

# “Study of Rehabilitation of Slums by application of Affordable Housing”

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## **Abstract—:**

*Housing in India has been a great challenge. Numbers of houses are required to build in a certain time frame. Maximum of these houses are required by the Low income groups (LIG) or economically weaker sections of the society. If the time frame of demand and supply of houses is not maintained the new slums will come up. Slums exist in almost every metropolitan city of the globe. Urbanization is generating a massive housing shortage and the growth of slum conditions in India.*

*Growing concentration of people in urban areas have severely stressed the existing basic amenities such as water, power and open spaces of the towns and cities. This is primarily due to the skyrocketing prices of land and real estate in urban areas. Development of large-scale affordable housing is the greatest necessity of urban India today. The objective of creating housing is to provide adequate Affordable Housing shelter to all. Creation of affordable housing should include enabling people to buy*

*house. Many ways of analysis created to make slum areas overcome their problems.*

*The study will focus on the Rehabilitation slum. The explanation of this paper forms in order to test to what extent the initial status of slum are sustainable and how the situation would change after rehabilitation of slum. Resettlement of slum dwellers should be carried out in way which is not only reassuring for them in terms of their livelihood and income security but also basic amenities such as sanitation, water supply and electricity.*

## **I. INTRODUCTION**

### **A. Slum profile of Nagpur City**

Nagpur is a city in the central part of India in Maharashtra State. Nagpur Limits encompass 217.56 Square Kms of land areas.

Nagpur located on the eastern parts of Maharashtra is a Municipal Corporation. It is also second capital of Maharashtra.

As per provisional reports of Census of India, population of Nagpur in 2011 is 25 lac. The total slum population is 8.58 lac which is 34.84% of

the total city population. The average literacy rate of Nagpur city is 93.13 percent.

Slum Profile	
Population	8,58,783
Slum Dwellers	1,71,500
Avg. Family Size	5
Sex Ratio	963:1000
Monthly Income	5000/- to 6000/-
Monthly Expenditure	4000/- including Food, Health and Education

### B. Affordable Housing

There is no clear-cut definition of the term 'affordable', as it is a relative concept and could have several implied meanings in different contexts.

Definition of Affordable Housing – MHUPA (2011)

	Size	EMI or Rent
EWS	<ul style="list-style-type: none"> <li>• Minimum of 300 sq ft super built-up area</li> <li>• Minimum of 269 sq ft (25 sq m) carpet area</li> </ul>	Not exceeding 30–40% of gross monthly income of buyer
LIG	<ul style="list-style-type: none"> <li>• Minimum of 500 sq ft super built-up area</li> <li>• Maximum of 517 sq.ft (48 sq.m) carpet area</li> </ul>	
MIG	<ul style="list-style-type: none"> <li>• 600–1,200 sq ft super built-up area</li> <li>• Maximum of 861 sq ft (80 sqm) carpet area</li> </ul>	

Urbanisation has resulted in people increasingly living in slums and squatter settlements and has deteriorated the housing conditions of the economically weaker sections of the society. This is primarily due to the skyrocketing prices of land and real estate in urban areas that have forced the poor and the economically weaker sections of the society to occupy the marginal lands typified by poor housing stock, congestion and obsolescence. Considering these factors, there currently exists a wide gap between the demand and supply of housing (both in terms of quantity and quality) in urban India. According to estimates of the Technical Group constituted by the Ministry of Housing and Urban Poverty Alleviation (MHUPA), the urban housing shortage in the country at the end of the 10th Five-Year Plan was estimated to be 24.71 million for 66.30 million households. The group further estimated that 88% of this shortage pertains to houses for Economically Weaker Sections (EWS) and another 11% for Lower-Income Groups (LIG). For Middle- and High-Income Groups (MIG and

HIG), the estimated shortage is only 0.04 million. Developing affordable housing in Indian cities faces significant challenges due to:-

- Several economic, regulatory and urban issues.
- Titling Issues and Lack of Information
- Lack of Availability of Urban Land.
- Excessive Control on Development of Land Creates Artificial Shortage.
- Rising Threshold Costs of Construction.
- Lack of Access to Home Finance for Low-Income Groups.

### **C. Slum Rehabilitation**

Slums are often defined as, “buildings and areas that are environmentally and structurally deficient.

A result of multiple deprivations such as; illegal land tenure, deficient environment and inadequate shelter and are the result of the gap between the demand and the legal and formal supply in the housing market” (Chauhan, 1996).

The reason behind resettlement and rehabilitation is an attempt to achieve the urban sustainability and efforts to respond to the requirements of the inhabitants.

#### **Need:**

A rapidly urbanizing population and the inadequacy of city governments to meet its demands have meant a critical housing and infrastructure shortage. It is estimated that there are roughly 100 million slum dwellers in the country.

The Slum dwellers are important contributors to the development of the city by rendering their services to the citizens & organizations. To bring this weaker section in to the mainstream of the society, it is necessary to give them at least proper shelter. The contributions of slum dwellers to the city's economy – as industrial workers,

construction site labourers, domestic servants, rag-pickers, hawkers and a wide range of small scale trades is vital to the city

### **Objectives:-**

1. To study how to upgrade the standard of living and eradication of slum.
2. To classify Slum dwellers according to their income.
3. To study sanitation and solid waste management in slum area.
4. To focus on the physical condition of the slum scenario and problems of the slum related to the location.
5. To understand the living condition of the slum dwellers and their perception of urban amenities.

### **Methodology:-**

1. Selection of slum area in city
  - To decide the location of slum areas where survey to be conducted by targeting 45-50% slum dwellers opinions.
2. Surveying in slum areas
  - Preparing the field survey
  - Collection of data accordingly
  - Classification of slum dwellers according to their income and fixing basic income of all slum dwellers.
3. Study of data collected
4. Analysis of data taken from field survey

5. Solution from the result obtained/analysis
6. Provision of suitable affordable housing scheme

### **Prevailing Condition of Slum**

1. Poor infrastructure.
2. Non availability of essential sanitation.
3. Unsafe and polluted drinking water.
4. People living in unhygienic condition.

### **Data Collected:-**

1. Daily income of slum dweller
2. Area of slum
3. Area of each slum dweller
4. Sources and facilities available
5. Sanitation condition
6. Views or opinion of people.

## **II. SELECTION OF SLUM AREA**

- Name of the slum area: Chikhali Aadivasi Prakash Nagar, Kalmna, Nagpur
- Authority: Nagpur Improvement Trust
- Year of establishment : 2002

### **Details of slum area:**

Chikhali aadivsi Prakash Nagar slum is situated near kalamna market Nagpur. The condition of these slum is undeveloped and hygienic atmosphere, these slum was established in 2002. People living in the slum was Rehabilitate from Chhota Taj Baugh Nagpur in 2002. Total no of units in slum area is about 105. Area of each slum unit is 300sq. ft.

### **Survey Work Details:-**

1. Total no of units in slum area – 105
2. In 60-70 no. of units survey was done in the slum area (remaining information of slum is assumed as same data was repeated continuously)
3. Daily income of Slum dweller:- 100/- to 150/- (Almost 90%-95% people in that slum were labour on daily wages)
4. Area of each slum unit: - 300 sq.ft.
5. Daily water supply and House lightning
6. Improper sanitation
7. No drainage and sewerage facility
8. Poor condition of road

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