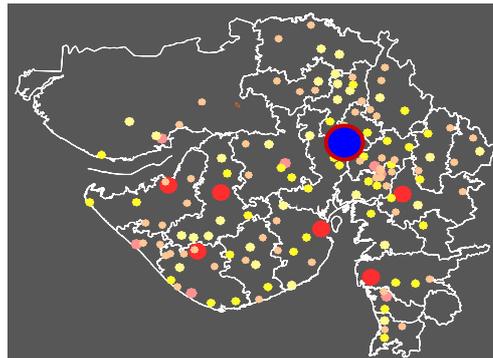


AHMEDABAD
MAINSTREAMING URBAN POOR
- Housing

"Poverty is the worst form of violence."

- Mahatma Gandhi

E Q U I T A B L E C I T I E S



Part A: Urbanisation, Poverty and Housing

E Q U I T A B L E C I T I E S

POSITION OF AHMEDABAD

Census 2001

| No | State / Union territory* | Urban Population | % urbanization |
|----|--------------------------|--------------------|----------------|
| | INDIA | 285,354,954 | 27.78 |
| | Delhi* | 12,819,761 | 93.01 |
| | Chandigarh* | 808,796 | 89.78 |
| | Pondicherry* | 648,233 | 66.57 |
| | Goa | 668,869 | 49.77 |
| | Mizoram | 441,040 | 49.5 |
| | Lakshadweep* | 26,948 | 44.47 |
| 1 | Tamil Nadu | 27,241,553 | 43.86 |
| 2 | Maharashtra | 41,019,734 | 42.4 |
| 3 | Gujarat | 18,899,377 | 37.35 |
| | Daman & Diu* | 57,319 | 36.26 |
| 4 | Karnataka | 17,919,858 | 33.98 |
| 5 | Punjab | 8,245,566 | 33.95 |

| Rank | Urban Agglomeration | Persons |
|------|---------------------|------------------|
| 1 | Greater Mumbai | 16,368,084 |
| 2 | Kolkata | 13,216,546 |
| 3 | Delhi | 12,791,458 |
| 4 | Chennai | 6,424,624 |
| 5 | Bangalore | 5,686,844 |
| 6 | Hyderabad | 5,533,640 |
| 7 | Ahmedabad | 4,519,278 |
| 8 | Pune | 3,755,525 |
| 9 | Surat | 2,811,466 |
| 10 | Kanpur | 2,690,486 |
| 11 | Jaipur | 2,324,319 |
| 12 | Lucknow | 2,266,933 |
| 13 | Nagpur | 2,122,965 |
| 14 | Patna | 1,707,429 |
| 15 | Indore | 1,639,044 |
| 16 | Vadodara | 1,492,398 |

Area – 450 sq.km.

Population Gr. Rate

1991 - 2001 - 22.20%

Literacy Rate –

Male-78 %Female - 68 %

Ahmedabad Contributed for:

