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The Problem and Prospects of Slum Dwellers in Urban Areas: Case Study of Nashik City

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Abstract: ***The word "slum" is often used to describe informal settlements within cities that have inadequate housing and miserable living conditions. They are often overcrowded, with many people crammed into very small living spaces. Slums are not a new phenomenon. They have been a part of the history of almost all cities, particularly during the phase of urbanization and industrialization. Slums are generally the only type of settlement affordable and accessible to the poor in cities, where competition for land and profits is intense. The main reason for slum proliferation is rapid and non-inclusive patterns of urbanization catalyzed by increasing rural migration to urban areas.***

I. INTRODUCTION

India is urbanizing. The 2011 Census of India reveals that the urban population of the country stood at 377.1 million which is 31.16 percent of the total population. India's urban population is likely to double to reach 600 million, a figure is twice high as its present urban population. While cities are the generators of the nation's wealth and income, there are large sections of the poor in cities, especially slum-dwellers, who are bypassed of growth. An urban-urban divide is emerging as revealed by the trends in Gini co-efficient of urban income distribution encompassing the various monthly espenditure classes. A critical issue in public policy is thus how to make cities inclusive in accordance with the 11th Plan stategy of inclusive growth and provision of basic services and access to affordable shelter and employment to the urban poor, including the dwellers of slums which are manifestations of the worst form of poverty. The backlog and current needs of the poor, including slum-dwellers will have to be addressed along with those from future urban growth so as to prevent the conditions that led to the mushrooming of slums and haphazardly grown cities in the past. Urban poor, including slum-dwellers have a key role in the development of cities. Their number is so large that even a small increase in their productivity through intervention by governments will mean that the contribution of GDP will be huge. Hence, the urban

II. NEED FOR THE STUDY

The socio-economic and cultural conditions are deteriorating in our country day by day. Even after 70 years of Independence the country has not succeeded in tackling the disparity between the poor and rich sections of the society.

The economic policies of the government have continuously failed to address the needs of the depressed classes of the country. The repressive regims of the various political parties of our country have been exploiting the poor and illiterate for their selfish ends. They have neglected totally the interest and welfare of the vast majority of the poor people in slums. India has done very little to ameliorate the conditions of the urban poor and the shelterless. While the growth of the slums has gone unabated in the major cities, most of these in a pitiable condition and a very little has been done towards their upgradation and providing basic civic amenities and creating an hygienic and environment friendly atmosphere. Infact, the central and the state governments did not succeed in tackling the enormous growth of population in the major cities, most of whom find their place in slums. The neglect of the rural sector and lack of balanced regional development has further aggravated the problem and there is an enormous exodus from the rural to the urban centers. However, by generating mass awareness, educating people, mobilizing for actions and reflections, building up of genuine community based democratic people's organizations and developing networking mechanism, the urban poor, dalits, tribals and women could be able to survive in the present socio-economic and political system.

III. OBJECTIVES OF THE STUDY

The main objective of the study is to examine the nature and growth of slums during pre and post economic reforms period. The other objectives are as follows:-

A. To study government policies and norms for Slums.
B. To study the existing scenario of slums in Nashik City.
C. To identify the challenges, issues and requirements of Slum Redevelopment Project in Nashik city.

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IV. METHODOLOGY

The problem was defined after referring the relevant articles and current slum planning trends that are occurring around the world and at regional level. Based on that, literature papers and related works were studied to define the objectives. To exactly match the problem definition, the area within jurisdiction of Nashik Municipal Corporation was selected and was studied in terms of planning and development. For the selected study area, the work carried out till now were referred. After finalizing the study area, list of parameters to work upon were listed and the data required to approach the problem were listed and collected by various methods which are discussed more in the separate chapter.

The data collected were combined and analysis was carried out based on which proposals were made. Analysis includes challenges, issues and requirements of slum redevelopment, area identification for making proposal. Proposals are given based on the requirements of slum redevelopment which can be applied to Nashik Municipal Corporation and provide a financial viable slum redevelopment solution for developers and administration in future.

V. GOVERNMENT POLICIES AND SCHEMES FOR SLUM

There is large history of policies and schemes implemented to fight against slum issues in India. The policies and various Acts have from slum demolitions to the slum improvement and slum redevelopment. After independence, slum issues became more prevalent because of rapid urbanization and industrial growth for this major policies and schemes were induced by the Indian Government and varius States/UTs. These schemes are stated in the figure below.

