-

Maharashtra Housing and Area Development Authority (MAHADA) has been established by the Maharashtra Housing and Area Development Act, 1976. MHADA – co-ordinates and controls the activities of seven regional housing boards set-up for each revenue division in the State viz. Mumbai, Kokan, Pune, Nashik, Nagpur, Amravati, Aurangabad. The Authority functions under the administrative control of the Housing Department, Government of Maharashtra.27

2.12 Programmes and Schemes for Urban Development in India:-

The Government of India has made various types of programmes and schemes for urban development in India. These programmes and schemes as follows:
2.12.1 National Slum Development Programme (NSDP) 1997 :-

Initiated in the year 1997 as scheme of special central Assistance has been providing additional central assistance to State Government for slum improvement during the tenth plan. NSDP fund should be released for specific projects. The programme of construction of night shelters for those without homes in urban areas require rejuvenation.28

2.12.2 Swarn Jayanti Shahari Rozgar Yojana (SJSRY) 1998:-

The Swarn Jayanti Shahari Rozgar Yojana (SJSRY) Urban Poverty Alleviation Programme of Government of India become operational in December 1998, which seeks to provide gainful employment to the Urban employed poor encouraging setting up to self employment ventures or provision of wage employment. It is based on creation of suitable community structure on the Urban Basic Services for the Poor (UBSP) pattern. It consists of two operational programmes namely i) Urban Self Employment Programme (USEP) ii) Urban Wage Employment Programme (UWEP).29

2.12.3 House For All :-

The main objective of these schemes is to provide houses for economically weaker sections and lower income groups in Urban areas.

2.12.4 Slum Improvement:-

This Scheme provided Seven basic amenities to slum house holders, namely reservation of land, house water, sanitation, health, education and social security.30

2.12.5 Valmiki Ambedkar Awas Yojana :-

The Walmiki Ambedkar Awas Yojana is started in the year 2001-02. This is a centrally sponsored scheme which means Government of India has started this scheme in every State of India. All ULBs are the borrowing agencies for this scheme. These schemes for slum dwellers leaving the Below Poverty Line (BPL) Economically Weaker Sections
(EWS). The total funding pattern is managed by both of Central and State Government in an equal proportion i.e. 50:50 estimate slum population according to TCPO is 11.21 lakhs. The land provided by the State Government either in form of in Situ / partly in Situ / relocation.\textsuperscript{31}

**2.12.6 Jawaharlal Nehru National Urban Renewal Mission (JNNURM)**

Consistent with the policies of the present Government the prime minister of India launched the Jawaharlal Nehru National Urban Renewal Mission on 3\textsuperscript{rd} December, 2005 to give focused attention to integrated development of Urban infrastructure and services in selected 65 cities.\textsuperscript{32} The JNNURM follows two track strategy first track consists of planned development of cities with focus on efficiency in Urban infrastructure services delivery mechanism and accountability of ULBs, towards their Citizens. Submission II, i.e. Basic Services to the Urban Poor (BSUP) in 65 mission cities along with Integrated Housing and Slum Development Programme (IHSDP) for non-mission cities is managed by M/O HUPA and has there pro-poor reforms.

- Seven point character for basic services to the urban poor including land tenure affordable housing, water, sanitation, health, education and social security.
- Earmarking of the Municipal budget for the provision via. A "Basic Services for the Urban Poor (BSUP) fund"; and
- The reservation of land for housing the urban poor in both public and private housing projects.

Urban infrastructure and Governance is another programme under JNNURM which aims to strengthen city scale infrastructure and build capacities financing and management within Urban Government in India. This operates as supplement to local provision of infrastructure within low income settlements.
2.12.7 Scheme for Interest Subsidy for Housing the Urban Poor (ISHUP) :-

This scheme is aimed to lighten the repayment burden of home loans with Central Government subsidies for poor and very poor households (LIG and EWS) who want to construct or buy a house. The subsidy has been so designed as to provide the banks the comfort of risk abatement.

1) The scheme provides for a subsidized loan for 1-20 years for a maximum of Rs. 1,00,000/- for on EWS individual for a house of at least 25 Sq. Mt.

2) For the LIG category, the scheme provides a maximum loan of about of Rs. 1,60,000/- for a house of at least 40 Sq. Mt.

3) The subsidy will be five percent p.a. on interest charged on the admissible loan amount for EWS and LIG over the full period of the loan for construction or acquisition of a new house.\(^{33}\)

2.12.8 National Urban Housing and Habitat Policy 2007:-

India's first housing and habitat policy reaffirms the commitment of Government of India to promote affordable housing for all in participatory manner. This includes development of shelter, basic services and amenities along with special emphasis on social housing for economically Weaker Section (EWS) and Lower Income Group (LIG) categories to fully integrate them in to the mainstream of Ecologically well balanced Urban development.

The policy recognizes the high magnitude of housing backlog being which is primarily required to meet housing needs EWS and LIG sections. Therefore affordability assumes critical significance in supply of housing in Urban India. The policy also recognized the role of land in supply of affordable housing particularly in the context of Poor and Low Income Group. The 2007 policy further addresses the role of land for In-
situ to development of slum with a particular reference to security of
tonsure affordable housing and basic sharing arrangement for
development of slum.

The policy promotes stakeholders participation in the process of
land development and management for optimal utilization of available
resources. The policy also tends to engage sectored stakeholder to
promote land assembly development and disposal by public and private
sector through
i. Specific reservation for EWS only LIG housing being 10-15 percent of
land area or 20-25 percent FAR /FSI whichever is greater;
ii. Special Action plan for SC/ST/OBC minorities / physically
disadvantaged groups etc.
iii. Beneficiary led housing,
iv. Supply of land at institutional rates for co-operatives employee
housing labour housing.\(^{34}\)

### 2.12.9 Affordable Housing in Partnership :-

The Government of India programme intends to use alternate
methods for supply of land including vertical fully based on innovation
on FSI and TDR to support various forms of public-private partnership to
stimulate Activities leading to undertake housing that enlarge the access
to affordable housing for the poor with enlarged construction activity, it
was also intended to help generate employment, especially for
construction workers.\(^{35}\)

### 2.12.10 Rajiv Awas Yojana (RAY):-

In June 2009 the President of India announced a bold new vision
for a slum free India with clear policy direction for inclusiveness by
assigning property rights to urban poor. RAY presents a three pronged
approach.
1. Bringing existing slums within the formal system and enabling them to avail the same level of basic amenities as the rest of the town.

2. Redressing the failures of the formal system that lies behind the creation of slum and

3. Tracking the shortages of urban land and housing that keep shelter cut of reach of the urban poor.

The aim of RAY is to drive a fundamental change in policy and reforms in the existing Urban Development Systems release of funds and RAY is linked to acceptance and implementation of the roles and responsibilities by the Centre. States and ULBs entering into an MOU with Government of India. Both states and cities under RAY are required to prepare plans of Action working towards slum free areas for the State and city in phase-I of RAY. This is predicate on the gathering of key statistics of Urban Poverty (in the State and the city) as well as the creation / development of capacity for the implementation of RAY in the cities and states through the placement of techno-professional support teams at the State and ULB levels.\textsuperscript{36}

In this way Government of India is implementing various types of policies and schemes for urban development although the population and Urbanization is increasing day by day, people have migrated towards cities for living different purposes. But there they do not get basic civics facilities of their standard of living.
References :-

2. Ibid., P. 7.


29. Mahanty L. N. P. : "Urbanization and Growth of Slum Infrastructure for the Urban Poor in the City of Bhubaneshwar",


34. Ibid., P. 29.

35. Ibid., P. 30.

36. Ibid., P. 31