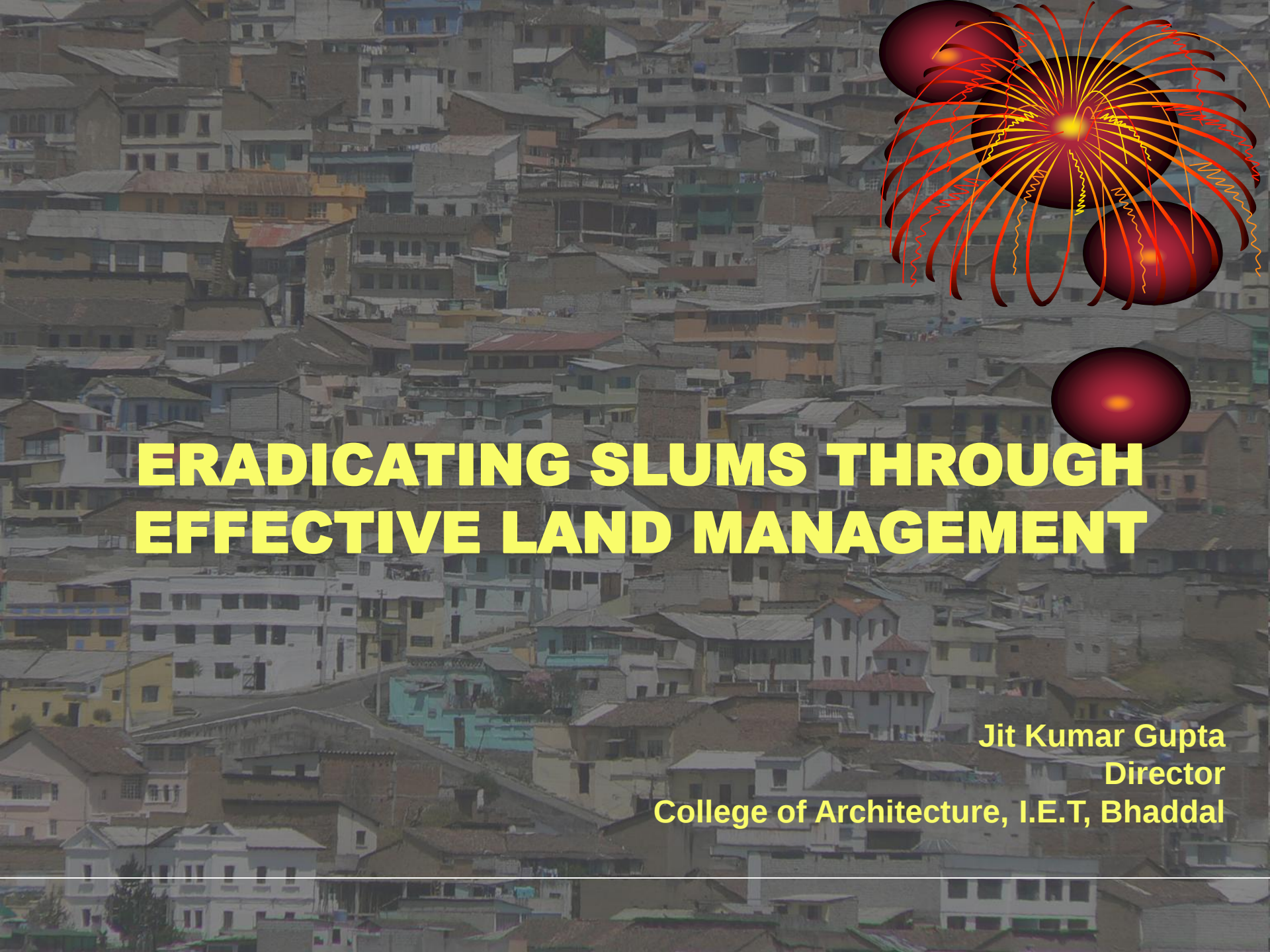


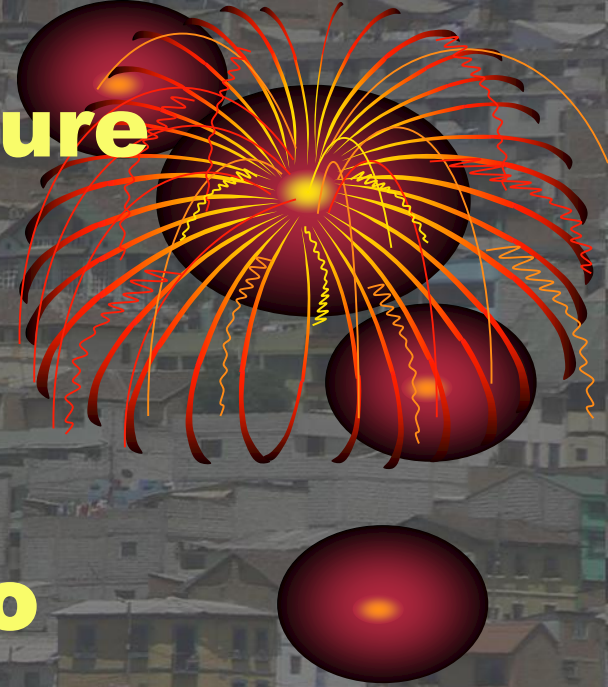


ERADICATING SLUMS THROUGH EFFECTIVE LAND MANAGEMENT

Jit Kumar Gupta
Director
College of Architecture, I.E.T, Bhaddal

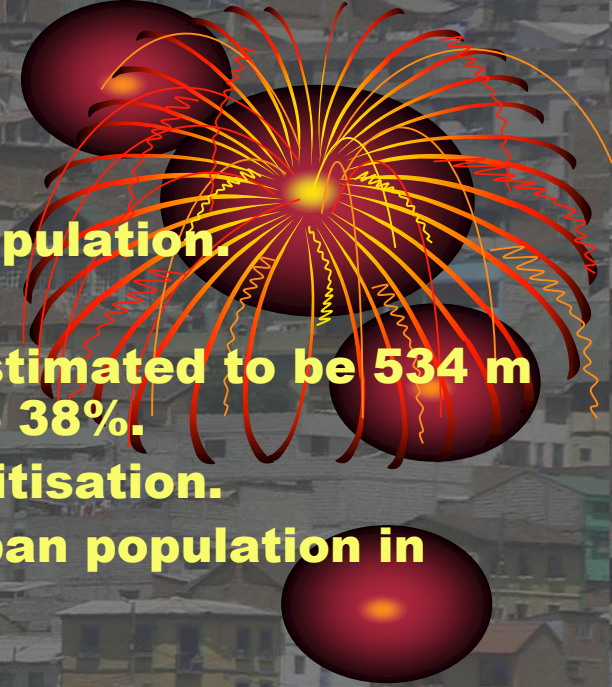
Presentation Structure

- **Introduction**
- **Indian housing scenario**
- **Land related issues**
- **Strategies**



INTRODUCTION

- **India occupies a unique position globally.**
- **2.4 % world's land houses more than 17 % population.**
- **Nation's population placed at 1210 m in 2011**
- **Urban population placed at 285 m in 2001, estimated to be 534 m in 2026 . urbanization going up from 27.8% to 38%.**
- **Indian urbanization heading towards metroplitisation.**
- **53 metropolitan centers housed one-third urban population in 2011.**
- **Metro-cities almost doubled during 80's.**
- **Urban centers as engines of economy growth & provider of large employment.**
- **Contribution made placed at 29 % in 1950-51, 47 % in 1980-81, 60% in 2001 and estimated to be 70 % by 2021.**
- **Efficiency / productivity of urban centers critical for economic growth.**
- **Urban efficiency hinges on quality of life, shelter, basic services, employment offered to their inhabitants.**



INTRODUCTION

- **Housing due to multiplier effect, recognized most critical contributing substantially to:**
 - ✓ **Employment and economy.**
 - ✓ **The livability and productivity.**
 - ✓ **Meeting the basic need of the shelter.**
 - ✓ **Ensuring quality of life.**
 - ✓ **Promoting economic growth and development.**
- **Habitat – II endorsed universal goals of:**
 - ✓ **Ensuring adequate shelter to all**
 - ✓ **Making human settlements safer, healthier, more livable, equitable, sustainable and more productive.**
- **Adequate housing recognized an important indicator of the growth/development of nation and quality of life it bestows on its citizens.**
- **“Housing for All” identified as a priority area in the National Agenda for the Governance.**
