# HOUSES FOR WHOM?



# SLUM DEVELOPMENT AS STRATEGY FOR HOUSING SHORTAGE



Planning area of Raipur is spread over 188.01 sq.km and consist of 41 villages with in the planning area.

The city is witnessing rapid growth since it has assumed the role of capital city. The growth rate is significantly above the average national growth rate in urban areas of 37.7% in 2011 (decadal) from 28.6% in 2001.

### **HOUSING SHORTAGE:**

The housing shortages in the country has been estimated by putting together

- (a) excess of households (that do not include homeless) over housing stock,
- (b) the number of households residing in unacceptable dwelling units - computed by considering the obsolescence factor,
- (c) those residing in unacceptable physical and social worked out using overcrowding/ congestion factor, and
- (d) the houseless households.

Thus the housing shortage does not imply only the quantitative shortage but also includes the qualitative analysis of the houses.

In Raipur there is a shortage of around 55.50% i.e. 1.52 lakh of houses and the average housing need per year is 4000.

It has been calculated that if the present situation of housing continues there may be a shortage of about 152073 by the year 2021 in Raipur city.

There is a significant increase in the number of vacant houses reaching up to 48,050 for the year 2021. The major reason behind this is that Raipur is a rapidly developing city and higher income people are finding it lucrative to invest in property because of expected speculation and future benefits.

