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Urban policies in India and Maharashtra

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1 National Urban Housing and Habitat Policy 2007

The National Urban Housing and Habitat Policy, 2007 set the goal of "Affordable Housing for All" in cities, cast the government as a facilitator working through public–private partnerships, and asked that every new housing project set aside land or FSI for EWS and LIG families.

Core facts

- **Name:** National Urban Housing and Habitat Policy (**NUHHP**), **2007**.
- **Ministry:** Ministry of Housing and Urban Poverty Alleviation (MoHUPA).
- **Goal:** "**Affordable Housing for All**", with special emphasis on vulnerable groups: SC, ST, backward classes, minorities, women-headed households and the urban poor.
- **Role of government:** **facilitator and enabler**, not the main builder.
- **Delivery model:** **multi-stakeholder Public-Private Partnerships (PPP)** with States, ULBs, the private sector, cooperatives and NGOs.
- **Approach:** a **Regional Planning approach**, treating rural and urban areas as a continuum.
- **EWS/LIG reservation:** in every new public or private housing project, **10–15% of land or 20–25% of FAR/FSI, whichever is greater**.
- **Urban housing shortage** at the end of the 10th Plan (2007): about **24.71 million** units, about **99%** in EWS and LIG.
- **Predecessors:** National Housing Policy **1994**; National Housing and Habitat Policy **1998** (which covered both urban and rural).
- NUHHP 2007 was the **first policy only for urban housing and habitat**.

Explained

Why the 2007 policy was made

- Rapid urban growth, a large shortage in EWS/LIG housing, and growth of slums.
- The 1998 policy covered both rural and urban areas; urban problems needed their own framework, linked to JNNURM (2005).

Main policy directions

Area	What the policy says
Land	Increase supply of serviced land; use land as a resource; relax FAR/FSI and use TDR for affordable housing
Planning	Prepare Master Plans and City Development Plans with a long (15–20 year) perspective; regional plans for city regions
Reservation	10–15% land or 20–25% FAR , whichever is greater, for EWS/LIG in all new projects
Finance	Expand housing finance to the poor; micro-finance; fiscal concessions for affordable housing

Area	What the policy says
Slums	In-situ upgrading where possible, relocation only where necessary
Rental	Promote rental housing, including for migrants
Environment	Green and energy-efficient buildings, rainwater harvesting, eco-friendly technology
Process	Single-window approvals, simplified building bye-laws, computerised land records

Roles assigned

- **Central Government:** policy, finance, research and technology, and support to States.
- **State Governments:** prepare a **State Urban Housing and Habitat Policy** and a **State Habitat Plan**; reform land and rent laws.
- **ULBs and Development Authorities:** prepare plans, earmark land for the poor, provide services.
- **Private and cooperative sector:** build housing and infrastructure in partnership.

Special groups

- Women: houses in the name of the woman or jointly; working women's hostels and shelters.
- SC/ST/OBC, minorities, persons with disabilities, the elderly and street children.

Common traps

✗ "NUHHP 2007 makes the government the main builder of urban houses." ✓ The government is a **facilitator**; delivery is through **PPP**.

✗ "The EWS/LIG reservation is 20–25% of land or 10–15% of FAR." ✓ It is **10–15% of land or 20–25% of FAR/FSI, whichever is greater**.

✗ "The National Housing and Habitat Policy 1998 was urban-only." ✓ **NUHHP 2007** was the first urban-only policy; 1998 covered urban and rural.

✗ "The shortage in NUHHP 2007 was 18.78 million." ✓ NUHHP used **24.71 million** (end of 10th Plan); 18.78 million is the 2012 estimate.

✗ "UDCPR inclusive housing applies to all Municipal Councils." ✓ Reg. 3.8 applies to **Municipal Corporations with population of 10 lakh or more**, on land of **4,000 sq m or more**.

Quick revision

- NUHHP 2007, MoHUPA.
- Goal: Affordable Housing for All, focus on vulnerable groups.
- Government as facilitator; multi-stakeholder PPP.
- Regional planning approach; rural–urban continuum.
- EWS/LIG: 10–15% land or 20–25% FAR, whichever greater.

- Shortage: 24.71 million (2007), about 99% EWS/LIG.
- Earlier: NHP 1994, NHHP 1998.
- States to prepare State Urban Housing and Habitat Policies.
- UDCPR 3.8: 20% for EWS/LIG on 4,000 sq m+ in 10 lakh+ corporations.