



Exploring Inclusive Dimension for the Assessment of Level of Inclusion

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Abstract

The Urban population in the developing world is expected to increase exponentially in the coming decades. For the case of India, the urban population has increased from 290 million to 377 million and the number of urban cities and towns has increased from 5,161 to 7,935 in 2011 as per the current census of India when compared to 2001. The slums population in India is expected to touch 90.06 million in 2011. While undertaking physical planning of urban areas, town planners are confronted with issues related to the efficiency of the urban settlements which largely depend on how well they are planned, developed and how efficiently they are managed. In the typical prevailing development scenario the urban population in the country has limited access to infrastructure such as water supply, drainage, sewerage and scientific solid waste disposal. Further, cities have to face the problem of inequities in distribution among different income groups of population. Infrastructure inadequacies and inequitable distribution are accompanied by the absence of efficient and effective management which has to be addressed in right earnest. The broad outlines of current thinking are expressed in the Global Planner's Network document on 'Reinventing Planning', which sees planning as promoting integrated, inclusive and participatory development, in contrast to past technocratic and narrow physical planning approaches to spatial planning have also been emerging for some time, and there have been initiatives to develop more appropriate approaches for developing countries. Thus present paper explores possible parameters of inclusion in urban planning from literature. It also propose a framework for the assessment of level of inclusion for a city and demonstrate for the case of Bhopal, Madhya Pradesh.

Keywords: Urbanization, urban poor, inclusive, urban planning.

Introduction

The Urban population in the developing world is expected to increase exponentially in the coming decades. The world's total population is expected to grow by 2.4 billion by 2050 while the urban population is expected to grow by 3 billion - an absolute decline in rural population and concentration of the growth in urban areas. The response to United Nations survey in 2007 suggests that 51 percent of the countries that responded were concerned that they were becoming too urban too quickly and 65 percent claimed to have introduced policies to reduce migration to urban agglomerations¹. For the case of India, the urban population has increased from 290 million to 377 million and the number of urban cities and towns has increased from 5,161 to 7,935 in 2011 as per the current census of India when compared to 2001. Within a decade the population in urban areas and the cities has increased by 30% and 54% respectively. The total number of towns and cities has increased from 5161 in 2001 to 7933 in 2011. Now, there are 468 Class I cities among 7933 towns and cities and the number of million plus cities has increased from 35 in 2001 to 53 in 2011. The 53 million plus cities together hold 42.63% of the total urban population while the Class I cities (468) together hold 70.20% of the total urban population². Organic growth of population, migration of rural population to cities, reclassification of rural areas and expansion of the cities have been identified as the root causes for this phenomenon on urbanization in 2011. It has also been projected that the urban population will exceed 600

million, distributed unevenly in 87 metropolitan centres within the next two decade³. By 2051, it is expected that half the population of India would reside in urban settlements and it is estimated that the number of metropolitan (million plus) cities would be more than 100 and total number of the urban settlements may be more than 10000². The challenges of urbanization necessitate provision of housing and Infrastructure for the rapid population growth². From this, it is evident that large-scale urbanization in India is going to put severe strain on urban infrastructure like water supply, roads and transport, sewerage and sanitation, drainage and solid waste management, etc. If the momentum of economic growth is to maintained, both challenges and opportunities thrown up by large-scale urbanization will also have to be addressed on priority.

Development demands the convenience of human resource potentials, effective workforce training, technological knowledge and availability of resources. Unfortunately India had none of them, but had the desire for growth and advancement that too in the shortest time span. But in these circumstances, the query was as to what should be the methodology and shape of our development expedition, growth of whom and in what sense, which development model to follow and what instrument to use to bring about the desired development⁴. In 1947, after the independence in India, the earlier emphasis of development was agrarian base. It was only in the era of economic liberalization and globalization which began in 1990's, was realized that the

cities are the driving force of economic growth. This resulted in the moving of focus on urban development.⁵ At the moment the city have been gradually chosen as the spatial unit where the competence of political institutions, execution of government agencies and effectiveness of programmes to warfare social problems, to enrich the environment and to promote economic development have to be tested⁶. In recent years, there has been a revival of interest in urban planning in developing countries among some international development agencies, organizations and countries. This revival is centred both on the roles planning could play in promoting sustainable urbanization and Inclusive planning, and on new approaches to planning that go beyond the critiques of old style planning⁷. Inclusion is a concept open to a variety of interpretations and, in turn, is shaped by diverse influences. The World Bank vision of inclusive growth tries to break away from redistribution as the response to poverty or social exclusion. Thus problems emerging due to rapid urbanization like poverty, slums, infrastructure shortage need to focus in urban planning and development process. A holistic urban planning approach including all dimension (social, economic, environmental) of the urban area for all section of people is required.

