

COOPERATIVE WEEK CELEBRATION - 2023
"ROLE OF COOPERATIVES IN \$5 TRILLION ECONOMY AND SDGs"



एन.सी.एच.एफ. NCHF बुलेटिन Bulletin

SPECIAL ISSUE

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कोल्हापूरच्या मातीतली, सर्वांच्या मनातली... एक सक्षम सहकारी बँक

सहकार म्हणजे सर्वसामान्यांची जंगोत्री, समाजातील तळणाळाच्या लोकांपर्यंत आर्थिक ओघ पोहोचविण्याचे कार्य सहकारी बँका करतात. कोल्हापूरमध्ये सहकारी मुहूर्तमेढ अर्बन बँकेने रोवली. अर्बन बँकेने स्थापनेपासून सहकाराचे हे तत्त्व जोपासले आहे. सर्वसामान्यांना पतवान करतांना बँक अत्यंत भक्कम पायावर उभी आहे. १९७७ कोटी स्वभांडवल, सतत नफा व सतत 'अ' वर्ग या वैशिष्ट्याच्या जोरावर कृमदार वाटचाल चालू आहे.



गृहकर्ज योजना (होमलोन)
कर्ज मर्यादा रु. 140 लाख
व्याजदर 8.75 % पासून
मुदत 240 महिने EMI पद्धतीने कर्ज फेड



सोनतारण कर्ज योजना
सोनतारण कर्ज
100% कर्ज योजना
व्याजदर 8%



डॉक्टर फर्स कर्ज योजना
कर्जमर्यादा रु. 5 कोटीपर्यंत
व्याजदर रु. 25 लाखापर्यंत 8.50 %
रु. 25 लाखाचे पुढे 9 %
फरफेड : 12 महिने ते 120 महिने दुसरा 15 %



कारलोन कर्ज योजना
व्याजदर 8.90% पासून
खरास महिलांसाठी 8.75 %
(दुसरा 20%) मुदत 60 महिने
दुचाकी वाहन कर्ज योजना
व्याजदर 9.50 % पासून मुदत 60 महिने



उद्योग कर्ज योजना (M.S.M.E. श्रेणीत)
उद्देश : प्लॉट आणि मशिनरी खरेदी
कर्ज मर्यादा रु. 5 कोटीपर्यंत
(किमान रु. 15 लाखापासून)
व्याजदर रु. 25 लाखापर्यंत 9.50 %
रु. 25 लाखाचे वर 9%



अर्बन प्रोफेशनल कर्ज योजना
उदा. C.A., C.S. आर्किटेक्ट
इंजिनिअर्स करिता
व्याजदर 9.50 % पासून



गुलमोहर कर्ज योजना
उद्देश : आकास्मिक उद्धवणाच्या
आर्थिक संकट नजना भगविणेकरिता
कर्ज मर्यादा रु. 25 लाख
व्याजदर 13 % (रिबेट 2%)



होमसेल, स्टिल उद्योग व्यवसाय
रु.25 लाखापर्यंत व्याजदर 10.50
रु. 25 ते 50 लाखापर्यंत 11%
रु.50 लाखाचे पुढे विंमनुसार व्याजदर

इतर सुविधा

आणणासाहेब पाटील आर्थिक विकास
महामंडळ कर्ज सुविधा
कर्ज मर्यादा रु. १५ लाख
व्याज परतावा सुविधा उपलब्ध

■ Rupay ATM सुविधा
■ IMPS सुविधा उपलब्ध
■ UPI PAY सुविधा उपलब्ध
■ RTGS/NEFT सुविधा उपलब्ध
■ ITR GST Challan भरण्याची सुविधा

अधिक माहितीसाठी बँकेच्या
नजिकच्या शाखेशी संपर्क साधावा.



