CHAPTER-3

HOUSING IN HYDERABAD
CHAPTER-3
HOUSING IN HYDERABAD

I - HISTORY OF HYDERABAD:

The capital of the State of Andhra Pradesh, Hyderabad is the fifth largest City in India with an ancient civilization and culture. Attached to the City is its twin, Secunderabad, which is part of Hyderabad. The twin cities of Hyderabad and Secunderabad are separated by the Hussain Sagar, an artificial lake constructed during the time of Ibrahim Quli Qutub Shah Wali in 1562 A.D. In 1798 Secunderabad was formed as a subsidiary alliance for military and political cooperation, which was signed between the Nizam and the British East India Company.

Thereafter an area north of what is now the Hussain Sagar was established as a cantonment. The area was named Secunderabad after the then Nizam, Sikander Jah. Hyderabad city is nearly 400 years old and is noted for its natural beauty, mosques and minarets, bazaars and bridges, hills and lakes. It is perched on the top of the Deccan Plateau 1776 feet above sea level and sprawls over an area of 100 square miles.

A multitude of influences have shaped the character of the City. Its palaces and buildings, houses and tenements, gardens and streets have a history and an architectural individuality of their own, which makes Hyderabad a City of enchantment.

Hyderabad was founded in 1591-92 on the River Musi which floats towards east of Golconda by Muhammad Quli Qutub Shah. In the 16th century the city grew spontaneously to accommodate the surplus population of Golconda, which was the capital of the Qutub Shahi rulers. Many buildings sprang up along the River Musi. gradually the City grew.

The Qutub Shahi dynasty founded the Kingdom of Golconda which is one of the five kingdoms that emerged after the break up of the Bahamani kingdom. The Qutub Shahis ruled the Deccan for almost 171 years. All the seven rulers were patrons
of learning and were great builders. They contributed to the growth and development of Indo-Persian and Indo-Islamic literature and culture in Hyderabad. During the Qutub Shahi reign, Golconda became one of the leading markets in the world of diamonds, pearls, steel for arms and also famous for printed fabric.

The glory of the Golconda kingdom ended in 1687, after a brave struggle with Aurangzeb, the last great Mughal ruler who captured Golconda. After the siege of Golconda which lasted for eight months, Abdul Hasan Tana Shah, the last king of Golconda was imprisoned at Daulatabad where he died after twelve years in captivity.

With the conquest of the Deccan and the South, Aurangzeb succeeded in expanding the Mughal Empire to cover the entire sub-continent. However, after his death in 1707, the empire rapidly declined.

At that time, the Deccan was administered by a Subedar or viceroy of the Mughal Emperor Mir Quarmaruddin, the Governor of the Deccan, who bore the title of Nizam-ul-Mulk. Feroze Jung Asif Jah declared his independence from Mughal rule in 1724. He thus became the first Nizam and the founder of the Asif Jahi dynasty.

Asif Jahi continued to maintain Aurangabad, which had been founded by the Mughal rulers as the capital of his new state. In 1769, Nizam Ali Khan Asif Jah II shifted the capital to Hyderabad. The seven Nizam’s of the Asif Jahi dynasty ruled the Deccan for nearly 224 years, right up to 1948.

During the Asif Jahi period Persian, Urdu, Telugu and Marathi developed simultaneously. The highest official positions were given to deserving persons irrespective of their religion. Persian was the official language upto 1893 and then Urdu upto 1948.

When the British and the French spread their hold over the country, the Nizam soon won their friendship without bequeathing his power. The title ‘Faithful Ally of the British Government’ was bestowed upon Nizam VII. The British stationed a resident at Hyderabad, but the state continued to be ruled by the Nizam.

The rule of the seventh Nizam’s saw the growth of Hyderabad both culturally and economically. Huge reservoirs, like the Nizam Sagar, Tungabadra, Osman Sagar,
Himayath Nagar, and others were built. Survey work on Nagarjuna Sagar had also begun during this time.

Hyderabad, under the Nizam's was the largest princely state in India. Area wise it was as big as England and Scotland put together. The State had its own currency, mint, railways and postal system. There was no income tax. Soon after India gained independence, Hyderabad state merged with the Union of India. On 1st November 1956 the map of India was redrawn into linguistic states and Hyderabad became the capital of Andhra Pradesh.1

II - HYDERABAD TOPOGRAPHY

1) Languages in Hyderabad:

In Hyderabad there are large numbers of Urdu speakers who make up about 7% of Andhra Pradesh's population. Telugu, Urdu, Hindi & English are widely spoken languages in Hyderabad.

2) Society, Art, Culture & Tourism:

Hindu festivals such as Dasara, Deepavali, Sri Ramanavami, Krishna Janmastami, Vinayaka Chavithi (Ganesh Chaturthi) and Maha Sivarathri are celebrated in Hyderabad. Similarly, Muslim festivals such as Bakrid and Id-ul-Fitr and Christian festivals like Christmas, Easter and New Year's Day are also celebrated with gaiety. But the celebrations of Ugadi (Telugu New Year's day), Sankranti, Dasara, and Vinayaka Chavithi, Bonalu, Mysamma Jatara are unique. Parsi's Festival 'Navroj' is also celebrated by the community which resides in Hyderabad.

As the home of rich folk tradition, Hyderabad offers a variety of performing arts unique to its culture. Kuchipudi, Bharatanatyam, Ghazals, Shahiri (Poetry) Khawali, other cultural dances are some of the classical form of Hyderabad. Lacquer toys, Nirmal painted pottery, Bidri-lead inlaid black metal trinkets, brass articles, variety of bangles, pearls, gold ornaments, Sherwani suits, palm and slate articles, as well as Gadhwal, Pochampalli and Dharmnaram silk saris are some of the amazing ornaments, handlooms and handicrafts Hyderabad is renowned for.
Cuisine of Hyderabad has a distinct flavor and is relished by many epicureans. Rice is the staple food and chillies dominate the native taste. The ubiquitous Andhra pickle, spicy in taste and flavor is the most appetizing dish. Papads roasted or fried are an often-preferred addition. Chapatis, Pulkas, Kababs, Hyderabadi Biryani, other non-veg dishes are famous. Double ka Meeta, Kurbani ka Meeta, and variety of other sweets and paans are veritable specialties.

3) Climate of Hyderabad:

The City has a warm climate with mean annual temperatures of 80° F (27° C). Summer temperature varies between 25°C to 44°C. Monsoon rainfall, occurring between June and September, averages 30 inches (75 centimeters).

4) District Industrial Centers in Hyderabad:

Hyderabad is being developed as one of the major industrial centers in India with many upcoming industries and government incentives and support for establishment and growth of Industries. The government is taking good steps for the development of existing industries. The other details of industries in Hyderabad are as follows:

**Major Industries:**

i) Automobile and Auto Components Industries:

There are more than 20 auto-component manufacturing companies in the Hyderabad, manufacturing components such as grey-iron castings, precision aluminum castings, leaf springs, oils and lubricants, diesel fuel injection equipment, electronics and auto electronics and auto electrical, front axles, gears, forging, machined components, pressed metal components, pistons, cylinder liners, nozzles, delivery valves, starter motors, alternators, electronic regulators, high pressure die castings, clutch covers, fuel filters etc. The ideal places to locate companies in the Auto Sector are on the road of Hyderabad to Zaheerabad.
ii) Bulk Drugs and Pharmaceutical Industries:

Hyderabad is well-known internationally for its skills in chemical synthesis and process engineering and its speed to market. The city is also poised for major strides in basic research. Hyderabad intends capitalizing on these strengths, acting quickly in the window of opportunity provided by regulatory change, to build a strong, globally competitive pharmaceutical industry.

The growth of pharmaceutical industry in the country is due to availability of trained and skilled manpower, research and development facilities from (Indian Institute of Chemical Technology (IICT), Center for Cellular and Molecular Biology (CCMB) and National Institute of Nutrition (NIN) which are located in Hyderabad. Hyderabad is fast emerging as the pharmaceuticals capital of India.

