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**CRDF** CEPT RESEARCH  
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UNIVERSITY**



# **CITIES AND PANDEMICS**

## Rethinking Urban Morphology

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**28 - 29 September 2021** | 1000 - 1730 IST

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## Plan OK Please- The Journey

### What is 'Plan OK Please'?

The 'Plan OK Please' symposium was first organised by GIZ India in partnership with the Government of Tamil Nadu in 2018 in Chennai, Tamil Nadu. In 2019, GIZ India and the Government of Odisha organised the second 'Plan OK Please' symposium in Bhubaneswar, Odisha.

It was resolved to make 'Plan OK Please' an annual symposium for advancing the concepts of integrated spatial and land use planning and management in Indian cities and to make it India's largest discussion platform for the community of Urban Planners. The title is inspired by the signage 'Horn-OK-Please' used commonly at the back of goods vehicles in India. The appearance of the signage is rustic and vernacular, rooted into the design sensibilities of the local culture. 'Plan-OK-Please' aspires to develop local semantics of the spatial planning discourse in India.



## Plan OK Please 2021 - Objectives

Urban areas have been at the forefront of the COVID-19 crisis, with the majority of all cases recorded in the cities. In India, metropolitan cities like Delhi, Mumbai, Pune, Bengaluru, and Chennai were adversely affected by the pandemic and the ensuing lockdowns. These pandemic induced lockdowns have significantly affected life and living in our cities. The pandemic has questioned the “business as usual approach” and there is an emerging need to rethink the present forms of urban governance and policies, urban spatial planning, urban services and affordable housing in order to make them more sustainable, resilient and inclusive. Committed to the 2030 Agenda, ‘Plan OK Please’ aspires to contribute to various SDG Goals, specifically Goal number 3, 6, 11, and 13.

In this context, the core theme for 'Plan OK Please-2021' is 'Cities and Pandemics - Rethinking Urban Morphologies', considering the effects of the COVID-19 pandemic in the cities of Global South. Further, the symposium deliberations are structured under the following sub-themes:

- **Sub-Theme I: Rethinking Urban Governance and Policies**
- **Sub-Theme II: Rethinking Urban Spatial Planning**
- **Sub-Theme III: Rethinking Nature-Based Solutions**
- **Sub-Theme IV: Rethinking Affordable Housing**

The 'Plan OK Please - 2021' aims to facilitate peer-to-peer learning amongst various countries and shall bring in a series of international experts and practices from India, Brazil, South Africa and Germany.

The symposium is also expected to bring together urban policy makers, government officials, academia, researchers, practitioners, and civil society actors under one platform.



## Background

CEPT Research and Development Foundation (CRDF), CEPT University, Ahmedabad and Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH India are organising an International Symposium 'Plan OK Please' during September 28-29, 2021, to create a platform for exchanging ideas on policy and practice of spatial planning, affordable housing, participatory urban governance, and nature-based infrastructure solutions in context of cities of Global South. This symposium is being organised under the GIZ-supported 'Sustainable Urban Development – Smart Cities' (SUD-SC) project.

## About CRDF

CRDF is the research and advisory arm of CEPT University. Through CRDF, the University engages actively in research projects, advisory assignments, and capacity building initiatives to solve critical problems in the built environment and improve the quality of life in towns and cities. Through these research and consulting pursuits, CRDF makes its academic knowledge and professional expertise available to external stakeholders, including the government, public sector organisations, NGOs and businesses. CRDF is organised around nine specialised thematic centres.



## About GIZ

As a service provider in the field of international cooperation for sustainable development and international education work, GIZ is dedicated to shaping a future worth living around the world. GIZ is working for more than 50 years on a wide variety of areas, including economic development and employment promotion, energy and the environment, and peace and security. The diverse expertise of GIZ's federal enterprise is in demand around the globe – from the German Government, European Union institutions, the United Nations, the private sector, and governments of other countries. They work with businesses, civil society actors and research institutions, fostering successful interaction between development policy and other policy fields and areas of activity. The main commissioning party is the German Federal Ministry for Economic Cooperation and Development (BMZ).

The commissioning parties and cooperation partners all place their trust in GIZ, and work together to generate ideas for political, social and economic change, to develop these into concrete plans and to implement them. Since GIZ is a public-benefit federal enterprise, German and European values are central to its work. Together with all partners in national governments worldwide and cooperation partners from the worlds of business, research and civil society, GIZ works flexibly to deliver effective solutions that offer people better prospects and sustainably improve their living conditions.



## About Sustainable Urban Development - Smart Cities (SUD-SC)

The Ministry of Housing and Urban Affairs (MoHUA) and GIZ India have jointly implemented the "**Sustainable Urban Development - Smart Cities**" (SUD-SC) project (Jan 2018- Dec 2021). The project supports the National Ministry and the State Governments (Odisha, Tamil Nadu, and Kerala) in the policy formulation on housing for all, basic services, spatial planning, and monitoring of the Sustainable Development Goals (SDGs). It also supports the three select Smart Cities (Bhubaneswar, Coimbatore, and Kochi) in implementing integrated spatial urban development planning concepts.

Under the SUD-SC project, GIZ has collaborated with five premier national institutes through grant agreements to generate thematic knowledge products and undertake research to foster the capacities for Integrated Urban Development in the Indian context. These institutes include CEPT Research and Development Foundation (CRDF) CEPT University, Anna University, Centre for Policy Research (CPR), Indira Gandhi Institute of Development Research (IGIDR) and Indian Council for Research on International Economic Relations (ICRIER).



## Expected Outputs and Outcomes

The symposium proceedings will summarise findings and recommendations from analytical studies, document the lessons learned and relevant international experiences presented during the sessions and plenaries, and inform policy dialogue among national, state and local stakeholders.

The 'Plan OK Please - 2021' will provide a platform for collaborations amongst the partner organisations and individuals in establishing a roadmap towards rethinking post-pandemic urban morphology in Global South. The symposium may also lead to international collaborations on spatial planning practices through professional networking platforms, commissioning policy and research papers, responding to the key issues identified during the technical sessions.

The proceedings of the two-days symposium will be made publicly available on the SUKALP platform.

## Date and Venue

Date and Time: 28, 29 September 2021; 1000-1730 IST

Hybrid Mode

- Offline Venue: Hotel Hyatt Regency, Bhikaji Cama Place, New Delhi
- Online: ZOOM Platform





