

Rehabilitation and Revitalization of Slum Area: A Case Study of Tower Market Hyderabad



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Abstract: Slum improvement is viewed as an efficient way to combat urban poverty. Through the survey at Tower market Hyderabad, it is determined that the site which is chosen to be reported is severely damaged due to urban encroachment. This factor is influencing the legal area by illegal means, and the need to rehabilitate. Lack of monitoring and gradually increasing population plus migration and other growth rate factors are encouraging the urban encroachment which has become the reason for conversion of this site into a declared blight area. This reported work is the first research being done on this site highlighting the major issue of the area. The work is itself exposed to the betterment of the site by dragging the eyes of related departments and government sectors towards such major issues. Problems regarding encroachment, revitalization of houses, transportation and congestion issues, environmental approaches, etc. are being covered in this report mainly.

Key Words: Rehabilitation, Slum, Hyderabad, Tower Market, Sindh

Introduction

The tactics employed by slum upgrading strategies, as well as their levels of success, vary greatly. Slum rehabilitation can be defined as, “reconstructing the homes, improving the standard of living of the group of people living under poor conditions with no basic amenities like sufficient living area and shelter, water, sanitation, and electricity”. Lack of basic infrastructure and sanitary conditions enhance the occurrence of infectious diseases like tuberculosis, worms, and diarrhoea; because of the dispersion of individuals caused by the migration of wealthy and middle-class people into developing areas, emerging impermanence rates in shanty towns are nearly as high as those in rural territories (Sclar et al., 2005). This is a result of both inadequate healthcare and unclean living circumstances, including poor water quality in slums and frequent human waste overflow in public restrooms (Okubo et al., 2007).

Slums are sometimes described as "structures and regions that are ecologically and substantially poor; and may be presented far away from sustainability measures as a consequence of various

dispossessions such as illegitimate land tenure, overcrowding, defective atmosphere, and inadequate housing (Memon et al., 2020; Memon, Sahito, et al., 2021; Shaikh et al., 2020; Soomro et al., 2021; Talpur et al., 2016). People suffer from a lack of basic amenities and confront several issues as a result of the disparity in the housing market between demand and official legal and formal supply. India's financial centre, Mumbai, once known as Bombay, draws visitors from all over the nation (Sheth et al., 2009). Based on currently witnessed problems and issues on selected site, which are being observed by researchers using primary and secondary methods of data collection, a variety of suggestions are being kept under consideration and also the urban renewal plan is designed by the researchers using software and other techniques by referencing few of the old maps of Badin Stop Residential area to provide authentication in urban renewal plan through up-gradation site plan and by complete demolishing site plan (Ghaffar et al., 2021; Memon, 2010; Sahito et al., 2020; Shah et al., 2021; Talpur, Chandio, et al.,

[2014](#)).

Slums are a problem in many places in the global south. Slums have integrated into the fabric and reality of southern cities (Minnery et al., [2013](#)). The slum dilemma has seen a variety of responses, including demolition, relocation, and formalization of the informal (Muchadenyika, [2015](#); Werlin, [2010](#)). The modernization of inner-city areas would benefit greatly from increased population density and enhanced services and infrastructure (Zixuan, [1991](#)).

Problem Statement

During the survey conducted at the Tower Market Hyderabad, different problems were observed which include encroachment, illegal stalls & footpath business, congested carriageway, dangerous buildings, improper drainage system, improper way of collecting garbage, and lack of potable water (MEMON, [2018](#); Memon, Kalwar, Sahito, & Napiah, [2021](#); Memon, Kalwar, Sahito, Talpur, et al., [2021](#); Memon, Napiah, Hussain, et al., [2016](#); Memon, Napiah, Talpur, et al., [2016](#)).

People are facing these issues due to a lack of management. Encroachment, illegal stalls & footpath business make the carriageways narrow due to which road is congested and people face traffic jams due to which much of the time is wasted in it. The drainage system at the site is demolished due to which sewerage water is drained out on the carriageway which creates an unpleasant smell and children, as well as adults, suffer from different diseases due to this water (Brohi, Memon, et al., [2021](#); Kalwar et al., [2020](#); Kalwar et al., [2019](#); Memon et al., [2014](#); Talpur, Madzlan, et al., [2014](#)).

