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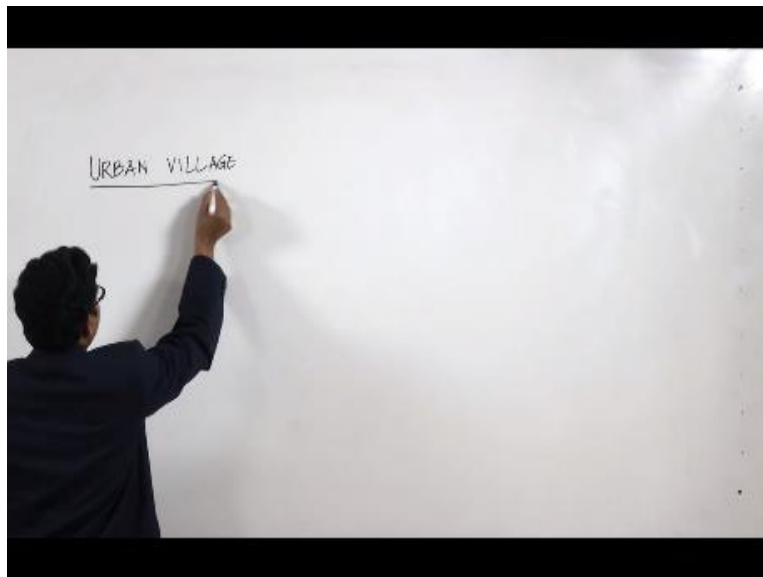
Housing Policy & Planning

**Lecture – 33
Urban Village and Unauthorized Apartments**

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In this lecture, we will discuss the urban village and another's construction. It is origin how it develops and what are the implications and the situations and what kind of interventions we can take as a part of the housing strategy. So for this two topics we will discuss one by one today. So first we start with the urban village.

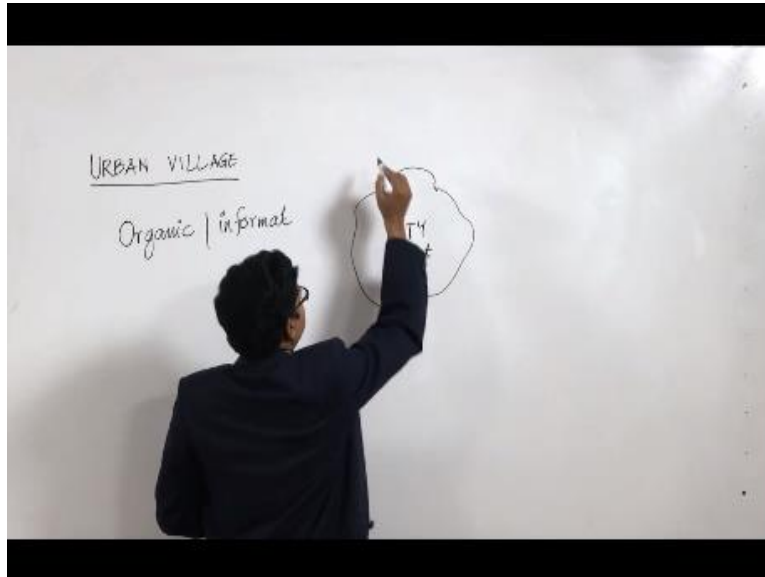
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I hope that we can recall from our lecture in the beginning when we introduced all the categories and typologies of the housing that time we mention that what is urban village, how it develops. So in continuation of that we can tell that urban village is one of the typology which comes under

the organic development that means it develops on its own without any planning interventions and eventually it takes, it becomes sometimes in formal settlements also.