- **With more than 1/3 population (37.3%) living below poverty line, shelter related policies/programmes and shelter for the poor assume importance.**



INDIAN HOUSING SCENARIO

- **Post Independence period recorded distinct improvement in housing stock.**
 - **Despite improvement, situation remains grim.**
 - **At the end of 10th Five Year Plan, housing shortage placed at 247.1 Lakh units.**
 - **Technical group on Urban housing Shortage placed shortage at 265.3 Lakh DUs at the end of 11th Five Year Plan (2007-2012).**
 - **98.4% of the total shortage, belongs to EWS/LIG categories.**
 - **Slums constituting 22.6% of total urban population (64.4 M).**
 - **Kolkata and Mumbai have more than 50% population in slums.**
 - **Poor suffer both from lack of housing and also services.**
-
- **Only 37% of households in bottom half have access to water supply/sanitation/electricity.**
 - **69% of poor households use community water supply.**
 - **Only 44.4% of poor households have their own/shared latrines.**
 - **29% don't have drainage connections.**



INDIAN HOUSING SCENARIO

- **70% of households live in single/two rooms.**
- **Urban centers have two distinct types of developments**
 - ✓ **Formal Settlements**
 - ✓ **Informal Settlements**
- **Both represent distinct norms, characteristics and contradictions in terms of:**
 - ✓ **Different quality of life and level of infrastructure.**
 - ✓ **Floor area available per capita in informal settlement @ 2-3 Sq.Mt. and @ 6-14 Sq.Mt.within formal settlements.**
- **There exists multiple city syndrome – City within a city.**
- **The settlement pattern has thrown up – Island of affluence in the sea of poverty.**
- **Informal settlements have distinct role and contribution to housing for urban poor.**
- **Indian housing market suffers from:**
 - ✓ **Growing shortage of housing stock for poor.**
 - ✓ **Lack of infrastructure.**
 - ✓ **Inadequate housing.**
 - ✓ **Overloading of buildings on land.**
 - ✓ **Overloading of people in the buildings.**
 - ✓ **Poor quality housing.**





