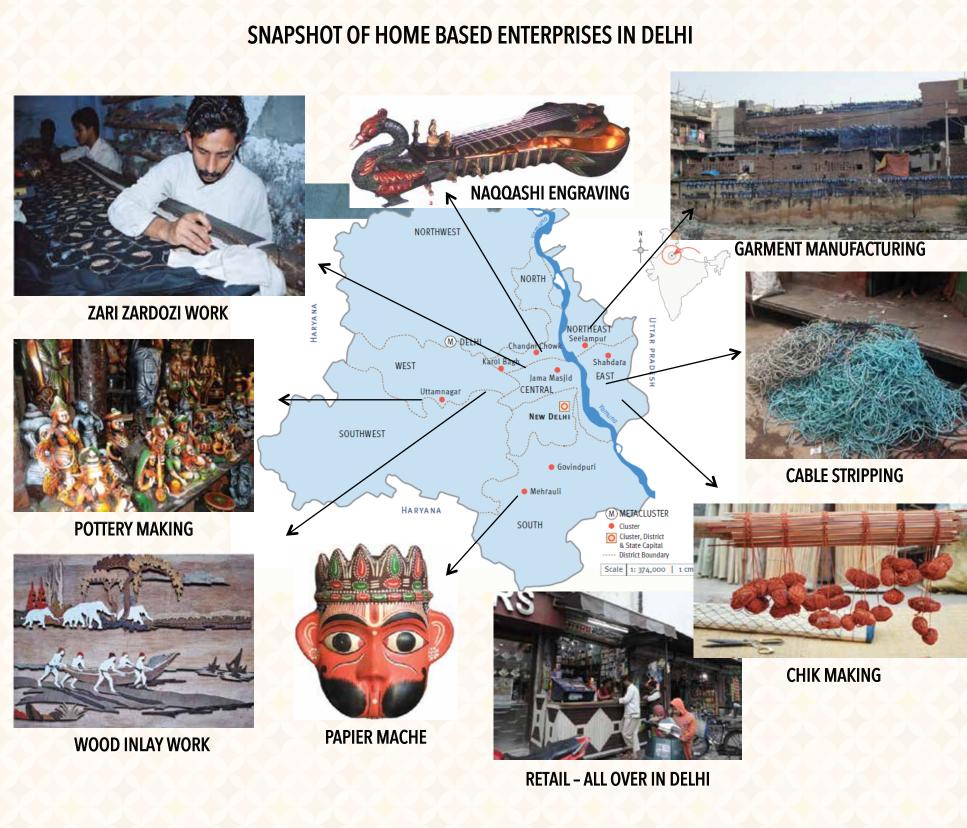
NEECHE DUKAAN, UPAR MAKAAN

HOME BASED ENTERPRISES IN LOW INCOME HOUSING

Small enterprises and petty trading activities in the informal sector are important sources of employment and services in the economic fabric of cities. Informal activities located within the house, known as home-based enterprises need little floor space and investment. This makes them a good choice for low income areas and resettlement and unauthorized colonies, especially while looking at the rising land rental prices for commercial and industrial areas in Delhi.

The house being used as a workplace has much potential, because it reduces the journey to work and the transportation costs. It provides a source of income generation, to which women have increased access due to the privacy of home. It makes settlements self-sustaining and contributes to a lively and vibrant atmosphere. Home-based industries also contribute with products and services to the city's economy. The ownership of the enterprises lies with the dwellers themselves and that increases independence and security to a certain

Home Based Enterprises provide the much needed space for informal enterprises where unskilled poor migrants find employment opportunities for skill upgradation leading to income mobility thus converting them into small entrepreneurs.



This further leads to social problems in the areas. Acts, the Master plan and spatial planning policies do not correspond to the socio-economic conditions of people Inadequate labor skills: inadequate training, leading to less production, less income. working in home based enterprises. Therefore people have to make serious compromises and put up with a severe lack Low investment on education possible - Child Labor of adequate infrastructure and security to undertake these

- Unhygienic conditions, because of living and working at the same place, narrow streets, lack of ventilation,
- waste disposal, open defecation. Pressure on services – poor infrastructure facilities
- Violation of land use and building regulations, because obeying legal land use conversion and planning processes would require formalization concerning tenure, tax and commercial charges.
- The informal nature of the industry, the system of contracting and subcontracting leads to workers remaining unorganized and being uninformed of their

A. Policy Interventions

situation without demolition

 Enterprises need to be made aware of Micro Small & Medium Enterprises Development Act, 2006.