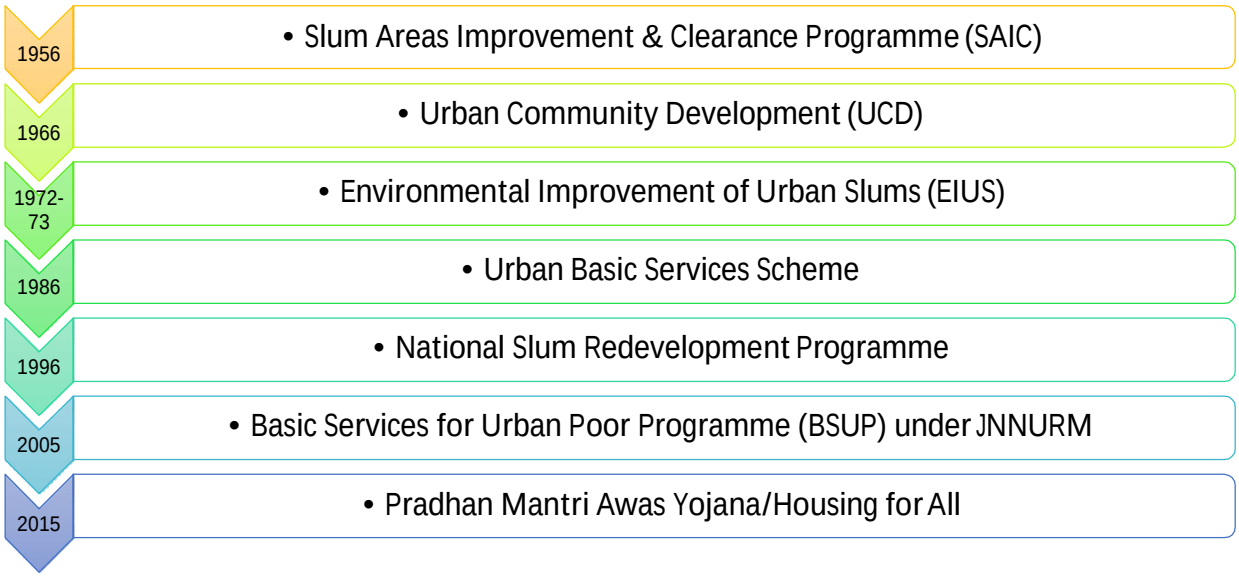


Figure 1: Slum Improvement Schemes in India

Older schemes and policies were modified to newer schemes and implemented with time whenever needed. All the schemes had their target area, mission, and implication period. All the slum redevelopments and improvements works done according to schemes and policies which are implemented by government with time.

A. Slum Policies in Maharashtra State

Table 2: Slum Policies in Maharashtra State

Sr. No.	Year	Scheme
1	1971	Maharashtra Slum Areas (Improvement, Clearance and redevelopment) Act
2	1992	Slum Redevelopment Scheme
3	1995	Slum Rehabilitation Scheme
4	2013	Maharashtra‘s Affordable Housing Scheme
5	2015	Maharashtra State Housing Policy and Action Plan

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B. Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971

This is an act to make better provisions for the improvement and clearance of slum areas and their redevelopment in the state, and for the protection of those who are evicted from the eviction and the crisis warrants. It also provides for recruitment of Slum Rehabilitation Authority - for rehabilitation of existing slum areas through slum rehabilitation scheme.

Highlights

1) It provides for protection, rehabilitation and Redevelopment of protected occupants.
2) The Act also provides the regulations made by SRA to be consistent with this Act.
3) This Act provides for allocation of any premises to those places where the said premise required for the slum development scheme.
4) This is the power of SRA to develop Slum Rehabilitation Area. The powers, duties and functions of Slum Rehabilitation Authority shall be:
5) Surveying and reviewing the current status of slum areas;
6) Preparation of plans for rehabilitation of slum areas;
7) To implement Slum Rehabilitation Scheme;
8) Perform all such other works and things that may be necessary to obtain rehabilitation items for slums.
9) It provides powers in the form of a competent authority (defined in the Act) to demolish the unauthorized or illegal habitation of the pre-2000 slums, which was revised from 1995 and as a penal liability (as Slum Conservation Bill).
10) This Act provides a competent authority for declaring one area as a ―slum‖ on the basis of various parameters.
11) Provisions for in-situ rehabilitation schemes for protected business in slum areas.
12) It is in the power of the competent authority to execute the reform work and for this, the occupiers need to evacuate the premises.
13) This act also provides compensation for those who have interest in land.
14) This law was amended to change the cut-off date for regularization of illegal slum in the state from January 1, 1995 to January 1, 2000