There are many Pharma & Biotech companies like, Reddy Labs, Sri Krishna Pharmaceuticals, Shanta Biotech, Glaxo, Smithkline Becam, Amruthanjan, Bharat Biological Evans, Bharat Biotech, Aurbindo Pharma, Suven pharmaceuticals ltd and Avon organics are some of the major Pharma Industries located in Hyderabad.

iii) Horticulture Farms:

Hyderabad is one of the top most states in the country in the production of horticulture crops. It is due to its varied climatic conditions such as tropical, subtropical and warm temperate zones. In 2010-2011, the area of cultivation of horticulture crop was 126 million hectares with a production of 5.18 million tons. Hyderabad district ranks first in production of grapes (2.38 million tons) and in production of Citrus fruits (1.17 million tons). The value of processed fruits exports is Rs.240 million (US $ 4.8 million). The major destinations are Malaysia, Singapore, Middle East, Netherlands, UK and Germany.

Hyderabad has good potential for horticulture processing units in view of good domestic and international demands for processed food. There are about 50 units in the organized sectors processing various fruits.
iv) Poultry Farming:

Poultry farming in Hyderabad is most dynamic and fastest growing sector. The present egg production in the state is 4,000 million eggs per annum and 10 million broilers are produced in different layers & broiler farms. The major layers & broilers are M/s.Venkateswara Hatcheries, M/s. Srinivasa Hatcheries, Kasila Farms, Masquiti Dairy are the major. The growth rate in the layer and broiler production is 5% and 10% respectively per annum. The estimates indicate that the layers may increase to 6 millions and broiler to 13 millions and egg production may increase to 5,300 millions by 2009.

v) Spices:

A.P State is the leading producer of some of the spices such as Chillies, Turmeric, Tamarind, Ginger, Coriander, etc. Andhra Pradesh State ranks first in the country in Chillies and Turmeric production and ranks second in Coriander production. In 2009-2010, the production of Chillies in the state was 440 thousand tones and Turmeric production was 228 thousand tons.

vi) Textiles and Apparel Industries:

Due to Technology and other forms of support, Andhra Pradesh has been producing good quality cotton with a comparatively higher output per hectare in India. The average production of medium and superior long staple cotton has crossed 2.6 million bales. With cotton in abundance, Textile industry in the State is flourishing.

There are around 70 Cotton Spinning Mills in the State with a total spindling of 18.30 millions and 9 open end spinning mills with 5,716 rotors. There is scope for a lot spinning mills with State-of-the-art technology machines having minimum 25,000 spindles. Currently, there are 1,050 weaving units with a production capacity of about 750 million meters of fabrics. The State has emerged as a large textile processing centre with over 100 units with a total processing capacity of 13 million meters of cloth per annum.
vii) IT Industry & Hardware Park:

Government of Andhra Pradesh has clearly recognized the strategic importance of Information Technology in creating a competitive economy equipped to face the challenges and exploit the opportunities of the new millennium. The State of Andhra Pradesh in general and Hyderabad in particular is a favoured destination for the Information Technology Industry. Spread over 5,000 acres of land located at a distance of 14 Kms from Hyderabad and adjacent to the Shamshabad International Airport, Hardware Park with well developed infrastructure is an ideal location for Hardware, Software, Telecom, Financial, Insurance and Logistic Services. The park provides one stop solution to the Hitech Companies for all their business and social needs.

viii) Hi-tech City:

Hi-tech city was established by Government of A.P with a view to establish Software and Hardware industries in Hyderabad. Government had given subsidies and other lucrative offers to software and hardware industries with a view to encourage them to establish their industries. Government had provided all necessary infrastructural facilities to support the functioning of Hi-tech city. Due to this many multinational companies had established in Hyderabad and there is mushrooming growth of these industries in Hyderabad.

Hyderabad has a tremendous growth in I.T industry. Software exports from the City have risen from just Rs.40.0 million (US$ 1 million) in 1992-93 to Rs.2, 00,000 million (US$400 million) in 2000-2001. Hyderabad has been able to achieve above 100 % CAGR (Compounded Annual Growth Rate) in the software sector during the period 2000-2010.

Many Hyderabad based IT companies have set up operations in the United States. The number of software companies from Hyderabad has risen from just 26 units in 1992-93 to 700 in 2010.
ix) Hyderabad Linked to 25 District Headquarters:

Andhra Pradesh State Wide Area Network (APSWAN) is a system linking the State capital Hyderabad with 25 district headquarters and development centers over high speed (2MBPS lines). This is first one of its kind in the entire country. The APSWAN is going to be a backbone network for voice, data and video communications throughout the State. To be undertaken in a phased manner in the first phase, Hyderabad will be linked with Vijayawada, Tirupati and 23 District headquarters using Optical Fiber Link. This multi services network will help in establishing a high-speed information highway enabling fast and efficient movement of information in the State.

x) Army Institute of Information Technology coming up in Hyderabad:

With the Indian Institute of Information Technology (IIIT) headquartered in Hyderabad, here comes the announcement that Secunderabad would be the base for establishing the Army Institute of Information Technology (AIIT). AIIT is yet another in the cap for AP's initiatives in the field of information technology.

xi) Knowledge Park in Hyderabad:

The ICICI Knowledge park which will make a platform for Indian and Foreign companies to do business driven Research and Development (R &D) was established near Shamirpet. This Knowledge park is to be linked with other research centers in the country. The park is been funded by the ICICI while the state government donated 200 acres of land under Special Economic Zone (SEZ).

xii) AP Government's I.T Package:

The AP Government had announced an incentive package for the IT Industry that hopes to accelerate its growth in the state with Hyderabad in particular. The IT software industry is exempted from the purview of AP Pollution Control Act and statutory power cuts. Also the computer software have been 'totally exempted' from payment of sales tax and from zoning regulations. Along with these the industry
allowed self-certification on other acts / regulations like Factories Act, Employment Exchange Act, wages Act, Contract Labor Act, and E.S.I etc.

Rebate permissions are given to run three-shift operations for the IT Software industry, the cost of land allowed to an IT unit is Rs. 20,000 per job created. This will be applicable in respect of lands by government.

xiii) Export Promotion Industrial Park (EPIP):

The Export Promotion Industrial Park, a venture of the APIIC in collaboration with the Central Government, lies just 30 kms from Hyderabad at Pashamylaram. spread over 207 acres. It offers Standard Design Factory (SDF) buildings which are ready-to-occupy type. A never before prospect to exporters, the minimum export requirement is set at 30% of overall turnover. Infrastructure facilities include abundant power and water, wide road and rail links and access to International Airport at Hyderabad. Communication is assured through the comprehensive telecom links to various parts of the Country.

xiv) Apparel Export Park:

The Apparel Export Park comprises a consolidation of several small - scale garment making units in and around Hyderabad and other parts of the Country. It lies 18 kms from Hyderabad at Gundlapochampally. The park receives vital design & skill support from training and research institutions like National Institute of Fashion Technology (NIFT), Hyderabad Institute of Fashion Technology (HIFT) and Apparel Training Design Centre (ATDC). The AEP occupies 176 acres of prime industrial land complete with black topped roads, abundant water, power supplies, services like fire prevention, banks, post offices, exhibition halls, and shopping complexes.

xv) National Academy of Construction (NAC) and Construction Equipment Bank (CEB) Project:

In the year 2001, Govt of Andhra Pradesh had set up National Academy of Construction (NAC) at Madhapur in Hyderabad to promote constructions and various projects in Hyderabad.
With a view to improve the overall efficiency, quality and productivity of the Construction Industry, the government of Andhra Pradesh has entrusted National Academy of Construction (NAC) for the task of establishing Construction Equipment Bank (CEB). The CEB will be located in an area of 5 acres allotted by NAC in its Campus near HITEC city in Cyberabad.

xvi) Real Estate Industries:

The Real Estate Industry in Hyderabad is growing at a faster pace. A study done by the ‘Town and Country Planning Organization’ has reported that Hyderabad is the only city in India where land prices have been constantly on the rise.

The report mentions that most of the metropolitan cities in India witnessed an artificial boom in land prices reaching abnormal heights till 2006. In the past 2006 period, the prices started declining to a reasonable level. Hyderabad is perhaps the only city in India where this tendency exists.

