

**Proceedings of
Workshop on “Understand ways to secure land tenure for slum dwellers and possibilities in
the cities of Gujarat”**

Organized by: Homes in the City and School of Habitat Studies, TISS, Mumbai

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**फ्लैट नहीं- पट्टे चाहिए,
घर, ज़मीन की मालकी चाहिए!**

(a slogan by Sheher Vikas Manch, Nagpur)

Mr. Aseem Mishra, Director Homes in the City, inaugurated the session by introducing the speakers of the workshop and the intent of the workshop. Aseem first introduced the overall situation of housing in the country and in the state of Gujarat. He highlighted how the absence of tenure security and land rights for slum dwellers limits the investments in improvement of housing and settlement conditions and contributes to the creation of unequal cities. Aseem further highlighted the nature of housing policies in India: the Pradhan Mantri Awas Yojana (PMAY) Housing for All (HFA), as being inadequate and inappropriate to resolve the housing question in urban India. The main challenge highlighted in the PMAY policy was that it promoted real estate led redevelopment of slums leaving the slum dwellers at the mercy of real estate.

In this background, Aseem placed the first session of the workshop and the speakers who will share their experiences and learnings from the land and housing rights policies adopted by two states: Odisha and Punjab and the land rights movement leading to state action in the city of Nagpur. Aseem then introduced the structure of the rest of the workshop wherein the second session would be dedicated to a discussion with different organisations from different cities of Gujarat to understand the status of housing and land rights in the state. This would be then followed by concluding remarks from Mr. Sandeep Virani and Ms. Amita Bhide to chart a map to move forward with land and housing rights campaign in the state of Gujarat.

Session 1: JAGA Mission, Odisha

Main Speaker: Mr. Shishir Das

Mr. Shishir Das, from the Urban Habitat Program of Tata Trusts that helped the Odisha Government to implement the Odisha Land Rights to Slum Dwellers Act 2013 and Odisha Liveable Habitat Mission 2018 spoke in the first session. Mr. Shishir started his presentation by placing the situation of slums and slum dwellers in Odisha. Odisha has a total population of 46 million, out of which 8 million is urban. This urban population is spread across 61 Notified Area

Councils (NACs), 48 Municipalities and 5 Municipal Corporations. The total slum population in all the urban areas is 1.7 million or 21.3% of the total urban population residing in 2919 slums. Shishir further classified slums based on their location and density into:

- a. village slums (previous villages, low density)
- b. Semi dense clusterings
- c. Hilly slums (along hill slopes, in a straight line)
- d. Industrial slums (around industries, dense)
- e. Coastal Slums (around coasts, very dense)

Shishir provided further details on The Odisha Land Rights to Slum Dwellers Act 2013, which was passed initially as an Ordinance. This was done to prevent the possibility of opposition and vested interests from stalling the land rights process. The act enabled in-situ settlement of land rights of tenable slums and development of new habitat for untenable slums. Shishir also provided details about the nature of land rights conferred to slum dwelling households; these are permanent transfers of property to the household with an entry in the record of rights and are heritable, mortgageable for housing loans but non transferable. Commercial units were kept outside the purview of land rights entitlements. The law was enacted in Municipalities and NACs while excluding the 5 Municipal Corporations of the state.

The Land rights act had some key features:

Decentralisation and organization: All the residents of the slums were constituted into a Slum Dwellers Association for decentralised decision making. All plans for development were subsequently prepared with consent of the Slum Dwellers' Association (SDA) and permissions were given by ULBs, keeping the decision-making process decentralised. The act also empowered the SDA to reject the entire project in which case neither land rights were conferred nor evictions were conducted.

- a. Simplified language: the act was confined to a 3-page easy to understand document.
- b. Doorstep delivery: a policy of delivering all services at doorstep was adopted to reduce the visits of slum dwellers to municipal and state government offices.
- c. Technology: Drone based survey and mobile based apps were used to conduct survey and reduce survey timings.

Shishir pointed out at the challenge of lack of data in existing government records about the number of slums and slum dwellers in each type of ULBs at the start of the program. This challenge was overcome with a large household survey of all slum households. The survey created a unique ID for each slum household and the data for the household was collected on a mobile based app, Urban Slum Household Area (USHA) Survey and all the settlements were drone mapped and geo-tagged. The household information was then uploaded on GIS maps to create an online database of each household. The technological support for the survey was provided by CADASTA and was conducted in collaboration with local NGOs (including 3 technical agencies, 26 NGOs and 600 facilitators) under the supervision of Executive Engineers from the ULBs. The information was then converted into ortho maps, enumerating each household. This information was validated at two levels: administrative and at slum level. At the administrative

level, the tehsil (block) office verified the maps produced by the drone survey and the sub scrutiny committee verified the documents collected during the household survey. At the slum level, SDA approved the maps and prepared the records for land rights. Shishir pointed out how slum dwellers found the use of technology to prepare maps a reliable and accurate method for recording the exact details of the land occupied by them. Post verification by both SDA and ULB the land rights were granted to slum dwellers.

The land rights act capped the maximum land that could be conferred at different ULB levels shown in the table below.

	Municipality	NAC
In-situ resettlement	45 sq.m.	60 sq.m.
Relocation	30 sq.m.	30 sq.m.

For the urban poor: 30 sq.m. was given free of cost and above 30 sq.m. land title had to be purchased at 25% of the benchmark value of land. For non- poor, the entire land had to be purchased at 50% of benchmark value. However, Shishir pointed out at a limitation of the program arising out of the principle of allocating only that was occupied; this meant that some of the very poor families who occupied less than 30 sq.m., got very small plots.

The money collected for excess land under occupation was transferred into an Urban Poor Welfare Fund, a statutory fund allocated for Slum infrastructure development. Further, the government took a proactive step to also allocate 25% of the urban departments budget to the fund. For untenable slums the first attempt was to convert the same location into tenable if not hazardous for residents. However, forest land, sweet water zones and Coastal Regulation Zones (CRZ). If an untenable slum was to be relocated, a nearby land parcel was selected for the same which was pushed forward by state governments. For relocated slums, 4 housing designs were provided as models for construction and these designs were developed in coordination with slum dwellers.

Shishir then explained the details of the JAGA mission launched In 2018 after pressure from Tata Trusts and Civil Society Organisations. Jaga mission was passed as an Act for integration of slums in the city with an upgradation program named as Odisha Liveable Habitat Mission, 2018. This program included the slums of 5 Municipal Corporations as well. Under the mission, the slum communities were provided with:

- individual or community toilets,
- tapped water to each household
- smart LED street lighting
- CC/Paver block roads
- Covered drains and sanitation
- social infrastructure like open spaces and community centres

These slum upgradation programs were also planned by SDA with extensive community stakeholder consultations. Different stakeholders based on occupation and gender were separately consulted and plans were approved by each community separately and then cumulatively by SDAs. These master plans prepared by SDA mapped the roads, amenities in the slum and planned the extension of services.

Photo 1: Mr. Shirish explaining participatory process of slum redevelopments in cities of Odisha



Shishir also highlighted three major factors in success of the program:

- a. Support from government: The government provided active support and pushed the entire state machinery to support the program. This proactive support was highlighted when extension of water connection to slums approved for land rights and upgradation were finalised. Nearly 50000 households were provided household tapped water connection within 15 days of approval of programs. The government also actively provided state land for relocation of untenable slums. The state also backed the project with financial resources providing monetary and capacity building support to SDA by providing 7.5% commission for executing the development plan rather than giving it to contractors.
- b. Community engagement: The master plans for upgradation of slums with amenities and services were prepared by SDA and approved by ULBs. Two examples given by Shishir highlight the benefits of participation in planning process: in one of the coastal slums, road network was planned by SDA. The earlier road could only connect to 18% of houses, however the designs proposed by SDA could connect 93% of households. Further, the

plan execution only affected 6% of houses requiring them to relocate to a different location within the settlement. Another example of community stakeholder meetings was presented where all community stakeholders approved a development plan except the women who demanded the closure of liquor shops within the settlement as a prerequisite to approval of any plans. The participation plan enabled women to block the plan till their demands were met.

