

Rajiv Awas Yojana

Guidelines for Slum-free City Planning



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Government of India
Ministry of Housing & Urban Poverty Alleviation



1. Rajiv Awas Yojana: Objectives

Rajiv Awas Yojana (RAY) for the slum dwellers and the urban poor envisages a 'Slum-free India' through encouraging States/Union Territories to tackle the problem of slums in a definitive manner. It calls for a multi-pronged approach focusing on:

- Bringing existing slums within the formal system and enabling them to avail of the same level of basic amenities as the rest of the town;
- Redressing the failures of the formal system that lie behind the creation of slums; and
- Tackling the shortages of urban land and housing that keep shelter out of reach of the urban poor and force them to resort to extra-legal solutions in a bid to retain their sources of livelihood and employment.

An outline of the broad policy issues that need to be addressed by States/UTs under RAY is provided in Annexure I.

2. Central Support: Pre-Conditions

- 2.1 As in JNNURM, the goals of RAY will be driven and incentivised by the provision of central support for slum redevelopment and construction of affordable housing conditional to a set of reforms necessary for urban development to become inclusive. Annexure II describes the admissible and inadmissible components currently envisaged under RAY.
- 2.2. As regards reforms under RAY, security of tenure through entitlement will be critical for the overarching aim of promoting inclusive cities. Accordingly, Central Assistance under RAY will be predicated on the condition that States/UTs assign legal title to slum-dwellers over their dwelling space. The other reforms include the continuation of the three pro-poor reforms of JNNURM till they are legislated and internalised as part of the system; legislation for property rights to all slum dwellers; reform to the rental and rent control laws regarding urban housing; and review and amendment to the legislations, rules and regulations governing urban planning and development structures and systems towards an adequate response to the demands, process and pace of urbanisation. The three pro-poor reforms under JNNURM are reiterated as follows:
 - i) Internal earmarking within local body budgets for basic services to the urban poor;
 - ii) Provision of basic services to urban poor including security of tenure at affordable prices, improved housing, water supply, sanitation and ensuring delivery of other already existing universal services of the government for education, health and social security; and
 - iii) Earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross-subsidization.



3. State Slum-free Plan of Action (POA)

- 3.1 Rajiv Awas Yojana envisages that each State would prepare a State Slum-free Plan of Action (POA). The preparation of legislation for assignment of property rights to slum-dwellers would be the first step for State POA. The POA would need to be in two parts, Part-1 regarding the upgradation of existing slums and Part-2 regarding the action to prevent new slums. In Part-1 the State would need to survey and map all existing slums in selected cities proposed by the State for coverage under RAY. In Part-2 the Plan would need to assess the rate of growth of the city with a 20 year perspective, and based on the numbers specify the actions proposed to be taken to obtain commensurate lands or virtual lands and promote the construction of affordable EWS houses so as to stay abreast of the demand. This part would need also to make necessary legislative and administrative changes to enable urban land expansion, and in town planning regulations to legislate reservations for EWS/LIG housing in all new developments. Annexure III indicates the broad outline of a State Slum-free Plan of Action (POA).
- 3.2 The State POA would include the cities identified by the State and intended to be covered under RAY in five years, and their phasing. It will commit to a 'whole city' approach, so that an integrated and holistic plan is prepared for the upgradation of all existing slums, notified or non-notified, in each identified city. Within a city, in each slum taken up for redevelopment, a holistic coverage would be required, with provision of all basic civic infrastructure and services as well as decent housing, with emphasis on planned layouts (after reconfiguration of plots based on existing / modified building bye-laws wherever necessary) and on total sanitation (by provision of individual toilets and water supply to each household). With regard to housing, the State may adopt a flexible approach as to the manner of construction and arrangement of funds for construction, to follow a beneficiary-built housing model with design and technical support from the Municipality/State, or to construct housing through state parastatal or private partners or by delineating a mix of methods. The POA would be expected to give primacy to a Public-Private-Partnership model that would enable it to cross-subsidise through FSI and land use concessions as much of the slum redevelopment as possible. The POA would be required to describe the model proposed to be followed in each slum, the efforts for obtaining the community's participation and the financial strategy for holistic development along with timelines.
- 3.3 The State POA will include Slum-free City Plans of Action for the cities identified for inclusion under RAY. While the City POA has to be developed for each city included under RAY as a whole, the pace of slum upgradation within the city can be phased out. For the purpose of phasing, each city may be divided into zones and each zone be taken up as a whole to ensure the universal provision of basic infrastructure and services and decent housing in all slums in the zone, and to attain slum-freeness. A city-wide/zone-based approach would enable shifting untenable slums to the nearest possible available vacant land or notified slum which has the space to receive them.
- 3.4 States would be required to forward the Slum-free City Plans of Action (POA) to the Centre for clearance along with the bill for assignment of property rights cleared by the



