

**POLICIES AND
PRACTICES**

139

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Its Impact on Slums and Slum Dwellers:
A Case Study of Noida City**

December 2022



Policies and Practices 139

December 2022

Published by:

Mahanirban Calcutta Research Group

IA-48, Sector-III, Ground Floor

Salt Lake City

Kolkata-700097

India

Web: <http://www.mcrg.ac.in>

ISSN 2348 0297

Printed by:

Graphic Image

New Market, New Complex, West Block

2nd Floor, Room No. 115, Kolkata-87

This publication is brought out with the support of the Institute of Human Science, Vienna, (IWM). It is a part of the research programme of the Calcutta Research Group on migration and forced migration. It is conducted in collaboration with Rosa Luxemburg Stiftung, and Several Universities and Institution in India.

Urban Renewal Stage in City's Life & Its Impact on Slums and Slum Dwellers: A Case Study of Noida City

Johny K D & Ankita Singh

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Slum settlements are widespread in developing countries. Slums and slum dwellers are considered the by-products of the urbanization process. In this era of liberalisation, privatisation, and globalisation, urbanisation is an inevitable reality, and so are the slums. There is a direct relationship between urbanisation and slums in most developing countries like Bangladesh, China, India, and Pakistan.¹ It is estimated that by 2030, about 2 billion of the world's projected 8.1 billion people will live in slums, mainly in Africa and Asia.² The majority of the massive slum growth has occurred in low and middle-income countries (LMIC), where urbanization without adequate planning or infrastructure capacity has contributed to the development of informal settlements or slums.³ India is home to 1.3 billion people. According to the 2011 Census, in 2,613 cities/towns there are 13.92 million slum households across the country with a total of 65.49 million people occupying these slum households.⁴ Slum is defined as “a compact settlement with a collection of poorly built tenements, mostly of temporary nature, crowded together usually with inadequate sanitary and drinking water facilities in unhygienic conditions”⁵ Slums are inhabited by the poverty-stricken population of the country. Slum dwellers often face multiple disadvantages, including poverty, income inequality, insecurity of tenure and absence of other rights, as well as poor health.⁶ It is because of the availability of cheap housing options that people resort to slums. The income levels of slum dwellers do not allow them to buy land elsewhere. Living in the slums is a choice induced by income inequality in the neo-liberal economy that forces them to endure the unhealthy life system of the slums that are not fit for human living and slum populations remain vulnerable to harsh realities like poor sanitation & hygiene, poor health, and socio-economic backwardness, apart from getting marginalized, ostracised and getting discriminated against. The slum population faces unique challenges within the slum settlement and outside the slum settlement which are very different from the ‘proper citizens’ of the country. Proper citizens are the people who do not live in slums. Partha Chatterjee made a distinction between political society and civil society—slum dwellers falls under political society and proper citizens fall under civil society.⁷ The conditions of extreme social inequality make the articulation of citizenship impossible in any meaningful sense.⁸ The rights of the slum-dwellers to adequate housing, education, health, privacy and security, livelihood, decent standard of life, and the right to live with dignity get compromised while living in the slum settlements. In this context, the slum population needs

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sympathetic behaviour from the State. Instead, the State's approach to urban (re)development of cities starts with shifting the slum population from high-valued slum land to some faraway cheaper land or matchbox-type flats. Many of the above rights are intensively compromised in the post-eviction phase. For example, elderly slum dwellers become destitute due to the faulty resettlement scheme of the State.

Noida City is part of India's National Capital Region (NCR). It is less than 20 km from New Delhi.⁹ It is emerging as one of the best metropolitan cities. ABP News even ranked it "Best City for Housing" in 2015.¹⁰ In an interview, an official from the Centre of Indian Trade Unions (CITU) Noida Sector 8 branch mentioned that there could be nearly 30,000 households. With the expansive urban redevelopment plan of Noida City, many slums were demolished, and the slum dwellers were shifted to government-sponsored 1 bedroom-hall-kitchen (BHK) flats of approximately 31 sq. mt. in area. Noida City's rehabilitation scheme for shifting slum dwellers is unfair and unjust to the slum dwellers and is altogether ignorant of their socio-economic needs. This paper discusses this complex inter-relationship between the urban renewal stage in the city's life, the resultant gentrification, the resettlement scheme of the slum dwellers for removing the slums and its impact on the living standards of the slum dwellers; and attempts to suggest some measures for improvising the current scheme to benefit the slum dwellers. To understand the anxieties of displacement and aspirations from the rehabilitation schemes and analyse the actual lived reality a survey was conducted in November 2021 in the slum settlements in Sector 8 of Noida City. The snowball sampling method, which comes under non-probability sampling, was adopted for interviewing sixty-two primary respondents who are the owners of their slum dwellings. The ownership of the slum dwelling was verified through ration cards. Online questionnaires were used for collecting primary data.