C. Existing Scenario of Slums in Nashik City

As per Census of India, Nashik Development Plan and Municipal Records of Nashik Municipal Corporation analyses the existing scenario of slums in Nashik city. The analysis is in terms of Demographic Data, Socio-Economic Data, Employment Data, Basic Physical and Social Infrastructure Data. The analysis as per follows:

D. Demographic Data of Slums in Nashik City

The Nashik Municipal Corporation covers a zone about 267.48 square kilometers (26747.75 Ha) and incorporates 25 towns. As per Municipal Records data of NMC, under jurisdiction of NMC there are total 168 slums. The growth of number of slums recorded during last decade was 64. And with absolute increase in slum population of 75,972 souls the total slum population was 2,14,769 souls.

Table 3: Slums in Nashik City

Slum & Population	Years			
	1981	1991	2001	2011
Total No. of Slums	81	85	104	168
Total No. of Hutments	18,945	20,438	25,092	42,742
Total Population of Slums	66,498	75,526	1,38,797	2,14,769
% of Total Population of City	25.33	11.49	12.90	14.44
Absolute Increase in Slum Population		9,028	63,271	75,972

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E. Zone-Wise Slum Details of Nashik

The Civic Administration is managed by the Nashik Municipal Corporation. The area of Nashik Municipal Corporation is divided in six divisions namely Nashik East, Nashik West, Panchavati, Nashik Road, Satpur, CIDCO to provide facilities to residents of Nashik city.

Table 4: Zone-Wise details of Slums in Nashik City

Sr. No.	Division	No. of Slums	No. of Hutments	Slum Population	Status	
					Declared	Undeclared
1	Nashik East	25	6479	32395	9	16
2	Nashik West	16	3686	18520	6	10
3	Panchavati	46	10390	52193	15	31
4	Nashik Road	44	8150	41554	18	26
5	CIDCO	19	6252	31260	2	17
6	Satpur	18	7785	38847	6	12
Total		168	42742	214769	56	112

(Source: Municipal Records, Nashik)

Majority of slum pockets located in Panchavati and Nashik Road zone of Nashik City. The Panchavati zone is oldest part (Core Area) of city and Godavari river passes through it. And the railway station and railway track is situated Nashik Road zone and most of slums in this zone are located along the side of railway track.

F. Slum-Land Ownership Details

The following shows the land ownership details of slums in Nashik City. As per the table majority of slums located on private land. We found that most of slums on Government land and N.M.C. land is declared slum by NMC.

Table 5: Slums-Land Ownership Details

Land Owner	Total No. of Slum		No. of Hutments		Population	
	Declared	Undeclared	Declared	Undeclared	Declared	Undeclared
Government Land	13	20	5,708	5,668	28,155	28,337
N.M.C. Land	11	5	6,939	1,192	24,630	5,971
Private Land	32	87	9,157	14,078	46,795	70,881
Total	56	112	21,804	20,938	1,09,580	1,05,189
	168		42,742		2,14,769	

(Source: Municipal Records, Nashik)

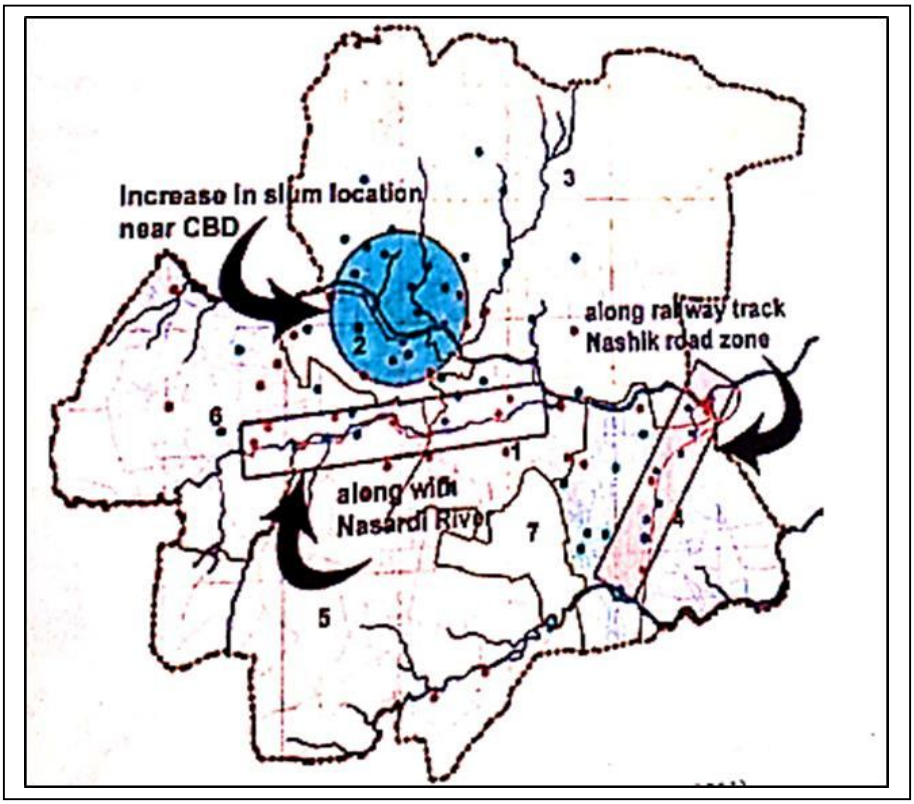
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G. Growth of Slums in Nashik City

