

Rehabilitation of Slum with the Thought of Inclusivity & Indianness

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Abstract: The rehabilitation of slums in India poses significant challenges due to the complex socio-economic fabric and cultural diversity of the population. This paper explores an approach to slum rehabilitation that emphasizes inclusivity and the essence of "Indianness," aiming to create sustainable and culturally resonant living environments for marginalized communities. The study critically examines existing slum rehabilitation programs or the slum rehabilitation scheme and identifies gaps where inclusivity and cultural considerations are lacking. Through a mixed-methods approach, field surveys, and stakeholder interviews, the research highlights the importance of community participation, cultural preservation, and social integration in the rehabilitation process. Key findings suggest that successful slum rehabilitation must go beyond physical infrastructure to incorporate social, cultural, and economic dimensions that reflect the unique identity of the community. The paper concludes with hybrid mechanism and methodology recommendations for integrating these elements into future slum rehabilitation projects, there by fostering a sense of belonging and identity among residents, while also promoting sustainable urban development.

Keywords: *Slum Rehabilitation, Inclusivity, Indianness, Urban Development.*

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I. INTRODUCTION

Urbanization reflects the shift from traditional rural economies to modern industrial ones. In India, the growth of urban centers, especially in Class I cities, has created a disproportionate concentration of urban populations, leading to what some describe as over-urbanization or pseudo-urbanization. This has resulted in excessively large populations in major cities, causing urban services to strain and collapse, which in turn exacerbates issues such as housing shortages, slums, inadequate water supply, insufficient infrastructure, and a decline in the quality of life.

India's urbanization is largely driven by demographic pressure and poverty-induced migration from rural areas, rather than the attraction of urban opportunities. Consequently, urbanization has led to the proliferation of slums and informal settlements, overcrowded and deteriorating housing, social deprivation, and declining nutrition and health among the urban poor.

Between 2001 and 2013, India's urban population grew by 32 percent, increasing from 285 million to 377 million. As of 2011, the slum population was estimated at 93.06 million, representing 26% of the total urban population. During the 12th Five Year Plan, the total housing shortage was assessed

at 18.78 million dwelling units for 78.86 million households, with 98% of this shortage affecting the Low-Income Groups (LIG) and Economically Weaker Sections (EWS). In fact, 95% of the housing shortfall was identified in the EWS and LIG sectors, as noted in the Report on Population Projections for India and States (2001-2026) by the Registrar General of India (RGI). According to government projections, by 2026, 40% of the population will reside in urban areas, with the number of towns having grown by more than 50% over the past decade.

A 2007-08 NSSO report indicated that one in every three urban residents is a migrant, with nearly 60% of these migrants having moved from rural areas. This makes the housing shortage particularly severe in certain states and major cities.

II. SLUM SITUATION IN INDIA

Slum formation is an unavoidable outcome of urbanization in India and other developing nations. As cities rapidly expand, especially with the growth of the service sector, they attract a large number of rural and suburban poor seeking diverse and better-paying employment. However, the mobilization of resources to provide adequate land for affordable and serviced housing in suitable locations cannot

keep up with this influx, particularly for the urban poor. As a result, those who are excluded from formal housing solutions often turn to alternative options on unused land, frequently in marginal, unsuitable, or environmentally hazardous areas, which are classified as slums. According to the 2011 Census, there were 13.75 million slum households, up from 10.2 million in 2001. Over the decade, the number of slum households grew by 36.5%, and the slum population increased by 25.1%, while the growth in urban households and urban population was 44.9% and 32%, respectively.

III. NEED FOR THE RESEARCH

The rapid urbanization in India has led to the proliferation of slums, which are often characterized by inadequate housing, lack of basic amenities, and socio-economic marginalization. Traditional approaches to slum rehabilitation have primarily focused on physical infrastructure development, often neglecting the social, cultural, and economic needs of the residents. As a result, many rehabilitation projects fail to achieve long-term success, leading to further displacement and fragmentation of

communities.