Revitalizing Strategy - Upgrading the existing

 Enforcement of Public Procurement Policy for procurement purchase of min. 20 % of products produced by Micro and Small Enterprises through Government bodies.

B. City/ Master Plan level interventions

- Local area plans shall be made with an emphasis on areas with different housing typologies.
- Only green industries listed by Delhi Pollution Control Committee shall be permitted.
- Flatted factories shall be promoted.

2. Skill & Technology Upgradation

- Skills improvement and technology upgradation lead to better output thus, more income, which is utilized both for improving housing conditions and expanding the scale of the enterprise.
- Skills gaps and requirements should be formulated by working out work requirements and linkages for different economic activities.

D. Financial Upgradation

- Providing licensed holders with freehold ownership rights.
- Capacity building programs like training centers for skill upgradation should be promoted.
- Awareness program for Credit Guarantee Scheme for Micro and Small Enterprises.

Redevelopment Strategy - In-situ planning and building of new constructions

- In case that revitalization is not possible the existing structures need to be demolished and reconstructed as group housing. The new flats of a minimum size of 25-30 sq.mt are handed over to the society members free of cost with some additional benefits.
- During the whole phase-wise redevelopment the community needs to participate in the planning and implementation. Participation reduces insecurity during demolition and the stay in transit housing and assures that the new constructions respond to their needs.

Strategy for future settlements

At Settlement Level

- Work cum residence concept to be promoted in group housing. For this mandatory norms for providing essential work spaces cum shops on ground floor with residential units on upper floors should be incorporated in MPD.
- A minimum of 15% floor area ratio for EWS category need to be provided in the redeveloped area and only green household economic activities should be permitted.