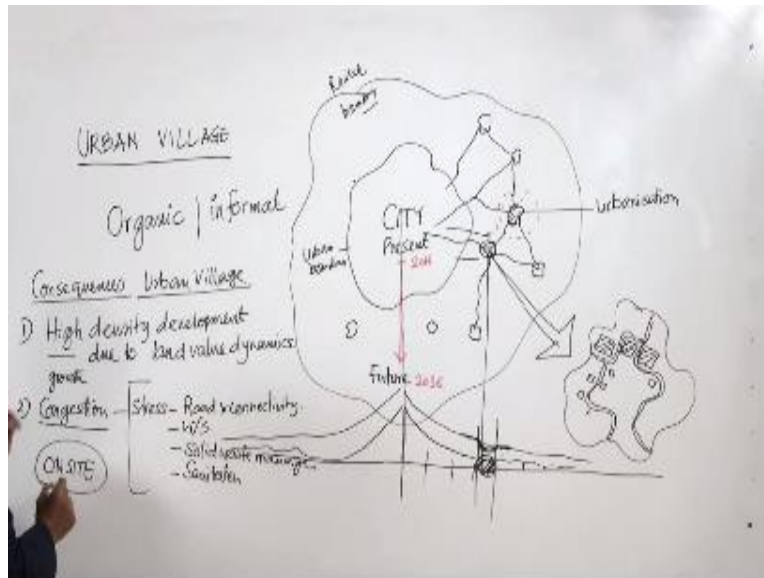
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So let us quickly view or discuss quickly again that how urban field develops it will be part in and before going into the strategic part of it. So we told that when a city grows from one size to another size that is the city present and in future, and presently around the city there are few village settlement and which is common for every city and every region. This village settlements are connected with sort of rural and district road like this, like this, like this so these are the village settlement.

But think about the future settlement when from the present it will grow to the future like this is 2016, and maybe this is 2036, after 20 years it will be a bigger city and that time it will surround the developed, it will develop around the village. So the changes in the village this village will be surrounded by the urbanization. And it will have a peculiar situation of a rural settlement which is transforming to a urban having typical infra structural problem.

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So practically, this is the reason why the urban villages are developed. So the consequences or implications of urban village that is also very important to see at the movement so when the city grows towards a periphery and it surrounds the existing village. And the existing village becomes a part of the city but with a rural setting and because it is a part of urban area after some time so slowly it transforms from primary sector to the secondary and tertiary sector from agricultural community to the industry based and commercial activity based community so that is the transformation another very important transformation which is observed during this period is the land value,

For example if I take a sectional view like this the current land value structure will be something like this because it will be maximum at the city center at the city center and it will go gradually go down decrease the land value at the city periphery it will be minimum but think about 20 years later when the land value will be even much more like that like the pattern will be the same but its value will be increased every point of every at every distance so if one village is here let us discuss or take a case for a particular village.

So this village here it is land value is very normal here resonantly but after some time because of the growth of the city the hole land value curve take a different path and it take it takes a higher land value but due to it is infrastructural condition due to rural character due to is lack of infrastructure due to rural characters in terms of roads community water supply everything so there will be a change of land value may be locally the land value could be little less than this surrounding land value.

So surrounding land value will be very high because it is hole connected with the city but within this urban village even if it is high very high land value but comparatively it will be lower than the surrounding land value so as a result the people they get little lower land value than the average the surrounding area so a result of that they purchase land they make their house inside the urban village.

So as consequence of that the these are the factor which you observe number one we see high density development due to land value dynamics okay that is the major trend second is we see since it is basically ruler area but it says as high density development very high growth in terms of very high growth in terms of building construction in terms of concentration of the business entity small business enmity like say shops.

And commercial complexes so it phases a congestion why congestion because if you we blow up this area if you see this area then in this area you will find that the village which was a village earlier with a very narrow road right with a very narrow road with some of the rural houses but certainly because of the land value dynamics you will find that lot of big houses big house have come up okay.

But roads are not that much wide roads are narrow like you will find that may be within 10 feet or 12 feet you will find that G+ 5 G+6 or even multistoried apartments have come up and motel street apartments have come up only because the land value is locally comparative comities land value and because of that people where getting little more affordable houses then the surrounding area which is inside the city or may be the other areas so that is why the bigger houses are coming and since the bigger house is bigger housing complexes are coming the more denser

