

Understanding Inclusive Land Development and Analysing its existing problems and solution in the Indian Context

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Abstract - Inclusive land development is equity-based development. Development in any society will help overall development with the involvement of all (community, government, private developers, etc.). Urbanization is the basic cause of migration, which leads to problems such as land scarcity, lack of resources, high rent, low wages, and lack of affordable housing and so on. All these problems lead to informal settlements, which are increasing the number of poor in any society or community. Inclusive development should take place in such a way that it is helping poor to improve their socio-economic status and inclusive land development is about providing basic amenities and infrastructure for the poor for their socio-economic development.

Key Words: Inclusive land development, Equity-based development.

1. INTRODUCTION

Development should help to grow each individual in a community. Still, there is a huge difference between the number of rich and poor in society (in India). Inclusive development is when the whole community come together for the development of society. Adam Smith (Inclusive Development) in his essay Wealth of Nations says that a society, in which a major part of the population is poor and miserable, will not grow and people will not be happy as they are supposed to be. Inclusive development is a key to making society involved directly or indirectly in the development of the whole.

The aim of the paper is to understand inclusive land development and go through some case studies to understand its importance in the Indian context. The objective is to get the few outcomes that can be suggested as interventions required in the policy of inclusive land development in India. What is the key to inclusive land development and through what ways it can be achieved, this is been discussed in the paper.

The methodology followed will include firstly, the study of the material explaining inclusive land development and its parts. Secondly, looking towards the demand side and supply side intervention of this. Thirdly, analyse the case studies to understand the procedure followed in the current situation in the Indian context. Fourthly, finalizing the key points through the analysis and giving the suggested intervention.

2. INCLUSIVE DEVELOPMENT AND ITS TYPES

Inclusive development is 'equity-based development, which is focused on the development of the poor in the community. About 55.3% of the world's population is living in urban areas (Nation, 2018). In India 1 out of 5 people, living in urban areas lives in an informal settlement (Sanjaynagar Slum Redevelopment Project, 2022). The informal settlements are the cause of migration, economically weaker groups and lack of affordability of land and services (Inclusive Development). Inclusive development is proposed to reduce this gap by providing at least the basic service and amenities to the poor of the community such as a house, basic services, infrastructure and opportunities for economic growth. The planning of the Indus valley civilization shows the form of inclusive development such as providing roads, bathrooms and storage facilities for all (Inclusive Development), which is focused on the infrastructure for all.

There are a few types of inclusive development: i) Social inclusive development, ii) Economical inclusive development, and iii) Political inclusive development. Social inclusive development includes the abolition of social inequalities in society. Economical inclusive development includes providing opportunities for income generation to all. Political development includes the policy-making process to enhance the participatory development of society (Inclusive Development).

Inclusive land development is a partial part of social and economic inclusive development. It is about providing infrastructure for one's social and economic status and growth. The social aspect is, in terms of providing the house and social status (supply-side intervention). Similarly, the economic aspect provides them opportunities (demand-side intervention).

3. DEMAND AND SUPPLY SIDE IN INCLUSIVE LAND DEVELOPMENT

Increasing the affordability is a demand-side intervention and increasing the availability of options is a supply-side intervention. However, there is a gap between supply side and demand side.

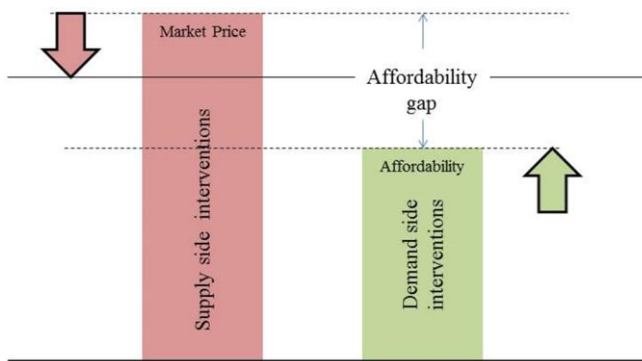


Fig -1: The gap in between demand and supply side interventions. (Source: (Roy, 2017)).

The above figure is explaining the gap between the demand side (affordability) and the supply side (market price). The two arrows from the supply side downward and upward from the demand side are indicating that to minimize the gap the interventions should take place in such a way that the supply side is reducing the market price and the demand side is increasing the affordability.

3.1 Supply Side Interventions

The supply side intervention includes (Roy, 2017):

- More affordable land
- legal reform
- Institutional finance
- Technology reform
- Service delivery reform
- More housing stock and Rental housing

3.1 Demand Side Interventions

The demand side intervention includes (Roy, 2017):

- Finance
- Subsidy/Cross subsidy
- Economic opportunity

These different points can help to reduce the affordability gap by reducing the market price, providing land reform, increasing housing stock and etc. Similarly, by providing finance as a loan to purchase the house, providing subsidy for the construction of the house and by increasing the income earning opportunities the demand side gap can go up to meet the requirement. There are many examples in India and in foreign contexts that have used inclusive land development with almost the same approaches.

4. Inclusive Land Development: Case Study

The case study discussed here includes two Indian case studies. These studies will give the represent context of inclusive land development and further the case study analysis will be used to identify the gaps (if available) and suggest improvement (if required).

4.1 Inclusive Land Development in India

Here to understand inclusive land development the two case studies are added:

- The first one is Maharashtra (Sanjay Nagar, Ahmednagar), where two people of five people are living in an informal settlement (Sanjaynagar Slum Redevelopment Project, 2022) to understand the process in an area with a high percentage of poor and informal settlement.
- Second one is, Gujarat (Bhuj) because Gujarat is a state where the ratio of urban population ratio is high in number to understand the process of working in high density of urban areas.

