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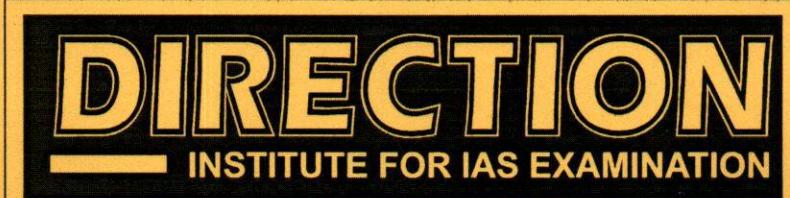
GEOGRAPHY

Indian Human Geography

**Indian Urban Problem
& Planning**

MAIN EXAMINATION

2023 - 24



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Geography Optional 2024**INDIAN URBANISATION
PROBLEM AND PLANNING****NEETU SINGH****Trends of Urbanization**

While reviewing the 20th century trends in India's urban growth Mills and Becker (1984) found that, the urban population in India grew at an average annual compound rate of 2.26 percent during the eighty year period. Urban population growth was zero or negligible until 1921. Then it accelerated rapidly during 1931-41, and 1941- 51 decade the urban population grew more than twice as rapidly as the total population. Since 1951- 61, the first decade after independence, the urban growth rate has been less than two times the total population growth rate.

The unusually high 3.46 percent annual urban population growth rate during the 1941-51 decade probably resulted from the disruption that followed the partition of India in 1948. Urbanization has been more rapid during recent decades than during the early decades of the century. Sridhar (2007) points out; cities in India are growing in size and number.

At the beginning of the twentieth century, there was only one city with a population over a million people, namely Calcutta. Bombay joined this league in 1911. In 1991, four metropolitan areas (Mumbai, Kolkata, Chennai and Delhi) were the only mega cities (with five million-plus population), but by 2001, the number of mega cities had increased to six along with Bangalore and Hyderabad. In 1991, there were 23 cities with a population over one million but, in 2001, the number of cities with a million plus population grew to 35

The decadal growth of urban population at the all India level increased steadily over the period from 1951-81. The decade of 1981-91, however witnessed a decline in the growth rate of urban population. Mitra (1994) noted that in the Indian context population growth particularly in the cities has been quite rapid. Although the share of urban population persists at a reasonably low level relative to the international experience, but the rate of growth of city population has been high to generate excess supplies of labour. Over the decade 1981-91, the rate of growth of population both in cities and towns seem to have declined as compared to the experience of the seventies. Various uses of land are mixed up in such a way that the place of work gets merged neatly with the place of living. It was observed that there are some changes in the structure and process of urban growth in large cities in India. While examining the newly emerging patterns of urban growth in India Shaw (1999), found that the compatibility between industrial and regional policies has weakened considerably in recent decades because of shift of high technology, which strongly favors major urban areas and has therefore undermined earlier efforts at inter-regional equity and stability. It was observed that due to regional disparity the urban growth in major

cities of India like Delhi and Mumbai is faster as compared to the much of the eastern and parts of the northern parts of the region with cities such as Calcutta, Patna, Kanpur and Varanasi.

Urban Growth:

The most fundamental problem in the study of urbanization and city growth is the definition of urban itself. Besides, the fact that the world is becoming more and more urban in nature, the definition of urban itself remains rather fleeting, changing over time and space (Frey and Zimmer, 2001). To understand the significance of these definitional issues, considered the cases of the two largest countries in the world, China and India. China significantly lowered the criteria for qualifying localities as urban in the early 1980s. Consequently, the official Chinese statistics show a massive urban growth, increase in the number of towns and cities, and in the size of the total urban population in the mid 1980s. Whereas most of India's rural population resides in villages that contain between 500 and 5000 inhabitants. In other countries, many of these villages would be classified as urban. Therefore, if India were to adopt a different definition of an urban area, it could suddenly transform itself from a predominantly rural to a predominantly urban population.

In India, the definition of urban is more rigorous. Both civic status as well as demographic criteria is taken into consideration for declaring a settlement urban.

The Census of India (2011) defined the urban places on the basis of the following criteria:

- ✓ All places with a municipality, corporation, cantonment board or notified town area committee etc.
- ✓ All other places which satisfy the following criteria;
 - Minimum population of 5000
 - At least 75% of male main working population engaged in non-agricultural pursuits and,
 - A density of population of at least 400 persons per sq. km (1000 per sq. mile).

In some cases, the directors of census operations in states or union territories, in consultation with the concerned state governments, union territory administration and the census commissioner of India, were allowed to include some places having distinct urban characteristics within the urban category even if such places did not strictly fall under the above mentioned criteria.

The first category of urban units is known as **Statutory Towns**. These towns are notified under law by the concerned State/Union Territory Government and have local bodies like municipal corporations, municipalities, municipal committees, etc., irrespective of their demographic

characteristics as reckoned on 31st December 2009. The second category of towns is known as **Census Town**.

'Urban growth' refers to the process of growth and decline of economic agglomerations. The pattern of concentration of economic activity and its evolution have been found to be an important determinant. According to Clark (1982), 'urban growth is a spatial and demographic process and refers to the increased importance of towns and cities as a concentration of population within a particular economy and society. It occurs when the population distribution changes from being largely hamlet and village based to being predominantly town and city dwelling'. Urban growth is conceived as a dynamic process. It is an absolute increase in the physical size and total population of urban areas. Urban growth involves the growth of towns and cities, change of economic and sociocultural variables, changes in landuse pattern over time and conceptions of explanatory interrelationship between them, and value judgments of the directions and qualities of changes. Urban growth can therefore be the result of any city specific or economy-wide changes that augment the strength or scope of agglomeration forces or reduce the importance of congestion forces. Urban Growth in India At the beginning of the twentieth century, the total urban population of India was 25.85 million, comprising 10.84 percent of the total population. Within a span of 100 years, in 2001 the total urban population increased to 286.12 million constituting 27.86 percent of the total population. According to the 2011 census, the urban population of India reached 377.10 million, which constitutes 31.16 percent of the total population. Till 1921, urban population did not grow much, owing to the devastating plague during 1911, which mainly spread in the urban areas, resulting to migration of the people from urban to rural areas. After 1921, urban population grew consistently. It grew very rapidly during 1941-51, when the decadal growth rate reached as high as 41.42 percent. This growth was mainly attributed to the partition of the country in 1948. After 1951, the period of 1951-61 showed a huge decline in the growth rate to 26.41 percent, this was due to the change in the definition of the term urban in the 1961 census

Urban Pattern

Urban experts believed that India's urbanization would slow down because of its exclusionary nature and its inability to spur rural to urban migration (Kundu 2007, 2011). According to 2011 census, the level of urbanization in the country as a whole increased from 27.7 percent in 2001 to 31.1 percent in 2011, i.e., an increase of 3.3 percent during 2001-2011, compared to an increase of 2.1 percent.