State Cabinet and the commitment of the Government as to the session of the State Assembly before which it will be placed. In considering the POA, the Centre would particularly assess that the cities have been chosen to maximise cross-subsidisation, that the extent of commitment for cross-subsidisation through PPP has been fully explored; and that the mechanisms for community participation have been clearly delineated and activated.

4. Slum-free City Planning: Methodology

4.1 Conceptual Framework

Slum-free City Cell in Urban Local Body headed by the Municipal Commissioner/Executive Officer will be primarily responsible for the preparation of Slum-free City Plans based on guidelines provided by the concerned State Government and support extended by the Nodal Agency for Rajiv Awas Yojana at the State level. The diagram in the next page provides a conceptual framework for the preparation of Slum-free City Plan.

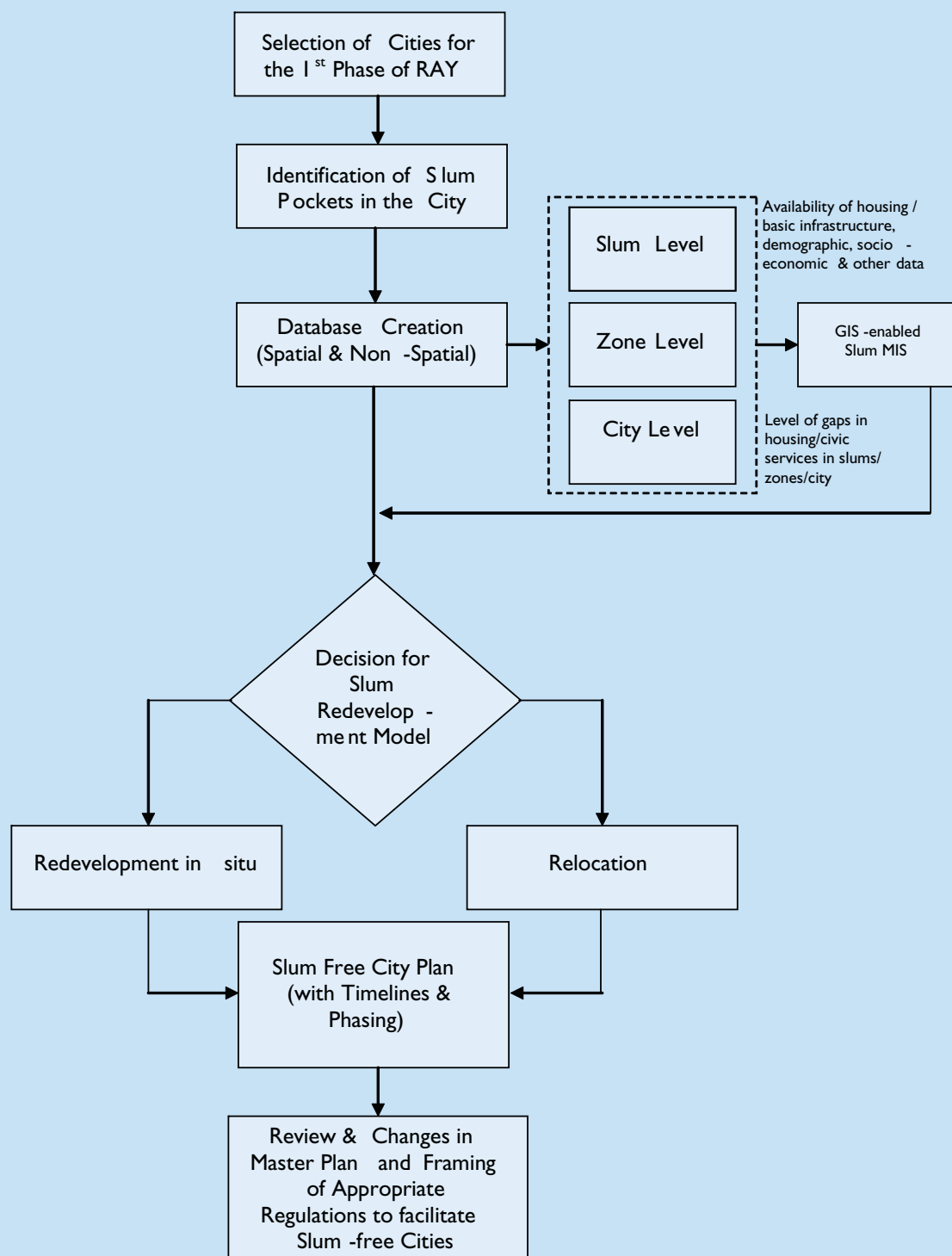
4.2 Planning Methodology

The preparation of Slum-free City Plan will broadly involve Slum Redevelopment/Rehabilitation Plans based on (a) survey of all slums – notified and non-notified; (b) mapping of slums using the state-of-art technology; (c) integration of geo-spatial and socio-economic data; and (d) identification of development model proposed for each slum. Base maps to an appropriate scale would be a pre-requisite for the preparation of Slum Redevelopment Plan/Slum-free City Plan. States/UTs may need to proceed in the following steps for the preparation of Slum-free City Plans.

- (i) Securing CARTOSAT II/latest satellite images from NRSC/ISRO and preparation of base maps for the whole city and its fringes using the images;
- (ii) Identification and inventory of all slum clusters of all descriptions in the urban agglomeration with the help of satellite image and other available data;
- (iii) Inventory of all possible vacant lands in each zone of the urban agglomeration that could be used for slum redevelopment/ rehabilitation development purposes;
- (iii) Development of Slum Map of every slum within the city and its fringes using GIS with CARTOSAT II images, ground level spatial data collected through total station survey, collating spatial information with respect to plot boundaries, network of basic infrastructure like roads, sewerage, storm drainage and water lines, etc and superimposing this on the satellite image and importing them into GIS platform as the first step towards the preparation of Slum Development Plans and Slum Free City Plan. This may be undertaken with the help of technical partners of NRSC/ISRO/other technical institutions/agencies;
