INCLUSION OF URBAN POOR IN SPATIAL PLANNING
A CASE STUDY OF SELECTED SLUMS IN CHENNAI CITY

- Akshaya

Chennai city’s slum population is 16.14 lakh in 2001 and the homeless population is 40,763 during 1990. As soon as the demand for housing the poor is met, various arrangements have been made to settle the population in the distant land area where the poor are not able to receive the means of transportation and have a source of income. The fall of this operation results that the people again extended to the region where it has evolved and continued to settle. One of the ways to reduce this problem is to look at the problems of the people, to help the poor and present in the form of a solution. For that, the study is restricted to the slums and homeless population of the wards 54 and 57 in Chennai city. The selection of study area is based on the poverty and housing vulnerability parameters with the prioritization score. Studies were conducted to identify the existing status, issues and land suitability to attempt for in-situ slum redevelopment strategy. But the land suitability fails to opt for in-situ slum redevelopment. Therefore relocating strategy is carried within 1.5kms from the study area. Identified slums BRN Garden and Asirvadhapuram of ward 56 found to be suitable for redevelopment and also these sites has potential to resettle urban poor from the wards of 54 & 57. Identifying vacant land inside the city is difficult for housing. Therefore restructuring areas through redevelopment will be the effective way for finding places for housing. For doing so
unplanned city core area will serve best option for redevelopment. Following this, data collection and surveys were conducted to know the requirements of the areas identified. The result of the analysis were drawn. As far as our study is concerned, to develop a redevelopment plan along with resettlement of urban poor from the untenable locations of ward 54 & 57. Redevelopment plan for BRN Garden and Asirvadhapuram is prepared and accommodated nearly 93% households from the slums of 54th and 57th wards with proposal of housing units and dormitory for homeless population. Proposed open spaces, wider roads, building blocks with adequate setbacks in the redevelopment plan. As before, the chosen area for redevelopment lacks building setbacks, ventilation, parking facilities, open space etc., and the identified redevelopment area also has more no. of buildings which has very old histories and dilapidated. As per the affordable housing scheme norms plinth area of about 32sqm of dwelling units were adopted and for dormitory 10sqm/ per bed with common kitchen and toilets area is proposed. The redevelopment process undergoes some land acquisition and demolition of buildings for street alignment and infrastructure provision. At the end, the acquired area is returned to each landowner, a share of the overall new development that is equivalent to their original land or property ownership. But suggesting land pooling over land acquisition is always better. Therefore re-densifying low dense (single family housing) to high dense is achieved as a result of redevelopment strategy. TDR concept also discussed and used for compensation for land acquired for street alignment purpose. Further research is required to identify new methodology or strategy for providing shelter inclusively for the urban poor within their place of living.