



INDIA'S LOW-INCOME URBAN SETTLEMENTS

How livable, inclusive and accessible are they?

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**Sustainable Buildings and
Habitat Programme**

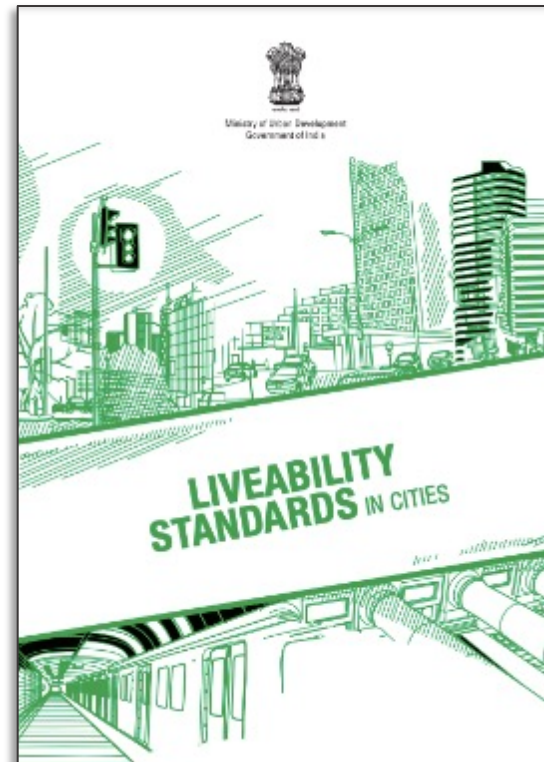
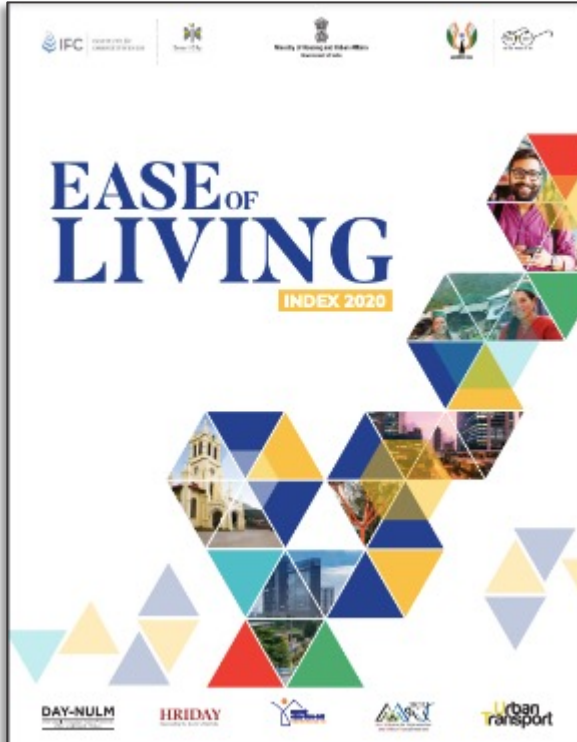
**Centre for Science and
Environment**



Who do we plan our cities for?




Plethora of guidelines but lack of a mandated address




S. No.	Guideline	From	Year
1	National Building Code	Bureau of Indian Standards	2016
2	URDPFI Guidelines	MoUD, GOI	2014
3	Model Building Bye-laws	MoUD, GOI	2016
4	Ayushman Bharat: Comprehensive Primary Health Care through Health and Wellness Centres	Ministry of Health and Family Welfare, GOI	2018
5	Model Right to Education Rules	MHRD, GOI	2009
6	Handbook of Service-level Benchmarking	MoUD, GOI	2008
7	EIA Guidelines	MoEFCC, GOI	2016
8	GRIHA for Affordable Housing	GRIHA Council, TERI	2017
9	IGBC Green Affordable Housing	Indian Green Building Council	2017
10	Solid Waste Management Rules	MoEF&CC, GOI	2016
11	C&D waste Rules	MoEF&CC, GOI	2016

CSE's three methodologies for investigation:

- Understanding market pattern for accessibility
- Assessment of PMAY housing for accessibility
- Deep-dive liveability analysis in Delhi

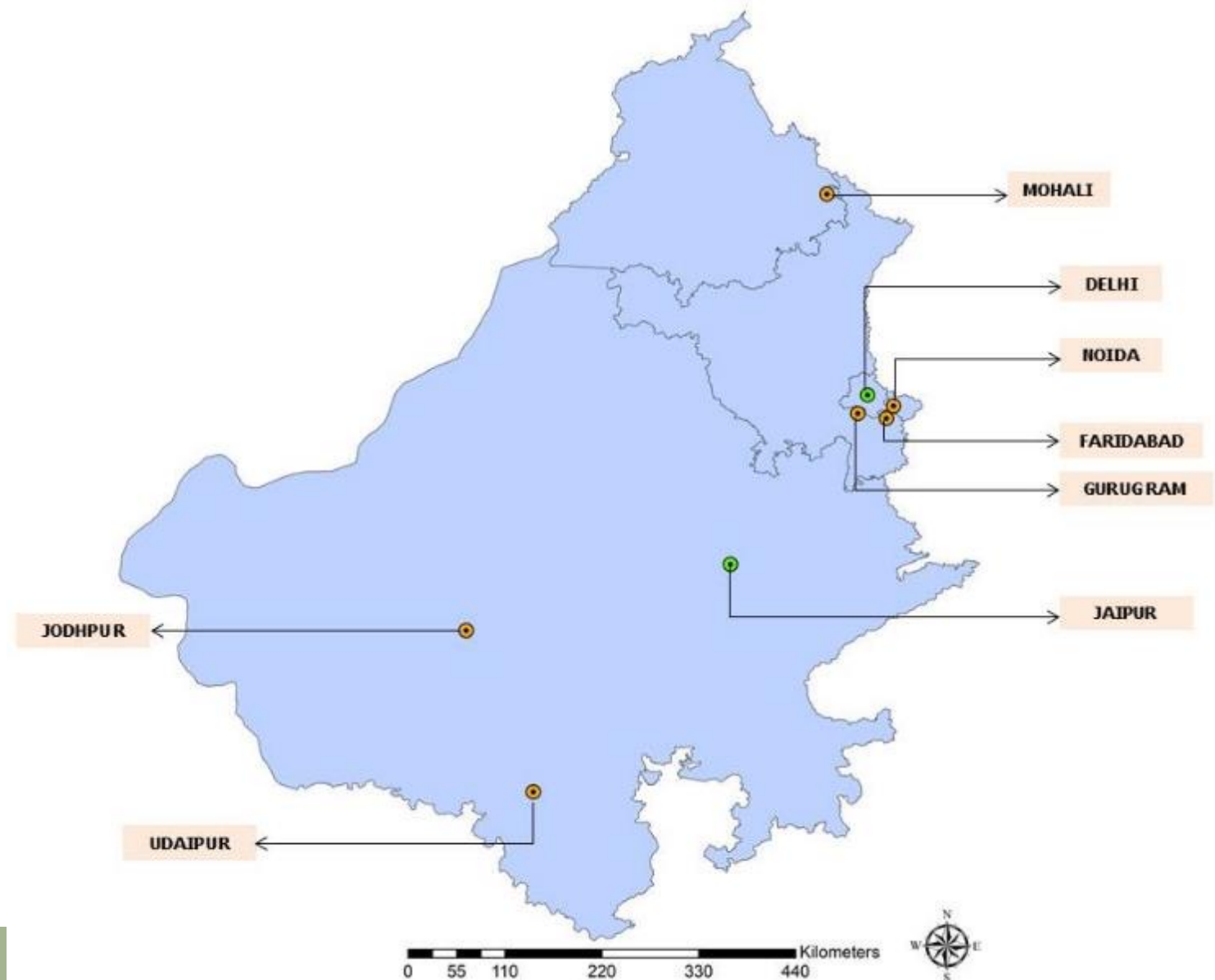
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Geo-spatial proximity
analysis