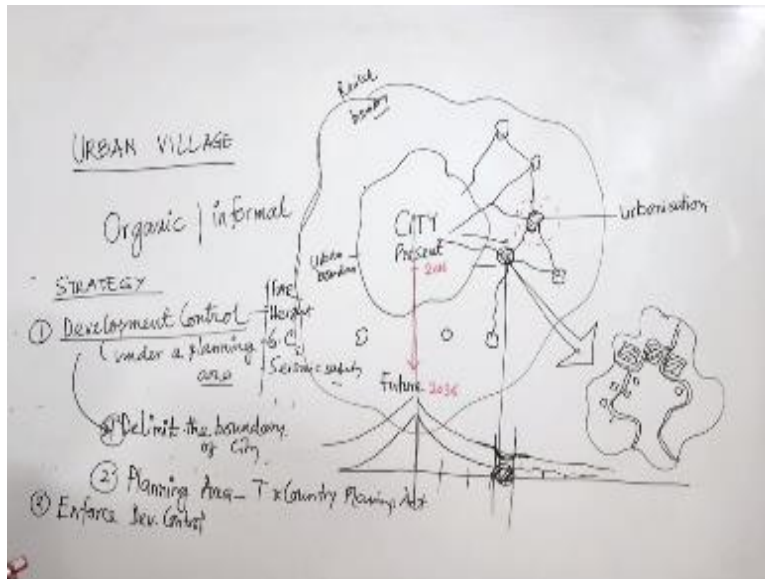
developing more density and more density means it is the concentration and pressure on the road and the infrastructure but the roads of infrastructures are not adequate because being a rural area and even if after sometime if this is the urban boundary.

And maybe you revise the urban boundary from this to this so you revise the boundary but you see that even if you revise the boundary you do not see that it is already been developed already been congested so because of that you find the congestion in terms of stress in road and connectivity then there are stresses in terms of basic infrastructure like water supplying then solid waste management.

Then the sanitation all the basics that means unifying very fantastic's buildings within the site because they are rich people they have developed the buildings so one site within the site you will find that high density building very compact buildings but off site you will find that it is the stress Indian infrastructure that is the very important consequences of the urban village, now what kind of interventions we can do.

Now if we lead them grow like this ultimately it will become a disaster situation for any disaster situation like earthquake or flood or any disaster the lot of causality lot of losses will be there because it is congested minimum spaces are not there for the connectivity and growth no scope for evacuation any medical emergencies there so for that reason the intervention are basically strategic interventions. You cannot dismantle every building every site and re-develop the whole site so the strategies will be.

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The first strategy we have to take as a planning intervention in the development control, so this development control is possible if it brought under a planning area so for this two mechanism can be adopted one is either you delimit the boundary of the city delimit the boundary of the city like this so this becomes a revised boundary once it becomes included under the revised boundary of the city so city municipal corporation will take a planning action in terms of development controls building boilers.

Or you can bring it under some separate planning area under some different planning area under town and country planning at least recall our discussion about the town and country planning at we told that town and country planning at is a mother act to provide the planning intervention in every cities, so this two possibilities are there so under this any one of this two you can make some basic development control.

And through the development control you can specify the some of the parameter of the development FIR height ground coverage and also few prescription related to the vulnerability of the building like say seismic safety and all these, so basic some basic parameters has to be there essentially which is not negotiable and which has to be in fourth so develop and control is not

sufficient you have to enforce development and control, okay and if required in some of the cases you might have to go for even diminish of the some of the part because some of the part will be unauthorized they have not taken the permission so that is possible if you enforce develop and control with the city administration and district administration.

And also facilitate infrastructure argumentation like if you do not facilitate the infrastructure the whole area will be lacking the infrastructure so what you can do that when the bigger chance of the lands are purchased by the developer and the development permissions are sort out so that time you can ensure this infrastructure through the develop and control you can tell them or you can institutionalize that within of certain limit or within the certain limit range of the land area these are the elements of the infrastructure and the developer has to provide mandatorily.

So this type of possibilities you have to explore, so but definitely it is not possible to improve all the infrastructure with is already developed so for all those areas you have to try your level best so that you can within the available space you can remove all the encroachments we can widen the existing roads and connectivity, so that is possible through development control for new areas and develop and control and ensure as a public authority you can develop the develop or widen existing road as far as possible.

You cannot have a wide a road of say 10 feet to a 60 feet road but definitely if you negotiate with then if you work with the 10 feet could be 20 feet road so that at least two car can pass for the emergency purpose. Other than that if you find that any area which is not that much congested it partially congested may be one part because of the city vicinity it has we can congested but other part is not that much congested so for this type of area which is not congested and you can do some amount of planning interventions in a better way in a new areas of planning you can make.