Government of Andhra Pradesh estimates that by 2020, the city will become more than three times to its current size. By 2012 the population of Hyderabad is expected to reach 13.64 millions. The pace and magnitude of economic growth in and around Hyderabad is indicative of the picture to emerge, the report said. There is mushrooming growth of private Real Estate Companies in Hyderabad which are engaged in the business of sale of land, houses & Flats. Government of Andhra Pradesh had also started ‘Rajiv Swagruha’ scheme in which the government is constructing the houses to Low Income Groups (LIGs), Middle Income Groups (MIGs) and High Income Groups (HIGs) to the allotted beneficiaries at a subsidized rate at various places in and around Hyderabad.

xvii) Infrastructure at Hyderabad to Promote Industries:

The Government of Andhra Pradesh intends to provide high quality infrastructure at a reasonable cost with integrated services to Biotech manufacturing units by setting up a series of Biotech Parks at Hyderabad. The first such Park will be
set up at Turkapalli village, Shamirpet Mandal, near Hyderabad with approximately 150 acres of government land, adjacent to the ICICI Knowledge Park.

The Park will aim to attract domestic and overseas firms. In pursuance of the New Industrial Policy 2001-2005, the Government of Andhra Pradesh will provide the basic infrastructure to the border of the Biotech Park viz., piped water supply, electricity substation, and telecommunications with fiber optic connectivity and approach road. There will be no power cuts in this Park and individual units will be permitted with captive power generation.

The Government of Andhra Pradesh will also facilitate and support the setting up of specialized animal house facilities for laboratory experimentation, breeding of experimental animal models and development of genetically manipulated/modified animal models in the Biotech Park.

xviii) Educational Institutes in Hyderabad:

There are 14 higher educational institutes in Hyderabad like Universities, Research Institutes, Business Schools, Information Technology Institutes and Training Institutes with international standards. There are 56 government colleges in Hyderabad, 280 government run schools and many other private educational institutions.

xix) Population and General Data of Hyderabad:

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit of Measure</th>
<th>Figure</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>Square km.</td>
<td>217.00</td>
<td>Census 2011</td>
</tr>
<tr>
<td>Population</td>
<td>Per sq km</td>
<td>18,480</td>
<td>&quot;</td>
</tr>
<tr>
<td>Male</td>
<td>In lakhs</td>
<td>20,64,359</td>
<td>&quot;</td>
</tr>
<tr>
<td>Female</td>
<td>In lakhs</td>
<td>19,45,879</td>
<td>&quot;</td>
</tr>
<tr>
<td>Urban</td>
<td>In thousands</td>
<td>3686.46</td>
<td>&quot;</td>
</tr>
<tr>
<td>Population growth (decadal)</td>
<td>%</td>
<td>+17.18</td>
<td>&quot;</td>
</tr>
<tr>
<td>Population density (Person/Sq. km)</td>
<td>Ratio</td>
<td>16988</td>
<td>&quot;</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------</td>
<td>---------</td>
<td>-------</td>
</tr>
<tr>
<td>Literacy</td>
<td>79.04</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Male</td>
<td>83.05</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Female</td>
<td>78.02</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Urbanization</td>
<td>100.00</td>
<td>Census</td>
<td>2001</td>
</tr>
<tr>
<td>Workers as % of total population</td>
<td>27.36</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Workers % of main workers</td>
<td></td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Agriculture &amp; allied activities</td>
<td>0.79</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Mining &amp; Quarrying</td>
<td>0.08</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Mfg.(Non-household) industries</td>
<td>18.55</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Household industries</td>
<td>0.50</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Construction</td>
<td>7.59</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Services</td>
<td>72.49</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Road length per 100 sq.km.</td>
<td>117.51</td>
<td>1996-97</td>
<td>&quot;</td>
</tr>
<tr>
<td>Railway route length per 100 sq. km.</td>
<td>31.80</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Post offices per 100,000 persons</td>
<td>5.00</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Bank branches per 100,000 persons</td>
<td>16.31</td>
<td>1994-95</td>
<td>&quot;</td>
</tr>
<tr>
<td>Per capita bank deposits</td>
<td>20044.00</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Per capita bank credit</td>
<td>17079.00</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Per capita bank credit to agriculture</td>
<td>699.00</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Per. Bank credit to SSIs</td>
<td>1282.00</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
<tr>
<td>Per capita bank credit to Industries</td>
<td>9046.00</td>
<td>&quot;</td>
<td>&quot;</td>
</tr>
</tbody>
</table>

Source: GMCH Report-2011

5
Table 3.2 Growth of Population in Hyderabad

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>1901</td>
<td>56,463</td>
<td>0</td>
</tr>
<tr>
<td>1911</td>
<td>75,598</td>
<td>19,132</td>
</tr>
<tr>
<td>1921</td>
<td>1,73,000</td>
<td>97,402</td>
</tr>
<tr>
<td>1931</td>
<td>4,22,000</td>
<td>2,49,000</td>
</tr>
<tr>
<td>1941</td>
<td>9,80,000</td>
<td>5,58,000</td>
</tr>
<tr>
<td>1951</td>
<td>16,17,000</td>
<td>6,37,000</td>
</tr>
<tr>
<td>1961</td>
<td>27,12,000</td>
<td>10,95,000</td>
</tr>
<tr>
<td>1971</td>
<td>20,09,000</td>
<td>11,67,000</td>
</tr>
<tr>
<td>1981</td>
<td>16,68,882</td>
<td>3,40,118</td>
</tr>
<tr>
<td>1991</td>
<td>29,83,882</td>
<td>13,15,000</td>
</tr>
<tr>
<td>2001</td>
<td>38,12,780</td>
<td>8,28,898</td>
</tr>
<tr>
<td>2011</td>
<td>40,01,238</td>
<td>1,88,458</td>
</tr>
</tbody>
</table>


xx) Hyderabad City Map: Fig 3.1

Source: Google Earth Maps
III- INFRASTRUCTURAL FACILITIES IN HYDERABAD

1. Hitex:

It is India's most modern exhibitions venue, set to open up exciting opportunities in the global arena. This magnificent facility is spread over nearly 100 acres. It is organized by Dubai World Trade Centre (DWTC) in association with Dept of Information Technology & Communications, Government of Andhra Pradesh.

2. Ground Water Department:

Ground Water Department was established in March 1971 for evaluation of minor irrigation schemes of well sinking and energize of wells with pump sets in the state to fulfill the contractual obligations as per the agreement entered into by the Government of India with the World Bank [International Development Association Programme] for financing minor irrigation schemes when the estimation of groundwater resources was made responsibility of the State Government. The department is headed by the Director at the State level. Ground Water Department is under the administrative control of Irrigation & Command Area Development Department, Government of Andhra Pradesh under Ministry of Minor Irrigation.

3. Transport System:

   (i) Roadways:

   Roads are the most important means of transport in Hyderabad. The city depends on road transport for the movement of agricultural, industrial, produce and raw and finished materials, citizens operation etc.

   Facts & figures:

   a. Hyderabad roads length (in Kms) 1300
   b. Growth rate of Vehicles 16% (highest in the country)
   c. A total of 1,46,944 kms of road are connected to city, of which State Highways comprise 42,511 kms, National Highways 2949 kms and District Roads 1,01,484 kms.
   d. A well-developed goods transport network is operational by private Lorries.
e. 15,224 passenger buses are plied by Andhra Pradesh State Road Transport Corporation
f. Registered Vehicles in 1996: 2,70,080
g. Registered Vehicles in 2009: 8,20,71,050
h. Registered Vehicles in 2011: 9,02,12,020

The network provides linkage to various parts of the country, utilizing the city's central location to the hilt.

The State government has set up a Roads Development Corporation and has identified 10,266 kms of high traffic density roads for improvement. An amount of Rs.38.04 billion has been mobilized for revamping the roads infrastructure in the State.

(ii) A.P State Road Transport Corporation (APSRTC):

Established in 1932, the Andhra Pradesh State Road Transport Corporation started as a unit of the Nizam State Railways-Road Transport Division with 27 buses.

