

Redevelopment Projects In Mumbai

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Abstract- This article focuses on the work of state and central governance for home schemes relating advancement and redevelopment of huge informal contracts (slums) occupying. With residents of more than 133.92 crores community, India is the famous heavily populated democratic country in the world's population is supposed to exceed that of China by the year of 2025 what has now become a expensive real property. It focuses on troubles Peculiarity of Mumbai. The paper is based on the area work finished in the slums in the city of Mumbai. With inhabitants of more than 1.84 crores public in Mumbai living today, Mumbai is the most heavily populated city in India. Its population is said to exceed 2.2 crores by 2024. There are quite a few lessons that can be learned from Mumbai's Slum rehabilitation efforts. Government can play in development of slums. The Government of Maharashtra might have achieved wonderful stability between over-involvement and under- involvement. The lesson teaches is that administration can play reflexive and destructive role by de-changeable the expansion controls. It can take part in a most important role in redistributing real estate to decrease the gap between the urban rich and poor.

Keywords- Land Use Regulation, Density Regulation, Land Market and Land Prices.

I. INTRODUCTION

The socio-economic circumstance of India puts it in a purposefully unique situation in the post- world-war democratic society. Post-independence, India has witnessed exceptional development, shadowed by a population detonation straining each National supply and crippling every effort taken by the following government to improve its ailment. The load of the democracy is felt by the country from side to side political upheavals and unbalanced governments rewriting the national policies every 5 years with diverging visions and ideologies. With the national GDP rising at the rate of 8% for the last 4 years, the elephant seems to be affecting fast predictably construction the world step back and take notice (Meredith, 2007). The population in India already constitutes 17.5% of the world population and continues to rise at a rate of 1.4% yearly. At the related time India has seen a steady revolutionize of policing from decentralization to urbanization in the next five year plans, as heavy-industrialization and commercialization are given increasingly

more momentum compared to farming and agro-based industries. These factors have resulted in a growing tendency of rural to urban Migration in the nation.

The metropolitan areas though do not have the infrastructure necessary to accommodate these vast migrating populations. These factors have affected the increase of a new division of population the urban poor. Most of these urban poor decode into a unlawful tenant community. Slum pockets have emerged all the way through the cities of the nation.

II. MEGA CONSTRUCTION SYNDROME AND THE REAL ESTATE AGENDA:

Housing today is looking upon purely in real estate terms. This is what the construction industry needs so as to dominate and manage land and development. The real-estate schema is expectant today due to the privatization force in housing and corporatization of the different development and construction activities.

Housing projects are evaluated in conditions of volume, the built-up area, the FSI, the economic revenue, and diverse other business and promotion qualities. The larger the project, the superior it is and the greater the attraction for developers in undertaking the plan. A vast network is as a result established between the developers, the landowners, and the financial institutions wherein the slum-dwellers find no place.

III. PROBLEM DEFINITION

Transfers of Development Rights are tradable certificates with development or construction rights as the underlying. With TDR, developer can construct additional space over and above the permissible FSI. TDR is an important instrument frequently used by developers to construct additional salable area.

Following are the major changes in TDR as per the new DCPR 2034 –

- 1) TDR will now be permissible for use in the island city, which was not allowed earlier. However, the use of TDR is not permissible in industrial zone.

- 2) If the developer is using TDR for its real estate project, then it is mandatory for developers to buy minimum 20 per cent and maximum 50 per cent of it from slum rehabilitation (SRA) projects.
- 3) The TDR generated in case of land surrendered to the government for a public project has been increased to 2.5 times of the land area for the island city and 2 times for the suburbs Utilization of TDR Not Permitted : Areas in SDZ , MMRDA, MHADA , MPT or any other planning authority appointed by GOVT, and areas where zonal (basic) FSI
- 4) Transfer of Development Rights are tradable certificates with development or construction rights as the underlying. With TDR, developer can construct additional space over and above the permissible FSI.
- 5) TDR is an important instrument frequently used by developers to construct additional salable area. Is less than 1.00. Also, in CRZ (except in cases where TDR is permitted as per CRZ Notification of 2011 & subsequent amendment from time to time).