## DAY 1: Tuesday – 28 September 2021

Time	Session	Key Speakers	Time	Session	Key Speakers
10:00 – 10:10	WELCOME AND THE 'PLAN-OK-PLEASE' JOURNEY	<b>Ms. Aparna Das</b> Senior Advisor, Sustainable Urban Development – Smart Cities (SUD-SC) project, GIZ India	11:30 – 12:30	PLENARY SESSION Pandemics and Cities: Rethinking Urban Morphology  Moderator: <b>Dr. Saswat Bandyopadhyay</b> Professor, CEPT University, Ahmedabad	<b>UN HABITAT REPORT ON CITIES AND PANDEMICS</b>
10:10 – 10:15	SETTING THE CONTEXT	<b>Dr. Saswat Bandyopadhyay</b> Professor, CEPT University, Ahmedabad			<b>Mr. Rafael Tuts</b> Director - Global Solutions Division, UN Habitat
10:15 – 10:25	OVERVIEW OF THE SUD-SC PROJECT AND ITS ACHIEVEMENTS	<b>Mr. Georg Jahnsen</b> Project Manager, SUD-SC, GIZ India			<b>SPECIAL ADDRESS: REFORMS IN URBAN PLANNING CAPACITY IN INDIA</b>
10:25 – 10:35	RISK-INFORMED URBAN DEVELOPMENT	<b>Dr. Alexander Jachnow</b> Lead Specialist in Strategic Urban Planning and Policy, IHS Erasmus, The Netherlands			<b>Dr. K. Rajeswara Rao, IAS</b> Special Secretary, NITI Aayog, Gol
10:35 – 10:55	MAKING PLANNING WORK IN INDIAN CITIES	<b>Dr. Bimal Patel</b> President, CEPT University, Ahmedabad			<b>Mr. Georg Jahnsen</b> Project Manager, SUD-SC, GIZ India
10:55 – 11:05	ADDRESS	<b>Adv. M. Anilkumar</b> Hon'ble Mayor, Kochi Municipal Corporation, Kerala			<b>Mr. Darshan Parikh</b> Director, CEPT Research and Development Foundation (CRDF), Ahmedabad, India
11:05 – 11:15	ADDRESS	<b>Mr. Walter J. Lindner</b> Ambassador to India, Embassy of Germany, India project, GIZ India	12:30 - 13:45	SUD-SC ROUNDTABLE  Chairs: <b>Ms. Sameera Saurabh</b> Director (Housing), MoHUA, Gol  <b>Mr. Akhil Saxena</b> Deputy Secretary (Housing), MoHUA  Moderator: <b>Ms. Aparna Das</b> Senior Advisor, SUD-SC, GIZ India	<b>Mr. Shubhagato Dasgupta</b> Senior Fellow, Centre for Policy Research (CPR), New Delhi, India
11:15 – 11:25	ADDRESS BY THE CHIEF GUEST	<b>Mr. Durga Shanker Mishra, IAS</b> Secretary, Ministry of Housing and Urban Affairs (MoHUA), Government of India (Gol)			<b>Dr. Amrita Goldar</b> Senior Fellow, Indian Council for Research on International Economic Relations (ICRIER), India
11:25 – 11:30	DIGITAL LAUNCH OF THE KNOWLEDGE PLATFORM 'SUKALP'				<b>Dr. S. Kanmani</b> Director, Center for Environmental Studies Anna University, Chennai, India
					<b>Learnings from the study on public spaces</b>
			13:45 - 15:00	LUNCH BREAK	<b>Ms. Zohra Mutabanna</b> General Manager & Head of Placemaking, IBI India

## DAY 1: Tuesday – 28 September 2021

Time	Session	Key Speakers
15:00 - 16:30	<b>SUB-THEME I URBAN GOVERNANCE AND POLICIES</b>  Moderator: <b>Dr. Sejal Patel</b>  Program Chair, Faculty of Planning CEPT University, Ahmedabad	<b>Ms. Sarada Muralleedharan, IAS</b>  Additional Chief Secretary, Local Self Government Department, Government of Kerala  <b>Mr. Hitesh Kumar S. Makwana, IAS</b>  Principal Secretary, Housing & Urban Development Department, Government of Tamil Nadu  <b>Prof. Chetan Vaidya</b>  Former Director, School of Planning and Architecture, New Delhi  <b>Mr. Srikanth Viswanathan</b>  Chief Executive Officer, Janaagraha Centre for Citizen and Democracy, Bangalore
	Open Forum/Q&A Session	
16:30 - 17:30	<b>FIRE-SIDE CHAT RISK-INFORMED URBAN DEVELOPMENT</b>  Moderator: <b>Mr. Georg Jahnsen</b>  Project Manager, SUD-SC, GIZ India	<b>Mr. Kamal Kishore</b>  Member, National Disaster Management Authority, Government of India  <b>Dr. Karl-Heinz Gaudry Sada</b>  Advisor, Global Initiative on Disaster Risk Management (GIDRM), GIZ, Germany
	Open Forum/Q&A Session	
<b>END OF DAY 1</b>		



## DAY 2: Wednesday – 29 September 2021

Time	Session	Key Speakers	Time	Session	Key Speakers
10:30 - 12:00	<p><b>SUB-THEME II</b> RETHINKING URBAN PLANNING</p> <p>Moderator: <b>Mr. Avanish Pendharkar</b></p> <p>Centre for Urban Planning and Policy, CRDF, Ahmedabad</p>	<p><b>Mr. Hitesh Vaidya</b> Director, National Institute of Urban Affairs New Delhi</p> <p><b>Prof. K.T. Ravindran</b> Urban Design Expert, India</p> <p><b>Mr. R. Srinivas</b> Town and Country Planner, Town and Country Planning Organisation, New Delhi</p> <p><b>Ms. Andrea Schwappach</b> Project Manager, Frankfurt City Planning Office, Germany</p>	15:00 - 16:30	<p><b>SUB-THEME IV</b> RETHINKING AFFORDABLE HOUSING</p> <p>Moderator: <b>Ms. Aparna Das</b></p> <p>Senior Advisor, SUD-SC, GIZ India</p>	<p><b>Ms. Sameera Saurabh</b> Director (Housing), MoHUA, GoI</p> <p><b>Ms. Anaclaudia Marinheiro Centeno Rossbach</b> Regional Manager for Latin America and the Caribbean, Cities Alliance, Mexico</p> <p><b>Ms. Helen Rourke</b> Programme Manager, Development Action Group, Cape Town, South Africa</p> <p><b>Mr. Vidyadhar Phatak</b> Former Chief Town Planner, Mumbai Metropolitan Region Development Authority, Maharashtra</p> <p><b>Dr. Maartje van Eerd</b> Assistant Professor, IHS Erasmus, The Netherlands</p>
12:00 - 12:15	Open Forum/Q&A Session			Open Forum/Q&A Session	
12:00 - 12:15	BREAK			BREAK	
12:15 - 13:45	<p><b>SUB-THEME III</b> RETHINKING NATURE-BASED SOLUTIONS IN CITIES</p> <p>Moderator: <b>Dr. Saswat Bandyopadhyay</b></p> <p>Professor, CEPT University, Ahmedabad</p>	<p><b>Dr. Rajan Chedambath</b> Director, Centre for Heritage, Environment and Development, Kochi</p> <p><b>Mr. Sourav Kumar Biswas</b> Urban and Landscape Planning Lead, GeoAdaptive, Boston, Massachusetts, USA</p> <p><b>Ms. Katharina Lindschulte</b> Landscape Architect, bgmr Landschaftsarchitekten GmbH, Germany</p> <p><b>Dr. Christoph Woiwode</b> Visiting Faculty, Indo-German Centre for Sustainability, IIT Madras, Chennai</p>	16:30 - 17:30	<p><b>CONCLUDING SESSION AND VALEDICTORY</b></p>	<p><b>Dr. Saswat Bandyopadhyay</b> Professor, CEPT University, Ahmedabad</p> <p><b>Ms. Aparna Das</b> Senior Advisor, Sustainable Urban Development – Smart Cities (SUD-SC) project, GIZ India</p>
13:45 - 15:00	Open Forum/Q&A Session			Open Forum/Q&A Session	
13:45 - 15:00	LUNCH BREAK			LUNCH BREAK	
				<b>END OF THE EVENT</b>	



10:00 – 11:30



**Mr. Durga Shanker Mishra**

Secretary, Ministry of Housing and Urban Affairs, Government of India

Mr. Durga Shanker Mishra is currently serving as the Secretary to Government of India in the Ministry of Housing and Urban Affairs. He belongs to the 1984 batch of the Indian Administrative Service (IAS) from the Uttar Pradesh cadre. He has held various senior assignments in Union and State Governments covering Revenue Administration, Internal Security, Vigilance, Civil Aviation, Tourism, Sports, Agriculture & Research, Taxation, Medical & Health, Mining and Urban Development. He has served as the Principal Secretary to the Chief Minister of Uttar Pradesh for over two years.

Mr. Mishra is a graduate (B. Tech) in Electrical Engineering from IIT Kanpur. He also holds an MBA degree in International Business from University of Western Sydney, Australia, and a Post Graduate Diploma in Public Policy from the Institute of Social Studies, The Hague, Netherlands.

Walter J. Lindner entered diplomatic service in 1988. He has served numerous postings in Germany's Federal Foreign Office such as Deputy Head of the Task Force for Human Rights, the Federal Foreign Office Spokesperson and Spokesman for Foreign Minister Joschka Fischer. He has been the German Ambassador in Kenya, Seychelles, Venezuela, South Africa and India. He is the current German Ambassador to India.

