

► GURU SPEAK ◀



The three crucial concerns that need to be addressed are; paying proper price including the potential future price of the land to the owner, thinking of public transport before developing the land into townships and providing some spot for the service providers in the future dream of constructing millionaire's homes and billionaire's castles. What urbanization we have seen till now is just the tip of the iceberg and the time to come is going to be the greatest economic opportunity that should be exploited in such a way as to meet the ends of justice, ends of growth and ends of environment.



In next two decades we will see major developments in terms of infrastructure, industry and housing. We need to open up new regions, new areas and new mindsets. There has to be regional planning in a federal manner. The state, centre and the private sector have to work together. The top-down approach can not work in these cases. The private players will assume a larger role in future but the government will need to channelize it. Today the key word is PPP. Government has to be a catalyst and should channelize the potential of the private players to have a win-win situation for all.



We have recognized the importance of new townships in The National Urban Housing & Habitat Policy 2007. There is a need for developing green field townships, which should be generally be located on less agriculturally productive land and should be on a reasonable distance from existing medium and large towns. Also it is imported to develop mass rapid transport corridors between the existing and the new townships so that relationship between industry and commerce develops. Most of the answers have been given in this policy for the development of new towns in the country.



The country is still running on the old archaic laws that need revision at the earliest. We need to bring about certain changes. The priority should be to make clear acts and by-laws, re-write them and make them free, and then put them online for clearances. Also inclusive growth should be made essential. Government should provide infrastructural mapping and give freedom to developers to take things forward. We have to break the political and bureaucratic nexus prevailing in the country. Solutions are there provided we have the will and power to stand against the system and the books.



Land and capital are two critical inputs for housing and township development and there is a competing demand for both of them from different sectors. There is no posterity of funds; the only need is for the taker of funds to be confident that the supply side will be as effective as in any other sector. We greatly rely on the market as an allocator of funds and land. It is very important to recognize that the market while allocating these resources has certain role to play and should have certain expectations from the supply side. And that's where we often get stuck. Too much of funds coming in without considering the rigidity of supply may lead to inflation