IV. AIM & OBJECTIVES

The aim of this study is to assess the slum redevelopment done in Mumbai. The objectives of the study are:

- 1) Studying the impact of Slum rehabilitation/redevelopment schemes in Mumbai
- 2) The extent to which slum redevelopment has been beneficial in terms of physical infrastructure.
- 3) The extent to which slum redevelopment has been beneficial in terms of socio-economic infrastructure.
- 4) The study seeks to find answers to the following research questions with regard to SRS:
 - a) How much beneficial it is in terms of the improvement in physical infrastructure?
 - b) How much beneficial it is in terms of the improvement of social infrastructure?
 - c) What is the effect of it on economic development and quality of life?
 - d) How much worth slum redevelopment has been an advantage for slum dwellers?

V. METHODOLOGY

As we know that the achievement of Slum Rehabilitation/Redevelopment system is observe in conditions of bringing some most important development to the living of slum dwellers, the similar has been attempted to be get from beginning to end a questionnaire survey of the beneficiary slum inhabitants based on the following factors:

- a) Improvements in the levels of physical infrastructure (water, sanitation, waste management, power etc)
- b) Improvements in the level of social infrastructure (education, healthcare and recreation facilities)
- c) Improvement in the income, quality of life and living environment

A questionnaire survey was conducted on the sample of 75 resident households of the above SRS projects. The questionnaire contained questions on the perceived improvement in the community infrastructure and quality of living environment of the slum dwellers rehabilitated through SRS in Mumbai; it consisted of questions on various parameters such as:

- 1) Physical infrastructure
- 2) Social Infrastructure
- 3) Change in income/ livelihoods
- 4) Change in quality of life and living conditions

1) Sample Survey

For the reason of performing the assessment, 75 houses residing in the dwelling area of reformed slums were surveyed. The person slum households are acknowledged through arbitrary sampling but these households settlements were preferred in a representative way from 5 dissimilar slum rehabilitation/ redevelopment projects in Mumbai. The following are the 5 project sites were surveyed for slum dwellers:

Sr. No.	Area	Developer	Rehabilitated
1.	Ganeshwadi, Andheri (E)	Akruti developer	Same place.
2.	Sai Sidhdi, Kurla (W)	HDIL (housing infrastructure development ltd.)	Vile-parle airport area to kurla
3.	Saiwadi, Andheri (E)	Akruti developer	Same place.
4.	Shriram Samarth, Goregaon (W)	Slum dwellers came collectively and approached developer	Same place.
5.	Tiranga, Goregaon (W)	Munna developer	Same place.

VI. RESULT AND DISCUSSION

A. Physical Infrastructure

The first question was about the broader improvement of physical infrastructure e.g., water supply, sanitation, power and roads/transport, in settlements under SRS projects. Most of the SRS beneficiaries state that, after the slums are redeveloped, the physical infrastructure in and around the slum settlement has improved. But the number of respondents stating an improvement (51%) is only marginally higher than those who feel that it has not improved much (45%).

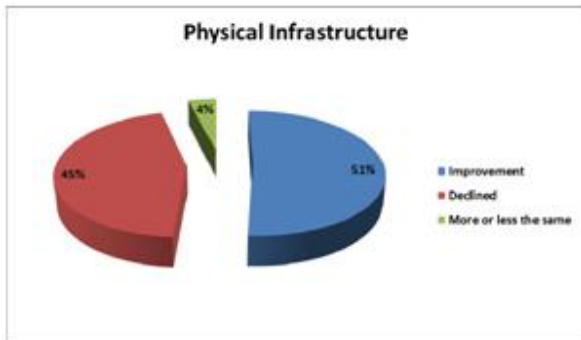


Figure 1: Physical infrastructure improvement in SRS projects

B. Water supply

Figure 2 shows the share of responses on improvement in water supply service. Prior to slum rehabilitation/redevelopment, about 87% of slum dwellings had water supply through common tap outside the dwelling unit. Water was irregularly supplied to these dwellings by the Municipal body and it was not sufficient as there was no provision for storage of water. The respondents stated that, after rehabilitation/redevelopment, the slum dwellers began receiving regularized water supply from municipal body with individual taps inside the housing unit. Further, the society of slum dwellers was formed in SRS projects, which also has water tank for storing and distributing water.

