

INDIAN INSTITUTE OF TECHNOLOGY ROORKEE

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Housing Policy & Planning

**Lecture – 31
Informal Housing Typologies**

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Hello welcome to the lecture 31 in this lecture we are start a very important part of the housing planning which is the planning for the informal housing categories in the last lecture we have discussed about the service department and the working persons hostel in the last few lectures we covered the formal housing category which can be created in the new housing areas beyond the city core.

And as part of that we discussed cooperative housing we discussed employees housings rental housing and as in the last lecture the service apartment and the working persons hostel so all this housings categories are formal and formal in the sense that it has some formal transaction and which is either registered at the under the state law or it us made on the formal land and formal building permissions are take but there are examples are there instance where informal housing typologies at there in our cites where we do not find that the land in you are and the formal permission for the building are not taken and for those reason the informal housing typologies sometimes those are unauthorized sometimes those are illegal and sometimes those are effect of sometime some social problem so all these kind of housing typology art there in are cities which we call at as informal housing.

Now we should study informal housing in greater important the simple reason is in our more than 30 % on an average of the total population leads in the informal house category so this is very important and this housing topology provides the essential service to the city the service population like the domestic help like the people how are working at the rickshaw puller or e

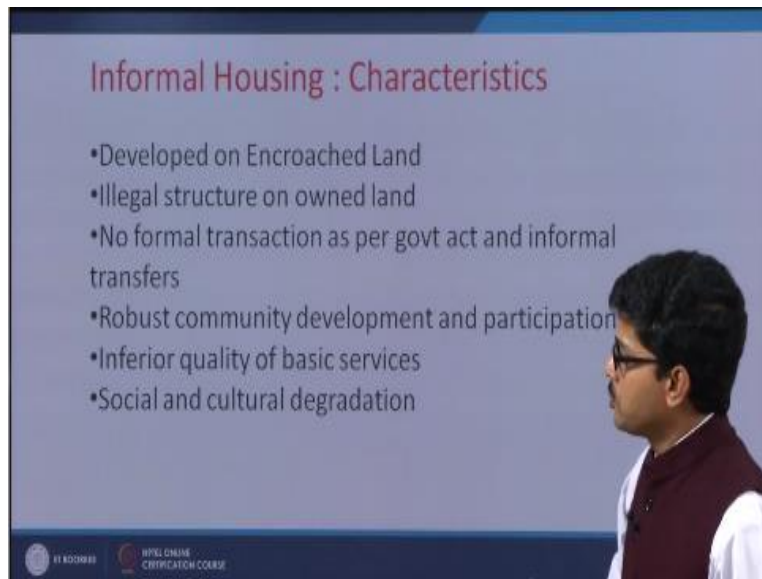
rickshaw or those who are working at the informal shops in these cities those are coming from the informal settlements informal housing so we need to study their condition there issues problem and how we can strategies to provide better housing to provide a better accommodation to this people.

So due to this important we have to study in a greater details so today we will cover it is various typologies it is veracious dimension of the informality based on the dimension how we can differentiate the typology and then how we can have a broad take board strategy for each typology and the next lecture we will discuss the specific slum improvement programs and models applicable indent situation so now let us see the how what as the basic characteristics of the informal housing.

We told that housing is essentially a creature creation which is done on the over the land so informal houses basically developed on encroach land this encroach land can be government land it can be some industry land it can be some private land as well but the definitely the people who are leaving there those are not enclosed not owned by them it is a encroached land in some case even if the owners are the end-users have the land ownership but they are not having the legal construction they have the unauthorized construction and that also leads to unauthorized or informal housing category as well.

So informal housing can be illegal land illegal building legal land illegal building and illegal land and illegal building or enclose in any companies land or any government land as well so these are the basic characteristic of the informal housing the next very important.

