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**Title of the Thesis: Role of Private Sector in Housing in Haryana: Case Study  
Sonipat**

### **ABSTRACT**

Affordable housing for all sections of the society is still a major challenge before the country. In spite of various initiatives by the government, housing is still not affordable for majority of the population. Government has launched multiple schemes to build more houses but the results have been sub-optimal as magnitude of the housing shortage is so large that it requires the involvement of private sector. It is feared that unless some suitable measures are taken, the gap between demand and supply will widen and slum population indeed will increase.

The formal supply of housing by public agencies has not kept pace with the growing demand. To facilitate the supply of housing, National Urban Housing and Habitat Policy 2007 recognized the need for public private partnership and advocates that the role of public sector should be to create conducive environment for private sector to increase the housing stock. It is found that the government is primarily focused on constructing houses for economically weaker section population of the society whilst the private sector with an intention to maximize the financial gains focuses on high value housing ignoring low cost housing development. Therefore, it becomes necessary to identify the factors responsible for the non-affordability of the housing. Keeping this in consideration, the research was carried out to identify and analyze the factors responsible for non-affordability of housing.

The methodology adopted to achieve the objectives includes literature review, surveys and statistical analysis of the data collected. The hypothesis developed and observations made were tested statistically for their significance and correlation in the context of Case Study Area: Sonipat in Haryana which is an important town of National Capital Region.

To analyze the identified aspects, data was collected from various public sector organizations, private sector agencies and surveys were conducted related to identified locations in Sonipat region where private colonizers develop the residential townships and public sector agency Haryana Urban Development Authority (HUDA) develops residential sectors.

Observations made were statistically tested in the context of identified locations and HUDA sectors. In order to confirm the findings, a survey was conducted. Finally based on the significance of the results of the statistical analysis and surveys, recommendations are made and future scope of research is also suggested.