Slums in Noida—A By-product of Urbanisation

Slums constitute a crucial ingredient of the recent urban explosion across the planet, especially in the cities of the Global South¹¹ which are equated with gigantic concentrations of poverty, and the slum is the formal manifestation of this claim.¹² India's major cities like Kolkata, Mumbai, Delhi and National Capital Region (NCR) constitute a significant share of total slums in the Global South¹³. In the 1990s India experienced structural changes in its economic system, as it moved towards liberalisation, privatisation, and globalisation. There was a splurge in the growth of cities to support industries whose number suddenly increased manifold to meet domestic and global demand. NOIDA (New Okhla Industrial Development Authority) was established on April 17, 1976, under the U.P. Industrial Area Development Act, 1976, with a vision to develop an integrated industrial township and today it stands as a model of the 'city of the future'.¹⁴ With the establishment of Noida City, hundreds of small-scale factories were established, and many big private companies also shifted as Noida was the upcoming metropolitan city on the outskirts of Delhi. Noida houses almost all the big MNCs in India as it is an IT hub apart from being a huge market and a crucial manufacturing hub. Noida today is a rich city. It collects revenue of around ₹40-50 billion (\$530 million) every year.¹⁵

The journey of the slum dwellers of Noida City goes back to the early 1980s. Since the beginning, the region was conceived on an iron-grid pattern of industrialization and urbanization;¹⁶ the demand for workers/labourers gradually rose as the city started extending its limits. This attracted the migrant population from states like Uttar Pradesh, Bihar, Bengal, Assam, Madhya Pradesh, and Odisha and people from different regions, religions, cultures and different sections of Indian society. As per a few leaders of local political groups in Noida, apart from the inter-state

migrants as slum dwellers, the city saw an influx of migrants from neighbouring countries like Nepal. One will find Hindus, Muslims, and Christians in these slums. Noida's slum growth followed the general twentieth-century pattern of proliferation of slums as they provided a low-cost solution to the housing needs of the city's growing industrial workforce.¹⁷ Slums are social clusters of the 'footloose labour' force serving the immediate needs of urban and industrial clusters.

[S]lum is also a manifestation of the informal proletariat that has emerged from over a decade of structural adjustments. Thus, it is both a demographic and territorial form...The slum—as a demographic and theoretical construct—straddles the conceptual and material forms of city-making that are challenging the imaginary of the modern city.¹⁸

Even the town planners while planning cannot account for the combination of factors like land scarcity, urban inequality, population flow, and speculation that characterize the housing situation. To put it simply, due to the given current disparity in the society, slums are inevitable in urban areas.¹⁹

Slums are the inevitable partners as 'liquid cities' of the urban conurbation. Ironically, the binary relation of slums and urbanisation is characterised by poverty and inequality, emerging as peripheries of urban informality and as marginal neighbourhoods in planned cities.

There is an acute dearth of institutional recording of the demographic details of the slum population in Noida City. Thus, there is no data available on the slums' classification, population, strength, structure of the slums, and the occupational structure of the slum dwellers. Noida Authority and even the Anganwadi groups, who are supposed to record such data, are not recording for Noida slums. There is a dire need for data on slum dwellers based on the above-mentioned parameters in order to formulate appropriate policies for slum dwellers. During an interaction with a group of slum dwellers in Noida who are living here from the very beginning mentioned, "when we arrived in Noida, there were not enough authorized colonies to live in, and if there were some, poor migrants like us were not in a position to afford the rent. Initially, Noida was only a cluster of native adjoining villages and there were few residential apartments and colonies to cater to the housing needs of white-collar workers. The empty land was available near the factories and hence, the migrants chose to create their dwellings near the factories. Due to less disposable income, the slum dwellers did not go for renting a house in nearby villages." So, it was a natural step to live in a slum and survive despite the constant insecurity of evacuation from the slum premises by the state/government. The slum settlements in Noida are located near the factories, keeping the labour prices comparatively low. In other words, if Noida did not allow these slum localities to be established, then the rate of labour would have been expensive for the factories as labourers might have to travel from villages up to 25 kms every day to fill these roles. As a result, profits for the companies could have remained limited and subsequent taxes to the government could have also remained low.

This rapid industrialization and rurbanisation accounting for the prosperity of Noida in the last three-four decades were only possible due to the availability of cheap labour from the nearby slums that helped these industries to maintain their high-profit margin. These migrant workers, mostly in slum localities, should be considered essential contributors to the development of Noida.²⁰ However, despite such diversity in terms of region, religion and culture, the community or public²¹ in these slums have a 'common interest' which is to have a right to decent living in terms of housing at the present space where the slum is located or at a different location. Given their contribution to the city's development, the slum dwellers should not be seen simply as illegal occupiers as they were the essential need of the city in its initial years of origin and the State should be responsible for their welfare.

Slum Population—A Group Having Compromised Citizenship

Membership of a political community is essential in order to have a status as a citizen and to enjoy the rights and responsibilities in the respective community.²² Vivien Lowndes mentions “Sandel and MacIntyre (Communitarians) see citizenship in terms of community membership and Liberals (like Rawls) see citizenship in terms of the rights and freedoms of the individual”. While the nation-state ascribes citizenship status to the individuals, many of the rights and duties of citizenship are exercised at the local level. Here ‘local level’ means the spatial setting of the city/town/village etc., where a person lives, and livelihoods are embedded and exercise their rights and duties. It is at the level of the town or city that people usually come into contact with politicians or public officials; receive services and benefits from the State and organize together in communities.²³ The ‘triangle of relationship’ between the individuals, community, and the State helps in understanding the meaningful realization of citizenship in a city. The nature of the bond, which links individuals, communities, and states, determines the nature of citizenship in a city.²⁴