**Mr. Walter J. Lindner**

Ambassador to India,  
Embassy of Germany,  
New Delhi, India



10:00 – 11:30



**Adv. M. Anilkumar**

Hon'ble Mayor, Kochi  
Municipal Corporation,  
Kerala

Anil Kumar, an advocate by profession, is a four-time councillor. He is a member of Ernakulam district committee of CPM. He had been the chairman of development standing committee during 2000-2005. He was the LDF candidate from Ernakulam segment in the 2016 assembly polls

Dr. Bimal Patel has over 35 years of professional, research and teaching experience in architecture, urban design and urban planning. He is President of CEPT University in Ahmedabad and leads HCP Design Planning and Management Private Limited, an architecture, planning and project management firm. His research interests are in Land Use Planning, Real Estate Markets, Building Regulations, Land Management and Urban Planning History. He received the Padma Shri Award for his contributions in the fields of Architecture and Planning in 2019.

**Dr. Bimal Patel**

President,  
CEPT University,  
Ahmedabad, India



10:00 – 11:30



**Dr. Alexander Jachnow**

Lead Specialist in Strategic Urban Planning and Policy, IHS Erasmus, The Netherlands

Dr. Alexander Jachnow is an urban development specialist with more than 20 years of working experience as a researcher and consultant in the fields of urban development. The main focus of his work lies in enhancing institutional and human capacities by improving urban management and policy frameworks

Mr. Georg Jahnsen is the Project Manager of the GIZ-supported urban project SUD-SC. Previously, he was heading the “Land Use Planning and Management” (LUPM) project. Georg’s professional experience is shaped by the practical works as a city and land use planner and architect in live projects worldwide. He has worked as a German state official (Head of the Department for Planning and Construction) of the city of Heide in northern Germany. He has also worked on several theoretical and scientific projects as a research assistant and teacher at the University of Brunswick at the Institute for Urban and Land Use Planning, and as a Lecturer and Program Manager for the Interior Design Department of Raffles Design International University, Mumbai, India.

**Mr. Georg Jahnsen**

Project Manager, SUD-SC, GIZ India



10:00 – 11:30



**Dr. Saswat Bandyopadhyay**

Professor,  
CEPT University,  
Ahmedabad

Saswat Bandyopadhyay, is a civil engineer with advance qualifications in Urban Planning and Infrastructure Management. His ongoing doctoral research work focuses on Climate Change and Urban Vulnerability in India. He is presently a Professor and area chair of Infrastructure Planning program at the CEPT University. Saswat Bandyopadhyay has over 22 years of experience in the urban development sector in South Asia with a focus on city development planning and designing of environmental infrastructure. Since 2007, he has been spear heading urban capacity development activities in several Indian JNNURM cities in India, extending support in city development planning and infrastructure prioritization.

Ms. Aparna Das got trained as an architect and later received a Master of Science degree in Urban Development Planning from Development Planning Unit, University College London. She was also a Special Program for Urban and Regional Studies (SPURS) Fellow at the Massachusetts Institute of Technology (MIT), USA, during 2018-19. At present, she is working as a Senior Advisor as part of the Sustainable Urban Development- Smart Cities (SUD-SC) project at GIZ. Spanning almost twenty years of her career, she has worked with The World Bank, UNICEF, UNDP, DFID India.

**Ms. Aparna Das**

Senior Advisor, SUD-SC,  
GIZ India



11:30 – 12:30



**Mr. Rafael Tuts**  
Director - Global Solutions  
Division, UN Habitat

Raf Tuts is Director of the Global Solutions Division of UN-Habitat, based at its Headquarters in Nairobi, Kenya. He is overseeing the development and application of UN-Habitat's normative guidelines through global initiatives and flagship programmes, covering various dimensions of sustainable urbanization.

Dr K. Rajeswara Rao is currently Special Secretary, NITI Aayog. He leads the Urban Development (Managing Urbanization) and Urban Poverty Alleviation, Skill Development, Labour and Employment Verticals, among others. Dr Rao's career spans over 32 years as an administrative and development professional. He has worked with the Union Ministries of Women and Child Development, Food Processing, Railways, Health and Family Welfare, and Mines, as the Chief Vigilance Officer, CONCUR, and with the State Governments of Tripura and Andhra Pradesh, in sectors such as Urban Development, Education, and Social Development.

**Dr. K. Rajeswara Rao, IAS**

Special Secretary,  
NITI Aayog, Gol



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**Dr. Saswat Bandyopadhyay**  
Professor, CEPT University,  
Ahmedabad





## Sub-theme I: Rethinking Urban Governance and Policies

### Panelists

Smt. Sarada Muraleedharan IAS, Additional Chief Secretary, Local-Self Government Department, Government of Kerala, India

Mr. Hitesh Kumar S. Makwana IAS, Principal Secretary, Housing and Urban Development Department, Government of Tamil Nadu, India

Prof. Chetan Vaidya, Former Director, School of Planning and Architecture, New Delhi, India

Mr. Srikanth Viswanathan, Chief Executive Officer, Janaagraha Centre for Citizenship and Democracy, India

### Moderator

Dr. Sejal Patel, Professor and Program chair, Master of Urban Housing, CEPT University, India

### Rapporteurs

Ms. Vijaya Redekar-Salanke, Research Fellow, CRDF, CEPT University, India

### Date & Time

28 September 2021, 15:00 to 16:30 IST (11:30 to 13:00 CET)





**Ms. Sarada Muraleedharan,  
IAS**

Additional Chief Secretary,  
Local Self Government Department,  
Government of Kerala

Smt. Sarada Muraleedharan belongs to the 1990 batch of Indian Administrative Services. She headed State Poverty Eradication Mission- Kudumbashree of Government of Kerala for a period of six years between 2006 and 2012. She had also held the position of Chief Operating Officer at National Rural Livelihoods Mission of the Ministry of Rural Development, Government of India. She is presently working as Additional Chief Secretary, Local Self Government Department of Government of Kerala.

Mr. Hitesh Kumar S. Makwana belongs to the 1995 batch of the Indian Administrative Services, Tamil Nadu Cadre. Over the experience of his service, he has held various important positions under the State and Central Governments. He is presently working as Principal Secretary, Housing and Urban Development Department of Government of Tamil Nadu.

**Mr. Hitesh Kumar S. Makwana,  
IAS**

Principal Secretary, Housing & Urban  
Development Department,  
Government of Tamil Nadu



**Prof. Chetan Vaidya**

Former Director, School of  
Planning and Architecture,  
New Delhi

Prof. Chetan Vaidya is an Independent Urban Advisor with over 30-year long academic, research and consultancy experience of urban planning and development. In 2015, IIT Kharagpur recognized him as distinguished alumni. He was Director of the School of Planning and Architecture (SPA) New Delhi during 2012-17 and was also Director of National Institute of Urban Affairs (NIUA) during 2008-12. From 2019, till recently, he was Senior National Urban Advisor Kochi Smart City supported by GIZ.



# 03 Agenda

## SUB-THEME I URBAN GOVERNANCE AND POLICIES

15:00 - 16:30



**Mr. Srikanth Viswanathan**

Chief Executive Officer, Janaagraha  
Centre for Citizen and Democracy,  
Bangalore

Srikanth is Chief Executive Officer of Janaagraha Centre for Citizenship and Democracy. Janaagraha is a Bengaluru based non-profit working with the mission of transforming quality of life in India's cities and towns. Janaagraha works with citizens to catalyse active citizenship in city neighbourhoods and with governments to institute reforms to city governance.

Sejal Patel has engaged in professional practice and research on urban planning and legislations, urban regeneration and gentrification policies, housing policy and projects, and participatory urban governance as a consultant to national, state and local governments, multilateral agencies and national and international research and academic institutions. She joined CEPT University, Ahmedabad as a faculty in the Faculty of Planning and is currently Professor, Chair of Housing Program and Head of International Office of CEPT University.

