SLUM REHABILITATION IN MUMBAI

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ABSTRACT

Recent two decades saw enormous growth of urban population and cities were not able to sustain the pressure of increased population and could not provide good environment and basic services to new participants as they were unable to afford reasonable shelter within their means. They were therefore forced to live in slums. Slums are having an impact on transportation, population, health and safety. Considering today's poor urban environmental quality in India and the condition of slum dwellers, it is imperative to look towards these slums in a critical manner. Moreover, slum dwellers are important contributors to the development of a nation. In order to bring this weaker section into mainstream society, it is important to give them proper shelter at the very least. Slum rehabilitation is important for minimizing deficiency of basic habitat services and amenities or the absence of livable environment consisting of adequate housing and infrastructure facilities, uncontrolled settlements and uplift poor people lives. This paper have main context of slum rehabilitation as slums are still on their legs holding cities for so many years and have the policies and programs for slum rehabilitation. The Mumbai Metropolitan Region is the largest urban agglomeration in the country and registered as largest slum population .Various policies of government and programs ruled by NGO's are also working for slums in Mumbai and also issues facing the government Slum Rehabilitation authority (SRA) and MHADA (Maharashtra housing and development authority) in slum rehabilitation in Mumbai. The paper analyzes the problem & issues in slum rehabilitation, the role of policy and programs for slum rehabilitation in Mumbai to count the effectiveness of policies and programs for slum rehabilitation in Mumbai.

KEYWORDS: Slum, Slum Rehabilitation

There is no need to introduce slum rehabilitation as it is a global issue; which has to be handled with care. During this the process of development and growth of the slums in India widely provides a detail social and economic differences in the society.

The human migration is the "movement of people from one place to another with the intention of settling temporarily or permanently in the new location", has been soaring steadily in the last century. According to the 2011 census, internal migrants in India reached a count of 400 million, over half the global figure 740 million and almost twice as many as china's estimated 221 million. These internal migrants include a third of India's population.

With more than 50% of the world's population alive in cities, the trend of migration is set to rise exponentially. With it arise a problem of high density inadequate living. Estimates display that one out of every three people in cities of the developing world lives in depressed and unplanned squatter settlements. According to the UN Habitat's report "State of the World's Cities 2008/2009," the rate of growth of these unplanned parts of a city is way higher than the visible, planned parts. Social equity, inclusion, economic growth and sustainable development continue to be the most prevalent challenges of the urbanized city. In the first official survey that Mumbai accompanied in 1956, 8 percent of the total population lived in slums. Over the years, the population of the city grew exponentially and so did the number of slum dwellers.

AIM

Effectiveness of policies and programs for slum rehabilitation in Mumbai.

OBJECTIVES

- To study about slum & its growth in metropolitan cities.

- To study the policies & program run by government and private body for slums.

- To study about issues facing by authorities in slum rehabilitation.

- To finding out the solution for all the issues

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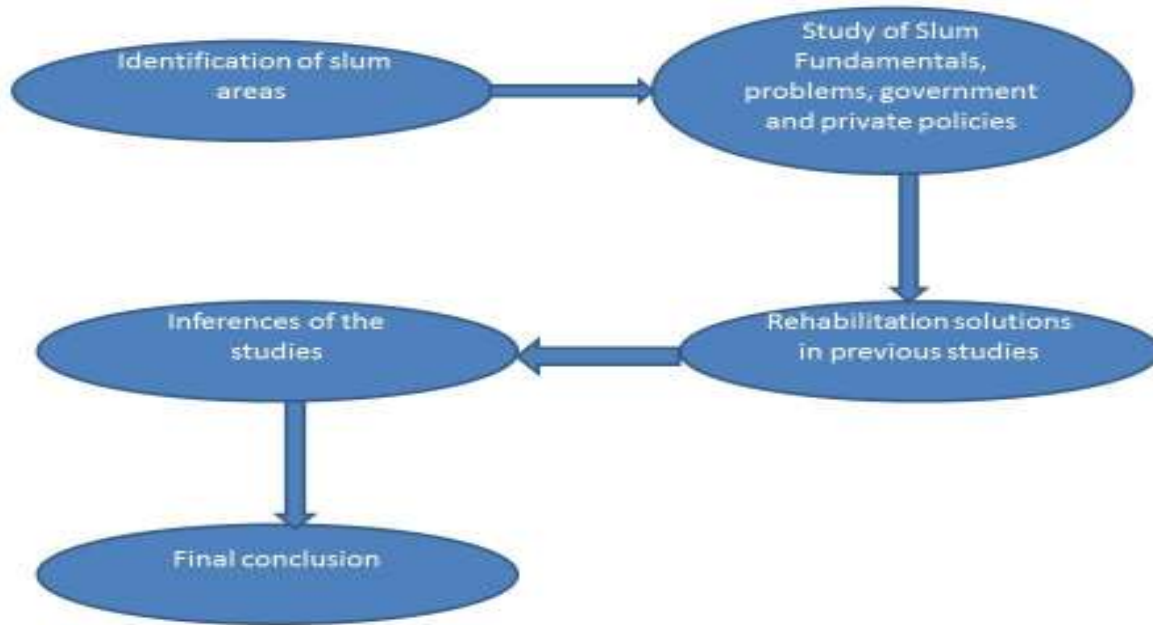
METHODOLOGY