- (v) Identification and engagement of Lead NGO/CBO to guide and anchor community mobilization for the purpose of slum survey, (May be more than one NGO/CBO in different slum zones) of the city. These Lead NGOs/CBOs should also be associated in slum survey operations and dialogues for preparation of slum level redevelopment plans;
- (vi) Conduct of Slum Survey based on the detailed formats (with or without changes) prepared by the Ministry of Housing & Urban Poverty Alleviation with the help of National Buildings Organisation (NBO) - after due training of trainers, training of



Diagram Methodology for Preparation of Slum-free City Plan: Conceptual Framework





- survey personnel /cavassers and canvassing. It would be helpful for community mobilisation to pick as many canvassers from the sourced slum or nearby slum pockets;
- (vii) Collection of bio-metric identification data of slum dwellers based on the above survey (subject to guidelines issued by Unique Identity Authority of India (UIDAI));
 - (viii) Entry of data from Slum Surveys in the web-enabled MIS application (to be provided by Ministry of HUPA), compilation and collation of data, preparation of Slum-wise, City and State Slum Survey Database and Baseline Reports. The MIS will assist in developing a robust Slum and Slum Households Information System. (Guidelines and software for development of the MIS will be issued by the Ministry of HUPA);
 - (ix) Integration of Slum MIS with GIS Maps to enable the preparation of GIS-enabled Slum Information System that is to be used for the preparation of meaningful Slum Development Plans and Slum-free City Plan using a city-wide/zone-based approach. (Guidelines and software for development of GIS platform and its integration with the MIS will be issued by the Ministry of HUPA);
 - (x) For each slum identified, Slum Redevelopment Plan to be decided based on models like PPP development, infrastructure provision only, community-based development through Rajiv Awas Housing Societies, etc. This decision-making should necessarily be done with the involvement of the community after community mobilisation and dialogue for deciding the model to be adopted. Each slum redevelopment plan should have the timeline against each of the activities; and
 - (xi) Preparation of Slum-free City Plan should be based on the development plans for all slums and strategies for the prevention of future slums, including reservation of land and housing for the urban poor. The Plan should contain timeline of activities for achieving slum-free city, phasing information and financial estimates against each of the activities.