- c. Development of common spaces and micro activity centres: These spaces were also designed in consultation with SDA. These spaces were designed to ensure the space remains open for all by keeping the height of walls short and ensure easy access and visibility.

For untenable slums requiring relocation steps mentioned below were followed to create a new habitat within a short distance or in the areas of urbanisation were provided:

New Habitat- Step by Step



Session 2

Main Speaker: Ms. Anoop Kaur

Ms. Anoop Kaur explained and discussed the Punjab Slum Dweller (proprietary rights) Act, 2020 (PSD Act). Anoop started with explaining the PSD Act and the need for improving basic amenities to raise the living standards of people in slums. She explained that the PSD act '*provided for a sustainable growth of basic civic services in slum areas in urban towns and cities by conferring proprietary rights of land to the slum dwellers and ensuring their development through optimal utilisation of resources.*' Under the PSD act, the rules for providing land rights were developed and another scheme-Chief Ministers Slum Development Scheme-BASERA was initiated to

operationalise the PSD act. The act includes all the slums in the state irrespective of their status of notification.

The act created the Slum Area Redevelopment and Rehabilitation Committee (SARRC) with district collector as its head to manage day to day implementation and verification of slum dwellers entitlement forms. Under the SAARC a City Technical Unit (CTU) was formed which included city officials and elected representatives of ULBs to assist in implementation of the act. Above SARRC, Punjab Municipal Infrastructure Development Company (PMIDC) Chandigarh was appointed as nodal agency to facilitate policy decisions and budgetary outlays. The PMIDC was provided overall strategic direction for implementation by the Implementation Committee under the dept of local government headed by administrative secretary. The Chief Minister headed the empowered committee for interdepartmental coordination related to transfer of land.

Anoop then discussed the challenges involved in implementing such a program:

- a. The lack of government data on location and numbers of slum and slum dwellers.
- b. The discrepancies in land records ownership of land on which slums were present.
- c. Bureaucrats and technocrats working with ULBs needed training and capacity building to provide basic amenities to slums and create a convergence of urban schemes under BASERA.
- d. Identifying the actual slum dwellers and distinguishing them from those trying to grab land.

Photo 2: Ms. Anoop Kaur explaining process for identification, verification and approval of land entitlement to the slum dwellers in the cities of Punjab



Anoop then started discussing the solutions BASERA and the Punjab government developed to tackle these challenges. To tackle the paucity of data, Anoop shared the instructions PMIDC gave to district collectors to identify all the slums in their urban areas and verify the lists provided by PMIDC along with verification of their land records. To identify slum dwellers a large-scale drone survey and household survey covering all slums in the state was conducted. The survey provided a unique ID to each slum household. After drone survey and household survey a cut-off date was established as 1 April 2020. This cut-off date marked the date before which households in slums would be provided land rights. The establishment of residence prior to the cut off date was established by documents like Voter IDs, Ration card etc. Further land rights were only provided to those who did not possess land anywhere in the state. This was to be provided on a self affidavit by the slum dweller confirming non ownership of land elsewhere. This was done to ensure proprietary rights are not provided to those who in possession of property elsewhere do not encroach and occupy land elsewhere as well. However, Ms. Amita from TISS, commented that people should have land rights in both cities/towns and villages instead of having a condition for land rights at only one location. Further, the discussions on land rights also revealed that the surveys also collected details of industrial and workshop-based units within the settlements, but they were not considered for land rights under the act. Similarly, if a house was bifurcated into commercial and household then the commercial unit was not provided land rights.

The discussion then proceeded on the procedural details of the act after the surveys are completed. The slum boundaries were marked on maps using drone surveys and household surveys. This was published and opened for objection or changes from slum dwellers in cases of discrepancies. Once the objections were confirmed and the land was tenable the land rights were conferred with in-situ redevelopment plan and a maximum capping formula developed for different ULBs:

	Municipal Corporations	Municipal Councils	Notified Area Committees
Maximum entitlement	30 sq.m.	45 sq.m.	60 sq.m.

If the land was less than the capped then equal land was provided in entitlement and if the land was more than the entitled area a fee was levied on the excess area. Land rights for the EWS category were settled free of cost. The proprietary rights conferred were issued in joint ownership of husband and wife in case of married person and single head if otherwise. However, in discussions about joint ownership, questions of ownership in cases of divorce are unclear within the law. The proprietary land rights can be used as a mortgage to raise finance. However, the rights were only heritable but non transferrable for 30 years after the rights were conferred. The proprietary land rights certificate can also be used as sufficient address proof by the household. The money collected as fees for excess land are kept in slum improvement funds.

For slums on untenable land, households are relocated to tenable lands; currently slums on state government land are being prioritised for land rights. Untenable slums on state government land are being shifted to either nearby state government land or municipal corporation land. The topic

of tenability was further discussed in a question-and-answer format. This discussion highlighted the decision on tenability was taken based on master plans and threat to life of occupants of the area. Therefore, slum settlements in industrial areas or non-residential areas in the master plan were declared untenable. Here Shishir shared the approach in Odisha where as far as possible such untenable lands were declared tenable and only hazardous or central government land were declared untenable and were relocated. The session by Anoop then concluded with a final note on the progress achieved in the past one year of the implementation of the act where 220 slums and 7750 households on state land have been provided with land proprietary rights.

Session 3

Presentation by Shahar Vikas Manch and YUVA, Nagpur

Shahar Vikas Manch of Nagpur presented their campaign to achieve land rights for slum dwellers in the city of Nagpur. The presentation began with a film prepared on the campaign followed by a question-and-answer session. The campaign of land rights in Nagpur started organising itself in 1984 under the name of North Nagpur Vikas Aghadi (NNVA) in 1984 by Anil Wasnik, a journalist and social activist. In 1997, YUVA joined NNVA to form Nivara Haq Abhiyan (campaign for Housing Rights) to focus on issues of housing and basic services for the urban poor. Meanwhile, the state government passed the Slum Redevelopment Scheme (SRS) which later became Slum Redevelopment Area (SRA) was approved and pushed by the state government for redevelopment of slums in the state. These schemes marked a significant shift from basic service upgradation and people led development to real estate led slum redevelopment. This scheme encouraged speculation in land and reduced slum dwellers' role in redevelopment leaving them at the mercy of real estate developers.

Roughly 40% of the city's population lives in slums living in 447 bastis. Out of these 287 were notified and 137 were non-notified slums. Majority of these slums have already improved their housing structures and neighbourhoods. The shift to SRA did not suit the demands of slum dwellers in Nagpur who were already demanding land rights for slum dwellers. In 2004 YUVA, local civil society organisations, intellectuals, local slum organisations and local leaders came together to form a collective named Sheher Vikas Manch. It was a collective to put pressure on the local and state government by conducting mass protests and demonstrations, suggest solutions on the improvement of slums, monitor the implementation of government schemes and programs and to drive people's vision towards the development of the city.

YUVA conducted training sessions of local organisations and leaders to understand the different Government Resolutions on Housing and land rights, the need for land rights above tenure security and against SRA type slum redevelopment. These training sessions enabled local organisations and leaders to understand the differences between perceived land tenure security, tenure security ensured by Photo Pass (ensuring rehabilitation in cases of demolition or redevelopment), and land rights.