Today, with an 18,900-strong bus fleet, RTC is the largest state transport undertaking in the world. Apart from operating city and inter-district buses the Corporation buses carry passengers to states to Tamilnadu, Orissa, Karnataka and Maharashtra covering a distance of 6 million kilometers every day. More than 13 million passengers travel in RTC busses every day and it has a massive 1,28 lakh employee's strength.

4. Railways:

South Central Railway is head quartered at Secunderabad which is covered by a 5,055 Km railway route. The older 1,000 kms of metre gauge are converted into broad guage, to ensure smoother movement of goods. 35 million tons of cargo is handled annually by railways. Inland Container Freight Depots with customs clearance are available at Sanathnagar in Hyderabad.
(i) Hyderabad Multi Modal Sub-urban Commuter Transportation System (MMTS):

Multi Model Transport System (MMTS) was launched by Ex-Chief Minister Chandra Babu Naidu in the year 2004. Specially designed coaches were built at Sriperambadur in Tamilnadu. MMTS services were plying in and around Hyderabad & Secunderabad to the length of 80 Kms to meet the travel needs of people in and around Hyderabad and Secunderabad.

Ministry of Railways, Government of India and Government of Andhra Pradesh has prepared a plan for easing out the traffic congestion for twin cities of Hyderabad and Secunderabad. The plan envisages improvement of the existing Rail corridors and also connecting the newly projected developing areas of the city.

(ii) Hyderabad Metro Rail:

The Hyderabad Metropolitan Area spreads over 1905 Sq.Kms.

This area is greater than that of other metropolitan cities like Delhi, Calcutta, Bangalore and Chennai. HUDA is a nodal agency for promoting planned development of the city which makes it automatically the nodal agency for studying and implementing transport related projects within the urban agglomeration. Work had already commenced and by 2014 most of the planned metro lines will be completed. These are the areas where Hyderabad Metro Rail will be connected with a total length of 51.5 kms in the below mentioned routes.

a. L.B.Nagar – Kukatpally
b. Khairatabad – Tollychowki
c. Falaknuma – Ranga Mahal via Charminar
d. M.J. Market – Shamshabad Airport
e. Bala Nagar – Khairatabad (9.5 Km)
f. Khairatabad – Charminar (7 Km)
g. M.J. Market – Dilsukh Nagar (6 Km)
h. Kukkatpally Housing Board – Khairatabad
i. Khairatabad – Afjalgunj
j. Afjal Gunj – Kothapet fruit market
5. Airways:

Hyderabad is well linked by air. Regular air services to and from Hyderabad are offered by regional & International airlines. Smaller airfields are also available for private jets. Hyderabad has been declared a full-fledged customs port, with an air cargo complex having customs clearance facilities. Hyderabad had international airport at Shamshabad named as ‘Rajiv Gandhi International Airport’. This is the 2\textsuperscript{nd} biggest Airport in India after Indira Gandhi International Airport in Delhi. This Airport is connected to many countries in the world.

Some of the airlines which are in operation to Hyderabad are Indian Airlines, Air India, Air Deccan, Sahara Airlines, Jet Airlines, King Fisher Airlines, Spice, Indigo, Damam Air India, Qatar Airways, Sri Lankan Airlines, British Airlines, Emirates Airlines, Oman Airlines, Air Arabia, Malaysian Airlines etc.

6. Telecommunication in Hyderabad -The most wired City of the Country:

Tele-density refers to the number of telephones per 100 people. Mr.M N. Janardhan Rao, Telecom Divisional Manager, Hyderabad and Mr.Ajay Pandey, Chief of Operations, Tata Tele Services announced that Hyderabad City at 14.66 boasts is the highest tele-density in the Country.

In addition, Hyderabad Telecom disclosed that ambitious plans are underway to provide 5 lakh connections over the 2,700 km cable to be laid by 2020. Bandwidth would reach 125,800 MBPS (megabits per second) from a current installed capacity of 1678.4 MBPS.

Tata Tele Services declared it is investing an additional Rs.500 crores in the coming months in the telecom infrastructure of the State, which would collaterally assist the AP government in providing direct and indirect employment.

Reliance Info Com is entrusted with laying fiber optic cable across the State announced adoption of trench-less technology, which would minimize inconvenience to the public. Airtel, Idea, Spice, Vodafone, Uninor, BSNL, Virgin mobile are cellular
operators in Hyderabad and Andhra Pradesh by providing prepaid and postpaid mobile phones to the customers.

7. Financial District:

Globalization and the developments in IT have brought in their wake a host of opportunities in the service sector, especially with regard to financial and related services. It is expected that with the present realignment of the Indian economy the premium income from insurance will grow from the present level of $ US 7.4 billion to $ US 21 billion in five years. Health insurance in specific will swell over 5 times in the next five years. This will bring the explosion in employment opportunities as the sector requires trained Accountants, Underwriters, Surveyors, Back office professionals and other Support Staff.

The number of jobs in the sector will grow from 1 million today to over 2 million within a decade.

With the rapid industrialization of Andhra Pradesh, Hyderabad will soon be a major industrial hub for both the old and the new economy. It is against this backdrop that the Model Financial District is being launched by Andhra Pradesh Industrial Infrastructure Corporation Ltd (APIICL).

The Financial District will cater to the financial service requirements which are needed to support the intense business activity in the region. In addition to major Insurance companies, major Banking and other Financial institutions will soon be looking at Hyderabad.

Asset Management Companies and Venture Capital Companies also have Hyderabad city on their radar screen. Attempts are being made to locate a number of training institutes in Insurance and Financial services at Hyderabad which already had the training centers of SBI and RBI (IDRBT).

Hyderabad Stock Exchange (HSE) is being upgraded to a specialized exchange for knowledge based companies (Information Technology, Communications, Media, and Biotechnology.
i) Activity Spectrum:

The Financial District located in Hyderabad would be best placed to meet the demands of a regional hub of international financial activity covering the following:

a. Insurance Companies.
b. International Banks.
c. Asset Management Companies.
d. Venture Capitalists.
e. Financial and Insurance Regulatory Authorities.
f. Stock and Commodity exchanges.
g. Insurance Training Academies and Institutions
h. HITECH City
i. The Indian Institute of Information Technology.
j. The Indian School of Business (ISB).
k. International Golf Course.
l. The Jawaharlal Nehru Institute of Development Banking.
m. World Class Institutes for Banking and Insurance.

ii) Support Services:

The Financial District will have world class infrastructure including

a. Optic Fiber Connectivity (OFC).
b. Excellent Telecom facilities.
c. Excellent logistics in terms of road, rail and air connectivity.
d. Reliable and assured power supply.
e. Plug-and-Operate built up space.
f. Plots of convenient size to develop individual facilities.
g. Internationally compatible ambience.
h. Common facilities like housing, malls, food courts, travel consultants, day care centers, gymnasiums, promenades and parks.
i. Conference Halls.

j. Security systems.

8. Integrated Convention Centre Complex at Hyderabad (Shilpakalavedika):

Government of Andhra Pradesh has setup an Integrated Convention Centre Complex at Hyderabad named as Shilpakalavedika under the management of Andhra Pradesh Industrial Infrastructure Corporation (APIIC), Hyderabad.

9. Mega Infrastructure Park, Pashamylaram:

It is located at Pashamylaram in Medak district about 35 KMs from Hyderabad with an area of 640 hectares with cost of US $ 4.50 per sq.mtr.

Infrastructure Facilities:

i. Well planned internal roads.

ii. Adequate and assured water supply (2 MGD).

iii. Assured and uninterrupted power supply.

iv. Telecom cable with OFC net work.

v. Other social and civil infrastructure.

vi. Good Connectivity.