4.2 Inclusive Land Development in Maharashtra

The Sanjay Nagar, Ahmednagar was established and settled over the swampland (Sanjaynagar Slum Redevelopment Project, 2022). This is made over the land belonging to the municipality.

- **Overview:** Slum area with 298 families (Sanjaynagar Slum Redevelopment Project, 2022).
- **Context:** 22 different communities live together over the land of 2 acres.
- **Approach:** The participation of community people was involved in the design process and implementation. The community representative was involved in the design process, the community brought the developer and during the implementation the community in taking care (the inspection part) of the construction (Sanjaynagar Slum Redevelopment Project, 2022).
- **Finance mechanism:** There are different sources of funding (Sanjaynagar Slum Redevelopment Project, 2022):
 - Government of India through PMAY
 - Ahmednagar Municipal Corporation
 - Home owners for the construction
 - Curry stone foundation
 - Philanthropic and CSR organizations

- **Impacts/Interventions:** This project is about community development with the consideration of the participation of the community, providing funds by institutions and promoting the financial involvement of private developers and NGOs (Sanjaynagar Slum Redevelopment Project, 2022).

4.3 Inclusive Land Development in Gujarat

The Bhuj district has around 33% of the city’s population living in slum areas in different patches of land in and on the periphery of the city (Virmani). The land occupied by the slum areas is mostly government land but some lands are private also. Therefore, this case study will help to understand the scenario of processing the land belongs to the private owner (Virmani).

- **Overview:** 74 slums in Bhuj living on 6% of the city’s area, which include 11232 families (Virmani).
- **Context:** 70% of the population of the slum is living here for 2 decades and this area is provided with basic services mostly (Virmani).
- **Approach:** Land readjustment and Land resettlement is the process that has been taken for the development of this parcel of land. A participatory approach is the key to this development.
- **Finance mechanism (Virmani):**
 - RAY (Rajiv Awas Yojna) for house construction
 - State government for infrastructure
 - Beneficiary contribution
- **Impacts/Intervention:** The private owners had issues with the compensations and giving up their land. In a report by The Times of India, the private owners are asking for compensation similar to the compensation given through the LARR act and they are also saying that they won the case two times in the high court about not giving up their land but the local authority is not doing anything to provide the land back to the owners or any negotiation between land owners, slum dwellers and developers (Anparthi, 2019).

4.4 Comparative Analysis of the Case Studies

Both case studies are unique from each other in their character because of different aspects. Here a qualitative and quantitative analysis is done to understand the scenario.

4.4.1 Quantitative Analysis

Table -1: Quantitative analysis of the case studies.

Aspects	Case study: Maharashtra	Case study: Gujarat
Demand side		
Finance	Government and private parties included	Government and private parties included
Supply side		
More affordable land	The land is tenure is given by the government at affordable price	The land is tenure is given by the government at affordable price
Legal reform	Local representatives are in included the communication.	Local representatives are in included the communication.
Institutional finance	The government is providing funds through PMAY	Government fund is provided through RAY
Technology reform	Construction with modern technology with keeping in mind the light and ventilation for each individual unit.	-
Service delivery reform	Considering the situation of covid 19 pandemic the livelihood of the community people affected so the government provided a relaxation in the instalment period, which means the government gave a gap during the pandemic for the loan return.	-

4.4.2 Qualitative Analysis

Case study: Maharashtra

Positive aspects: The involvement of the community in the design process, the relaxation in the loan during a pandemic and keeping in mind the technology-based construction are the key points that make this project successful (Janardhan, 2020).

Negative aspects: The proposal was for a multi-storey community but the people were not agreeing because of their sentiments with the land so for the first phase this project is being developed as one block with 33 houses and after the successful implementation the second phase will take place so the developer wants to get it developed in the multi-storey building because of the feature of the land (Sanjaynagar Slum Redevelopment Project, 2022).

Case study: Gujarat

Positive aspects: The involvement of the community people is a factor that makes the project viable and inclusive. Then the readjustment and redevelopment of the land parcel in the process of development is providing more strength to the project because people have attachment sentiments with the land (Virmani).

Negative aspects: The private landowners struggled with compensation and getting their land back. The biggest problem they are facing is the local authority is not helping them either in negotiation or with compensation (Anparthi, 2019).

4.5 Overall review

Overall, these two case studies give a brief idea about inclusive land development with community involvement over private land and over public or government land. The landowners with private land in such cases will suffer which is not an indication of inclusive development. Inclusive development is about promoting the poor but not demolishing the middle or high-class income group of the society.

The case study made the point the improvement is required with the policy based framework in the land acquisition part of this particular case.

3. CONCLUSIONS

Inclusive land development is involving the community in the development and the cases studies seen here are a clear indication of the involvement of the community, which is a good example of inclusive land development but at the same time, there is some adjustment that needs to do in the process.

Although the legal process already has all the reforms when it comes to implementation the process becomes very slow and that is the main reason for the problem that occurred in the Gujarat model. The process of negotiation should have taken place before the work started on the project (the design part especially) because as a result now the private owners and the slum dwellers (who were expecting to get the tenure) both are struggling. Therefore, the suggestion according to this model can be- the intervention requires

improvement such as making the negotiation process also privatize.

On the other hand, the Maharashtra model is successful and the basic difference is land ownership. Government-owned this land so it is easy to give the tenure to people. Similarly, the provision of redefining the loan policy because of the covid situation makes this model more successful. Therefore, the suggestion through this model can be the situation assessment and making decisions according to the present scenario is important for the development.

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