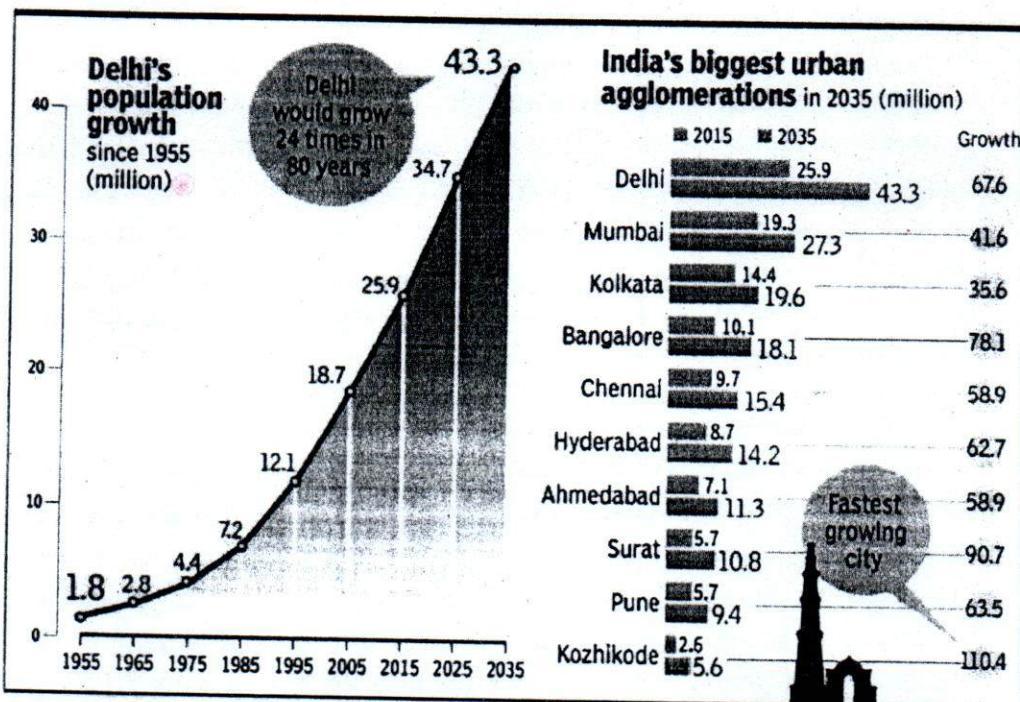
- Goa is the most urbanized State with 62.17 percent of the population living in the urban areas followed by Mizoram 51.51 percent. Compared to 2001 census, the census of 2011 has shown a dramatic change in the position of states in their level of urbanization.
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- Among the large states, Tamil Nadu with 48.45 percent urban population is the most urbanized state, followed by Kerala 47.72 percent, Maharashtra 45.23 percent, Gujarat 42.58 percent, Karnataka 38.57 percent and Punjab 37.49 percent. Himachal Pradesh has the lowest level of urbanization where merely 10 percent of the population lives in urban areas, followed by Bihar 11.30 percent and Assam 14.08 percent.
- The states having urban population less than the national average of 31.16 percent are Jammu and Kashmir (27.21 percent), Uttaranchal (30.55 percent), Rajasthan (24.89 percent), Uttar Pradesh (22.28 percent), Sikkim (24.97 percent), Arunachal Pradesh (22.67 percent), Nagaland (28.97 percent), Manipur (30.21 percent), Tripura (26.18 percent), Meghalaya (20.08 percent), Jharkhand (24.05 percent), Chhattisgarh (23.24 percent), and Madhya Pradesh (27.63 percent).
- Mizoram, although a very small state has maintained its second position since 2001 with 51.51 percent of population in 2011 living in urban areas. The Union Territories of Delhi and Chandigarh are the most urbanized areas in the country. These territories have 97.50 percent and 97.25 percent urban population respectively.
- The territories like Lakshadweep and Daman and Diu had less than 50 percent urban population during 2001, but during 2011 they reached 78.08 percent and 75.16 percent respectively. On the other hand, Andaman and Nicobar Islands is the least urbanized among the Union Territories with 35.67 percent urban population.
- An urban centre with less than one lakh population is called a town while those with more than one lakh is called a city. Cities having population varying from one to five million are called metropolitan cities while those with more than five million are known as mega cities. Majority of metropolitan and mega cities are urban agglomerations. An urban agglomeration is a continuous urban spread constituting a town and its adjoining urban outgrowths (OGs) or two or more physically contiguous towns together and any adjoining urban outgrowth of such towns. Examples of urban outgrowth are railway colonies, university campus, port area, military cantonment etc (Census of India).

Mega Cities

In 1901, Kolkata was the only metropolitan city in India. In 1911, Mumbai joined Kolkata. The number of such cities remained 2 for next three decades. After Independence, during the census 1951, their number increased to 5 with Delhi, Chennai and Hyderabad joining the million plus group. During the next thirty years from 1951 to 1981, the cities which joined the million plus group were Ahmadabad, Bangalore, Kanpur, Pune, Lucknow, Nagpur and Jaipur, raising the number of million plus cities to 12 in 1981.

The decade 1981- 91 recorded a very fast growth in the number of such cities and it rose to 23 in 1991. The growth of metropolitan cities further accelerated in the decade 1991-2001 and the number of cities reached 35 in 2001.



The most remarkable increase has been noticed during 2011 census, when 18 more cities joined the group bringing the number of million plus cities to 53. Together these cities have 161.06 million people which accounts for about 42.71 percent of the total urban population of India. Table 4 shows the population and distribution of million plus cities in India. Greater Mumbai with 18.41 million populations is the largest city of India. Delhi has crossed Kolkata and reached the second position with 16.31 million populations and Kolkata has come down to third position with 14.11 million populations. Chennai, Bangalore, Hyderabad, Ahmadabad and Pune are cities of over five million populations. Surat and Jaipur has population over three million. Kanpur, Lucknow, Patna, Nagpur, Ghaziabad, Indore, Coimbatore, Kochi and Kozhikode have population over two million each.

The other 34 cities have population above one million. Urban Growth and Causes Urbanization grows mainly on account of migration of the rural population to urban centres (Banerjee, 1969). This migration takes place because labour moves from an area where expected income is lower to area where it is higher. While studying the growth dynamics of Delhi (Maitra, 1986) found

that the decline of economic activities in the small towns and rural areas are pushing the migrants to the cities. Major trade and commercial activities are concentrated in the cities. Delhi being the national capital continues to provide added incentives to the migrants. They being the political centre automatically attract major economic, trade and commercial activities as the capital provide an access to the world market.