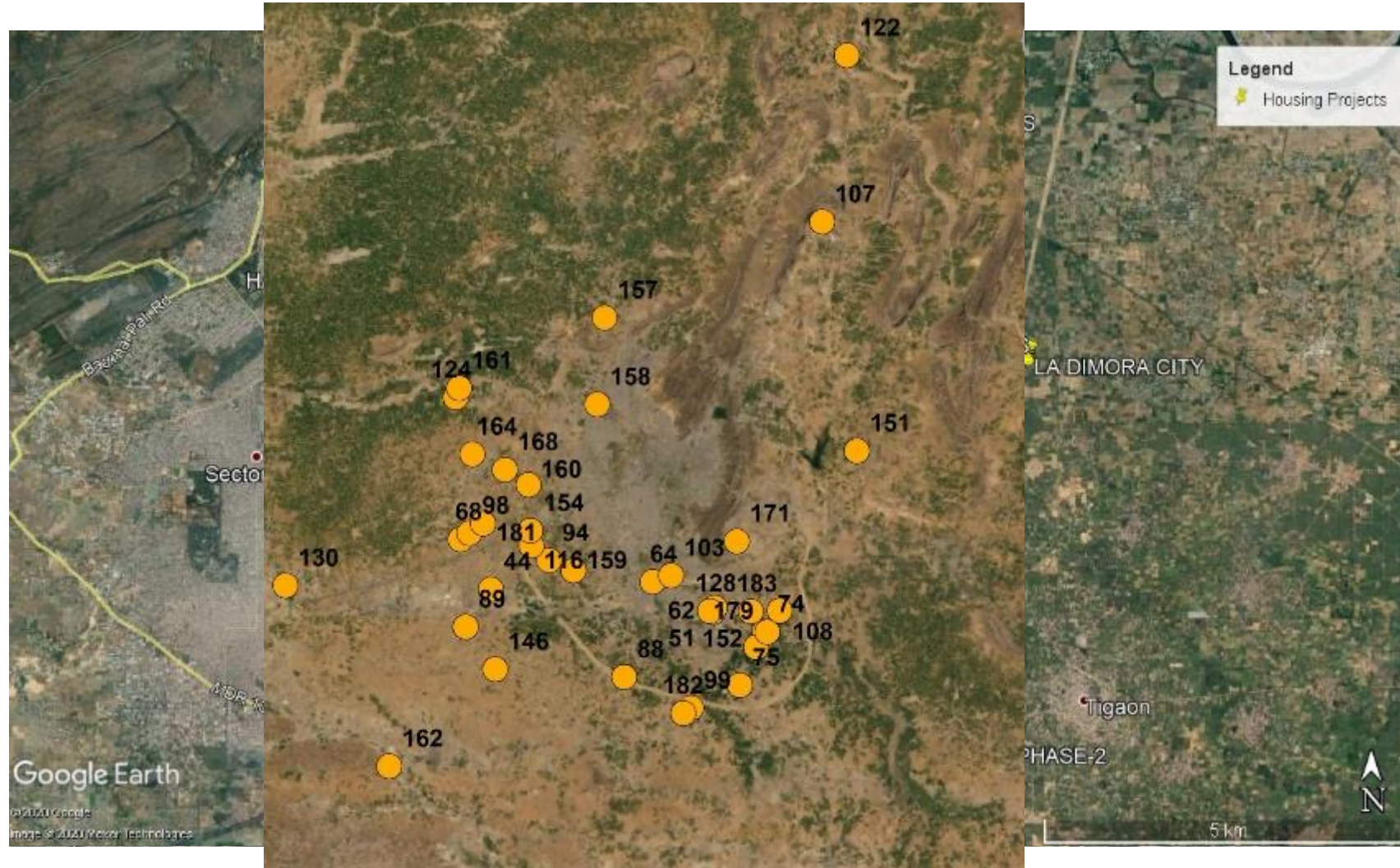
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Geo-spatial proximity
analysis + empirical
observations

Understanding market pattern for accessibility



Tracking new development to capture market pattern for accessibility



Mohali

Gurugram

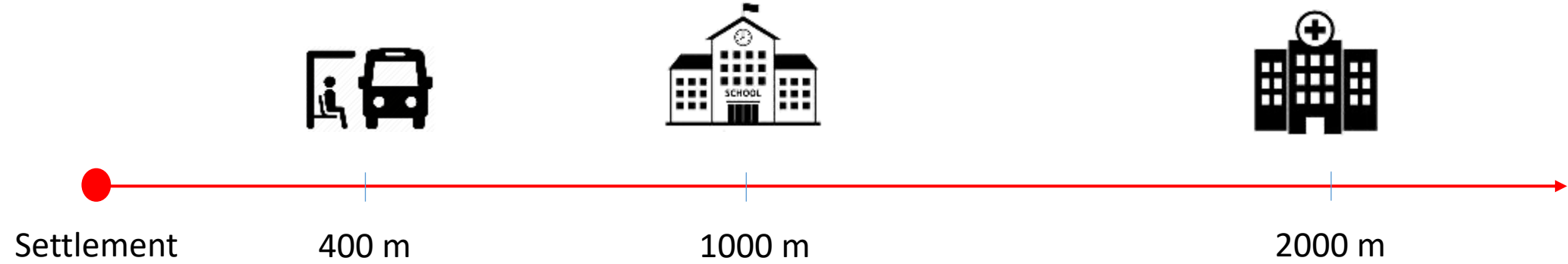
Noida

Faridabad

Jaipur

....Udaipur, Jodhpur, etc.

