

**INDIAN INSTITUTE OF TECHNOLOGY ROORKEE**

**NPTEL  
NPTEL ONLINE CERTIFICATION COURSE**

**Housing Policy & Planning**

**Lec – 32  
Approaches in Improving Slums and Squatters**

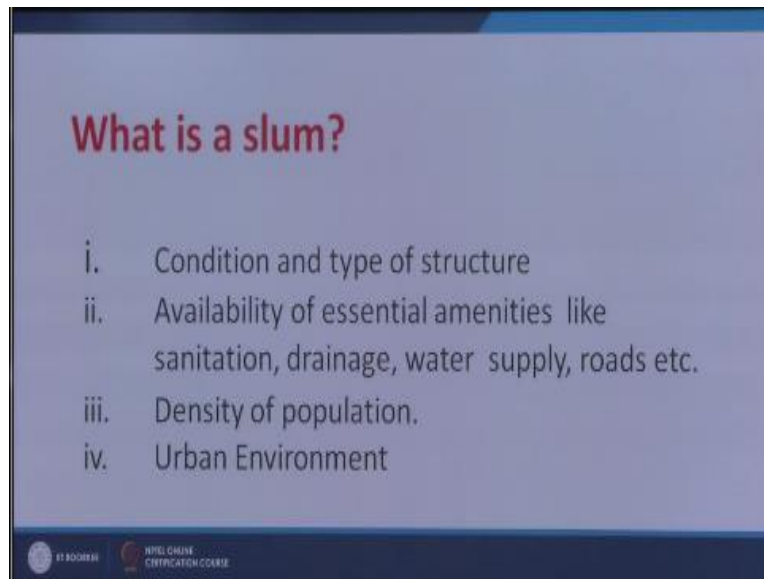
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In this lecture we will discuss the various models and approaches for improving slums and squatters before we come to the main discussion let us quickly tell you points what we discussed last days lecture in the last lecture we discussed various typologies of the informal housing dimensions of informality the dimensions includes like say land the building construction the typology of the structured then quality of the structure the livelihood condition.

These are there are few more dimensions and apart from the dimension we also told that there are various typologies like classical slums can be one topologies this squatters which is coming over the along the cannels and the revenue line and the jute lines or the industrial workers colons or another typology and then there are typologies like urban village or unauthorized colons and we have seen that all the typologies they have different variations as per the dimensions of their land building livelihood the nature of life style like mobile or static all this kind of dimensions.

And we also told that this slums and this squatters these are the major and the predominant informal housing typologies what we see in our city and it holds more than 50% so today we will see that see what kind of approaches and models could be used which is not much familiar not much similar what we do for a new housing development so let us see one by one how we can improve that so before that let us define briefly that how do we defined a slum.

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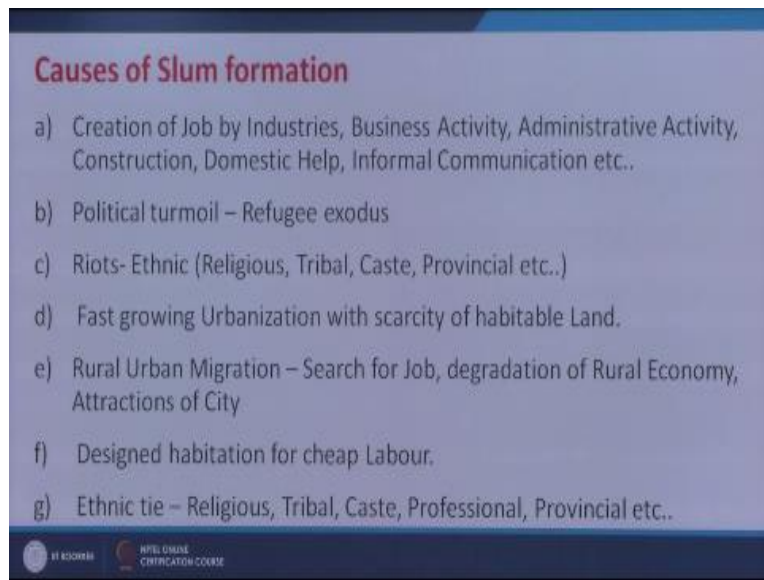
Slum is basically a condition and type of structure which is basically poor so condition and type of structure is the one basic parameter by which we can define a structure so type of structure will be kutha or semi pacca and the condition will be venerable to the hazards and the availability of essential ammonites like sanitation drainage water supply roads etc this will not be available or partly available for slums.

The density of the population will be very high because within a small area the large amount of people are living there it is a compact but definitely they do not they lack open space for their recreational purpose and urban environment in terms of the sanitation and the pollution are another criteria to defined the slums so based on this 4 major parameters time to time government of India and various state governments they defined slums.

And now our days this definition and the delimitation of the slum boundary is delicates towards to the urban local body so that at the urban level at the local level the urban local body that is the municipal corporation or the municipal quantities they can delineate or redelineate notify or denotify a slum based on some parameters this parameters are generic in nurture so there are

there could be variations in state loss and the central loss now what are the cause of slum formation.