The steps that will need to be adopted for guiding the State and City Governments in the above exercise have been described in greater detail in Annexure IV.

4.3 Slum-free City Planning Team (State Government/ULB)

It is suggested that the State needs to first establish a Slum-free City/Technical Cell at the State Nodal Agency level and in each city identified for the preparation of Slum-free City Plan. At the State level, the Secretary dealing with JNNURM/RAY will head the Slum-free City/Technical Cell, coordinated by the State Nodal Officer for RAY. The composition of the Cell will be decided by the State Government. At the city level, the Municipal Commissioner or Executive Officer of the Urban Local Body, assisted by the Additional/Deputy Commissioner/Officer in charge of Slums/Urban Community Development/Planning, will head the Slum-free City Cell, which will include the chiefs of all municipal departments. Each city included under RAY must be enabled to have a competent Slum-free City Planning/Technical Team which can undertake procurement and coordinate with various agencies such as: National Remote Sensing Centre (NRSC)/Indian Space Research Organisation (ISRO) and other Technical Agencies

The Technical Cell at the State Nodal Agency for RAY/Urban Local Body (identified for the preparation of Slum-free City Plan) may have the following experts on contract basis



selected on a transparent process (monthly remuneration will be commensurate with qualification and experience - not exceeding Rs.75,000 per month):

- MIS Specialist – I
- GIS Specialist – I
- Town Planning Specialist – I
- Social Development Specialist – I
- Project/Engineering Specialist – I and
- Capacity Building/Training Coordinator -I.

5. Government of India's Support

The activities for which the Centre intends to lend support towards the preparation of Slum-free City Plans to States/UTs would include:

5.1 Financial Support

- Conducting Slum Surveys in cities based on the detailed formats worked out by the Ministry of Housing & Urban Poverty Alleviation with the help of National Buildings Organisation (NBO), including training of trainers, undertaking training, canvassing and surveying for City/State MIS;
- Entry of data from Slum Surveys into MIS database, compilation and collation of data in MIS to aid preparation of City Slum-free Plans of Action;
- Development of City and Slum Base Maps using GIS - including cost of CARTOSAT II/latest images, spatial total station slum surveys, integration of Slum MIS with GIS Maps (to enable preparation of GIS-enabled Slum Information System that is to be used to prepare meaningful Slum Development Plans and Slum-free City Plans), procurement of hardware and software at State and ULB levels based on recommendation by the Technical Committee;
- Engagement of consultants/technical agencies/institutions for the preparation of detailed Slum-free City Plans for each selected City/Urban Agglomeration;
- Engagement of Lead NGOs/CBOs to guide and anchor community mobilization for Slum-free City in the selected Cities/Urban Agglomerations;
- Carrying out biometric identification survey of slum-dwellers and hardware for the storage of bio-metric information (excluding issue of biometric identity cards to the slum dwellers) - duly taking into account the imperatives of the Unique Identity Card initiative; and
- Training programmes in Slum MIS/GIS, Slum Mapping, Slum Development/Slum-free City and Slum-free State Planning, Project Management, Pro-poor Reforms etc. with the involvement of National Technical Institutions and National Network of Resource Centres.

5.2 Handholding/capacity development support

The Ministry of HUPA will be involved in developing Slum-free City/State Plan e-Tools and Manuals covering the following to aid the State/City Governments:

- a. Slum Survey MIS – e-Tool (including storage of bio-metric information) and Manual for the use of the same;
- b. Tool for Slum Mapping using GIS - drawing up guidelines for Slum Mapping exer-



- c. GIS-MIS integration and development of a dynamic tool “GIS-enabled Slum MIS” for being operated as a tool for Slum-free City planning and monitoring the implementation of Slum-free City Plans and projects. Software and Guidelines are to be developed for integration of MIS-based on Slum Surveys covering spatial and socio-economic data with GIS-based Slum Maps based geo-spatial data from sources of remote sensing/aerial surveys and ground level corrections;
- d. Manual for use of latest gadgets, tools and techniques required for GIS mapping of slums within the framework of Spatial Planning for cities. The Slum Mapping exercises have to keep in view the Master Plan framework;
- e. Step-by-Step Guidelines for drawing up Slum Development Plans, Slum-free City and Slum-free State Plans; and
- f. Guidelines for Reforms required to usher in Slum-free Cities and States.