The process of town planning includes provisions for all kinds of activities, be it industrial, commercial, residential, institutional, recreational, transportation, etc. The provisions at the micro level are mostly in terms of development controls and further, building bye laws. All the above are basically 'physical' provisions and do not differentiate on the basis of income or affordability. However, in the present day context of socio-economic requirements, with increasing demand and extensive low-income populations in urban areas, 'town planning' is often viewed as non-inclusive these days. While there is little doubt that our cities, particularly in the third world, are not in a position to cater to the requirements of the large low-income populations, whether 'town planning' is to blame for it or whether the 'system of urban development' is to blame for it, there is a debate⁸. Present study covers a broad idea which expects to find the urban issue and mechanisms to assess these issues in Indian context with a suitable example. Since urban planning basically land is a state subject, thus capital city of Madhya Pradesh state has been selected as a case area for the research.

The aim of the research is **"To explore inclusive parameters of urban planning for the assessment of level of Inclusion"**. Thereby develop a framework for the urban planning and development with focus on inclusive planning.

The aim would be achieved through following objectives: i. Understanding the concept of Inclusive Urban Planning and Development process. ii. Identification of urban planning parameters for the assessment of Inclusion. iii. To assess the level of inclusion in an urban area: A case of Bhopal

The thesis aim and objectives are structured in a direction to response the above discussed purpose. Present study identifies

urban planning consideration of urban planning for inclusive development from literature and assess the level of inclusion for the case of Bhopal at level of wards. Study focuses the case of Bhopal which has 366 notified slums were more than 25% of the city population live. It attempts to suggest an approach for the assessment of level of inclusion and demonstrate for the case of Bhopal. It makes suggestions to restructure the existing legal, institutional and regulatory framework. It is expected that the present study would be useful for the assessment of inclusion in urban planning.

Methodology

The above objectives are explored with the aid of a diagram, which portrays the framework of this study. Present study has three key tasks Literature Review; Review and Discussion and Analysis. The study concentrated on the literature study which concerns on inclusive urban planning to identify key parameters of inclusion. Assuming slums as the concentration of urban poor, data has been collected for these identified parameters and assessed on the defined scale of acceptability for inclusion. Based on analysis result inference has been made. It also helped to make suggestion and recommendation.

Literature Review, Review and Discussion and Analysis of data for urban poor three particulates on which present research is based on. Each particulars has some defined exercise and assignments. Review and analysis has been made for each exercise and assignments. Suggestions has been made based on review findings and analysis inferences. Detail of each components are being presented in below arrow diagram:

