

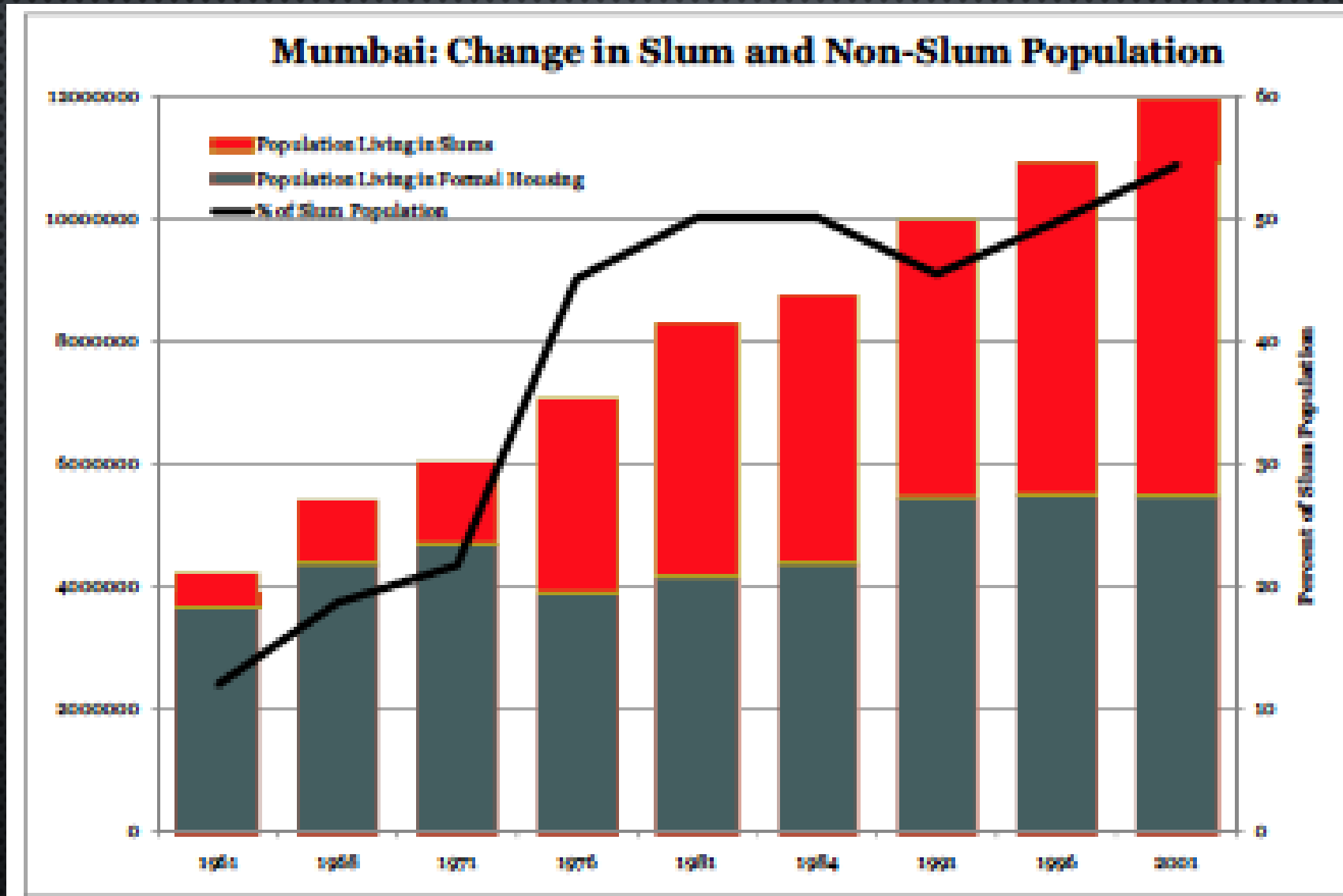
PLANNING FOR SLUMS IN MUMBAI SRA – ITS REPLICABILITY

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PRESENTED AT 'REIMAGINING INCLUSIVE CITIES IN THE POST COVID ERA' AT CPR NEW DELHI
20TH SEPTEMBER 2021