- 8% States' Population

- 17% of State Domestic Product

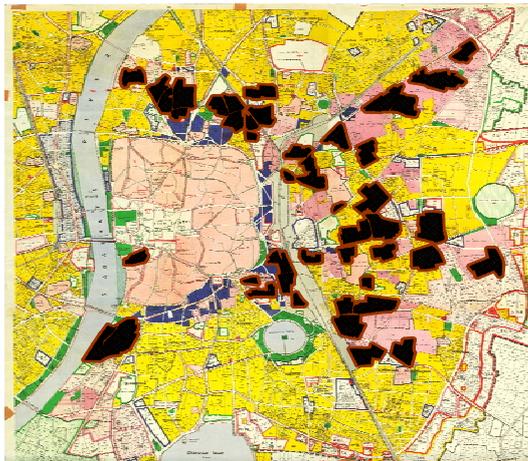
- 55% of Sales Tax Collected

E Q U I T A B L E C I T I E S

NATURE OF URBAN ECONOMY

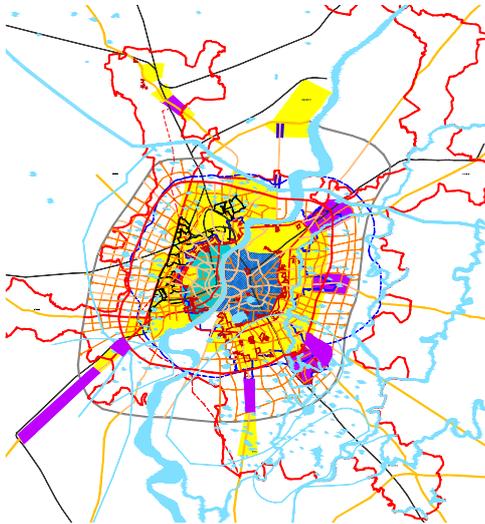
Expanding Informal Sector Jobs

- Textile Industry Decline (80's)
 - Labour retrenched (2 Lakh Jobs in A'bad)
 - Assets / Land unutilized
- New investments outside cities
 - Industrial location policy
 - Insufficient land zoned for industries
 - Perceived pollution threat !
- Lack of formal low skilled jobs
 - One-third to one half of Ahmedabad's jobs in informal sector
 - Poor most affected

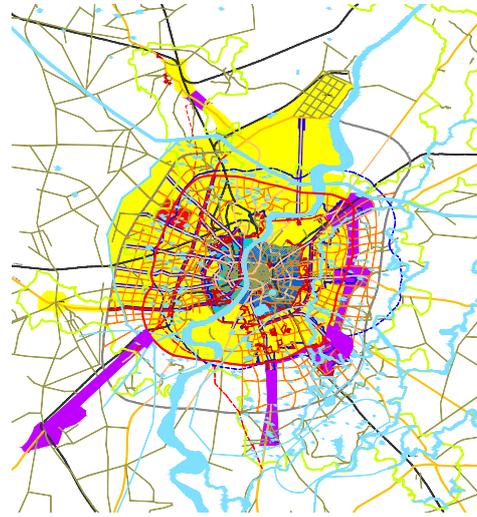


E Q U I T A B L E C I T I E S

GREATER AHMEDABAD



2011 – 6.0 Million People, 500 Sq. Km



2031 – 10 Million + People, 1000 Sq. Km

E Q U I T A B L E

C I T I E S

MIGRATION AND SLUM FORMATION

Poor will continue to arrive in cities. Have no options for housing.

- **SLUMS**

Tenant-> Neighborhoods->Facilitator for migration ->Slum community Formation

- **CHAWL**

- Textile Industrial Worker Housing
- Rent Control Act
- Closure of Textile Mills
- Disrepair and Deterioration
- Growth in family size - Movement from chawl to slum

Absence of formal mechanisms to provide affordable housing & livelihood has led to formation of slums .

E Q U I T A B L E

C I T I E S

HOUSING CONDITION

* 41% of the total population is living in slums and chawls.

| Type of Dwelling | No. of Locations | No. of Units | Population |
|------------------|------------------|--------------|------------|
| Slums | 792 | 2,10,603 | 10,36,238 |
| Chawls | 958 | 1,49,022 | 7,45,110 |
| Total | 1,750 | 3,59,625 | 17,81,348 |

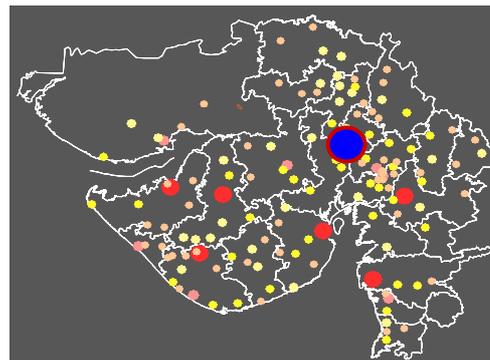


2001 Survey figure

21st century towns and cities cannot afford to have their inhabitants living in slums / degraded environment