In connection with the above activities and providing assistance to States/UTs as and when required, the Ministry of Housing & Urban Poverty Alleviation will establish a Technical Cell with composition and remuneration as indicated in para 4.3 and engage appropriate personnel on outsourcing basis. For the purpose of capacity building and training to State/City level officials and non-officials in various guidelines, manuals, tools and techniques for Slum-free City Planning, the Ministry will support select nodal institutions with specialised Capacity Building & Training Cells. These institutions would undertake capacity building/training programmes and provide handholding support to States/UTs in the following areas: (a) GIS Mapping, (b) Slum Survey & MIS, (c) Slum-free City Planning and (d) Legislative Framework for Inclusive City Planning.

6. Other Modalities of Scheme

- 6.1 The Slum-free City Planning scheme will be implemented under the guidance of a National Steering Committee under the chairpersonship of Secretary (HUPA) - composition at Annexure V. This Committee will steer and monitor the entire process of preparation of Slum-free City Plans by States/UTs in a time-bound manner. A Technical Committee (composition at Annexure VI) will guide the States/UTs through the formulation of operational guidelines in technical, costing, procurement of hardware/software, planning and other aspects and will assist the National Steering Committee.
- 6.2 States/UTs will be required to send Detailed Proposals seeking support under the Slum-free City Planning – Rajiv Awas Yojana scheme which will be considered by the Central Sanctioning & Monitoring Committee for JNNURM/RAY. Following the sanctions, funds will be released by the Ministry of Finance/Housing & Urban Poverty Alleviation.
- 6.3 The National Steering Committee for Slum-free City Planning – Rajiv Awas Yojana will monitor the financial and physical progress under the scheme.



Annexure I

Slum-free India Vision: Some Key Policy Issues to be Addressed on Priority

Urban Planning:

City master plans follow an exclusionary model that reserves land for housing for high and middle income groups, commercial, institutional, recreational and other uses, with no earmarking for Economically Weaker Sections and Low Income Groups. These plans are not in consonance with the income distribution structure of cities and towns. The norms of planning including density and development controls favour the comparatively better off sections. These factors, coupled with sky-rocketing urban land prices, have squeezed the urban poor out of formal urban land markets. Slums are an inevitable outcome of this deficiency in urban policy and planning. It is necessary that the master plans make provision for EWS/LIG categories by treating them as distinct segments for the purpose of land use and urban planning. There is also a need for 'small lot zoning' in layouts for housing approved by city authorities, creating EWS and LIG plots along with MIG and HIG. The population density norms also require a re-look, not only to rationalise them across cities, but, in understanding of the basic tenet that the poor are deprived of housing where land values are high, to enable better utilisation of valuable land by building vertically on it. It is necessary to catalyse and assist the review of these issues with capacity building and expertise.

Land:

Cost of land is a very significant component of the cost of housing. Not only the master plans but also state, development authority and urban local body policies in the past have made no provision for ensuring adequate supply of serviced land towards housing the EWS and LIG segments. In fact, some states and urban development authorities have resorted to auction of the limited land available with them in cities, setting exorbitant benchmarks for the market price of land. There is need for a well-defined policy for allocation of land to EWS and LIG segments to compensate for the 'historic lack of earmarked space' for them in the formal master plans. There is also need to continue, till completion and internalisation into practice, the reform of JNNURM for reservation of 20%-25% of developed land in all new housing colonies for EWS/LIG housing. In respect of slum areas, and in line with the practice followed globally in upgrading slums, the occupied land or a part thereof should be allocated to the slum-dwellers to enable them to have access to housing and basic amenities. Both reforms need to be pursued.

Housing & Infrastructure:

Affordable housing and provision of basic infrastructure in urban areas, especially slums, would generally require the intermediation of civil society, government and private entities that can engage the community, undertake planning, reconfigure slums to enable cost-effective provision of infrastructure facilities and construct group housing colonies.



Given the massive needs for affordable housing and the capacity constraints faced by public agencies like housing boards, urban development authorities and municipalities to take up group housing on a large scale, it is necessary to involve private sector entities in the creation of affordable housing stock on ownership, rental or rental-cum-ownership basis and in scaling up the programme to the desired scale. There is also a need for resource mobilisation and earmarking of resources by public agencies to meet the cost of affordable housing, civic infrastructure and services for the urban poor where the private sector participation is not possible.