**Dr. Sejal Patel**

Program Chair, Faculty of  
Planning CEPT University,  
Ahmedabad



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## Background

COVID-19 pandemic has re-emphasized the importance of local urban governance as the cities are playing a fundamental role of frontline responders to mitigate the immediate effects. Globally, national and state governments have adopted decentralized and participatory approaches to respond to the pandemic.

In India as well, states are empowering local governments and mobilizing community groups to tackle the effects of pandemic. The state of Kerala used its existing decentralized decision-making structure and empowered community groups in the situation of pandemic. Neighbourhood groups of State Poverty Eradication Mission- Kudumbashree have been instrumental in 'Rebuild Kerala Initiative' which was started as a response to the floods in 2018 for effective disaster mitigation and building resilience (Government of Kerala, 2019). Leveraging their earlier experience with disaster mitigation, these community groups are at the forefront in the pandemic as well. In Odisha, Mission Shakti Self-Help Groups (SHGs) are being mobilized to facilitate decentralization of service delivery in urban areas. They are also supporting the fight against pandemic through participation in various bottom-up initiatives (Shringare & Fernandes, 2020). The recent research study undertaken by CRDF also captures the efforts of decentralization and active participatory platforms in Kerala and Odisha, and highlights the importance of decentralization and empowered participatory platforms in urban governance. The lessons from this case study are relevant in the post-pandemic cities as the need to strengthen decentralization and participatory governance has come to the fore.



## Decentralization and Participatory Approaches to Mitigate Effects of Pandemic

Decentralization and participatory urban governance in India received a major boost with the enactment of the 74th Constitutional Amendment Act (74th CAA) in 1992. It was reinvigorated through Community Participation Law (CPL) as one of the reforms under Jawaharlal Nehru Urban Renewal Mission (JNNURM) in 2005. However, even after almost 30 years of 74th CAA and 16 years of CPL, the reforms to devolve administrative, fiscal and functional autonomy to urban local bodies, and participatory governance processes have been underwhelming in their implementation. Hence, when a disaster like COVID-19 pandemic started taking roots in the cities, most of them did not have adequate power and resources to respond and make decisions, and had to depend largely on the central and state governments.

None of the states have devolved all 18 functions (as prescribed in the twelfth schedule of the 74th CAA) to the local governments. Only four states have completely devolved functions related to 'Public Health' at the local level. It is the responsibility of the state governments and other parastatal organizations in the remaining 25 states (PRAJA.ORG, 2020). For strengthening participatory governance and bottom-up approach, the 74th CAA and CPL provided for the constitution of ward committees and area sabhas respectively. The constitution and functioning of these participatory platforms are unsatisfactory in most of the states (PRAJA.ORG, 2020). The limited progress in decentralization and participatory governance caused a major hindrance in tackling the immediate effects of pandemic in Indian cities. It is important that local governments are empowered to act quickly and effectively.

Some national governments have channelized financial assistance through local governments and communities. In Kenya, a program called Kazi Mtaani ('Jobs in the Neighbourhood') supported poor communities by recruiting residents as paid workers into a public works program (UN Habitat, 2021). A similar effort supported by the Government of Odisha, India was attempted and successfully implemented in urban areas of Odisha through Urban Wage Employment Initiative (UWEI) (Chakrabarty, 2020).



During the second wave of the pandemic, 'Mumbai model' was lauded for its decentralized and collaborative approach. Mumbai has set up decentralized 'Ward War Room' (WWR) in each ward. This approach significantly reduced the pressure on the system of providing aid and hospitalization (Mohan, 2021). As mentioned earlier, in Kerala, the decentralized decision-making structures and empowered women's community groups have enabled a rapid action to mobilize health care, emergency shelters and food assistance in the first phase of pandemic (UN Habitat, 2021). In Odisha as well, Mission Shakti Self-Help Groups (SHGs) are at the forefront in the fight against pandemic (Shringare & Fernandes, 2020). Presence of such grassroots organizations is important for effective implementation of bottom-up strategies especially in the situation of a pandemic.

## Rethinking Urban Governance and Policies in post-pandemic cities

As the immediate impacts of disasters are often felt locally, it is important that local governments are empowered to prepare, respond and recover (Agarwala & Vaidya, 2020). In the context of new challenges like pandemic, new relationships developing between the state and city governments, and further between city governments and citizens will transform the approach to decentralization and participation in post-pandemic cities. There needs to be a re-thinking on the mandates for local urban governance, functional responsibilities and devolution of power.

In this context, the session on 'Rethinking Urban Governance and Policies' is proposed. The session intends to deliberate on ways to strengthen urban governance in post-pandemic cities and how can the lessons from pandemic be leveraged to achieve this.



## Key Questions

- What are the lessons from the pandemic that can be used to reinforce decentralization of functions and powers, including functions related to health to the local governments?
- What was the role of community organizations in tackling the effects of pandemic? How can it be leveraged to strengthen participatory urban governance?
- How can we reframe the mandates to leverage the new dynamics that are being established between the higher and lower tiers of Government?
- In absence of invited spaces for participation, community groups come together and carve out claimed spaces for themselves. Is there a way to convert these spaces into formal participatory platforms?



Duration	Structure
15.00-15.05 IST (11.30-11.35 CET)	Opening Remarks and Brief Introduction of the Panel Members by Dr. Sejal Patel
15.05-15.15 IST (11.35-11.45 CET)	Presentation on Key Messages from the CEPT Research Study by Dr. Sejal Patel
15.15-15.55 IST (11.45-12.25 CET)	<p><b>Remarks/ Presentations (8-10 minutes each)</b></p> <ul style="list-style-type: none"> <li>• Smt. Sarada Muraleedharan IAS, Additional Chief Secretary, Local-Self Government Department, Government of Kerala, India</li> <li>• Mr. Hitesh Kumar S. Makwana IAS, Principal Secretary, Housing and Urban Development Department, Government of Tamil Nadu, India</li> <li>• Prof. Chetan Vaidya, Former Director, School of Planning and Architecture, New Delhi, India</li> <li>• Mr. Srikanth Viswanathan, Chief Executive Officer, Janaagraha Centre for Citizenship and Democracy, India</li> </ul>
15.55-16.25 IST (12.25-12.55 CET)	Q&A/ Moderated Open Forum
16.25-16.30 IST (12.55-13.00 CET)	Concluding Remarks by Dr. Sejal Patel highlighting Key learnings and takeaways





## References

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16:30 – 17:30



**Mr. Kamal Kishore**  
Member, National Disaster Management Authority,  
Government of India

Kamal Kishore has worked on disaster risk reduction and recovery issues for over 22 years at the local, national, regional and global levels. Prior to joining the National Disaster Management Authority, he worked with the United Nations Development Programme (UNDP) for nearly 13 years in New Delhi, Geneva and New York. At UNDP headquarters he led global advocacy campaigns to address disaster risk reduction concerns in the UN's Sustainable Development Goals and the post-2015 development agenda.

Karl Heinz Gaudry is an Advisor, Global Initiative on Disaster Risk Management, Germany. Karl Heinz does research in International Relations, Foreign Policy and Cultural Anthropology.

He holds a Degree in Architecture from Mexico, and MSc in Environmental Governance and PhD from Germany.