E Q U I T A B L E

C I T I E S



Part B: Responses

E Q U I T A B L E

C I T I E S

PAST PERCEPTIONS & RESPONSES

- **POOR MIGRANT**
 - A dependant, a burden on urban society
 - An obstacle in the development process
- **SLUM** – An eye sore and need to be cleared
- **Slum Clearance and Relocation** in some marginal periphery locations
- **Relocation:** Sites & Services; Built House-Flats, some time high rise
- **Size:** 16 to 20 Sq. mts (One room + common amenities)
- Do as much as you can – Few thousand units per year
- **Aim** was to ensure continued political patronage i.e Keep poor dependant, at your mercy

E Q U I T A B L E C I T I E S

NEW REALITY

- **MIGRATION**
 - Integral to growth process
 - Urban poor- A Contributor to urban economy,
 - Has a right to dignified life
- **Formal-Informal Sector Linkages**
- **SLUM** – Environmentally unsafe area and need improvement
- **Multiple Solutions**
- **Location is important**
- **A Decent House**
 - Size, Services, Quality, Maintenance
- **Big Push**

E Q U I T A B L E C I T I E S

APPROACH

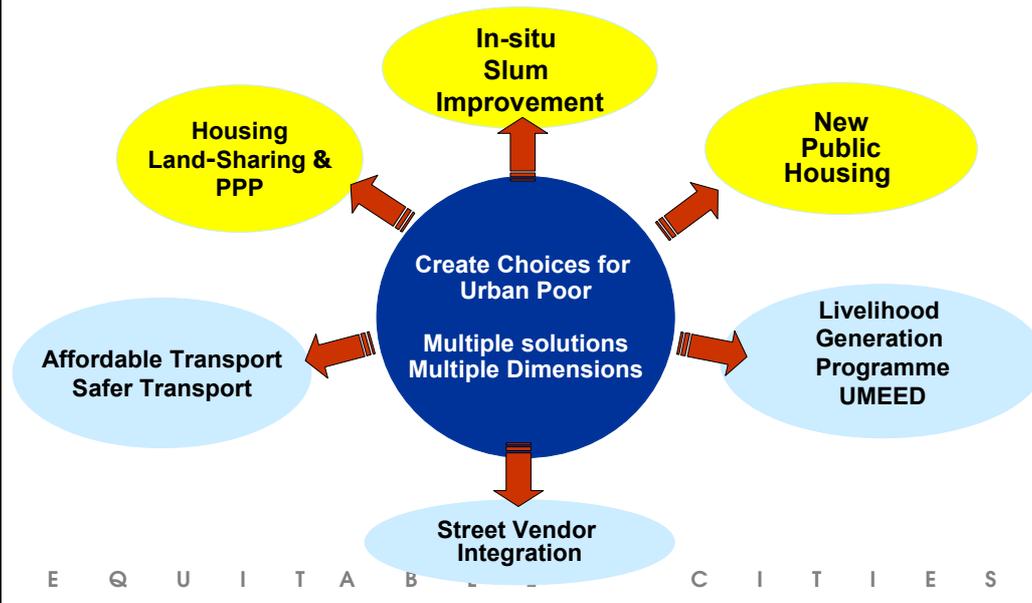
Land Status:

- Public land In-situ development
- Public utility areas
Roads, parks, etc., Relocation within
3 kms radius
- Hazardous Location
(Riverfront, Lake..) Relocation (<3 kms)
- Private Land Land sharing – PPP

Complimentary activities – Livelihood, Access..

