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Slum Rehabilitation/In-Situ Redevelopment In Pimpri –Chinchwad City (Pune)

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Abstract: ***This study is an attempt to wisely figure out which slum redevelopment/rehabilitation programme is best suited to a particular case. A slum may be an extremely inhabited urban community consisting principally of congested, incomplete infrastructure. This study aims at listing down all the various slum redevelopment approaches used till date and determines various factors that affects them. Further, by studying these various factors on which various approaches depend, that most suitable approach is to be suggested. Slum redevelopment approaches in India have primarily linked with the schemes available at the time. hence, this thesis is an attempt to compare them. There are several factors that influence which redevelopment approach to be used. These factors are identified from literature review. This study attempts to evaluate the identified parameters and understand the prospect of every parameter with each redevelopment approach.***
Keywords: Slum improvement/upradation, redevelopment approach, Encroachment, Slum dwellers, habitable households.

I. INTRODUCTION

The word ”slum” is usually used to describe informal settlements within the confines of the cities that have inadequate housing and scanty living conditions. They’re habitually overcrowded, with many humans crammed into terribly little living areas. Slums aren’t a new happening; they have been a installment of the history of just well-nigh all cities, expressly throughout the period of industrialization and urbanisation. Slums zone unit is typically the sole variety of settlement that is unseemly and wieldy to the poor in cities, where the competition for land and profits is extreme. The most reason for Slum burgeoning is speedy and non inclusive patterns of urbanization catalyzed by increasing rural migration to urban areas.

Cities are growing at a enormous rate now-a-days. This growth brings largest facilities, largest jobs and improves the standard of living of people. Hence, people rush into these cities expecting that they would get largest jobs for themselves and hopefully be worldly-wise to modernize their standard of living. While, some may succeed, most of them get failed. These who goof are then not worldly-wise to sire houses and other suavities and facilities. This sooner leads to the insemination of slums in cities. And as the numbers of slums is increasing day by day, this issue has wilt a major problem in all cities. That is why there is a need to study slums, their insemination and Redevelopment plane further. The scenario is serious in Pune also . My case study chosen for this study would be a slum(s) in Pimpri-Chinchwad ,Pune. Pune too having about 32.5% of population living in slums and Pimpri-Chinchwad the upgrowing town has 7.47% of population living in slums and the figures are increasing day by day.

II. METHODOLOGY

A. Literature Review

We have studied some research paper, books, contents related to Slum Formation, slum redevelopment guidelines and its implementation, training programmes to slum dwellers, etc.

B. Case Study

For the deeper study and to know the ground reality, I have studied the following case study which itself is my study area profile: Anand-Nagar Slum, Chinchwad, PCMC, Pune.

C. Analysis

In this work after the case study and data collection, I realized that the most of slum households are below poverty line and that is the main reason behind the subsequent habitable lifestyle. The slum dwellers are poorly skilled and lack of education is a main concern. Most of the slum dwellers are more than excited and happy towards the redevelopment prograame and are willing to bear the extra cost for the upgraded home. In-Situ redevelopment is the most preferable choice of slum dwellers as majority of people are living there since long period of time and all are having some or other income source close to the slum location.

III.SUITABLE IN-SITU REDEVELOPMENT/REHABILITATION PROPOSAL SUGGESTED

Considering the larger slum population size, the involvement of private sector with public sector is proposed to achieve the flawless strategy and undisturbed redevelopment work flow for the successful achievement of Project. The brief summary of proposal is a follows:

A. Calculation Of Project Cost On Basis Of Required Number Of Households For The Beneficiaries of Slum

By calculating cost of one unit, the total cost of necessary units is calculated considering the site development and authority development charges, etc. Including all the necessary charges.

B. Total Subsidy Calculation Offered By Government

The subsidy amount offered to the slum dwellers is calculated and its total is deducted from the total project cost of project to get to know the cost to be beared by the private developer.

C. Proposal to the Private Developer against his involvement in the Redevelopment of Slum

The proposed redevelopment site is located at central area of city and approach to the main Mumbai-Pune highway which has the maximum FSI potential and the location benefit. This fact is put towards the developers and against the cost to be beared by him for the redevelopment of slum,a proportionate Parcel of Land is given to him for the extraction of his investment in the project addition to his benefit over the investment.