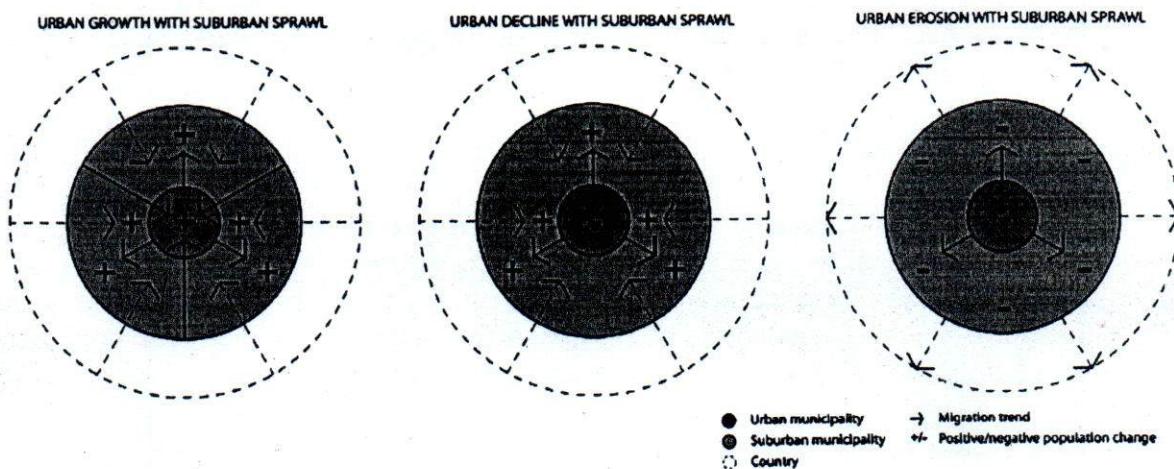
Mills and Becker (1999) analyzed and estimated city growth in India, first using a national sample of large Indian cities and then using a sample of cities in a large Indian state, Madhya Pradesh. They found that rapid growth of city's manufacturing employment and the national population induces fast growth in a city's population. They further found that large initial population stimulates growth at low initial population levels but the effects disappear at higher initial population levels. Some of the chief forces driving urbanization today (K. Dhirendra, 2004), are shifting of jobs from agriculture to industry and the concentration of economic opportunities in the urban areas.

Sridhar (2007) makes an attempt to conceptualize the factors that drive city growth in India. In addition to economic reforms that have been the driving force of city growth in countries like China and India, the city's economic base, as reflected in the share of manufacturing vis-à-vis service employment, is important to a city's growth. This is because the economic output of a city might be impacted by the extent of manufacturing versus service employment. Paul and Sridhar (2009) found that the service sector led the surge in economic growth in the southern Indian states in the post 1991 period. By using the Urban Concentration Index (Basak, 2009) and Pareto distribution method (Kadi and Megeri, 2009), wherein the parameters in it are estimated using least square methods, it was found that the process of urbanization in the country was generally influenced by the cities having the higher ranks i.e., class I cities or primate cities. A limitation of Basak's study was the arbitrary construction of the regional groupings based on the relative importance of the urban centres to each other and, hence logical the division of the groups is subjective making it open to scrutiny. The increasing urbanization in the Northeastern states of India is mainly because of rural-urban migration (Khongsdier, 2009). This increasing rural-urban migration in the tribal states of Northeast India could be associated with various factors especially in search of better jobs, education and living conditions. It is perhaps relevant to the observation that rapid urbanization due to ruralurban migration is the major feature of developmental transition in Northeast India. The increase of urban population by more than ten times between 1901 and 2001, has been the result of increase in the number of urban places as well as the growth of industrial centers during this period, of which the second factors has played a very important role, acquiring more importance through the later decades. The urban population growth showed a very fast trend during 2001-2011. This has implications not only for providing urban infrastructure and civic amenities, but also for reproduction and child health services.

The level of urbanization increased faster during 2001-2011, and the declining trend in the urban population growth rate observed during 1980s and 1990s was reversed at the national level.

The urban population grew from 286.12 million in 2001 to 377.10 million in 2011 at the growth rate of 31.8 percent. The number of million-plus cities increased from 35 in 2001 to 53 in 2011. The reversal in the declining trend in urban population growth rate at the national level is a major feature revealed by 2011 census. Among the states, Kerala, Andhra Pradesh, Karnataka, Gujarat, West Bengal, Bihar, Jharkhand, Chhattisgarh and Uttaranchal have shown major increase in urban population. During 2011, it has been found that, Kerala alone has seven million-plus cities, which had just one million-plus city during 2001. Besides the huge economic opportunities, the high growth of urbanization in the recent decades can be attributed to urban infrastructure, basic civic amenities and medical facilities in the urban areas.

The importance of cities and urban centres has been growing in India's economic development during the post liberalization phase. For example, the contribution of urban areas to India's GDP has increased from 29 percent in 1950-51 to 47 percent in 1980-81, to 62 to 63 percent by 2007, and is expected to increase to 75 percent by 2021. It is also being emphasized that 9 to 10 percent of growth in GDP depends fundamentally on making Indian cities more livable and inclusive.



One of the important features of urbanization influencing politics and policies is that it undermines old forms of political mobilization based on caste and religious identities and favours local issues to be resolved through right based approach to development. Therefore, a new form of empowerment of the people is emerging with specific entitlement ensured to them through legislation. The new policy changes and the strategies of governance are essentially urban in nature. The increasing rural and urban divide is also unable to sustain primordial identities as rural folks are equally concerned about access to economic and social resources and hold government responsible for their fate.

One of the startling facts of India's urban history is that most of the cities and towns have grown on their own. Policy and programmes to some extent affected the big urban centres, but the small cities and towns and non-metropolitan areas have largely been remained unaffected by urban policy and programmes. This paper critically presents a synoptic view of urban policy, planning and programmes and suggests a way forward.

URBAN PROBLEMS

Urban planning Issues aims to establish a society with bases and bases in land use to achieve sustainable development and meet the needs of the members of society.

Population problem

Is the imbalance between the population, resources, and services, which is the increase in the population without increasing opportunities for education, sanitation, employment and the high level of the economy. The problem is clearly manifested in high population growth rates and development rates that are not in line with population growth rates and low standard of living so we can say that Population as a problem is the light of balance between population and resources. There are general problems that occur because of the increase in population, which is traffic congestion resulting in an increase in the number of cars and pollution of the environment, there is also an increase in overcrowding occurring in schools and hospitals, which affects the quality of education and health together.

Population concentration

Where a number of people focus on a patch or a certain area of the land and this happens by leaving individuals and families in rural homes and going to urban, whether to stay or work and has become a problem has a negative impact on the rural population where they are suffering from a shortage of services and labor and became Also a problem for the urban population in increasing the number of labor, which led to the existence of unemployment

Violence and crime

The widespread poverty in these societies, in addition to unemployment, the inability to move forward and the partial or total absence of the law, push many into violence or engage in organized crime.