There is an urgent need to rethink slum rehabilitation strategies in a way that prioritizes inclusivity and reflects the cultural ethos of the communities involved. The concept of "Indianness" in this context refers to the integration of local traditions, values, and social practices into the planning and execution of rehabilitation projects. By incorporating these elements, rehabilitation efforts can foster a sense of belonging, preserve cultural identities, and promote social cohesion among residents.

This research is essential to address the gaps in current rehabilitation practices and to propose a framework that balances physical development with the social and cultural needs of slum dwellers.

➤ Government Schemes & Policy Framework:

India has implemented several government schemes and policies aimed at slum rehabilitation and improving the living conditions of the urban poor. Here are some key ones:

Year	Scheme/Policy	Objective
1995	Slum Rehabilitation Authority (SRA) - Maharashtra	To rehabilitate slum dwellers by providing them with free housing through public-private partnerships.
2001	Valmiki Ambedkar Awas Yojana (VAMBAY)	To provide shelter or upgrade the existing shelter of people living below the poverty line in urban slums.
2005	Jawaharlal Nehru National Urban Renewal Mission (JNNURM)	To improve urban infrastructure and services, including slum redevelopment and provision of basic amenities.
2005	Mahatma Gandhi National Rural Employment Guarantee Act (MGNREGA)	To provide rural employment and reduce migration to cities, indirectly addressing urban slum issues.
2011	Rajiv Awas Yojana (RAY)	To create a "slum-free India" through financial assistance for improving slum conditions and security of tenure.
2013	National Urban Livelihoods Mission (NULM)	To reduce poverty and vulnerability of the urban poor, including slum dwellers, through employment opportunities.
2015	Pradhan Mantri Awas Yojana - Urban (PMAY-U)	To provide affordable housing to the urban poor by 2022, with a focus on in-situ slum redevelopment.
2015	Housing for All by 2022 (HFA)	To consolidate previous housing schemes and promote slum-free urban areas through various mechanisms.

Fig 1 Timeline of Policy Framework

Source: Author

The failure of government schemes and policies for slum rehabilitation in India can be attributed to a combination of factors. A significant issue is the lack of community participation, where top-down approaches often overlook the actual needs and cultural nuances of the slum dwellers, leading to solutions that are neither accepted nor effective. Implementation is further hindered by corruption,

mismanagement, and inadequate monitoring; resulting in substandard projects and delays. Financial constraints, including insufficient budget allocations and over-reliance on private developers, compromise the quality and sustainability of rehabilitation efforts. The one-size-fits-all approach fails to address the diverse challenges across different regions, while land tenure issues and high urban land costs complicate the

provision of affordable housing. Social infrastructure is often neglected, with new housing developments lacking essential services like healthcare and education. Displacement and relocation issues, including forced evictions and inadequate compensation, exacerbate the plight of slum dwellers, leading to resistance and mistrust towards government initiatives. Environmental and spatial challenges, coupled with political interference, further impede the success of these schemes. Collectively, these factors highlight the need for more inclusive, transparent, and context-sensitive approaches to effectively address the complex realities of slum rehabilitation in India.

IV. CURRENT SCENARIO OF SLUM REHABILITATION PROJECTS UNDER SRA

The current scenario of slum rehabilitation projects under the Slum Rehabilitation Authority (SRA) in Maharashtra, particularly Mumbai, reflects a complex and often troubled landscape. While the SRA has aimed to improve living conditions for slum dwellers by redeveloping slum areas and providing free housing through public-private partnerships, progress has been hindered by several issues. Many projects have faced significant delays and legal challenges, such as the highly publicized Dharavi redevelopment, which has struggled with bureaucratic obstacles and resistance from residents. The quality of construction in some SRA projects has also been problematic,

with reports of substandard buildings leading to unsafe living conditions; the Campa Cola compound serves as a notable example where violations of building codes resulted in legal disputes and threats of eviction. Additionally, the model's reliance on private developers has sometimes led to exploitation and corruption, with developers prioritizing profit over the welfare of slum residents. Resistance from slum dwellers themselves has been another challenge, as seen in the Golibar slum redevelopment, where residents have been reluctant to move due to concerns about the adequacy and location of new housing. Furthermore, some projects have inadvertently led to gentrification, displacing original slum residents and undermining the goal of providing affordable housing. Recent efforts by the Maharashtra government to address these issues include revising policies for better transparency and quality control, and exploring alternative models that incorporate greater community participation and innovative financing solutions.

