



POST OCCUPANCY ISSUES IN SLUM RELOCATION

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ABSTRACT

General slum areas have more crowded conditions than non-slum areas, and residential crowding is particularly high among poor households. Poor housing and living conditions in the cities of developing countries, particularly in slums, is a matter of great concern.

Relocation of slum is impending in the current plot. Development is a word always behind the talk relocation of slums. This urban affluenza always lead to slum transposition. But the point is that whether the displacement is not going to create another addition to some more dissipative.

The concerns embossed in the course of transposition and their respond also will determine the triumph and missteps of later occupancy to newbie. Even if it creates success also, authority demand to be concentrated in presiding and sustaining ,the polished operation of the occupancy after relocation. Thus lies the pertinency of the theme.

Starting from the character of the slums ,arriving the parameter through literature study and analysing Madurai region through this.

Finally the study will lead the reader in understanding the issues of post occupancy slums and give a thought of various perspectives should carry out while the occupancy or relocation itself to neutralise the failure causes of changing the relocation again into slum.

1. INTRODUCTION

Relocation of slum is impending in the current plot. Development is a word always behind the talk relocation of slums. This urban affluenza always lead to slum transposition. But the point is that whether the displacement is not going to create another addition to some more dissipative.

This study aims and enables the reader to understand what are the post occupancy issues of slums and enables to go through the reasons.

It finds the parameters from the literature studies and analyzing it relevance through the case studies. The analysis can be adaptively use for the further post occupancies of slums in future. It aims to be an eyeopener to the administrative world which is the main cause of the failure of the majority of post occupancies of slums.

If the problems and the understanding of the social culture, livelihood is understood properly of the persons to be relocated almost every relocations will get into the success story. It will lead to the new hope and give a new dimension to the persons. Consider them as human beings and aims to satisfy their life. If that is properly thought we can give a new dimension to the poor.

1.1 SLUM

A slum is a heavily populated urban informal settlement characterized by substandard housing and squalor. While slums differ in size and other characteristics from country to country, most lack reliable sanitation services, supply of clean water, reliable electricity, timely law enforcement and other basic services. Slums have been perceived as a problem or a hindrance that needs to be solved, but its residents view these very slums as a solution to the problems of shelter, amenities and employment in large cities. Initial observations undertaken at Dharavi in the city of Mumbai indicated that slums function as autonomous, self-sufficient social structures capable of providing low cost services to the society at large.

1.2 LIVELIHOODS IN SLUMS

Every individual that resides inside a slum is employed in some constructive activity or the other. These activities bring income to the individual's household and provide sustenance to the members of his or her family. Some residents work within the slum area whilst others go outside it to earn a living. Individuals that cater to the needs of the slum residents generally utilize the facilities available within the slum precinct. Some slum dwellers provide service to the outside world depending on the specific type of skills they possess.

The classification of livelihoods as internal livelihood and external livelihood, has been done based on the above observations. Internal livelihood is the outcome of services rendered by slum dwellers to residents of the slum itself. Individuals such as a barber, launderer, vegetable vendor, and repairman are included in this category since they earn their living without needing to venture outside their immediate surroundings.

1.3 POST OCCUPANCY MANAGEMENT

For each settlement, a plan of intervention is developed based on the physical-urban, environmental, and social diagnosis. The plan must include priorities and stages of intervention, considering the technical and social needs and the available financial resources. It is essential that the plan of intervention must also consider the environmental conditions, taking as reference, for example, the elements of the urban structure. Considering the difficulties of understanding and adequately controlling all the elements necessary for the implementation of a feasible executive project, the intervention plan must include a basic project that provides the detail and the generic elements of the construction but ensuring a degree of flexibility.

Regarding quality standards, the elements that will be included as components of the integrated project should be considered. A study done by the Institute de Pesquisas Tecnológicas – IPT, Denaldi (2003) defined 3 levels to describe the types of intervention according to physical-urban quality standards:

- **Minimum Standard:** includes networks of water, sewage, energy, drainage, solutions for the collection of waste (direct or indirect), accessibility, treatment of areas of risk (which may involve relocation or division of lots), and land regularization;
- **Intermediate Standard:** in addition to the above, this also includes urban equipment, road systems, and environmental interventions in order to address environmental problems and urban structure;
- **High Standard:** in addition to the above, this includes adequacy of population density, division of lots, rehabilitation or reconstruction of housing units in insecure and unsanitary situations, and an adequate road system with minimum parameters of width of streets, ensuring accessibility to all homes with pedestrian ways.

LITERATURE AND CASE STUDIES

2.1 SLUM RELOCATION PROJECT BANGKOK

‘Development performance’ is an indicator, which is used to assess the process as well as the outcome of a development project. For the purpose of this study, it is defined as the development outcome of a slum relocation project that reflects the effectiveness of relocation. Development performance as a composite indicator is considered as manifested in several attributes, which have physical and non-physical dimensions. On the basis of an opinion survey involving slum dwellers, housing professionals, and community development experts the following five attributes were chosen as indicators to assess the development performance of selected relocation projects:

- **Original land ownership:** This attribute relates to the percentage of original land recipients who are still remaining in the new location of the community. It is assumed that an existence of a higher percentage of original recipients indicates a strong development performance.
- **Plot occupation:** This attribute considers the percentage of land recipients who actually occupy the plot of land. A higher percentage shows a strong development performance in that particular project.
- **Completion of house construction:** This attribute considers the rate of completion of the housing units, in that a higher percentage of completed houses in the project is indicative of a stronger development performance.

