Challenges in Slum Redevelopment

For Prelims: [Right to shelter](#), **[Article 21](#)**, **[Slum Rehabilitation Authority (SRA)](#)**, **[Floor Space Index (FSI)](#)**.

For Mains: [Efficacy of slum rehabilitation laws](#), **[Judicial activism](#)**, Conflict between real estate interests and **[slum dwellers' rights.](#)**

[Source: IE](#)

Why in News?

Following a **[Supreme Court](#) (SC)** directive, the Bombay **[High Court](#) (HC)** has initiated a first-of-its-kind review of the **Maharashtra Slum Areas Act, 1971**.

- The review **aims to address systemic gaps** causing delays in slum redevelopment projects, which **violate slum dwellers' [right to shelter](#) [(Article 21)](#)** and livelihood.

Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971

- **Key Provisions of the Act:**
  - Empowers the Maharashtra government to declare an area as a **["slum area"](#)** and can acquire (if needed).
  - Establishes the **Slum Rehabilitation Authority (SRA)** to oversee redevelopment via private developers.
- **Maharashtra Slum Rehabilitation Scheme 1995:**
  - Under it, private developers (in agreement with the slum dwellers) fund redevelopment and provide finished tenements free of cost.
  - In exchange, they receive some additional area for construction and selling in the open market.
  - Developers receive incentives like higher **[Floor Space Index (FSI)](#)** and saleable areas in exchange for free housing for slum dwellers.

What are Slums?

- **About:** According to the **[United Nations](#),** a slum is **a run-down area** of a city characterized by **substandard housing and [poverty](#)** and lacking in tenure security.
  - **Slums are chaotic, overcrowded,** and neglected areas that have emerged as unplanned and unintended settlements due to urban development processes.
  - The slum population constitutes 17.4% of the total urban population of India (census 2011).

- **Reasons for Growth of Slums:**
  - **Population growth and poverty** drive the urban poor into expanding slums, with **40%** of the population **expected to live in urban areas by 2026,** creating high land demand.
  - **Climate-induced crises, such as food insecurity** and frequent disease outbreaks, can drive population growth in urban slums, **further exacerbating unplanned urbanization.**
  - **Regional development imbalances drive rural-to-urban migration** from less developed (Bihar and Odisha) to prosperous states like Maharashtra and Gujarat.(**highest slum population** in **Maharashtra**: 1.18 crore).
  - **Inefficient urban local bodies,** unplanned city management, and a lack of political will to develop slums contribute to the worsening of slum conditions. (**Dharavi,** India's largest slum in **Mumbai).**

What are the Issues Due to the Neglecting of Slum Development?

- **Illusion of Urban Opportunity:** Slums may lure the rural poor with the promise of better opportunities, but they often **mask the harsh realities** and challenges of life in urban slums.
- **Health Risks in Slum Areas:** Residents in slum areas **face significant health risks, particularly from waterborne diseases** like typhoid and cholera.
- **Exploitation of Vulnerable:** Women and children in slums are often victims of **prostitution, begging,** and **child trafficking**
- **Crime and Social Neglect:** The slums are commonly believed to have **high incidences of crime** due to **inadequate government attention** to education, law enforcement, and public services.
  - This contributes to issues like **hunger, malnutrition, and limited access to education** .

What are the Challenges in Slum Rehabilitation?

- **Land and Legal Issues:** Land acquisition and legal clearances often hindered by **bureaucratic processes, and regulatory authorities** are major bottlenecks in slum redevelopment projects.
- **Financial Constraints:** Securing substantial financial investment for slum rehabilitation projects is challenging, as private developers are often reluctant due to low returns on investment.
- **Social and Cultural Barriers:** Rehabilitation in slum communities can face resistance as **slum dwellers fear losing their strong social and cultural ties.**
- **Environmental Considerations:** Environmental challenges in slum rehabilitation include **limited green spaces and waste accumulation**, as slums often lack proper **waste management systems**, leading to environmental degradation.
- **Implementation and Governance Issues:** Developers **delaying projects to inflate land costs hinder slum rehabilitation,** as seen in **Mumbai's SRA model,** criticized for slow execution and lack of transparency.

Way Forward

- **Holistic slum Rehabilitation:** Investments in **slum resilience could yield fourfold social returns** and significant intangible benefits for society.
  - **Holistic slum rehabilitation** interventions, costing around USD 7500 per household, could **potentially generate an impact of USD 1.3 trillion in India.**

- **Clear Legal Frameworks:** Implementing streamlined legal frameworks for land acquisition, like the **Delhi Development Authority's (DDA)** land pooling policies, ensures fair compensation and legal clarity.
- **Innovative Financial Models:** Utilizing **Public-Private Partnerships (PPPs)**, such as the Mumbai Slum Rehabilitation Authority (SRA) model, **attracts private investment while ensuring social impact.**
- **Community Engagement:** Engaging communities in planning, as seen in the Participatory Slum Upgrading Program of UN-Habitat, **mitigates resistance and respects residents' social and**

- **cultural needs.**
  - **Environmental Integration:** Incorporating green practices, like in **Delhi's Kathputli Colony project**, improves environmental conditions in slum rehabilitation.
  - **Effective Governance & Transparency:** Strengthening governance and transparency, exemplified by **Ahmedabad's Slum Networking Project (SNP),** enhances the effectiveness of slum rehabilitation projects.

Drishti Mains Question:

" Q. Discuss the socio-economic challenges faced by slum dwellers in Indian urban areas and suggest measures to resolve these issues

---

UPSC Civil Services Examination, Previous Year Questions (PYQs)

Mains:

Q. Does urbanization lead to more segregation and/or marginalization of the poor in Indian metropolises? **(2023)**

Q. Discuss the various social problems which originated out of the speedy process of urbanization in India. **(2013)**

PDF Refernece URL: https://www.drishtiias.com/printpdf/challenges-in-slum-redevelopment