INDIAN HOUSING SCENARIO

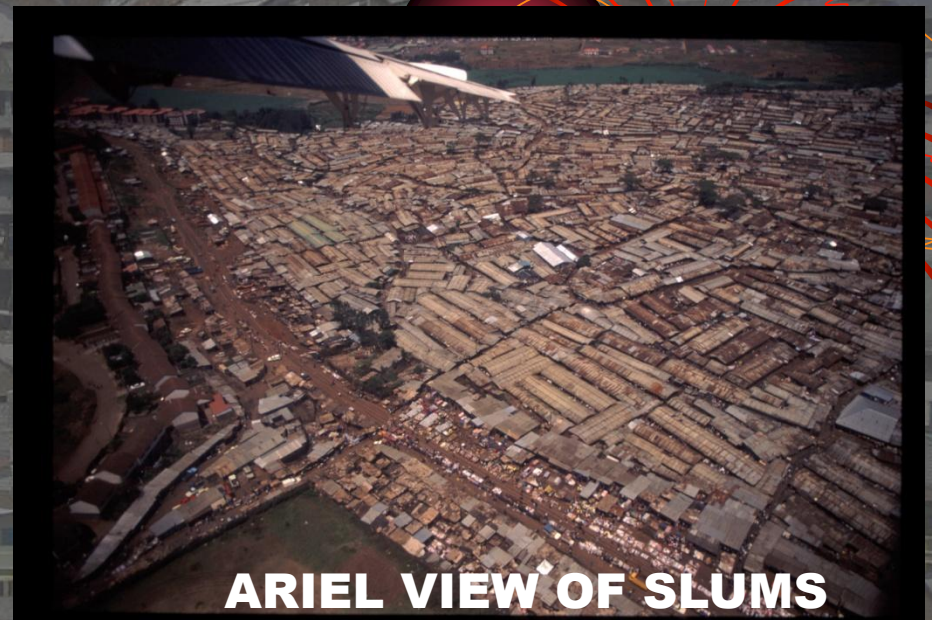
- ✓ **Mushrooming of squatter colonies.**
- ✓ **High land cost.**
- ✓ **Scarcity of service land.**
- ✓ **Inadequate financial resources.**
- ✓ **Large households living in katcha houses.**