दि कोल्हापूर अर्बन को-ऑप. बँक लि., कोल्हापूर

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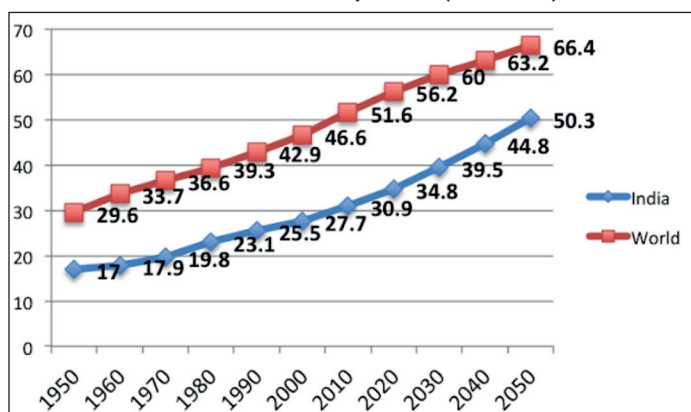
GOVERNANCE OF HOUSING COOPERATIVES AS SOCIAL INNOVATION FOR SUSTAINABILITY AND INCLUSIVITY

— K.C Smitha*

INTRODUCTION

The paper offers a general and analytical view on the role of housing cooperative institutions in producing community endeavour and local sustainable options (from SDGs perspective) those available and implemented. Urbanisation is continuum with characteristics varying from developed to developing countries. Though the percentage of urbanisation in India is not unprecedented, yet has increased from meagre 18% in 1961 to 31.2% in 2011 and 34.8% in 2020 which continues to shape the socio-economic and demographic landscape.

Chart 1: Growth of Urban Population (1951-2011) in India



Source: UN & UNSCAP (2015)

As reported by the UN report (2015), India's pace of urbanisation is likely to decelerate further by 2050. Despite, its slower pace, migrant population is continuously streaming towards cities driven by multitude of factors – migration (rural-urban) in search of jobs, income and livelihood, location of service centres and concomitant spatial expansion by creating agglomeration affects. The census data 2011 reveals that 450 million of 1.2 billion Indians migrated within the country which is a jump to 51 percent- among six districts which has more than a million migrants migrated from rural-to-urban: Mumbai suburban, Surat, Thane, Pune, Bengaluru and Ahmedabad (Mint 2019). Such internal migration in search of their livelihood and better economic opportunities resulted in the growth of informal settlements vs slums in urban centres posing serious challenges of housing in cities. Therefore, catering civic amenities including affordable housing and adequate

infrastructure (such as transportation, sanitation and water supply), sustainable issues and addressing informal economy became pertinent issue to urban governments. In the year 2007, the housing deficit in India was estimated to be 24.7 million houses in urban areas alone. Therefore, urban management as predominantly physical planning perpetuated by the LPG (liberalisation, privatisation and globalisation) dominated the municipal housing provision coinciding with the policy context of promoting viable community alternatives to housing projects.

A housing cooperative is a member-based and operated organization to encourage ownership of affordable property through shared resources (land & amenities) and management. Each resident collectively owns the property and participates in its governance and obligations. The NCHFI (National Cooperative Housing Federation of India)¹. meanwhile defines housing cooperative as: “A legally incorporated group of persons, generally of limited means, pursuing the same cause of meeting the common need of housing or its improvement based on mutual assistance. In such a cooperative, the membership is voluntary and control is democratic, and members make an approximately equal contribution to the capital required”

The cooperative housing as a social innovation plays a significant role in urbanization by providing a flexible and alternative housing solutions promoting affordability, community living, and sustainable development addressing variety of challenges in urban areas. Concomitantly, the housing cooperatives inculcate and practice indigenous methods of housing, in other words, the emphasis is on the local based solutions for community well-being and sustainable practices. In fact, housing cooperatives were referred to as part of promoting ‘democratic socialism’ and ‘social cohesion’ at grass-roots. The Supreme Court of India, has in fact, upheld human right to housing as a fundamental right emanating from the right to life protected by Article 21 of the Constitution of India², further several judgements have clearly established the relation between the right to housing and the right to life, as guaranteed by Article 21. The constitution provides for Directive Principles of State Policy, whereby the States in India have to formulate their policies ensuring adequate housing (Article 39(1); Article 42 and Article 47).

In advancing SDGs (Sustainable Development Goals)

¹Please see (<https://www.nchfindia.net/faq.html>)

²“No person shall be deprived of his life or personal liberty except according to procedure established by law”.