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We told in the last lecture also that it can be I mean it is created due to the job location or because of the job location in the different areas may be in the different cities or different areas they communities they migrate to different areas and because of affordable housing is not available on that area they often or forced to take the I mean informal housing in terms of rental housing or the enclosed in the public land there could be reasons like political terminal like we told about these quarter development refugee settlements like after the war or after the division of the country after the independence.

There are huge refugees which came from the other neighboring countries and it is very usual phenomena for nay political terminals or any international events like that then there could be internal problems like riots religious or tribal problem in the state or in the trouble proton areas and because of those areas people often migrate from the troubled area to the neighboring city areas and because of they do not have anything to service there any financial means they often end up in the informal housing then another very important reason is because of the first going

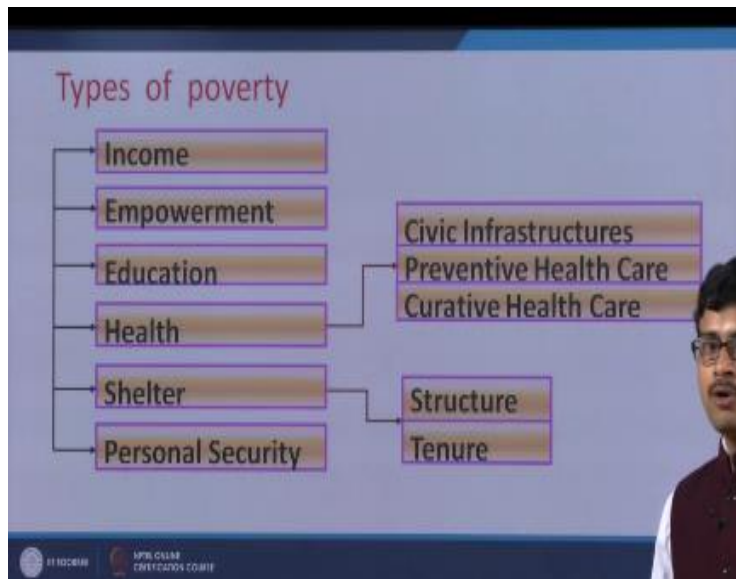
urbanization this care city of the habitual land is there if there are very few cities in India which as a solid or the rubes land banking mechanism.

So in every cities getting a land by the public authority private authority and for the common people is a very difficult job and because of that the slum formation are there then we have told that because of the attraction of the city sometimes rural migration apart from the job and degradation of the rural economy they come to the bigger cities or the bigger districts to get the better jobs or the livelihood. Then design habitation for cheap level sometimes governments they provide the habitation for the cheap level like and because of that the people over in surrounding areas they take that job opportunities and stay in the areas given by the government.

And then there could be another reason like religious, tribal, caste professional, provincial problems because of this problems people are often comes to another place migrate to another place and makes settlements, now let us see the what are the types of poverty associated with the informality because informality and poverty both are kind of very compatible terms which are associated with.

So let us see the types of poverty, the traditional you are classically we have identified poverty as a result of the income or result of the financial strength but apart from the income there are few other parameters by which the poverty is defined for example the empowerment.

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You might have got a better job or better salary or better emoluments may be that you are not socially impart to take a decision or even you may not impart to take a position where this social security's is there so social in empowerments specially for the women in our country even if they have the earn money but they are not empowered in most of the cases so empowerment sometimes leads to poverty.

It adds to the poverty of the people, then education definitely the knowledge power education is power, those who have less education less knowledge they often end and added up in the overall poverty they cannot grow financially because of their lack of education lack of knowledge so education also adds ultimately in the less income and the poverty. Then health if the people they are not healthy and they cannot walk properly they cannot walk throughout the day to and more money.

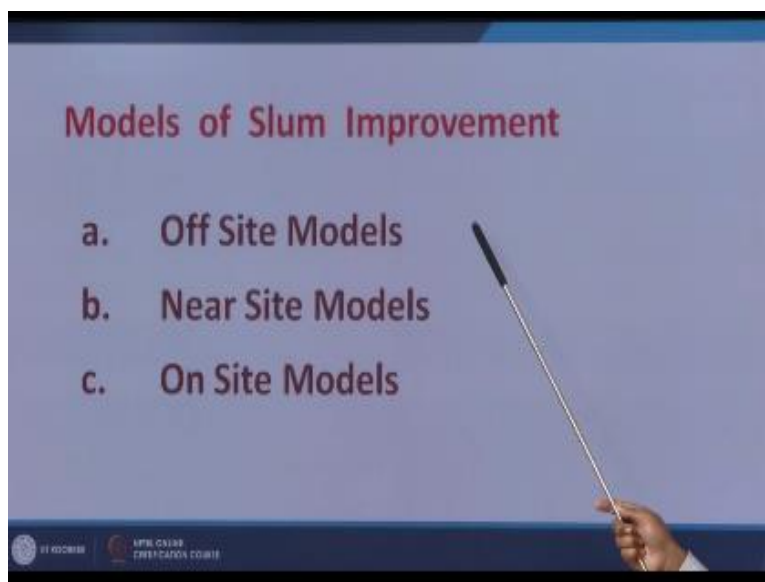
So health is related to everything like education empowerment and income both so if there are poor in health they cannot earn money and the wise versa if they are poor they cannot earn money for their health so health and income has a very kind of a typical relation which influences others and vice versa, the shelter they person having a shelter and person does not

