

INFRASTRUCTURE DEVELOPMENT AND IMPACT ON THE URBAN HOUSING AND RESETTLEMENT

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INFRASTRUCTURE PRIORITIES: BUDGETARY ALLOCATIONS TO VARIOUS URBAN INFRASTRUCTURE PROJECTS

Scheme	Fund Allocated	% share of total allocation
Mass Rapid Transit System/Metro Rail	15,000	36%
PMAY(U)	6,505	16%
SCM	6,169	15%
AMRUT	6,000	14%
SBM	2,500	6%
DAY-NUM	310	0.7%
HRIDAY	161.5	0.4%
Others	5,119.5	12%
Total	41,765	100%

Table: Scheme-wise fund allocation of total budgetary allocation of Ministry of Housing and Urban Affairs (MoHUA) 2018-19

**PPP HOUSING AS INFRASTRUCTURE AND ALSO AN
OUTCOME OF INFRASTRUCTURE PROJECTS**

**HOW IS HOUSING AN OUTCOME OF
INFRASTRUCTURE DEVELOPMENT?**

CASE: INFRASTRUCTURE PROJECTS IN MUMBAI

INFRASTRUCTURE PROJECTS IN MUMBAI AND THE CREATION OF RESETTLEMENT HOUSING

- ❑ Infrastructure projects: Mumbai Urban Transport Project (MUTP I, II, III), Mumbai Urban Infrastructure Project (MUIP), Mithi River Development Plan (MRDP), Metro, Monorail and construction of skywalks.
- ❑ Have been implemented alongside a simultaneous overhaul of the idea of public housing in the city. The state sanctioned housing scheme called the Slum Rehabilitation Scheme is viewed as an essential component of infrastructure development. This scheme is fuelled by a complete reliance on private developers to provide resettlement housing to those displaced by infrastructure projects.
- ❑ This has been made possible by introducing planning tools of incentive FSI and slum TDR in 1991 and 1997 (respectively)
- ❑ The executive agency for resettlement and rehabilitation of 'project affected people' has been the MMRDA, a Special Planning Authority and the infrastructure development authority for the Mumbai Metropolitan Region