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Characteristics are the there are no formal transition with the government authority in terms of their property transaction or in terms of their land transaction concern so that make it is informality in true sense since this type of development are created or emerge as a part of organic development of the people case there one by one as per there necessity as migraine mainly and they enthrone on other lands and as a result of that slowly because if there unhygienic condition because of their infer socials economic and social economic and social cultural condition.

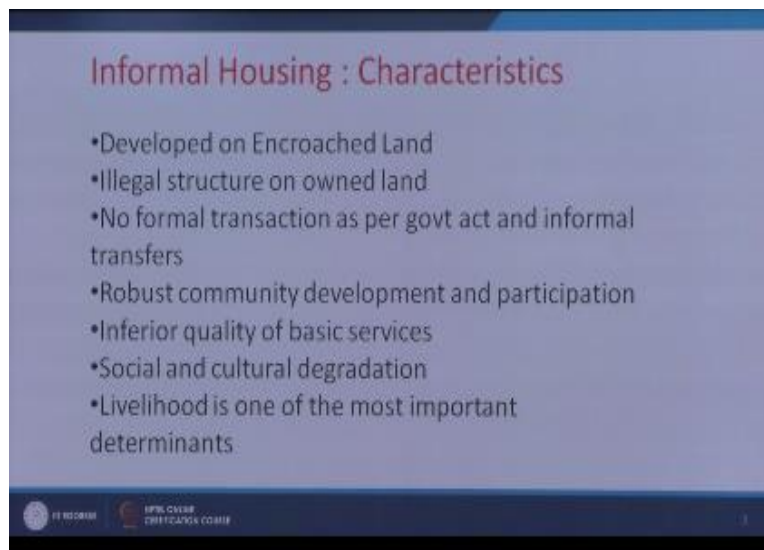
There is a community which develops over the period of time so unlike the other formal housing here we do not find that the community development is a challenge so here the community is there for the informal houses the fundamental difference between the informal house and the formal house which we identify is the inferior quantity of the basic services basic service includes fundamental services like water supply sanitation waste disposal and the accessibility where as in the formal.

We have seen that we provide all this infrastructure as services and develop land before the people come but here the people comes before the services are made and before the services are

given to the particular land because the land is most of the case land is enclosed land is not owned by the people so basic difference between the formal and the informal house lacks in the basic services because of the basic degrading of the basic service and the informal nature of their land encroachment.

We find that a very degraded layers of cultural and social level the low literacy level and all kinds of social and cultural degradation is there as a result we find that it also creates a barrier to improve economically for this kind of people so social cultural and economic from all respect the informal housing the people struggle to improve on their own life and struggle to get the basic facility and services. This another very important part is a livelihood because if you find all the informal houses like slums, quarters, legmen tailors this kind of people basically survive on the government land survive from the public land or the encroached land and because of that simple reason for this is that they are basically encroaching the land.

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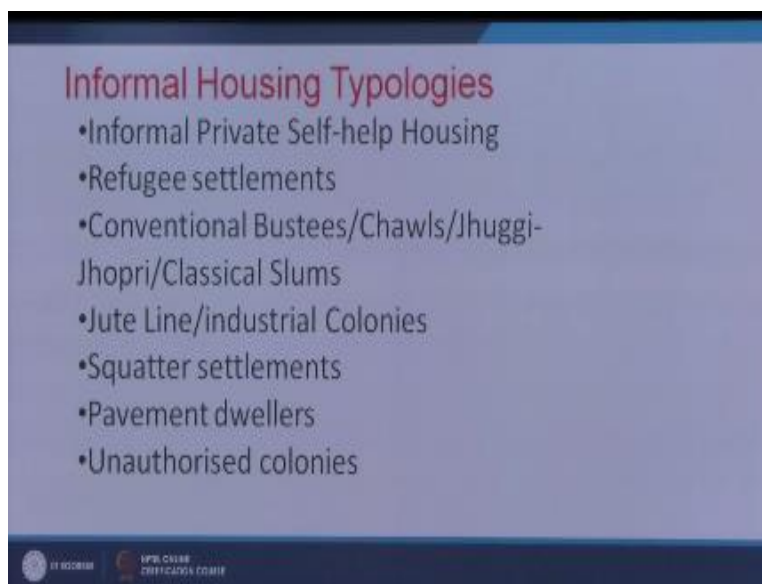


Because that particular land could be very near to their job location very near to their livelihood location there might be informal worker in some factory in some railway station or in some junction so because of their and their job location is such that and job nature is such that they

have to be there in the early morning and till the late night so that is why they need a essentially a very near location from their job location for their house.