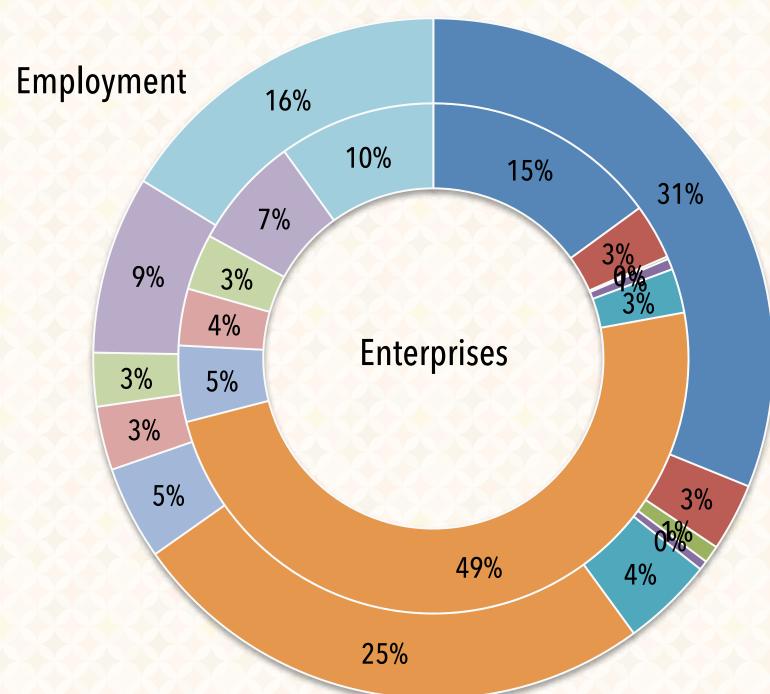
At Cluster level

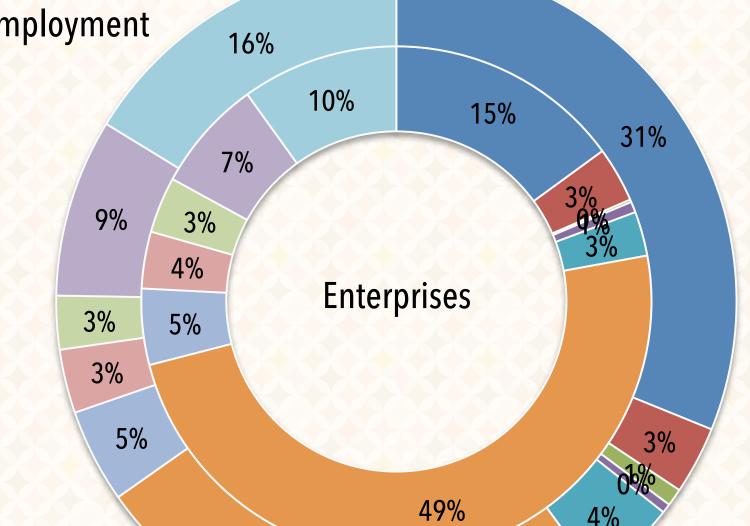
Separate clusters need to be planned for different economic activities as per requirements. The same work groups need to have common work places. Separate loading and unloading areas with sufficient parking area would furthermore decrease the congestion within the area. For the hired labour community toilet blocks are necessary.

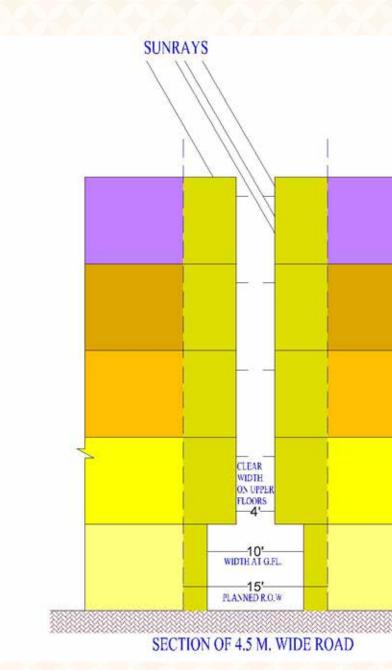
At Dwelling Unit level

Within the dwelling unit (flat) there should be flexibility of the construction so dwellers can accommodate their living and working space according to their activities. W.C. & Bath units need to be planned mandatorily separately within

Enterprises Vs Employment in Delhi







Manufacturing

Electricity, Gas water

Wholesale Trade

Restaurants & Hotels

Transport & storage

Financial Insurance, Real Estate &

Community, Social, Personal Services

Communications

Business Services

Retail Trade

Repair of M/V & M/C & Personal & HH

Graphic showing space utilization on different floors for different uses in a dwelling unit (Based on study under taken in Seelampur)



Low investment on health & housing possible- Sick Building

Environment issues like odour problem, air and water pollution.

Syndrome, high stress level.

Visual Squalor



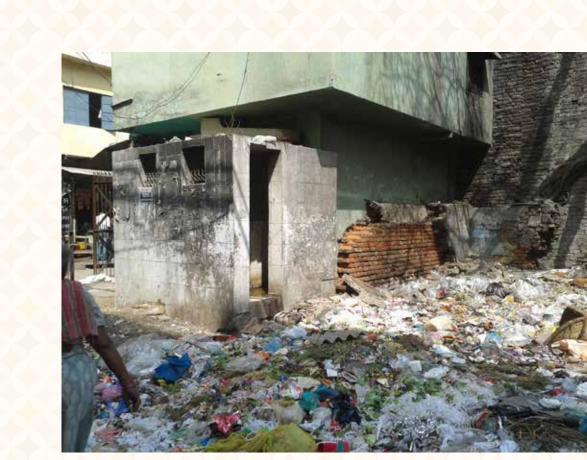
Ventilation issues in narrow streets (Pic. taken in Seelampur)