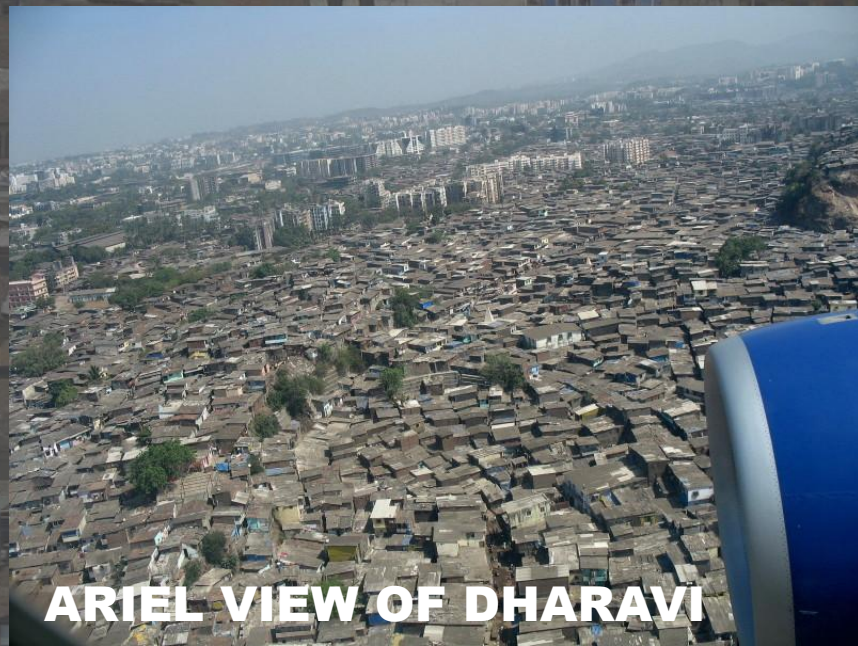
KACHA HOUSES



ARIEL VIEW OF SLUMS



KACHA HOUSES



ARIEL VIEW OF DHARAVI

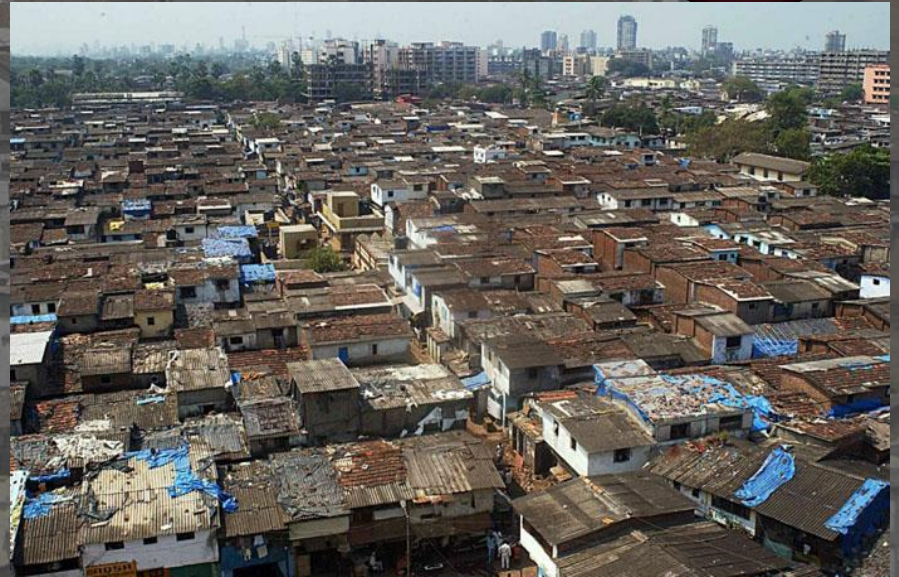