Diseases and epidemics

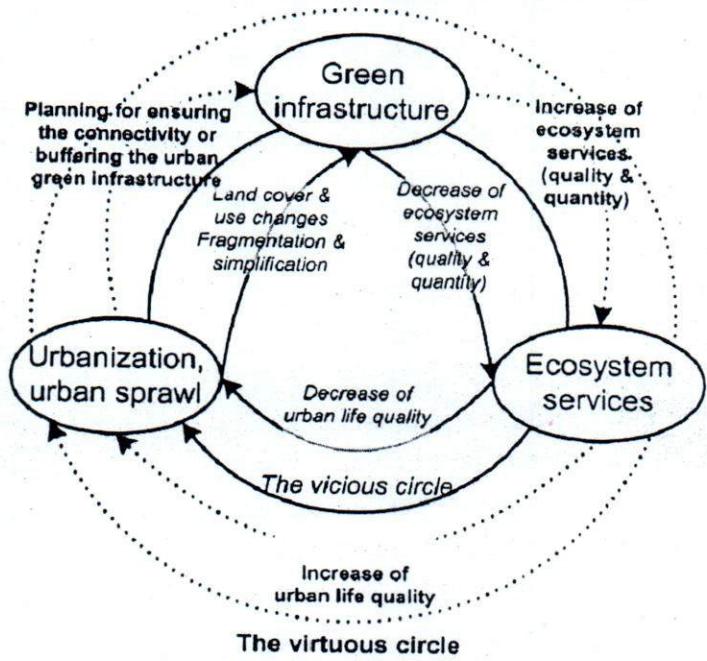
The absence of health components leads to the spread of diseases among the population, and the large population density makes transmission and outbreaks of epidemics easily possible. The increase in industrialization and Urban Planning Issues have led to a big problem, namely the

existence of poor neighborhoods where people live a miserable life and difficult conditions where they lack services. Most of the residents of these slums are workers of low wage factories. They live in substandard homes and suffer from many health problems they are housing unsuitable for human habitation. In order to overcome this problem, the government has to provide health and safety housing and facilities for all workers in factories and low-income people, and to raise wages and improve service.

Problem of displacement

According to the United Nations Center for Human Settlements (UNCHS) Strategy for Combating Displacement, homelessness is defined as a "lack of adequate housing, which includes all situations and conditions considered below the appropriate level" in the society where the displaced person lives. Some people take shelter from the streets and from the dilapidated or abandoned buildings, they are sheltering, while others go to shelters for the displaced, others may temporarily live with their friends. The homeless are in a tragic situation where men, women and children live in trailers, abandoned houses and streets. The homeless person are threatened all the time, especially in the winter, but they are at greater risk, such as health, mental and physical problems. Some shelters offer services to help people get free from homelessness, helping individuals, for example, receive state subsidies, financial assistance from other sources, or legal aid, help them to get support to repair their relationship with their families, or to have opportunities to learn some skills. There are youth centers in London that offer advice on food systems, cooking, healthy lifestyles, and how to create a job. From finding a home and maintaining it.

These measures are undoubtedly commendable. And the solution to this homelessness problem is good urban planning, and the State has to provide funding for the establishment of shelters to meet the needs of displaced persons and food.

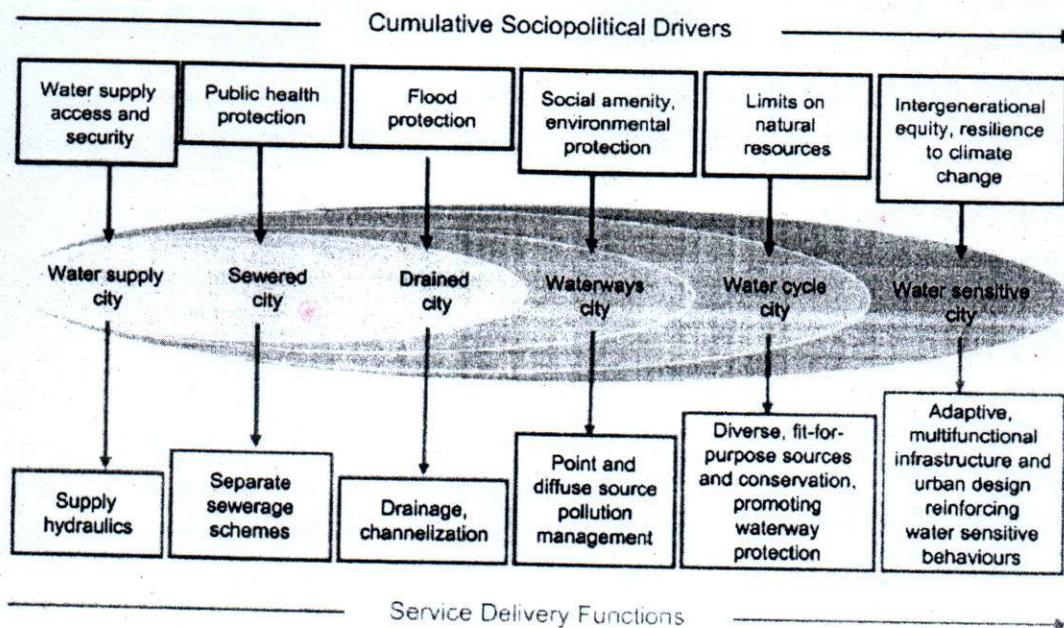


Education

Education is very important for any civilized society. It is the main manufacturer of civilization. Those who have a good education live in the rich areas of the cities. Those who live in slums and suffer from economic problems have no education. Are the main reasons for the failure of education, instead of non-urban planning is the main reason, and to get a good education for all individuals we have to establish a fair geographical distribution of schools and universities in all regions to achieve equality for all.

Urban flooding is specific in the fact that the cause is a lack of drainage in an urban area. As there is little open soil that can be used for water storage nearly all the precipitation needs to be transported to surface water or the sewage system. High intensity rainfall can cause flooding when the city sewage system and draining canals do not have the necessary capacity to drain away the amounts of rain that are falling. Water may even enter the sewage system in one place and then get deposited somewhere else in the city on the streets. Sometimes you see dancing drain covers. Flood is influenced by various factors-rainfall, river-flow and tidal-surge, topography, measure of flood-control, and alterations due to infrastructural. Some floods grow and discharge gradually, while others can develop in just a few minutes and recede quickly such as flash flood. Flood events are happening for the last many years and centuries but urban floods are getting studied moderately of late. Urban flooding is caused by heavy rainfall overwhelming drainage capacity. It already has large economic and social impacts. These are very likely to increase if no changes are made to the management of urban drainage

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We can split the definition into three separate components: **urban flooding** is

- (1) caused by rain that
- (2) falls on impervious surfaces and
- (3) Overwhelms local storm water drainage capacity.

Each of these components—heavy precipitation (which is expected to become more frequent due to climate change), increased urbanization, and insufficient or outdated stormwater infrastructure—presents a challenge in and of itself. With urban flooding sitting at the intersection of all three, it's no wonder that this is a complex problem.

Causes Urban floods are caused by natural events and anthropogenic activities. In Indian cities flooding is becoming frequent due to both human factors and meteorological/hydrological factors, with the former factor being more predominant. Some of the issues contributing to urban floods are listed below

- **Planning issues:** Increasing population, habitations coming up in low-lying areas, encroachment on drainage channels and immediate upper catchment of hilly urban areas.

- **Technical issues:** Increased imperviousness leading to increased runoff as compared to drainage capacity, improper waste disposal resulting in clogged drains, high intensity – high load of runoff.
- **Meteorological issues:** Exacerbated by changing climate, resulting in extreme events, NASA studies indicate that the urban heat island effect also results in increased rainfall over urban areas.
- **Policy issues:** Lack of integrated flood control implementing agency

SLUMS /SQUATTER SETTLEMENTS

Slums are illegal urban settlements on public land and usually grow over a period of time in a constant and irregular manner. Despite this fact. Slums are considered as an integral part of urbanization and as a manifestation of the overall socioeconomic policies and planning in the urban sector.