So those areas you can explore some land readjustment exercise I told about the land readjustment exercise through this exercise what we do we realign the roads in a geometrical fashion and make the plots like that so those kind of exercise could be possible land readjustment exercise could be possible if there is already not much congestion and some of the buildings at there you can negotiate you can take a whole stick look of the area and you can apply this tool.

So through this kind of methodology one can be very much kind of a control mechanism which needs to be enforced by your machinery administrative machinery.

You can facilitate infrastructure in the new areas and the existing areas and also we can explore land the readjustment. Now let us another very important factor is that if the if you find that there are chance of the urban village which is making a congested chunks or like kind of a concentration of many clusters of the urban village so how you can integrate that urban village with the existing city that becomes also very important so for this city when you make the future housing strategy for say 2020, 26 so that you integrate them.

So integrate with city housing strategy that means even if you do the land adjustment if you do develop and controls enforcement facilitate inferstreet whatever you do you integrate them with the land readjustment with the city housing strategy because city housing strategy is the mother document and within that document you integrate and include every all every possible interventions you are taking for all typologies of the housing.

So that you have to incorporate in this housing strategy, now let us discuss the unauthorized construction because that is also very important typology though it comes completely as informal settlement but it is little different then the urban village but is has similarities in some of the elements that we will discuss that how unauthorized constructions are important to take a planning intervention in a city.

Now we discuss the conditions of the villages which is surrounded in all parts its surrounding a city and city grows and it end curves its surround the village and the village we comes urban area, so we discussed about that now you have seen any situations where within their city because of high land value and you own that high land value depends on the high connectivity better connectivity so because of the better connectivity some of the plots housing plots some of the plots they gets unauthorized constructions because of the high land value and better connectivity.

Now this unauthorized construction are not necessarily slum areas or not necessarily the urban village since some of the areas as you will find that may be the whole area is developed by the public authority or the planning authority and may be the plot is given by the plot authority or may be plot is owned by somebody, so there is a proper land ownership so possibly that land ownership is there but because the land value is high and there is a better connectivity so there is a high demand of the affordable house.

So because of that because of the high demand and when there is a high demand there is a possibility for more profit by selling out the houses or by renting out her houses, we talked about the rental housing scheme so if rental housing scheme in this type of cases the people rent out the additional areas which they do not required for additional income or for extra remuneration.

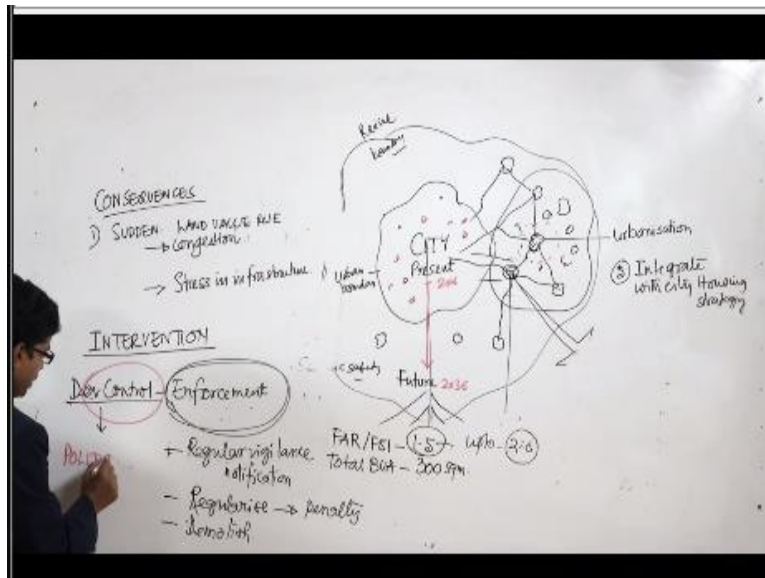
So if I take an example that if this is a plot of say 200 square meter so if FAR is allowed here say for FSI which is allowed say 1.5 so if FSI 1.5 is allowed therefore the built up area becomes total built up area becomes 300 square meter now this 300 square meter could be developed like in three store it possible or may be two store it okay I am not going in to details that what is the setback what is this thing I am taking a some example that how it becomes.

Now because it is a high demand and high land value and with for the better connectivity the people always go for another one floor or two floor so this is this becomes FAR or FSI 1.5 and they consume another 0.5 to 1 or even 1.5 FSI, so this part which they are building over level of the building part which is allowed as for the rule it becomes the unauthorized construction. Now often this construction is taken without any permission from the authority.