Guidelines used for analysis



Compiled from multiple sources

As cities move towards sprawl, self-sufficient neighbourhoods are needed



Satisfactory



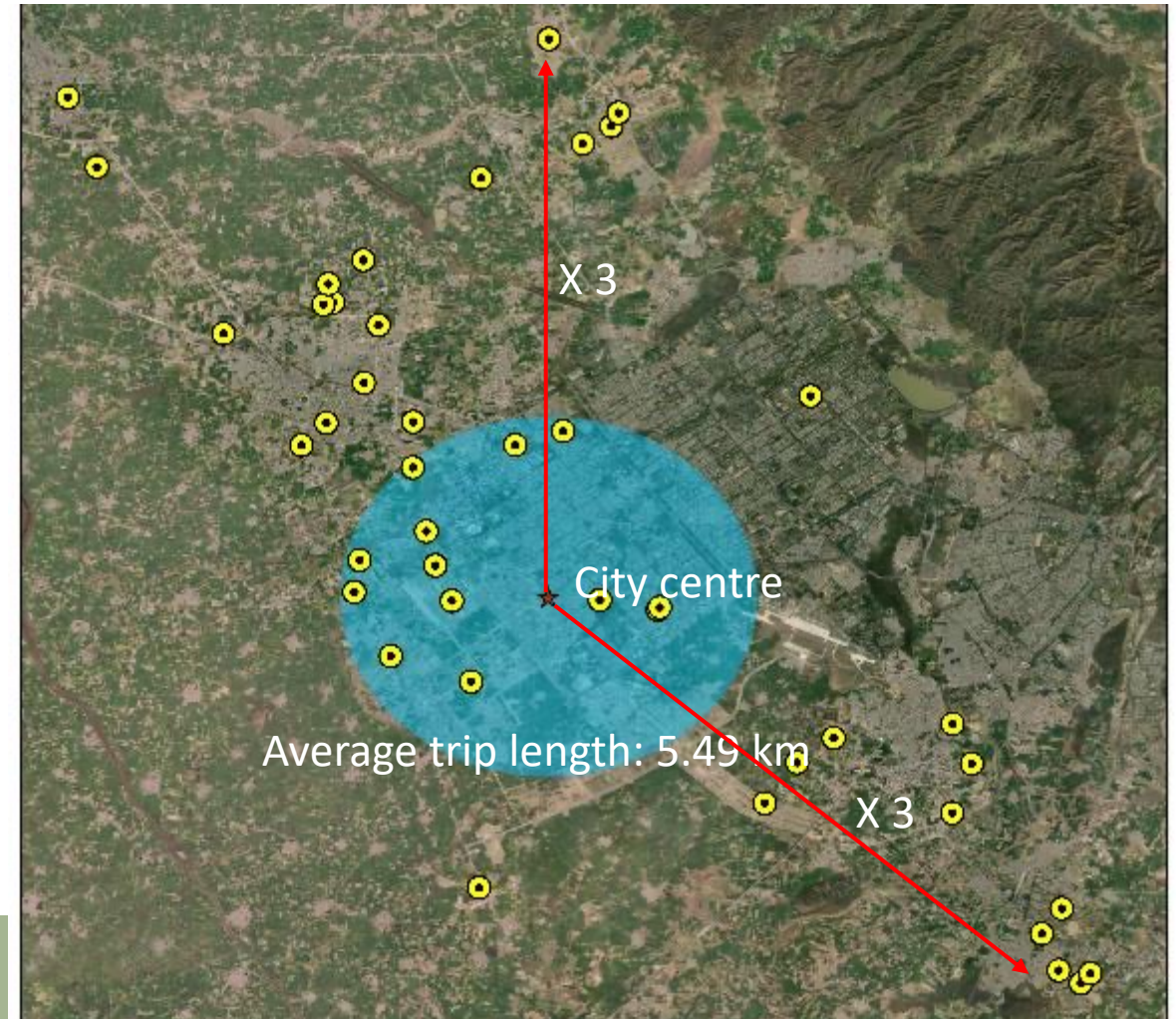
Good



Need improvement



Mohali



As cities move towards sprawl, self-sufficient neighbourhoods are needed



Satisfactory



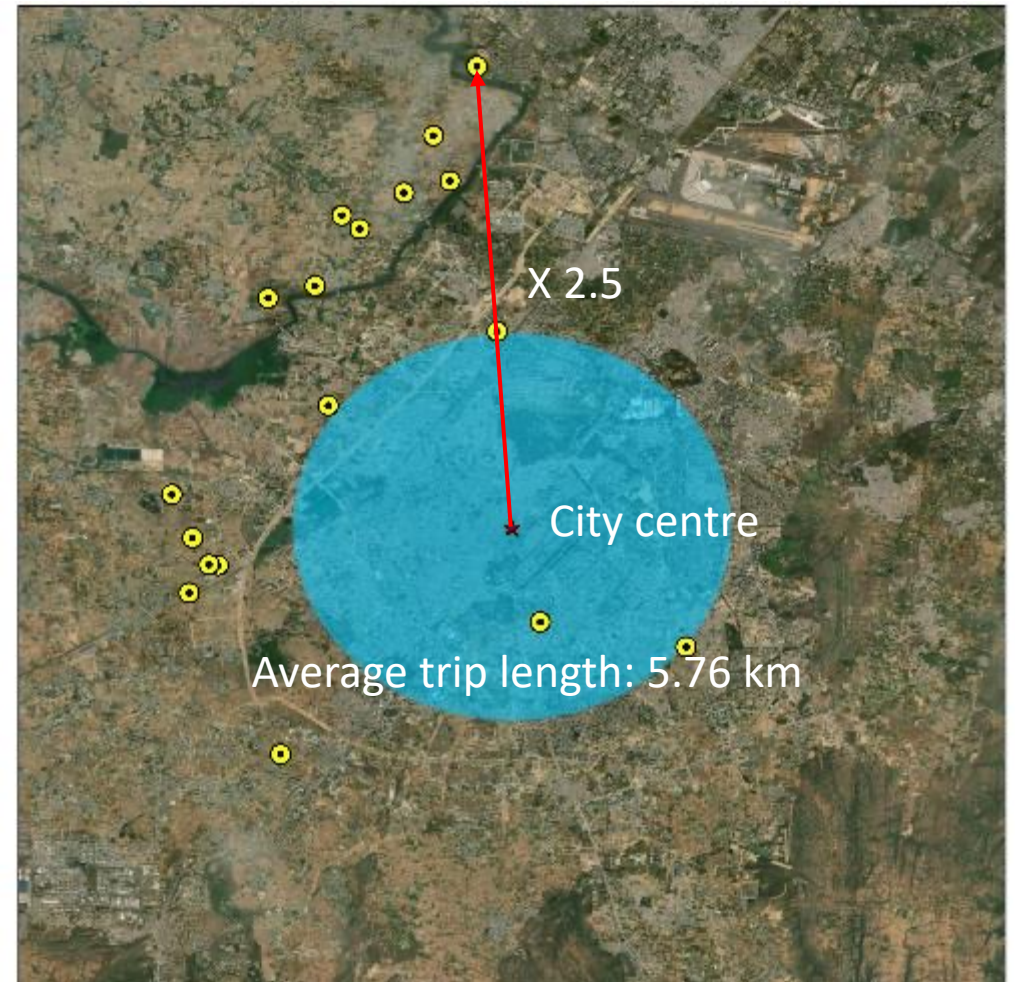
Need improvement



Satisfactory



Gurugram



As cities move towards sprawl, self-sufficient neighbourhoods are needed



Need Improvement



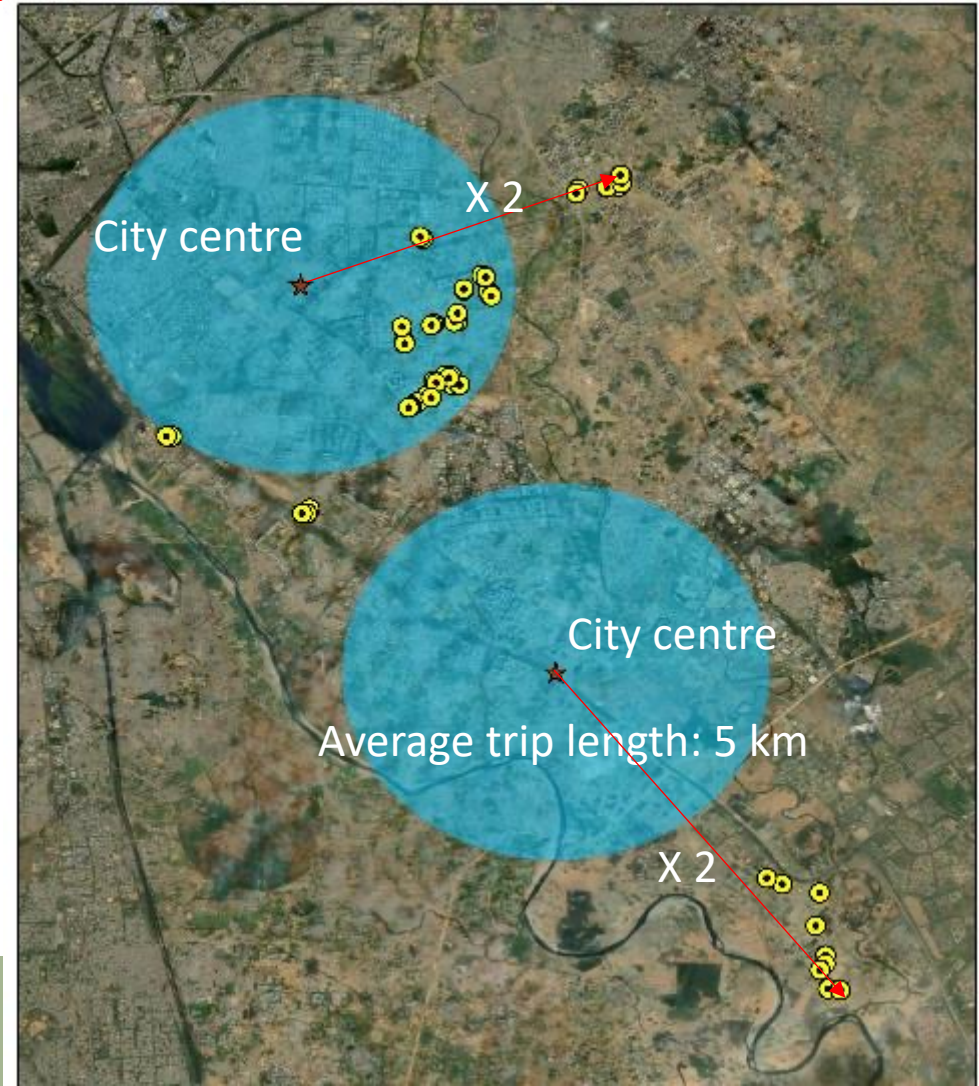