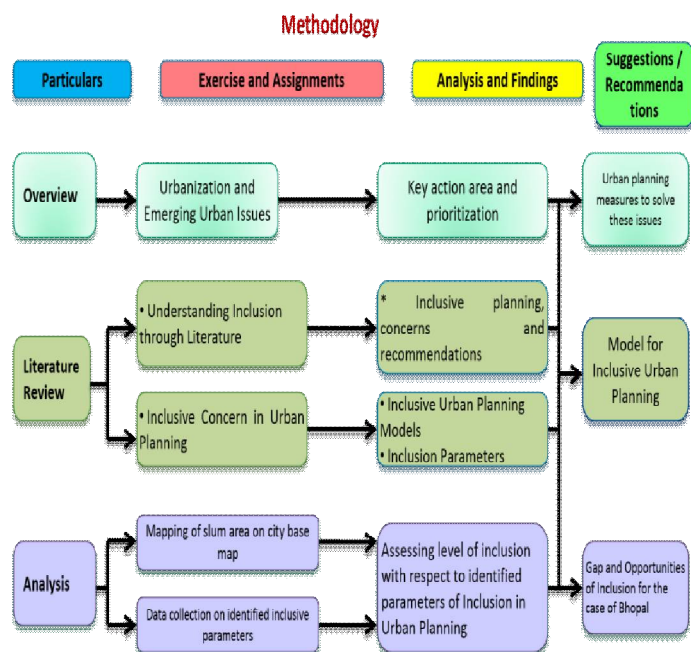


Figure-1
Study Methodology

Literature Review: The increase in the slum population is more than the pace of growth of cities. According to the Global Report on Human Settlements, almost one-third of the world's urban population (924 million people), lived in slums in 2001 and the majority of them in the developing countries. The proportion of the urban population living in slums was about seven times as high in less developed countries (43%) as in more developed countries (6%)⁹. With India's burgeoning population, the issue of increasing urban poor and providing basic amenities like sanitation, water supply, affordable housing and public transport remains a huge challenge in urban areas¹⁰. The urban growth is a natural phenomenon and increases the level of urbanization from 27.81 in 2001 to 31.16% in 2011. As a result, the cities and towns have been leading to increase in number of urban poor. Prof. Kavas mentioned that about 75% of the urban population of India is concentrated cumulatively in class I and class II town¹¹. The identified 640 towns and cities have been spreading numbers slums in India. Rural to urban migration of people is increasing pressure to our cities. The poverty and absence of profitable employment in the rural area acts as a factor for the people to shift towards the urban centres. These people cannot get into the highly paid job in the formal sector because of lack of education or skills. They depend on the informal job mainly for their survival.¹² Migration of poor rural people to urban area seeking job opportunity is creating a huge difference in economic class. Three economic classes of HIG, MIG and LIG have dropped down to EWS. This huge economic gap creates inequality. Economically weaker class people are lacking from the benefit of urban policies and plans due to unified goal for some specified problem. Today, almost 30 to 40% of India's urban population lives in slums. These Slums are having insufficient facilities of hygienic, toilet, drinking water, and sanitation etc. Supply of land, shelter and core urban services in our cities and towns is fairly inadequate. The Technical Group on Urban Housing Shortage has estimated the housing shortage in the beginning of 12th Five Year Plan (2012) at 18.78 million and majority of this pertains to Economically Weaker Section (EWS) and Low Income Group (LIG) who are living in deplorable conditions¹³. The Asian Development Bank (2007) estimates that India's housing shortage is as high as 40 million units, suggesting that more than 200 million people are living in chronically poor housing conditions or on the pavements. The slums population in India is expected to touch 90.06 million by 2011. There are other factors - social, economic and political issues¹⁴. Thus it results to below expected success of urban projects. Concept of equity need to enforce in urban planning policies. Different countries have added different ideas. People's Republic of China has talked about creating a harmonious society. Similarly, Thailand has emphasized growth with equity. For instance, India has focused on inclusive growth in recent past. There is a need to understand the urban planning and development process to solve current urban issues with innovative tools. The dilemmatic circumstances that planners face today are too complex to be resolved either by an inductive analytical approach based on the detailed study of particular parts of problem concerned or by

speculative approach based upon experience, intuition and imagination⁵. In the present day context of socio-economic requirements, with increasing demand and extensive low-income populations in urban areas, 'town planning' is often viewed as non-inclusive these days⁸. Now a more proactive approach for urban planning is required which could justify the idea of city for all.