10. Tourism:

Tourism is one of the major attractions for domestic and foreign visitors to visit the place for recreation and for investments. It brings good revenue to the government and supports the growth of business. So, keeping in view the government of Andhra Pradesh had encouraged packages for establishment and growth of tourism. Apart from taking care of the existing tourist spots like Salarjung Museum, Golconda fort, Charminar, Huyamun Tombs, Durgam Cheruvu, Tank bund, Ramoji Film City and many other private Resorts and Theme Parks etc, government had helped in establishment of the following tourist projects for promotion of tourism and business.
### Table 3.3
Tourist Projects at Hyderabad

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Project</th>
<th>Cost in Millions Rs Approx)</th>
<th>Cost in Millions US $ (Approx)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Urban Centre (Shopping Malls)</td>
<td>2500</td>
<td>50.00</td>
</tr>
<tr>
<td>2</td>
<td>Heritage Village</td>
<td>780</td>
<td>15.00</td>
</tr>
<tr>
<td>3</td>
<td>Resort at Anantagiri Hills</td>
<td>100</td>
<td>20.00</td>
</tr>
<tr>
<td>4</td>
<td>Family Entertainment Centre, Recreational and Amusement Park at Shameerpet</td>
<td>30000</td>
<td>600.00</td>
</tr>
<tr>
<td>5</td>
<td>View Tower and Revolving Restaurant</td>
<td>150</td>
<td>30.00</td>
</tr>
<tr>
<td>6</td>
<td>Bird Park</td>
<td>20</td>
<td>0.50</td>
</tr>
<tr>
<td>7</td>
<td>IMAX Theatre</td>
<td>500</td>
<td>10</td>
</tr>
<tr>
<td>8</td>
<td>Rock Garden</td>
<td>270</td>
<td>5.4</td>
</tr>
<tr>
<td>9</td>
<td>Maya Bazar</td>
<td>208</td>
<td>4.1</td>
</tr>
<tr>
<td>10</td>
<td>Family Entertainment Centre</td>
<td>267</td>
<td>5.3</td>
</tr>
<tr>
<td>11</td>
<td>Amusement Park</td>
<td>367</td>
<td>7.3</td>
</tr>
<tr>
<td>12</td>
<td>Mini Golf Course</td>
<td>10</td>
<td>0.2</td>
</tr>
<tr>
<td>13</td>
<td>Sagar Mahal Resort</td>
<td>60</td>
<td>1.2</td>
</tr>
<tr>
<td>14</td>
<td>Hyderabad Golf Course</td>
<td>140</td>
<td>2.8</td>
</tr>
<tr>
<td>15</td>
<td>Amusement Theme Park</td>
<td>2500</td>
<td>50</td>
</tr>
<tr>
<td>16</td>
<td>Multiplex</td>
<td>50</td>
<td>3</td>
</tr>
<tr>
<td>17</td>
<td>Food Courts</td>
<td>13.5</td>
<td>0.27</td>
</tr>
</tbody>
</table>

Source: Andhra Pradesh Industrial Infrastructure Corporation (APIIC), Hyderabad. 2009
### 11. Other Infrastructure Facilities at Hyderabad:

#### Table 3.4

Details of Other Infrastructural Facilities at Hyderabad

<table>
<thead>
<tr>
<th>Sl.</th>
<th>Facilities</th>
<th>Nos</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Length of Roads</td>
<td>2,000 Kms</td>
</tr>
<tr>
<td>2.</td>
<td>Road Over Bridges</td>
<td>10</td>
</tr>
<tr>
<td>3.</td>
<td>Fly overs</td>
<td>20</td>
</tr>
<tr>
<td>4.</td>
<td>Subways</td>
<td>4</td>
</tr>
<tr>
<td>5.</td>
<td>High Mast Lights</td>
<td>211</td>
</tr>
<tr>
<td>6.</td>
<td>Street Lights</td>
<td>1,00,519</td>
</tr>
<tr>
<td>7.</td>
<td>Major Parks</td>
<td>6</td>
</tr>
<tr>
<td>8.</td>
<td>Central Media</td>
<td>22</td>
</tr>
<tr>
<td>9.</td>
<td>Play Grounds</td>
<td>480</td>
</tr>
<tr>
<td>10.</td>
<td>Stadiums</td>
<td>6</td>
</tr>
<tr>
<td>11.</td>
<td>Number of convention centers</td>
<td>8</td>
</tr>
<tr>
<td>12.</td>
<td>Burial &amp; Cremation Grounds</td>
<td>376</td>
</tr>
<tr>
<td>14.</td>
<td>Dispensaries</td>
<td>7</td>
</tr>
<tr>
<td>15.</td>
<td>Electric Crematoria</td>
<td>2</td>
</tr>
<tr>
<td>16.</td>
<td>Lethal Chamber</td>
<td>1</td>
</tr>
<tr>
<td>17.</td>
<td>Parks</td>
<td>334</td>
</tr>
<tr>
<td>18.</td>
<td>Traffic Islands</td>
<td>114</td>
</tr>
<tr>
<td>19.</td>
<td>Swimming Pools</td>
<td>4</td>
</tr>
<tr>
<td>20.</td>
<td>Urban Health Posts</td>
<td>60</td>
</tr>
<tr>
<td>21.</td>
<td>Garbage Removed per day (metric tons)</td>
<td>2,950</td>
</tr>
<tr>
<td>22.</td>
<td>Slaughter Houses</td>
<td>5</td>
</tr>
<tr>
<td>23.</td>
<td>Carcass Utilization Plant</td>
<td>1</td>
</tr>
<tr>
<td>24.</td>
<td>No of identified slums</td>
<td>811</td>
</tr>
</tbody>
</table>

Source: Andhra Pradesh Industrial Infrastructure Corporation (APIIC), Hyderabad. 2009\(^{13}\)
IV - GREATER HYDERABAD MUNICIPAL CORPORATION (GHMC) & HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA):

1) Greater Hyderabad Municipal Corporation (GHMC):

   In the year 1950 two separate corporations created under the Hyderabad Corporation Act, 1950 under which one for the city of Hyderabad and another for the city of Secunderabad. On 3rd August 1960, the two Corporations again merged into a single Corporation by the Hyderabad Municipal Corporation Act, 1955. Andhra Pradesh State Cabinet had created Greater Hyderabad by merging the Municipal Corporation of Hyderabad with 12 municipalities within the twin cities and eight villages and has approved a plan to invest Rs 800 crore to strengthen its infrastructure. Greater Hyderabad would get expanded from about 172 sq km to 217 sq kms.

   The existing GHMC is spread over 217 square kms with a population of 40,01,238 lakhs as per 2011 census. The government formed Greater Hyderabad Municipal Corporation with an area of 725 sq km and population of 5.5 million.

   The dozen adjoining municipalities proposed for merger with MCH to GHMC include Alwal, Qutubullahpur, Kukatpally, Kapra, Kompally, Shamshabad Airport, L.B. Nagar, Gaddiannaram, Malkajgiri, Uppal, Patancheru and Rama Chandra puram. Besides, eight villages under the Hyderabad Airport Development Authority were also proposed to be merged into the GHMC area.

   GHMC is the government body which regulates and controls the land and housing in Hyderabad

   The Greater Hyderabad Municipal Corporation (GHMC) is the Central City with an area of 217 square kilo meter and a population of 40, 01,238 as on 2011. The nine smaller municipalities together cover an area of 376.97 square km. The rest of the area under HUDA is in 242 villages constituted into 106 Gram Panchayats or rural local bodies, with a population of 8, 31,000 in 2011. City is divided into 5 Zones (North, South, Central, East and West) and 18 Circles.
2) Hyderabad Metropolitan Development Authority (HMDA):

The Hyderabad Metropolitan Development Authority (HMDA) was formed by an Act (GO Ms. No. 570 MA dt: 25-08-2008) of the Andhra Pradesh Legislature in the year 2008, with an area of 7,100 sq km under its purview. It is the 2nd largest urban development area in India, after the Bangalore Metropolitan Region Development Authority (8,005 sq km).

HMDA was formed by the merging of the following erstwhile entities like Hyderabad Urban Development Authority (HUDA), Hyderabad Airport Development Authority (HADA) and Cyberabad Development Authority (CDA).