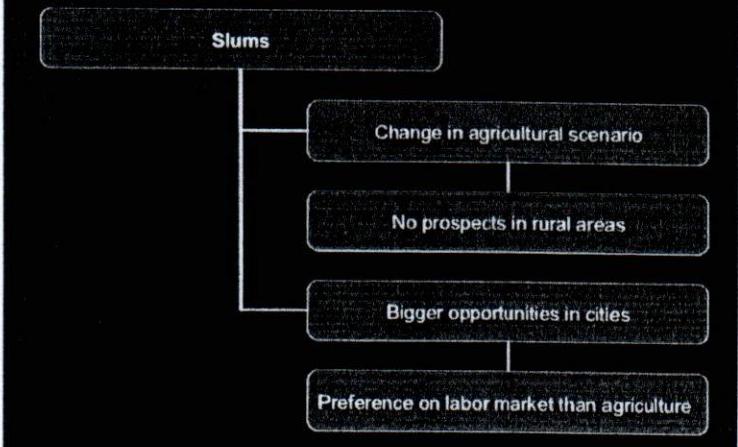
The existence and rapid growth of slums have been noted as a general urban phenomenon common prevalent throughout the globe.

According to the **United Nations agency UN-HABITAT**, a slum is a run-down area of a city characterized by substandard housing and poverty and lacking in tenure security. Slums may also be described as “a chaotically occupied, unsystematically developed and generally neglected area, which is overpopulated by persons and overcrowded with ill-repaired and neglected structures. They have emerged out of the urban development process and are unplanned, unintended settlements ignored in the whole process of urban development.

Population explosion and poverty force the urban poor to live in slums and that leads to an increase in the size of slums.

Also, a regional imbalance in development creates rural to urban migration, thus increasing the overall urban population density which pressurizes the urban poor to move into slums.

Reasons of slums:



In the past 15 years, **India's urban population density** has increased by 45%. It is further estimated that 40% of the population will live in urban areas by 2026. With increasingly densified urban population, there exists a huge demand for land. This shortage of land forces the urban poor to live in increasingly dense communities creating slums in the process.

Rising material costs and labor costs resulting from labor shortage is another reason for the growth of slums as it makes developers unable to deliver affordable housing to the market.

Prominent examples in India includes,

- Dharavi Slum Mumbai,
- Bhalswa Slum Delhi,
- Nochikuppam Slum Chennai,
- Basanti Slum Kolkata,
- Rajendra Nagar Slum Bangalore,
- Indiramma Nagar Hyderabad

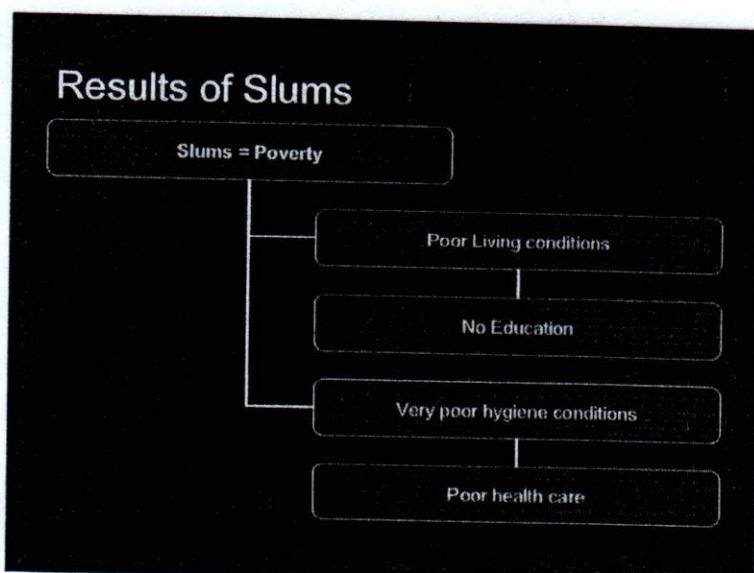
Issues arising from neglecting slum development

- **Overcrowded homes**, Sanitation Slums lack proper sanitation facilities. Even the common toilets that are used by the dwellers are not connected with proper sewage systems. At times a few households in the slums even share their room with another family.
- **Meager income**: With lack of education, slum dwellers have to opt for jobs such as rag picking, laborers and house servants. They earn a meager income, just enough to buy a day's meal.
- **Water deficiency**: Water is supplied only for a few hours per day. And with the number of people living in slums, one wonders, is that enough? And no, we haven't even mentioned pure water yet!
- **Contaminated water**With no proper sewage system and sanitation facility, people living in slums get exposed to contaminated water. This in turn gives rise to a number of health hazards.
- Slums act as a magnet for the rural poor by attracting them towards city life. This it does by partially blinding them from the hardships that accompany life in the city.
- People living in slum areas are also prone to suffer from **waterborne diseases** such as typhoid and cholera, as well as from more fatal ones like cancer and HIV/AIDS.

- Also, women and children living in slums are prone to become victims of **social evils** like prostitution, beggary and child trafficking. Slum dwellers in general and regardless of gender, often become victims of such social evils.
- Slum areas are also commonly believed to be places that generate a **high incidence of crime**. This is due to official neglect towards education, law and order, and government services in slum areas.
- Then, the majority of slum dwellers in a developing country earn their living from the informal sector which neither provides them with financial security nor with enough earnings for a decent living, keeping them firmly within the **vicious cycle of poverty**.
- Lastly, **hunger, malnourishment**, lack of quality education, high infant mortality, child marriage, child labor are some of the other social problems prevalent in slums.

There is also a need for future policies to support the livelihoods of the urban poor by enabling urban informal-sector activities to flourish and develop. Slum policies should be integrated within broader, people-focused urban poverty reduction policies that address the various dimensions of poverty.

Lastly, slums should be developed because developing slums also trigger local economic development, improve urban mobility and connectivity, and integrate the slums, which are enormous economically productive spheres, into the physical and socioeconomic fabric of the wider city.



TOWN PLANNING

Atal Mission for Rejuvenation and Urban Transformation (AMRUT)

Cities are engines of economic growth. Cities accelerate economic development and revive economic growth. Currently, India is under immense pressure of increasing population and consequent urbanization that is taking place. In view of rapid pace of Indian Urbanization provisioning of basic household services and amenities (e.g. water supply, sewerage, urban transport etc.) in cities may be perceived both as a challenge and an opportunity. An opportunity

to transform the engines of Indian economic growth. Urban settlements in India have experienced rapid population growth: the percentage of India's population living in urban areas more than doubled from 14 per cent at the time of independence to 31.8 per cent in 2011. By 2051, India is expected to be considered an urban nation, with more than 50 per cent of the population living in urban areas. Providing basic services to households and build amenities in cities which will improve the quality of life for all, especially the poor and the disadvantaged is a national priority. Learning from the earlier Mission have shown that infrastructure creation should have a direct impact on the real needs of people, such as providing taps and toilet connections to all households.