Parameters for Inclusive Urban Planning: In addition to the future challenges of rapid growth of urban population, cities need to address exclusion of poor from the development process with no access to affordable habitat in formal settlements. In the absence of an appropriate response to their habitat needs from formal housing delivery mechanism, the poor are marginalized to informal settlements without secure tenure, and consequently poor quality buildings and low access to services¹. Prof. P. S. N. Rao in his paper "Inclusive Town Planning in India: A Comparative Study of 4 States" compares Sikkim, Chhatisgarh, Haryana and Uttar Pradesh based on Town Planning legislation, system of implementation, outcomes of the planning system w.r.t. inclusion. It suggests social inclusion, spatial inclusion, economic inclusion and financial Inclusion as the factors of inclusive growth. Social inclusion is a concept which cannot be defined or measured easily. Although in the provisions of the development authorities and housing boards, there is a provision for allotment for specific groups, one cannot say that in reality there is a social mixing or not. At the city level, one may say that social inclusion could happen as people from various walks of life do interact socially⁸. Usually overriding priorities in the planning process include poverty reduction, eradication of hunger and malnutrition, reduction of mortality for children, women, education, etc.; while most vulnerable social groups are poor and suffer from all other related deprivations they are usually not thought of in devising the target and thus receive no allocations either. This needs to be ensured in the resource envelope in order to initiate inclusive planning for all¹³.

In different states, quantitative inclusion has been attempted by way of making provisions of reservations and developing specific projects for the low income and the poor. However, in terms of spatial location, it is seen that, the projects for low income and urban poor are invariably segregated from the upper income projects⁸. Therefore, the current trend of providing housing projects for the low income and the urban poor is actually encouraging segregation and this is a dangerous phenomenon. Unless and until integrated projects are created where the rich and the poor are put together in the same location, spatial inclusion cannot be achieved.

Economic inclusion comes about when the ownership of property, thereby wealth, becomes more inclusive which means that not only the high income and middle income population own properties but also the low income and urban poor also own properties, however small. Therefore, in order to bring about economic inclusion, governments are not thinking in terms of issuing 'pattas' or ownership titles to slum dwellers

where ever they are residing, particularly if the land is a government land.

Financial inclusion relates to the affordability of the low income population and the way in which that can be enhanced through financial instruments, so that they can be better included in the whole process of asset creation. It has been seen that, whatever is being provided to the low income and urban poor, it is being provided at subsidized prices and in some cases even free of cost. However, in the urban housing markets today, there is little scope for the urban poor to access housing finance since they belong mostly to the informal sector⁸. Financial inclusion can be achieved only when micro-finance arrangements are put in place so as to address the financial augmentation needs of the low income and the urban poor. The National Housing Bank (NHB) is presently working in this area to bring about micro housing finance.

The above discuss are the four significant factors of inclusion. Beside social, economic, physical and environmental, urban governance has been suggested to consider for inclusion in urban planning system. Dr. D. S. Meshram insisted for social inclusion. The thrust of inclusive development is to include the excluded sections of the population like elderly, disabled, urban poor and informal sector and to ensure their full participation in the planning process and access to basic services. Here, it needs to be emphasized that without shelter the provision of access to basic services may not serve any purpose, therefore, the aspects of 'shelter for all' needs to be embedded in the concept of inclusive development¹³. Dr. Ashok Kumar in his study finds housing, transportation and urban infrastructure important factors of inclusion. It suggests economic, people, living, mobility, environment and governance as the factors of inclusive growth¹⁵. Giovana Beltrão discusses land management in urban planning for promoting inclusive cities¹⁶. Ajay Suri suggest inclusive aim is to integrate urban poor in the social, environmental, economic and political fabric of the city¹. He identifies local governments, key Stakeholders, engagement of citizens, accessibility of services, land, housing and economic opportunities, and the adaptation of environment as factors of inclusion. The inclusive city theory suggests characteristics of inclusiveness. Effective and responsive city management; access to affordable services; access to economic opportunities; adapted to the environment; provide security of tenure and access to shelter; and have an empowered citizenry engaged in urban development. In the words of Scott Lecke, "Creating inclusive cities where housing rights are in place and protected for the future will not and cannot occur without the active participation of all social and other groups and where local, municipal and national governments come together consciously to ensure such inclusiveness. Where these concurrent forces are not in place - as remains all too common - exclusion is an inevitability. Cities need to create options and processes actively designed to promote inclusion and can do this by increasing stocks of affordable, centrally located land which can be accessed by the poor as a key step in creating cities for all. If

cities really want to be home to all types of people, of all incomes and all cultures and shades, they should loudly and proudly proclaim themselves as "housing rights cities", as "inclusive cities" and as "cities for all"⁸. The goals of inclusive planning are: a) leading towards improved status of urban poor through improved basic services and physical improvement of slums, b) capacity building for inclusive urban development at state and city level (ADB Technical Assistance Report, 2008). Considering these as key concept, authors have tried to identify specifically several parameters responsible for vulnerability of the targeted group of people and strategies to achieve a successful development for all¹⁷. They have also suggested the strategy for development of inclusive urban planning.