➤ *Imperial Tower; Mumbai*

The Imperial, situated in Tardeo, Mumbai, is one of the city's most iconic landmarks, designed by renowned architect Hafeez Contractor. These twin towers, the tallest in Mumbai at the time of their construction, were built on land that previously housed slums. The project was pioneering in applying a large-scale redevelopment model where builders provided free housing and rehabilitation for slum dwellers in exchange for property development rights.



Fig 2 View from rehab component of Imperial Tower

Source: <https://www.slideshare.net/slideshow/hafeez-contractor-251092415/251092415#5>

The Imperial offers stunning sea views due to its height, along with resort-like gardens and fountains atop the parking podium, with hanging gardens that cleverly conceal the structure. This development is part of the State Government's Slum Redevelopment Scheme, where developers are required to provide each slum family with a free home of no more than

225 square feet. In return, they are permitted to construct taller buildings and sell apartments at market rates to generate profit.

In Imperial Tower building, Location plays an important role to get project more and more Successful and

Profitable. As this tower and slum dwellers units are designed by a famous Architect Hafeez Contractor, The design of Tower is Fabulous, but as we saw in images the condition of rehab components is not in good situation. Developers gain a tremendous amount of profit in this project because the view of Sea and Separate terrace gardens in every residential unit. Definitely, the sky line of Mumbai is somewhere changed because of this two towers but ground line is disturb because of the design and condition of rehab components.

V. SLUM SCENARIO OF AHMEDNAGAR

Like many Indian towns, Ahmednagar has traditionally served as a draw for impoverished migrants from the nearby rural areas. People travel to the city in search of employment and better life condition. However, they are unable to locate any sort of reasonably priced home. About 15% of Ahmednagar population lives in the 22 impoverished, unsafe and poor neighbourhoods. There are five "un-notified" slums and seventeen "notified" slums. The distinction is significant because, under India's 1956 Slum Act, a slum's residents are protected from eviction upon being "notified" or "recognized" by the government. This also paves the way for the government to introduce basic amenities such as paved walkways, water supplies, drains, and communal toilets in an effort to improve living conditions. Notification also makes a slum eligible for upgrading or redevelopment under various government schemes.

Almost 46,500 people live in Ahmednagar 17 "notified" slums, despite its small 0.18 square kilometer land area. This results in an incredibly high population density of roughly 200,000 people per square kilometer.

➤ *Notified Slum in Ahmednagar*

- Balika Ashram (P-1228)
- Sidharth Nagar (P-3315)
- Kothi Vasti (P-1487)
- Savedi Vasti (P-3321)
- Dhorwadi (P-1142)
- Veduwadi (P-639)
- Burudgoan Vasti (P-670)
- Bhim Wadi (P-497)
- Bharaskar coloney (P-1956)
- Gokulwada (P-789)
- Datrange Mala (P-532)
- Padma Nagar (P-1398)
- Maliwada (P-1742)

- Harijan Vasti (P-868)
- Mochi wada Kacheri (P-319)
- Tofkhana Vasti (P-1487)

➤ *Recognized Slum in Ahmednagar*

- Khoja Sarif haweli (P-501) Ramwadi (P-4189)
- Gokulwadi (P-662)
- Camp Kaularu Slum (P-335)
- Marchud Nagar/Sanjay Nagar Slum ((P-1184)
- Siddharthnagar (P-3033)

➤ *Rehabilitation of Slum Dwellers Site*

- Kotla Masjid – Slum Area
- *SRA Project Slum*
- Marchud Nagar/Sanjay Nagar Slum