having a shelter make a difference if you have a shelter a permanent roof over your head you can do lot of work and you are socially secured and if you do not have this secured shelter you definitely will add the security in terms of the society in terms of your safety security in terms of your environmental elements like say temperature, rainfall etc and also natural hygiene, so shelter makes a difference in defining the poverty.

Then definitely shelter has two components structure and tenures structure makes the physical quality and tenure defines the way that you own it or you rate it or you do not own it then personal security belongs to their social structure social if somebody is having a family which is a basically backup for the Cries superior definitely they have more personal security but if a person which is a single and moving all along the city and they do not any place to stay.

So intimately they end up in staying in as the pavements and in the public places so these are the types of the poverty which are inter related with each other and on the health we have this three inter related elements like civic infrastructure preventive health care and curative health care this related to health and if you does not have any one of them it will adversely affect the health condition and poor will condition lead to the more poverty of the people, okay.

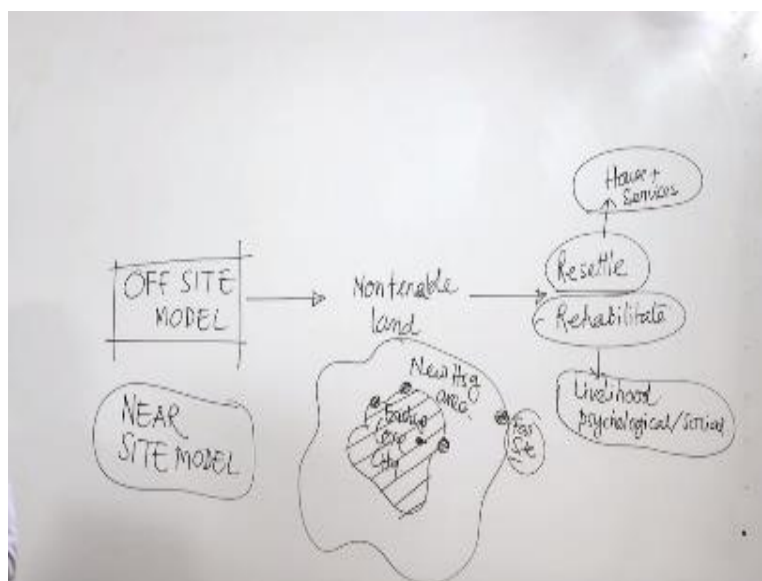
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Now let us discuss the models of some improvement basically now let me take that this term the improvement is a general term now will bring few more terms to understand in a better way that it can be how it can be very based on the context and based on the slide now we have three models one is off site model second is the near site model and third is the onsite model the name suggest that off site model is basically the model which is exercised outside the slide.

Now where we should go for offsite model, the situations where we find that the settlements are living in a very non tenable area non tenable area we discussed in the last lecture we are not going into much details non tenable areas are areas which are high adders which is not prescribe for the future development so people who are staying temporarily or permanently in the non tenable area. Those are prescribed essentially for the allocation and resettlement to the off site locations.

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So for the offsite model basically it is prescribed for the non tenable land and it is result is we have to resettle physically and sometime rehabilitated so resettlement is linked to the house plus services or infrastructure a rehabilitation relates to basically livelihood or psychological or social parameter for example, if you locate a family from a city core to the distant location or the near

side location then they other then the livelihood which is affected due to this resettlement they also get some kind of psychological and social drama.

So how we can reinstate the livelihood and the mental conditions so that they can again resume their work they can resume their normal life so resettlement and rehabilitation both are very important for the offsite model. Now as I discussed the fundamental concept of making housing strategy we discuss that the city code area and the new housing area so this is the new housing area and this is the core city or the existing city.