Inclusion is a broad idea. Different literature suggests different factors or parameters of inclusiveness. Social, Physical, Housing and Legal aspects are communally suggested by different authors in different form. Review summary of the accounted literature is being presented with their suggested parameters of inclusion.

Assessing level of Inclusion for the case of Bhopal: From the literature review city level physical infrastructure, social infrastructure, housing and legal provision were considered as the dimension of inclusion useful to examine inclusion of a city. Efforts has been made to assess the level of inclusion for the Bhopal city. Bhopal city is the capital city of Madhya Pradesh. Selection of Bhopal is based on the following facts: i. Second largest city of the state in terms of population in 2011 of almost 18 lakh, ii. Capital and Administrative Centre of Madhya Pradesh, iii. Bhopal development plan 2005 was enforced since June 1995, iv. Bhopal Development Plan 2031 is due for revision, v. Has suffered the industrial disaster, vi. Historical city with unique topography, lake, forests etc., vii. Bhopal has 39% of working population is engaged in informal sector, viii. Almost one fourth population of city live in slum area, ix. Bhopal has 13.2% HIG households, 26.7% MIG households, 34.7% LIG households and 25.3% EWS households which covers 15.2% BPL households, x. 366 slums are notified in BMC. Some highlights of slums.

Study is limited to the assessment of inclusion level for urban poor only. It does not includes women, handicaps, children, backward castes etc. Assuming slums are the concentration of poor people, study has been limited for slums of Bhopal only. Indicators were identified and selected for each dimension of inclusion. A list of indicators were collected from the survey questionnaire made on slums by Bhopal Municipal Corporation, Multi-purpose Household Survey carried out by DMG consultants during Dec. 2009 to Nov. 2010 under Madhya Pradesh Urban Services for Poor (MPUSP), Technical Assistance (A GoMP and Department of Finance for International Development (DFID), Govt. of UK) Partnership. These indicators were finalized after the consultation with corporation officers. Parameters for each indicators were defined based on accessibility norms of the state.

Table-1
Review Summary - Identified Parameters of Inclusive Urban Planning

Paper / Publication	Parameters / Factors of Inclusion
Inclusive Town Planning in India: A Comparative Study of 4 States	Social Aspects; Spatial Aspects; Economic Aspects; and Financial Aspects
Inclusive - Sustainable Planning and Development	Social Aspects, Housing, Physical Infrastructure
Concerns of Housing, Transport and Services of Urban Poor	Economic, People, Living, Mobility, Environment, Governance
Urban Planning and Land Management for Promoting Inclusive Cities	Land Management
Inclusive city-focused approach to development assistance	Local governments, Key Stakeholders, engagement of citizens, accessibility of services, land, housing and economic opportunities, and the adaptation of environment
Efforts to introduce Inclusive planning in Egypt	Good governance, education reform, strengthening of vocational training, labor market reform, small and medium enterprise development
Inclusive Urban Planning	Housing, Employment and Transport
Inclusive Planning – Significance and Different approaches for Urban Poor: Case Study – Kolkata Urban Agglomeration	Housing, Physical Infrastructure, Education, Health, Gender Biasness, Capacity Building