VIEW OF BANDRA SLUM

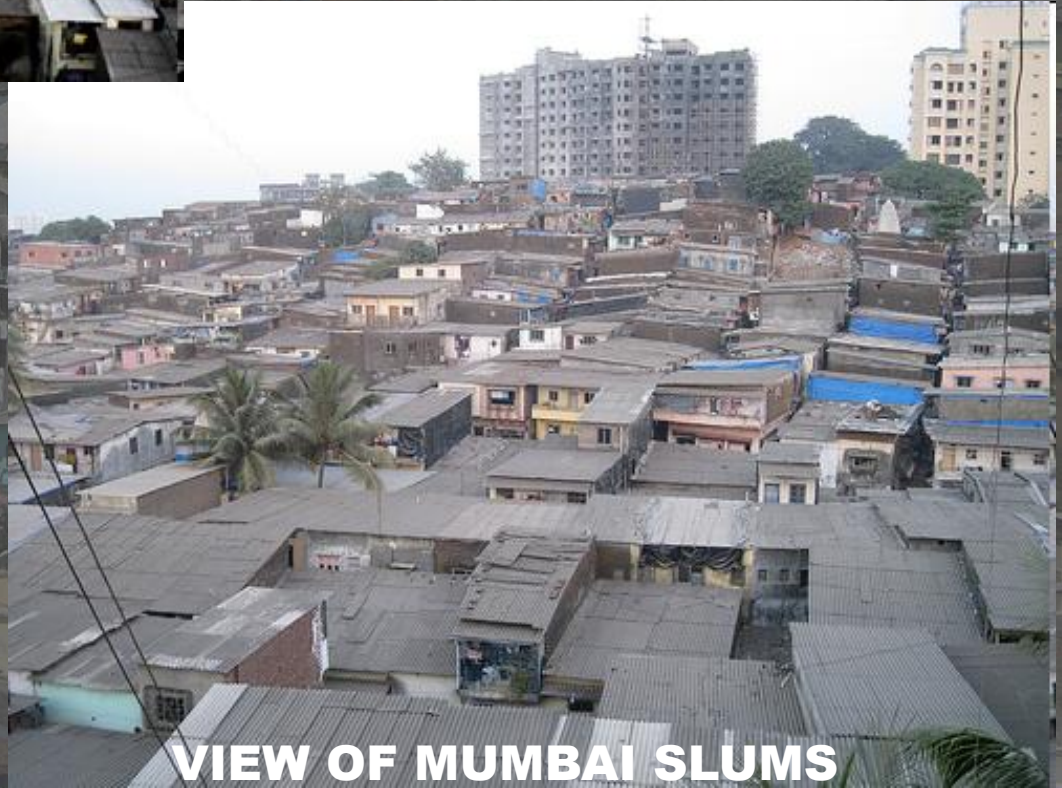
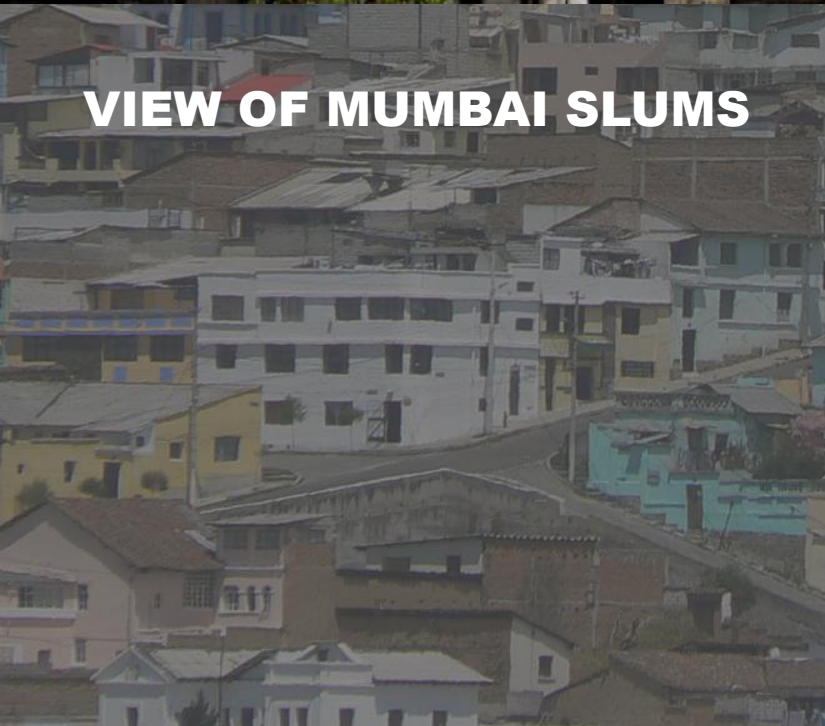
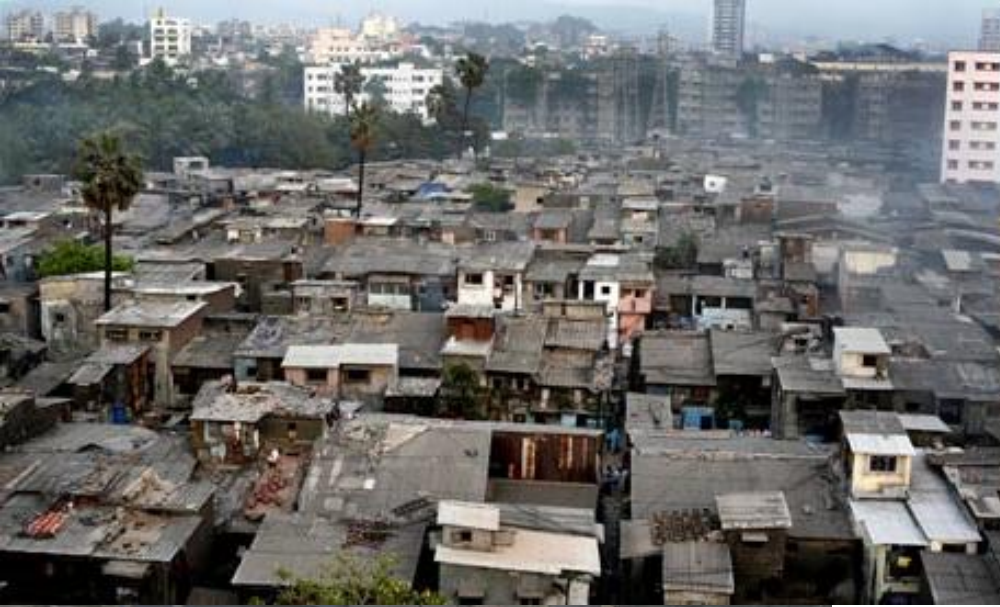