These differences led to mobilizing people into multiple campaigns demanding the withdrawal of SRA and replacing it with land rights for all slum dwellers. The collective with its large network of local community organisations was able to mobilise a large number of people in several mass actions such as demonstrations, gheraoing legislative assembly to demand the removal of SRS. These demonstrations and collectivisation politicised the demand of land rights and housing for slum dwellers so that the political parties started putting the demand into their manifesto. The 2014 Legislative Assembly election of Maharashtra saw assurances from local leaders of BJP for providing land rights to slum dwellers in Nagpur. After the 2014 election, the BJP government came into power with the Chief Minister coming from Nagpur. In 2016, another protest demanding the fulfilment of the promise was initiated by Sheher Vikas Manch, which led to the Government of Maharashtra passing a resolution agreeing to the limits of SRA to create housing for slum dwellers in Mumbai and finding solutions in PMAY for slum dwellers. This was followed by another resolution of providing tenure security to slum dwellers on the Nagpur Improvement Trusts (NIT) lands. Further advocacy and protests also forced the government to pass another General Resolution in 2017 to entitle land rights to all families with names in electoral roll as of 01/01/2000 as eligible for land property rights. This cut off date was further extended to 01/01/2011 including many more families into entitlement for land rights. In 2019, another GR extended these provisions to all cities of the state except Mumbai and Pune. In the entire campaign led by Sheher Vikas Manch, the speakers highlighted strengths of the campaign in:

- a. Engaging a wide range of stakeholders
- b. Engaging many local organisations with '*sammelans*' and training programs providing in-depth knowledge of government resolutions and other alternatives to housing.
- c. Using different tools of continuous research, advocacy and use of media.

The discussions on the campaign revealed the need for similar campaigns in all towns and cities in Maharashtra covered under the GR of 2019. Ms. Amita also raised a question on how people were convinced for land tenure against perceived tenure security when a similar campaign in Mumbai, Maharashtra was unable to attract much attention under a 1980 program. Slum dwellers in those programs found legalisation a burden in the face of perceived tenure security rather than an opportunity.

Session 4

Presentations by Organisations in Gujarat

After lunch, the workshop moved into discussions with organisations working within Gujarat on Land and Housing Rights. Ms. Sonal from Mahila Housing SEWA Trust (MHT) was the first speaker. MHT's intervention on land rights of slum dwellers deals with slums on land notified under the Urban Land Ceiling and Regulation Act (ULCRA), the In-situ slum redevelopment component of PMAY and land entitlement rights of suchit (notified) slums. The ISSR could not reach out to people as the policy details were largely available on webpage, technical details of the policy were difficult to understand and people did not trust the rapid and drastic redevelopment

method. Therefore, only two groups showed interest in the policy: slums in low lying flood prone areas and slums with very few basic amenities. Experience of MHT also highlighted many loopholes in the policy, which were countered using advocacy by the trust:

Eligibility under the policy was exclusionary: eligibility criteria were set with 10 years of residence in the slum, 25 years of domicile in Gujarat and two identity certificates from these four: ration card, electricity bill, election card and any other proof as prescribed by the authority. Ration card did not have a date of issue on it and even though people were residing for many years in the slum, electricity connections only came later and only to those who could afford, the same issues were observed with voter cards where people possessed voter cards from villages even after years of staying in the slum.

To counter these restricted terms of eligibility, MHT conducted a survey to identify documents that can be prescribed by authorities to consider eligibility. The following documents were used to ascertain eligibility:

- a. Wedding Invitations
- b. Receipts for jewellery
- c. Mortgage
- d. Medical files
- e. Driving license
- f. School leaving certificate
- g. Birth certificate

Using this method 75% slum dwellers were able to become eligible under the scheme. After this an Identity card is issued to each household eligible under the ISSR scheme of PMAY. In this process MHT acted as a bridge between government organisations, service providers and slum dwellers. MHTs assisted slum dwellers during all three phases of redevelopment: pre construction, during construction and post construction after signing an MoU of intervention with builders and slum dwellers. The intervention focused on trust building, identification of eligible residents, demarcating house plots, transit phases and expenses of rent, service provisions, Resident Welfare Association (RWA) formation and awareness of rights to slum dwellers during and post redevelopment. Another intervention of MHT was to ensure 50% participation of women in RWA and also ensuring the support of builders and his participation in RWA as well. Further the experience of MHT enabled them to successfully advocate with government for three policy changes:

- a. Increasing the minimum area of house from 25 sq.m. to 30 sq.m. in Ahmedabad and even 45 sqm in Rajkot.
- b. To protect slum dwellers who couldn't prove eligibility could pay a fee of Rs. 3,00,000 and get declared as project affected persons to get free housing.
- c. A new provision for transfer of shops was also added in the 2013 act of slum redevelopment.

After this Ms. Sonal went to the second theme of MHT's intervention i.e., the experience of slums on lands notified under Urban land Ceiling Regulation Act. Gujarat government introduced a policy

whereby, slum dwellers on land notified under the land ceiling act of 1976 were given property rights for such lands on application within a period of three months. These rights were mortgageable but non transferable for 15 years. The land plots were also reorganised to provide better access to services and roads. Discussions on ULC opened up questions for some research like the number of slums on ULC land in Ahmedabad and in the entire state. Ms. Amita also highlighted the advantage of this scheme as it enables slum dwellers to get registered in the 7/12 register as well. In addition to this Ms. Amita also highlighted the difference between builder-led development of slums under Gujarat Slum Rehabilitation Policy 2010, ULC act enables slum dwellers to have land rights against builder rights to land.

Ms. Sonal also presented another provision in Gujarat i.e., '*Suchit*' (notified) society. She first highlighted that '*suchit*' society registration is misunderstood to be only applicable to middle class formal housing society formation. MHT has now attempted to register one slum as a cooperative society as a *suchit* society. This process has revealed three important pre-conditions for slum to register as *suchit* society:

- a. The land ownership rights should not be contested between different parties,
- b. The slum dwellers should have a 7/12 of occupation from 1951, and
- c. All residents should give their consent for notification

After clearance of all documents for registration under the notified slum scheme, *jantri*¹ fee is to be deposited by society. After this the land is registered under the society of slum dwellers. Ms. Amita then asked Ms. Sonal if MHT has attempted to develop a clear approach towards slums, housing and redevelopment from their experience of land and housing rights in Ahmedabad.

Mr. Aditya Singh, Architect at Hunarshala Foundation Bhuj focused on the experience of the Housing for All program. After this, Mr. Aditya highlighted that the current interventions of Hunarshala are in small and medium size cities of Gujarat. Mr. Aditya then used the example of Rapar town to explain the intervention and state of housing and land rights in smaller towns and cities of Gujarat. Mr. Aditya highlighted the use of feasibility studies methodology prepared under the Rajiv Awas Yojana was better than the currently practiced Pradhan Mantri Awas Yojana. Under the previous intervention, preliminary and secondary data sets were created of demography of the entire city, slum locations, geography, boundaries of ULBs and slums, land ownership details, typology of slums and other natural features of the city. This data was integrated on maps to study the feasibility of redevelopment and creation of affordable housing under different verticals of PMAY. A financial model was developed for each vertical and a comprehensive plan for the entire city was created. These plans also included the cost of redevelopment of slums and cost of creation of affordable housing for the future as well. A priority index involving feasibility and vulnerability was developed to identify sites requiring immediate

¹ *Jantri* rate is the minimum price of land or building in a particular area. The revenue department of Gujarat government decides price (*Jantri*) of each land depending on its Location. *Jantri* Price is primarily based on certain auctions of the plots which are very specifically sold at high premium mainly by big corporate houses. The calculation of the rate of *Jantri* is based on type of structure, infrastructure provisions and maintenance condition and specifications.

redevelopment or relocations. The parameters used to develop this index involved social parameters like caste and religion, economic parameters like income and environmental vulnerability. Another analysis of physical infrastructure like water, sewage etc. This index helped identify locations requiring intervention on a priority basis. The applications for affordable housing under the PMAY were studied to understand the total demand of housing in the city. This demand was used for future projections of demand of housing in the city to identify the number of slum households to be redeveloped, affordable housing required and the housing stock to be developed. This demand was also able to account for the land that will be freed from slum redevelopment and the land required for creation of new affordable housing as well.