E Q U I T A B L E C I T I E S

Mainstreaming Urban Poor AMC's Multi-pronged Partnership Approach



E Q U I T A B L E C I T I E S

ON-SITE SLUM IMPROVEMENT

- Provision of physical and social infrastructure
- Participation:
 - AMC – 1/3,
 - Industry – 1/3
 - Slum dwellers /NGOs – 1/3
- 47 slums Completed in the past 2 years
- 120 Slums – Under Implementation



E Q U I T A B L E

C I T I E S

ON-SITE SLUM IMPROVEMENT

Shelter & Services:

- Individual Water Supply
- Under Ground Sewerage
- Individual Toilets & Pay and use Facilities
- Solid Waste Disposal Service
- Storm Water Drains
- Internal Roads and Paving
- Street Lighting
- Plantation



E Q U I T A B L E

C I T I E S

ON-SITE SLUM IMPROVEMENT

Social & Economic Development:

- Neighborhood, Women and Youth groups
- Mobilizing Micro Finance
- Education - Children and Illiterate adults
- Mother and Child care
- Income Generating Activities – UMMEED



E Q U I T A B L E

C I T I E S

ON-SITE SLUM IMPROVEMENT

Participatory Process

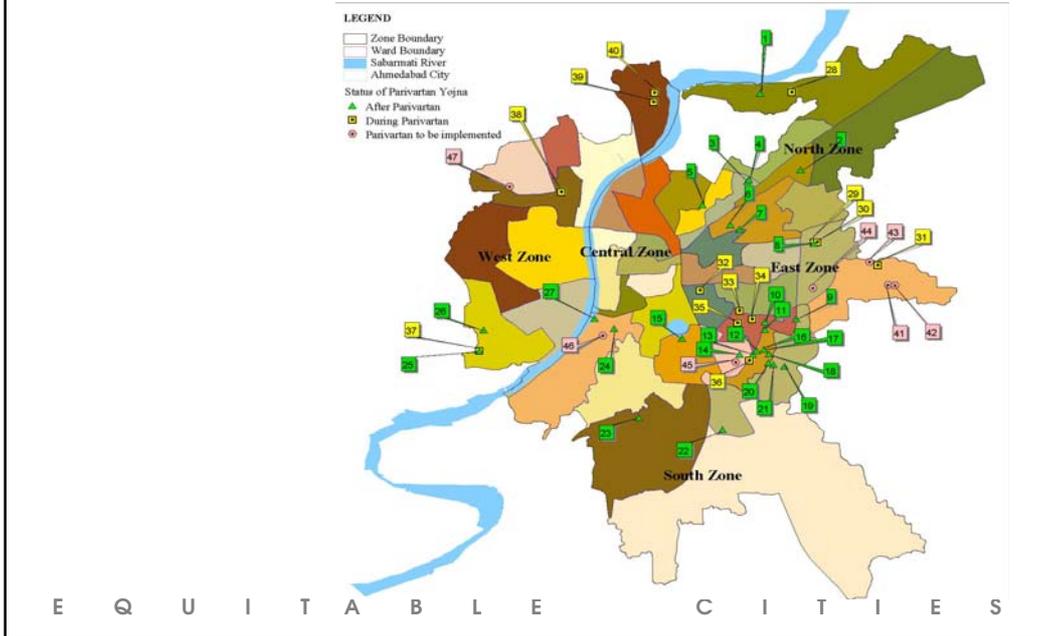


AMC has shown that slums can be comprehensively improved, slum dwellers will contribute