BACKGROUND

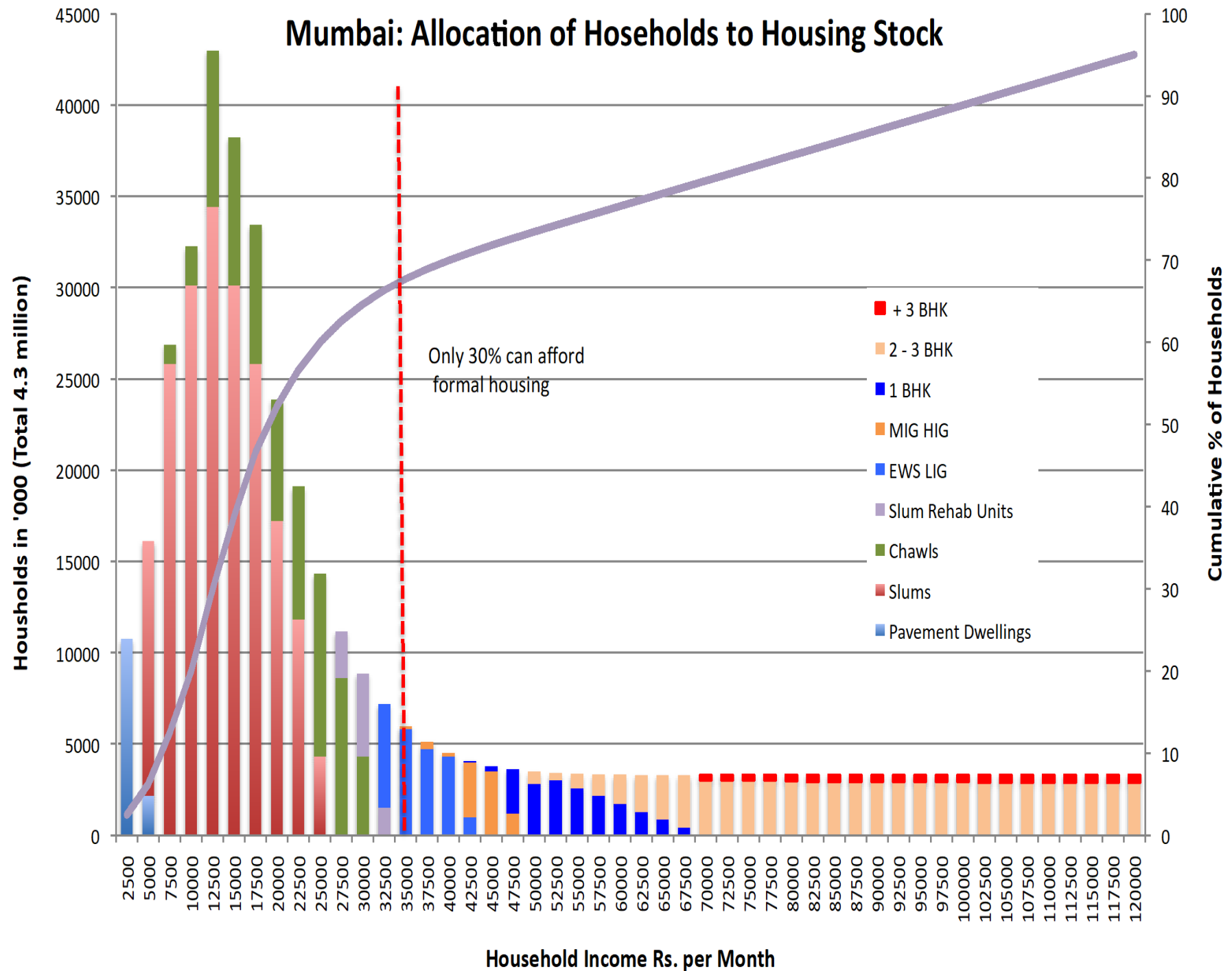
MUMBAI – INCREASING PROPORTION OF SLUMS



HOUSING MARKET: DEMAND