- Condition of infrastructure : This attribute considers the present condition of on-site project infrastructure. A better condition of infrastructure in the project is indicative of a stronger development performance
- Participation of community members : This attribute considers the participation of the members of community in regular meetings. A higher participation by members is considered as an indication of a stronger development performance.

2.1.1 DEVELOPMENT PERFORMANCE IN BANGKOK PROJECT

A number of factors have been cited by various agencies and authors as contributing to the effectiveness of overall development performance of resettlement projects. Cernea, identifies five factors viz.:

- (1) resettlement policy,(2) legislation,(3) pre-planning, (4) public participation, and (5) adequate compensation as significant factors influencing the success of formulation and implementation of resettlement projects. Moreover, the UNCHS (Habitat) has advocated that the process of relocation in terms of planning and implementation is of vital importance for the success of such projects. The main elements of the process contributing to successful relocation initiatives has been identified as (1) participation of members,(2) physical development of the resettlement area,(3) award of compensation (4) social development, and (5) consolidation of livelihood.

2.2. BACKGROUND OF SLUMS IN BANGALORE

Bangalore is the fifth largest metropolis (8.40 million as per 2011 Census) in India and it is globally recognized as Silicon Valley and Information Technology capital of India. Bangalore city has 576 slums, which constitute 7,24,441 slum population and 1,64,786 households as per 2014 figures of the Asha Kiran Mahiti of Karnataka Slum Development Board; of which 232 are declared slums and 344 are undeclared slums. Seventy six per cent of the slum population live below poverty line and hardly 22 per cent of the slum population has monthly income less than Rs.3000. The housing is the most vulnerable condition and about 14 per cent are still living in kutchra houses and 42 per cent living in semi-pucca houses and rest the 45% of the housing stock are pucca houses. Forty two per households depends on public taps and 18 per cent household do not have access to water supply and only 40 per cent households have individual tap connections. Twenty Seven percent household do not have sewer connection and they mainly depend on community toilets, but, 6% still practice open defecation and 63 percent houses have access to storm water drains.

FUNCTIONAL SPACE	SATISFACTION LEVELS
Satisfaction of carpet area	90% satisfied 10% not satisfied
Quality of dwelling	19% satisfied 81% not satisfied
Satisfaction in Floor level	56 % of the house holds expressed satisfaction in residing at different levels 44 % dissatisfied
Ownership rentals	63% occupied by allottees 37% rented
Mobility	66% stay in same area 34 % expressed to move out
Difficulty of upper floors	59 % -No Difficulty 41 % expressed difficulty

2.3. Casestudy- Aathikulam, Madurai



	PHASE I	PHASE II
No. of Blocks	8	11
Storey's in Each Block	G+3	G+3
DU's/Floor	4	4
Total No. of DU's	128	176
No. of slum dwellers rehabilitated	576	792

2.4 QUESTIONNAIRE FOR THE SURVEY

QUESTIONNAIRE SURVEY

NAME OF THE PERSON :
NO:OF FAMILY MEMBERS

- | | | | |
|----|---|-------------------------------|-----------------------------|
| 1 | Current Occupation | | |
| 2 | Occupation Before Relocation | | |
| 3 | Difficulty In Performing Occupation | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 4 | Location | | |
| 5 | Built Up Area | | |
| 6 | Difficulty In Floor Levels | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 7 | Maintenance | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 8 | Original Landowners | <input type="checkbox"/> SAME | <input type="checkbox"/> NO |
| 9 | Cultural Values | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 10 | Religious Values & Spaces | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 11 | Difficulty In Income Generation | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 12 | Is The Location Safe To Ladies | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 13 | Waste Management System | | |
| 14 | Health | | |
| 15 | Whether The Opinion Of People Taken By Housing Board Before Slum Relocation | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 16 | Education Facilities Available | | |
| 17 | Standard Of Living Increased Or Not | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

ADDITIONAL REMARKS

Research Through Innovation

2.5. INFERENCE

Survey conducted on 35 families					
	YES	NO	SATISFIED	NOT SATISFIED	AVERAGE
Location			10%	75%	15%
Built up area				100%	
Difficulty in floor levels	75%	25%			
maintenance		100%			
Original Landowners	50%	50%			
Is occupation same as before and after relocation?	25%	75%			
How many feels difficulty in continuing same occupation?	85%	15%			
Cultural values		100%			
Religious values & spaces	10%	90%			
Difficulty in Income generation	65%	35%			
Supporting facilities for the occupation	27%	73%			
is the location safe to ladies	45%	55%			
waste management system				100%	
health			15%	65%	20%
whether the opinion of people taken by housing board before slum relocation		100%			
education facilities available			75%	25%	
standard of living increased or not	10%	90%			

CONCLUSION

3.1 Why Aathikulam slum redevelopment a failure?

- Location of the Site
- Less built up area
- Not considering of peoples occupation
- Didn't follow any heriatage value of Madurai
- Lack of worship and community places
- Didn't trained for change
- Not consider income generation

3.2 How should it would have been designed ?

- Understanding the occupation ,culture ,lifestyle of the poor
- Providing enough built up area and services required for them
- Supporting facilities needed for their occupation .
- Religious spaces
- Community meeting places

- Always conduct training to accommodate changes
- Design should consider the heritage value of Madurai

The slum relocation is an ongoing process until the occupants are well enough to maintain their dwelling units and their environment. It is the duty of the authority which is initiating the relocation to ensure and look that everything after relocation also goes smoothly.

They should plan everything in concern with the occupants and want to provide not only dwelling units, but also the environment in accordance with their occupation. Then only the post-occupancy issues can be addressed.