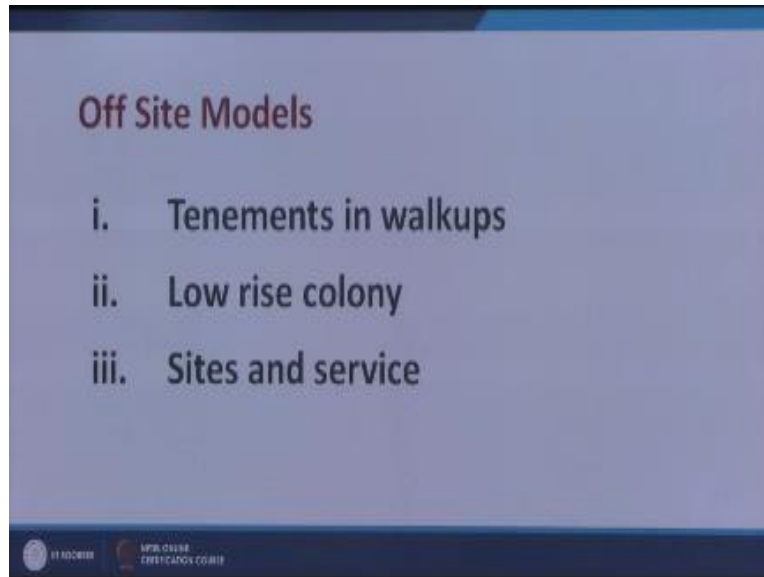
Now based on our land availability we can relocate the slums many places but our approach or our effect should be there to relocate them in the near vicinity. So that the travel from their home to their job location is not very long is not very far for that reason because we have experimented with several models for resettlement and rehabilitation in the far site that is the beyond the city limit like here so this kind of model which is also termed as far site model is never where successful because if you relocate then in a very distant area they cannot come they can cannot come to their own job location.

So for that reason we always encourage a site which is very near to their original site which is called as near site model. So advantage so near site model basically ensures the resettlement and rehabilitation and since it is near site model they may not lose their livelihood and the job so you may not need a rehabilitation only the resettlement could be avail option for the near site model. Now let us see that what are the advantages and disadvantage of the resettle offsite and near site model.

After that we will come to the onsite model and various divisions of the offsite models. Okay, so offsite models could be tenements in walkup apartments it can be low rise colony and also it could be site and services scheme.

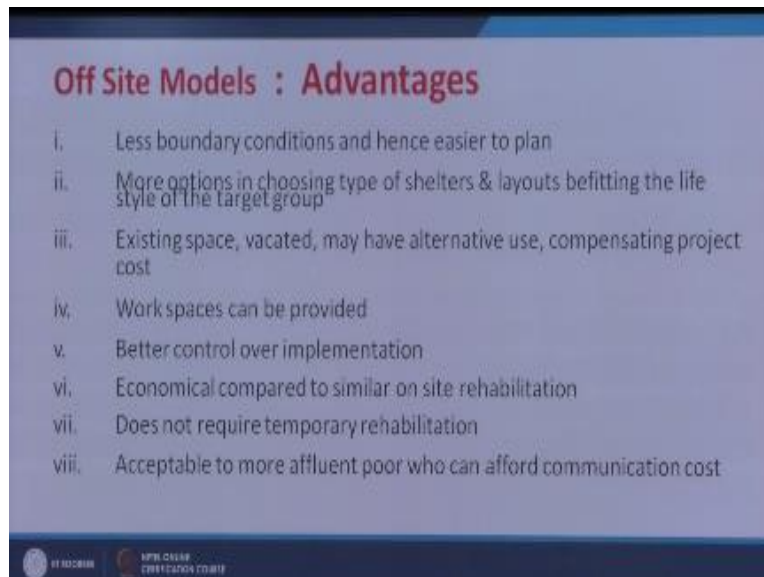


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Site and services schemes are nothing but giving small plots for the housing and some basic amenities and services like water supply, sanitation was disposal like that and the accessibility so that they can build their own house incrementally based on their income capability. So offsite models like say far site or the near site off site model which is where we are relocating then in the other areas other than their own areas has some advantage like there are less boundary conditions.

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Because the land is available you are relocating them in the new areas where land is available lined is not a problem. then you have the more options in choosing types of shelter because land is available and you can do any kinds of develop and like you can go for site and services plotted houses scheme you can go for group housing scheme or any kind of housing scheme. Then another very advantage is the existing space where the settlements vacated and they are relocated into another place.

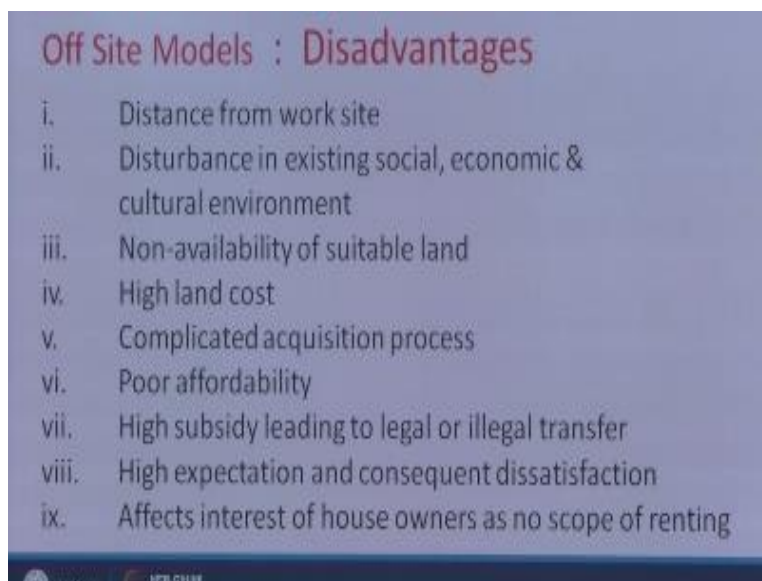
So existing or the earlier site which is now vacated can be used for some other purposes as per your strategy or as per your overall plan of the city. The work space can be provided because you are doing it in other areas where land value is less you can create work space within the housing complexes within the shelter location where you are doing it better control over implementation simply because you are relocating to the other place where the land is available you have the land and so the implementation is easier you do not have any problem to getting the land to start the project, to construct the project and to finish the project.