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set by United Nations, the housing cooperatives therefore, play a significant role in ensuring access to safe, affordable, and sustainable housing. Some of the SDGs include (i) SDG 1 Reduce Poverty (ii) SDG 3 Good Health and Well-being (iii) SDG 7 Affordable and Clean Energy (iv) SDG 12 Responsible Consumption and Production (iv) SDG 13 Climate Action (v) SDG 17 Partnership for the Goals (vi) SDG 10 Reduce inequalities (vii) SDG 5 Gender Equality (viii) SDG 8 Decent work and Economic Growth (ix) SDG 15 Life on Land (x) SDG 6 Clean Water and Sanitation.

THE STRUCTURE & REGULATION OF HOUSING SOCIETIES

The housing cooperatives can be classified under the following:

- i Tenant ownership housing societies.
- ii Tenant co-partnership housing societies.
- iii Housing mortgage societies.
- iv House construction or house building societies.

In India, the housing societies have existed since many decades, primarily introduced by British in aid of small-scale farmers and to improve access to rural credit. The first Cooperative Societies Act was enacted in 1904, aiming towards credit cooperatives. Very soon the act was amended to include state level non-credit based co-operatives including housing and its governance in the year 1912 and 1919 respectively. In the post liberalised economy, these cooperative bodies grew exponentially concomitant to emerging metro cities and commercial areas.

They are basically self-regulating entities, governed by its members. The structure and regulation of cooperative housing is distinctive across the individual states regulating their housing cooperatives based on acts, rules enumerated by the Registrar of Cooperative Societies entrusted by the state government. These laws and regulations of individual States govern the formation, functions and management of cooperative housing. On the recommendation of the Report of the Working Group on Housing Cooperatives released in 1964, and umbrella organisation - National Cooperative Housing Federation of India (NCHF) was formed in 1969, as a forum to support housing societies – to receive funds and general insurance, carry out research and assist state-level Cooperative Housing Federations. The 26 state-level federations are members of NCHF. The constituent team of NCHF includes a 23-member Board of Directors, including one chair, two vice-chairs, 19 directors and a NCHF managing director. A seven-member Executive Committee also assists the Board. Meanwhile, successive five-year plans provided explicit institutional support by allocating funds. For instance, a share of 17% was allocated in Tenth five-year plan (2002-2007).

It is reported that two events in 1988 drastically changed the contours of India's Housing Policy. Foremost,

the National Commission on Urbanisation recommended for exploring housing in a broader context of urban development. Secondly, the United Nations Centre for Human Settlements (UNCHS) steered the governments to follow an 'enabling approach' towards housing by supporting the role of private sector and community based in housing³. According to a housing cooperative profile dissertation on Shodhganga, these ACHFS consist of around 92,000 housing cooperatives all over the country out of which, about 31,000 housing cooperatives are affiliated to State level ACHFS for getting financial aid. Further, as on 2017, total number of member societies of State Cooperative Housing Federations in India was 28745 out which Karnataka accounted for 723 in urban areas⁴. Combined there are about 1.5 lakh dairy and housing societies in India. Besides, the cooperative sector has been recognised as a part of an ambitious policy of government to make India's economy a US \$ 5 trillion economy. Recognising the role of Cooperatives in general, the present government has declared cooperatives to be part of its endeavour⁵ towards the country's dream of achieving 'sabka saath, sabka vikas (Inclusive Development) through 'sabka prayas' (collective efforts) under the theme of 'Amrit Kaal: Prosperity through Cooperation for a vibrant India' (Haq 2023).

IN KARNATAKA

In 1909, the Bangalore Building Cooperative Society was the first cooperative housing society established in Karnataka (at Kanaginahal village of Gadag district), which was followed by the Bombay Cooperative Housing Association in 1913 in Maharashtra. The Mysore Cooperative Societies Act 1959 is the first legislation in Karnataka pertaining to the cooperative societies and has come into effect in 1960. The association created the foremost models of bye-laws steering the growth of cooperative housing in India. Each individual states customise their bye-laws and legal framework⁵ governing them. As on 2021, there are about 1,13,432 registered societies⁶ in Bangalore alone.

Upon realizing the benefits of housing cooperatives coupled with its "enabling" approach, the National Housing Policy explicitly promoted housing cooperatives in all segments of the population and encouraged the efforts of co-operative housing movement through preferential allotment of land and house sites, convenient availability of financing and by gradually removing legal and technical limitations.

Impact of Housing Societies and Harnessing SDGs (Sustainable Development Goals)

ACCESS AND AFFORDABILITY HOUSING

In India, housing societies have indeed proven way to

³Please refer (<https://www.housinginternational.coop/co-ops/india/>).