The realisation of citizenship in India is dependent on the housing environment.²⁵ A person living in a slum locality will experience a different type of citizenship than a person not living in a slum locality. It is difficult for slum dwellers to claim their citizenship rights due to their status as slum dwellers and the lack of documentary claims. Citizens cannot be considered unitary and autonomous subjects. The conditions of extreme social inequality make the articulation of citizenship impossible in any meaningful sense.²⁶ Slum dwellers, due to extreme poverty and their image as the illegal occupant of state-owned land, conjure the image of un-liked citizens. Marginalized and poor communities in slums seek to make claims upon the State. However, these claims are fundamentally different from the claims of (proper) citizens—whose ‘political fraternity’ is constantly affirmed as ‘one and indivisible’ through the mediation of the nation.²⁷ The State (backed by the constitution) is liable to fulfil the claims of the proper citizens; whereas the slum dwellers’ claims are considered differently as if they are not part of the civil society.

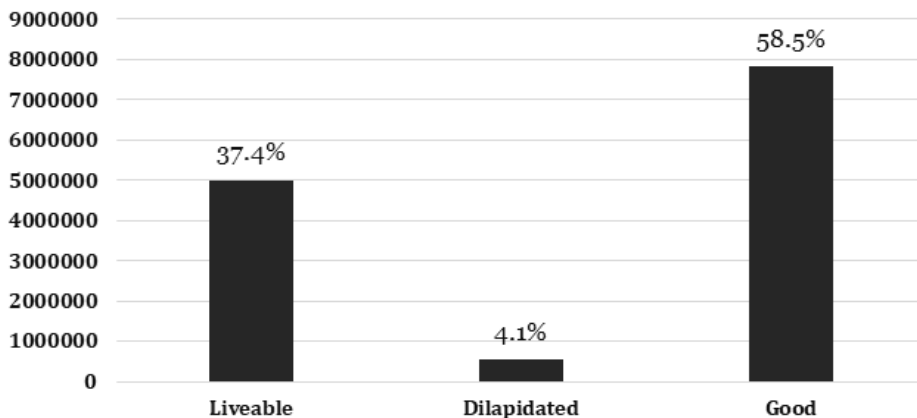
The realization of rights available to slum dwellers depends on and is facilitated by people's organizations or communities in a slum settlement. All citizens have the fundamental rights guaranteed by the constitution but the difference lies in how one exercises it. The slum dwellers due to their compromised citizenship are less likely to realise their fundamental rights. According to Partha Chatterjee, India's people can be divided into two categories—those to whom the State relates as citizens and those who are thought of merely as a population to be constituted as an object of knowledge and bureaucratic intervention. Community, in this view of state-society relations, becomes an oppositional category, defined in terms of its resistance to the State.²⁸ Roma Chatterji agrees with Partha Chatterjee that governmental intervention has recently intensified in everyday life.²⁹ However, it does not always take the form of a one-to-one relationship between the State and the individual citizen. Organizing potential citizens into abstract categories also create the conditions in which new kinds of communities can emerge. Various authors use the term ‘urban citizenship’ to describe the making of claims both inside the rule of law and outside of it. Chatterjee says that slum dwellers employ extra-legal measures to ensure their housing security. There are significant similarities in how citizenship is enacted at the urban scale in the slums of Mumbai and Shanghai even though housing rights and protections are unevenly and inconsistently distributed to all residents. Urban citizenship in these two cities is invariably fragmented and uneven. Despite this unevenness, however, citizenship is enacted in both cities through political contestations and housing activism.³⁰ The housing rights of the urban poor in slums are largely compromised in the process of urban renewal.

In the case of slums in Mumbai, discrepancies between state policy and state action have led to fragmented forms of citizenship rights.³¹

Noida’s Slum Rehabilitation Scheme

In every city’s life, there is a time when they plan ‘urban renewal’.³² It is a sign of a developed city where they could think along the lines of making some structural changes in the spatial features of the city. A beautiful city in terms of world-class infrastructure always attracts more money than a city that is relatively not beautiful enough. There is a notion that poverty, reflected through slum settlements, makes the city ugly and is not a good site to look at. However, due to the inherent structure of the modern-day world economy, slums are inevitable in cities of most developing countries. This phenomenon or relationship between urbanization and slums has become quite common in developing countries, for example, India, China, Bangladesh, and Pakistan.³³ Cities developing with an impressive speed of development always keep ‘removal of slums’ at the top of their priority list to make way for infrastructural improvements and megaproject development posing serious threats of socio-economic crisis for the slum dwellers. Slum dwellers who lack understanding about their citizenship rights and housing rights in the country live in constant fear of losing their shelter and livelihoods. Hence, the housing rights of the urban poor which includes slum dwellers are compromised in the process of urban renewal.

Figure 1: Condition of Slum Households in India



Source: Compiled by Authors from Census of India 2011-HH-1: Slum Households by the Condition of Census Houses Occupied by Them,³⁴

The slum dwellers become an integral part of the city as they provide continuous labour in the city’s development. The slum dwellers make meaningful contributions to the social and economic life of the city.³⁵ As they are part of the city, they also have ‘the right to the city’.³⁶ According to David Harvey those who have the right to the city do not merely have a right of access to what already exists but a right to change it at heart’s desire.³⁷ Noida is also going through the urban renewal phase. Slum rehabilitation by its name sounds like a noble task. But the slum dwellers of Noida have not been asked to be part of the ‘urban renewal process of their slum area’³⁸ whereby their housing rights regime changes. This shows that slum dwellers are not seen as stakeholders in the city’s life.