Need improvement



Good



Noida



As cities move towards sprawl, self-sufficient neighbourhoods are needed



Satisfactory



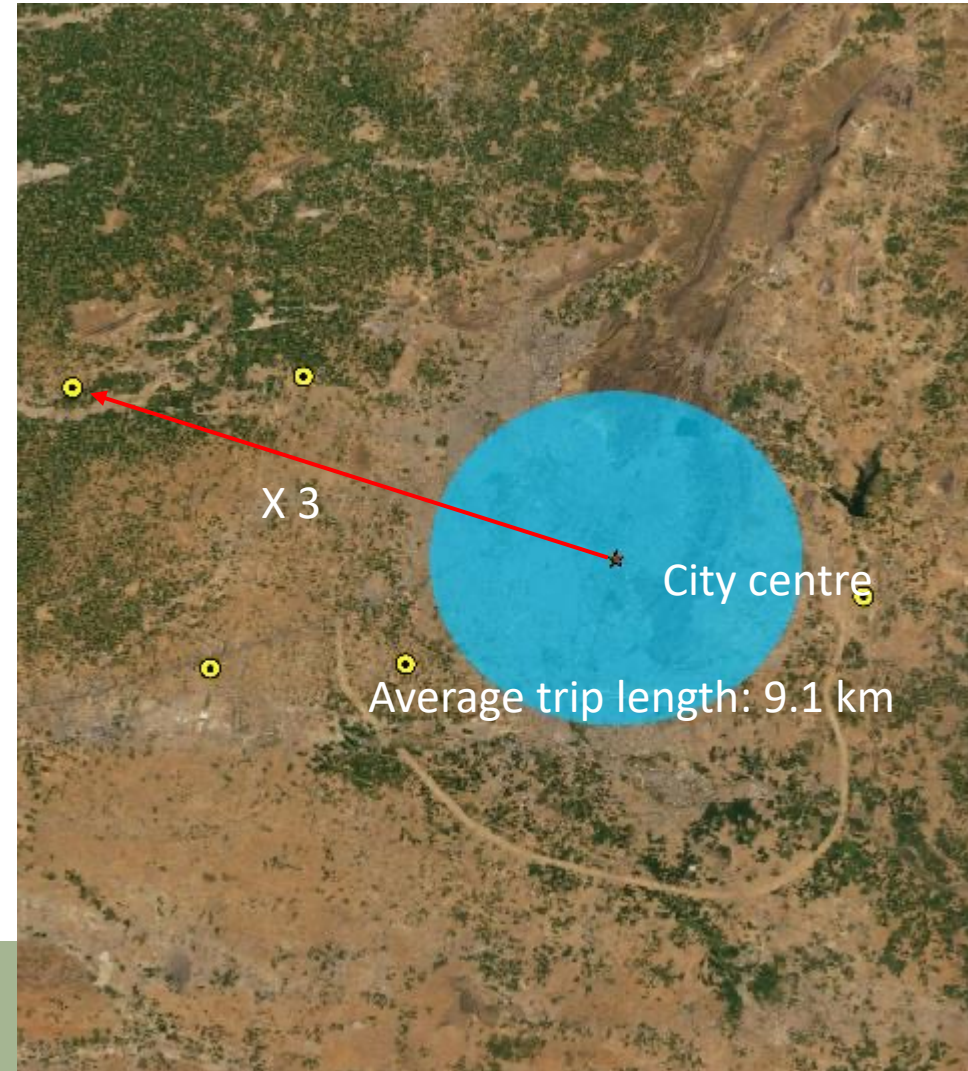
Need improvement



Need improvement



Jaipur



As cities move towards sprawl, self-sufficient neighbourhoods are needed



Satisfactory



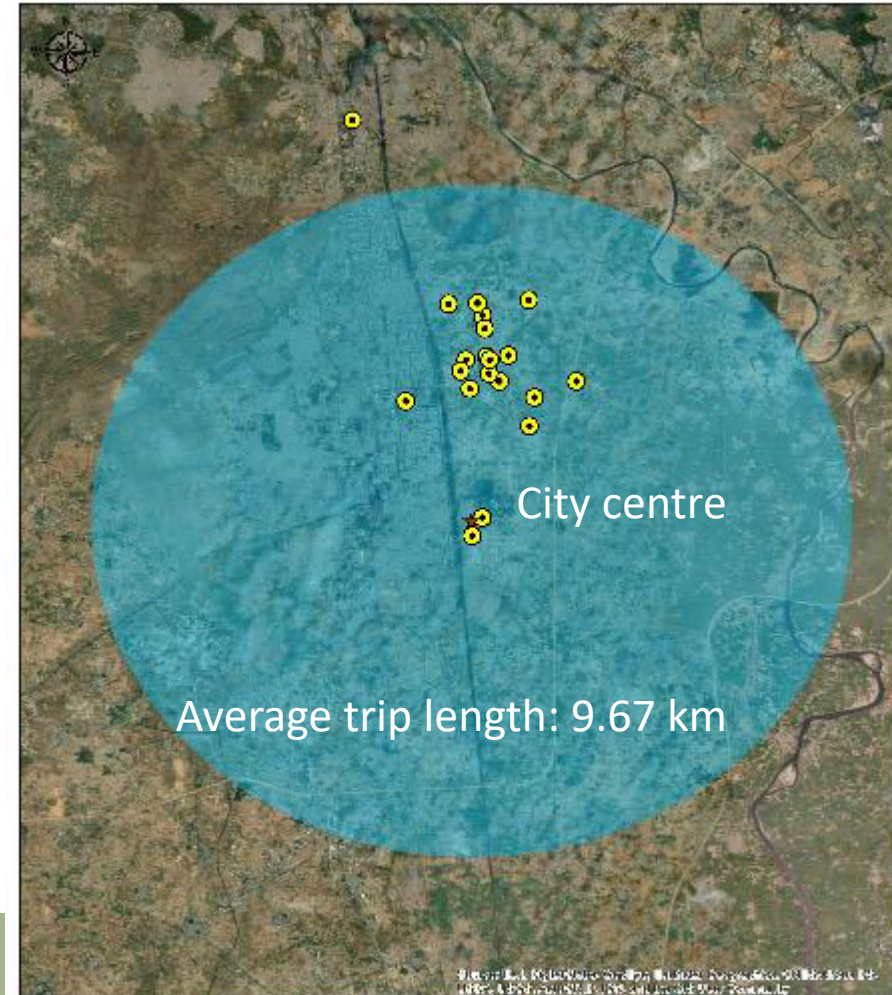
Need improvement



Good



Faridabad



Transit-oriented development model demonstrates effectiveness

Need city-level address: Current practices reveal gaps and pave the way for reforms.