HMDA was set up for the purposes of planning, co-ordination, supervising, promoting and securing the planned development of the Hyderabad Metropolitan Region. It coordinates the development activities of the municipal corporations, municipalities and other local authorities, the Hyderabad Metropolitan Water Supply & Sewerage Board, the Andhra Pradesh Transmission Corporation, the Andhra Pradesh Industrial Infrastructure Corporation, the Andhra Pradesh State Road Transport Corporation, and other such bodies.
V- THE HOUSING SCENARIO

The squatter settlements started in Hyderabad in early 1930s when the Muslim elite fled the city due to the police action leaving behind their lands and properties. The Nehruvian era of industrialisation and making Hyderabad the capital of AP State was the other events that trigged sudden growth of population, particularly the poor.

The river Musi divides Hyderabad into two economic zones, with the old City situated towards the south, housing majority of the poor and the new city towards King Koti. Two third of the squatter settlements are located on private lands. The average household size is 5.5. The average density of population in slum pockets is three times higher than the city’s average.

According to Urban Community Development (UCD), out of these, 387 slums were recommended to be deleted from the list as they were fully developed in all respects under the (UCD) projects with Overseas Development Agency (ODA) / MCH assistance. This deletion thus left only 424 slums on the notified list of slums, many of which also are likely to be deleted from the list in the near future with the ongoing development measures in these slums also get completed.

As per the 2011 census about another 6,84,000 population (that is about 29.5 %) stays in the 463 slums outside the Greater Hyderabad Municipal Corporation of Hyderabad (GHMC) in the nine municipalities within the Hyderabad metropolitan area.
1) Land Holdings in Hyderabad:

Figure 3.2 Shows the Land Holdings in Hyderabad by different bodies.

Source: HUDA Development Plan Book-2011

As per the census of 2011, the total area of Hyderabad is 217 square kilometers (sq kms). Out of this 55% (119.35 sq kms) of the land which is major, is owned by private owners. 30% (65.1 sq kms) of the land is owned by government depts. 5% (10.85%) of the land is owned by Hyderabad Urban Development Authority ( HUDA). 4% (8.68 sq kms) of the land is owned by Cyberabad Development Authority(CDA). 3% (6.51 sq kms) of the land is owned by Greater Hyderabad Muncipal Corporation (GHMC) while 2% (4.34 sq kms) of the land is owned by Endowment Department and only 1% (2.17 sq kms) of the land is owned by Andhra Pradesh Housing Board (APHB)16.
2) Housing types of the Urban Poor in Hyderabad:

i. Village settlements surrounded/engulfed by expanding urban development
ii. Temporary, unauthorized hutments (land parcels rented out to ‘huts’ without approval from the local authorities, usually to accommodate construction workers, etc, temporarily)
iii. Slums/squatter settlements with informal, temporary shelter units on public or private lands
iv. Illegal land sub-divisions where the layout and buildings constructed have no approval
v. New sites and services schemes to either upgrade an existing slum by reorganizing the layout, or to rehabilitate squatters from ‘objectionable’ lands on a different site.
vi. Apartments constructed by the public agencies either to rehabilitate squatters or as part of shelter upgradation or as a ‘land sharing’ mechanism.

3) Formal Sector for Supply of Housing to the Urban Poor:

The public agencies involved in supply of housing or land for the urban poor, particularly aimed at the existing occupants of the slums in Hyderabad are:

i. Andhra Pradesh State Housing Corporation Limited (APSHCL) undertaking the actual formulation and implementation of the schemes for the Economically Weaker Sections (EWS), including financial management.
ii. The two District collectorates within the City area which are responsible for the supply of land for undertaking housing projects for rehabilitating/relocating/upgrading the slum/squatter settlements
4) Role of Other Public Agencies:

The two public sector agencies which were previously playing a significant role in the supply of houses for all economic groups including the Economically Weaker Section (EWS), Andhra Pradesh State Housing Board (APHB) and Hyderabad Urban Development Authority (HUDA) are now limiting their activities in supplying developed land and auctioning the same in the open market. Hence the developed plots they are auctioning are usually appropriate only for the higher income groups or for the potential developers who buy these sites and build apartments for the upper middle or higher income groups. Thus, the government has now designated Andhra Pradesh State Housing Corporation Limited (APSHCL) responsible for all EWS for housing in the state and limited the role of APSHB and HUDA to supply land and housing for the middle and higher income groups. Urban Community Development (UCD) wing of GHMC will now play only the role of community development and environmental improvement of slums in Hyderabad.

5) Allotment of Land ‘pattas’ in Slums of Hyderabad:

The slums are ‘notified’ in the official gazette by the Commissioner, GHMC within the GHMC area and by the Director, Municipal Administration, in the Municipalities.

The first stage of the regularization of the slum settlements is that of giving land tenure to the occupants in the notified slums. The district collectors, who are the land revenue authorities undertake the survey and identification of the potential beneficiaries (those living in the existing slums) and prepare a site plan from the point of view of land records for the purpose of issuing a land clearance/alienation order, and issue ‘pattas’ or tenure certificates of land holding/possession to the identified beneficiaries.
6) Urban Community Development (UCD) Programme of GHMC:

Government initiatives to upgrade slums in Hyderabad have met with varied degree of success. The major schemes were Slum Clearance Scheme, Slum Improvement Programme, Environmental Improvement Scheme, Housing Scheme for Urban Poor, Integrated Urban Development Programme, Hyderabad Slum Improvement Project and the Urban Community Development Programme. Out of these, the most effective is the UCD. Greater Hyderabad Municipal Corporation (GHMC) undertakes overall community development including health, women and child welfare, employment generation, environmental improvement, etc. in the slums under the Urban Community Development (UCD) Scheme. The project aims at motivation, organization and convergence of development programmes for the urban poor. The project delivered about 40,000 ‘pattas’ and upgraded 22,000 houses.

7) A.P Housing Board (APHB):

The A.P. Housing Board (APHB) has come into existence with effect from 01.07.1960 under the A.P. Housing Board Act, 1956 by merging the erstwhile City Improvement Board and erstwhile Town Improvement Trust of Twin Cities of Hyderabad and Secunderbad.

The Ex-City Improvement Board was formed in 1911 as a result a large scale devastations which the City of Hyderabad suffered due to the Musi floods in 1908. Its main function was to attend to general improvement of city, opening out congested areas and forming of roads, construction of houses by removing slums and improvement of general sanitary conditions to safeguard public health. The main objective of the Housing Board is to provide housing accommodation to the needy citizens at an affordable price. The Andhra Pradesh Housing Board is engaged in the following activities

i. Construction of houses under integrated / Composite Housing Schemes and allotment of houses on hire purchase basis and on outright sale basis, under Lower Income Group (LIG), Middle Income Group (MIG) and Higher Income Group (HIG) categories.
ii. Self-Financing Scheme for Higher Income Group and Middle Income Group.

iii. Sites and Services.

iv. Construction of Shops, Commercial Complexes and Multistoried Buildings to be let out on rent to augment financial resources of the Board.

8) AP State Housing Corporation Limited (APSHCL):

In 1983, the government launched several popular measures across the state, a massive rural housing programme being one of them. The programme was aimed at uplifting the socially and economically backward landless agricultural laborers in rural Andhra Pradesh. Permanent housing for this target group was seen as a nucleus around which income augmenting/employment generation programmes of the government were tied up to make it an integrated rural development project. There has always been a small component of urban weaker section housing in this programme. Andhra Pradesh State Housing Corporation is the nodal agency responsible for implementation of this programme.

Throughout its implementation period, the programme is seen as a welfare measure. Though it is generally acknowledged that the anticipated socio-economic improvement of the socially backward rural poor has been achieved, there are no studies to show whether this has actually reduced migration of rural poor to the urban areas.

i) The Actual Supply of Housing:

The District Manager of the APSHCL prepares the project and layout plan for the housing scheme (4). After obtaining the necessary planning approvals and building permissions from the GHMC, sends the project report to the head office of the Andhra Pradesh State Housing Corporation Limited. After obtaining the necessary financial sanctions and loans, the project is executed by the District Manager, including disbursement and recovery of loans.
The office of the District Manager (Housing) is within the premises of the office of the District Collector so that the two components, land supply and the housing supply activities are operationally integrated.