Moreover, it is utterly surprising that Noida is planning the removal of slums without asking the slum dwellers about their interests. Slum dwellers are marred by the integral and structural problems of slums like poor sanitation & hygiene, poor health, and socio-economic backwardness, apart from getting marginalized, ostracised, and discriminated against. The Census of India categorizes slum households into three categories—good, liveable, and dilapidated in terms of the availability of basic amenities like safe drinking water, electricity, and toilet facilities³⁹ (Figure.1). 5.5 lakh slum houses are dilapidated as per the census 2011.⁴⁰ However, this figure seems underestimated given the large number of dilapidated houses in Indian slums. In the case of Noida's slums, the houses are mixed in terms of basic amenities. As slums are the living reflection of poverty & inequality compromising the visual aesthetics of the city, the Noida Authority following the trends of the neo-liberal cities is planning to eliminate the slums. However, the elimination of slums should not turn into the elimination of hopes of having a good life for the slum dwellers. The government's aspiration of 'no slums' should be realised through responsible relocation of slum dwellers in an appropriate manner based on basic ethical and moral concerns acknowledging slum dwellers as stakeholders of the land and having a right to know what will happen to their land and their future habitations. They should be the stakeholders in the discussions and decisions on what they will get if they give land to the government on which they have been living for three/four decades.

According to a member of one of the local political groups, Noida Authority constituted a team consisting of representatives from the Noida Authority, District Administration, Noida Police, and local political groups of Noida slums to survey the slum locations. After conducting a door-to-door survey of the slums in Sector 4, 5, 8, 9, and 10 in 2009-10, the *Jhuggi Jhopdi Awasiya Flat Yojana*' scheme [Flat Scheme Code No. 2011-12(H) (01)] was introduced in 2011-12. The flats were planned to be constructed in Sector 122, which is around 10-12km away from the current slum settlements (Sectors 4, 5, 8, 9, and 10). It was introduced in the aegis of the Samajwadi Party government. After the introduction of the scheme, interested slum dwellers were asked to fill out the application forms from August 2011 to November 2011 in order to avail benefits of the scheme. A minuscule population filled out the forms. In 2018, the forms were again introduced for those who did not apply in the first phase. The terms of the forms and scheme were the same in relation to the forms of 2011-12. The urban-industrial growth of Noida city in the mid-years has pushed the necessity of slum rehabilitation to reclaim slum land for industrial use. A few hundred slum households who applied for the scheme in 2011-12 from Sector 4 slums (the smallest slum settlement in Noida) were allocated flats in 2018. Finally, in 2021, Noida Authority initiated allotting flats in large numbers. However, a significant population still have not filled out the forms yet. The Noida slum resettlement scheme is a poor policy on various parameters. The following sections explain the gaps in the scheme and how Noida's slum resettlement scheme (Noida's Urban Policy) is not formulated properly.

- **Slum Dwellers Paying ₹5-7 lakh (\$7,000-8,500) for their Own Displacement:** The country is going through economic turbulence, where the unemployment levels are very high due to the failure of the economic policies that have aggravated due to the Covid-19 pandemic. To add to the problem of the poor, the current wage levels are ₹8,550 per month (\$104).⁴¹ However, as per the slum dwellers the wages are as low as ₹7,000 per month. The wages are significantly low when compared to the expenses on food, health, education, and other basic needs. With such income levels, a person could survive in a slum locality. As part of the Jhuggi Jhopdi Awasiya Flat Yojana, the person has to pay around ₹1, 10,000 as the initial amount to do the registration formalities and fulfil other conditions. The rest amount is required to be paid in instalments. In addition to this amount, at least ₹30,00-40,000 would

be required to renovate the flats. The renovation is required because these flats were built around ten/twelve years ago and are in extremely poor condition.

- **Poor Building Quality:** The wear and tear have already started as the material used in the construction of the building are of inferior quality. To reduce the cost, cheap material has been used to construct these four-storey flats. Therefore, under this unfair deal, slum dwellers give up their ownership of the slum land without getting any compensation. Moreover, mandatorily have to buy poorly built flats.
- **1BHK Flat is not the Desired Exchange:** In a slum settlement, the slum dwellers have the option to build two-three storey accommodation. This way, slum dwellers who have large family sizes could adjust to a slum dwelling. Whereas they cannot do that in the case of flats allotted to them. The Government is giving them 31.37 sq. mt. of 1BHK flat in exchange for their slum land. It is unfair to expect that a family having more than ten members can adjust in two small rooms. In the traditional patriarchal family structure in India with strict gender division of living spaces, it is difficult to adjust in two small rooms where people from all three generations will live together. The elderly slum dwellers will not have any other option but to live on rent or on the streets. This may increase the number of elderly destitute. India, which has around 8.6 per cent (Census 2011) of the senior citizen population, already lacks enough senior citizens' homes.⁴² So, the current scheme may increase beggary and the destitution of the elderly and women. Children will also find it very difficult to study as there would be many members in the two-room flat as most of the slum dwellers' households consist of two/three generations of family members. Hence the appropriate environment for the child's education will also be compromised.