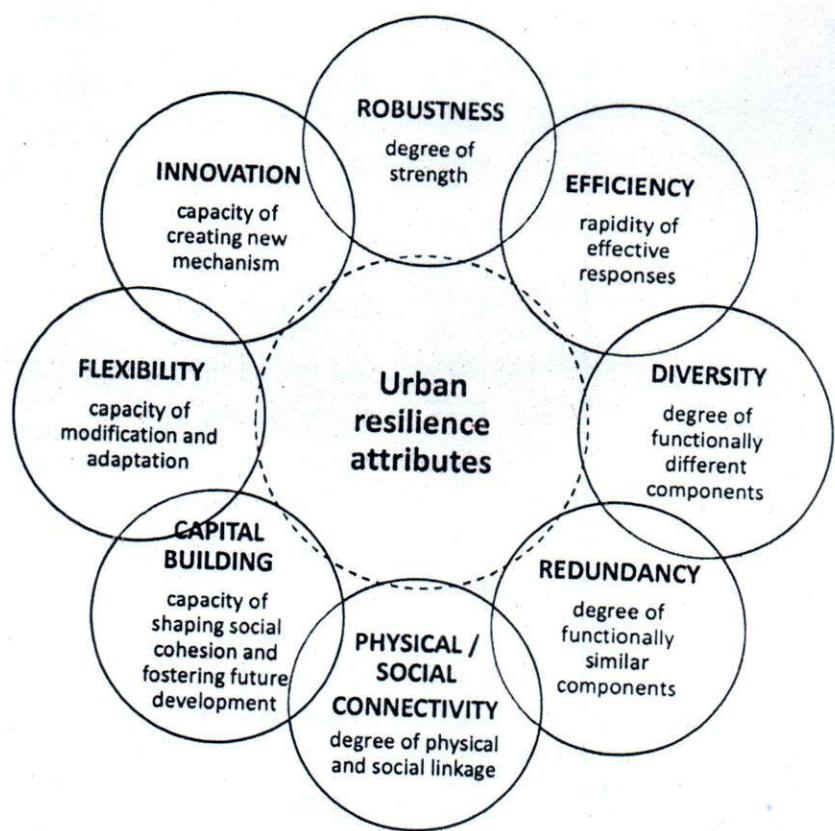
In this backdrop, Atal Mission for Rejuvenation and Urban Transformation (AMRUT) is a step forward in the direction. The purpose of AMRUT is to:

- ensure that every household has access to a tap with assured supply of water and a sewerage connection;
- increase the amenity value of cities by developing greenery and well maintained open spaces (e.g. parks);
- reduce pollution by switching to public transport or constructing facilities for non-motorized transport (e.g. walking and cycling).

Smart City

The conceptualization of Smart City, therefore, varies from city to city and country to country, depending on the level of development, willingness to change and reform, resources and aspirations of the city residents. A smart city would have a different connotation in India than, say, Europe. Even in India, there is no one way of defining a smart city.

Some definitional boundaries are required to guide cities in the Mission. In the imagination of any city dweller in India, the picture of a smart city contains a wish list of infrastructure and services that describes his or her level of aspiration. To provide for the aspirations and needs of the citizens, urban planners ideally aim at developing the entire urban eco-system, which is



represented by the four pillars of comprehensive development-institutional, physical, social and economic infrastructure. This can be a long term goal and cities can work towards developing such comprehensive infrastructure incrementally, adding on layers of 'smartness'.

Smart City Features

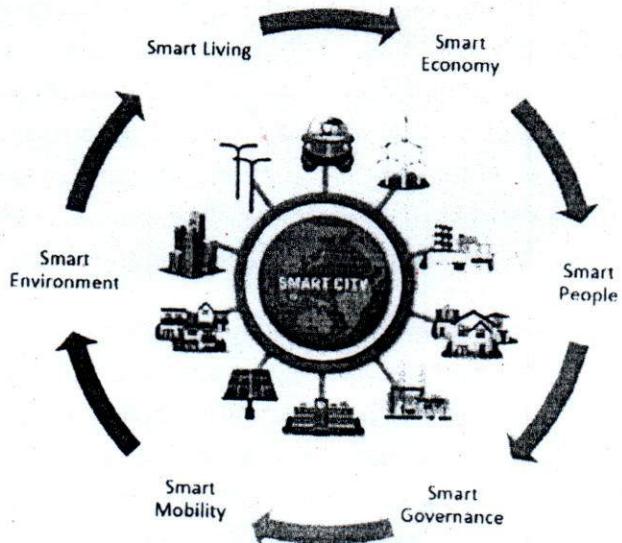
Some typical features of comprehensive development in Smart Cities are described below.

- Promoting mixed land use in area based developments—planning for 'unplanned areas' containing a range of compatible activities and land uses close to one another in order to make land use more efficient. The States will enable some flexibility in land use and building bye-laws to adapt to change;
- Housing and inclusiveness - expand housing opportunities for all;
- Creating walkable localities –reduce congestion, air pollution and resource depletion, boost local economy, promote interactions and ensure security. The road network is created or refurbished not only for vehicles and public transport, but also for pedestrians and cyclists, and necessary administrative services are offered within walking or cycling distance;
- Preserving and developing open spaces - parks, playgrounds, and recreational spaces in order to enhance the quality of life of citizens, reduce the urban heat effects in Areas and generally promote eco-balance;
- Promoting a variety of transport options - Transit Oriented Development (TOD), public transport and last mile para-transport connectivity;
- Making governance citizen-friendly and cost effective - increasingly rely on online services to bring about accountability and transparency, especially using mobiles to reduce cost of services and providing services without having to go to municipal offices. Forming e-groups to listen to people and obtain feedback and use online monitoring of programs and activities with the aid of cyber tour of worksites;
- Giving an identity to the city - based on its main economic activity, such as local cuisine, health, education, arts and craft, culture, sports goods, furniture, hosiery, textile, dairy, etc;
- Applying Smart Solutions to infrastructure and services in area-based development in order to make them better. For example, making Areas less vulnerable to disasters, using fewer resources, and providing cheaper services.

Strategy

The strategic components of area-based development in the Smart Cities Mission are city improvement (retrofitting), city renewal (redevelopment) and city extension (Greenfield development) plus a Pan-city initiative in which Smart Solutions are applied covering larger parts of the city. Below are given the designs of the three models of Area-based smart city development:

Retrofitting will introduce planning in an existing built-up area to achieve smart city objectives, along with other objectives, to make the existing area more efficient and livable. In retrofitting, an area consisting of more than 500 acres will be identified by the city in consultation with citizens. Depending on the existing level of infrastructure services in the identified area and the vision of the residents, the cities will prepare a strategy to become smart. Since existing structures are largely to remain intact in this model, it is expected that more intensive infrastructure service levels and a large number of smart applications will be packed into the retrofitted smart city. This strategy may also be completed in a shorter time frame, leading to its replication in another part of the city.