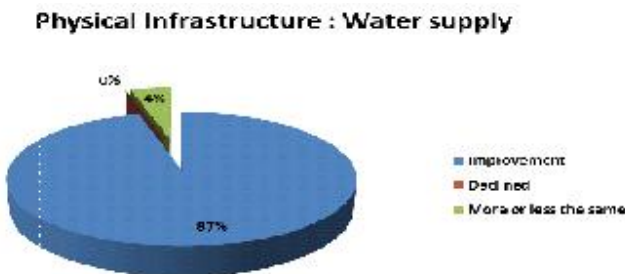


Figure 2: Water supply improvement in SRS projects

C. Sanitation

Figure 3 shows the share of responses on improvement in sanitation service. Previous to the rehabilitation /

redevelopment, some of the slum dwellings had society toilets which were in dirty, foul, unhealthy surroundings and some did not have toilets. For the reason that of the unavailability, the slum dwellers used to defecate in open places in the locality. After the redevelopment, each house has individual toilets, which can be easily maintained by the occupier of the house, which in turn has improved the hygiene conditions of the people.

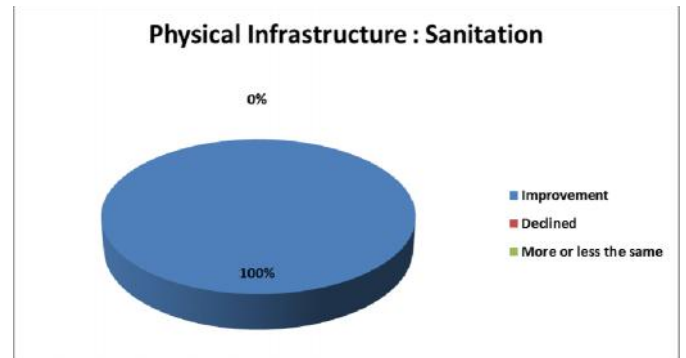


Figure 3: Sanitation improvement in SRS projects

D. Solid Waste Management

Figure 4 shows the share of responses on improvement in solid waste management service. It can be seen that the solid waste management has improved by 100%. Past to slum rehabilitation/redevelopment, all the slum dwellers used to pitch the waste, garbage in the surrounding area, which gave increase to unhealthy environment. After the redevelopment, the garbage is collected by the paid garbage picker who dumps the solid waste into common garbage disposal box provided by the municipality, which is emptied on regular intervals.

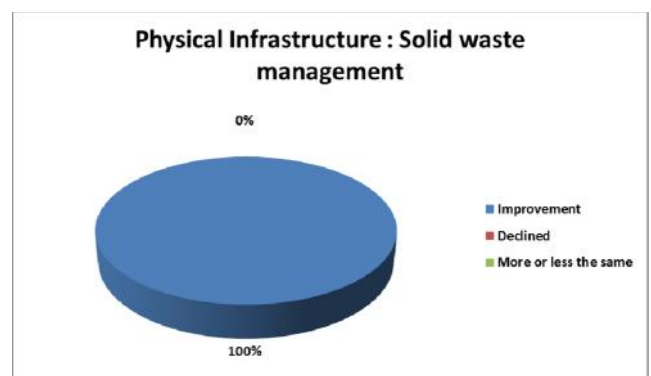


Figure 4: Solid waste management improvement in SRS project

VII. SUMMARY

The impact evaluation analysis of the SRS plans on slum dwellers, who are beneficiaries of slum

rehabilitation/resettlement under SRS Projects in Mumbai, indicates that importance of the weight has been made on the physical infrastructure at the abandon of social infrastructure. The Physical Infrastructure provided to slum dwellers has improved remarkably, in terms of Water Supply, Sanitation, Solid Waste Management, Public health protection, and Electricity supply, with some exception of transportation. This expansion in physical infrastructure has improved the habitat, quality of life and living conditions. It is also found in the impact evaluation analysis that the social infrastructure such as recreational areas, playgrounds, dispensaries, primary education and welfare Centre should have been provided in advance instead of providing them in future since the possession to the dwellers is given in phases and not at one time. The slum dwellers were given with either lease or transit tenements for the period of the construction stage of the slum redevelopment project. Still, the be short of of incorporation of social infrastructure into the planning and expansion of SRS projects in Mumbai isan evident example of its forget in the planning process. Therefore, the SRS projects are very successful in terms of improvement in on-site Physical Infrastructure, whereas there is lack of focus on Social Infrastructure provision by Government Authorities (as it is out of the scope of SRA). This was the major reason for the dissatisfaction of slum dwellers.

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