As a result they end up in encroaching other land so they cannot commute a long distance from the city pheri-pheri so it is essential reason that because of the livelihood and the nature of the livelihood which makes that ion them encroaching in the public land.

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Now what are the informal housing typology, that should be discussed before we go to the further dimensions of the informality and its dynamics so there are various kinds of informal housing typology based on various parameters, the first is the private self-help housing which is basically plotted using we have seen tat in the pheri-pheri of the city basically in the pheri urban areas the pheri urban areas are the urban areas which is situated beyond the city limit and sometimes in-between the rural context.

So in those pheri urban areas and in the pheri-pheri of the major cities the people even if they have the land area or the land ownership they finally sometimes end up in an authorized construction they do not bother about the taking permission from the local panjayat or local

municipality so as a result of that this informality of this private self-help housing relates to their informal nature of the construction.

But most of the cases they have the land ownership they have their own land because of the political or the socio economic events like say deficient of the country or the war or the similar kind of political events which creates or which makes an event or condition where 1000 of people are forced to migrate from one state to another state or one country to another country so this becomes a major reason for refusal settlement.

We have seen that after the independence like in 1948 and after the Bangladesh war in 1971 lot of refugees they came from the Pakistan and Bangladesh to India in the state of Punjab and west Bengal and those are the refugee settlement in some of the cases refugee settlement near the government allotted the land to the refugee settlement but the with the house condition are very poor and because of this poor nature off the refugee settlements it becomes a very essential subject under the informal category.

And then you have seen the conventional slum population which is termed as Bustees in some cities including Calcutta, chawls in which is a popular name in Mumbai, Jhuggi – Jhopri which is a popular local name in the city of Delhi and those are basically classical slums which are living there for long time in a large area and those are on the enclosed land having the poor condition of the living off in terms of the housing and the basics are the stays and Indian formal housing typologies the conventional or the classical slums they are the major component within the informal housing typologies like informal private self-help browsing refugees settlements and other typologies are there.

But the classical slums they hold almost more than 50% of the informal housing typologies. Then we have seen that in after the industrial develop in our country in variuo9s states where the industrial colonies develop like the jute lines along the river oddly in the state of west Bengal and similarly as a several industrial where developed and a result of the industrial developing but lack of affordable houses.

The people enclose the public land especially the land along the canals land along the rivers or the railway lines and those made the industrial colonies and jute lines those are also part of informal housing. This squatter settlements other than the industrial development this squatter settlements are those settlements which are visible along the native arts like the railways lines or the canals or the rivers or along the similar kind of network.

Like even highway road we can see the this squatter settlements this settlements are basically temporary in nature they come for some time squad there stay there for some time and may be after sometime they go to some other edge some other area so the basic difference between the this squatter settlement and the classical slum is that both are enclosed around enclose land but the classical slums they are staying there for long time.

Whereas squatter settlements are there for short duration of the time. Then we have pavement s Taylor, pavement dwellers has been basically individual person or the fragmented family who are who have nowhere to go and who are mobile in the city who are not static their job location is basically begging or may be informal shops informal hocking is one more option the Babine Taylor said and they basically survive on the public land like the railway terminals.

Bus terminals or the major public areas like below the fly over or similar structure so pavement dwellers is very important like there the poorest of the poor they do not have the minimum financial strength even to make a minimum housing whereas we have seen in the slums and the Jhuggi – Jhopri and the all the other kinds of settlement atleast people have something to make a temporary structure.