VI. METHODOLOGY

➤ *Reasons Behind Some Unsuccessful Project of SRA -*

Several Slum Rehabilitation Authority (SRA) projects in India have failed due to key issues. Firstly, the rise of vertical slums resulted from high-rise buildings that replicated poor living conditions, failing to address the root problems of overcrowding and poor infrastructure. Secondly, disregarding the interests and lifestyles of residents led to resistance, as many were forced into living arrangements that didn't suit their cultural and social practices. The question of viability also loomed large, as many projects were economically unsustainable, with developers and authorities overlooking long-term maintenance and community integration. Finally, there was a significant disparity between the stated principles of inclusivity and empowerment and the actual implementation, where the focus on profit often overshadowed the genuine needs of the slum dwellers, leading to broken promises and incomplete projects.

➤ *Hybrid Model or Methodology for my Design Proposal-*

Designing a slum rehabilitation solution with inclusivity and "Indianness" requires a community-centric, culturally sensitive approach. Engage residents in participatory planning, ensuring that their needs and lifestyles are central to the design. Continuous monitoring and feedback mechanisms will ensure the project evolves with the community, meeting their changing needs while preserving their cultural heritage.

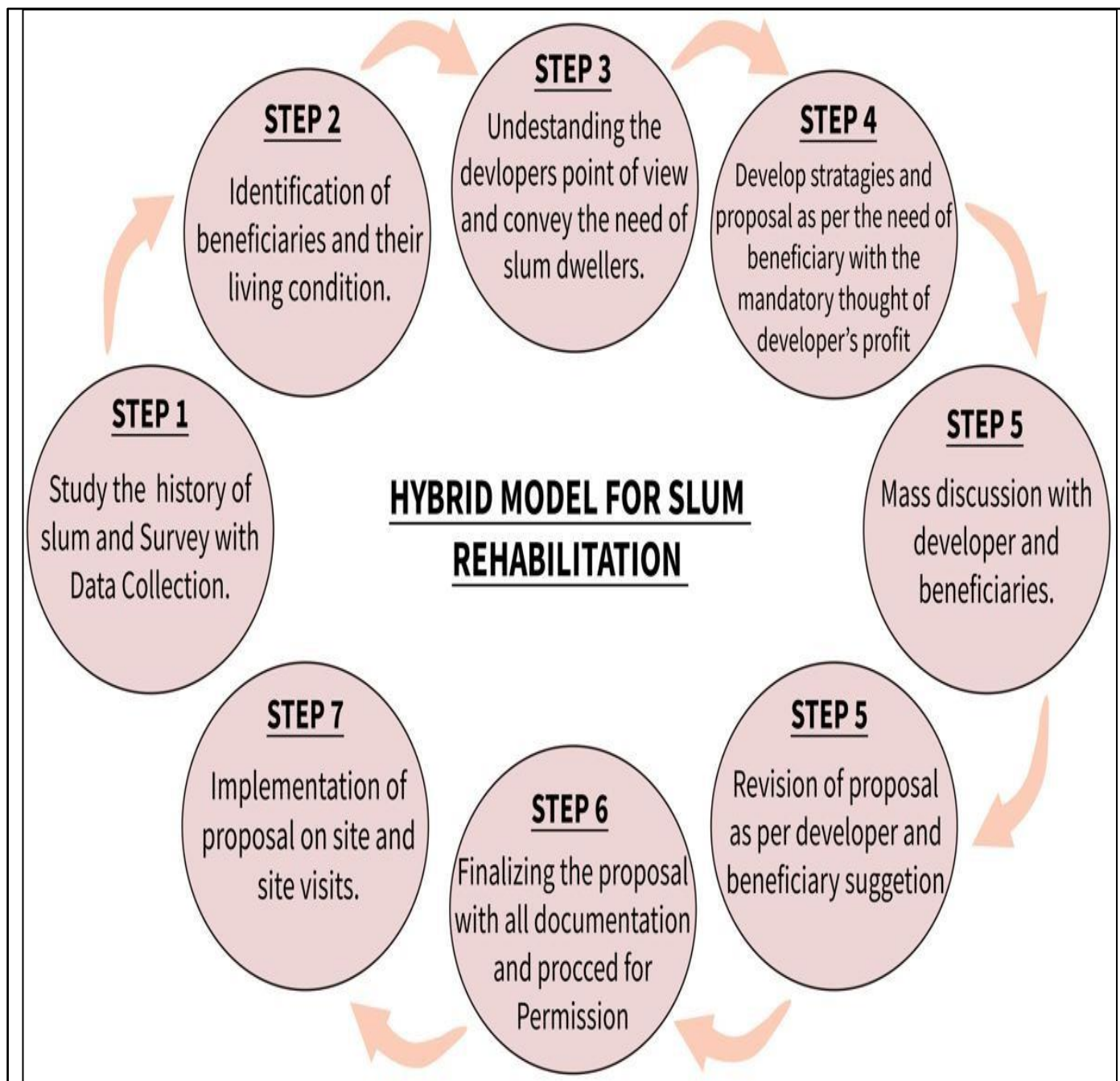


Fig 3 Steps or Methodology for My Proposal Source: Author

➤ *Selected Case: Kotla Masjid – Slum Area (RSD Site):*

This slum needs urgent need of Re-development because of High density and low standard of living. This ward has excellent connectivity to the surrounding. The Pune - Nagar - Aurangabad road which runs as spine through the city is 200 M from the site location. Major Roads surrounded by three sides of Site. Site has an Islamic Religious Importance and historical value. 12 Imam Kotla Masjid is exactly situated at the centre of site. Site is registered as RSD Site on Development Plan



Fig 4 Major Activity on Site Surrounding

Source: Author

The total area of RSD Site is 37,180 Sq.m and the total area of Identified Boundary is 1,30,240 Sq.m. which is equal to 13 Hector. The population of RSD Site is 9486 People and the population of Identified Boundary is approximately 15640 People

This Slum rehabilitation site often face significant challenges, including high poverty and low living standards, which lead to overcrowded and poorly maintained living conditions. This area typically has underutilized open spaces that could otherwise serve as community hubs or green areas but remain neglected due to lack of planning and resources. The dense fabric of slum settlements exacerbates issues like poor ventilation, limited natural light, and inadequate access