VIEW OF MUMBAI SLUMS



VIEW OF MUMBAI SLUMS



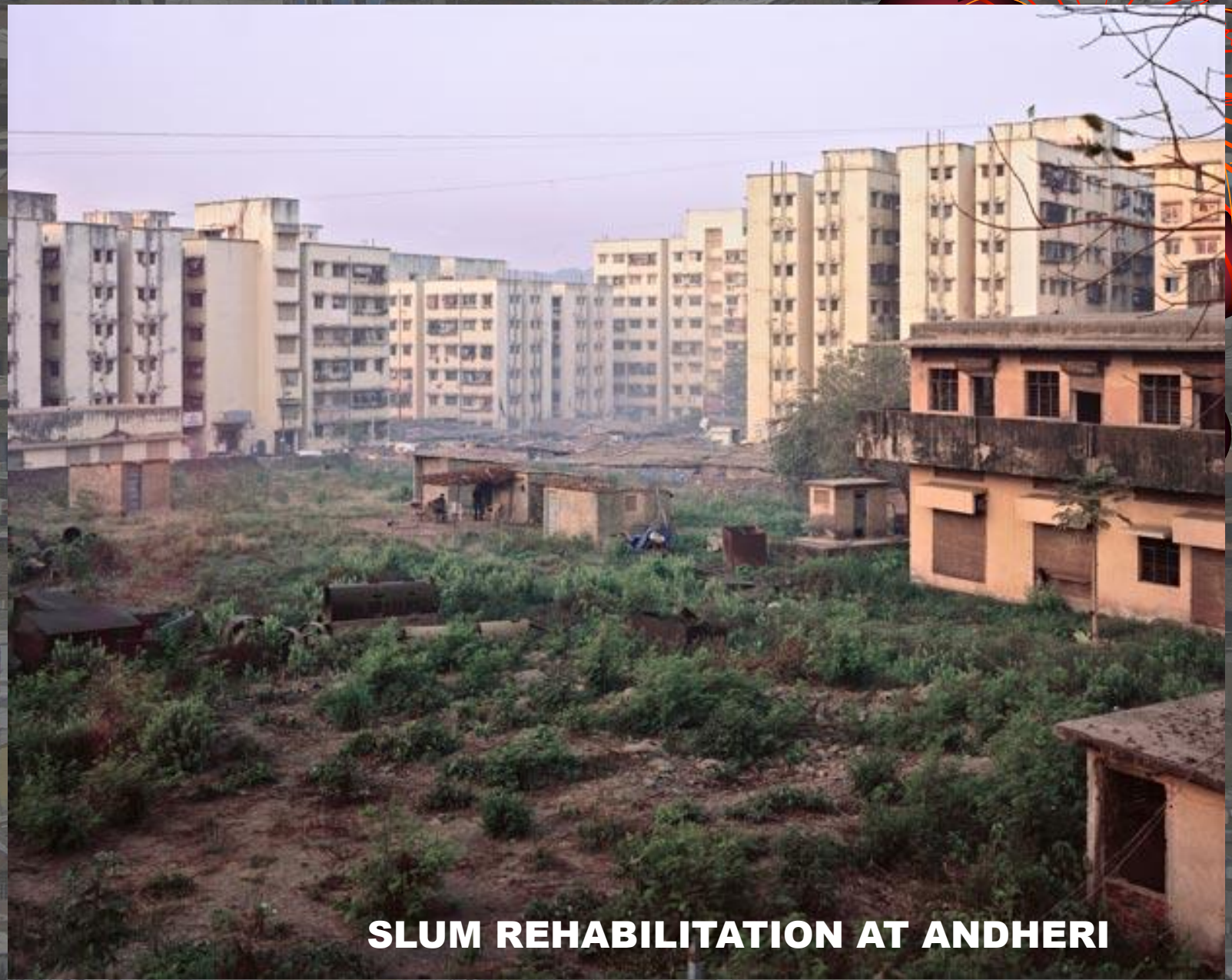


VIEW OF MUMBAI SLUMS



VIEW OF MUMBAI SLUMS





SLUM REHABILITATION AT ANDHERI



VIEW OF SLUM REHABILITATION

LAND RELATED ISSUES

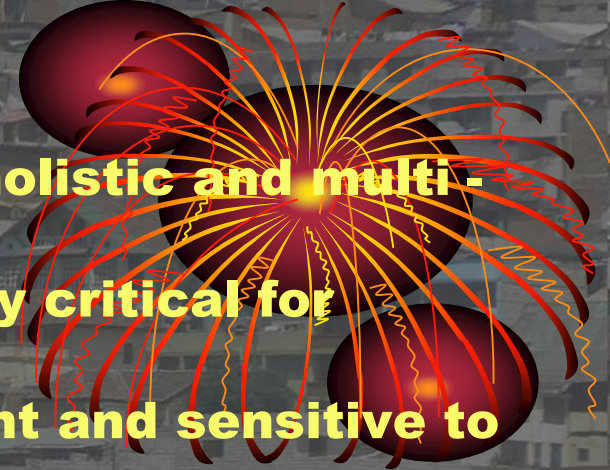
Some of the basic issues identified for affordable shelter to the urban poor included:

- **Reduced supply of land despite increased demand.**
 - **Higher costs making land unaffordable for urban poor.**
 - **Haphazard and premature exploitation of peripheral lands.**
 - **Out-pricing of the urban poor from the land market .**
 - **Proliferation of squatter settlements, haphazard and unplanned growth.**
 - **Irrational land use controls.**
 - **Unrealistic legal and regulatory framework.**
 - **Focusing on higher/middle income housing by parastatal agencies.**
 - **Locking of government/private lands in inefficient uses.**
 - **High degree of land speculation.**
 - **Poor land related information system/high transaction costs.**
 - **Limited capacity of public agencies to acquire large parcels of land.**
- Roadblocks in the involvement of private/co-operative sector.**
- **Irrational and unrealistic planning tools/planning mechanisms.**
 - **Exclusion of urban poor from city planning/development process**