He shared experiences of in-situ slum redevelopment under RAY in Bhuj wherein 314 houses built covering three slums. Different housing designs were developed with Ground floor and Ground floor + 1 designs were also prepared. These designs and community participation in slum redevelopment were demonstrated by Hunarshala in Bhuj. Mr. Aditya showed the housing designs created with community participation to redevelop the slums. These designs included the special social and religious needs of different communities and also the need for incremental development and repair over years. However, under the PMAY scheme, the government only provided money for construction of two rooms on ground floors. The designs were done engaging the community's need for incremental development after a few years of initial construction of the ground floor. Slum dwellers further intervened with smaller designs by merging two houses nearby between brothers or same family members. They further invested money from their own pocket to add rooms or add some features to housing. The housing plots were demarcated and locations were decided by the slum dwellers committee. After the demonstration of design, Mr. Aditya summarised the learnings and strategies from intervention in slum redevelopment in Bhuj as given below:

- a. In-situ redevelopment is desired and feasible in smaller cities.
- b. Calculations revealed how the ISSR through builders was unfeasible in small towns as the profit margins would be a max of 6% as compared to 40% envisaged by PMAY.
- c. Land ownership should be transferred to slum dwellers and the BLCC component of PMAY should be applied to fund housing construction.
- d. Ground and Ground plus one structures are most preferred by communities in redevelopment.
- e. Ground and Ground plus one structure enables slum dwellers to develop houses in future and also offer rental housing solutions for future rental housing needs.

Further, Aditya also summarised the strategies and the role of state used with municipal and state officials:

- a. ULB assigns a Facilitation Agency (FA) to work with the surveyed home owners.
- b. The FA facilitates assigning of contractors to homeowners based on the DPRs.
- c. Homeowners certify contractors for stage wise payments and the payment is carried out by ULBs directly to the contractor. The FA acts as a third-party monitoring agency.
- d. State government provides capacity building support to ULBs towards stage wise assessments and release of payments.
- e. Conflict resolution, if any, can be done by FA with the help of elected representatives.

f. Infrastructure development to be carried out by ULBs

Mr. Aditya then highlighted another example of the model of slum redevelopment in a larger city: Ahmednagar in Maharashtra. He then highlighted the demographic and built form details of the community: The community had previously proposed relocation at a nearby location, however, the slum dwellers denied rehabilitation as they were observing the quality of construction at the relocation site. Hunarshala then engaged the community for in-situ redevelopment of the slum. However, unlike smaller cities, larger cities pose challenges of high densities. Mr. Aditya then presented the design and community participation intervention adopted by Hunarshala team. The design options presented different designs with ground, ground floor plus one and ground floor plus 2 type options with courtyard-based designs. The community at first wanted ground floor homes, however, due to lack of space in the settlement ground floor design could not accommodate all the houses. The community was then engaged in a prototype model where community was asked to fit houses in the given space to explain the challenge of space and the need to open up for newer solutions. The community then agreed to the ground floor plus two designs as well for redevelopment. Another strategy used for trust and capacity building was exposure visits. These visits were conducted with the city officials and slum dwellers to explain the details of this model of redevelopment. Mr. Aditya then concluded the presentation for further discussions and for the ongoing '*Zameen Ane Aawas Adhikaar Manch (ZAAAM)*'.

ZAAAM first explained the motivation for establishment of such a platform. The three slums redevelopment undertaken by Hunarshala in Bhuj encouraged people in other slum dwellers to adopt a similar land rights plan for their own areas. However, the policy for housing changed during the same period from RAY to PMAY which blocked the further progress of the redevelopment process. Hunarshala, then supported representatives from some of these slum dwellers to visit Nagpur and understand the Sheher Vikas Manch's campaign. This helped them to organise slum dwellers in Bhuj to demand land rights. A letter to the Chief Minister has been submitted demanding land rights for all slum dwellers in Bhuj.

Further, 54 slum communities have been approached with the plan and 17 slum communities have also agreed to join the campaign.

Mr. Paresh from SAATH Charitable Trust was invited to present SAATH's work in Ahmedabad. Mr. Paresh first highlighted the integrated and comprehensive development approach when working with slums involving health, livelihood, housing and other related issues to slums. He then explained this approach with the Slum Networking Program (SNP) initiated by Ahmedabad Municipal Corporation with SAATH in different slums of Ahmedabad. In this program a comprehensive service provision program was developed where road, gutter line, toilet, water and electricity were provided to slum households at a cost of Rs. 6000. Mr. Paresh said, against the prevailing belief that slum dwellers can only use free services, a large number of slum households enrolled themselves into the SNP program paying the required amount. The success of SNP enabled the municipal corporation to provide a similar program for slum dwellers across the city. SAATH foundation has acted as a bridge in enabling slum dwellers to access this program. The program has demonstrated a market for basic services is possible in slums with

payments enabling the involvement of both Ahmedabad municipal corporation and formal private service providers. Following the integrated and comprehensive approach of SAATH, a livelihood program under the name of UDAAN was initiated training slum dwellers with tailoring, beautician and other skills and providing them with certification.

Further SAATH identifies people in slums who have an intent to reside in the location and help them make documents which will help them get housing rights in future. They also engage with builders who initiate redevelopment in slums to help slum dwellers ascertain the credibility of the builder and the proposed land redevelopment program. They also assist slum dwellers in ascertaining eligibility and in transition to redeveloped buildings. However, they have observed that most of the redevelopment buildings' condition deteriorate within 5 to 7 years of construction. The living conditions often worsen within years and are no different to life in slums making the buildings look like vertical slums.

Ms. Shehnaz from Human Development Research Centre, Ahmedabad shared their experience in Ahmedabad. The HDRC focuses on the 74th Constitutional Amendment Act which constitutionally instated Urban Local Bodies. HDRC works with local slum organisations in 712 notified slums in the city on legal awareness for housing and assisting them with court cases on housing and land rights. Shehnaz then reiterated the poor living conditions in Resettlement and Rehabilitation colonies representing vertical slum-like conditions in sites across the state. Ms. Shehnaz then shared her organisations experience of 2002 Gujarat riots which severely impacted Muslim communities and forced them to move into ghettos in the city. These communities have been facing difficulties in accessing benefits under PMAY as the affordable houses constructed under PMAY are located in Hindu dominated area which make it very difficult for Muslim families to shift into. Further the 2002 riots made many Muslims homeless or their documents were lost making their access to land and housing rights schemes very difficult. Ms Shehnaz concluded her presentation with another issue that her organisation has observed about lack of legal awareness on housing and land rights for slum dwellers, not just amongst slum residents but also amongst government officials.

Mr. Sunil Raj from St. Xavier's Social Service Society (SXSSS) highlighted their work on housing in Ahmedabad city. The organisation has been working in the city with the most marginalised people for the past 45 years to provide them with legal, organisational and capacity building to claim their constitutional and land and housing rights. SXSSS actively participated in mobilising people to demand appropriate rehabilitation in the Sabarmati Riverfront Project. A collective of local organisations was formed under the banner of Sabarmati Adhikar Manch. The collective held many protests and demonstrations and received support from National Alliance of People's Movement and social activist Medha Patkar. Parallely, people were also fighting a case in court demanding rehabilitation. In 2010, the court ruled in favour of people and 21000 Households were approved for resettlement and rehabilitation The organisation is currently working in 97 areas and also advocating with the changes in R&R policy.

The presentation by Mr. Sunil was followed by presentation by Ms. Sharon from Navsarjan trust. Navsarjan Trust works with 37 slums in Surat on issues of education, health and housing. Ms.

Sharon then highlighted the disaster in one of the JNNURM constructed resettlement and rehabilitation buildings in Surat. One of the floors in the building collapsed a few months ago causing the death of one child and injuring another. She also highlighted that most of the resettlement buildings in the city were in similar conditions threatening the life of residents and highlighting the failure of resettlement and rehabilitation constructed buildings. The status of affordable housing created under PMAY is also deteriorating and might also face similar fate in few years.

After Ms. Sharon, two municipal engineers from Bhuj Municipality were invited to present the status of work done in Bhuj in the creation of affordable housing. They informed BLCC that Affordable housing creation is being pursued by Bhuj Municipality under PMAY. 200 houses have been approved under the BLCC segment. These houses were mostly those who had been resettled after the Bhuj earthquake and provided land rights. The plot holdings applying for funds in this section range from 80 to 150 sq.m. They also highlighted the recent changes in the BLCC section involving merging of first two instalments and last two instalments. This change has slowed the process of construction as the first instalment is released after the construction is initiated creating a need for an initial self-investment and uncertainty over release of funds. They concluded the presentation by informing that the RAY projects discussed during Hunarshala presentation have received approval for construction of road and basic service upgradation.