		 <i>School</i>	 <i>Hospitals</i>	 <i>Bus Stops</i>
Gurugram		Satisfactory	Need improvement	Satisfactory
Mohali		Satisfactory	Good	Need improvement
Noida		Need improvement	Need improvement	Good
Jaipur		Satisfactory	Need improvement	Need improvement
Faridabad		Satisfactory	Need improvement	Good

DUSIB's action plan for slum rehabilitation

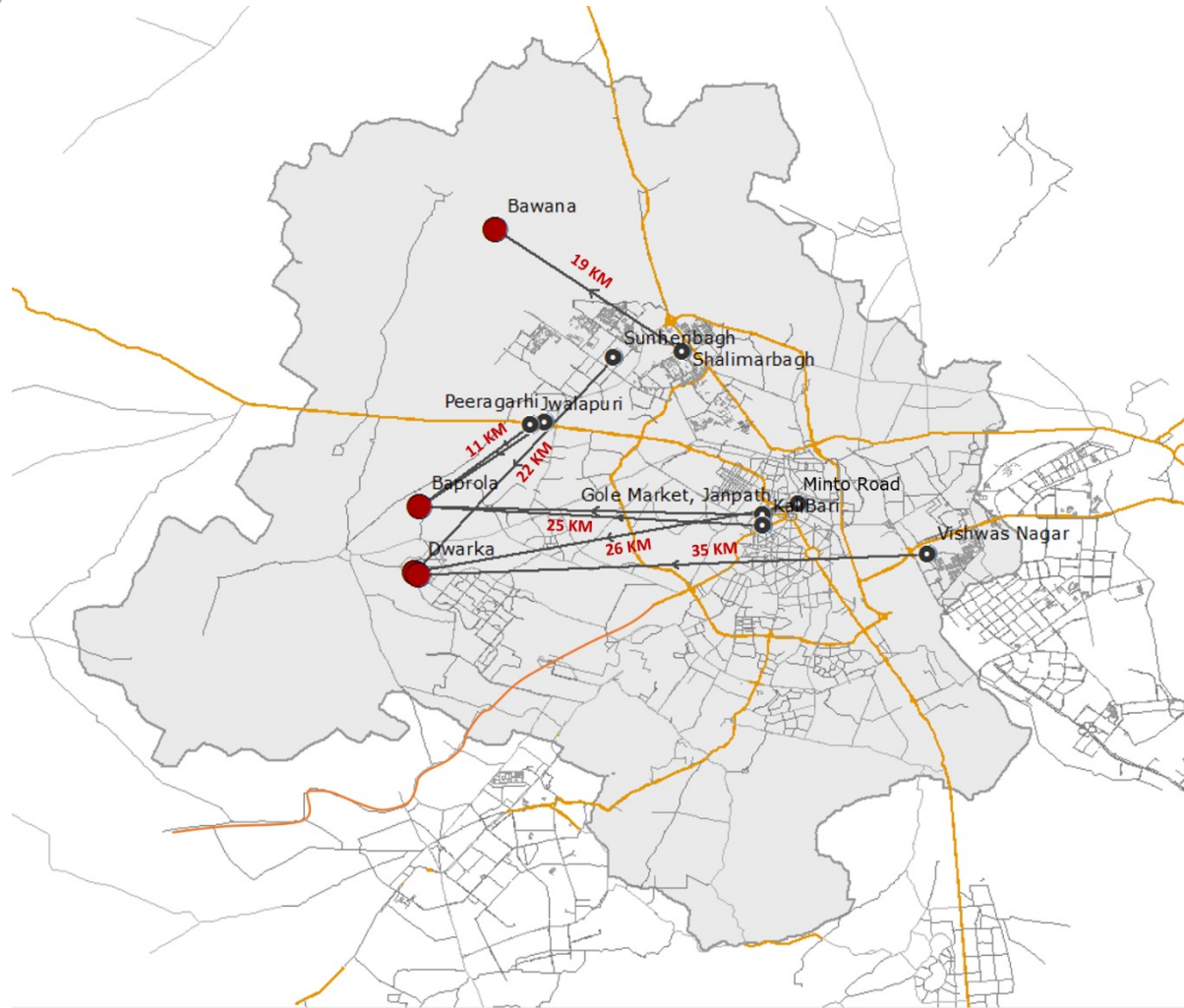


- Over 10 million in low-income settlements
- 15 projects (52,584 units) for slum rehabilitation

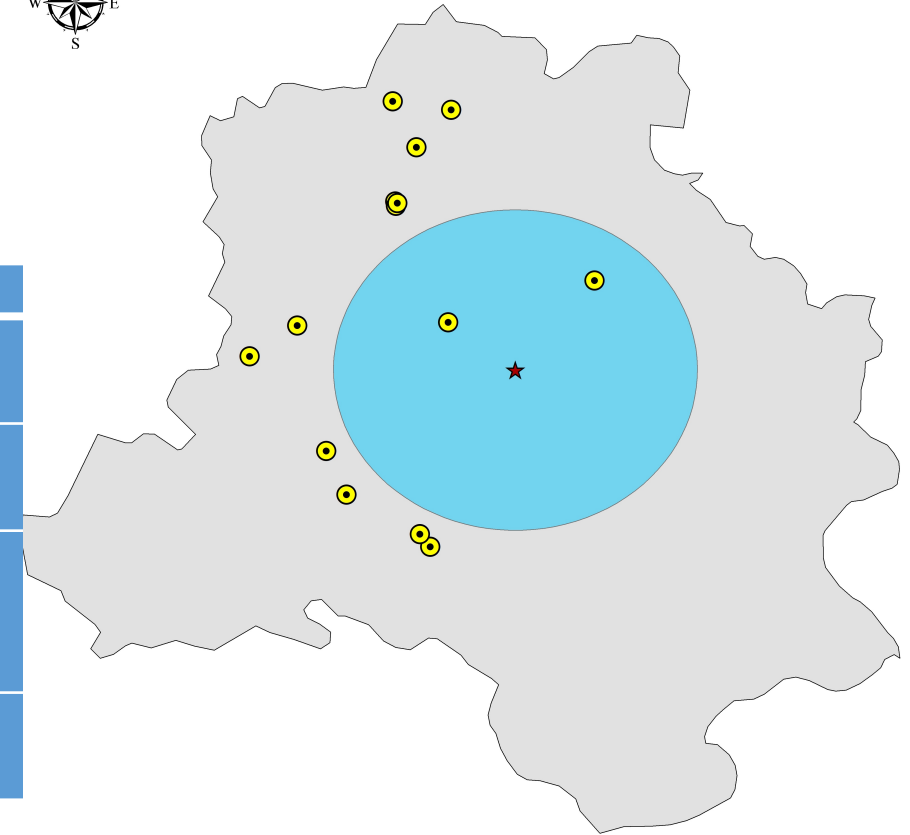
Total Housing Inventory for Urban Poor (DUSIB +DSIIDC)	Construction completed	Under-construction	Occupied (as of Dec, 2019)	Targeted/Proposed for 2025
52,584 units	24,504 units	28,080 units	2,147 units	89,400 units

- **Only 8.76 per cent occupancy:** attributed to the non-availability of required infrastructure, services and apprehension of allottees of losing livelihood after moving to the units
- Preference to in-situ rehabilitation as per MPD-2021