PER CAPITA GDP 2018-19

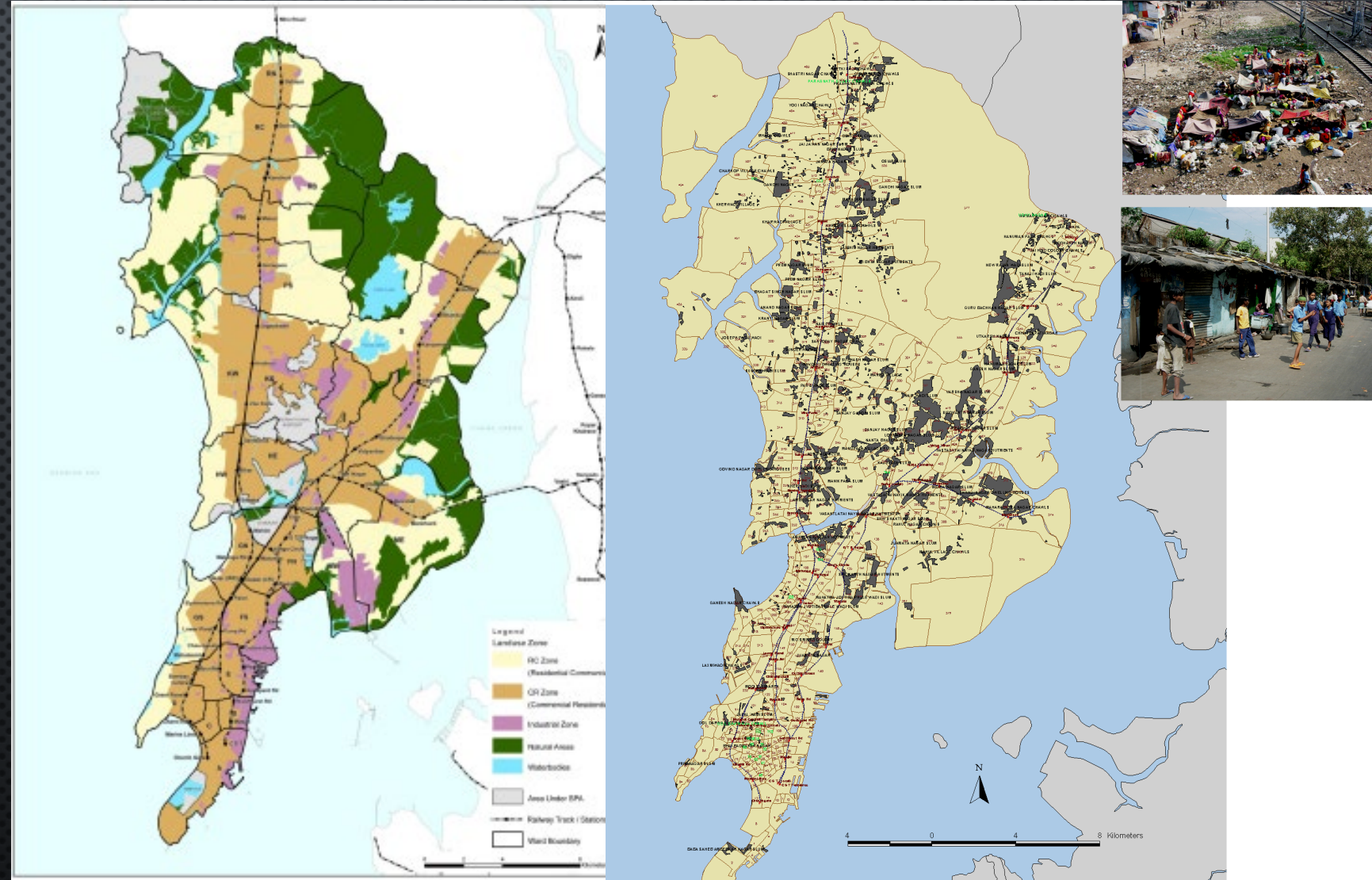
INDIA	126,521
MAHARASHTRA	193,755
MUMBAI	353,500