APSHCL has so far built about 18,000 units for slum upgradation in Hyderabad. The norms of the Andhra Pradesh State Housing Corporation Limited specify a cost ceiling of Rs. 30,000 per house in Hyderabad for the Economically Weaker Sections (EWS) category considering a subsidy of Rs.3,000/-, a loan of Rs.25,000 and a beneficiary’s contribution of Rs.2,000. The upper limit of income for an individual to be registered as a beneficiary was stipulated as Rs. 18,000 per annum.

Table 3.5
Schemes in Operation in Hyderabad by the APSHCL

<table>
<thead>
<tr>
<th>Category</th>
<th>Income Limit (Rs.)</th>
<th>Unit Cost (Rs.)</th>
<th>Beneficiary’s Contbn. (Rs.)</th>
<th>Loan (Rs.)</th>
<th>Subsidy (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economically Weaker Sections (EWS)</td>
<td>18,000</td>
<td>30,000</td>
<td>2,000</td>
<td>25,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Township Houses</td>
<td>30,000</td>
<td>100,000</td>
<td>2,000</td>
<td>95,000</td>
<td>3,000</td>
</tr>
</tbody>
</table>

Source: Ministry of Housing and Urban Poverty Alleviation

The current approach to housing being evolved by the APSHCL is to take over the ownership of a piece of government land through official transfer, develop the infrastructure networks, build the tenements, and sell the units. This would make the project integrated and ready for occupation. ‘Rajiv Swagruha’ Scheme is the best example to this.

9) Swarna Jayanti Shahari Rozgar Yojana:

The Swarna Jayanti Shahari Rozgar Yojana (SJSRY) has been launched as a replacement for Nehru Rozgar Yojana (NRY), Urban Basic Services for the Poor (UBSP), and Prime Minister’s Integrated Urban Poverty Eradication Programme
(PMI-UPEP) on 1 December 1997. The SJSRY seeks to provide gainful employment to the urban unemployed or under-employed poor through encouraging the setting up of self-employment ventures or provision of wage employment. The *Yojana* is funded on a 75:25 basis between the Centre and the States. The scheme consists of two special schemes, namely:

i. The Urban Self Employment Programme (USEP) and

ii. Urban Wage Employment Programme (UWEP)

i) **Urban Self Employment Programme (USEP):**

The *Swarna Jayanti Shahri Rozgar Yojana* rests on a foundation of community empowerment. It aims at establishing and promoting community organizations and structures to provide supporting and facilitating mechanism for local development. Community organizations like Neighborhood Groups (NHGs), Neighborhood Committees (NHCs), and Community Development Societies (CDSs) are to be set up in the target areas.

ii) **Urban Wage Employment Programme (UWEP):**

This programme shall seek to provide wage employment to beneficiaries living below the poverty line within the jurisdiction of urban local bodies by utilizing their labor for construction of socially and economically useful public assets. The material labor ratio for works under this programme shall be maintained at 60:40. The prevailing minimum wage rate, as notified from time to time for each area, shall be paid to beneficiaries under this programme.

10) **Legislation, Regulations, Programmes, Schemes and Government Orders Related to Housing in Hyderabad:**

i) **Legislation:**

The only act enacted in the State related to slums is the Andhra Pradesh Slum Improvement (Acquisition of Land) Act, 1956. The provisions of the act were enforced in the State with effect from August, 1962.
The act was primarily aimed at facilitating the government to acquire the land on which slums were located so as to undertake public works in these areas designed to improve these areas.

Under section 3(1) of this act, the government may by notification in the Andhra Pradesh gazette declare an area to be a slum area if it is satisfied that such area is or may be a source of danger to public health, safety or convenience of its neighborhood by reason of it being low lying, insanitary, squalid or otherwise.

Under section 3 (2) of the act the government may acquire the land in such ‘notified slums’ by publishing in the Andhra Pradesh gazette a notice to the effect that they have decided to acquire it in pursuance of this section.

The implementing agencies of the Slum Improvement Scheme as per the act were nominated as follows:

a. In the Municipal Areas: Director of Municipal Administration.


ii) Programmes, Schemes and Government Orders of Housing in Hyderabad:

1983 – 1989: The Hyderabad Slum Improvement Project Phase –II was taken up for the improvement of 210 slums. This time the financial outlay was enhanced due to the assistance from the Overseas Development Agency, United Kingdom.

1983: Under the Permanent Housing Programme, permanent houses were to be built in place of the ‘hutment’s’ scheme being implemented in the ‘sites and services’ programmes until then.

1989 – 1996: The Hyderabad Slum Improvement Project Phase –III was taken up for the improvement of 300 slums. The per family expenditure norm adopted under this phase was Rs.4,000/- and in addition to physical infrastructure the development programmes covered socio-economic as well as health activities. This phase also
received financial sanction and assistance from the Overseas Development Agency, United Kingdom.

1989: Establishment of the Andhra Pradesh State Urban Development and Housing Corporation (APSUDHC) to cater to the development of urban areas with a special emphasis on housing in the slums and other areas occupied by the poorer sections of the society. The APSUDHC was to implement in the urban areas, the State Government’s programmes of providing shelter to the weaker sections of the society, viz.:

a. Urban Permanent Housing Programme (UPHP) and
b. Shelter Upgradation and Scheme for Housing (SHASU) (G.O. Ms. No.98, MA., dated 03-3-1989)

1993: Under the EWS housing scheme (started in 1981) undertaken by the MCH, 13,128 units were grounded in 95 slum areas, of which 10,000 houses were completed in all aspects. This housing programme was transferred to the Collectorate, Hyderabad. The District Collector who is the Executive Director of the district level office of the Andhra Pradesh State Urban Development and Housing Corporation was made in charge of the implementation of the programme including planning, execution and monitoring of the programme.

1997: The Andhra Pradesh State Housing Corporation Limited (APSHCL) becomes the apex agency for all public schemes for the weaker sections. The Andhra Pradesh State Urban Development and Housing Corporation’s activities and programmes are transferred to the APSHCL.

1998: A new category of dwelling unit named ‘Township House’ is introduced by the APSHCL. The cost of ceiling for such ‘Township Houses’ is specified as Rs.50,000/-. This represents the net cost of a 24 sq. meter (plinth area) tenement completed in all respects, in a multi-storied building including the cost of land, and the floor space including common facilities such as the staircase and the corridor.

1999: Relaxation of norms to expedite housing scheme in Hyderabad City. Wherever shelter upgradation programmes are taken up in existing slums, to enable
such schemes, particularly where reorganization of plots is resisted, the modified minimum plot size of 24 sq.meter was been permitted. The width of the internal roads also may be modified to the extent necessary instead of the otherwise minimum specified (6 meters) as long as it is motor able. Also the layout open spaces may be reduced to 5% instead of the stipulated 10%.

2004: 3, 30,050 houses have been constructed by the Andhra Pradesh State Housing Corporation Limited so far under the urban housing programme. Out of these 18,025 houses were built in Hyderabad. This figure excludes the 13,128 dwelling units built by the UCD, before the APSHCL.

As per revised guidelines, houses are being allotted in the name of woman beneficiaries, wherever feasible.


2011: GHMC had issued a new G.O #450 which is the amended G.O for Building Construction rules of which requires the owner of the property to Mortgage 10% of his land to GHMC.