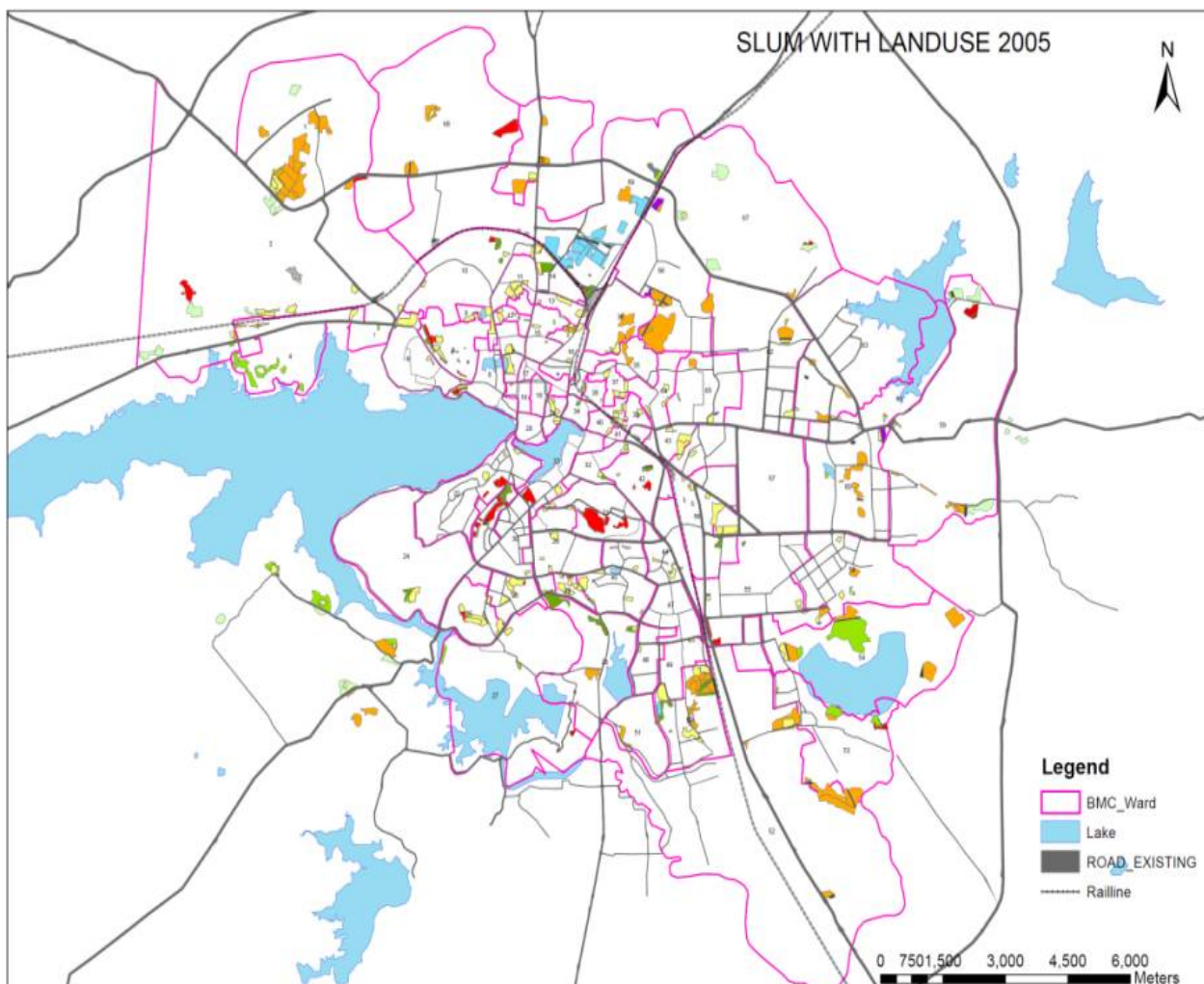


Figure-2
Base Map Bhopal with slums location

Table-2
Inclusion Dimension, Indicators and their Parameters

Inclusive Dimension	Indicators	Parameter –Yes Inclusive	Parameters –No Inclusive
Physical Infrastructure	Water Supply	Colony Collected with pipe water Supply	Not connected with pipe water supply
	Sewerage System	Fully Connected	Partially Connected Not Connected
	Strom Water Drain	Fully Connected	Partially Connected Not Connected
	Solid Waste	Municipal Staff	No Arrangement
	Roads	MotorablePucca	MotorableKuccha Non motorablepucca Non motorableKuccha
	Street Light	Available	Not Available
Social Infrastructure	Health Post	Less than 0.5 km	More than 0.5 km
	PHC	Less than 0.5 km	More than 0.5km
	Maternity Home	Less than 2 km	More than 2 km
	Govt. Hospitable	Less than 2 km	More than 2 km
	PPS Availability	If Available within 0.5km	More than 0.5 km
	PS Availability	If Available within 1 km	More than 1 km
	HS Availability	If Available within 2 km	More than 2 km
	Community Hall	Less than 1 km	More than 1 km
Legal Status	Notification	Yes	No
	Tenability	Tenable	Partly Tenable Semi Tenable Un Tenable
	Tenure Status	Predominantly Secure	Predominantly Insecure
Housing	House Condition	> 50% House are Pucca	≤ 50% Pucca House
	DU Size	> 50% House are above 40 sqm	≤ 50% Houses above 40 sqm
	Kitchen Fuel	> 50% HH have either gas or electricity as kitchen fuel	≤ 50% HH have either gas or electricity as kitchen fuel
	In-house Toilets	> 50% House have in-house Toilets	≤ 50% Houses have in-house toilets
	Electrification	> 50% HH have electric connection	≤ 50% HH have electric connection
	Pucca Road in front of House	> 50% House have motorablepucca road in front of house	≤ 50% HH have motorablepucca road in front of house
	Water Supply	> 50% HH have pipe water connection	≤ 50% HH have pipe water connection
	Sewerage and Sanitation	> 50% HH connected to sewer	≤ 50% HH connected to sewer

Source: Parameters are selected from multiple source and finalized after consultation with corporation officers of Bhopal

Data were collected from Bhopal Municipal Corporation for all 366 slums and synthesized in Microsoft Excel tables. Slums were arranged in rows and coverage of slums for each indicators were arranged in columns. Performance of slums for each indicators were assessed based on their respective parameters for the inclusion. Thus each slum got either inclusion or not inclusion for each indicators for all four dimension of inclusive. A collective inclusion level of each inclusive dimension were also calculated as per percentage of total possible inclusion for its respective dimension.