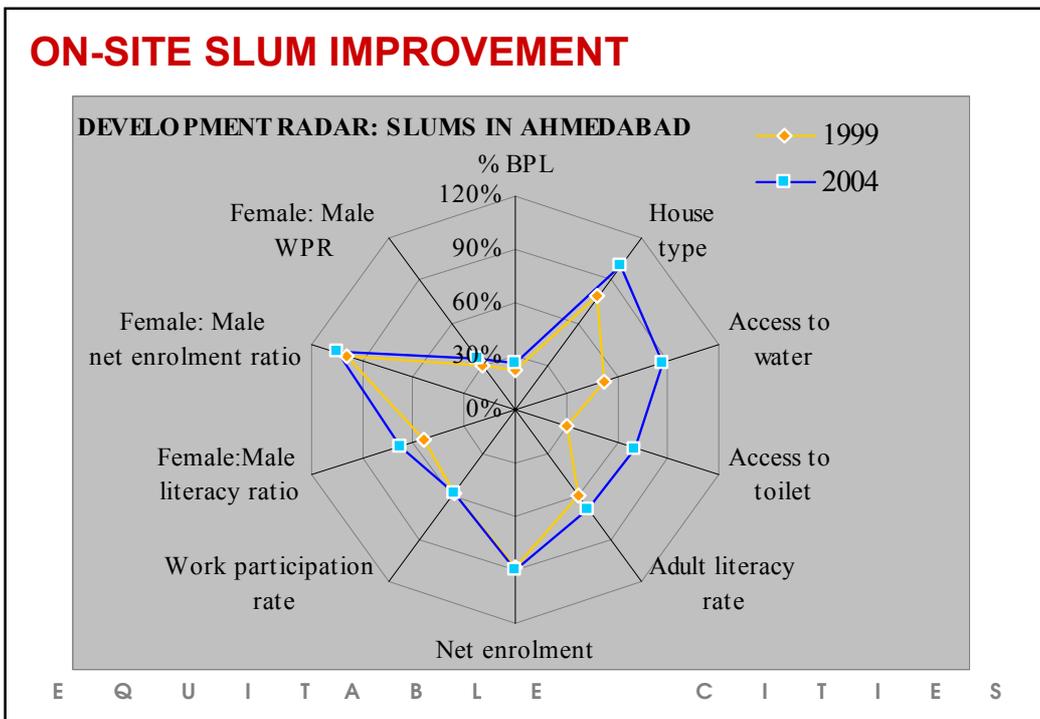
E Q U I T A B L E

C I T I E S

ON-SITE SLUM IMPROVEMENT



ON-SITE SLUM IMPROVEMENT



SLUM IMPROVEMENT



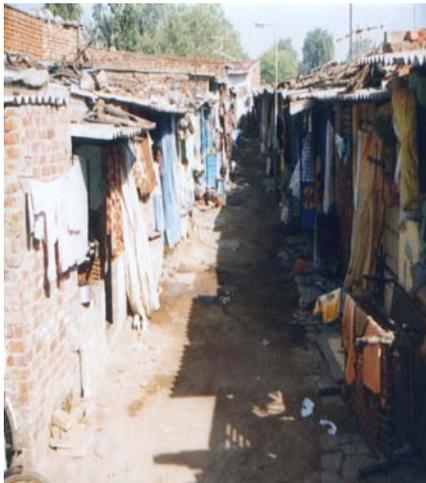
AMC has shown that if slums can be comprehensively improved, slum dwellers will contribute

E Q U I T A B L E

C I T I E S

Upgradation of Meladinagar

Before



After



E Q U I T A B L E

C I T I E S

Upgradation of Madrasi ni Chaali

Before



After



E Q U I T A B L E

C I T I E S

Upgradation of Patan Nagaar

Before



After



E Q U I T A B L E

C I T I E S

Upgradation of Barot Vaas

Before



After



E Q U I T A B L E

C I T I E S

NEW PUBLIC HOUSING - A WINDOW FOR THE UPWARDLY MOBILE

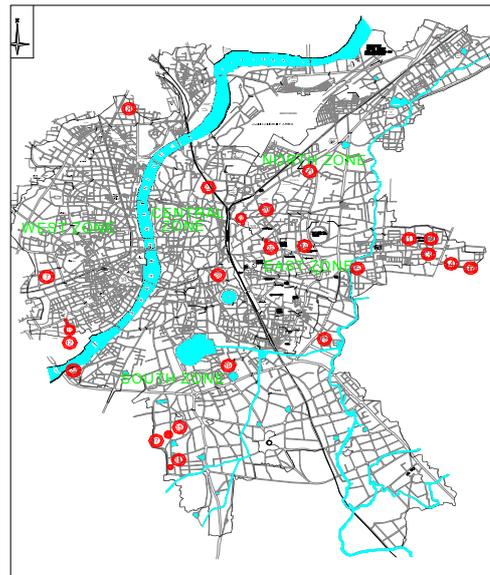
2005 to 2006: 8,000 units completed & allotted