Concluding Session

Ms. Amita and Mr. Sandeep were called to conclude the session and present a roadmap for future actions.

Ms. Amita started the discussion by expressing gratitude for conducting the session and inviting her to be part of the workshop. She then said that the session was very important to initiate an important discussion in moving forward in the domain of land and housing rights. Ms. Amita started the discussion by opening up a question for everyone: What is the real meaning of land rights and housing rights? What are the differences and similarities between land rights and housing rights? She highlighted the importance of this nuanced understanding using the example of Nagpur's Shehr Vikas Manch slogan: '*flat nahi ghar chahiye*'. This slogan highlighted that flat/apartment is different from house or ghar. Ms. Amita then explained the concept of ghar, which is made with contributions of self-labour, affection and based on aspirations and needs for housing. In contrast to this, the expression of house as expressed by the government was compared to a Bollywood movie type formula where the theme of films, with an angry hero and a heroine that has lots of dances, is repeated again and again as the only formula. The formula of housing used by the government is also based on this concept where the government tries to find out the easiest way of delivering houses in present and in future. Against this expression, Ms. Amita explained the demand is for a ghar, and not only the aspirations of a ghar limited to the structure but also of a ghar enabled with the ownership of land underneath the house. Further, the demand for house should not only be limited to land, but also include the understanding of a house as has been popularised and explained by Mr. Shirish Patel, an architect in Mumbai. Mr. Shirish says a house is not only land and structure but also a bundle of many networks or services.

Ms. Amita stressed on the need to remember this. She explained this by stating that households in slums are called slums because they lack the network of infrastructure which are present in formal areas of housing. She then explained the possible reasons why slum households lack these networks of infrastructure: one being the lack of resources and capital with slum households to install such infrastructure and second which come later after settlement is that it becomes very difficult to extend these networks of infrastructure due to unavailability of space. Therefore, construction of new toilets or extending services becomes difficult during the later years of slums. Similarly, other social infrastructure like schools, anganwadi, health centre etc. also need space which is usually less available in slums. Ms. Amita then highlighted the need for such social spaces relating it to the needs emerging during the current pandemic where spaces like community centres to isolate oneself close to community was felt strongly. She also highlighted the inequalities in provision of these services to middle and upper classes, who had the opportunities of accessing services of education and healthcare. The space for all these networks of infrastructure and services therefore become integral to the question of land and housing.

Ms. Amita then raised another question very relevant to the question of housing: “What is housing for?” She answered that housing is for a good living. Which then led her to the next question: “What is good living?” The answer to this is also present in Indian culture if looked at closely. She explained that the time we spend inside our homes is almost equivalent to the time we spend outside our homes. To explain this Ms. Amita explained the design of her house in her Konkani village. The bedrooms in the house of her village were relatively smaller compared with the rooms that host people from outside or the entire family. These designs highlight the values that people have towards housing and that of collective living expressed in the structure of housing. These designs show that people also associated housing with spaces where kids can play, people can meet, women can sit with their friends etc. She stressed that these values of housing are also equally important in the question of housing rights. Speaking further on the housing space she highlighted the large number of livelihoods based inside the house. She used this opportunity to raise a question on the housing provided by the government: “Can a *Suthar* (mason) or a carpenter conduct his livelihood activity in the apartments provided by the government in the name of housing?” The answer to her was a clear no. Therefore, she said that when we are talking about housing rights, we need to emphasise on all these aspects of housing as well.

She then moved to another important aspect related to the issue of housing: which is that of land ownership. The need for housing for a family changes every 20 years for a family. Sometimes the need for housing increases while other times it decreases, however, land rights are strategic. She then explained the strategic value of land from Nagpur’s campaign where they called land rights as a security cover for their housing and their life. This notion compared to that of the government’s housing imagination is very different. Ms. Amita then brought back Ms. Sonal’s presentation, which highlighted the fluctuating nature of housing by the government where the size kept on changing from 36 sq.m to 25 sq.m and then after advocacy back to 30sq.m. These fluctuations in size happen due to the changing political economy behind housing by the government. This in comparison to housing based on land rights is significantly different. She explained that housing based on land rights empower people to take control of their housing from its size to its use. Further, this control is not only for the moment but will last for perpetuity, not

only improving lives of the current generation but also the future generations. She explained this with another example of her grandfather asking her family to plant a mango tree every time a child is born as the life of a mango tree is 80 to 100 years and will at least provide for 2 generations. This inter-generational thought of land and housing should also be kept central to the housing rights based on land rights. Therefore, we all must come forward to promote this conception of housing rights based on land rights. The workshop attended by so many small and big organisations in Gujarat is very encouraging to promote the land and housing rights of urban poor. Then Ms. Amita moved to the details of the type of land rights. She said that since morning different types of land rights were discussed. This posed a question for her: 'should land rights be individual or collective for the entire slum?' To answer this Ms. Amita drew from the day's discussion that the most appropriate form of land rights seems at a household or a family level. A collective land rights in the current time, where each slum household has a responsibility and everyone's future is dependent on others, seem unfeasible. However, she stressed that even when land rights are at a household level, there should be space for collective spaces and collective infrastructure starting from planning itself.

Another issue that has been in constant discussion at policy level as well is that of eligibility. She then explained her thoughts on eligibility by emphasising the need to push and fight for a non conditional eligibility. This should be done even if the government perspective can be varied or different. On this she felt that the form of Odisha and Punjab were a good beginning. She highlighted a few good features about these two initiatives:

- a. One minimum area that is free for all, and above that one can purchase the land.
- b. Even in this excess purchase, poor people get concessions on purchase.
- c. Those who are not so poor would be required to pay for the excess land at an increased charge.

This gradual increase in the size of land rights seems like a good way to move ahead. However, she recommended that such detailed arrangements on payment and eligibility should be developed by local organisations. After this, Ms. Amita then moved to the issue of building restrictions, land transferability restrictions, ownership restrictions and other restrictions on built forms. Even in these fields, the possibility of advocacy should also push for least restrictions possible. She stressed on one particular restriction of land transfer, where some governments restrict transfer of land for 15 to 30 years or even permanently. According to her, this thought emanates from the belief that if slum dwellers are allowed to transfer the land, they will encroach more areas to get more land. However, she pointed out that the other classes of the city also show similar expansionist actions which are often accepted in the city. Therefore, she stressed on the need for minimum restrictions keeping in mind the space already created by existing state government laws.

Ms. Amita then moved to the last topic for discussion on how to move forward in demanding housing rights based on land rights for slum dwellers. The example of Odisha and Punjab show us that if the state supports such programs and policies tremendous progress can be achieved. In Gujarat also we must check if the state is willing to take such policies and programs ahead or if the state government has ever shown interest in such a program in the past. If not the entire

government, we must check for officials or bureaucrats or influential people in the government who could be interested in promoting such a program with the state government? Ms. Amita stressed that the scale and possibilities which can be achieved with support from the government is limitless. The other method to move forward was seen in the case of Nagpur. In Nagpur, she observes that the government brings reforms, but with a lot of hesitancy. The reforms are brought in as bringing Government Resolutions. These Government Resolutions are very temporary in nature where the state government can pull out of the resolution any time. The gains made in Nagpur are led by people and civil society. For this method, she highlighted a strength that the civil society in Gujarat is well coordinated as can be seen in the case of Bhuj. This strength has the potential to open up the possibilities of creating a collective campaign to demand land and housing rights for slum dwellers. Ms. Amita then expressed that a philosophical and comparative understanding of different provisions within the schemes need to be developed to support the campaign. She was encouraged with the substance or the variety of knowledge that these local organisations possessed to develop a pragmatic program of land rights. In this we would also need to gather support of some other experts as well, especially of someone with legal perspectives of both the laws and practices on ground to develop a deeper understanding. For example, the Maharashtra Slum Act 1971, is a very progressive act, however, the Maharashtra Government since the 1990s have attempted to put Slum Act behind and pushed forward the Slum rehabilitation Scheme. She explained that the provisions of the slum act allowed slum dwellers to collectively claim ownership of land by giving the rent price for land to the government and rents in Maharashtra are frozen making the costs nominal. She highlighted that many of the laws of Gujarat borrow many provisions and policies from Maharashtra. Therefore, we must understand the legal precedents to frame our campaign, keeping in focus the need for amendments or for new structural changes. She stressed that these issues should be discussed between a small group represented by a larger number of organisations. She then concluded her session by congratulating everyone for the efforts to promote and gain the rights of slum dwellers.