- **Redevelopment** will effect a replacement of the existing built-up environment and enable co-creation of a new layout with enhanced infrastructure using mixed land use and increased density. Redevelopment envisages an area of more than 50 acres, identified by Urban Local Bodies (ULBs) in consultation with citizens. For instance, a new layout plan of the identified area will be prepared with mixed land-use, higher FSI and high ground coverage. Two examples of the redevelopment model are the SaifeeBurhani Upliftment Project in Mumbai (also called the Bhendi Bazaar Project) and the redevelopment of East Kidwai Nagar in New Delhi being undertaken by the National Building Construction Corporation.
- **Greenfield development** will introduce most of the Smart Solutions in a previously vacant area (more than 250 acres) using innovative planning, plan financing and plan implementation tools (e.g. land pooling/ land reconstitution) with provision for affordable housing, especially for the poor. Greenfield developments are required around cities in order

to address the needs of the expanding population. One well known example is the GIFT City in Gujarat. Unlike retrofitting and redevelopment,

- **Greenfield developments** could be located either within the limits of the ULB or within the limits of the local Urban Development Authority (UDA).
- **Pan-city development** envisages application of selected Smart Solutions to the existing city-wide infrastructure. Application of Smart Solutions will involve the use of technology, information and data to make infrastructure and services better. For example, applying Smart Solutions in the transport sector (intelligent traffic management system) and reducing average commute time or cost of citizens will have positive effects on productivity and quality of life of citizens. Another example can be waste water recycling and smart metering which can make a huge contribution to better water management in the city.

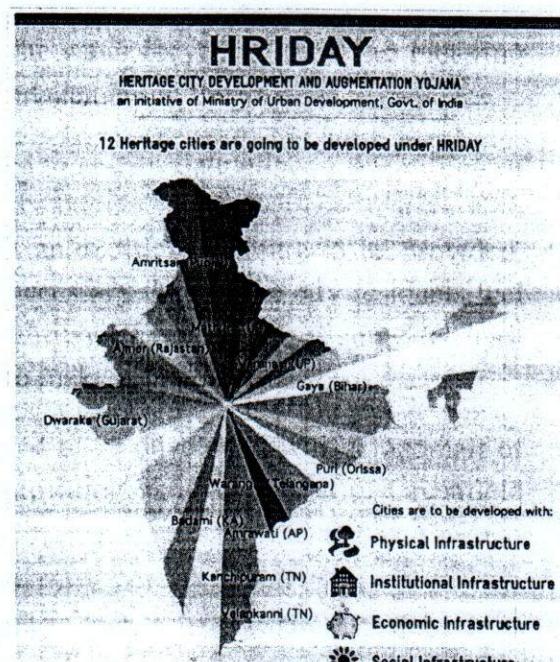
The smart city proposal of each shortlisted city is expected to encapsulate either a retrofitting or redevelopment or greenfield development model, or a mix thereof and a Pan-city feature with Smart Solution(s). It is important to note that pan-city is an additional feature to be provided. Since smart city is taking a compact area approach, it is necessary that all the city residents feel there is something in it for them also. Therefore, the additional requirement of some (at least one) city-wide smart solution has been put in the scheme to make it inclusive.

For North Eastern and Himalayan States, the area proposed to be developed will be one-half of what is prescribed for any of the alternative models - retrofitting, redevelopment or Greenfield development.

Heritage City Development and Augmentation Yojana

India is endowed with rich and diverse natural, historic and cultural resources. It is a palette of different cultures, religions, traditions, home of various forms of art & handicrafts, music and literature, architectural styles et al. However, it is yet to explore the full potential of such resources to its full advantages.

Past efforts of conserving historic and cultural resources in Indian cities and towns have often been carried out in isolation from the needs and aspirations of the local communities as well as the main urban development issues, such as local economy, urban planning, livelihoods, service delivery, and infrastructure provision in the areas. Heritage areas are neglected, overcrowded with inadequate basic services and infrastructure, such as water supply, sanitation, roads, etc. Basic amenities like toilets, sign,



street lights are missing. Multiple institutions and unclear regulatory framework for financing and managing urban heritage assets and landscapes, as well as weak capacity of Urban Local Bodies have created major challenges for managing these heritage cities.

In order to make these cities vibrant, competitive and to address some of stated challenges, a planned approach is necessary for tapping the unlimited potential underlying in tourism and heritage sector unleashing the power of skilful artisans and traditional economy. This will also enable smooth dovetailing of modern concept of local economic development through locally available knowledge, resources and skills. The heritage development of city is not about development and conservation of few monuments, but development of entire city, its planning, its basic services, quality of life to its communities, its economy and livelihoods, cleanliness, security, reinvigoration of its' soul and explicit manifestation of its character.

With this background, Ministry of Housing and Urban Affairs, Government of India, launched the Heritage City Development and Augmentation Yojana (HRIDAY) scheme, with a focus on holistic development of heritage cities. The scheme aims to preserve and revitalise soul of the heritage city to reflect the city's unique character by encouraging aesthetically appealing, accessible, informative & secured environment.

HRIDAY strategizes its efforts like planning, development, implementation and management for ensuring the sustainable growth of selected heritage cities in partnership with State Governments. It offers a paradigm shift in India's approach to city development, bringing together urban planning/economic growth and heritage conservation in an inclusive and integrated manner with special attention on livelihoods, skills, cleanliness, security, accessibility and service delivery. The scheme will work through a partnership of Government (Central/State/Local), private sector, academic institutions and local community, combining affordable technologies.

As a pilot, this flagship scheme of the government focuses on revitalizing twelve heritage cities, namely Amravati (Andhra Pradesh), Gaya (Bihar), Dwaraka (Gujarat), Badami (Karnataka), Puri (Odisha), Amritsar (Punjab), Ajmer (Rajasthan), Kanchipuram and Velankanni (Tamil Nadu), Warrangal (Telangana) and Mathura and Varanasi (Uttar Pradesh). The scheme will broadly focus on four theme areas i.e. Physical Infrastructure, Institutional Infrastructure, Economic Infrastructure & Social Infrastructure for reviving and revitalizing the soul of Heritage City. Identified cities/towns will be required to prepare Heritage Management Plan (HMP) for the city/town and develop and execute Detailed Project Reports (DPRs) for identified projects (after consultation with all stakeholders) for availing assistance under the scheme.

HRIDAY is a central sector scheme, where 100% funding will be provided by Government of India. The duration of this scheme is four years and 3 months. The scheme would be implemented in a mission mode. The Scheme supports development of core heritage infrastructure projects which shall include revitalization of urban infrastructure for areas around

heritage assets identified / approved by the Ministry of Culture, Government of India and State Governments. These initiatives shall include development of water supply, sanitation, drainage, waste management, approach roads, footpaths, street lights, tourist conveniences, electricity wiring, landscaping and such citizen services.