### Population living in slums: 3,90,512

### **Housing shortage break-up**

Real Estate

Public Housing

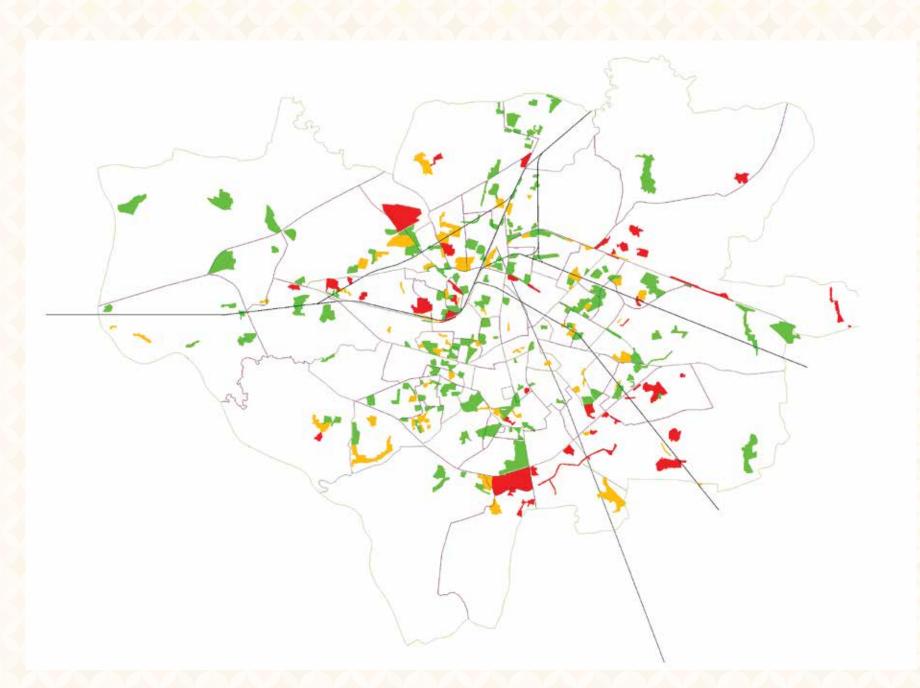
Private Housing

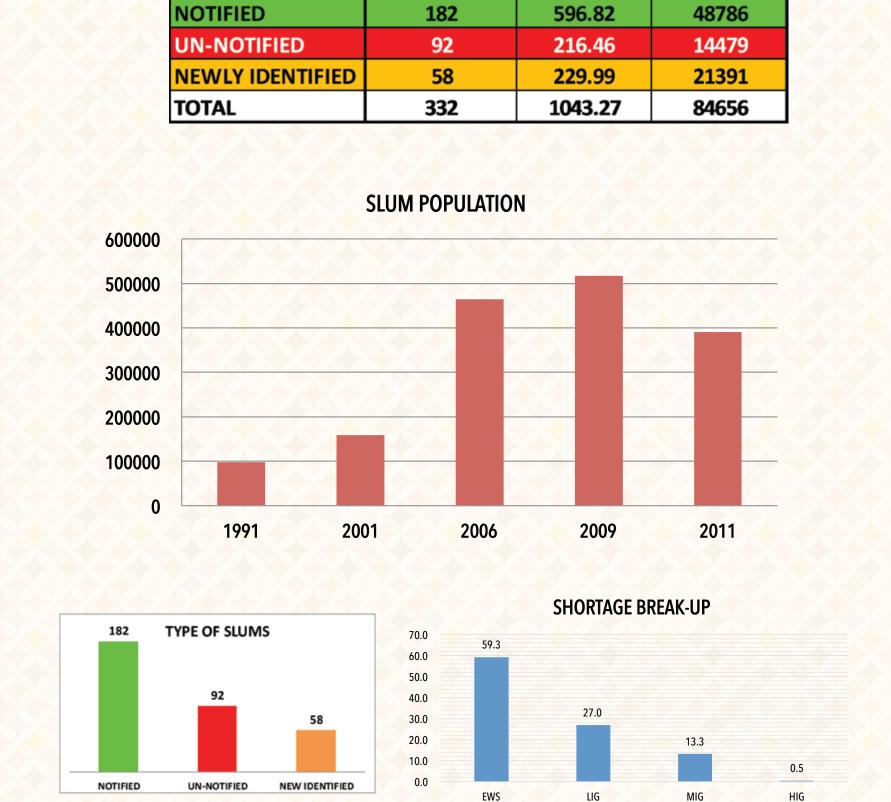
Regularized

More than 85% of the total housing shortage is under EWS and LIG which is 59.3% and 27% respectively.

Housing shortage of 0.5% in HIG is very low. If the supply continues in the same trend then no housing shortage will be found in MIG & HIG. Instead there is a possibility that the housing stock in these categories exceeds the requirement.

Out of total housing shortage of 55.5% in Raipur. Slums contribute to 34.78% of the shortage. Thus to end this shortage maximum focus has to be on slums and EWS/LIG housing.





TYPE OF SLUM NO. OF SLUMS AREA IN HA HOUSE HOLD

To achieve the ideal scenario of no housing shortage the total requirement can be covered by two major actions namely "redevelopment or up-gradation of the unacceptable stock" and "new development".

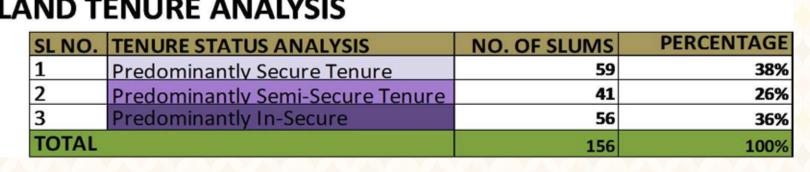
27% of stock has to be upgraded and the remaining 73% needs to be developed. The upgraded stock only serves the EWS & LIG category with 85% & 15% respectively in slums.

Even after up-gradation of slums still the maximum shortage remains in EWS and LIG with 50% and 31% respectively.

Thus to overcome this shortage maximum supply to the EWS/LIG category has to be through public housing and policies need to promote a higher percentage of EWS/LIG in real estate.

Land tenure and Land value are the two main factors to be taken care of while developing any redevelopment project.

Before any redevelopment project is to be undertaken, land tenure needs to be clarified. The allocation of tenure to slum dwellers can be done as per the Property Rights for Slum Dwellers Act 2011.



The current institutional framework with the national mission mode Programme Rajiv Awas Yojana (RAY) for a Slum-free India

Providing adequate infrastructure and facilitation of up-gradation of existing housing units, known as "incremental housing".

Redevelopment Strategy: In-situ redevelopment of the entire slum after demolition of the existing built structures in case of poor condition of housing stock and lack of basic

For bringing both strategies on the ground, a customized plan is needed according to land value and land ownership.

# For redevelopment of slums on high value lands

- 6% of the Raipur Slums are located in high value land with values ranging from 4000 - 7000 Rupees per square metre.
- Slums, which occupy higher value lands are prioritized and multi-storeyed redevelopment is taken as an option.
- Certain portion of the prime land can be used for commercial exploitation. In this type of cases, the private sector entities can be attracted to participate.

# For redevelopment of slums on medium value lands

 PPP with a Viability Gap Funding model on public land can be adopted as prescribed by RAY.

### For redevelopment of slums on low value lands

- For lower value land in lower density slums plots of 30-35 sqm can be allotted to the beneficiaries with option for incremental housing.
- This is a more viable and attractive option because it asks for lesser beneficiary and government contribution.

LAND VALUE	No. OF SLUMS	PERCENTAGE
LOW VALUE		
Less than 1000	15	10%
1001 to 2000	77	49%
TOTAL	92	59%
MEDIUM VALUE		
2001 to 3000	35	22%
3001 to 4000	20	13%
TOTAL	55	35%
HIGH VALUE		
4001 to 5000	2	1%
5001 to 6000	4	3%
6001 to 7000	3	2%
TOTAL	9	6%
GRANDTOTAL	156	100%

## Redevelopment/up-gradation of slums on Govt. Land

- Authorized agency needs to prepare a scheme for redevelopment, up-gradation or resettlement of the slums with provisions of basic services and infrastructure services.
- To establish Slum Development Committees for each slum area comprising of members from the Slum Community for plan preparation, implementation, monitoring & evaluation and post project maintenance.