2012: Green Channel enables applicants to obtain Building Permissions from Head Office in 15 clear working days for non-high-rise buildings and group housing and within 30 days for high-rise buildings as per G.O Ms No. 168 MA dt. 7.4.2012. The applicants have to pay the total fee/charges within 30 days of intimation by GHMC.

iii) Planning Regulations and Standards:

In the case of development of new layout upgradation/regularization of housing for the poor, all formal development is undertaken only by public agencies and hence are technically made as per the specific regulations applicable to the EWS
housing programmes. These housing schemes are at the most limited to 4 storied walk up apartments and hence need not consider height zoning.

iv) Land Use and Zoning Regulations:
In the case of development/ up gradation / regularization of housing for the poor, the location of the existing squatter / slum settlement is checked by the GHMC/ Municipality and the Directorate of Town and Country Planning for conformity to the existing statutory plan and zoning regulations and technical approval for regularization accorded as long as these locations are not ‘objectionable’ which implies tank beds and other low lying areas, margins of major thoroughfares and proposed roads, and non residential use zone as per the Statutory Master plan.

v) Layout and Building Regulations:
   a. The minimum road width in newly planned schemes may be 6 meters only.
   b. At least 10 % of the layout area has to be allotted for open spaces.
   c. A minimum plot size of 50 sq meters is specified.
   d. Plot coverage of 75 % is permitted.
   e. In the case of re organization of existing slum settlements where proposals for multistoried tenements are resisted, the open spaces may be only 5% of the total area, and the minimum plot size may be 24 square meters. The issue of coverage does not arise since the existing ‘hutments’ are regularized.
Table 3.6
Comparative Summary of Procedures Related to Housing in Hyderabad

<table>
<thead>
<tr>
<th>Formal Sector</th>
<th>Equivalent Procedure Applicable only for the Poor in the Slum Settlements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For</strong></td>
<td><strong>Administrative Procedures / Changes in Regulation during last 10 years</strong></td>
</tr>
<tr>
<td>Registering a plot/land</td>
<td>All transactions to be compulsorily registered as per the Transfer of Property Act, 1892</td>
</tr>
<tr>
<td></td>
<td>Since 1996 Even Sale Agreements &amp; General Power of Attorney deeds are required to be compulsorily registered</td>
</tr>
<tr>
<td>Urban Land Ceiling Clearance</td>
<td>Vendors and vendees have to get a No Objection Certificate from the concerned authority / submit an affidavit for any transfer of land</td>
</tr>
<tr>
<td>Layout Approval</td>
<td>Any owner/developer before intending to subdivide land &amp; disposing into building plots is required to obtain layout approval from Planning Authority – in MCH area as per HUDA 1981; in areas outside the GMCH, layout approval is given after 25% of the area is mortgaged as surety for compliance of layout development rules and other conditions</td>
</tr>
<tr>
<td>Development</td>
<td>Owner/Developer is obliged to carry out all layout development works before disposing plots</td>
</tr>
<tr>
<td></td>
<td>Outside GHMC, all layout roads are to be BT, Water Supply &amp; Underground Sewerage System is obligatory.</td>
</tr>
<tr>
<td>Construction</td>
<td>Building Permission from HUDA/Local Authority mandatory. GOMs 423 MA date: 31-7-98 allows constructions on sites up to 300 square meters of area without approval from local body, but approval from licensed technical personnel is adequate</td>
</tr>
<tr>
<td>Credit (Loan)</td>
<td>From financial agencies like HDFC/LIC/Dewan Housing/CANFIN Homes, etc; Housing Federation Loans, etc</td>
</tr>
</tbody>
</table>
APSHCL in turn retains the ‘pattas’ as mortgage against the loans. The monthly installments are collected by the APSCHL in the slum settlements.

<table>
<thead>
<tr>
<th>Water Supply Connection</th>
<th>Facilitated either collectively by Housing Society/Developer, etc or individually from HMWSSB or Municipality</th>
<th>Water Supply Connection</th>
<th>Facilitated either collectively by the agency (sometimes supported by funds allotted by the MLA/MP as part of the Constituency Fund or individually from HMWSSB or from Municipality)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewer Connection</td>
<td>Same as above</td>
<td>Sewer Connection</td>
<td>Same as above</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>In addition may be provided under the GOI’s Low Cost Sanitation Scheme</td>
</tr>
<tr>
<td>Power Connection</td>
<td>Facilitated either collectively by Housing Society/Developer, etc or individually from APTRANSCO</td>
<td>Power Connection</td>
<td>Facilitated either collectively by Housing Society/Developer, etc or individually from APTRANSCO. Alternatively given as part of the ‘regularization’ drives or as part of the ‘Janmabhoomi’ programme</td>
</tr>
<tr>
<td>Municipal Tax Assessment/Door No.</td>
<td>Assessment made by MCH/Municipality after one year of construction</td>
<td>Municipal Tax Assessment/Door No.</td>
<td>Assessment made by MCH/Municipality after one year of construction</td>
</tr>
</tbody>
</table>

Source: GMCH Regulations and Guidelines Book

The comparative summary shows that the procedures for various stages in accessing land, shelter and services are relatively easier and in fact taken care of by the public agencies in the case of the urban poor. In a democratic context where the absolute number of urban poor is significant enough to represent major vote banks, this situation is easy to understand and appreciate. The policies and actions are all the more pro-poor where the poor have become politically mature enough to articulate their demands appropriately and effectively.18
CONCLUSION

The planning standards, regulations and procedures for the urban poor are unique in the sense that they do not apply to any schemes undertaken by either individuals or by the private sector 'market forces' and they apply to the schemes and programmes undertaken only by the public agencies like the APSHCL and the UCD. Hence they have been formulated and constantly modified by the authorities to assist them in their pro-poor action programmes.

The absence of private sector in the formal supply of land, shelter and services for the urban poor is primarily because the market prices are beyond the 'willingness-to-pay' of the poor, and not due to the standards or regulations. The usual argument about non-sustainability of the state subsidized / poor recovery schemes for the poor did not hold good in the case of AP. APSHCL has been able to sustain its scale of operation without loan recoveries for almost two decades.

Rather than differences in direct financial costs, the most striking difference that may be observed between the legal/regularized/formal settlements and the few illegal settlements that still remain within the city is the one related to the residents' perception of their own social status and their resultant attitudes to life in general.

In the case of the regularized settlements, the residents apparently have joined the mainstream of urban economic, social and political life as can be discerned by their attitudes while conversing with them. This characteristic is more particularly highlighted where the regularization has happened more than a decade ago and the present teenaged residents do not have any memory of their colony ever having been a slum. In contrast, the residents of the few illegal settlements seem to be less ‘forward looking’ than their counterparts in the regularized settlements, both in the sense of being economically less enterprising and also socially or politically marginalized or less integrated with the mainstream of urban life.
The few settlements, which have remained illegal, are primarily due to certain site-specific legal complications and/or the attitude/political affiliation of the local community leaders, rather than the regulations or procedures.

Hyderabad could in the near future have a clone of New Delhi’s India Habitat Centre - a well spread out multi-storied, multi-block complex, aesthetically designed centre housing a number of modern offices, restaurants, and convention and recreation areas.

The Government had proposed such a project and would initiate steps soon.

The Central Government had spent a large amount for projects in Andhra Pradesh during the last four years. Projects worth about Rs.7,985 crore are under various stages of completion. The total amount spent on housing alone was Rs. 2,250.24 crore.

The break-up of other funding was Rs 5,100.65 crore on urban infrastructure, Rs 317.32 crore on rural sanitation and Rs 317.04 crore on integrated low-cost sanitation projects.

The Housing and Urban Development Corporation, under the Ministry of Urban Development, had also completed 34,53,604 units of housing, urban infrastructure, rural sanitation and integrated low-cost sanitation during 2000 to 2010.

The City of Hyderabad including Secunderabad - the twin cities has been growing very fast during the last two decades. Due to fast growth, people from all over the country more particularly from the rural areas of Andhra Pradesh are migrating to Hyderabad in search of employment and education for their children.

Now the Government of Andhra Pradesh created Greater Hyderabad I Nodal to cope up the fast needs of the development. The creation of Greater Hyderabad further made the people from all direction to fasten their migration towards Greater Hyderabad.
The biggest problem of all the problems is the scarcity of housing. Now the Greater Hyderabad Municipal Corporation is facing many constraints in the provision of housing to majority of people. Meanwhile the slums are increasing causing a big problem. Now the govt of A.P, Municipal Corporation and government of India have been trying to enhance the housing facilities to the majority of population in Hyderabad through housing institutions in India like HUDCO, NHB, LIC Housing, HDFC and many other commercial banks as well as housing finance projects in and around Hyderabad.

It is in this context an attempt is made in this study to evaluate the LICHFL and HDFC in the provision of house loans to the people of Hyderabad and suggest some measures for strengthening house finance programmes.
REFERENCES