So whereas the, the cases of urban village we discussed the urban village basically is not fully unauthorized there are basically rural settlement they have the land ownership most of the cases the buildings are authorized but even, but due to lack of the planning authority it takes the permission from the planning authority.

But here it is what we see there it is a desperate attempt by the people to construct illegally get more profit. So for this type of cases our approach will be little different so similarly like urban village some consequences are similar for example major consequence related to,

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So what are the consequences is that sudden land value rise and leading to congestion leading to congestion but due to this congestion you find that stress, stress in construction. Infrastructure now here you have the room correctivity but straight of this infrastructure means you have the traces in you water supply, sanitation for it is everywhere. So these implications are similar with your urban village. So what kind of interventions are required so basic interventions we have to take here is control and enforcement mostly enforcement.

Now the difference is in urban village mostly you do not have any development control the development controls existing there, because basically rural development control but the land has already controlled to urban area. So it needs a new development control that is possible as I discussed either you limit the boundary or bring that with some planning authority. But here it is within the city another construction could be inside the city anyplace.

So you do not need to allow to limit the boundary because it is the city limit so you have some control mechanism some development control mechanism. But we just which is not complied so development control mechanism is there but it is not applied what you can do is enforce the development control by giving regular. Vigilance an notification for align them or imposing them or doing that statutory permission. Now for this satisfactory permission there are approaches like you can regularize some of the construction grown from limit.

For example the permit is for 1.5 the government can take a policy up to 2.0 there could be a regularization with some extra premium or penalty regularize or on payment or penalty or, or you can demolish if it is below the regularization limit. For example you are regulating say fsi 2, so if somebody constructs beyond 2.5 2.3 definitely it has to come at a cost either at demolish or you take more penalty to subsequently to build the infrastructure. But in our country like India the enforcement becomes a very challenging because always the political willingness is not there. So here in this situation what we need for interventions in the unauthorized construction is the basically we need political willness.

As a planner you allows take type of caption and you can placed to the decision maker to take appropriate action and advocate also only giving the proposal may not help you but definitely you have to advocate at various levels ,so that the appropriate interventions are taken at every state and also in some cases on payment bases if they regularize if the government regularize the area and take some penalty and return they can definitely occupied some of the infrastructure also ornament infrastructure.

Please take a note that if you do not action, takes action for authorized on construction the amount of unauthorized construction will grow,grow,and grow it will increase only so it is important to take it precedence who can exempelorary actions for all authorized construction in every city I am not talking about any particular city or any particular contest it is applicable for every city, every country so as much as possible we have to try to minimize or minimize decrease the effect of the authorized construction.

So today we have discussed two very important elements in the housing strategy which is built and large informal in nature. The first element we discussed about the urban village, you know it is developed from a rural setting when the city surrounds the village and it's transition from the rural sector, the agriculture economy to the service economy and after that it becomes a part of the city so we can do two types of interventions.

We can limit the city boundary, we can bring the urban village within the city boundary or we can create another planning boundary within town and country planning act, number also we can institutionalize the development control, enforce the development control we can or bring the infrastructure we can integrate that infrastructure and development control in the overall city housing strategy for urban village. The second part what you discussed is authorized construction, contrary to the urban village, authorized construction are always kind of desperate or desperate at to pulp the rules.

And the development controls and that comes within the city, unlike the urban village it is within the city code areas also authorized construction available and can be visible for authorized construction, you should be enforcement we got development controls and their but it is not compiled and after the enforcement after the regular philistines and the notification you have to regularize it with the penalty or additional penalty beyond some limit and in some case you can obtain the infrastructure and also you can demolish some of the structure.

Which is beyond the even the regularization extent and which is also creating a lot of problem in terms of infrastructure condition because we have talked about for both the cases the case is infrastructure is one of the major consequences for this two types of development. So we can take for both the cases the right kind of the action in the political willingness is there.

But as a planner definitely you will have a role to take the action short term action and long term action, so we close this discussion here. The next discussion, we will discuss about the permanent fillers and night shelters. These are also very important part of the housing strategy though in kind of informal settlement. So thank you for attending this lecture.

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