Mr. Sandeep from Hunarshala then carried the discussion forward with an example of the Baan Mankong program of Thailand. He explained that the program was for slum dwellers, where they gave the entire land under the slum to the slum dwellers in collective ownership. The government also provided them with some money to design and develop their own community. This was a huge step, unprecedented in any country. Along with money, they also gave them a social worker whose main work was to facilitate meetings in communities undergoing development. This program ran very successfully leading to a lot of positive development for slum dwellers. Sandeep highlighted one finding of the program amongst many that in most slums, people kept the space for their personal housing small to make larger collective and common spaces. This is an important revelation. He asked: 'Why did they keep so many collective spaces?' This is different from our society because our society has been fractured by developers led housing. The entire society currently is based upon one's class. While buying a house, one only looks at the class status of the house and not the society that is around the house. Once people shift into such houses, they find out who their neighbour is and then they try to forge a relationship with their neighbours. This is reflected when in such housing spaces people are unable to make small decisions like water timings or security guards. He then compared this to the society seen in slums where people take large decisions in meetings. He said, this is because their biggest security

cover for them is their own society. In contrast to this Sandeep said that for the past 70 years governments have continued to ignore this by making buildings, allotting houses based on lottery and breaking communities in the process. The same method is still being followed.

Mr. Sandeep then expressed hopes from the three morning sessions in the workshop. He said it was a hope to get land rights and get rid of reliance on the government. He said that the government should just give people land rights, and people would develop their own housing over it. He further stressed on the success of these programs to create hope in the housing sector which was otherwise performing very poorly. He highlighted this poor performance in the housing sector using the presentation by Bhuj Municipal engineers. The engineers informed that in the past 5 years around 450 to 500 homes have been created under the PMAY whereas the requirement for housing was over 13000. It can only be assessed from this that at this pace it would not be possible to meet the entire demand of housing even in Bhuj city. He also said that this phenomenon was not limited to Bhuj but can be seen everywhere in the country. He compared this to the situation where everyone was being shown that they would also get the house by constructing a few houses; however, in reality it would never happen. In contrast to this, the example of Odisha, Punjab and Nagpur are all revolutionary steps in enabling people to control their lives and have ownership of the land under the house. Similarly, the work done by the organisations in Gujarat is also equally important because that expresses and raises humanity. While we are continuing our work in our respective areas, we should also focus on a model like this; demanding land rights and acting collectively to move towards it. Sandeep then expressed slight despair with the state of affairs in Gujarat, however he expressed optimism with the workshop in structuring a campaign around land rights. Ms. Anoop then suggested a few things to start with for all organisations:

- a. To make lists of challenges and possibilities in the field of housing,
- b. All organisations should try to list out the distribution of land ownership over which slums are present in each city.
- c. To find out some well-intentioned bureaucrats, officials, politicians and other influencers to create support in the government.

Mr. Sandeep also stressed on the need for all organisations present to dedicate some time to finding such officials, creating useful databases and to create an advocacy campaign for this. A good model has already been presented by Nagpur's SVM. He also stressed on the need to involve some other academicians and intellectuals present in Gujarat to also dedicate some time to develop an act or a policy contextual to the need for the situation in Gujarat. He suggested that a draft plan should be formulated on land rights which can be shared with MPs and MLAs. He also expressed hope in the possibility of such a campaign with politicians as a large section of voters now live in urban slums. He also raised the question to all organisations present at the workshop and also asked them if they could take it to other local organisations, involve more academicians as well so that a draft agreeable to all organisations can be prepared. He expressed hope that such a draft could enable organisations to come under a collective banner which could create a campaign on this. For this, he asked if Ms. Amita could lead the preparation of such a draft along with some intellectuals from Gujarat as well. He then concluded his session by saying that it is time to demand land rights and get rid of the need to go to the government every now

and then to even ask for basic services. Ms. Anoop on this extended support in connecting resourceful people in Punjab who enabled the PSD Act in Punjab. Mr. Sandeep also said that the housing secretary and the MP and MLA for Kachchh region have already expressed optimism with such a program. Ms. Amita also suggested that we suggest more names and meet again with all organisations to further discuss the programs. Mr. Shubham added that while we are discussing such a program we should also search for solutions on communal and caste based ghettoisation of cities in Gujarat. However, Mr. Sandeep said that this demand while appropriate is very difficult to gather attraction within the political class. He stressed that instead we should demand land rights for all and the problem of ghettoisation will also be solved gradually. Mr Shishir too contributed saying that it was important to make concrete beginnings and then develop on the same.

The workshop concluded with a two –point agenda

- a) All organisations present agreed to work together on the agenda of land rights in Gujarat. The organisations would jointly create a campaign over the next few months for the same
- b) A small team of experts would be formed to articulate a draft act/policy which would then be used for advocacy

The workshop was concluded with vote of thanks to the speakers and participants by Aseem Mishra.

Annexure 1: Programme Schedule

Time	Particular	Presenter/Facilitator
09.:30-10:00	Tea and Registration	Ms. Nikita Gor and Ms. Minaxi Chouhan
10:00-10:15	Welcome, introduction with the participants and opening remarks	Mr. Aseem Mishra, Homes in the City
10:15-11:00	Slum to livable habitat- A transformational journey.	Mr. Shishir Das, Urban Habitat Programme, Tata Trust, Odisha
11:00-11:15	Open discussion	
11:15-12:00	The Punjab Slum Dwellers (Proprietary Rights) Act, 2020 and its execution	Ms. Anoop Kaur, Urban Planner, Punjab Municipal Infrastructure Development Company (PMIDC), Chandigarh
12:00-12:15	Open discussion	
12:15-12:30	Tea-break	
12:30-01:15	Approaches to secure lands for the urban poor – a case of Nagpur, Maharastra	Mr. Nitin Meshram, YUVA and Mr. Anil Vasnik and Mr. Raj Kumar Vanjari, Nagpur Saher Vikas Manch
01:15-01:30	Open discussion	
01:30-02:00	Lunch-break	
02:00-02:30	Land Rights and Housing in Gujarat	Ms. Sonalben Bramhbhatt, Mahila Housing Trust, Ahmedabad
02:30-02:45	Open discussion	
02:45-03:15	Housing for All – Experiences from small and medium size cities in Gujarat	Mr. Aditya Singh, Architect, Hunnarshala Foundation, Bhuj & Ms. Fatimaben Jat, Zameen ane Awas Adhikar Manch, Bhuj
03:15-03:30	Open discussion	
03:30-03:45	Tea-break	
03:45-04:45	Sharing of experiences by SAATH, HDRC, SXSSS, Navsarjan, Unnati	Mr. Paresh Sakariya - SAATH, Ms. Shehnaz Khan – HDRC, Mr. Sunil Raj – SXSSS, Ms. Sharon Choudhary – Navsarjan
04:45-05:45	Way Forward and Concluding Remarks	Mr. Sandeep Virmani, HIC and Ms. Amita Bhide, School of Habitat Studies, TISS
05:45-05:50	Vote of thanks	Mr. Aseem Mishra, HIC
05:50-06:15	High tea	

