



## The Challenges of Urban Housing & Human Rights in Urban India - Role of Government

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### Abstract

Today the severity of housing has reached a culmination point in India & the present government has an ambitious plan of providing housing for all by 2020. With this new slogan the new government is planning strategies towards providing housing with special provision for urban poor & weaker sections. The urban centers are contributing to the National GDP remarkably & it is expected to grow up to 75% by 2021. By 2050 half of the Indian population would be living in urban centers, hence strategies towards imperative improvement of urban upliftment through improving quality of public transport, providing drainage, sanitation, drinking water, water management, solid waste management, water recycling, internet facilities for all public & commercial areas, housing for migrant laborers, housing for urban poor & other weaker sections should be high on the agenda of governmental policy. But the stratagem towards accomplishing these requirements is very intricate which needs a meticulous planning. This paper analyses the issues relating to the urban housing strategies through five year plans.

**Key words:** urban housing, five year plans, integrated strategies

### Introduction

Urban housing in India is a very essential topic of debate as urban population is growing each day with an abnormal speed. The urban centers in India face the problem of housing as urban centers are habituated by large number of migrant labor who come to cities in search of employment & due to lack of housing facilities, dwell in slums which lack basic amenities. Five year planning in India targeted the issues

of housing as the urbanization accompanied by problem of housing was urban poor was costing high on Indian exchequer. The policy makers enacted several laws constituted several laws to face the challenges of urban housing.

### Key Indicators

The following indicators show the enormity of housing problems in urban India.



1. 19% of the Indian families live in less than 10 square meters of space leading to congestion
2. 44% of families in the urban areas live in one room only.
3. 7 million people have shortage of housing in India
4. 19.78 million housing units in urban areas are living in congested areas with meager civic amenities
5. more than 95% of the economically weaker sections do not own a house
6. 20.12% of the urban people do not have access to public transport facility
7. Streets are crowded & pavements are very scarce.
8. high amount carbon emission is spoiling the health & respiratory system of the urban population

### **Strategies of urban housing in India**

First five year plan emphasized on institution building & construction of houses for government employees & weaker sections. The ministry of works & housing was constituted National building organization and town & country planning organization were set up. An industrial housing scheme was also initiated industrial housing scheme the center subsidized scheme to the extent of 50% towards the cost of land

& construction ( Gupta K R – the Indian Economy 2013).

The second five year plan expanded the housing programme 1956-61 HIS was extended to all workers three new schemes were introduced named as rural housing slum clearance sweepers housing ( Gupta K R – the Indian Economy 2013). During this time town & country planning legislations were enacted in many states Master plans were prepared. During the third plan 1961-66 coordination made with all agencies & orienting programmes to the needs of low income groups. In 1959 a plan for giving loans to state governments 1959 for a period of 10 years for acquisition & development of land in order to make available building sites in sufficient numbers. (Gupta K R – the Indian Economy 2013). A balanced urban growth was accorded high priority in the 4<sup>th</sup> plan 1969 to 74. It stressed the need for preventing the population growth in urban center & congestion of urban population. this was done through creating smaller towns & by planning the spatial location of economic activity HUDCO was established to fund remunerative housing & urban development programs From 1972 onwards an improvement in urban slum projects was undertaken. During 5<sup>th</sup> year 1974-1979 improving urban center through improvement of smaller towns developed Increase in population pressure on major industrial towns were lessened with



greater creation of amenities to smaller towns. The civic amenities like sewage. Drinking water was taken up. Regional approach to the problems of metropolitan cities was attended. A task force was set up for development of small & medium towns. The urban land ceiling act was enacted to prevent concentration of land holding in urban areas. During 6<sup>th</sup> plan 1980-85 an integrated provision for services along with shelter for was mooted. The integrated development of small & medium towns was launched in towns with a population of below one lakh roads pavements minor civic works bus stands markets shopping complex was achieved in these towns' new industries & commercial professional establishments were initiated in these small towns. (Gupta K R – the Indian Economy 2013).

During 7<sup>th</sup> plan 1985-90 private sector was entrusted the major responsibility of housing. They had to mobilize the resources for housing provision for subsidized housing for the poor and acquisition of the land development of land. National housing bank was set up to expand the base of housing finance BPO was reconstituted & a new organization called building material technology promotion council was set up for promoting commercial production innovative building materials. A network of building centers was also set up during this plan period. As a follow up of global shelter strategy

national housing policy NHP was announced in 1988 to eradicate noiselessness improve the housing conditions of the inadequately housed and provide a minimum level of basic services and amenities to all. The role of Government was conceived, as a provider for the poorest and vulnerable sections and as a facilitator for other income groups and private sector by the removal of constraints and the increased supply of land and services.

The national commissions of urbanization submitted in its report pointed out the reality of continuing rapid growth of urban population. The critical deficiencies in the various items of infrastructure, the concentration of vast number of poor and deprived people, the acute disparities in the access of shelter and basic services, deteriorating environmental quality and the impact of poor governance on the income and the productivity of enterprises. During the 8<sup>th</sup> period 1992-97 for the first time explicitly recognized the role of urban sector for the National economy. While the growth of employment in urban sector for the national economy. (Report on steering committee report on the 12<sup>th</sup> five year plan 2014).

This plan identified the widening gap between demand & supply of infrastructural services it oriented on urban poor with provision of basic amenities such as education, water



drinking water, shelter etc & these were emphasized through Nehru rojazar yojana. (Report on steering

committee report on the 12<sup>th</sup> five year plan 2014).

Table 1. Total outlay to housing & urban development during five year plans

Year	total outlay Rs in crores	housing & urban development (Rs in crores)
First Plan	20688	488
Second Plan	48000	1200
Third Plan	85765	1276
Annual Plan(1966-69)	66254	733
Fourth Plan	157788	2702
Fifth Plan	394262	11500
Annual Plan (1977-80)	121765	3688
Sixth Plan	975000	24884
Seventh Plan	1800000	42295
Annual Plan (1990-92)	1338350	3001
Eighth Plan	4341000	105000
Ninth Plan		158800
Tenth Plan		405000
eleventh plan		368700

During 12<sup>th</sup> plan (2012-2017) the expenditure for urban housing has been a top priority . But the infrastructural sustainability has to change if the urban housing has to become a reality. The urban total capital investments required in urban infrastructure over next 20 years is estimated at 39 lakh crore ( Report on steering committee report on the 12<sup>th</sup> five year plan 2014).

### Conclusion

Urban housing issue is a more challenging issues & Indian government is supporting to eradicate this problem through several legislations & regulations. Five year plans are supporting through mechanisms. But planned urbanization must be India's core focus. Urban centers are contributing to GDP is increasing but with the increase in Urban population the Housing too is a priority sector .Government planners should focus on affordable housing , integrated townships, slum rehabilitation ,



redevelopment and higher floor space index regime should be adopted but not before edifying with necessary social & physical infrastructure.

### References

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