Figure 1: Methodology Chart

SLUMS AND ITS GROWTH IN METROPOLITAN CITIES

"India is not, as people hold onto calling it, an underdeveloped country, but Rather, in the background of its history and cultural heritage, a highly Developed one in a progressive state of decay." – Shashi Tharoor, the Great Indian Novel.

Population Trends in India

Holding 17.5% of the world population and increasing at a rate of 1.41%, India is fixed to be the most populated country of the world by 2025. More than 72% of this 1.2 billion people lives in the rural areas of the nation, leaving a population of more than 286 million for the 23 urban centers, each containing more than one million poverty wracked people.

Poverty in India

The World Bank told that 32.7% (up from 22% in 1981) of the total Indian people fall beneath the international poverty line in 2010. The nation is expected to consume a third of the world's poorest. Global Hunger Index (GHI) Report of 2011 places India between the three countries, While 78 out of the 81 developing countries considered, Where the GHI amongst 1996 and 2011 pass away up from 22.9 to 23.7, including Pakistan, Nepal, Bangladesh, Vietnam, Kenya, Nigeria, Myanmar, Uganda, Zimbabwe and Malawi, succeeded in improving hunger conditions .

Stimulating to note here, is that most of these revisions are addressed on the 72% of rural population, they show a progress rate that is expressively greater than those in the rural areas on revising the developments for the remaining 286 million people. The urban poor group is estimated to grow by a factor between two and three to almost 660 million by 2025 .

Migration Trends

A geographic variation in the financial development is inevitable, specifically in the cases like India where the rate of improvement is almost unjustifiable. This has been detected to lead to migration trends in

emerging countries, fast-moving up the urbanization development. Speedy City development in developing countries is described mainly by two major theories: (1) unjustifiable development in rural population, and (2) the decrease of agricultural division due to economic programs preferring urbanization.

The dissimilarity in the per-capita incomes of the population in low-income areas matched to the high-income areas also is a factor supporting migration.

Table 1: DECOMPOSITION OF URBAN GROWTH, 1961-2001 (MITRA, 2013)

	Components of urban growth	1961-1971	1971-1981	1981-1991	1991-2001
1.	Natural Increase	64.6	51.3	61.3	59.4
2.a.	Population of new towns	13.8	14.8	9.4	6.2
b.	Increase due to expansion in urban areas and merging of towns	2.9	14.2	7.6	13.0
3.	Net Migration	18.7	19.6	21.7	21.0

These tendencies have been steadily noted across India. Migration of the rural poor to an joblessness suffering urban area basically has led to the settlement of slum compartments in the urban areas, the rates of which is most shocking in the city of Mumbai.

Table 2 shows the percentage of populations of the major cities of India alive in slums. We can see here how serious the condition of Mumbai is, in assessment to the other metropolitan areas.

Table 2: SLUM REHABILITATION DEVELOPMENTS IN MUMBAI, 1998 (MUKHIJA, 2003)

		Proposals received	Proposals approved	Projects under construction	Projects with occupation certificates
Mumbai City	No. of projects	127	111	53	6
	No. of units	NA	24,310	10,001	806
Western suburbs	No. of projects	217	173	55	15
	No. of units	NA	34,073	12,274	928
Eastern Suburbs	No. of projects	102	83	37	5
	No. of units	NA	17,306	6,867	508
Total Schemes	No. of projects	446	367	145	26
	No. of units	NA	75,689	29,142	2,242

This slum population has 2500 settlements in the city reside in about 2500 hectares of area, which establishes a ordinary 6% of the total land area. Nothing like other cases, the slums in Mumbai have established on private lands (50%), State Government Lands (25%) and Municipal Corporation lands (25%).