HOUSING MARKET: SUPPLY CONSTRAINTS

NATURAL LIMITS ON
HORIZONTAL EXPANSION

REGULATORY CONSTRAINTS
ON VERTICAL EXPANSION:
UNIFORM LOW FSI 1.33
AND 1.00

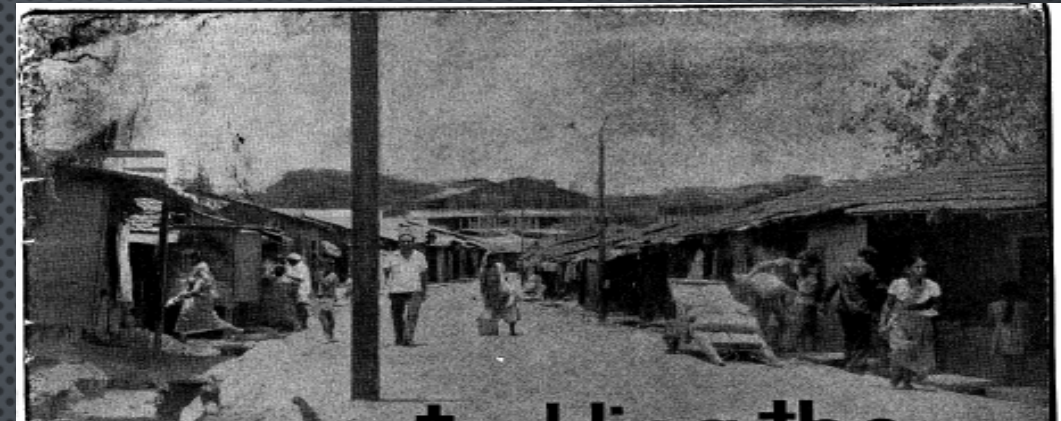




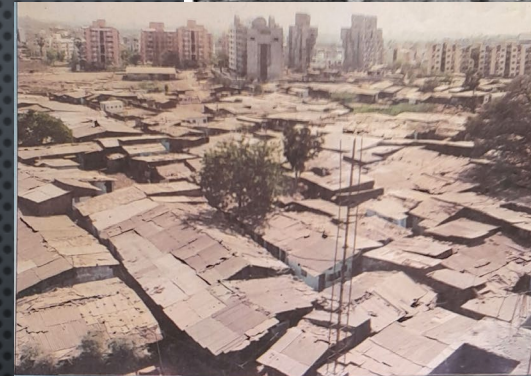
EVOLUTION OF POLICY

EVOLUTION OF SLUM POLICY

- 1950 SLUM CLEARANCE SCHEME
- 1970s - 1980s SLUM IMPROVEMENT
- 1976 SLUM CENSUS PHOTO PASSES
- 1985 WORLD BANK AIDED SLUM UPGRADING PROGRAM UNDER BUDP
- 1991 SRD
- 1995-97 SRA
- 1995 R & R OF PAPs
- 2004 DHARAVI



**tackling the
slum problem**
— a new deal for urban poor



KANHYACHA PADA BEFORE REDEVELOPMENT



KANHYACHA PADA AFTER REDEVELOPMENT

KANHYACHA PADA ON CTS NO. 620 (P)
GOREGAON-MULUND LINK ROAD, MALAD (EAST)

PROGRAMME FOR THE REHABILITATION
OF SLUM AND HUTMENT DWELLERS
IN
BRIHAN MUMBAI

REPORT OF THE STUDY GROUP
APPOINTED BY THE GOVERNMENT OF MAHARASHTRA
FOR THE REHABILITATION OF
SLUM AND HUTMENT DWELLERS THROUGH
RECONSTRUCTION

Chairman : Dinesh K. Afzulpurkar
Thursday, 20th July 1995
Mumbai

SRA POLICY

- 1995 A COMMITTEE RECOMMENDED SRA POLICY
- INSTEAD OF RELEASING CONSTRAINT, PROPOSED TO USE SCARCITY DRIVEN PRICES FOR INCLUSION
 - SLUM REHABILITATION – 25 SQM (30 SQM) DU FREE OF COST, TRANSIT ACCOMMODATION, RS. 20000 CONTRIBUTION FOR MAINTENANCE
 - DEVELOPER ENTITLED FOR INCENTIVE DEVELOPMENT RIGHTS = REHAB FLOOR SPACE. CAN USE INCENTIVE AT SITE UP TO FSI 2.5 (3.0). REMAINDER AS TDR
- SEPARATE SRA TO REGULATE AND GRANT PERMISSION AND TDR
- POLITICAL ATTRACTION: FREE HOUSES HIGH VISIBILITY
- ADMIN ATTRACTION: OFF-BUDGET FINANCING



OUTCOMES

OUTCOMES

- PHYSICAL PRODUCT

- THOUGH FLOOR SPACE OF [SLUMS: SALE] WAS 50:50, LAND FOR SLUM WAS 30% TO 40%
- BUILDINGS TOO CLOSE > POOR LIGHT / VENTILATION > HIGH INCIDENCE OF TB
- PREVALENCE OF COVID NOT HIGHER