But in the fragment dealers they do not have anything except just to take the public land and sleep for the night. Other than that we have seen that in city within the city areas when the city grows within the city we have found that various settlements are there where maybe the owners they own the land but the buildings are unauthorized maybe the FIR or FSI permitted in that area is 1 or 1.5 but because of her land value and her revenue generation possibility through the rental or the sale of the housing units they have gone up to 2 or 2.5 or 3 FIR so because of that those colonies these are basically unauthorized colonies is this unauthorized colonies is are different

than the other informal settlements in the other informal settlements people are enlarge engorging in the other lands.

But unauthorized colonies is can be in the own land but the constructions are basically unauthorized. And often it is I mean it is a basically paka structured more than two or three or four floors also can be seen in the bigger cities. And then find urban villages, urban villages we mention in the initial lectures the urban villages are nothing it is the transformation or transformed form of a village when a village is surrounded by the city growth a city grows over the period of time and during the growth of a city when a city surrounds a village and the characteristics of the village in terms of livelihood from the primary sector to the secondary and tertiary sector.

It transforms to the secondary and tertiary sector it gets a kind of a peculiar section within the surrounding urban setting so transforming from the village to the urban areas it lacks you basically services and it is transforming to the different kind of livelihood options. So those kind of urban villages are there in urban villages basically your land is own by the people but there is no development control or very lack of development control enforcement and because of the lack of enforcement people often end up in making unauthorized colonies.

Then it is also important to see the dimensions of the informality that what are the fundamental dimensions by which we can segregate or we can classify the different kind of informal settlements. So first thing what we discussed is the ownership of land or the tenure basically the land ownership it can be three types either it can fully owned, that is the free hold it can be lease hold or it cannot be, may not be own so or that means the encourage land.

The Leger ownership of the building if any the land is owned by the people or the end user they may not have the leger ownership of the building because they might have taken a rent in a unauthorized construction or unauthorized building so that is the second dimension, duration of encroachment the encroachment which is for longer duration and a settlement is a permanent settlement those are called as a slum population but we find that there are squatter settlements where people encroach the public land for small period of time.

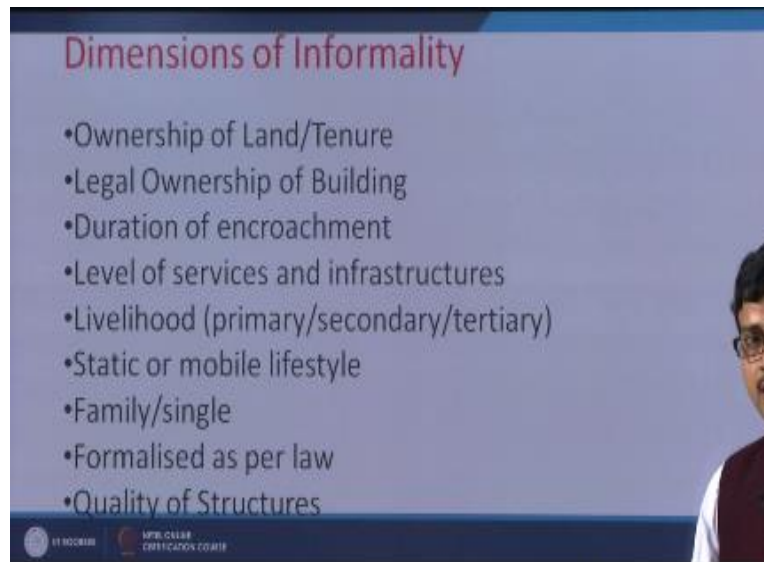
For example, you might have seen the encroachment in the river banks in the river banks the people can stay there throughout the year except the rainy season when there would be a floods situation so expect those period of time they can stay there and they encroach on their land they develop their vegetables and because of their agricultural activity they earn they livelihood and similarly in the similar I mean squatter settlements are there in the native of clients.