Relocation plan



All relocations exceed the average trip length

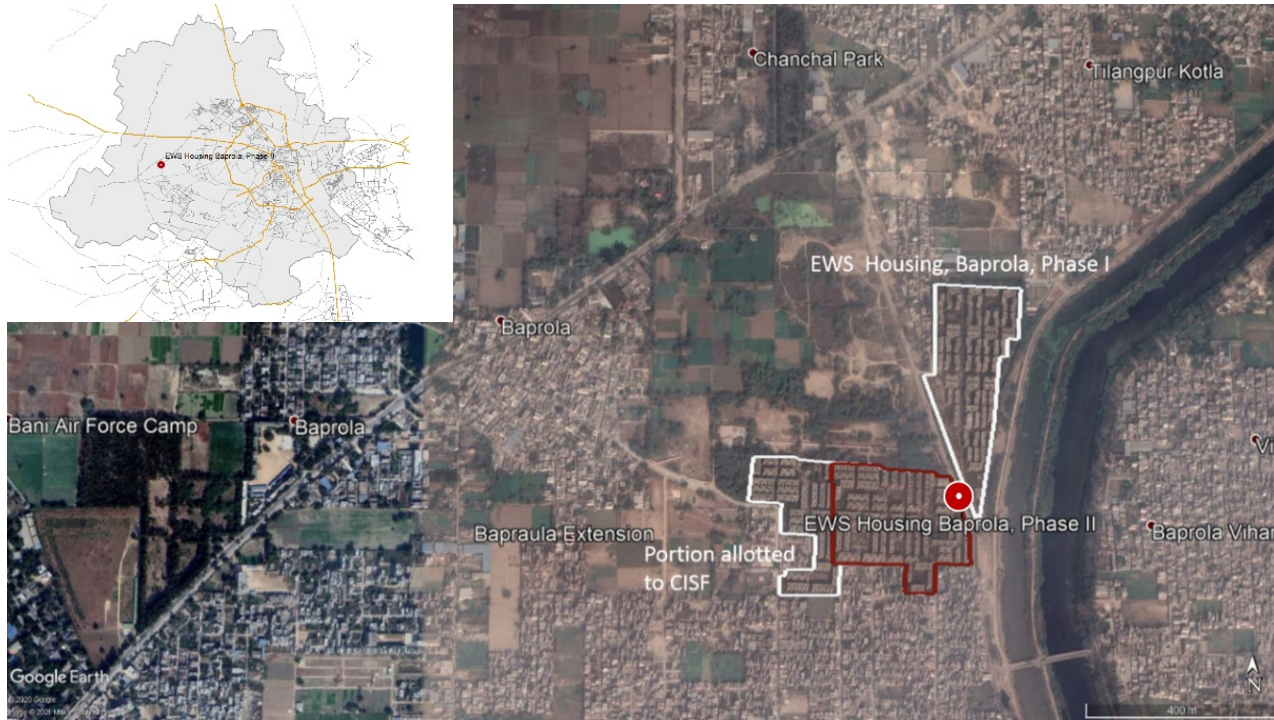


LEGEND

- SITES
- DELHI CENTRE
- 10.20KM RADIUS
- DELHI ADMINISTRATIVE REGION

0 1.753.5 7 10.5 14 Kilometers

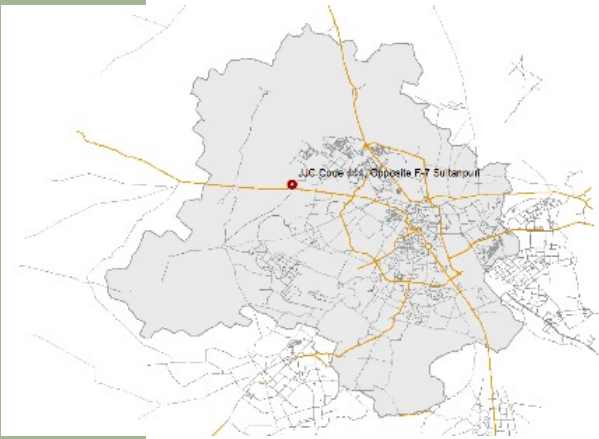
Baprola relocation project



- Constructed under Rajiv Ratan Awas Yojana (RRAY) by DSIIDC
- Allotments in 958 of 5,500 dwelling units since 2015
- Beneficiary contribution: Rs 112,000 + 30,000 (one time maintenance)



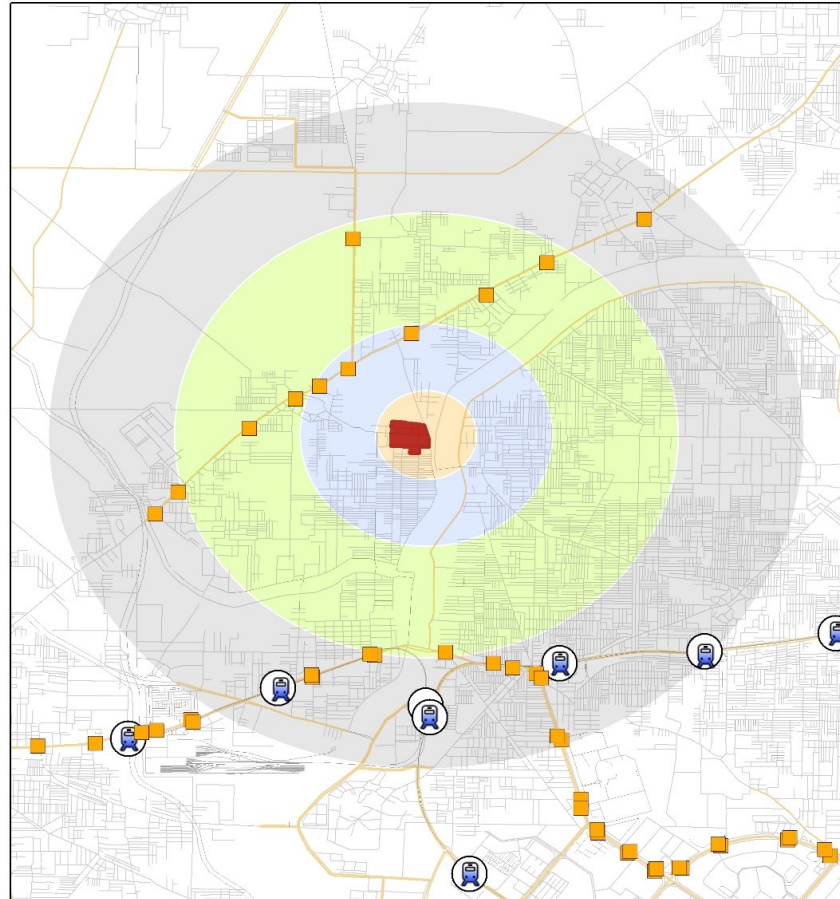
Sultanpuri in-situ rehabilitation project



- 278 households spread across 5912 sqm of DUSIB's land
- Beneficiary contribution for a 25 sqm flat: Rs 1.12 lakh + 30,000 (5-year maintenance)
- 200 households identified for allotment who have paid Rs 32,000 as booking, loans for the rest of the amount



Mobility



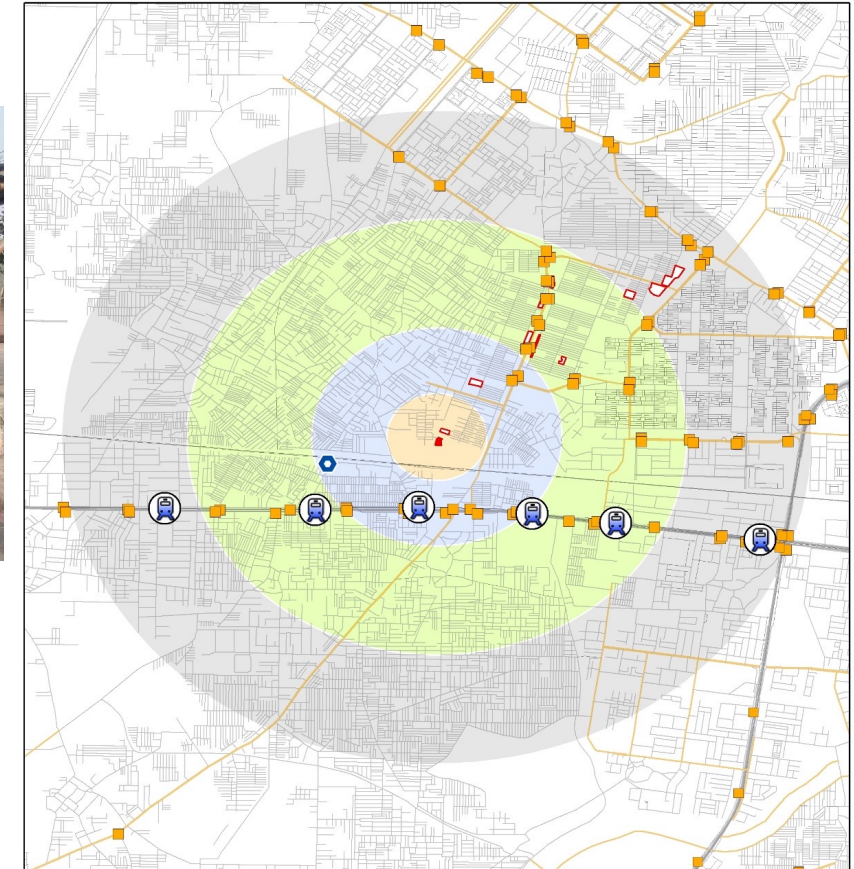
Legend

- EWS Housing, Baprola
- Busstops
- Metro Stations
- 0.4 km radius
- 1 km radius
- 2 km radius
- 3 km radius
- Roads
 - pedestrian
 - residential
 - primary
 - secondary
 - services
 - tertiary
 - trunk