So it is very much convenient to implement that then economical compared to similar and on site rehabilitation because of the land value the outside locations are basically located in such area

where land value is less than the city code areas that is why the it becomes always economical you can provide more facilities and more benefit to the people because the land value is very less, it may not require temporary re habilitation because you are keeping them till the new projects or the new housing areas are constructed, so you do not have to bother about the transit accommodation which is otherwise required for the re development models redevelopments models we are coming little later but her ion this case you do not need the transit accommodation.

So it can be acceptable to more afferent more who can effort to communication cost, so in this model since we are relocating for the little allow from the city the travel between the where the home location and the work location become say the very crucial point and those who are little abs fluent and can afford the journey cost and the transformation cost they it become acceptable them but otherwise the fur cite model or the outside model is not acceptable to buy and large to the poor people. So most of the disadvantages include the distance from the work site.

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Disturbance in existing social, economic and cultural environment because of the new setting the whole setting in this new the social economic and the cultural environment so non availability of

the suitable land in the city core or the near location of the existing location high land cost in the basinet of the existing location so you do not get the land in the city core or the near location you have to go to the fur site or the3 distance location that is one of the disadvantage for this model.

Then complicated acquisition process land acquisition always takes longer time so once the land is available this project becomes very much quicker but to accrue land to assemble the land this may take longer time based on the context and based on the capacity of the local bodies. Then as I told that the poor people they have the low affordability for their journey cost transformation cost and the housing for that reason they cannot effort to come from the home which is distant which is located in the periphery and cannot come to the job location in the core city housing.

The high subsidy leading to legal or illegal transfer so if even if you provide subsidy and indentifies them to go to the fur site location or the outside location and it is not acceptable to them and the most of the cases they end up and legal or illegal transfer or those kind of speculation and transfer of the property is often visible and they transfer the property and comeback again to the city core and make another informal settlement.

So this is the very crucial issue in all this type of informal housing planning how we can address this type of problem so off site model definitely has this disadvantage for any relocation or any re settlement there is always high expectation by the people and from the government side from the government so this high expectation may lead to satisfaction for the people and it affect inters of house owners as no scope for renting is there because most of the cases government does not allow formally to resell or to rent it out to the third party.

So because of this reason sometimes people because they do not enjoy the freedom they do not enjoy the kind of freedom of handling the property they do not accept this kind of re location policies, now in the neat site model in comparison to the fur site model.

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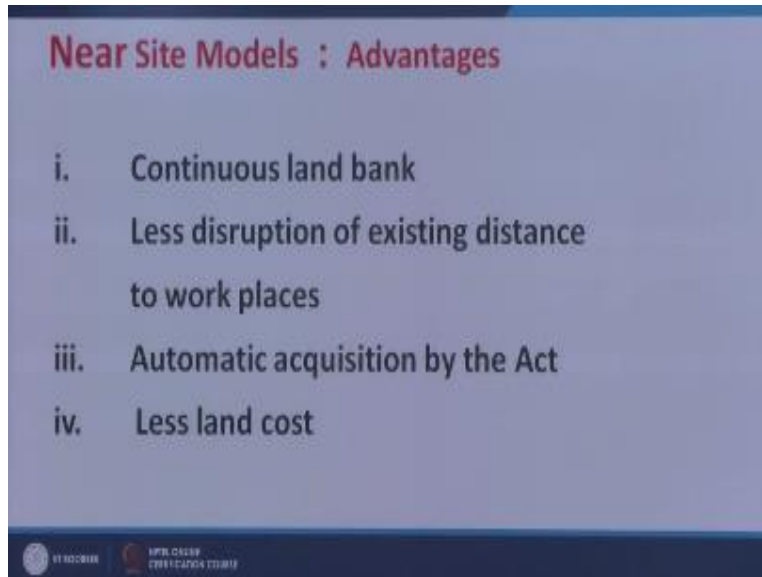
### Near Site Models

- Small tenements in walkups
- Acquiring consequent vacant nearby lands with low compensation and constructing more tenements
- Continuous process

It is better acceptable because it is the I can small tenements in walkups the you can acquire the vacant land nearby areas which can be under the government already government has those land and they are government can end up can promote high the compact development, high density development and they can relocate them in a near site model so that they do not lose the job, they do not lose the lively hood and they can stay there.

But near site model is a continuous process because since the land availability is not much like the fur site model and so in this small percales you get the land so the process of the near site model is always incremental in nature. But the advantage is the in the near site model the more you go for near site model you relocate.