Financing:

Banks and other financial institutions are reluctant to lend to the EWS/LIG segments for affordable housing in view of perceived credit risks, these categories having no credit history and due to difficulties of foreclosure of loans. There is need for credit enhancement through appropriate fiscal, legal and institutional mechanisms, including intermediation of public and private housing agencies to ensure the flow of capital for this priority programme.

**Annexure-II**

Rajiv Awas Yojana: Admissible & Inadmissible Components

Admissible Components

The scope of RAY envisaged is as follows

- i. Projects involving -
 - a. Integrated development of all existing slums, notified or non-notified, i.e., development of infrastructure and housing in the slums/rehabilitation colonies for the slum dwellers/urban poor, including rental housing;
 - b. Development/improvement/maintenance of basic services to the urban poor, including water supply, sewerage, drainage, solid waste management, approach and internal road, street lighting, community facilities such as community toilets/baths, informal sector markets, livelihoods centres, etc. and other community facilities like pre-schools, child care centres, schools, health centres to be undertaken in convergence with programmes of respective Ministries;
 - c. Convergence with health, education and social security schemes for the urban poor and connectivity infrastructure for duly connecting slums with city-wide infrastructure facilities/projects; and
 - d. Creation of affordable housing stock, including rental housing with the provision of civic infrastructure and services, on ownership, rental or rental-purchase basis.
- ii. Capacity Building, Community Mobilisation, Planning & Other Support.
 Note: Land cost will not be financed except for acquisition of private land for schemes/projects in the North Eastern and hilly States, viz., Himachal Pradesh, Uttarakhand and Jammu & Kashmir.

Inadmissible Components

Projects pertaining to the following will not be considered for support under RAY:

- i) Power generation
- ii) Telecom
- iii) Employment generation programmes and
- iv) Staffing



Annexure III

Rajiv Awas Yojana: State Plan of Action

1. The State Slum Free Plan of Action would need the State to prepare legislation for the assignment of property rights to slum dwellers/urban poor as the first step. The State Nodal Agency for RAY will coordinate all legislative and policy formulation/ implementation aspects of RAY. The legislative framework would cover all legislative issues necessary for redevelopment / rehabilitation of slums, including spatial planning norms covering density, development controls and other parameters.
2. The State plan of Action would require to identify the cities intended to be covered in five years, and their phasing, and commit to a 'whole city' approach, so that an integrated and holistic plan is prepared for upgradation of all existing slums, notified or non-notified, in each identified city. Within each city, in each slum taken up for redevelopment, a holistic coverage would be required, with provision of all basic civic infrastructure and services as well as decent housing, with emphasis on planned layouts (after reconfiguration of plots as per existing / modified building byelaws wherever necessary) and on total sanitation (by provision of individual toilets and water supply to each household). With regard to housing, flexibility of approach would be available with the state as to the manner of construction and arrangement of funds for construction, viz. to follow a beneficiary-built housing model with design and technical support from the Municipality/State, or to construct housing through state parastatal or private partners or by delineating a mix of methods. The POA would be required to describe the model proposed to be followed in each slum, the efforts for obtaining the community's participation and the financial strategy for holistic development. Annexure VII provides a list of possible models that States may consider.
3. The State POA would need to be in two parts, Part-I regarding the upgradation of existing slums and Part-2 regarding the action to prevent new slums with a 20 year perspective. In Part-2 the Plan would need to assess the rate of growth of the city, and based on the numbers specify the action proposed to be taken to obtain commensurate lands or virtual lands and promote the construction of affordable EWS houses as to stay abreast of the demand. This part would need also to make necessary legislative and administrative changes to enable urban land expansion, and in town planning regulations to legislate reservations for EWS/LIG housing in all new developments.
4. The Slum-free State Plan would include the following suggestive steps/actions:
 - (a) Preparation of State-wide Legislation –
 - For Assignment of Property Rights to slum households: The legislation should provide that the legal title is conferred either on the woman or jointly with the main male householder. Provision may be made for the legal entitlement to property to be on the house or on the land, as suits the cityscape. The title must be mortgagable and heritable, so as to enable access to formal credit mechanisms. It must be



alienable, after a certain number of years as decided by the State, during which period of time transfer back to the State should be permissible.