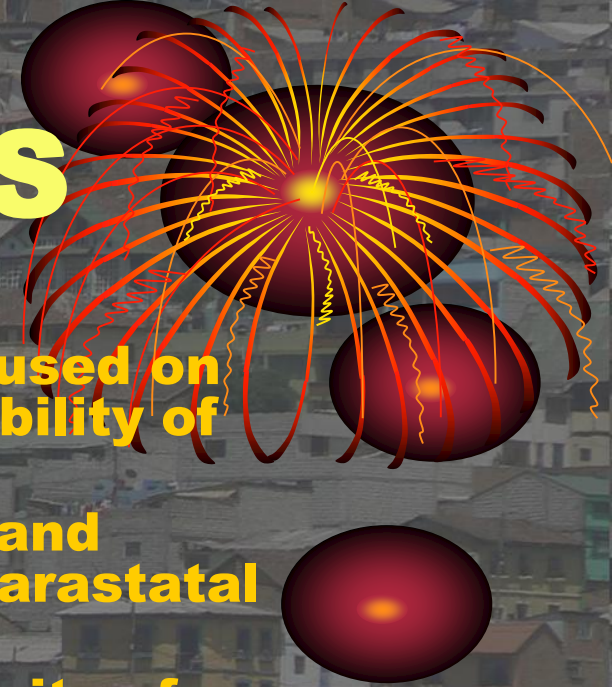


STRATEGIES

- **Housing strategies for urban poor need holistic and multi-pronged approach.**
- **Service land and increased flow of money critical for construction of houses.**
- **Housing market to be made more efficient and sensitive to demand of urban poor.**
- **Priority to make housing market operationally efficient and socially just.**
- **Financial outlay placed at Rs. 5,10,000 Crore to clear the housing backlog, till 2012.**
- **Mobilizing funds out of budgetary resources is beyond the capacity of public agencies.**
- **Innovative strategies and solutions needed to generate resources.**



STRATEGIES



- **The National Report for Habitat-II has focused on following strategies to improve the availability of land for the urban poor:**

- Minimizing monopolizing or pre-empting land assembly, development and disposal by parastatal agencies.**

- **Land development to be made a joint activity of public/private/ cooperative sectors with adequate safeguards to protect the lower income groups.**

- **Directing activities of the public agencies towards increasing the supply of serviced land with preponderant proposition for the poorer section.**

- **Promoting optimum utilization of land/ensuring release of vacant land .**

- **Developing an automated cadastral/land titling system.**

- **Rationalizing legal framework.**

STRATEGIES



UNCHS suggests that the supply of land can be increased for housing low income and the disadvantaged group by:

- **Appropriating vacant public lands.**
- **Acquiring land through the private market, at a price based on the present productive income.**
- **Trading land/development rights for land in alternative locations.**
- **Freezing land prices in specific locations.**
- **Pre-empting the sale of land when the value declared by its owners is under-valued.**
- **Appropriating land in lieu of taxes on inherited land.**
- **Appropriating land at lower than market value through the use of development gain taxes.**
- **Nationalizing land without compensation.**

STRATEGIES

Broad strategies would include :

- **Using Cross – Subsidization**
- **Adopting Inclusionary Zoning**
- **Creating Squatter Zones**
- **Creating Land Bank**
- **Framing Land Pooling & Redistribution Schemes and Plot Reconstitution Schemes**
- **Using Guided Urban Development**
- **Promoting Public-Private Partnership**
- **Encouraging Private Sector Involvement**
- **Regeneration of Urban Land**
- **Creating Efficient Legal Framework**
- **Taxing Vacant Urban Land**
- **Framing Rational Building Bye-Laws & Development controls**



STRATEGIES

- **Cross- Subsidization**
 - ✓ **Mechanism largely used by public housing for funding the urban poor.**
 - ✓ **Cross subsidization to the extent of 45% made possible in Hong Kong, capitalizing on increase in land values and continued re development.**
- **Adopting Project based Approach**
 - ✓ **Constructing EWS housing in isolation a losing proposition.**
 - ✓ **Project based approach involving HIG, MIG, LIG and EWS housing vital for creating shelter for poor.**
 - ✓ **Surplus generated by HIG/MIG housing can be used for funding housing of the poor without causing financial burden.**
 - ✓ **Using the mechanism of providing subsidy to EWS housing as integral part of reserve price can help in generating resources for urban poor.**



STRATEGIES

- **Private Sector Involvement**
 - ✓ **Haryana has evolved reputed builders in creating housing stock and providing housing sites. Haryana model can be replicated with modifications.**
 - ✓ **For attracting more resources from private sector, state must ensure**
 - ✓ **Creating an enabling environment.**
 - ✓ **Removing all road blocks.**
 - ✓ **Providing fiscal incentives.**
 - ✓ **Providing land at affordable cost.**
- **Public - Private Partnership**
 - ✓ **NHHP 2007 emphasized public-private partnership for realizing the goal of affordable housing.**
 - ✓ **In Africa, partnership has been accepted as a mechanism for mobilizing the resources for housing.**
 - ✓ **West Bengal Housing Board and Gujarat Ambuja Cement/Pearless etc created JVs for providing housing for poor based on cross subsidization.**



STRATEGIES

- **Regeneration of Urban Land**
- ✓ **Lot of public land locked in inefficient uses.**
- ✓ **Land can be leveraged to raise resources for sheltering the poor.**
- ✓ **Punjab government already launched a scheme called OUVGL (Optimum Utilization of Vacant Government Lands) to raise resources.**
- ✓ **The scheme can be replicated for mobilizing large resources.**