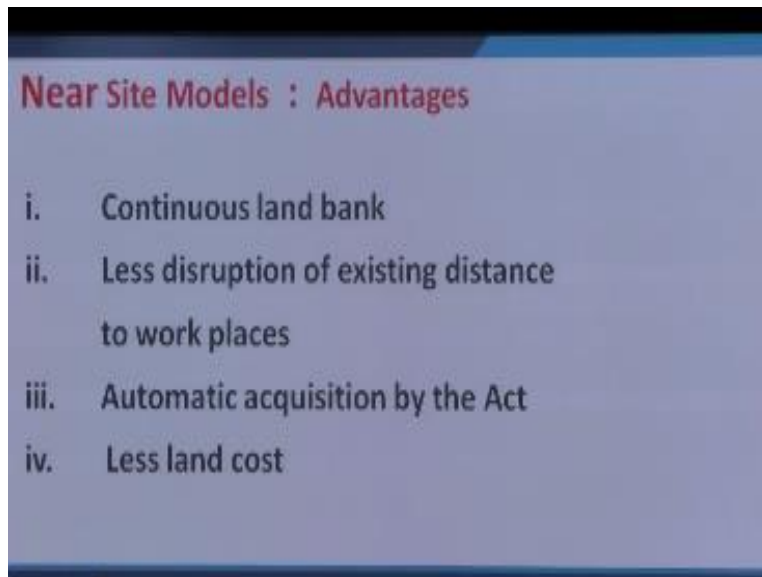
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Them in the near site sides viable sites you get more land where you are vacating them from the earlier land and those lands can be used as a continuous land bank for other purpose by the government and less desorption of existing distance to work places, unlike the fur site model or the offsite model there is a less disruption and the less lose and the livelihood and the job hood location they can continue their own job or the earlier job earlier livelihood because they are located very nearby then the earlier livelihood.

So automatic acquisition by the act sometimes government can accord the land or sometimes accord the land of the previous land and the new nearby sites by using their own act so it can be a advantage for the near site model whereas in the fur site model since you need more land the acquisition take time and it can may be acquisition may take time and it came may be convert some. So since the land values very high land value is very high.

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You cannot afford the large amount large chunk of land so we have to go for small amount, from a smaller chunk of land to reduce the less land cost in lesser amount the disadvantage of the near side model is that the each can be high cost because of the land value high subsidy could be their leading to leading legal or illegal transfer whenever a subsidized or the cross subsidized is given to your poor people for the shelter or the infrastructure it may lead to their legal and illegal transfer.

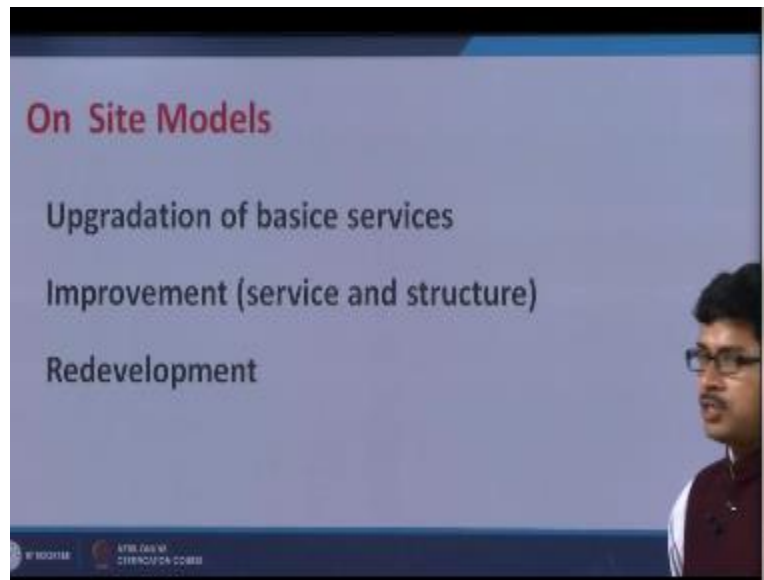
High expectation as usual affects of interested of house owners as no scope for rending a potion as we have discussed isolation from round based livelihood if they are current house, currently staying on the ground floor they are busy on the livelihood opportunities they are jobs it may be shops, it may be any kind of agricultural activities also, but once they are relocated to a multi story to come up apartments the loosely connect ion in the ground and because of that they may lose that job.

So that is a very important issue which we need to addressed now apartment from so considering these advantage of the outside sometimes it is termed as foresight model and the nearest module we go for a onside model which is basically upcredition of the basic services improvement

including the service and these structure and redevelopment so in the first category we just improve this services like basic services water supply, civils sanitation worse management.

We are not touching the building, we are not improving the building forever the building are expectable in condition we can go for this kind of approach.