The main objective of HRIDAY is to preserve character of the soul of heritage city and facilitate inclusive heritage linked urban development by exploring various avenues including involving private sector. Specific objectives are:

- Planning, development and implementation of heritage sensitive infrastructure.
- Service delivery and infrastructure provisioning in historic city core areas.
- Preserve and revitalize heritage wherein tourists can connect directly with city's unique character.
- Develop and document a heritage asset inventory of cities – natural, cultural, living and built heritage as a basis for urban planning, growth and service provision & delivery.
- Implementation and enhancement of basic services delivery with focus on sanitation services like public conveniences, toilets, water taps, street lights with use of latest technologies in improving tourist facilities/amenities.
- Local capacity enhancement for inclusive heritage-based industry.
- Create effective linkages between tourism and cultural facilities and also the conservation of natural and built heritage.
- Urban heritage adaptive rehabilitation and maintenance, including appropriate technologies for historic buildings retrofitting.
- Establish and manage effective public private partnership for adaptive urban rehabilitation.
- Development and promotion of core tangible economic activities to enhance avenues of livelihoods amongst stakeholders. This would also include necessary skill development amongst them including making public spaces accessible and developing cultural spaces.
- Making cities informative with use of modern ICT tools and making cities secure with modern surveillance and security apparatus like CCTV etc.
- Increase accessibility i.e. physical access (roads as well as universal design) and intellectual access (i.e. digital heritage and GIS mapping of historical locations/ tourist maps and routes).

PRASAD Scheme of Ministry of Tourism

Twelve cities namely Amaravati (Andhra Pradesh), Gaya(Bihar), Dwaraka(Gujarat), Amritsar(Punjab), Ajmer(Rajasthan), Kanchipuram(Tamil Nadu), Vellankani(Tamil Nadu), Puri(Odisha), Varanasi(Uttar Prades), Mathura(Uttar Pradesh), Kedarnath (Uttarakhand) and Kamakhya (Assam) have been identified for development under Pilgrimage Rejuvenation and Spirituality Augmentation Drive (PRASAD) by the Ministry of Tourism.

The criterion for selection of these cities is their rich heritage and cultural history.

To implement the PRASAD scheme a Mission Directorate has been set up in the Ministry of Tourism. The Budget provision of Rs.15.60 crore has been made in Revised Estimate (RE) 2014-15. For Development of basic facilities at Vishnupad Temple, Gaya in Bihar under this Scheme first installment of Rs.85.78 lakh has been released.

Goals of Tourism Development

The following are the aims of tourism development:

Provide a framework for raising the standard of living of the people through the economic benefits of tourism.

Develop the infrastructure and provide recreation facilities for tourists and local residents.

Establish types of development within the tourist centers and tourist areas suitable to the purposes of these areas.

Provide a development program that is in accordance with the cultural, social, and economic philosophy of the government and the people of the host country or destination.

Residential real estate, for a very long time, has been the subject of discussion with regard to its value and business output in India. Usually favoured by several big developers across the country as a 'robust sector', it has witnessed its fair share of ups and downs in the overall market.

The Present Scenario

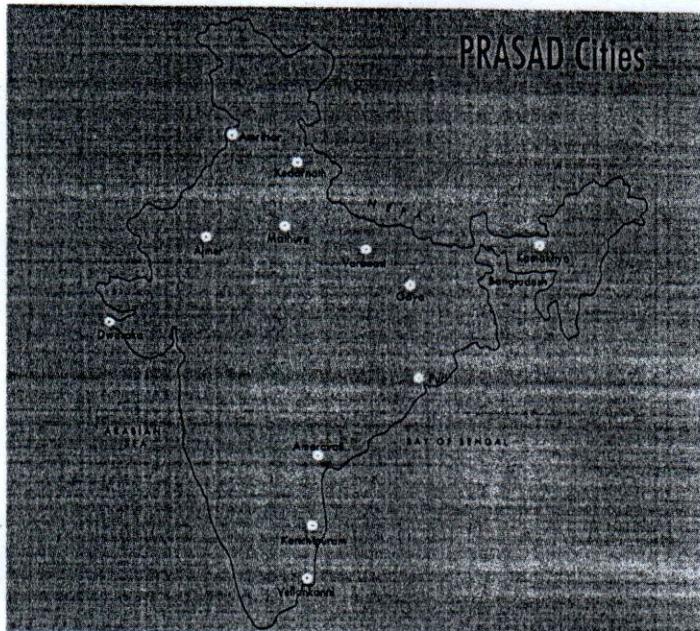
In the recent past, housing demand in the country has been on an all-time high, helping with the swift comeback of residential real estate. A number of factors have contributed to this staggering growth including — an increase in disposable incomes, rapid urbanisation, a rise in the number of nuclear families, and increasing monetary benefits, especially for working professionals.

The growth forecast of residential real estate in particular is indicating positivity, for developers as well as buyers. As per research conducted by experts in the industry, real estate in India is expected to become a \$1-trillion market by the year 2030.

Introduction of GST and RERA

The primary reason for this growth trajectory in residential real estate has been the introduction of policies like RERA in 2016, and the implementation of GST in 2017. While they were initially perceived by players in the market as chaotic developments, their long-term contribution to the growth of the real estate market is now being acknowledged, and lauded. As structural reforms, they have been streamlining and organising the sector to ensure transparency, consolidation, and boost overall growth and colossal investments.

Individually, GST is doing its fair bit to transform the residential market for the greater good, by making developers more transparent and accountable by simplifying the tax structure and ensuring greater compliance. In fact, with the implementation of the GST cut w.e.f. 1st April 2019, further streamlining of the market along with growth in housing demand is foreseen by experts. More importantly, there is immense potential to revive buyers' sentiments with the GST Council revoking the Input Tax Credit system.



Similarly, RERA to a large extent has also aided the otherwise fragmented residential market by encouraging those looking to purchase a home by accelerating the 'project completion' process within the promised timeframe. While this vision is still in progress, it is a huge step towards the positive transformation of the sector in the long haul.

The Affordable Housing Initiative

The next biggest initiative that has contributed to the residential market boost is Affordable Housing, by the ruling Indian government. Incentives as part of the same have been aiding in the recovery of the overall sector, by augmenting housing supply. Developers have been investing a lot more into infrastructure and better connectivity, thereby fortifying this progress.

The government's 'Housing For All by 2022' vision as part of Affordable Housing is expected to be the key catalyst of it emerging as the most powerful segment in the residential real estate market in the near future, with the biggest developers heavily investing in it. The segment contributing to 41% of new supply in 2018 serves as a testament to this market forecast.

Moreover, under the Pradhan Mantri Awas Yojana scheme, the government has provided greater impetus to the residential sector by extending the credit linked subsidy scheme till March 2020. This has been the biggest respite for Economically Weaker Section (EWS), Low Income Group (LIG) and Middle Income Group (MIG), by providing interest subsidies on home loans. It has also helped define housing units within Rs 45-lakh as affordable housing, thereby not only widen the scope of the segment, but also fuelling housing demand.

What the Future Holds

All of these well-defined policies, initiatives, and incentives, combined with the changing dynamics of the nation's population make for reflection of greater developments in the real estate industry. With student housing on an all-time high, coupled with the Government's continued efforts with regard to the affordable housing initiative, the real estate industry in India is primed for a magnificent comeback. Moreover, with the rising number of the young working population, there is an ever-growing demand for housing, thereby affirming the immense potential for residential real estate to hold its own as a lucrative market for investment.

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