## Redevelopment/ up-gradation of slums on Private Land

- The City/Urban Area Slum Redevelopment Committee shall in collaboration with the private owner agency prepare a scheme for redevelopment, up-gradation or resettlement of the slums,
- Introduction of Transfer of Development Rights (TDR) concept in the legal frame work at the city level. This tool facilitates the process for interested private land owners to part with their land for slum redevelopment in return of development rights at other sites.
- Option for private land owners to develop the land partially and use the remaining land for commercial/income generating activities

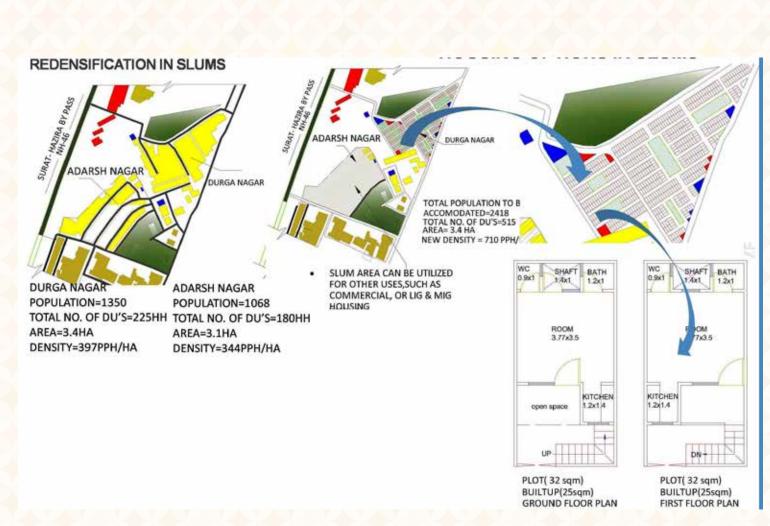
# Example for slum redensification strategy

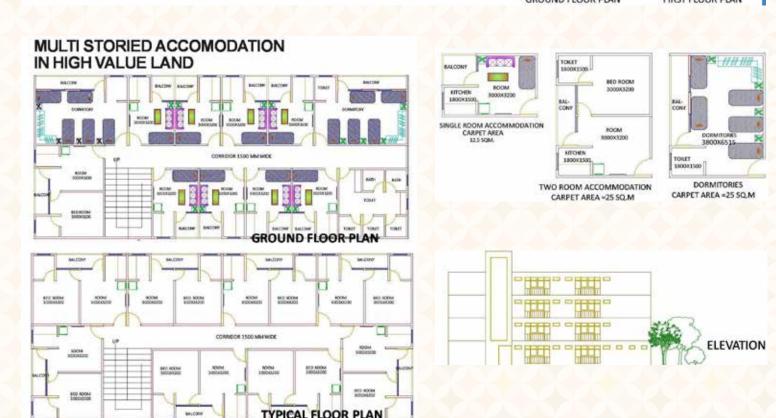
DURGA NAGAR	ADARSH NAGAR
POPULATION=1350	POPULATION=1068
TOTAL NO. OF DU'S=225HH	TOTAL NO. OF DU'S=180HI
AREA=3.4HA	AREA=3.1HA

DENSITY=397PPH/HA DENSITY=344PPH/HA

- From the case study it has been derived that Durganagar & Adarshnagar are low density slums densities ranging between 350-400 people per hectar.
- For the redevelopment of both slums, re-densification model is taken into consideration.
- Vacant land in Adarsh Nagar slum can be used as commercial or residential land uses, and can be developed through the
- Commercial and other HIG or MIG housing can be used for cross - subsidizing, for the development of the slums.
- Plot of 32 sqm. is provided to the beneficiary with one room & toilet build and rest space is kept unbuilt, for the beneficiary to build on their own.

LAND OWNERSHIP TYPOLOGY	NO. OF SLUMS	PERCENTAG		
PUBLIC LAND (STATE)	LAND (STATE)			
State	73	44.8		
Irrigation	1	1.1		
Irrigation + State	1	0.6		
State + Railway	9	6.3		
TOTAL	84	5 <b>2.9</b> <sup>6</sup>		
RAILWAYS LAND				
Railways	10	6.9		
PRIVATE LAND				
Private	27	17.8		
TOTAL	27	18.0		
MIXED LAND OWNERSHIP				
State + Private	34	20.7		
State+ Private + Railway	1	0.6		
TOTAL	35	21.3		
GRANDTOTAL	156	100.0		









DEPARTMENT OF HOUSING

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