- (b) Other Legislations necessary would be for -
- Legislative changes for commitment to reservation of 10-15% of land in every new public/private housing projects or 20-25% FAR, whichever is greater, earmarking of 25% of municipal budget for the urban poor and provision of 7-Point basic services and entitlements to the poor as enlisted under the 7-Point Charter of JNNURM in order to make serviced land available for the poor for the future, and to prevent slums. Several states have issued executive orders as part of JNNURM reforms for this purpose – action would be required to give them the force of law;
 - Amendment to enactments governing town planning, urban development and municipalities to enable revision of population density norms, FAR, land use, etc. and permit local zoning and other relaxations required, for accommodation of *in situ* regularization to incentivise private sector participation wherever reasonably feasible and, for future requirements;
 - Amendment to legislations under which land is obtained for expansion of urban areas, to enable expansion of urban land at the expected rate of growth of the city. One of the main reasons for the haphazard growth of towns is the housing shortages and the slow pace of planned expansion, resulting in the mushrooming of unauthorized colonies that live outside the ambit of municipal services or taxation; and
 - Amendment to Rent Control Legislation, at least to the extent that will enable new rental housing stock to be created, and on terms governed by the market.
- (c) Identification and phasing of towns and cities to be covered: The States may decide if they want to cover all the towns and urban areas, or decide to choose on the basis of size or other criterion, taking PPP potential as one clear reason for the particular decision. This would require that Slum-free City Plans are prepared for the Mission cities and cities with the higher population and growth rates in the first instance. In the phasing within a city, priority in redevelopment would be required to be given to slums where the conditions are the most inadequate. The eligibility for central assistance of unauthorised colonies or regularised unauthorised colonies that are unserved by municipal services will, however, be predicated on the implementation of Part 2 of the State POA.
- (d) For each city identified, a whole city approach would be taken, to map all the slums, notified as well as non-notified, and all unauthorised colonies and regularised unauthorised colonies unserved by municipal services. In each city, a total slum survey would be carried out, with biometric identification, to identify each slum dweller (resident, rather than owner of the shanty) for purposes of conferment of rights. Identification would be made of slums that can be upgraded holistically on site, with or without enabling changes in land use and FAR; and those which are untenable and have to be relocated. With a whole city approach, vacant land inventory would be made. A citywide plan would be made to shift untenable slums to the nearest possible available vacant land or notified slum which has the space to receive them. Such slum mapping would also include mapping of the ownership categories of the encroached land viz. municipal, state, central government, public



sector undertaking and private in order to find or work out solutions for regularization and reconstruction suitable to each ownership category, ensuring land use modification, additional FAR wherever infrastructure permits etc., to create virtual space and provide incentives. The whole city approach would ensure that no slum is left out of the process of reconstruction and rehabilitation, either in situ or by relocation to another appropriate site.

- (e) In each slum, taking a whole slum approach, primacy would be given to the provision of infrastructure within a declared time frame. Every effort would be made to provide infrastructure, civic services on par with the rest of the town, and to create sufficient green spaces and civic amenities of community centre, livelihood centre, school, medical centre, etc wherever these are lacking; reconfiguring the arrangement of houses and plots to enable this. Special emphasis must be placed on the provision of total sanitation with individual water sealed toilets and water connections to each household. External connectivity for sewerage and water mains, wherever available in the vicinity, would be provided for, either under the JNNURM Sub-mission of UIG or UIDSSMT or directly.
- (f) In addition to existing slum upgradation, the commitment to a Slum-free Status would need to be spelt out by delineating the steps proposed to be taken, the projects to promote construction of affordable houses and the time lines. Such steps would include –
- assessment of the rate of growth of urban population in different cities and agglomerations;
 - assessment of the requirement of land and housing over the next two decades to meet this requirement taking into consideration the current population densities and available infrastructure;
 - review of the current urban land expansion approaches, models and mechanisms, and the delineation of the proposal for revision to enable expansion at the envisaged rate;
 - proposal to tackle the existing housing shortages and to meet the future requirements, especially for the EWS/LIG who are otherwise forced into extralegal spaces, and preferably through private sector and state parastatal involvement;
 - review of and proposal for revision of the town planning model (largely of differentiated land use and sprawl with thought to the location of EWS living spaces along transport nodes and corridors) and the population density norms; and
 - a timetable to introduce legislation to enable orderly town planning and growth.
- (g) Capacity building for town planning, and for review and revision of the urban land planning and development approaches must necessarily be a part of the Action Plan.