No collection of garbage system is available at the site so the people living there or the people owning businesses over there dispose of their garbage in the streets which also creates congestion and it has an unhygienic effect on the health of the people living over there. Also, there is no availability of pure drinking water and they have to purchase drinking water from the stores which affects their expenses (Brohi, Kalwar, et al., [2021](#); Gill et al., [2020](#); Kamal; et al., [2022](#)).



Figure 1: Study Area (Tower Market Hyderabad)

Goal and Objectives

The research is more focused on the rehabilitation and revitalization of slum areas. To focus the aim following targets as objective has been settled to proceed with the research:

- To identify the current issues in the study area.
- To determine the factors which create slums.

Literature Review

An area of 5,000 acres is occupied by 800,000 people in the Kutchi Abadi of Orange. There are 362 such villages with a combined population of 3.2 million in the Karachi division alone. In the past, Orangi

residents constructed their own homes, perhaps with financial assistance from nearby suppliers of construction materials. No government support existed. As a result, building the shelter posed little difficulty. However, because the roads were not viewed as being the duty of anyone's home, the building of sewers and drainage was neglected. As a result, Orangi's roads were littered with debris, sewage waste, and pools of stagnant water. The government established a Directorate of Katchi Abadi to investigate the feasibility of offering them certain fundamental amenities like water supply and sanitation. The government entities in charge of this endeavour have encountered funding challenges

because these changes need substantial sums of money. There were two potential funding options: outside investment and development fees. When it came to the first alternative, the challenge was figuring out how to get the loan money back for repayment. In any case, external finance can only partially address the katchi abadi problem.

Rapid urbanization has caused cities in the majority of emerging nations to grow significantly over the past twenty years. In the majority of developing nations, the rural-urban transition is still taking place, placing an undue burden on the few public services like water and power delivery, graduate school, physical condition and care, recreation, etc. Due to the absence of adequate development, economic capacity, and technological ability on the part of most developing countries' governments prerequisite to meet the housing needs of the speedily expanding inhabitants in urban centres, a greater number of urban settlers are forced to live in inadvertent, jam-packed, and unpleasant surroundings. At this point, the need of providing adequate housing for Nigeria's metropolitan population, particularly in the city of Lagos, cannot be overstated. Lagos serves as the economic, social, and industrial centre of Nigeria as well as the seat of government for Lagos State. As per the Lagos State Regional Development Plan, the population of urbanite Lagos was 4.5 million people in 1980.

Lagos's unmatched rate of populace increase and expansion of economy over the past 20 years has put the city under pressure to develop quickly, especially when it comes to making use of all available municipal services. As a result, there are several issues with housing, overpopulation, traffic, unemployment, and environmental damage.

Initiatives for urban redevelopment are complicated. Urban revitalization necessitates addressing both the social and urban system that involves stakeholders. It also includes the scientific complexity of prospective elucidations by adding this third dimension to the first two. Decision support is essential to achieving sustainable urban redevelopment since different concerns, stakeholders, and solutions call for balance. Research has been done to examine ways to make better urban renewal decisions.

Some studies solely pay attention to the decision-making process for one crucial aspect of urban revitalization programs. Wang et al. (2015) created a

GIS-based structured framework to enable land use design and planning in urban regeneration. It consists of three components: a land report database, a planning/policy control mechanism, and a land use suitability evaluation. Housing has received a lot of attention as a crucial problem in rejuvenation. A comparison of housing restoration and redevelopment with an emphasis on economic viability has been made (Schaaf, 1969). These two housing renovation methods, each of which has advantages and drawbacks, have received a lot of attention from researchers. In accordance to analyze the possibilities of urban revitalization projects in decision-making, the Dilapidation Index was proposed in Hong Kong to gain a better understanding of building conditions.

Numerous studies that support decision-making use the sustainability notion extensively. For the purpose of evaluating the effectiveness of urban regeneration, it was decided to develop an indicator-based strategy incorporating sustainability indicators. Analysis of the physical, social, and economic facets of real estate development in urban renewal in the Budapest region. A set of sustainability indicators are incorporated by Penge Tal (2015) into their model to assess the sustainability of urban redevelopment. To assess sustainability in urban regeneration, a distinct indicator-based approach called SIRIUS was developed, and it included project dynamics for the redevelopment of abandoned urban areas. Along with other issues, the diversity of stakeholders adds to the complexity and ambiguity of decisions about urban regeneration. Williams and Dair proposed stakeholder identification in land reuse as one essential element of their methodology for assessing brownfield efforts in 2007 along with the evaluation of sustainability goals as another essential element (Williams & Dair, 2007). The investment strategy of the unlisted property fund sector of the UK urban renewal/regeneration property market was examined with a focus on how it affects decision-making. Nine alternative public-private partnership models in deregulated land markets were assessed in Dutch urban land use and revitalization initiatives using a comparative analysis. By examining potential future plans, evaluating potential policy ramifications, and providing relevant references for decision-makers, scenario analysis can be used to aid in decision-making. For instance, Boyko et al. (2012) introduced the Urban Future toolkit to assess the effectiveness of urban regeneration under four potential future