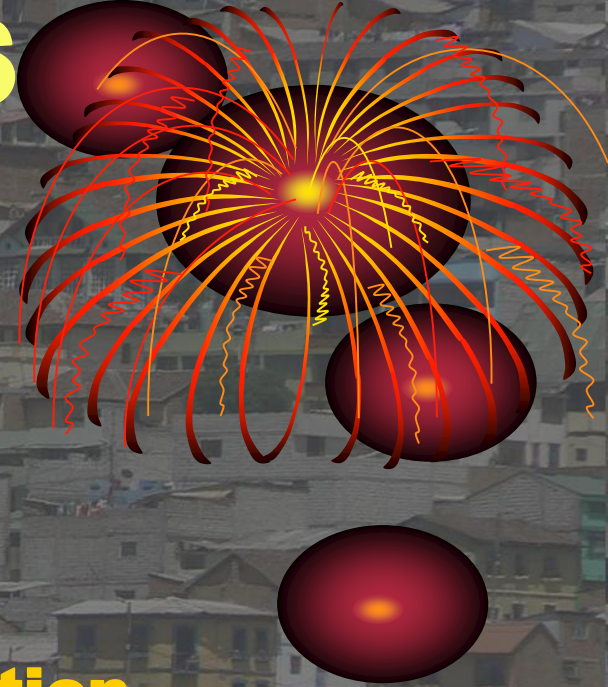
Taxing Vacant Urban Land

- ✓ **Land speculation largely responsible for easing out poor from the housing market.**
- ✓ **Speculation needs to be minimized.**
- ✓ **Taxing vacant urban lands can be used to minimize speculation.**
- ✓ **PUDA has already used the mechanism by imposing 2% tax on annual basis beyond 3 years if house is not constructed.**
- ✓ **Large resources have been generated besides ensuring rapid construction of houses.**

STRATEGIES

Other strategies include:

- **Adopting Inclusionary Zoning**
- **Creating Squatter Zones**
- **Creating Land Bank**
- **Framing Land Pooling & Redistribution Schemes and Plot Reconstitution Schemes**
- **Using Guided Urban Development**
- **Creating Efficient Legal Framework**
- **Framing Rational Building Bye-Laws & Development controls**



STRATEGIES

Adopting Inclusionary Zoning

- **Based on the system of providing :**
 - a product mix of houses/plots
 - defining a percentage of plots/houses to be made available for the LIG.
 - Cost to be affordable .
- **In state of Haryana all private developers are required to provide**
 - 20% of total plots for the EWS category,
 - to be disposed off in the open market
 - at a price fixed by the State government.
- **In state of Punjab, every developer is required to provide:**
 - 10% of total residential area for the EWS plots
 - 10% apartments for EWS category.
- **Considering the large housing shortage, percentage for LIG/EWS needs to be increased.**



STRATEGIES

Squatter Zones

-
- **Integration of the informal sector with the urban planning process for making land available.**
- **Identification of squatter zones in the Master Plans/Development Plans, for the urban poor/ rural migrants,**
- **Area to be acquired/ developed for housing poor.**
- **Minimal houses to be constructed/upgraded by the poor over a period of time.**
- **For the success of the scheme require sufficient funds.**

Land Bank

- **Creating a land bank for the urban poor would be critical for affordable shelter.**
- **10-20 % of the land in every urban development project reserved for housing the poor.**
- **Land placed at the disposal of any housing agency for creating affordable housing.**
- **Public/private/co-operative sectors to contribute land for the bank.**

STRATEGIES

Land Pooling & Redistribution Schemes and Plot Reconstitution Schemes

- Scheme involves landowners treated as coparceners in development process.
- No compulsory acquisition of land involved
- Local authority not to incur any financial liability.
- Generates enough land for housing/public purposes/resources for infrastructure development
- Brings large amount of potential land falling on the urban fringe into the land market.
- Helps in keeping the land price stable/making land market efficient.
- More than 14000 hectares of land already brought into in Ahmedabad City alone.
- P.R. Scheme successfully employed in Maharashtra, Gujarat, Tamil Nadu, Punjab
- LPR Scheme used extensively in Asian countries like Japan, Korea and Taiwan.

Guided Urban Development

- Under the World Bank assisted project in Tamil Nadu, CMDA collaborated with private developers to build 10,000 units for EWS/LIG people.
- Owner/developers were required to provide 75% of the plots for EWS/LIG
- Given exemption from Urban Land Ceiling Act.
- Though the project did not make much headway
- With certain modifications scheme can leverage land for sheltering the poor.

STRATEGIES



Efficient Legal Framework

- Improving supply of serviced land require close scrutiny/drastring amendments of existing legal framework.
- Land Acquisition Act to be made responsive to the requirements of land of public agencies.
- Land Acquisition Act must facilitate land acquisition by public agencies.
- Rent control Laws also need close scrutiny to promote rental housing

Building Bye-Laws & Development Controls

- Optimum utilization of land hindered by archaic/outdated building bye-laws/development controls/land use pattern.
- Land use patterns need redefining to ensure proper utilization of land.
- Rationalizing development controls /building bye-laws relating to vertical expansion, minimum plot size and minimum width of access street will help in improving housing stock for the poor.



**THANKS FOR YOUR
PATIENCE**

**OUR SEARCH FOR FOR FINDING
AFFORDABLE SHELTER FOR URBAN
POOR CONTINUES AS A CHALLENGE
TO PROFESSIONALS**