Figure 2: Urban Poor in Mumbai

POLICIES AND PROGRAM FOR SLUM REHABILITATION IN MUMBAI

In Mumbai metropolitan region (MMR) different organizations working for developing slums in order to maintain urban environmental quality of Mumbai.

City and industrial development corporation of Maharashtra (CIDCO)

CIDCO is the government organization for the city and industrial development of the new Mumbai.

Task of CIDCO

"To plan and generate environment-friendly, model urban settlement s with Full-fledged physical and social setup to run into residential, Commercial and industrial necessity of population at current and in the centuries to arise."

Principal laws of the Organization

The affairs of the corporation are succeeded as per the provisions restricted in the Companies Act and The Maharashtra Regional and Town Planning Act, 1966. The organizations need to monitor guidelines set by necessities of the Memorandum and Articles of Association of the Corporation.

Slum Rehabilitation Authority (SRA)

The Slum Rehabilitation Authority (SRA) was constituted by the Maharashtra government in 1995 to promote development of slum area to improve housing for the urban poor and address the needs of slum dwellers.

Maharashtra Housing & Area Development Authority (MHADA)

The Maharashtra Housing Board previously called "Bombay Housing Board" was well-known in year 1948 and had a authority over the entire State of Maharashtra excluding Vidharbha region. In recent times MHADA has appear with a low cost housing scheme proposing 2,593 apartments in Mumbai and Mira Road in its May 2012 Lottery Scheme.

Mumbai Slum Improvement Board (MSIB)

To develop the environmental living of the slum inhabitants of the Mumbai City & Suburbs District, the Gov. of Maharashtra has made Mumbai Slum Improvement Board in November 1992 underneath the control of the Maharashtra Housing & Area Development Authority.

PROBLEM IN SLUM REHABILITATION

Problem in Slum Rehabilitation Work of (SRA)

- The analysis and stakeholder interviews suggest that the SRA is not exercising its powers, duties and functions fully; so that affecting its performance. SRA's data informs that over 12 lack family's stay in slums, only 1.6 lack tenements have been built so far.

- Dominant builder lobby tries to tweak rules, regulations and procedures to suit their needs and have methods to obtain additional FSI and TDR from the SRA (elaborated under section 3).

- There is a general assumption that SRA schemes have become builder driven: many schemes have remained incomplete for years when the builders saw falling market returns. Migration has become dominated by the construction industry.

- Lack of Engagement with Localized Efforts:

- SRA has less engagement at the ward level. Each ward level Cooperator allotted amount of one crore per year for development and up gradation of slum area. These funds not to be taken in use or used secretly.

- If some co-operative society established in the slum approaches SRA or SRA comes into picture when a developer approaches it with plans to redevelop an area, or if some co-operative society established in the slum approaches it. As a body, the SRA usually does not conduct survey/mapping/needs or impact assessment. Hence there are no proactive measures taken by the rehabilitation authority itself.

- While developers are represented by an association, there is usually no federation representing the interest of slum dwellers and no specific framework for the involvement of CBOs (Community Based Organizations) in rehabilitation projects. CBOs are also often constrained by lack of information which limits their capacity to negotiate.

Problems with the Relocation of Slums

- Disruptions to Social Structure There is several dependencies and connections between formal and informal sectors in slums in the form of strong social and economic connections built over time. Relocation of slums increases the loss of employment and wastage of time and money in commute to the jobs.

- Provision of Amenities Due to underdeveloped areas, not well connected to the grid. The basic facilities like water and electricity are also not reach rehabilitated area in time. Repair and retrofitting of existing houses and in situ rehabilitation should be explored before the option of relocation is considered.

Problems in Transit Housing

- When there is rehabilitation, slum dwellers are moved to temporary transit camps. In these camps lack of amenities like water, sanitation and community facilities are there. Slum dwellers serve in it for many years while SRA projects continue to be delayed.