scenarios: the urban fortress world, the urban new sustainability paradigm, urban market forces, and urban policy reform (Boyko et al., 2012). A structured sustainability assessment of the neighbourhood and a comparison of three potential scenarios (building improvement, densification in accordance with legal principles, and densification with adaptation of legal bases) were integrated to assess an existing neighbourhood in Switzerland and assist in the decision-making process for urban renewal (Pérez & Hernández-Santaolalla, 2013). There are a variety of urban redevelopment initiatives available. There are proposed guidelines and strategies for urban regeneration. The district and neighbourhood sizes can implement specific programs since these locations are small enough to carry out complex plans. These two sizes, as opposed to building scale, can better solve difficulties for the neighbourhood and even the entire city because they are large enough to address other challenges in urban regeneration such as land use, urban design, and facility provision. A single project or location has received the majority of attention in previous research. There is no multi-scale research available. A maximum understanding of urban renewal may be provided by multi-scale analysis for better decision-making. Our research will fill this gap as a result.

Research Methodology

To get the most reliable results from the study, a quantitative method of data gathering is applied. The technique focuses on illuminating the type and level of detail of the studied region. The technique is used to

collect information directly from the respondents. Due to its versatility in using qualitative or quantitative data collection methods, or both, both were utilized to analyze various variables in relation to the situation of the study region in order to produce accurate and sufficient results.

The variables and causes of distinct situations are what the quantitative data collection approach is concerned with. The respondents completed questionnaires to ascertain the linkages between the various variables, how they are impacting them, and what effects they are having on the research region. For this analysis, SPSS is used.

Sample Size and Questionnaire

50 people were chosen as the sample size. Tower Market was chosen as the location for the questionnaire since there was evidence of their travel habits and socioeconomic status there. Information about the travel habits of specific families over a continuous time period was gathered via a household travel survey. Therefore, the final goal is to link the "transport difficulties" raised by the focus groups to measurable data that was also gathered from the store owners and locals who regularly attend the tower market.

Results and Discussion

The following charts show the responses from the users and show the particular/ average income of respondents in figure 2. Whereas the pie chart in figure 3, shows the number of responses as a whole:

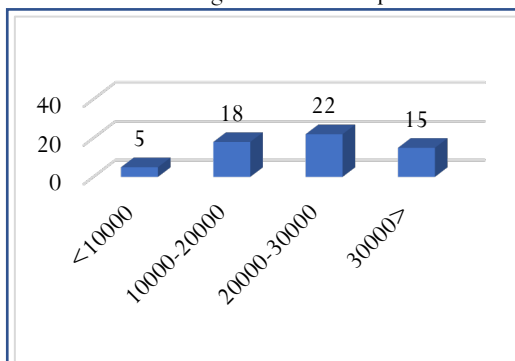


Figure 2: Income Level of the Respondents

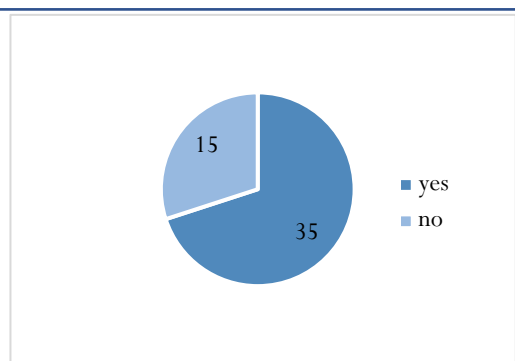


Figure 3: Responses of respondents

Figure 4 shows the responses of respondents who own vehicles, whereas the pie chart in Figure 5 shows the living duration of respondents.