CREATING RESETTLEMENT HOUSING - FSI AND SLUM TDR

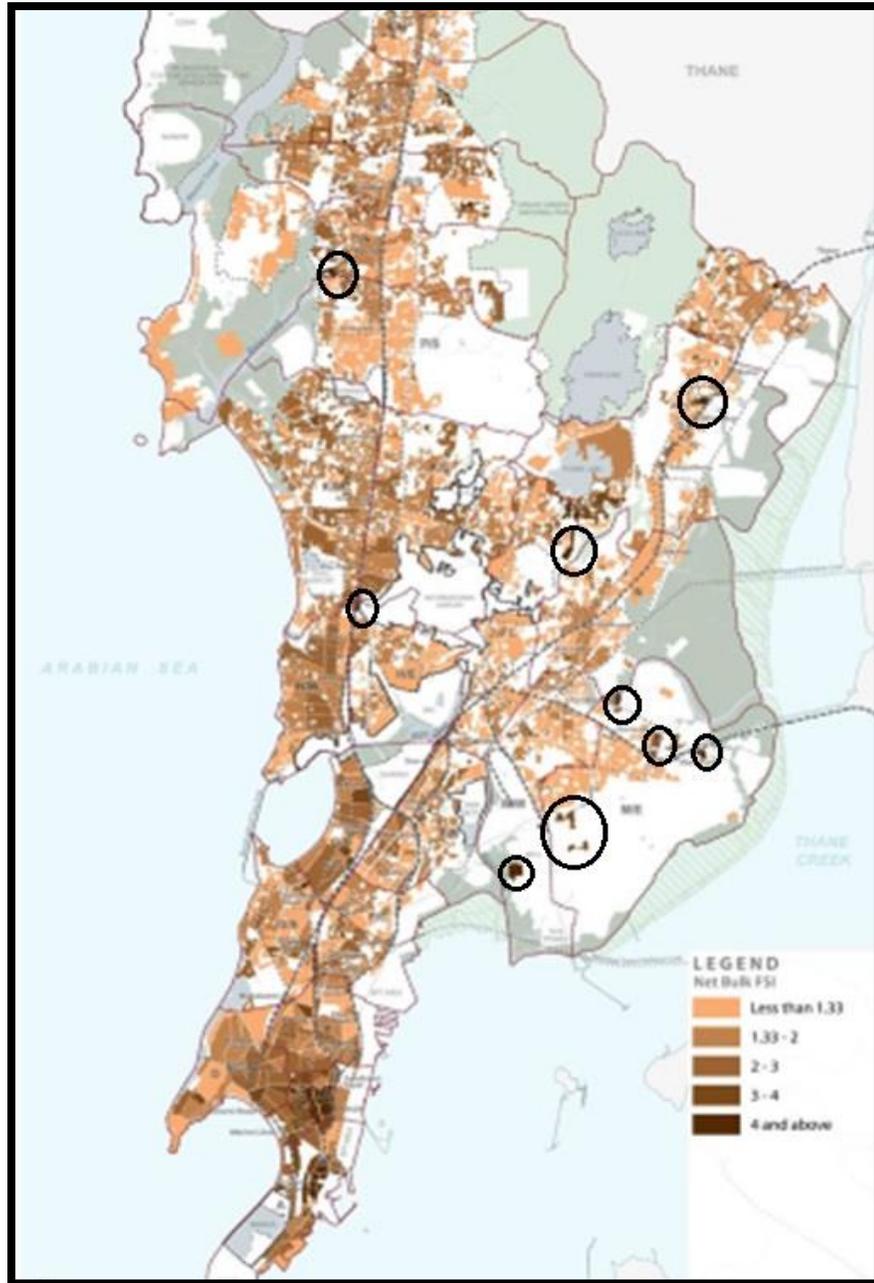
- ❑ FSI is a certain permissible land to construction ratio. FSI is also known as development right, as it prescribes how much construction is permitted on a certain piece of land. The FSI for slum resettlement is currently the highest in the city.
- ❑ FSI was first introduced in Mumbai through the DP 1967. The DP 1991 used FSI as a tool to decongest the island city. Subsequent amendments brought incentive FSI as a technique to promote economic and planning objectives (MCGM, 2013).
- ❑ TDR is a transferable development right of a particular piece of land which cannot be realised on the same land because the land and the development on it are protected (Nainan,2008)
- ❑ Slum TDR was introduced as a result of the Slum Rehabilitation Scheme. It was assumed that incentive FSI alone would be insufficient to accommodate both the resettlement tenements as well as commercial space sufficient to attract buy-in from the builders (Bjorkman, 2015).

MUTP I - AN EXAMPLE

- ❑ The total cost of the MUTP I was Rs 4,526 crore - 57.5 per cent of which was a World Bank loan. The rest was contributed by the state government in carrying out 75 per cent of the resettlement of the Project Affected Persons using the Transfer Of Development Rights and incentive FSI (Nainan, 2008)
- ❑ Thus rehabilitation is no longer a liability for a project but is revenue generating in itself (Bhide, Dabir 2010).
- ❑ The World Bank's 'Management Response Report, 2004', congratulates the government of Maharashtra for developing a financial mechanism to offset the cost of construction related to resettlement and says that "this financial mechanism is making the resettlement programme affordable for the government".