So those kind of encroachment are not for the longer duration mainly during the some period of months over in a particular year. The level of services and infrastructure most of the informal settlements lacks basic services and infrastructure expect few where you will find that the quality of the service and quality of the infrastructure maybe good because of their high paying capacity, but the overall structure and the development.

It illegal that is also possible in bigger cities. Livelihood most of the cases the livelihoods are secondary and tertiary but in some cases like the cases of urban village the livelihood could be primary also but the primary sector of the activities like agriculture and fishery are in the position of transformation they are transforming towards the secondary and tertiary sector static your mobile expect the payment dealers and these squatter settlements most of the people in the informal sector or the informal settlement they make their encroached houses as a static unit.

But for the payment dealers and for the squatter settlements they often move to some other places for their survival.

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It can be family the informal housings could be accommodating family or maybe single most of the cases in the cases like payment dealers and squatter we find that if the single person then there whether it is a formalized as per law or not that is another very important dimensions of the informality then quality of structure in the most of the cases the quality of structures are very poor and it is termed as cache structure cache structure is nothing but the temporary structure which is unable to provide the complete protection against the weather effect and whether the natural hazards.

So those kind of structure including the cache structure in the worlds cache structure in the roof those kind of structures are there, but except few cases like sat unauthorized colonies where the land is owned by the people but the building are done in unauthorized manner where you will find that the structures could be in good quality also but they lack the legal the formal transaction as per the law. Now based on this discussion let us see that how the dimensions vary as per the categories.

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DIMENSIONS	Slums	Squatters	Industrial Colonies	Payment Dwellers	Urban Village	Unauthorized Colonies	Self Help	Refugee Settlement
Land ownership	X	X	X	X	✓	✓X	✓	X✓
Building/Construction	X	X	X	X	XV	X	X	XV
Duration (permanent/Temporary)	VP	T	P	T	VP	VP	VP	VP
Services/Infrastructures	Poor	Poor	Poor	Poor	Poor	Mix	Mix	Poor
Self Help	None	Self Help	None	Self Help	Primary Secondary Tertiary	Self Help	Self Help	Self Help
Family Type	S	M	S	M	S	S	S	S
Family Type	F	F/S	F	S	F	F	F	F
Lived out of town	Mix	X	Mix	X	Mix	X	Mix	Mix
Self Help	Poor	Poor	Poor	-	Mix	Mix	Mix	Poor

So let us write the dimensions one is land ownership then building or construction then we have duration then we have lived hood then we have discuss this also family or single then structure so these are the dimensions of the informality now we can see that what are the typologies we have to analyze the dimensions the first typology we discussed is the basically let us start with this slums classical slums then squatters then we can write industrial colonist or jute line then we can write payment dwellers we can have the typologies like urban villages then we have other than urban village other an authorized colonies and also we have few more typologies let us see if we have mist in typology or not.

So basically so self help housing and refugee settlements these are the broad typologies we discussed, now let us see how the dimensions of the informality vary as per the different typology now you can see that land ownership for the slums usually they do not have the land ownership even for this squatters they do not have so all the categories except this could both they could have the land ownership the urban villages basically they have the land ownership the unauthorized colonies most of the cases they have in self help housing they have the land ownership.

In some cases the unauthorized colonies could have or they may not have the ownership, now let us see the building contraction yes the building if the land is not own by the people there is no point of the formal permission and formal transaction for the building contraction so all these are informal in nature this can be both right if we consider duration like duration we are dividing the duration as a permanent or temporary this slums are buy and large they are permanent dwellers they are the permanent we are writing p for the permanent so squatters they are basically temporary and for industrial colonies yes they are permanent settlement pigment dwellers they are temporary they are basically moved they move for one place to another place urban village is they are permanent settlement.

for this service and info structure for ever for all the typologies the quality is very bad so very poor condition except the unauthorized colonies and self help housing most of that typology they have the very poor condition then lively hood if lively hood for the slums and squatter those are except the pigment dwellers so which is basically mover in nature and the squatter settlement mover in nature and for urban village where they have the mix of primary plus secondary and plus tertiary so if all can be possible for the urban village whereas for all typology is the predominant lively hood is non agricultural.