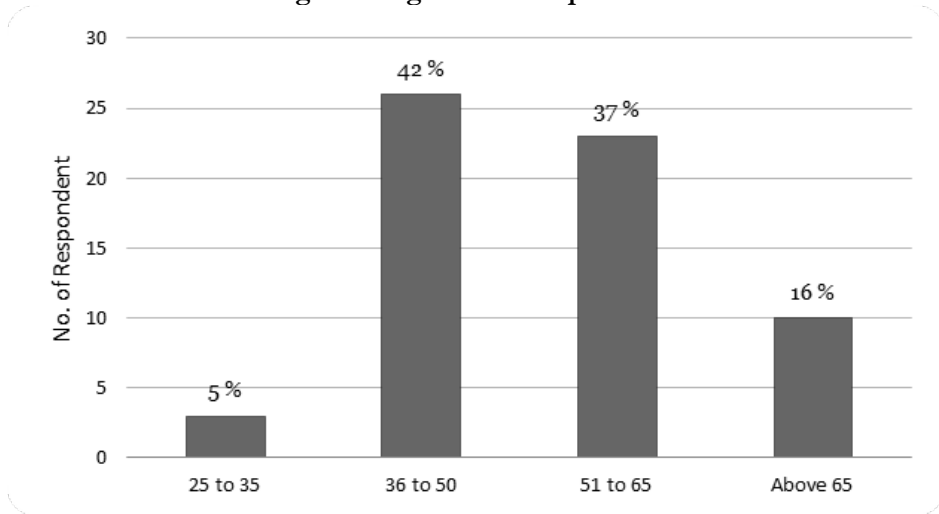
The Voice of Slum Dwellers Which the State Doesn't Bother to Hear

Sector 8 is not only one of the biggest sectors of Noida City dedicated to small-scale enterprises that include textile, logistics, IT, timber, chemical, automotive, and metal industries, showrooms of motor vehicles, furniture, and electronic items, and many more but also houses the biggest slum settlement in Noida City. The bamboo and furniture market located on the eastern edge of the Sector 8 slum settlement is the biggest bamboo and furniture market and is popularly known as the *Baans-Balli* Market (Bamboo Market). As per the local political parties and other people's groups working here, Sector 8 slums comprise most of the slum households of Noida City. The slum dwellers here migrated from states around Delhi, like Uttar Pradesh, Bihar, Bengal, Assam, Punjab, Madhya Pradesh, and Jharkhand. The survey conducted among the slum inhabitants was an attempt to understand the demography of the slums in Noida, their views on the resettlement scheme, and their suggestions to improve the scheme. The analysis shows that the slum dwellers are highly disaffected by the current slum rehabilitation scheme and termed the whole scheme unfair and unjust. When asked whether they were happy with the current rehabilitation scheme around 92 per cent of the slum dwellers replied negatively, 5 per cent were satisfied with the new scheme and 3 per cent were inconclusive in their opinion.

- **Age Distribution and its Implication on the Size of the Family:** Around 53 per cent of respondents are above 51 years old. It implies that households living in the slum dwelling include respondents' own families and probably the family of their sons and daughters who

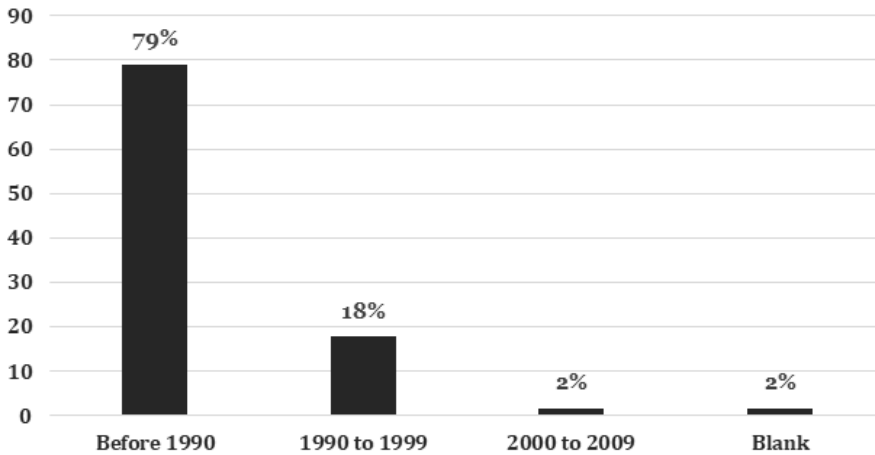
got married. This proves that slum dwellers who have accommodated themselves well in their slum dwellings have a serious fear of 'how they can accommodate all the family members in a 31.37 sq. mt. one-bedroom flat [Fig.2]. During the interviews, many slum dwellers mentioned that they would not avail of the scheme as it may create conflict in their sons and daughters. Instead of taking the 1BHK flat, they would prefer to go back to their native villages. However, for the slum dwellers who do not have land anywhere (including their native villages), where will they go? The Noida Authority should have considered this before formulating such a scheme.