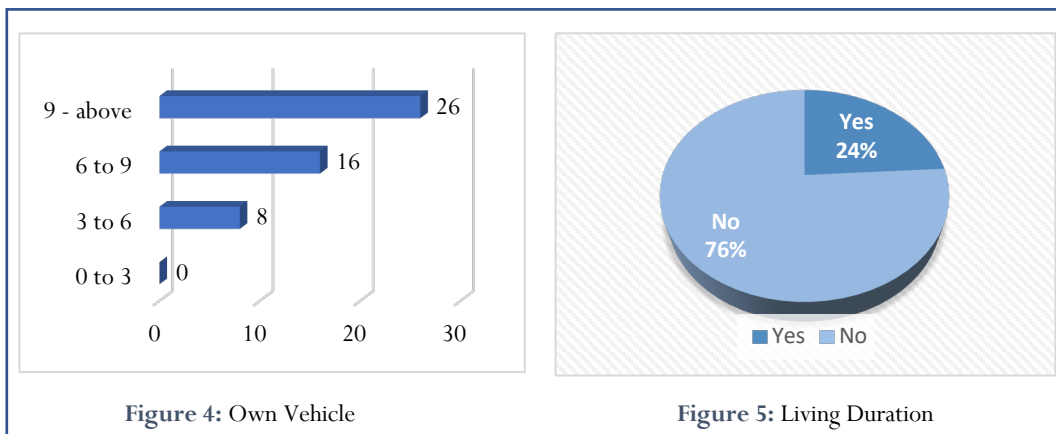
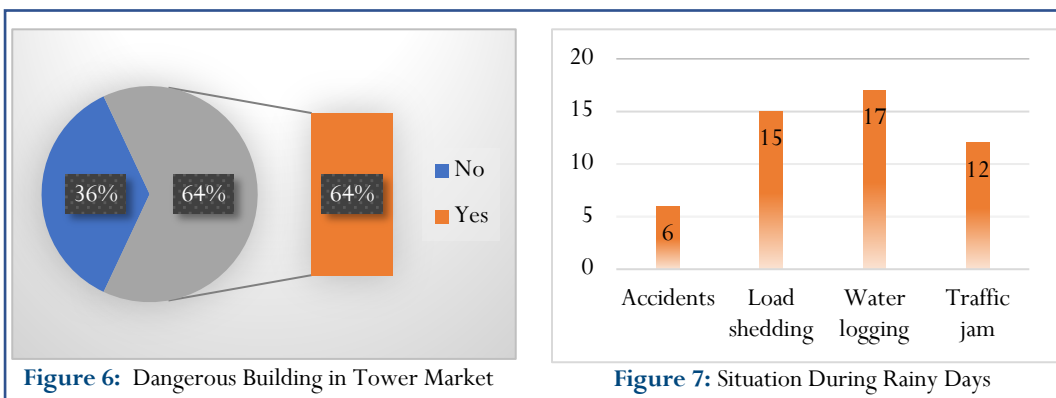


Figure 6 shows percentages of dangerous buildings presented in the tower market. And figure 7 shows the haphazard conditions at the tower market on rainy days.



The Following Table 1 Shows the Services and Facilities and Shows the Degree of Satisfaction of users in Percentages.

Table 1. Services and Facilities

S. NO	Services or Facilities	Yes	No	Degree of Satisfaction			
				100%	75%	50%	25%
1	Potable water	7	43	4	3	15	28
2	Sanitation	9	41	3	6	16	25
3	Gas	28	22	12	16	9	13
4	Wide roads	3	47	0	2	18	30
5	Electricity	14	36	5	9	13	23
6	MSW Collection	17	32	9	8	14	18

Findings

- People are establishing illegal shops on the roads of the market which are causing congestion throughout the market area.
- The number of illegal shops is increased due to the unavailability of space for new shops.
- There is an improper sanitation system in the market.
- Due to the lack of a sanitation system, people face so many problems and become victims of diseases.
- As the people are parking their cars in front of the roads and loading and unloading of goods

are also done on the road which disturbs the academic situation and daily life of the dwellers in the market.

- Roads are reduced in size due to illegal footpath business over there.

Conclusion

Following a thorough investigation using questionnaires and interviews, we have come to the following conclusions:

- The roads are in very bad condition.
- Due to the lack in the management of solid waste, most of the land is not utilized.

- Improper management of solid waste and sewage systems causes health problems in select site
- The government is not considering the health issues of people.
- Public transport and loading unloading facilities are not provided due to which people are using their own vehicles.
- Improper vegetation causes environmental stress.
- There is an improper system of controlling the traffic volume.

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