Right so you can understand how they differ in the livelihood. Now in the static and mobile already mentioned that except these quarters and the and the permanent dwellers all are basically static. They are static in nature unless until there is a heavy efficiency right they do not move from one place to another place. And similarly except the, the permanent way dwellers and s quarters most of the people they have the family.

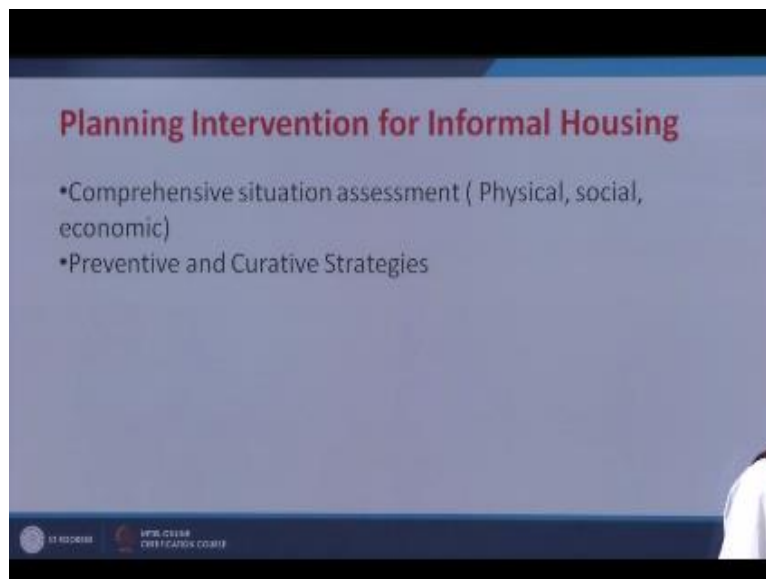
From this structure the permanent dwellers have this mostly they are single person and for the s quarter they may have family, and single person both can be possible. Then the formalization as per the law this ones are there are mixes. Some of the formulas are formalized as per law, so it is possible that there are mix quantity of this slums quarters are never formalized, because most of the cases s quarters are developed on the unattainable or the adjustable land. Industries colonies there are mixed examples of then formalization, permanent dwellers varies. No question arises for the formalization.

Some of your urban villages are basically protected by the development controller regulations and some of them are given the legal status as well in some of example in the Delhi and other cities the government has regularizes some of the unauthorized colonies on permanent bases. So by a large it is not regularized, similarly for the settlement and self help it is the mix kind of situation. Then the quality of structure is very poor for all the condition.

So if you find the structural condition or the building the self help housing, the unauthorized colonies and urban villages. They are having mixed kind of a building structure other than that most of the informal housing they have the poor very poor quality.

So this is the so in this matrix we can understand the various typologies of the informal housing, and how the value vary with different kind of dimensions of the informality. So based on that now let us see very quickly how this what we can do what kind of interventions we can take to, to address these kinds of informality in your cities.

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The first stage which we need to do is the essentially we have to make a comprehensive situation assessment and see. When we talked about the situation assessment it should include the physical

social and economical. Till we did not have any approach in comprehensive situation assessment what we did is that we just studied the slums case. But now what we do we make a comprehensive assessment in terms of the whole city. So within a city we have to study the all slums whole slums and all the city the whole city approach we can , we can make the assessment of the physical element like structures infrastructure the social elements the social elements like the literacy rate like there sex ratio their dependence ratio.

And also economic parameters like livelihood, occupation structure everything as a city level. Then we can make some preventive and curative strategies which we have understood this matrix we can take appropriate curative strategies based on various approaches and model. This model and, and approaches we will discuss in next day and also we can take some preventive strategies or interventions which will prevent future permission of slums these part we discussed in last lecture. In the rental and the rental housing and the creation of from the hostels, the objective of all those kind of rental housing is to prevent the future informal housing.