- For example: From 10 years, slum dwellers in lower parel placed in a transit camp because of the delay in the project. Owing to the quality and safety of the transit camps, the BMC asked the dwellers to evacuate the camp. In a newspaper report, residents of the camp expressed their hesitation about leaving the campsite even though declared unsafe because they were not given any assurances about their original flats.

CONCLUSION

The effectiveness of policies and programs for slum rehabilitation in Mumbai, determined by following points Based on SRA scheme success:

Institutional Framework of the SRA

- Presence of a representative from SRA at the ward level can help in establishing local needs assessment, cost benefit analysis and overlook the workings of local slum federations for more effective utilization.

- Slum rehabilitation is requires undivided attention of the body that governs it. The people currently responsible for the working of SRA are involved with many other governing tasks.

- There must be a provision in the structure of the SRA for the involvement of qualified town planners and local representatives. Because rehabilitation requires properly planned sewage systems, clean drinking water, local amenities like schools, hospitals etc. and good planning can make a very big difference in the development of slum areas.

- A proper balance of powers and system of checks should be maintained between the state government and the SRA.

- The speed of process followed by the SRA needs to be increased by identifying and clearing the problems.

- Transparent bidding process must be there for appointing developers and each stage of development of SRA buildings checked by daily progress reports uploaded compulsory to the SRA website. Automatically builders will be on public eye and help to minimize the influence of the builder lobby.

- In this process mechanism like RERA should be instituted within SRA to create a strong check on builders.

- A separate account should be maintained by builders for SRA projects and the release of funds should

depend on progress reports to ensure smooth flow of construction.

Working of the SRA

- There must be institutional system established for undertaking surveys for understanding demographic shifts in slums as well as the social aspects related to live ability, relocation, crime, employment, income capacity and the ability to pay for maintenance. This is going to help in taking an informed decision on the slums and the processes of construction and rehabilitation.

- SRA must make a case of relocation only if the land under consideration is identified as an indispensable space for 'public purpose', has geographical limits like marshes or is on a hilltop, or is unsafe for residence.

- If the relocation needed provisions must be there to ensure employment opportunities As well as easy and affordable public transport to places of work, Relocation must be done within mixed use area to ensure availability of employment opportunity, to maintain economic ties and prevent isolation.

- The SRA should compulsory a minimum quality of housing and also provisions of basic facilities, and ensure that the delivery of flats is done in a timely manner, construction activities should be time bound and penalties should be imposed for non-compliance.

Development and Construction under SRA

- The incentives of the SRA schemes sometimes have the wrong kind of builders who are looking to make profit at the expense of slum dwellers.

- SRA must adopt a transparent bidding system of choosing developers and layout a systematic checklist for the developer to follow.

- Checks and evaluations should be included at every stage of the redevelopment process and findings should be shared publicly.

- The process must be eliminate delays and norms should be changed to allow for easy financing options for builders.

- Proper compensation (or extended rent) must be given to slum dwellers in case of delays at the developer's end.

- To avoid the negative impact of high density, Planning and appropriate density control are essential.

- Basic open space regulations should not be compromised. It can impact the quality life as well as skews the incentives of developers, It is important to keep in mind that high rises inevitably add to maintenance requirements which are often not undertaken in time.

- Studies must be conducted to summarize the existing infrastructure (schools, hospitals, markets) around the rehabilitation site. Rules for provision of amenities within a reasonable distance should be detailed.

- Flexible spaces must be provided that can be transformed into workspaces as part of the common area. It will allow the community to continue the pursuit of their self –employment opportunities. Low cost housing experts and expertise architects and planners must be on the board of SRA.

- The paying capacity of the residents must be understood by the SRA; So that residents pay a part of the expense and feel a sense of ownership. The government should also explore an MOU with relevant NGO's to sensitize residents and ensure regular collections.

- To ensure sense of awareness of rights and shared duties, active engagement from the government is needed (especially maintenance and usage of building). NGO's already working in this space must be roped in. In each redeveloped slum, a strong community organization in the form of a well-informed society/federation needs to be set put to manage shared resources and assert the communities rights.

- The conclusion of the all the things case studies, literature studies and overall part is the effectiveness of the policies and programs for slum rehabilitation is only maintained by the proper execution of the government authorities, working methods, execution processes, basic ethics of the works .The transparency in the works must be followed by the all authorities private and government.

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