**Dr. Karl-Heinz Gaudry Sada**

Advisor, Global Initiative on Disaster Risk Management (GIDRM), GIZ, Germany



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**Mr. Georg Jahnsen**

Project Manager, SUD-SC,  
GIZ India



# 03 Thematic Session

## Sub-theme II: Rethinking Urban Spatial Planning

### Panelists

Mr. Hitesh Vaidya, Director, National Institute of Urban Affairs, New Delhi, India

Prof. KT Ravindran, Senior Academic Advisor, RICS School of Built Environment, India

Ms. Andrea Schwappach, Project Manager, Post Corona City, Frankfurt, Germany

Mr. R. Srinivas, Town and Country Planner, TCPO, Ministry of Housing and Urban Affairs, India

### Moderator

Mr. Avanish Pendharkar, Executive Director, CUPP, CEPT University

### Rapporteurs

Mr. Mohit Kapoor, Urban Planning Specialist, CRDF, CEPT University

### Date & Time

29 September 2021, 10:30 to 12:00 IST | 05:00 to 06:30 GMT



10:30 - 12:00



**Mr. Hitesh Vaidya**

Director, National  
Institute of Urban Affairs  
New Delhi

Hitesh Vaidya has more than 20 years of broad-based urban development policy, project formulation, implementation and program management experience on mainly UN, World Bank, U.S. Agency for International Development (USAID) assignments. The areas he has been associated are urban development, urban governance and urban Infrastructure management. Poverty Alleviation has been an integral component in all the projects. Prior to joining National Institute of Urban Affairs, He was Country Representative of UN-Habitat India. His strength lies in developing institutional arrangements and project implementation strategies through facilitating effective convergence and coordination with various stakeholders.

K.T. Ravindran is an Urban Designer who is the Chairman of the Architectural Heritage Advisory Committee of INTACH, is also a Trustee of the Indian Heritage Cities Network Foundation and was Member of the Advisory Board for the United Nations Capital Master Plan, New York. Previously, he was , Member of the International Jury for the A.P. Capital Complex and subsequently Member of the Expert Committee for Balanced Regional Growth of AP State including the Capital. He was formerly Vice Chairman of the Environmental Impact Assessment Committee, Government of India. His most recent work was the preparation of Resilient Urban Design Framework for Low Income State Housing in Tamil Nadu.

**Prof. K.T. Ravindran**  
Urban Design Expert, India



**Mr. R. Srinivas**

Town and Country Planner,  
Town and Country  
Planning Organisation,  
New Delhi

Sh. R. Srinivas has been working in Town and Country Planning Organization since 1991. He has done his Post Graduation Urban and Regional Planning from IIT Kharagpur and Professional Masters in Urban Planning and Management from ITC Netherlands. He has been heading the Metropolitan and Union Territories Division and is responsible for rendering technical advice and assistance on various issues pertaining to planning and development of Delhi NCR and Chandigarh and advising and assisting the Department





**Ms. Andrea Schwappach**

Project Manager, Post Corona City, Frankfurt

Andrea studied architecture in Germany and the USA and worked as an architect for a few years before she discovered her passion for teaching architecture. After eight years in press and public relations, she went freelance in the area of planning communication and moderation in 2009, completed additional training as a business mediator and has since worked in various initiatives and groups. From 2016 to 2018 she was a founding partner of GA Frankfurt - guiding architects within the network of Guiding Architects, before taking up her long-cherished vision again in 2019 of creating a local network platform for building culture. She is now a Project Manager, Post Corona City, Frankfurt.

Avanish is an urban planning and development professional with over 20 years of experience on a variety of project types for public and private sector clients. He has worked on large-scale master plans and infrastructure development, urban design, urban redevelopment, regional plans, policy studies, and provided subject matter expertise on large programme management mandates.

**Mr. Avanish Pendharkar**

Centre for Urban Planning and Policy, CRDF, Ahmedabad



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## Background

In light of the COVID-19 pandemic, the priorities of local governments have shifted towards incorporating resilience into their 'response and recovery approaches' on aspects of urban planning and management. Hence aside from the various thematic considerations for master plans, strategies for resilient urban planning and design are the 'need of the hour' to equip urban areas to counteract the shocks and stresses from crises like the pandemic in the future.

The ongoing research studies by CEPT Research and Development Foundation (CRDF) focusing on 'Institutional Frameworks for Urban Planning' and 'Urban Spatial Data Infrastructure' highlight - (a) The need to define coherent planning roles and responsibilities, and (b) The need for cities to imbibe a spatial data culture and evidence-based urban planning practices, respectively.

Since the last few years, the notion of spatial planning in India is undergoing a transformative shift from its rigid 'predict and provide' approach towards a more liberal approach towards 'making room for development'. Earlier master plans which addressed land use, floor space index and building norms now aim to integrate multiple sectors and development issues related to thematic areas like heritage conservation, transit-oriented development, smart cities, climate change resilience, mainstreaming tactical urbanism, or ones focused on disaster risk resilience.

The COVID-19 pandemic has reiterated the role of urban planning in terms of density and intensity of land-uses, access to neighborhood level infrastructure and amenities, and public green and open spaces. Lessons and experiences from high pandemic-impacted megacities such as New York, London and Mumbai viz-a-viz moderately impacted cities such as Hong Kong, Singapore and Seoul require further exploration and research to assess the efficacy of



resilient urban planning and institutional frameworks to manage the spread of pandemic.

## Need for Rethinking Urban Spatial Planning

Post-pandemic cities will see significant changes in the social, physical and financial infrastructure with health and safety being the primary considerations for spatial planning and urban design. Urban Planners and local governments are beginning to adopt resilient urban planning frameworks to safeguard against short and long-term adverse impacts. Urban planning, thus, is emerging as one of the 'levers of change' towards counteracting such disasters and resilience building.

The spatial planning culture in India is diverse and varies significantly from state to state. Furthermore, out of 4041 statutory towns, only a handful of them have updated spatial plans. This situation is further compounded with multiplicity and overlapping roles and responsibilities, and capacities of the organizations mandated with urban planning and development functions. In the post-pandemic context, there is a renewed opportunity for rethinking urban planning principles and practices to make healthy, inclusive and resilient cities.

In terms of environmental and spatial considerations, there are calls for de-densification of cities adopting a stratified growth model in the planning of settlements. The concept of a polycentric transit-orientated city form that is locally vibrant, with healthy streets is gaining importance. A resilient urban planning framework comprising transit-oriented development, conservation of energy resources, enhanced blue and green infrastructure, 15-minute neighbourhood concepts, multifunctional public spaces and decentralized spatial strategies, perhaps is the order of the day to achieve the tenets of 'integrated urban development'.



## Key Questions

The session will deliberate on the following key questions -

- What structural shifts in spatial planning do we need to move from 'business as usual' to a more strategic planning approach in the post-pandemic environment?
- What strategies should cities / towns adopt to develop robust institutional frameworks for effective implementation of urban planning initiatives?
- How do you make plans more 'implementable' - by planning as a city-level spatial plan or planning as a set of various local area plans, or a mix of both?
- How do you make the planning process and decision making more evidence-based in the current spatial planning context?





<b>Duration</b>	<b>Structure</b>
5 mins	Opening Remarks by Moderator followed by a brief introduction of the Panelists
10 mins	Presentation by Moderator
35 mins	Introductory Remarks / Presentations by Panel Members ( 8-10 minutes each)
35 mins	Panel Discussion and Q&A
5 mins	Concluding Remarks by Moderator highlighting Key learnings and takeaways



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# 03 Thematic Session

## Sub-theme III: Rethinking Nature- Based Solutions

### Panelists

Dr. Christoph Woiwode, Visiting Faculty, Indo-German Centre for Sustainability, IIT Madras

Ms. Katharina Lindschulte, Landscape Architect, bgmr Landschaftsarchitekten GmbH, Germany

Dr. Rajan Chedambath, Director, Centre for Heritage, Environment and Development, Kochi

Mr. Sourav Kumar Biswas, Urban and Landscape Planning Lead, GeoAdaptive, USA Affairs, India

### Moderators

Dr. Saswat Bandyopadhyay & Mr. Tushar Bose

### Rapporteur

Mr. Sarang Barbarwar

### Date & Time

29th September, 12:15 – 13:45 IST (08:45 - 10:15 CET)





**Dr. Rajan Chedambath**

Director, Centre for Heritage,  
Environment and  
Development, Kochi

Dr. Rajan has been the Director of the Centre for Heritage, Environment and Development (c-hed) for the last eighteen years. He has worked for 24 years in the realm of Heritage, Environmental conservation and Urban Development and also in several international and academic settings. He has held several important positions like Programme Director of Bhodhigramme, Nodal Officer & Program Director of Centre for Heritage Studies, under the Department of Culture, Government of Kerala. He has also been actively involved in many research works focused on the conservation of the heritage areas of Kochi along with its development

Sourav Kumar Biswas is a landscape planner and spatial analyst. He was previously engaged with Sasaki Associates with design and planning experience in multi-disciplinary firms including AECOM in San Francisco and SLA in Copenhagen, community engagement experience with Interboro Partners in Cambridge and BMW Guggenheim Lab in Mumbai, and research experience in the Urban Theory Lab at Harvard University and Observer Research Foundation in Mumbai.