Figure 2: Age of the Respondents



- Slum Dwellers are Settlers in Noida Slums for Three-Four Decades:** Around 80 per cent of the respondents are settlers of this slum settlement before 1990, and around 20 per cent settled here in the period 1990 to 1999. [Fig 3] This means many of the slum dwellers are settled here for more than three decades and are emotionally connected to this place. They feel disaffected that after contributing labour for more than three decades to Noida City, they are dislocated from their place in such an unfair manner. Sunita (name changed), a slum resident mentioned during the interview that “shifting to flats in Sector 122 will be a challenge for us as we are used to this place. Moreover, the flat is very small to accommodate my family. It seems that the government made those flats keeping in mind that they are for slum dwellers. Government to reduce the cost of building flats have used low-quality construction material.” Slum dwellers have the right to claim the right to property which entitles them to fair compensation if they are dislocated from the slum.⁴³ However, in this scheme, the State, in a highly objectionable way, relocated the slum dwellers to cheaply built flats and taking ₹5-7 lakhs that they could not afford. Moreover, it is difficult to understand that if the State is taking money for flats from slum dwellers, then why they are cancelling the ownership of the slum dwellers on their slum land?

Fig. 3: When did the respondents settle in the slum locality



- **Slum Dwellers are Too Poor to Pay the Price:** 74.2 per cent of the respondents have a family income of less than INR10,000 (USD98-150 per month). More than 80 per cent of the respondents have more than five to six members in their family. The low family income and large family size of the slum dwellers imply that slum dwellers are not equipped to pay ₹5-7 lakhs to purchase a flat. 98.4 per cent of the slum dwellers have claimed that they cannot pay the amount quoted by the Noida Authority for the flats. 95.6 per cent of the respondents claimed that they would be unable to pay monthly instalments of ₹2,000-2,500 for twenty years as they have very low family income and only 3.2 per cent of the respondents were willing to pay. All respondents said that monthly instalment for twenty years undoubtedly creates anxiety in them as they have low-income levels. It is also difficult to assure the regular repayment of instalments with their meagre savings. All the respondents opined that they should not pay the money to get the flat. Further, they believe that under the current scheme, the government should take either the slum dweller's land or the amount i.e., the price of ₹5 to 7 lakhs in exchange for a flat. Due to the disruption caused by Covid-19, slum dwellers' savings have drastically diminished, and sources of income have also been affected. The government did not provide any relief in paying the allotment money and even charged penalties for the late payment. This shows the insensitivity of the government towards the slum dwellers. The urban policy of the government needs to be more considerate towards the needs and rights of the urban poor. Sumit (name changed) in an interview on November 2, 2021, mentioned, Slum residents actually have to give around ₹7,00,000 (\$9,300) to the Noida Authority to get a one-bedroom flat at a location which is more than 10km away from the present location of our slums. Our current wages are as low as ₹7,000 per month and it is extremely difficult to cover the expenses of food, health, and education of our children. Given our income levels, we can only afford to live in a slum locality only. How can the government expect poor people like us to pay ₹5-7 lakhs to get flats?

- A Disastrous Deal—1BHK in Exchange for a Plot of Land:** The slum population mainly comprises the illiterate population. In India illiteracy is directly related to the fertility rate, i.e., slum populations generally have more children than the national average.⁴⁴ Many slum dwellers have joint families. 48 per cent of respondents have nine or above family members, 13 per cent have seven to eight family members, 21 per cent have five to six family members, and 16 per cent of respondents have two-four family members. When the slum dwellers were asked whether 1BHK flats are sufficient for their families, at least 65 per cent of the slum population having more than six family members considered it to be extremely difficult to accommodate themselves in the two small rooms of a 1BHK flat. 62 per cent of the respondents already got their children married, which means it will create problems for the family as there would be more than one married couple to live in the 1BHK flat. The 1BHK flat system for resettlement cannot be an appropriate scheme for the slum population given their large family sizes and their family structures. An interview was conducted on November 2, 2021, with Manish (name changed), a slum dweller in Sector 8 slum of Noida City, who has been ‘rehabilitated’ said, 31 sq. mt. one bedroom flat is too small to accommodate families which have around 10 members. You will find that most families in this slum have more than ten members in their households. In these three to four decades of stay, many slum dwellers have extended their families to two-three generations. This implies that most households in slums have more than ten family members. On the plot of land in a slum locality, slum dwellers could even build two to three storey accommodations. Thus, they could adjust on a small patch of land which could be as small as 20–25 sq. mt. Now it is unfair to expect that these ten to fifteen-member families could adjust in two small rooms. They will not have the option to build multiple-storey rooms as they are not being given a plot of land. In Indian tradition, the father-in-law is not expected to sleep near the daughter-in-law. It would be difficult for them to adjust in two small rooms where people from all three generations will be living. Moreover, the material used in the construction of the building is of extremely poor quality too.
- Poor Quality Construction Material Used:** All the respondents mentioned that the material used in the construction of the flat is of poor quality. The building in which the flats are built has already started to break. The cement is coming out of the wall, and bricks are visible in the walls. The bricks used are of the poorest quality, not even pucca bricks. It seems like the government has built these flats keeping in mind that they are meant for slum dwellers. It is certain that the building will not last long and will wear and tear very fast in extreme climatic conditions like the rainy season and storms. More than 90 per cent of the respondents found the flats unsatisfactory. However, around 86 per cent of the respondents liked the location where the flats are situated as it is a prime location in Noida. It is ironic that Noida city chose to build these poor-quality flats in one of the prime locations of the city. The slum residents prefer a plot of land on the same site where the slums are located. As per them, it is a valid demand, as they have been living on this land since the establishment of Noida City itself. Below we will see that various government projects allowed land allocation to the slum dwellers on the same site.