2006 – 2007: 10,000 construction under completion

2007 – 2008: 20,000 under Progress

2008-2009: 12,000 under plan

Choice of Location : 29 sites for Urban Poor Housing

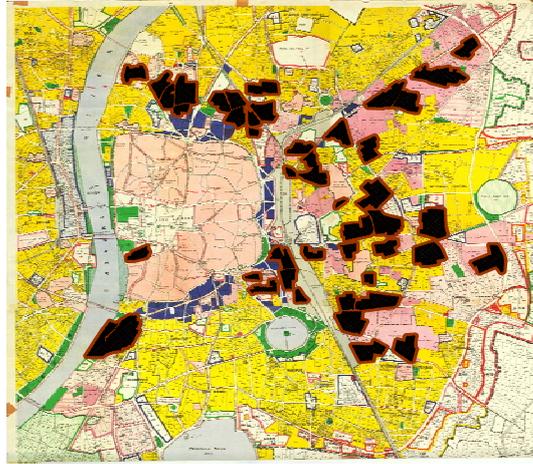


E Q U I T A B L E

C I T I E S

New Public Housing – Access to Closed Textile Mill Lands

- Textile Industry Decline (80's)
 - Labour retrenched (200 thousand Jobs in A'bad)
 - Assets / Land unutilized
- Total Land under Closed Textile Mill Land : 3.34 sq. kms.
 - 20% of this land is used for providing Housing for Urban Poor



E Q U I T A B L E C I T I E S

New Public Housing – Through TP scheme mechanism

Under the Gujarat Urban Development and Town Planning Act-1976

Town Planning Scheme (TPS)

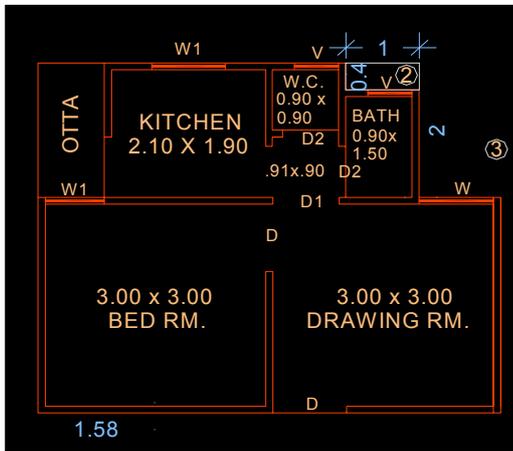
- A land readjustment tool to adapt rural land for urban use
 - Reconstitution of land holdings
 - Appropriation of land for public uses without acquisition
 - Neighborhood level road network(20%)
 - Neighborhood level social and physical infrastructure(5%)
 - **Land Bank for Urban Poor (10%)**
 - Land for Financing of infrastructure (15%)



E Q U I T A B L E C I T I E S

NEW PUBLIC HOUSING

DETAIL OF TYPICAL DWELLING UNIT



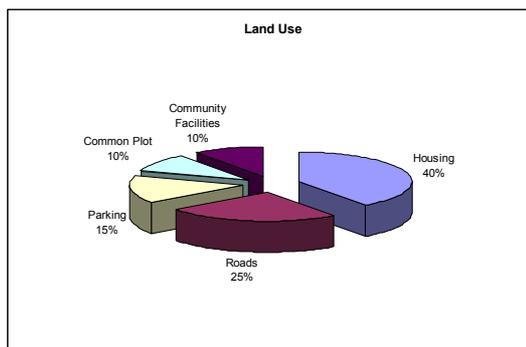
| | |
|------------------------------|-----------------|
| BUILT-UP AREA | = 36.5 SQM |
| CARPET AREA | = 26.77 SQM |
| NET COST OF ONE DU | = RS 1,53,802 |
| GROSS COST OF ONE DU | = RS. 1,78,578 |
| NET COST PER SQM | = RS 4214.00 |
| GROSS COST PER SQM. | = RS. 4893.00 |
| CONTRIBUTION: | |
| GOI (50%) | = RS. 89,289.00 |
| GOG (20%) | = RS. 35,716.00 |
| BENEFICIARY/ULB (30%) | = RS. 53,573.00 |