to essential services. Additionally, the disproportionate road width relative to building heights creates severe traffic congestion, restricts emergency access, and hinders the overall mobility within the area. These factors collectively contribute to the cycle of poverty and hinder the effectiveness of rehabilitation efforts.

This Slum rehabilitation site holds significant potential for transformation despite their challenges. While the condition of houses is poor, this presents an opportunity for redevelopment, replacing substandard structures with safe, modern housing. The high land potential in this area is a key asset, offering the possibility of optimizing land use for better infrastructure and community spaces. Additionally, the religious importance of this site can serve as a foundation for community cohesion, drawing on cultural and spiritual connections to support the rehabilitation process. And the strategic location often close to urban centers enhances the site value, providing access to employment opportunities, transportation, and other essential services, making the area ideal for sustainable redevelopment.

VII. CONCLUSION

The rehabilitation of slums in India necessitates a transformative approach that goes beyond mere infrastructure improvements to address the complex socio-economic and cultural dynamics of marginalized communities. This research underscores that successful slum rehabilitation must be rooted in inclusivity and the essence of "Indianness" to truly benefit the residents. By critically analyzing existing programs and identifying gaps, this study highlights the necessity for a comprehensive strategy that integrates community participation, cultural preservation, and social integration.

Key findings demonstrate that rehabilitation efforts must reflect the unique identity of each community, fostering a sense of belonging and ownership among residents. The proposed hybrid methodology—combining participatory design, culturally sensitive planning, and sustainable development practices—offers a roadmap for future projects. Implementing these recommendations can bridge the gap between physical redevelopment and the socio-cultural needs of the population, ultimately leading to more effective and

resonant slum rehabilitation.

Emphasizing inclusivity and cultural relevance not only addresses immediate housing needs but also contributes to long-term urban sustainability and social equity.

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