How Noida's Rehabilitation Scheme Could be Made Pro-Poor

The primary aim of urban policymakers should be to frame equitable policies concerning slums. However, Noida's Rehabilitation scheme clearly seems to be unfair towards the slum dwellers. As per the leaders of the local peoples' group, there has been some resistance against the resettlement scheme of Noida City. Several people's groups/political parties/NGOs are involved in putting forward the demands of the slum dwellers. Some of these groups are *Jhuggi Jhopdi Sewa Utthan Samiti*, *Jhuggi Jhopdi Sarvajanic Vikas Samiti*, and *Noida Jhuggi Jhopdi Sanyukt Punarvaas Manch* (CPI). Their concerns and activities are limited to the Sector 8 Noida slums. There are other groups as well who are engaged in the interaction with the Noida Authority on the issues of slums. On many occasions, top leaders from national and state parties have participated in agitations against the Noida Authority's resettlement scheme. In one such event, a mass rally was organised by the *Jhuggi Jhopdi Sanyukt Punarvaas Manch* on December 16, 2015. Their demands were to allot houses to slum dwellers at nominal prices and to include slum dwellers in the discussions over slum land. In the mass rally, the higher officials of the Noida Authority accepted their demands. However, later Noida Authority started filling out forms for the old housing scheme (*Jhuggi Jhopdi Awasiya Flat Yojana*), which was discarded by the political groups working here. Like these, other political groups have also agitated against the Noida Authority's resettlement scheme.

a) Ensuring the 'right of profit sharing' on their Land

We cannot call the current scheme of flat allocation a rehabilitation scheme, as the slum dwellers are not getting these 31 sq. meters flat in exchange for the house in the slum locality rather, they have to purchase it. The current scheme is a double whammy for slum dwellers. First, they have to pay around ₹5-7 lakhs (\$7,000-8,500) for the flats, and second, they have to give up their high-value slum land. Before coming up with this design, the administration should have paid heed to the fact that poor and vulnerable sections of society inhabit slums. Most people in this category put most of their earnings into fulfilling their food requirements, as wages are low in the unskilled sector. Therefore, this section of people rarely has any savings. Ironically, the slum dweller is expected to spend more than ₹1 lakh to get the allotment of the flat.

Given the current labour market situation, the workers do not have better-waged job opportunities in the area where they are getting flats. As part of the scheme, the slum dweller will be required to pay around Rs ₹2,000-2,500 (\$5-30) monthly for 20 years. Given the income levels of slum dwellers, we cannot expect them to give monthly maintenance amounts to keep the apartment area hygienic and properly maintained. As the slum dwellers are giving up their high-valued land to the administration, some proportion of the revenue from this land should be used for the welfare of the new apartment society. There is a high possibility that the slum land will be given to big companies, including multinational companies, as the current slum locality is situated in one of the city's best locations, which means that this land is highly expensive. While framing laws on the regulation of business on this highly valued land, the provision should be made that each firm/company/enterprise should pay 2 per cent of their annual profits—which is equivalent to the existing Corporate Social Responsibility (CSR) rates in the country—to the 'Slum Welfare Fund' for the welfare of Noida slum dwellers. The 'Slum Welfare Fund' could also be utilized to promote education and health and well-being in the slum community. This will make the slum dwellers potential human capital for the State. The slum area development should not act in a consumptive capitalist manner. A community development approach can be adopted to convert these slum

populations from marginalized to populations with adequate capacity—an educated, skilled and healthy population will help the state reap the benefits of demographic dividend.

b) State as the Facilitator of the Poor

(i) Legitimate Status of the Slum Dwellers over the Land in a Slum Area: The State plays a very different role in the case of slums. The ‘Public Housing Policy Document’ in the draft report of the Brihan Mumbai Regional Development Authority (BMRDA) 1991-2011 specifies three roles that a state plays vis-à-vis the slum population of Mumbai, i.e., roles of the controller, provider, and facilitator.⁴⁵ As the government of the region, it has to administer various aspects of the slum settlement to fulfil the interest of its own and slum dwellers. The state has to administer the slums as the slums can prove to be a crucial vote bank in the elections and slums also provides unskilled and skilled labour to the city’s needs. Maharashtra Slum Areas Improvement, Clearance and Redevelopment Act of 1971 marks a radical change in the government's attitude to its slum population—the Maharashtra government moved from the role of the controller to that of facilitator, providing facilities to slum colonies.⁴⁶ The 1972 Slum Improvement Programme (SIP) in Maharashtra directed the government to provide basic civic amenities like water, electricity, latrines, and sewage disposal to slum areas. This supports the argument that the State is expected to facilitate the rehabilitation of slum dwellers and convert slums into decent living spaces. Chatterji mentioned that SIP was an essential step because it recognized, for the first time, that the slum dweller had a legitimate status, i.e., the right to acquire land in slum areas. The State is responsible for providing alternate residences if it has to displace the population residing on its land.⁴⁷