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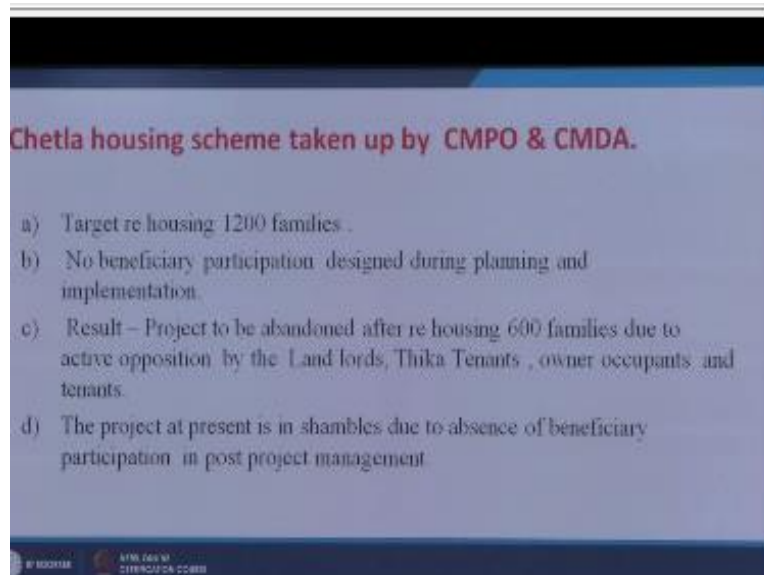


Secondly if we find that these slums are very poor in condition in structural condition and in the service condition also we can improve both the service and structure both, so those kind of models are called some improvement model and also we can go for redevelopment higher we can dismantle or we can remove all the structures we can relocate them temporarily do some transit accommodation.

And the rebuild the whole buildings on that side and bring back, bring them back in the site after the construction is over and those kind of development is called as redevelopment now I tell you two examples,



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Of redevelopment so basically this two approach up gradation and improvement approach is onsite approach but it does not affect the building as such it improves the service condition and building but here it effects the life temporally because you have to resettled them in a temporary transit location and bring them back and to make the viable project, viable you have to bring some amount commercial viable used in that particular.

Project in terms of commercial development or in terms of residential development for the higher income group or the middle income group so conceptually if this is the site.

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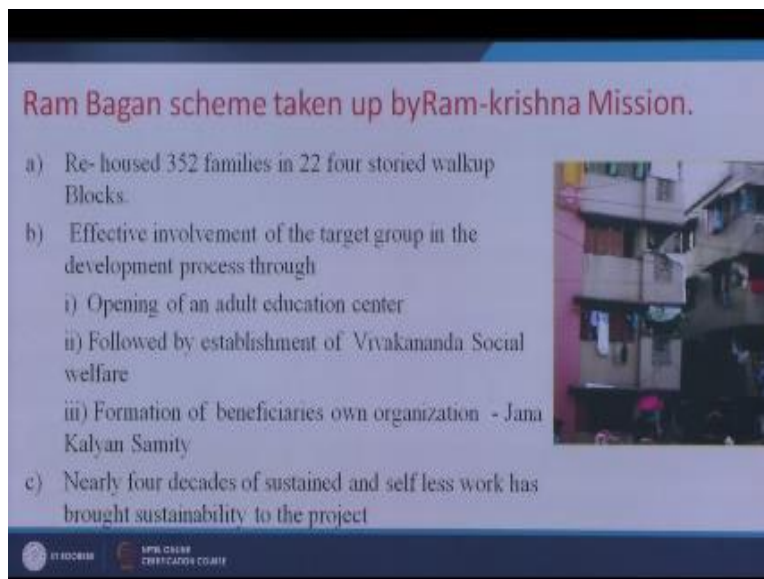
Of this slum location after redevelopment you may consider one portion of the site to locating this slum population to re-housing, slum population and this portion can be used for commercial validity because the whole project has to be viable financially so for these you can bring some amount of housing element like HIG or MIG which you can sell at the market rate and from the profit of the, profit element of the sale of the HIG and MIG you can cross subsidize.

The cost of the slum population re-housing from the slum population and you can give the new house to the slum population at free of cost or may at the nominal cost so that is the mechanism in some cases wear the land is owned by the government they can go for the whole side redevelopment without bringing any commercial validity feature like HIG, MIG housing or the commercial development that is also possible so let us know see two examples one is in the 70's we have seen few examples in this examples taken from catholic and meter planning organization and calculator development authority in the Thika housing scheme.

This scheme was done for the 1200 families here no benefiter's participation was considered the result is this project amended because the day's participation by the people because of the less participation the actual requirement for the people was not determined the requirement was

determined by the planners or the designers themselves, because of the immerge between the actual requirement and the design for provision .The project failed and because of the opposition and the protest the government had to take back the project so that is the very important learning that unless, until you involve people in the decision making project if cannot determined their need from your side it is the participated method what you have to considered various in the second example this is the Ram Bangan taken by the Ram Krishna mission here there have rehoused 352 families in 20 to 4 storied apartments,

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**Ram Bagan scheme taken up by Ram-krishna Mission.**

- a) Re- housed 352 families in 22 four storied walkup Blocks.
- b) Effective involvement of the target group in the development process through
  - i) Opening of an adult education center
  - ii) Followed by establishment of Vivekananda Social welfare
  - iii) Formation of beneficiaries own organization - Jana Kalyan Samity
- c) Nearly four decades of sustained and self less work has brought sustainability to the project