Then we have to explore the land availability in a city making the land available is the most challenging job task of a housing planner so as we discussed in the housing strategy a discussion the house the land the land demarcation in this city level need to be done. and based on the forces like private or public it need to be clearly indicated that how the land to be assembled art the city level and hoe it can be allocated as per their requirement. And even in the existing city of the core city of where we need to redevelop the housing this slum population or the s quarters for there resettlement.

We have to define even the smaller land pocket which is available at the city core by the government that is also important. Then we have to make an participated approach which why because unlike the new housing development here we have the community ready who are staying there for long time so we have to take them in our decision making process until unless we take them in our decision making process no intervention will be applicable and will be successful and we have seen thousands of examples where we have rehabilitated the resettled the slum and the informal housing.

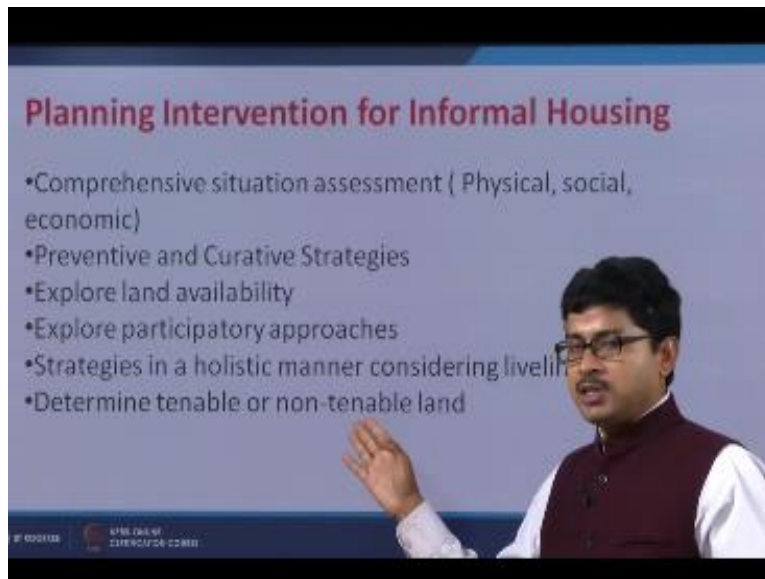
Of people but they have not taken they have abundant those project so because of there no participatory in nature of the decision making and because of the, of the nature of the decision making we have not considered livelihood and other dimensions because of all those reason the project were filled, so that if so it is important to take their participation in your planning stage also. So live hood I told that we have to concentrate livelihood from the starting to the end if you want to make a successful planning strategy for the informal housing and the concept of terrible and non terrible and the most the cases in this example, what we have discussed like this squatter the industrial colonies.

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DIMENSIONS	Slums	Squatters	Industrial colonies	Formal Dwellers	Urban Villages	Urban colonies	Suburb	Refugee Settlement
Land ownership	X	X	X	X	✓	✓X	✓	X✓
Building/Class	X	X	X	X	X✓	X	X	X✓
Duration (Permanent/Temporary)				T	VP	VP	VP	VP
Services/Infrastructure		Poor	Poor	Poor	Poor	Mix	Mix	Poor
Livelihood		Indy	Indy	Indy	Indy	Mix	Mix	Mix
Static/Mobile		S	S	S	S	S	S	S
Family/Single		F	F	F	F	F	F	F
Formal/Informal		Mix	X	Mix	X	Mix	Mix	Mix
Quality of Services		Poor			Mix			