⁴From [indiastatcom](https://www.indiastat.com/table/housing/state-wise-performance-state-cooperative-housing-f/1375355) (<https://www.indiastat.com/table/housing/state-wise-performance-state-cooperative-housing-f/1375355>).

⁵Please refer (<https://housing.com/news/cooperative-housing-society-chs/>)

⁶Data from: (<https://sahakarasindhu.karnataka.gov.in/page/SOCIETIES+AND+ASSOCIATIONS/en>)

promote access to affordable housing in particular for middle-income and lower income segments of the city. Because housing co-ops have sprang across professions employed in blue collar jobs such as – Banking co-ops, industry-based co-ops, education sector which means financed collectively or individually or through combination of both. Land and ownership are collectively funded by the cooperatives, rather than assessed individually. So, housing co-ops are cost-effective and buying power is leveraged across the members/community. In a way, cooperative ownership presents fewer risks to a household than a conventional single-family ownership.

To improve the accessibility and thereby standard of living of nearly 70 crore poor in India, the emphasis of the present government is to encourage cooperative movement by providing housing and basic amenities (drinking water, gas cylinders, free food grains and access to health and so on).

LEVERAGE SUSTAINABLE HOUSING

In a post-liberalised economy, cooperative housing presents a stable and effective means leveraging affordable housing and proven resilient approach of resisting the onslaught of real-estate boom across the metro cities of India. In comparison to the real-estate build apartments and the single home constructions, the housing cooperatives found to potential alternatives in terms of lower operating cost, conservatively managed and well-reserved for future capital needs. Secondly, cooperative habitation seem to be a viable alternative against overexploitation of natural resources or arresting environmental degradation thereby influence the collective/community life.

COMMUNITY OWNERSHIP AND SOCIAL CAPITAL

As the members of housing cooperatives, they share issues of common ownership/property producing habitability (a set of particular socio-environmental conditions conducive for inhabiting a particular area) generating both individual and collective synergy and co-production. There is infact, high degree of compatibility between the housing cooperatives and community enterprise, as locating within the same neighbourhood, they found to be the safest, high-quality housing and promote effective community participation.

ADVANCING EQUITY AND INCLUSION

The cooperative housing sector advocate multi-purpose approach to tackle the problems of urbanisation like housing, employment and poverty reduction. The NCHF has in fact developed a concept of 'Housing for Slum Dwellers through Cooperatives' proposing to develop multi-purpose approach to eradicating poverty.

FINANCIAL INCLUSION

Given the nature of speculative real-estate and commercial boom in the metro cities of India, housing cooperative act as catalyst for the development of community

enterprise by providing financial relief and ensure security in terms of cost-sharing, increase financial stability supplementing other accomplishments (in terms of health and education).

SUSTAINABLE GROWTH & LOCALISM

The housing cooperatives function on the premise of collective well-being, localism, growth and economic sustainability. Such a model act as a bulwark against gentrification and displacement allowing residents of low/middle income as the commercial property values increase. This makes collective economic growth more equitable and inclusive. Besides, climate change and its consequences on the metro cities has in fact provided an impetus to explore sustainable projects in Bengaluru. For instance, an ambitious project announced by the Smart Bangalore Infrastructure & Karnataka State Government, Employees Housing Cooperative Society Ltd aims to transform the urban landscape of the city by leveraging cutting-edge technology and sustainable design principles for futuristic and vibrant living experience.

CONCLUSION

Foremost, the paper aimed to explore the relevance of housing cooperatives as institutions and its characteristics. From a general perspective, the paper delves into the role of housing cooperatives in urban centres and its implications in terms of promoting SDGs, considering unabated migration from rural-urban context in India.

Despite, the huge contribution of Housing Cooperatives in promoting social capital and the sustainable local economy, there is a dearth of studies as to understand how far the housing cooperatives have contributed for measurable sustainable urban development and address the shortcomings in its governance and policy especially in metro cities of India. Effective governance of housing cooperatives in urban areas could serve as to curb evictions and arrest informal housing and promote safety, housing security and decentralised participation. Therefore, for achieving a \$5 trillion economy and harmonious development of the country, government must encourage 'Cooperative Vision for all' in support of communities (both urban & rural).

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