Baprola



0.25 0.45 0.9 1.35 1.8 Kilometers



Legend

- JJC Code 444, Opp. F-7, Sultanpuri
- Other JJ clusters in Sultanpuri
- Metro Stations
- Busstops
- Nangloi Railway Station
- Roads
 - Pedestrian
 - Residential
 - Primary
 - Secondary
- Service
 - Tertiary
 - Trunk
- 0.4 km radius
- 1 km radius
- 2 km radius
- 3 km radius

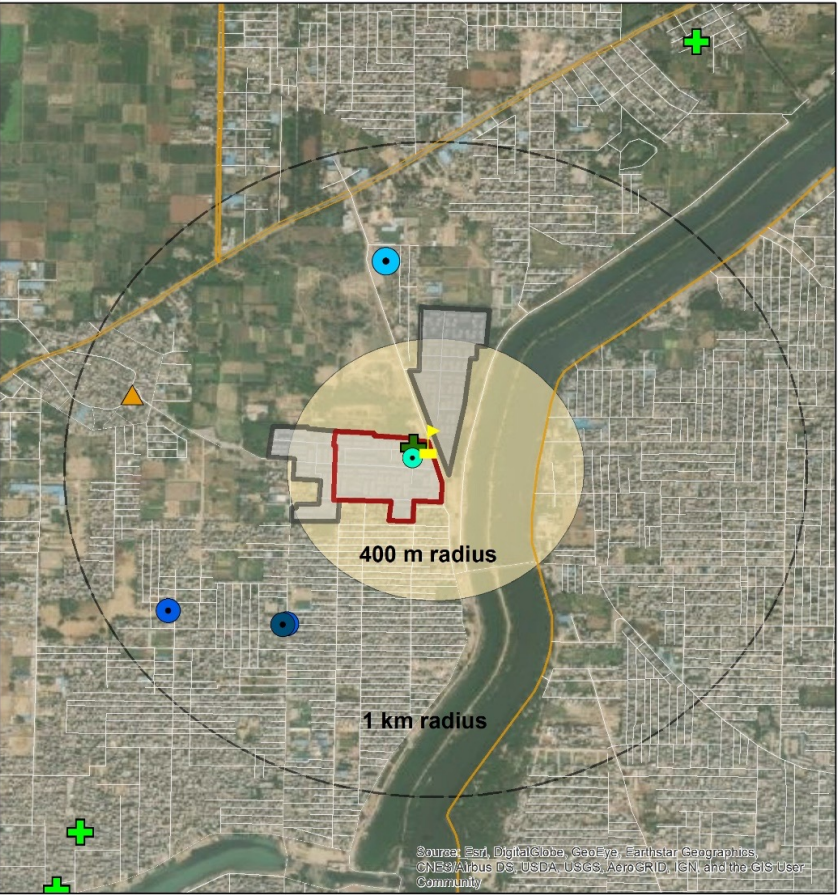
Sultanpuri



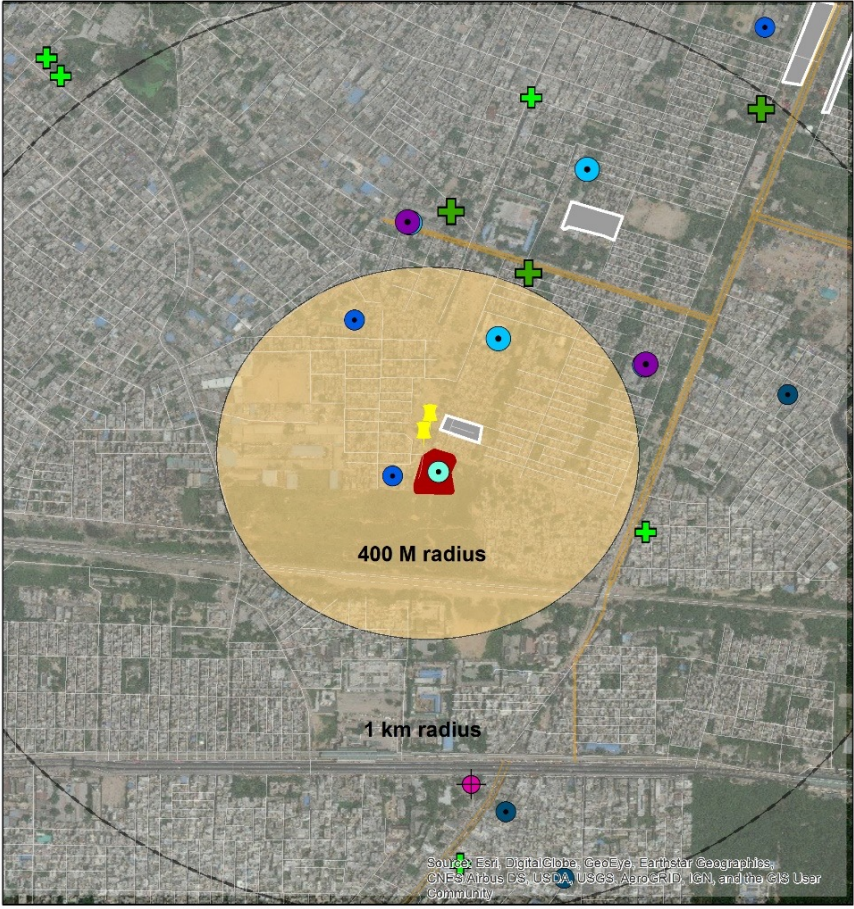
0.25 0.45 0.9 1.35 1.8 Kilometers

Social infrastructure

Baprola

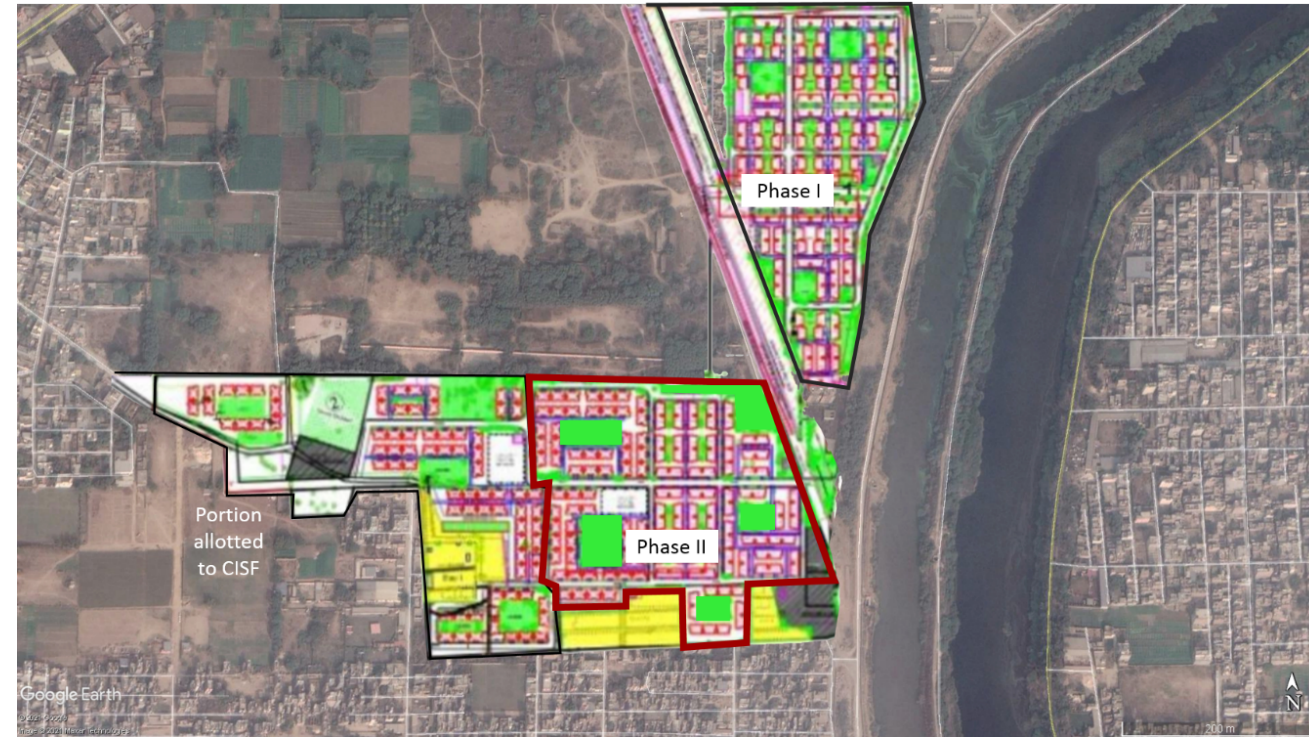


Sultanpuri



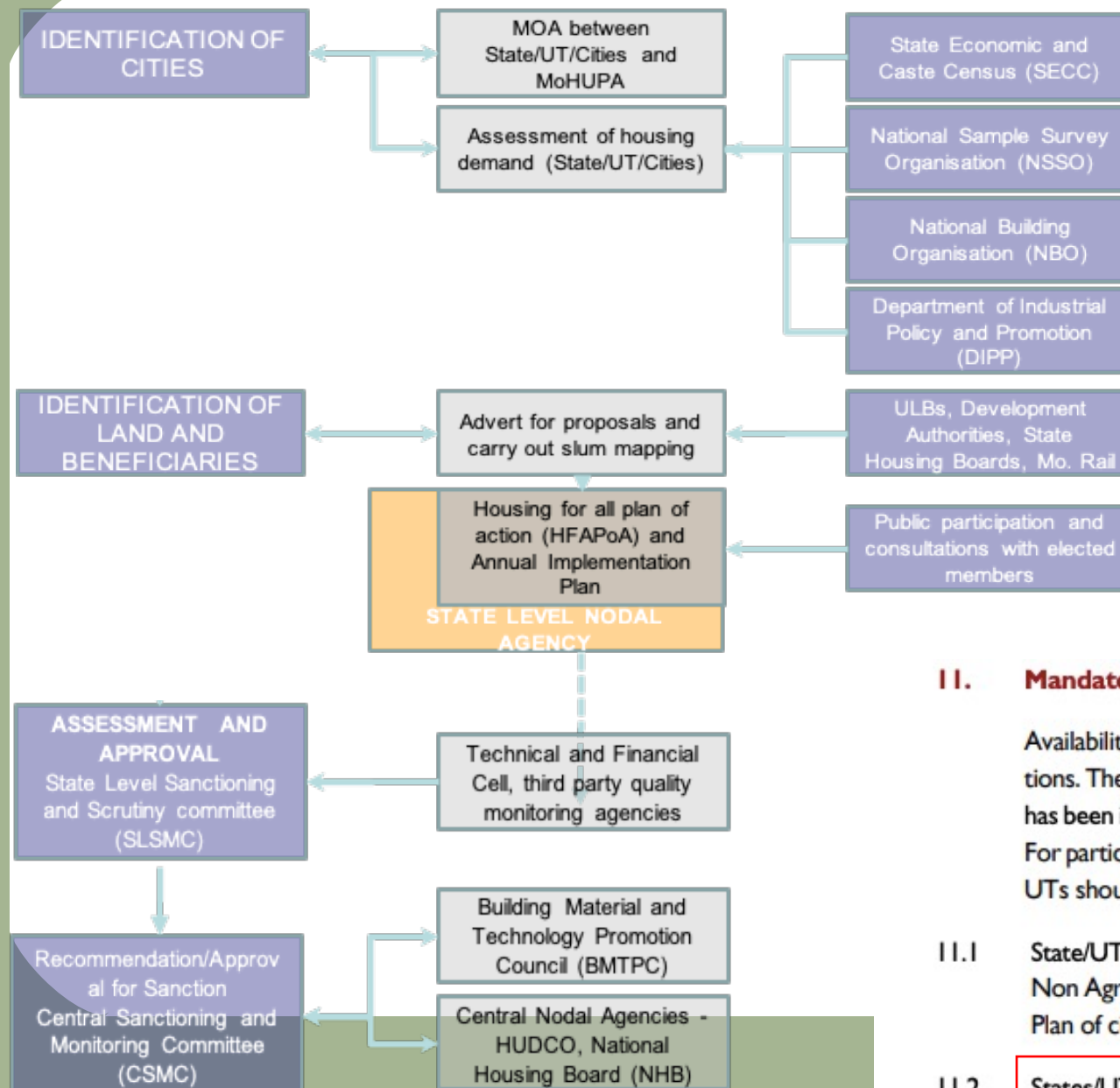
Green infrastructure

- Organised greens: 20 per cent of the total site area
- 3.5 sqm per capita green space at current occupancy, will reduce to 0.87 sqm per capita on 100 per cent occupancy.
- Green spaces inaccessible at times due to safety issues – being occupied by notorious people



Baprola

PMAY-U needs location and access-specific criteria to enable inclusive planning



- **Weak scrutiny criteria:** Housing for All Plan of Action (HFAPoA) guidelines and checklist lack any criteria for regulation of mobility and liveability

Need to embed regulatory mechanism

II. Mandatory Conditions

Availability of urban land is the biggest constraint in providing housing to all including weaker sections. Therefore, to ease administrative and regulatory bottlenecks, a set of Mandatory Conditions has been included in the Mission to facilitate growth of housing sector including affordable housing. For participating in the mission and to avail of financial assistance from Central Government, States/UTs should agree to fulfil following Mandatory Conditions:-

- II.1 State/UTs to make suitable changes in the procedure and rules for obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan of city or area.
- II.2 States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing.

Is rental housing a game changer?

GoI launches Affordable Rental Housing Complexes under PMAY-U



GOVERNANCE

COVID-19 lockdown shows why India needs social rental housing

Poor, low-income population needs rents below market rates



NEXT BLOG >

By Rajneesh Sareen, Mitashi Singh
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and the informal economy

- Incentives include: additional FAR/FSI, Income tax and GST exemption, single window approval within 30 days, project finance at lower interest rate, trunk infrastructure till project site, municipal services at residential rates and use permission changes for houses in case of vacant land

Discussion

- What kind of urban form and structure should be targeted to cater to the liveability requirements?
- Urbanization and economics are directly proportional to each other, but the current model shows an opposite impact, which needs address, how to address it?
- Need performance standards: **how to consciously integrate quality and performance** of habitat? How can the housing **scheme guidelines (PMAY, HFAPoA, etc.)** categorically address access and liveability?
- Strengthening master plans to optimize accessibility and limit urban sprawl: is using **zoning to ensure and integrate low-income settlements with the urban form a good idea?**
- **How to scale up grassroots action to guide communities** for livability and healthy housing? Can there be a template for self-construction?