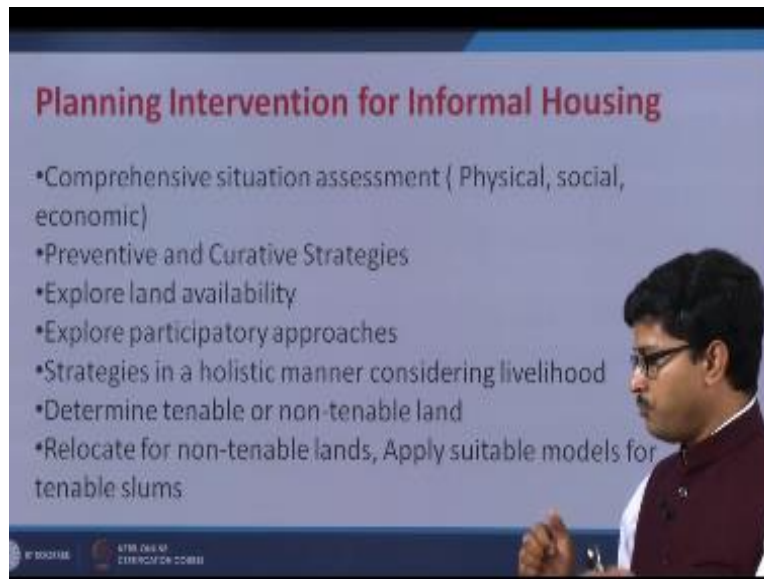
Then you will find some urban villages and some between the settlements those have lying on some of the areas. Which are basically hardest areas like say below the high tensional line in the platform land or in the along the railway lines along the canals, which is very much risk froze and major froze so if you want to take a policy to rehabilitated or development that access various that means in that same place it is not possible for those kind of settlements. So those kinds of settlements which are basically living in a agues land.

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Which were non-tenable for the development for this settlement we have to locate in some other feasible technical and environmentally wearable and tenable land, so the determination of the lands of these slam land and the future land as a tenable and non-tenable that as to done at the planning level, before we assign slam and squatters for their particular interventions. Then we can relocate the non-tenable lands like those who are staying in the non-tenable lands.

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For them we can relocate them to some new slums or some nearby slums and those who are staying in an enable slums we can redial or we can house in the same sight by rebuilding the hole project or some upgrading, upgrading on improving some structure and infrastructure both, that is possible so those kind of approaches need to be taken based on the slum typologies .So these part will discussed in a greater in next lecture.

So this kind of interventions and the actions could be taken broadly at the planning level so once we make the housing strategy and allocated the land for formal core city and informal houses so for the informal housing we have to keep the land in the preferri as well and also in the core city based on the availability and apart from the land we have to take so many other interventions to make the project successful. So based on that lets us see some of the examples just to take the glades this is the picture of the largest slums in India.

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There are the is the green authorized colonies you can see that how the authorized colonies have developed what the period of the time. It is not essential that every house condition is bad but the house those are unauthorized because I could have those are developed on the coastal land or they are construct without any legal permission these are typical examples, of the quarter settlement you can see that quarter settlement have developed along the railway lines.

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You can see the poor condition of the infrastructure and how risky and higher poor is the is the lively, living and their quality of life so this kind of settlements are termed as non-tenable slums and non-tenable quarter settlements this cannot be encouraged on the same side it has to be relocated and resettled so with this pictures we have just shown you some examples.

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Remaining example if you can see from your from various data bases reports and the website as well so next lecture we will discussed basically approaches in the improving of slums and squatters we will dale upon the first two or three typologies and we will see the what are the planning approaches we can take for the development so let us summarize today we have discussed the various typologies of the informal settlements that dimensions we have talked about the dimension like land ownership building construction duration.

That is the nature of the settlement permanent temporary quality of the service basic services livelihood whether it is a agriculture or non agriculture kind of that ,their life style whether they static or mobile they are living in the family or single whether their status the land or the building status are formalized as per claw or not and the quality of structure which maybe cache a paka or semi paka or poor or based on this dimensions we have mapped out the condition of the various typologies so based on the comparative matrix of the various typologies next class we will discuss on the approaches and the models in improving slums and squatter so thank you for today lecture.

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