Annexure 2: List of participants

Sr. No.	Name	Organization
1	Paresh Sakariya	SAATH Charitable Trust, Ahmedabad
2	Mo.Faraz Ahmad	SETU, Bhuj
3	Sonal Brahmbhatt	Mahila Housing Trust, Ahmedabad
4	Vishram Vaghela	SETU, Bhuj
5	Anoop Kaur	Punjab Municipal Infrastructure Development Company, Chandigarh, Punjab
6	Shubham Kothari	Tata Institute of Social Science, Mumbai
7	Amita Bhide	Tata Institute of Social Science, Mumbai
8	Binal Gandhi	SAATH Charitable Trust, Ahmedabad
9	Sharon Chaudhari	Navsarjan, Surat
10	Snehal Tadu	UNNATI, Bhachau
11	Sandeep Virmani	Homes in the City, Bhuj
12	Shehnaz khan	Human Development Resource Center, Ahmedabad
13	Savita Solanki	Human Development Resource Center, Ahmedabad
14	Sunil Raj	St. Xavier's Society for Social Service, Ahmedabad
15	Jayshree Thakur	St. Xavier's Society for Social Service, Ahmedabad
16	Kamlesh Barmeda	Kutch Mahila Vikas Sangathan, Bhuj
17	Nikita Gor	Kutch Mahila Vikas Sangathan, Bhuj
18	Prachi Patel	Homes in the City, Bhuj
19	Aditya Singh	Hunnarshala Foundation, Bhuj
20	Aruna Dholakiya	Kutch Mahila Vikas Sangathan, Bhuj
21	Shishir Das	Urban Habitat Program, Tata Trust, Orrisa
22	Shantaben Vaghela	Zameen Ane Awas Adhikar Manch, Bhuj
23	Gangaben Vaghela	Zameen Ane Awas Adhikar Manch, Bhuj
24	Devji Vaghela	Zameen Ane Awas Adhikar Manch, Bhuj
25	Ushaben Rajgor	Zameen Ane Awas Adhikar Manch, Bhuj
26	Fatimaben Jat	Zameen Ane Awas Adhikar Manch, Bhuj
27	Binoy Acharya	UNNATI, Ahmedabad
28	Nita Khubchandani	Arid Communities and Technology, Bhuj
29	Sachin Kalani	Zameen Ane Awas Adhikar Manch, Bhuj
30	Minaxi Chauhan	Zameen Ane Awas Adhikar Manch, Bhuj
31	Aseem Mishra	Homes in the City, Bhuj
32	Mahmad Lakha	Homes in the City, Bhuj
33	Bhagwati Sathvara	Zameen Ane Awas Adhikar Manch, Bhuj
34	Mahesh Sathvara	Zameen Ane Awas Adhikar Manch, Bhuj
35	Kalpana Sathvara	Zameen Ane Awas Adhikar Manch, Bhuj
36	Dipakbhai Dabhi	Adivasi Sangharsh Vikas Sangh, Banaskath
37	Gangaben Taral	Adivasi Sangharsh Vikas Sangh, Banaskath
38	Nitin Meshram	Youth for Unity and Voluntary Action, Nagpur
39	Anil Wasnile	Shaher Vikas Manch, Nagpur

40	Rajkumar Wanjari	Shaher Vikas Manch, Nagpur
41	Naresh Parmar	Zameen Ane Awas Adhikar Manch, Bhuj
42	Manish Acharya	SETU, Bhuj
43	Kirit Parmar	UNNATI, Ahmedabad
44	Ashish Singh	UNNATI, Ahmedabad
45	Anishbhai Sumera	Zameen Ane Awas Adhikar Manch, Bhuj
46	Dweep Buch	Bhuj Nagarpalika
47	Vishal Thacker	Bhuj Nagarpalika

Annexure 3: Media Coverage

Kutch Mitra, Bhuj Edition, August

શહેરી ગરીબોના જમીન અધિકાર માટે ગુજરાતની સંસ્થાઓ એકજૂથ બને

ભુજ, તા. ૯ : શહેરી ગરીબોના જમીન અધિકાર માટે ગુજરાતની સંસ્થાઓ એકજૂથ બને અને જમીન અધિકારો માટેનો મુસદ્દો તૈયાર કરી તેની અંતરિક્ષ કરવામાં આવે એવો નિર્ણય ભુજ ખાતે આયોજિત રાષ્ટ્ર સ્તરની કાર્યશાળામાં લેવાયો હતો. ગ્રૂપડપટ્ટીવાસીઓ માટે જમીનની લાંબાગાળાની સુરક્ષાના સંદર્ભમાં વિવિધ રાજ્યોના અનુભવો અને ગુજરાતનાં ભુજ જેવાં નાનાં અને મધ્યમ કદનાં શહેરોમાં આ વિષય સંદર્ભ શક્યતાઓ તપાસવા માટે એક દિવસીય કાર્યશાળાનું આયોજન ભુજના પ્રકૃત્ય 'હોમ્સ ઇન ધ સિટી' (એચઆઈસી) અને સ્કૂલ ઓફ હેબીટાટ સ્ટડીઝ, ટાટા ઇન્સ્ટિટ્યુટ ઓફ સોશિયલ સાયન્સ, મુંબઈના સંયુક્ત ઉપક્રમે પંજાબ, ઓડિશા અને નાગપુરની સંસ્થાઓ ખાસ ઉપસ્થિત રહી હતી.

એચઆઈસીના ડાયરેક્ટર અસીમ મિશ્રએ જણાવ્યું કે, ભુજમાં રાજ્ય ગાંધી આવાસ યોજનામાં ૩૧૪ મકાન બન્યાં બાદ છેલ્લા ચાર-પાંચ વર્ષોમાં શહેરી ગરીબોના જમીન અધિકાર સંદર્ભે દુર્લભ દાખવવામાં આવી

કોરે પંજાબ સ્લમ ડેવલપમેન્ટ પ્રોપરાઇટી એક્ટ-૨૦૨૦ અને તેનાં અમલીકરણની માહિતી આપી જેમાં ૪૦ સ્લમના ૭,૭૫૦ પરિવારને જમીન અધિકાર આપવામાં આવ્યો છે. 'ફ્લેટ નહીં પટ્ટા ચાલીએ,

બીજા સત્રમાં મહિલા હાઉસિંગ સેવા ટ્રસ્ટના સોનલબેન બ્રહ્મભટ્ટે, સાથ સંસ્થાના પરશભાઈ સાકરિયા, એચડીઆરસીના શહેનાઝબેન ખાન, એસએસએસએસએસના સુનિલભાઈ રાજ અને નવસર્જન

ચૌહાણો મંચની પ્રવૃત્તિઓ વર્ણવી હતી. ભુજની હુન્નરશાળા, સેતુ અભિયાન અને એક્ટ સંસ્થાના પ્રતિનિધિઓ અને સ્લમ વિસ્તારના પ્રતિનિધિઓએ કાર્યશાળામાં જોડાઈ પ્રશ્નોત્તરી કરી હતી.

ભુજમાં 'હોમ્સ ઇન ધ સિટી', સ્કૂલ ઓફ હેબીટાટ સ્ટડીઝ, ટાટા ઇન્સ્ટિટ્યુટ ઓફ સોશિયલ સાયન્સ, મુંબઈના ઉપક્રમે કાર્યશાળા યોજાઈ

રહ્યું છે; ટાટા ટ્રસ્ટ ઓડિશાના અર્બન હેબીટાટ પ્રોગ્રામમાં જોડાયેલા શિવિર દાસે જણાવ્યું હતું કે, ઓડિશામાં સર્વે પરથી ખબર પડી કે રાજ્યમાં ૨ લાખ, ૧૭ હજાર પરિવાર ઘરવિહોણા છે. ટ્રસ્ટની એડવોકેસીના પગલે ૭૫ હજાર પરિવારને જમીન પટ્ટો આપવામાં આવ્યો.

જમીન કા અધિકાર ચાલીએ' આવી સંકલ્પના સાથે મહારાષ્ટ્રના નાગપુર શહેરમાં કાર્યરત યુવા સંસ્થાના નીતિનભાઈ મેશરામ, પીઠ પત્રકાર અનિલભાઈ વાસનિક અને શહેર વિકાસ મંચના રાજકુમાર વણજારીએ નાગપુરની લક્ષ્મીનગર સ્લમમાં કેવા સંઘર્ષ સાથે રહેવાસીઓને જમીન પટ્ટો અપાવવામાં સફળતા મેળવી છે તેની વાત એક ડોક્યુમેન્ટરી દ્વારા પ્રસ્તુત કરી હતી.