The growth pattern of slums shows that the majority of them are situated in inner part of the city. While a couple are situated in the outer skirt of city since most of outer part of the city are agrarian zones. There are forty-six slums situated in Panchavati zone. While twenty-six are in East-Nashik and sixteen situated in West-Nashik zone. Forty-four slums are situated in Nashik Road zone. The given spatial conveyance of slum obviously shows that dominant part of slums is situated in core area of city, along the Godavari river and Nasardi river as well as along the Railway track.

Figure 1: Slums of Nashik City Location Map



H. Challenges and Issues of Slum Redevelopment of Nashik City

In jurisdiction of Nashik Municipal Corporation there are 168 slums out of which majority of slums are on private land and undeclared by government. Slums occupied so much land in core area of city, reserved land of industrial use. In last decade around 64 new slums was created and slum population was increased by 1,48,271 souls. Slums are major threat to development of city.A rapidly urbanizing population and inadequacy of affordable housing and infrastructure shortage respected to demands are responsible for the slum development in urban area. The slum inhabitants are significant supporters of the advancement of the city by giving their administrations to the natives and associations. To get this weaker section to the standard of the general public, it is important to give them at any rate shelter with healthy environment. The commitment of slum tenants to the city economy-as mechanical specialists, building site workers, domestic servant, cloth pickers, peddlers and wide scope of little scale exchanges is indispensable to the city.

The slum redevelopment is best option for the providing pucca house to slum dwellers along with basic infrastructure. But in slum redevelopment of slums faced so many challenges and issues which might be a cause to failure or cancellation of such project. The challenges, issues and requirements of slum redevelopment of Nashik city are found out by informal questioning to slum dwellers, Government officials, real estate developers are as follows:

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Respondents	Responses	Challenges and Issues Identified
Slum Dwellers	None of the slum dwellers are ready to rehabilitate at outer part of city or away from their employment source or at other locations. Slum redevelopment projects are too lengthy and takes so much time to get house. Nashik Municipal Corporation only focuses on basic infrastructure demand like water supply, drainage system and electricity.	Slum dwellers not ready rehabilitate at other location. Due to lengthy project not agreed to rehabilitate at temporary location for long time. Focuses on slum upgradation instead of redevelopment.
Government Officials	Real-estate market in Nashik city or other cities in India has focused on serving the needs of the urban rich. The Real-estate developers want to develops only slums having high land/property values. In Nashik city, majority of slums situated along the Godavari River, Nasardi River and Railway track. And	Real-estate market ignoring projects of housing for poor Real-estate developers not ready to redevelop low land/property valued slums. Slums are less attractable for redevelopment due to their location.
	these slums are less attractable developers for slum redevelopment.	
Real Estate Developers	In cities like Nashik where land rate is cheap as compared to cities like Pune, Mumbai. So slum redevelopment project is not financially viable. Slums are overcrowded, so the sale component get from slum redevelopment projects is less, profit getting is less as compared to other projects. Rehabilitate slum dwellers during construction is major challenge. Lack of availability of land for temporary relocation. Lengthy procedure for approvals of slum land development.	Due to cheap land rate, slum redevelopment projects are not financially viable From Redevelopment of overcrowded, high density slums recovered less profit. Lack of availability of land to temporary rehabilitate slum dwellers during construction. Inefficient urban local bodies.