**Mr. Sourav Kumar Biswas**

Urban and Landscape Planning  
Lead, GeoAdaptive, Boston,  
Massachusetts, USA



**Ms. Katharina Lindschulte**

Landscape Architect, bgmr  
Landschaftsarchitekten GmbH,  
Germany

Landscape Architect Katharina Lindschulte has worked on numerous large-scale projects in the field of strategic and conceptual landscape and open space planning, consulting urban administrations and regional associations across Germany for the planning office bgmr Landschaftsarchitekten since 2013. She also worked in the international context under the BMBF umbrella Future Megacities as scientific staff at TU Berlin (2015-2019). Her focus lies on green infrastructure with an emphasis on the integration of urban agriculture, strategic enhancement of urban biodiversity, Animal-Aided Design and climate change adaption in cities.





**Dr. Christoph Woiwode**

Visiting Faculty, Indo-German  
Centre for Sustainability,  
IIT Madras, Chennai

Christoph Woiwode, PhD (urban planner, anthropologist) is visiting faculty with the Indo-German Centre for Sustainability (IGCS) at IIT Madras and affiliated to RWTH Aachen University, Germany. Earlier academic roles include Senior Lecturer in Human Geography at Bath Spa University (UK) and lecturer at the International Spatial Planning Centre, TU Dortmund (Germany). He was also a planning advisor with the German International Development Agency (CIM/GIZ) in Sri Lanka. His research spans topics such as planning theories, urban governance, inequality/poverty and slum development, disaster risks and climate change. His current research focus is in the areas of periurbanization, transdisciplinarity and social transformations to sustainability. He is part of IGCS's Periurban Initiative.

Tushar Bose is currently working as an Associate Professor at CEPT University, Ahmedabad. He is an Environmental Planner with over ten years of experience. He has worked on sectors of urban sanitation, environment impact assessment, urban stormwater management along with capacity building mandates for Urban Local Bodies with national and international development agencies. His present research is on understanding the applications of Nature Based Solutions in Indian cities.

**Prof. Tushar Bose**  
Associate Professor,  
CEPT University, Ahmedabad



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**Dr. Saswat  
Bandyopadhyay**  
Professor, CEPT University,  
Ahmedabad



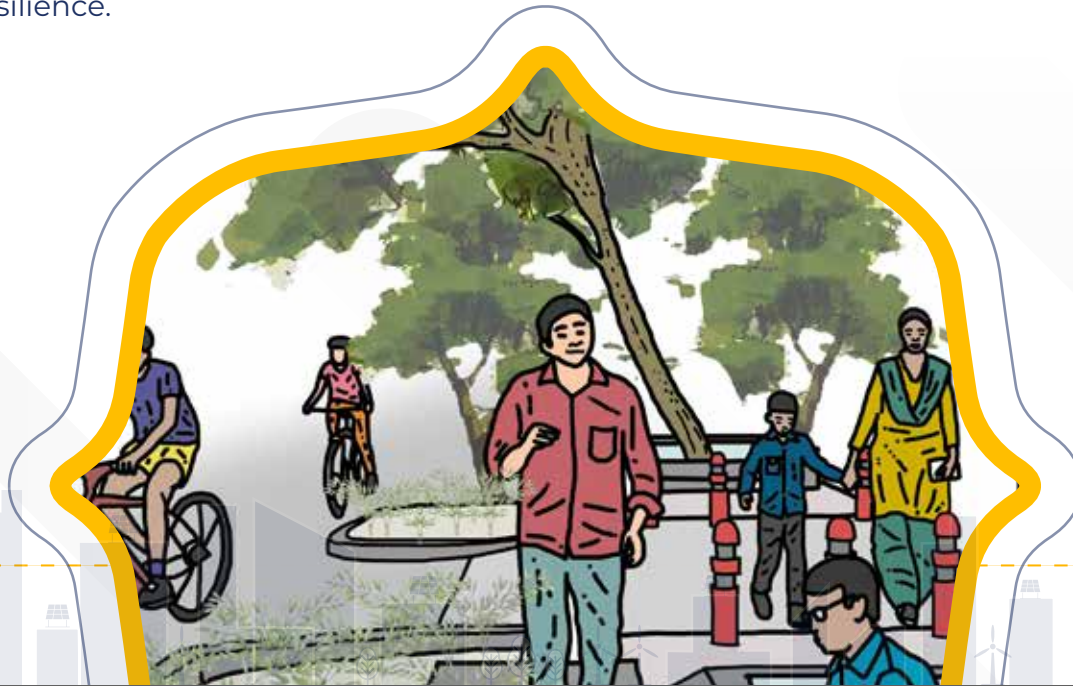
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## Background

The ongoing COVID-19 pandemic has severely disrupted the life and living in urban areas and has highlighted the need to incorporate resilient strategies within the processes and frameworks of urban development. The normative, "Business As Usual Approach" has been leading to a rapid expansion of urban habitats, deforestation, loss of biodiversity and major disruption of ecosystem services. Such expansion also exacerbates the risk of further contagious diseases as well as impair the natural surroundings adversely affecting the natural processes.

Amidst this crisis, access to nature and green open spaces were realized as the most valuable assets to human habitats. Research studies have established those natural entities have a positive impact on mental health and the reduction of stress (Surico, 2020). A recent research study undertaken by the CEPT Research Development Foundation in Ahmedabad, demonstrates that natural entities like urban lakes can be relooked at, as vibrant public spaces for the city, fostering the mental and physical well-being of its residents. The study also showcases how such initiatives could serve the dual purpose of flood and drought prevention along with the creation of a road map towards building resilience.



## Role of Nature-based Solutions in building Urban Resilience

Nature-based Solutions (NbS) are the strategies that apply natural processes and entities for the provision of urban infrastructure services like stormwater management, wastewater, and sludge treatment etc. Globally, the cities are redefining their approach towards NbS as a more sustainable option for providing urban services. It involves the protection, management or creation of natural ecosystems having a positive impact on the quality of the environment.

Lessons from the programs based on NbS such as Active Beautiful Clean Waters (ABC) and Landscaping for Urban Spaces and High Rises (LUSH) have helped in the creation of parks, gardens and rooftop green spaces have a positive impact on the green cover of Singapore (CLC, 2017). These spaces have further helped in controlling the Urban Heat Island effect and balancing the microclimate.

Cities like Berlin and Hamburg are shifting to NbS for stormwater management because of the limited capacity of conventional infrastructure systems (Berger, 2018). Extreme events due to Climate Change render such systems futile and their expansion is a costly affair. Ramping up NbS is a cost-effective and easy option as well as it comes with a flexibility of application on a scale as small as a building to as large as a city. The Sustainable Urban Drainage System program of Malmo (Sweden) has applied NbS for stormwater management and neighborhood regeneration. The public spaces created around the designed drainage systems such as canals, ponds and gardens have promoted social interactions and helped in reviving the neighborhood of Augustenborg (Climate ADAPT, 2017).

## Rethinking Nature based Solutions in Post Pandemic Cities

In the context of Post Pandemic cities, where the opportunity to BUILD BACK BETTER AND LIVING BACK SAFER, the significance of NbS gets amplified towards securing a resilient future. However, the present outlook towards the provisioning of NBS at the city scale is under researched in the context of global south. While the benefits of provisioning NbS are well known, the challenges of urban land and real estate markets,

acceptance by the local community and sustainable financing options have remained as few of the key barriers for city wide deepening of the notion of NbS.