In this way, A public or government land which is occupied by the slum dwellers, is brought in the light infront of Private Developer sector and by showing the beneficial proposal, involving the private sector for the good and non distracted flow of redevelopment work is the best solution for the in-Situ slum redevelopment.

IV. CONCLUSION

On basis of above study done, I can conclude that,

A. In-situ Redevelopments proposal is the best suitable solution to the existing slum dwellers as the maximum preferences were towards it.

B. Using the current Government guidelines and Slum rehabilitation programmes and subsidies, A combination of Public and Private sector can be the most preferable solution to the redevelopment work of Slum.

V. ACKNOWLEDGEMENT

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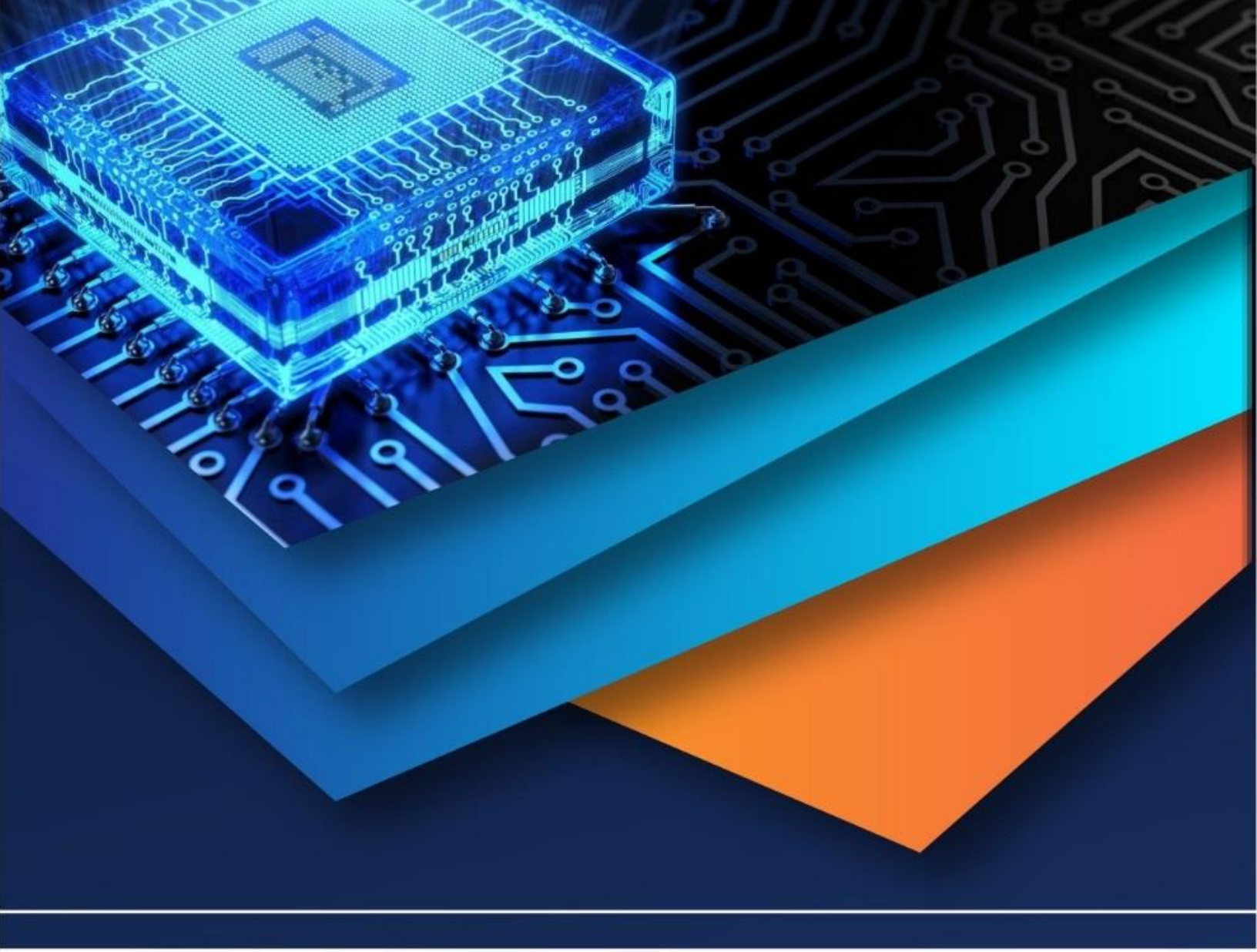

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