(ii) Residential Structures on the Same Site: In the case of Noida's slum settlement, the slum dwellers have been living here for 3-4 decades and have provided cheap labour to the city for these many decades. India is modelled as a welfare socialist state. It would be more appropriate for the Government to provide some land property to these slum dwellers, which would give them some sense of security. According to John Locke, “without property, life and liberty carry no meaning.” Some kind of land property will add meaning to their lives, and they could exercise their liberty more reasonably.⁴⁸ Noida is one of the most developed cities, generating a huge annual revenue every year and in 2020-21 it was \$530 million.⁴⁹ They also have land at their disposal, which could be used to rehabilitate slum dwellers. Providing enough land to these slum dwellers will also benefit the government as the high-value slum land would be available to the Noida Authority. During the interviews, slum dwellers mentioned that they would prefer land allocation on the same site where the slums are situated. Prime Minister’s Grant Project (PMGP), 1985 was the first scheme that considered the construction of new residential structures on the same site where the slum dwellers had squatted.⁵⁰ Further, PMGP allowed housing societies of the slum communities to appoint their architects who would be accountable to them. The PMGP model was not followed in Noida as the slum dwellers are not aware of their entitlements over the slum land. They do not know that they have a legitimate right over the slum land.⁵¹

c) State as the Caretaker of the Poor

Poverty and inequality are the results of the economic system which is followed in the country. Socially and economically backward groups are left behind as they are not equipped to reap the benefits of government policies, which the educated and wealthy can do. Hence the State is expected

to collect taxes to spend a part of it on disadvantaged groups to ensure a decent living. As per the socio-economic characteristics of a slum settlement, the slum population is the most economically and educationally backward section of the society. Government should be mindful of the socio-economic aspects of the slum settlement and the role it is supposed to play while formulating rehabilitation schemes for the slum population. Some essential points they should ensure are—1) increasing educational levels and skills among the slum population, 2) providing access to health services, and 3) ensuring decent wages.

d) State Ensuring the Employability of the Slum Dwellers

The apartment area is 8-9 km away from the current slum settlements. After shifting there, many would lose their jobs, especially women and men who do not have motor vehicles. The Indian economy is moving towards a contractual jobbing pattern of employment. Being part of the unorganized sector, the slum population struggles in getting formal jobs. Ensuring at least 50 per cent of the jobs in the upcoming development projects at the site where slums are situated would ensure decent living for thousands of households in slum settlements. In 2007, the Chief Minister of Maharashtra announced that one member from each worker's family would be ensured employment in the new businesses opened on the site.⁵² Along the same lines, jobs can be ensured for each household in the slums of Noida. Guarantee of one job to each slum household would ensure decent living in a slum settlement.

e) Transparency in the Procedural Implementation of the Scheme

Registering a property requires some literacy and knowledge about registering a property. However, slum populations are handicapped in both. This gives the government clerks and officers an undue advantage for making money out of this handicappedness. Hence, it is the government's responsibility to create a grievance and complaint-resolving committee to make the rehabilitation scheme process smooth for the slum dwellers. Another major concern is corruption in the allotment of shops in the new apartments, where the slum people are being allotted flats. The allotment process should be transparent because government officials may allot these shops to those who are willing to provide some benefits to the government officials. It would be more appropriate that these shops should be allotted to the disabled people of Noida's slum settlements.

Conclusion

Urban renewal is an inevitable stage in every city's life and an integral element in the urbanization process. It ensures a developed picture of the city, adding to the government's credibility. Nevertheless, in most cases, urban renewal results in the removal of slums. The results of this study show that the current slum rehabilitation scheme is not improving the living standards of slum dwellers. Instead, in the process of urban renewal, the slum dwellers of Noida City are compromised on their basic rights of citizenship. In the words of Henri Lefebvre, the slum dwellers, like other citizens, have a right to the city. However, such rights for the poor are hard to get. In a democracy, power emerges when people come together.⁵³ As such, whether the slum dwellers will get fair treatment from the government depends on the generation of the feeling of community among the slum dwellers. Slum dwellers must come together to assert their demands on the government. Without voicing their needs and demands, the poor have significantly less scope for getting justice.

Apart from this, the State must realise its responsibility towards the poor. Our constitution directs the State to ensure certain minimum standards of living for the citizens. Hence, the State should always strive to fulfil its constitutional duties. In Noida's slum case, the State should take slum dwellers as stakeholders and consider their demands. The demands of the slum dwellers include basic essential needs like shelter, minimum wage, health, and education. Due consideration of such needs of the slum dwellers can ensure decent living for the slum dwellers, which every citizen should be provided. The welfarist stance of the State towards the needs of the slum dwellers needs to be aligned with the United Nations Sustainable Development Goals which intends to improve the lives of the slum dwellers.

Acknowledgement

The paper derives some observations and oral narratives from the author's previous publication "Dalit Slum Dwellers Have Been Integral to the History of Noida" by Jobny K D published with Dalit History Month in April 2022. The authors would like to acknowledge the respondents (slum dwellers and representatives of local political groups) for giving their time for this study.

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