VI. CONCLUSIONS

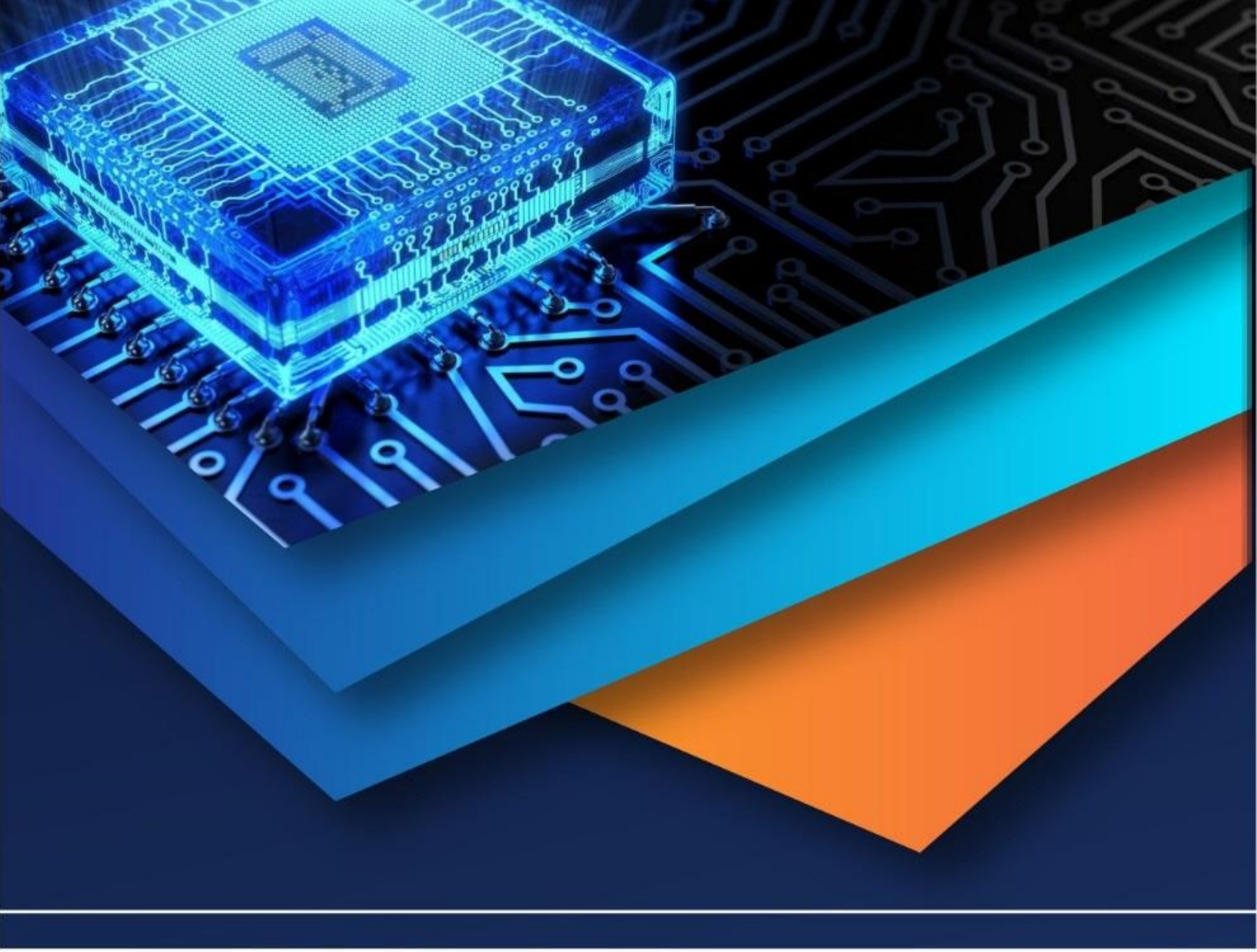
After studying and understanding various policy measures and programs initiated by the Government of India and Government of Maharashtra, we can conclude that the in-situ slum redevelopment can be the best suitable approach for the slum redevelopment. Hence here we propose In-Situ slum redevelopment of slum area with respect to PMAY-HFA guidelines with public-private partnership.Causal Productions permits the distribution and revision of these templates on the condition that Causal Productions is credited in the revised template as follows: “original version of this template was provided by courtesy of Causal Productions”. After studying various data collected from Census of India, Nashik Development Plan, Municipal Records, we represent the existing scenario of slums in Nashik City. We found out majority of slums situated along the Godavari River, Nasardi River and Railway track. Commonly most of slums located on private land. The condition is worse with sub-standard housing and inadequate infrastructure. Slums along rivers facing flood problems every year in rainy season. Slum dwellers are backbone of city, they fulfil the labour demand all over city in industries, construction work. They deserve a pucca house with all basic amenities. Only slum redevelopment is not only option for slums improvement but slum redevelopment with providing basic amenities and infrastructure in needed.

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