ટ્રસ્ટના શેરોન ચૌધરીએ ગુજરાતમાં પોતાનાં કાર્યક્ષેત્રોમાં જમીન અધિકાર સંદર્ભે થયેલી કામગીરી અને પડકારો વિશે રજૂઆત કરી હતી. હુન્નરશાળા ફાઉન્ડેશનના આદિત્ય સિંઘે કચ્છના રાપર અને ભુજમાં રાજ્ય ગાંધી આવાસ યોજનામાં થયેલી કામગીરી જણાવી હતી. ભુજમાં બનેલા જમીન અને આવાસ અધિકાર મંચના ફાતમાબેન જત, સલીમભાઈ અને મીનાલીબેન

પંજાબ, ઓડિશા અને નાગપુરમાં થયેલા પ્રયાસોને ક્રમિકરણ ગણાવતાં એચઆઈસીના સંદિપભાઈ વીરમાણીએ ગુજરાતની દરેક સંસ્થાઓ એકજૂથ બની જમીન અધિકારની યોજનાઓના મુદ્દે સમયાંતરે ચર્ચા વિચારણા કરે, જમીન અધિકાર માટે કેવા કાયદો હોવો જોઈએ તેનો મુસદ્દો તૈયાર કરે તેવું સૂચન કર્યું હતું. કચ્છના ધારાસભ્ય અનં સંસદ બન્ને સહકાર પૂરો પાડવા તૈયાર છે ત્યારે ગુજરાત સ્તરનું હિમાયત જૂથ બને એ અનિવાર્ય છે જેના માટે ટીઆઈએસએસ-મુંબઈ સહયોગી બનશે તેવું ઉમેર્યું હતું.

Divya Bhaskar, Bhuj Edition, August 10, 2021

ભુજ જેવા નાના-મધ્યમ શહેરોમાં છેલ્લા ચાર-પાંચ વર્ષોથી ગરીબોના જમીન અધિકાર પ્રત્યે સરકાર દ્વારા સેવાતું દુર્લભ રાષ્ટ્ર સ્તરની કાર્યશાળામાં આ મુદ્દે રાજ્યભરની સંસ્થાઓને એકજૂટ બનવા હિમાયત

ભાસ્કર ન્યૂઝ, ભુજ

ભુજમાં રાજ્ય ગાંધી આવાસ યોજનામાં ૩૧૪ મકાનો બન્યા બાદ છેલ્લા ચાર-પાંચ વર્ષોમાં શહેરી ગરીબોના જમીન અધિકાર સંદર્ભે દુર્લભ દાખવાઈ રહ્યું છે તેવો સુર અહીં યોજાયેલી રાષ્ટ્ર સ્તરની કાર્યશાળામાં વ્યક્ત કરી શહેરી ગરીબોના જમીન અધિકાર માટે ગુજરાતની સંસ્થાઓ એક જૂટ બને એવી હિમાયત કરવામાં આવી હતી.

ગ્રૂપડપટ્ટીવાસીઓ માટે જમીનની લાંબા ગાળાની સુરક્ષા સંદર્ભે વિવિધ રાજ્યોના અનુભવો અને ગુજરાતના ભુજ જેવા નાના અને મધ્યમ કદના શહેરોમાં આ વિશે શક્યતાઓ તપાસવા માટે એક દિવસીય કાર્યશાળા યોજાઈ હતી, જેના આયોજકો હોમ્સ

ત્રણ રાજ્યોના અનુભવ રજૂ થયા

ટાટા ટ્રસ્ટ ઓરિસ્સાના અર્બન હેબીટાટ પ્રોગ્રામના શિવિર દાસે ત્યાં ગરીબ આવાસોની દિશામાં થયેલ પરિવર્તનશીલ કામગીરી વર્ણવી હતી, તો પંજાબ મ્યુનિસિપલ ઇન્ફ્રાસ્ટ્રક્ચર ડેવલપમેન્ટ કંપની (ચંદીગઢ)ના અર્બન પ્લાનરે અનુપ કોરે પંજાબ સ્લમ ડેવલપમેન્ટ પ્રોપરાઇટી એક્ટ ૨૦૨૦ અને તેના અમલીકરણની અને સ્લમ ફી પંજાબના મિશનની માહિતી આપી હતી. જ્યારે 'ફ્લેટ નહીં પટ્ટા ચાલીએ, જમીન કા અધિકાર ચાલીએ' એવી સંકલ્પના સાથે મહારાષ્ટ્રના નાગપુરમાં કાર્યરત યુવા સંસ્થાના નીતિનભાઈ મેશરામ, પીઠ પત્રકાર અનિલભાઈ વાસનિક અને શહેર વિકાસ મંચના રાજકુમાર વણજારીએ નાગપુરની લક્ષ્મીનગર સ્લમમાં કેવા સંઘર્ષ સાથે રહેવાસીઓને જમીન પટ્ટો આપવામાં સફળતા મેળવી તેની વાત એક ડોક્યુમેન્ટરી દ્વારા પ્રસ્તુત કરી હતી.

ઈન ધ સિટી (HIC) અને સ્કૂલ ઓફ હેબીટાટ સ્ટડીઝ, ટાટા ઇન્સ્ટિટ્યુટ ઓફ સોશિયલ સાયન્સ (મુંબઈ) ના ઉપક્રમે કરાયું હતું. એચ.આઈ.સી.ના ડાયરેક્ટર અસીમ મિશ્રએ

ભુજનો દાખલો ટાંકીને કહ્યું હતું કે આ સમયમાં રાજ્ય સરકારની નીતિમાં બદલાવ લાવવા આ પ્રકારની કાર્યશાળા ઉપયોગી બની શકશે. શહેરી ગરીબોના જમીન અધિકાર માટેનો મુસદ્દો તૈયાર

કરી તેની એડવોકેસી કરવામાં આવે તેવો નિર્ણય આ તકે લેવાયો હતો.

બીજા સત્રમાં મહિલા હાઉસિંગ સેવા ટ્રસ્ટના સોનલબેન બ્રહ્મભટ્ટે, સાથ સંસ્થાના પરશભાઈ સાકરિયા, એચડીઆરસીના શહેનાઝબેન ખાન, એસએસએસએસએસના સુનિલભાઈ રાજ અને નવસર્જન ટ્રસ્ટના શેરોન ચૌધરીએ ગુજરાતમાં પોતાનાં કાર્યક્ષેત્રોમાં જમીન અધિકાર સંદર્ભે થયેલી કામગીરી અને પડકારો વિશે રજૂઆત કરી હતી. હુન્નરશાળા ફાઉન્ડેશનના આદિત્ય સિંઘે રાપર અને ભુજમાં રાજ્ય ગાંધી આવાસ યોજનામાં થયેલી કામગીરી જણાવી હતી. ભુજમાં બનેલા જમીન અને આવાસ અધિકાર મંચના ફાતમાબેન જત, સલીમભાઈ અને મીનાલીબેન ચૌહાણે મંચની પ્રવૃત્તિઓ વર્ણવી

હતી. ભુજની હુન્નરશાળા, સેતુ અભિયાન અને એક્ટ સંસ્થાના પ્રતિનિધિઓ અને સ્લમ વિસ્તારના પ્રતિનિધિઓએ કાર્યશાળામાં જોડાઈ પ્રશ્નોત્તરી કરી હતી.

સમાપનમાં ટાટા ઇન્સ્ટિટ્યુટ ઓફ સોશિયલ સાયન્સ, મુંબઈના અમિતભાઈ ભાઈ અને એચઆઈસીના સંદીપભાઈ વીરમાણીએ આગામી સમયમાં ગુજરાતના શહેરી ગરીબોને પટ્ટા જમીનનો અધિકાર મળે એ માટે કેવા પ્રયાસો કરવાની જરૂર છે એ વિશે સૂચનો કર્યા હતા.

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અમે બ