1 GBP = 80 INR (approx.)

E Q U I T A B L E C I T I E S

NEW PUBLIC HOUSING

AMENITIES AND INFRASTRUCTURE FACILITIES



Amenities to be provided :

- Common Plot (Open Space)
 - Parking
 - School
 - Health Care Centre
 - Garden
- } For plots with more than 500 DUs

The following infrastructure is provided :

- (1) Roads
- (2) Water Supply
- (3) Sewerage
- (4) Storm Water Disposal
- (5) Solid Waste Collection and Disposal
- (6) Paved Surface within Compound Area to make houses free from dust & Street Lights & Garden

E Q U I T A B L E C I T I E S

NEW PUBLIC HOUSING

INNOVATIVE TECHNOLOGY FOR BUILDING CONSTRUCTION

AMC/AUDA has adopted a new type of housing construction technology using Aluminum alloy shuttering/ MESCON Technology

Advantages :

- **Monolithic Construction- good finish**
- **No need to plaster walls.**
- **High speed of construction**
 –2 days per floor
- **Geometrical Accuracy**
- **Leak-proof joint less construction**
- **Multi Hazard Resistant**

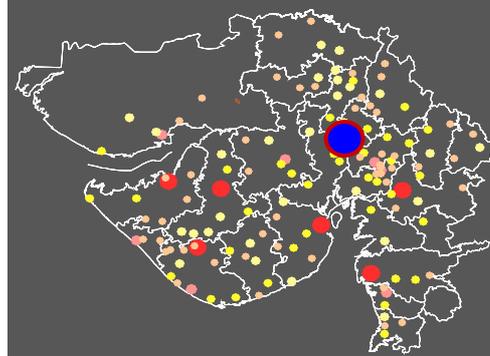


E Q U I T A B L E C I T I E S

Land Sharing through Private-Public Participation - Slums on Private Land

- Land Ownership AMC-40% PVT-60%
- 50% area to be used for housing slum dwellers
- 50% for Commercial/other development
- Profit if any to be shared in proportion of land- AMC & Developer

E Q U I T A B L E C I T I E S



Part C: Sustainability

E Q U I T A B L E C I T I E S

CHALLENGES FACED

- Identification of beneficiaries
- Socio-economic groups
- Financial
- Legal
- Private Land
- Prevent leakages
- Ensure proximity to the respective work places
- Services Management Framework
- Scaling Up

E Q U I T A B L E C I T I E S

TRANSPARENT DEVELOPMENT PROCESS

Partnership

AMC as well as partners including the community to share their views and facilitate the implementation of the programme.

Joint Planning

The layout plans of the design prepared by AMC/private partners discussed

Training

to orient the community on the technical aspects to ensure community consent and support for smooth programme implementation.

Interaction with Public

Open interaction with community and partners.

E Q U I T A B L E C I T I E S

SUSTAINABILITY

- Long Term Commitment
- Community Involvement
- Demand based innovations
- Financial Viability
- Inbuilt Mechanisms for maintenance

E Q U I T A B L E C I T I E S

TRANSFERABILITY

- The Slum Improvement Partnership concept is fully replicable. Several other communities are now eager to join the project and transform their quality of life.
- Within next five years the physical improvement and the community development will be provided to 24,368 households benefiting 1,21,840 people in 120 slums of the Ahmedabad City.
- The Vadodara Municipal Corporation (VMC), another major city in the state of Gujarat has adopted the same concept for slum development and is upgrading the slum of Sonianagar on a pilot basis with increased community contribution from Rs. 2,100 per household to Rs. 3,100.

E Q U I T A B L E C I T I E S

NEW HOUSING



E Q U I T A B L E C I T I E S

Thank you..

*Mr. I.P. Gautam
Municipal Commissioner, Ahmedabad*

E Q U I T A B L E C I T I E S