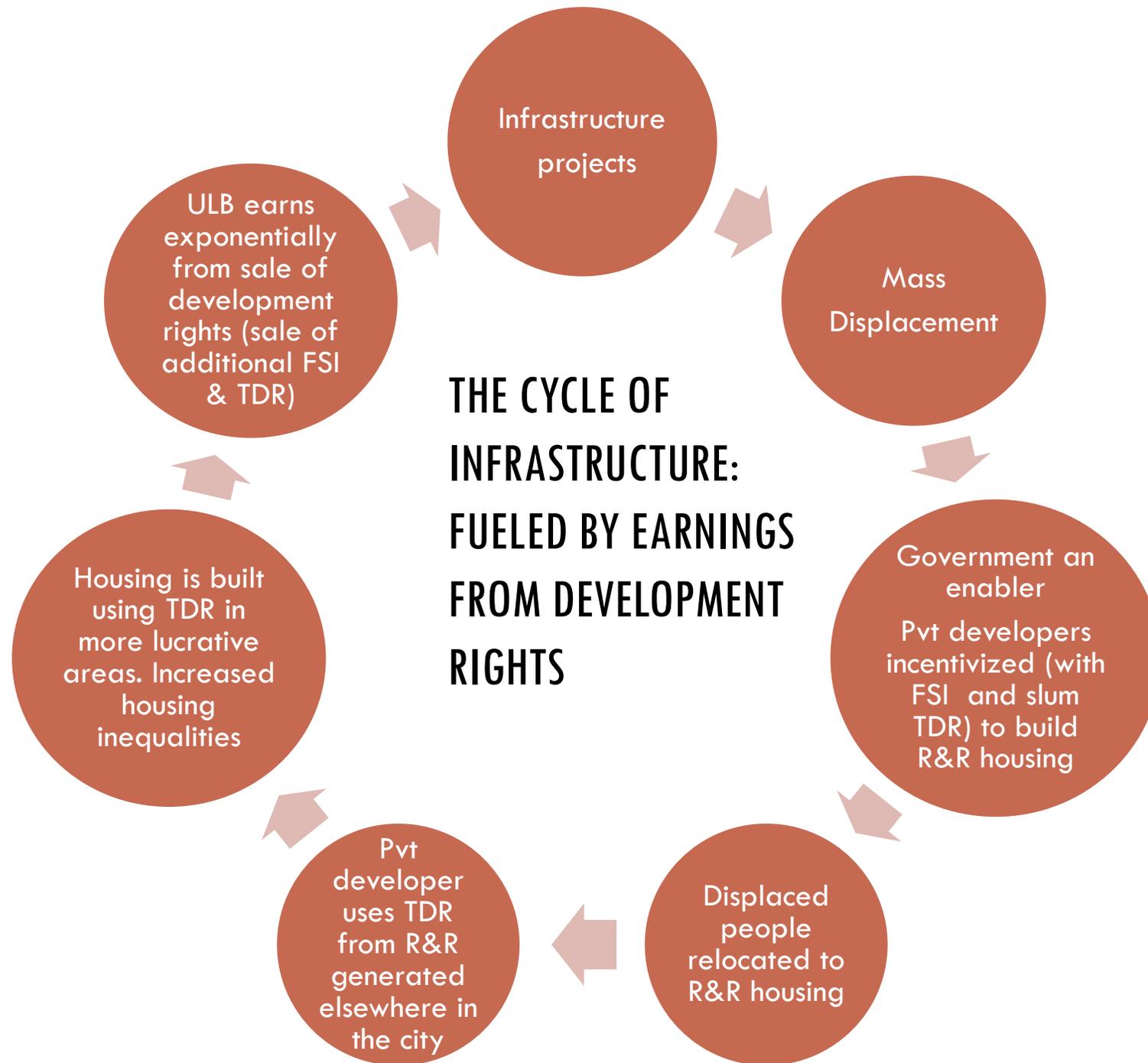
TRAJECTORY SO FAR

- ❑ 45 R&R (Resettlement and Rehabilitation) colonies built since 1998 under the rehabilitation component of various infrastructure development projects
- ❑ More than 3 lakh displaced through the following projects:
 - ❑ Mumbai Urban Transport Project (MUTP I & II), Mumbai Urban Infrastructure Project (MUIP), Mithi River Development Plan (MRDP), Metro, Monorail and construction of skywalks
- ❑ 50,024 R&R units (Nainan, 2008). Of the total units, 65.27% are in Mumbai's M (East) Ward alone. As a result, there has been an influx of 1, 02,332 persons into the ward over the last decade.
- ❑ Thousands of R&R units unused for the first 10 years (estimated)



EXISTING NET BULK FSI — HIGHEST IN R&R COLONIES

Source: Base map MCGM Preparatory Studies,
2011 (edited)



FRAGMENTED R&R POLICY FOR INFRA PROJECTS

- ❑ The MUTP R&R Policy formulated by the Govt of Maharashtra as per World Bank Operational Directives is unique as it has gone beyond merely looking at displacement as a process of relocation, and has included other aspects of life and livelihood within its framework. The MUTP was also the only policy that did not restrict eligibility of resettlement housing to the state government cut off date.
- ❑ The MUIP, MRDP and MGPY policies on the other hand did not provide for any economic compensation or promise of restoration of the economic status of affected families prior to resettlement.
- ❑ Similarly, R&R policy in other cities is either absent – dependent on municipal corporation or state government guidelines or dependent on donor agency prerequisites

**IMPACTS OF R&R OR 'ONE SIZE FITS ALL' HOUSING —
AT THE COST OF EXTREME HOUSING INEQUALITIES IN
THE CITY**



1. Loss of Livelihood





2. Lack of Education & Healthcare Facilities

3. Lack of safe, accessible open spaces



4. Lack of transport connectivity





5. Insecurity of tenure and homogenising various kinds of housing