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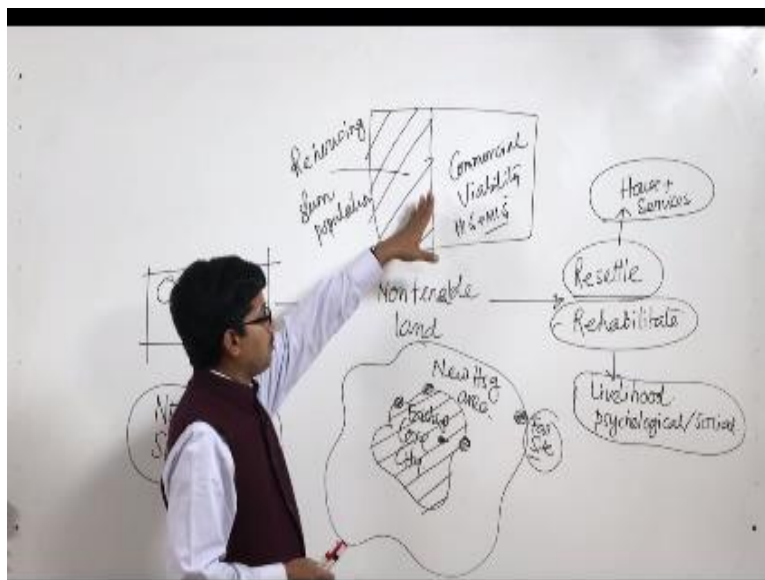
They have informed the target group in the development process trough varies kinds of activities like opening adult education center they have opened Vivekananda social welfare and they have opened the organization like Jana Kalyan Samity. Because of all this activities the communication between the slum population and communication between the slum population and the implementer are much more because of that they could penetrate. They could do something some better work and as the result of that it was the typology was accepted.

So this in this typology only one room one kitchen balcony was provided and also in this way every floor some amount of working space was already provided for the people so this is one of

the successful projects. So in this project the basic planning is to that you have to take the a participatory mechanism to reach them, to make them accept the project module. These the effort need to be a first effort because here the Ram Krishna mission they did an excellent job over the 4 decades of time.

And because of that the project was successful, so the slum redevelopment and needs of sustain effort over a period of time and through that you can develop the a report and with the people so that whatever you want there is a amount of clust amount of faithfulness so that you can do good things for them. So one before I conclude one very important concept related to land development is the land sharing. Here in this example,

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We have told you that in some portion people are coming you are rehousing the people in some portion and another portion you are giving to the commercial facility. These kind of mechanism is called land sharing but this mechanism is possible if the government is having the land. But if the land is owned by the private agency your private company or your private person this kind of land sharing needs lot of negotiation lot of persuasion.

And sustain as we have seen in the Ram Bagan case so apart from other than this effort or the negotiation and the participation the land sharing and the redevelopment may not be successful that is the key learning from the redevelopment approach. But one of the major changes in the development in the recent policy housing is that we are trying to redevelop the slum population on the same side except those cases where they are staying in the non tenable or hazard land.

Other than those cases where we are re housing we are developing them or taking keeping them in same side so that they can continue their work own livelihood they can get a better housing for their future. So next lecture we will discuss the, the strategies housing strategies which could be taken for unauthorized colony and urban villages. These are the different kind of informal settlements so what kind of policy could be taken that we will discuss. So today we discussed a basically the models of the slum improvement.

And the quarter improvement we have discussed three basic model one is the sight model off sight model is also called as a perfect model the second model is the near sight mode which is near to the job location and third model is the on sight model. The fore sight model is not much acceptable because it lacks the connection between the job and the home whereas the near sight model encourages or ensures the job and the home movement and near sight is model is comparably much acceptable than the fore sight model.

Whereas the on side model we have seen three categories like upgrading basically like basically link to upgrading the infrastructure condition and the basic conditions services without much improving the housing or the structure the improvement tells about the structure and the infrastructure whereas the re development basically deals about the re housing whole population by re building the building and the infrastructure and during the construction period making shifting them temporally

To some transit location so that they can come after the construction is over and for the development we told that it is essential to have a participation to have a constant negotiation and constant effort considering the intercity and the complex nature involved in the re development

process and re development process possible in financially. If we use the concept of land sharing were we are keeping the original population in some part of the land.

And bringing some other population or some other land dues which is commercially and we are making a cross subsidy between these two element capable and non capable elements and that is the concept were we can what we can use or specially we are using this concept right now to retain the slum population in their original location that is the major change in the recent decades. Earlier 30 40 years back we are basically our Moto was to re develop the slum to the distance location or objective was to clear the slum from the city.

But now more objective or approach is not the clear approach is the clear the slum to retain the slum in their original location except few cases were the slums are staying in the hazards or the or the non tenable location so with this sprit with this in mind that the transit come to clear for the slum a population or the informal housing we end this lecture in the next lecture we deal some other type of the informal housing, so thank you.

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