It is in this context, the panel discussion on “Rethinking Nature Based Solutions for Building urban Resilience” is proposed. The session attempts to explore the opportunities and challenges of mainstreaming NbS in Indian cities and their relevance in building post-pandemic resilience. The session also attempts to identify the present knowledge gaps in mainstreaming NbS in the urban areas and the scope for further research in the context of Global South.





## Key Questions

The session will deliberate on the following key questions -

- In Post Pandemic Cities, what are the key opportunities and barriers for prioritizing NbS in urban areas?
- What are the key experiences and lessons from application of NbS in urban contexts such as Berlin Sponge city and similar others? What global experiences of city wide NbS strategies?
- Role of Spatial Planning in mainstreaming NbS in the urban context?
- What are the appropriate models of financing NbS in urban areas?
- What are the critical knowledge and research gaps related to application of NbS in urban contexts?



Duration	Structure
12.15-12.25 IST (08.45-08.55 CET)	<b>Opening Remarks and Brief Introduction of the Panel Members by Prof. Saswat Bandyopadhyay</b>
12.25-12.35 IST (08.55-09.05 CET)	<b>Presentation of Key Messages from the CEPT Research Study by Prof. Tushar Bose</b>
12.35- 13.15 IST (09.05-09.45 CET)	<p><b>Remarks/ Presentations (8-10 minutes each)</b></p> <ul style="list-style-type: none"> <li>• Mr. Sourav Kumar Biswas, Urban and Landscape Planning Lead, GeoAdaptive, USA</li> <li>• Ms. Katharina Lindschulte, Landscape Architect, bgmr Landschaftsarchitekten GmbH, Germany</li> <li>• Dr. Christoph Woiwode, Visiting Faculty, Indo-German Centre for Sustainability, IIT Madras</li> <li>• Dr. Rajan Chedambath, Director, Centre for Heritage, Environment and Development, Kochi</li> </ul>
13.15- 13.40 IST (09.45-10.10 CET)	<b>Q&amp;A/ Moderated Open Forum</b>
13.45 IST	<b>Concluding Remarks by Moderator highlighting Key learnings and takeaways</b>



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## Sub-theme IV: Rethinking Affordable Housing

### Panelists

Ms Sameera Saurabh, Director (Housing), MoHUA, Government of India

Ms. Anaclaudia Rossbach, Regional Manager (Latin America and Caribbean) Cities Alliance, Brazil

Ms. Helen Rourke, Programme Manager, Development Action Group, South Africa

Mr. Vidyadhar Phatak, Former Chief Town Planner, Mumbai Metropolitan Region Development Authority, Maharashtra

Dr. Maartje van Eerd, Assistant Professor, Institute of Housing and Urban Development Studies (IHS) Erasmus University, The Netherlands

### Moderator

Ms. Aparna Das, Senior Advisor, GIZ-India

### Rapporteurs

Ms. Priyankita Pant, Research Fellow, CRDF, CEPT University, India

### Date & Time

29th September 2021 15:00 to 16:30 IST (11:30 to 13:00 CET)



15:00 - 16:30



**Ms. Sameera Saurabh**  
Director (Housing), MoHUA,  
GoI

Ms Sameera Saurabh belongs to the 2003 batch of Indian Economic Services. She is currently the Director, Housing and RERA, Ministry of Housing & Urban Affairs (MOUHA), Government of India overlooking the regulations for assuring 'Housing for All' to citizens of India and providing an enabling hassle-free atmosphere for home buyers. She is involved in the process of revising the draft of RERA and Model Tenancy Act which aims to provide a positive environment for home buyers, builders and tenants as well as landlords.

Anacláudia Rossbach worked on projects such as the design of one of the major programs of slum upgrading at city level, led by the City of São Paulo. She is the founder and director of a NGO who developed high impact projects in communities in São Paulo and Recife. Worked as senior housing specialist for the World Bank in Brazil and in various countries of the world. Currently, as Regional Manager for Cities Alliance in LAC and Manager of the Global Programme on Informality, she supports the design of programs, leverage of communities of practice, advisory services, transfer & knowledge exchange, and technical assistance in housing and urban public policies in the global south through projects such as the Urban House Practitioners Hub.

**Ms. Anaclaudia  
Marinheiro  
Centeno Rossbach**

Regional Manager for  
Latin America and the  
Caribbean,  
Cities Alliance,  
Mexico



**Ms. Helen Rourke**  
Programme Manager,  
Development Action  
Group, Cape Town,  
South Africa

Helen is a Programme Manager at the Development Action Group – Cape Town based NGO. She has over seventeen years of experience in the urban development sector. She is the current project lead for a National Programme on Land Value Capture in partnership with the National Treasury Cities Support Programme and Lincoln Institute of Land Policy geared to providing technical support and training to metros. Over the last five years Helen has worked in partnership with the City of Cape Town and local civics around neighbourhood regeneration and social housing in the inner city





#### Mr. Vidyadhar Phatak

Former Chief Town Planner,  
Mumbai Metropolitan Region  
Development Authority,  
Maharashtra

With 49 years of experience in real time planning, the new dean of planning, Vidyadhar Phatak, is a personification of professionalism in every sense. Phatak likes to identify himself as a planner above anything else, due to his experiences as a result of association with CIDCO and MMRDA for a dominant period of his career. Working along with pioneers in the realm of planning like Shirish Patel, Charles Correa and Alain Bertaud, he has been a part of two visionary regional plans of Mumbai and World Bank funded projects to mention a few.

Maartje van Eerd is a Human Geographer by profession with extensive experience as a researcher, trainer and advisor on housing and social development issues. Her PhD research focused on resettlement in Chennai, India, where she analyzed local initiatives, and government and NGO policies and programmes. Her main research interest and expertise is in housing rights, displacement and resettlement and livelihoods. She currently coordinates a research project on interventions to improve livelihoods of poor resettled women in Chennai, India.

#### Dr. Maartje van Eerd

Assistant Professor,  
IHS Erasmus,  
The Netherlands



**Ms. Aparna Das**  
Senior Advisor, SUD-SC, GIZ  
India



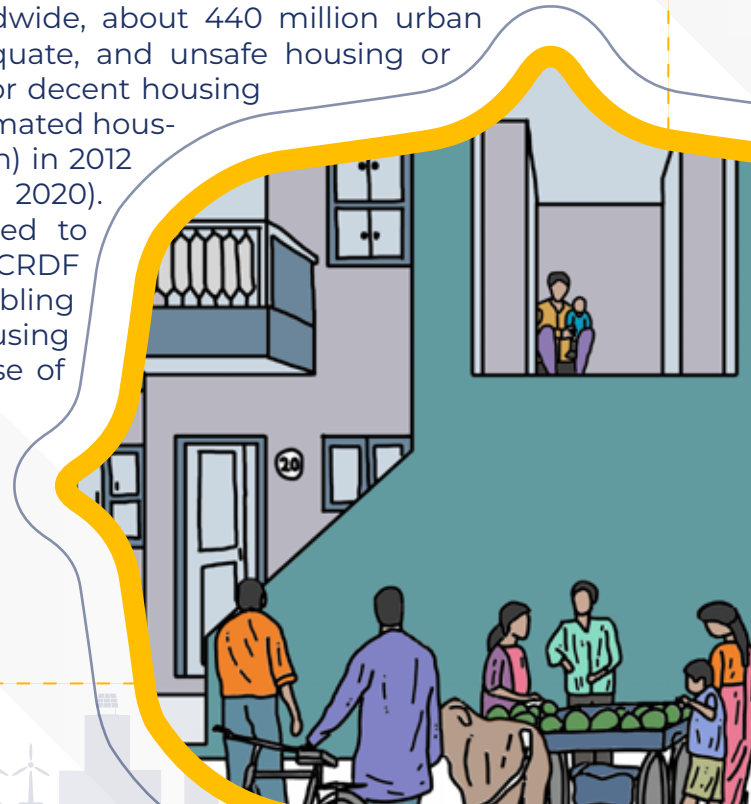
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## Background

The COVID-19 pandemic compounded the global affordable housing challenge as cities were at the forefront of the crisis, and inadequate living conditions like overcrowding and lack of basic services exacerbated the problems created by the pandemic making the people living in these settlements vulnerable (Giulia & Francesca, 2020). As a result, several cities worked towards ensuring housing affordability. In India, in light of the reverse migration of migrant workers from cities to villages, emphasis was given to rental housing, and not just ownership housing. The Affordable Rental Housing Complex (AHRC) scheme was initiated by the Ministry of Housing & Urban Affairs (MoHUA, n.d.) of the Government of India to provide ease of living to urban migrants in the industrial non-formal sectors.