- PROGRESS SO FAR

- 2.1 LAKH DU COMPLETED + 0.65 LAKH R & R AGAINST 12 TO 15 LAKH SLUM HH AND GROWING
- SUSCEPTIBLE TO MARKET FLUCTUATIONS - MANY STALLED PROJECTS



LALIUBHAI COMPOUND

Lallubhai Compound



Buildings, high-rises report more Covid cases than slums in city

Fifth sero-surveillance report

Sample size: **8,674**

Area: Across 24 administrative wards in Mumbai

Slum and non-slum sample size: Approximately 50-50% of the sample size (according to BMC's health department)

20%: Healthcare workers among the sample size

How were samples collected? Random collected from those visiting dispensaries and general practitioners, with informed consent.

KEY FINDINGS

86.64%

Total percentage of people found with Covid-19 antibodies in the city (sero-prevalence)

87.02%

Sero-prevalence in slum areas in 24 wards

86.22%

Sero-prevalence in non-slum areas in 24 wards

90.26%

Sero-prevalence among fully or

partially vaccinated citizens in all 24 wards

79.86%

Sero-prevalence among citizens who have not been vaccinated at all

85.07%

Sero-prevalence among males

38.29%

Sero-prevalence among females

87.14%

Sero-prevalence in healthcare workers

REPLICABILITY

HOW LONG WILL IT TAKE TO REHABILITATE ALL SLUM DWELLERS?

		Numbers	Units
A	Number of slum households in 2001	1,295,088	Households
B	Entitlement to a flat as per Govt policy	270	Sq ft
C	Total floor space entitlement for those living in slums in 2001: AxB	349,673,760	Sq ft
D	Floor space allowed to be sold on the market per space provided to slum dwellers: 75–133%	102%	Average % allowed
E	Total floor space sold on free market needed to provide floor space to those living in slums: DxC	356,667,235	Sq ft
F	Percentage of households that can afford a new formal unit	25%	
G	Total number of households in Mumbai	2,515,589	
H	Number of households that can afford a new formal unit: FxG	628,897	
I	Annual new household formation	3.50%	
J	Total number of new formal units demanded per year: IxH	22,011	
K	Average new formal apartment size	700	Sq ft
L	Annual floor space in new formal apartments with potential to provide for affordable apartments: JxK	15,407,983	Sq ft
M	Annual yearly provision of affordable apartment units if ALL units use TDR L/B	57,067	Households
N	Number of years until all households in slums receive a TDR apartment: A/M	23	Years
O	Average construction cost per square foot	700	Rs
P	Average implicit tax on new home purchasers for constructing extra floor space for the poor: (K/D))*O	480,392	Rs Per New Unit

REPLICABILITY OF MUMBAI MODEL

- APPARENT SUCCESS OF MUMBAI SRA MODEL IS DUE TO SUPPLY CONSTRAINTS – NATURAL AND REGULATORY
- POLICY CANNOT BE BASED ON CREATING SCARCITY OF DEV RIGHTS
- INCENTIVES CANNOT BE RELAXATION IN CONSTRAINTS
- COST OF SR IS NOT BORNE BY DEVELOPER BUT BY NEW HOME BUYER. IF A MARKET SALE HOME IS 2-3 BHK (90 M²) IT HAS TO FINANCE CONSTRUCTION COST OF 3 SR UNITS – Rs. 22.5 TO 30 LAKHS. DIFFICULT TO GET SUCH BUYERS IN ADEQUATE NUMBERS.
- PROMISE OF FREE HOUSES COULD BECOME POLITICAL GOLDEN TRAP

THANK YOU

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1. REPORT OF THE STUDY GROUP APPOINTED BY THE GOVERNMENT OF MAHARASHTRA FOR THE REHABILITATION OF SLUM AND HUTMENT DWELLERS THROUGH RECONSTRUCTION, 1995
2. APPROACH TO REDUCING URBAN SLUMS IN INDIA, WORLD BANK WORKING PAPER 5475, 2010
3. STUDYING THE ASSOCIATION BETWEEN STRUCTURAL FACTORS AND TUBERCULOSIS IN THE RESETTLEMENT COLONIES IN M-EAST WARD, MUMBAI, MMR ENVIRONMENT IMPROVEMENT SOCIETY, 2018