Inside home

Semi Skilled

Graph showing people accessibility to toilet



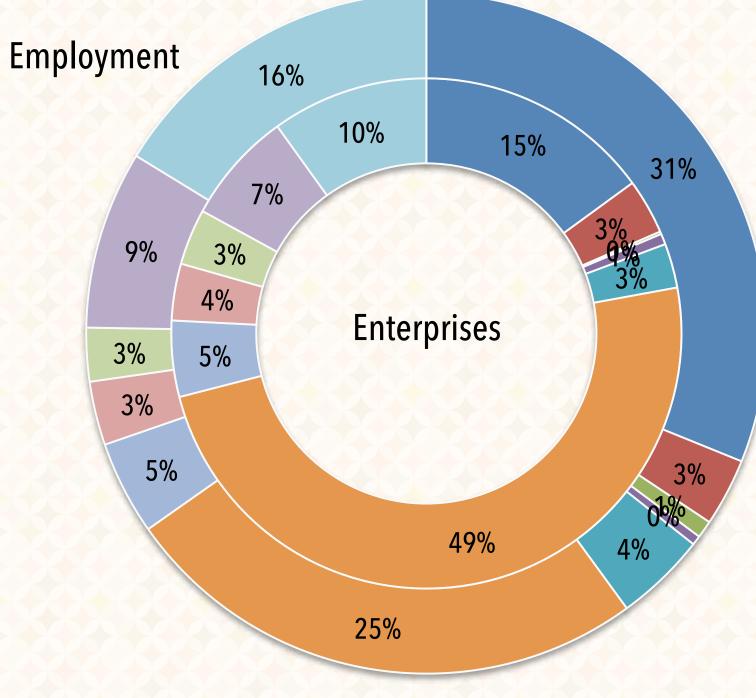


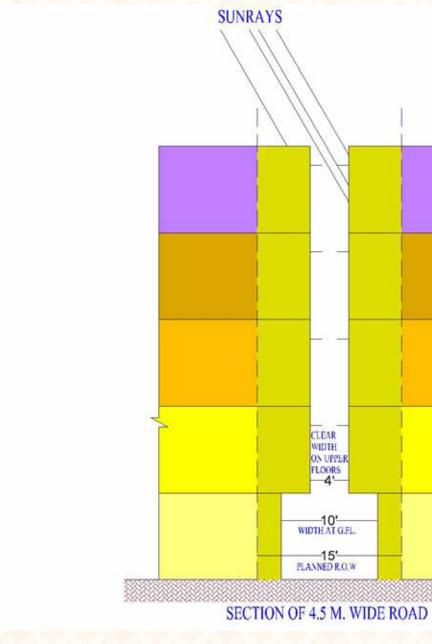
Open waste disposal leads to several health problems and attracts stray animals (Pic. taken in Seelampur)





Lack of physical infrastructure facilities

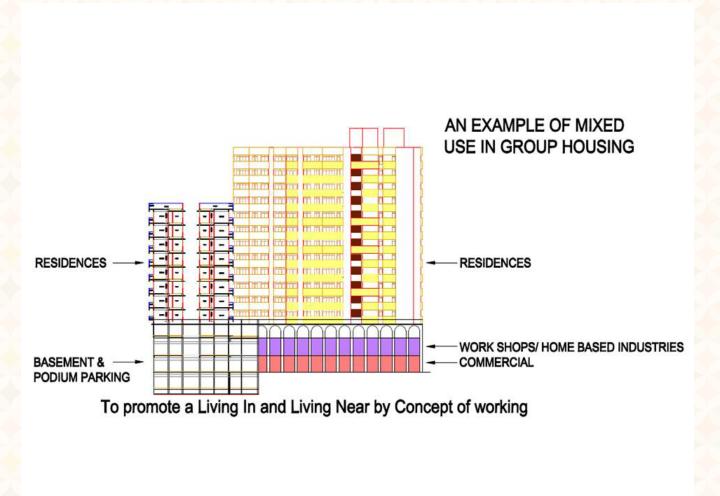




Home-based enterprises need to be fully incorporated in housing planning processes. In the 7-point Charter of the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) livelihood is absent and the integration of livelihood issues in the provision of affordable housing is In the new mission mode programme

Rajiv Awas Yojana (RAY) for a Slum-free India livelihood issues and avoidance of dislocation of dwellers from their workplaces receive more attention. This is an important step for integrating issues of home-based industries into urban planning and provision of housing.

The next step needs to be streamlining home based enterprises in present and upcoming national policies and schemes like National Urban Livelihood Mission.



Mixed Use in Group Housin





DIVYA KUMAR GARG

DEPARTMENT OF HOUSING

Divya Kumar Garg holds a Master Degree in Planning with specialization in Housing from School of Planning and Architecture, New Delhi and a Bachelor's Degree in Architecture from Department of Architecture, Zakir Hussian College of Engineering & Technology, Aligarh Muslim University,

Currently he works at SPA Delhi as a Research Associate on the SPA-GIZ project.