Rising housing prices and increasing housing unaffordability have been global issues, and a challenge to cities worldwide. According to an estimate by Woetzel, Ram, Mischke, Garemo, and Sankhe (2014), worldwide, about 440 million urban households would occupy crowded, inadequate, and unsafe housing or would be financially overburdened paying for decent housing with basic services by 2025. In India, the estimated housing shortage has risen from 18.78 million (Mn) in 2012 to 29 Mn in 2018 (MoHUA, 2012; Roy & ML, 2020). Given the scope of the challenge we need to rethink affordable housing. In this direction, CRDF and GIZ have undertaken a case-study, 'Enabling markets to augment supply of affordable housing through Inclusionary Zoning' taking the case of Ahmedabad.



## Rethinking the Affordable Housing Strategy

The pandemic has exacerbated the affordable housing challenge but it has also brought about the rethinking of “business as usual” approach. Cities have made housing a priority, and safeguarding housing security was one of the social measures implemented by the state to protect the vulnerable section of society during the pandemic. This was globally implemented through various strategies like rent freezes, suspensions on mortgages, housing vouchers, and rent subsidies (Tuts et al., 2021). However, these are short-term strategies, and it is equally important to look at the long term strategies for housing security to make our cities more inclusive (Giulia & Francesca, 2020).

UN-Habitat suggests a rights-based approach to be adopted towards housing provision. However, it is now argued that states would have to rightsize its role as providers, and enablers (Hammam, 2014). The state should continue to provide housing to the weakest, and the most vulnerable section of society. It should also enable the market to provide housing to the other income groups. In case the market is unable to cater to some of these income groups then, the state must incentivise the market, and create regulations that facilitate and mandate affordable housing for these groups. In that effect the state should formulate an integrated housing strategy based on the city's local land and labour market, keeping in mind that the housing market is an integrated market, not a collection of discrete submarkets, and failure in one submarket will have ramification across the housing market (Hammam, 2014; Woetzel et al., 2014).

Integrated housing strategy will comprise a bundle of sub-strategies for each housing sub-market: Informal housing settlements need to be addressed by upgrading or redeveloping these settlements to be resilient, making sure these have the basic services, migrant urban poor can be housed through affordable rental housing, and new affordable housing stock can be added through Inclusionary Zoning (IZ) and Inclusionary Housing (IH). IZ involves creating affordable housing and fostering social inclusion by capturing resources created through the market using urban planning. IH is a broader term that refers to a program, regulation, or law that requires or provides incentives to private developers to incorporate affordable housing, providing for future housing needs.





## Opportunity for mainstreaming Inclusionary Zoning

Rethinking the Affordable Housing strategy also provides us with an opportunity for mainstreaming the practice of IZ. This would create formal housing with tenure security, basic services, social facilities, and amenities. It would also provide the inhabitant with an opportunity for upward socio-economic mobility. The developer is typically expected to create affordable housing on the site of the project but may have the option to deliver the units off-site, repair existing public housing, donate part of their project site for housing construction or pay in lieu of construction of units.

IZ originated in the USA in the 1970s to address racially motivated zoning and counter-act the spatial exclusion of the poor. By the 1990s, many countries, including India, adopted IZ to augment the housing supply. There are many IH policies at the national level which incentivise the private developer to construct affordable housing. These include priority sector lending, subsidies under national housing programmes, tax holidays, and tax discounts for creation of housing priced at INR 45 Lakh or 4.5 million, where the demand at the national level is identified. The Indian cities and states typically have mandatory regulations. Housing size, price, and the beneficiaries' household income have a fixed limit.

In Ahmedabad, however, IZ follows a liberal, market-oriented approach, and has voluntary regulations. The IZ is an overlay zone delineated in the Development Plan (DP) 2021 of Ahmedabad and is statutorily backed. Over 31,033 units, with a built-up area less than 90 sq. mt., have been constructed between 2013-20, and 6,022 units or 20% of these small-sized with a built-up area of 30 – 45 sq. m (Patel et al., forthcoming 2021). The zone is well connected through the outer ring road of the city and public transport network. There is no cap on the buyers' household income or housing price in Ahmedabad, only housing size restriction.

IZ of Ahmedabad has incentivised housing stock creation for a previously not catered to submarket and has successfully reduced the housing price. Given its success in Ahmedabad, the framework of IZ could also be replicated in other Indian cities with a high land price, competitive real estate market, and supporting urban planning



system and as per the specifics of local land and labour market (Patel et al., forthcoming 2021). This raises the question of, how to prioritise IZ strategies and mainstream them in post-pandemic cities?

In this context, the panel discussion on 'Rethinking Affordable Housing' for building Inclusive Cities is proposed. The session attempts to explore the opportunities and challenges of mainstreaming Integrated Housing Strategy and Inclusionary Zoning in Indian cities and their relevance in building the post-pandemic city inclusive and just. The session also attempts to identify the present knowledge gaps in mainstreaming Inclusionary Zoning in the urban areas and the scope for further research in the context of Global South.



## Key Questions

The session will deliberate on the following key questions -

- Acknowledging the fact that a substantial part of the city lives in informal settlements/ slums, in light of the COVID-19 pandemic, how should strategies for Affordable Housing respond?
- How can the Inclusionary Zoning and Regulation be mainstreamed/ integrated with the statutory spatial plans or other urban planning instruments?
- What are the critical knowledge and research gaps when addressing/rethinking affordable housing?



Duration	Structure
15:00 - 15:10 IST (11:30 to 11:40 CET)	<b>Opening Remarks and Brief Introduction of Panel Members by Ms. Aparna Das</b>
15:10 - 15:20 IST (11:40 to 11:50 CET)	<b>Presentation of Key Messages from CEPT Research Study by Ms. Aparna Das</b>
15:20 - 16:00 IST (11:50 to 12:30 CET)	<p><b>Remarks/ Presentations (8-10 minutes each)</b></p> <ul style="list-style-type: none"> <li>• Ms. Sameera Saurabh, Director (Housing ), MoHUA, Government of India</li> <li>• Ms. Anaclaudia Rossbach, Regional Manager (Latin America and Caribbean) Cities Alliance, Brazil</li> <li>• Ms. Helen Rourke, Programme Manager, Development Action Group, South Africa</li> <li>• Mr. Vidyadhar Phatak, Former Chief Town Planner, Mumbai Metropolitan Region Development Authority, Maharashtra, India</li> <li>• Dr. Maartje van Eerd, Assistant Professor, Institute of Housing and Urban Development Studies (IHS) Erasmus University, The Netherlands</li> </ul>
13.15- 13.40 IST (09.45-10.10 CET)	<b>Q&amp;A/ Moderated Open Forum</b>
13.45 IST	<b>Concluding Remarks by Moderator highlighting Key learnings and takeaways</b>



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# 04 Plan OK Please 2021 - Registered Participants



**850+** Registration from **22 Countries**  
received for Plan OK Please 2021  
(till 24/09/2021)

INDIA  
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UNITED STATES  
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PAKISTAN  
INDONESIA  
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