This approach helps to examine the level of inclusion of a slum for different inclusion dimension as well as their indicators.

Results and Discussion

All four dimension of inclusion were assessed for the inclusive level and compared. Legal provision is best in terms of Inclusion for poor class in Bhopal followed by physical infrastructure, social infrastructure and housing. Coverage of all three indicators of legal provision (notification, tenability and tenure) are more than 50% of slums. Thus in terms of legal provision for the case of Bhopal is best. Solid Waste and Street Light of physical infrastructure has more than 50% coverage. Sewerage and Strom water drain is in poorest condition in terms of less than 10% number of slum coverage. PPS is only social service which is available in more than 80% slums within accessible limit. All other social services are in bad condition.

Electric connection is best in housing condition. More than 95% houses in slum area is electrified.

Combined inclusion level of each slums were calculated and its level of inclusion were marked based on its number of inclusion score for its respective dimension of inclusion. These results has also been mapped on base map where slums are also marked. Other findings in detail are as below.

From the analysis and results it could be concluded that slums of Bhopal are in best condition in terms of legal provision. Urban planning authority need to focus on physical infrastructure, social infrastructure and housing for urban poor living in slum areas. The results were mapped for each slums and could be discussed geographically. Slums in northwest are better compare top the slums in southwest. The level of inclusion decreases from northwest to southeast.

Table-3
Result of Inclusive assessment of slums in Bhopal

<ul style="list-style-type: none"> Street light mostly accessible Sewerage is least accessible Street light and Solid Waste collection is more than 50% accessible 	<ul style="list-style-type: none"> PPS is mostly available Health post is least available Only PPS availability is in more than 50% slums
<p>Physical Infrastructure Inclusion</p> <p>Physical Infrastructure</p>	<p>Social Infrastructure Inclusion</p> <p>Social Infrastructure</p>
<ul style="list-style-type: none"> Electricity is mostly available DU no. is least in its min. size Only Electricity is available in more than 50% slums. 	<ul style="list-style-type: none"> Most of the slums are tenable Tenure is worse in slums Only tenability is in more than 50% slums
<p>Housing</p> <p>Building Components</p>	<p>Legal Inclusion</p> <p>Legal Provision</p>
<p>Inclusion Level of slums in Bhopal</p>	

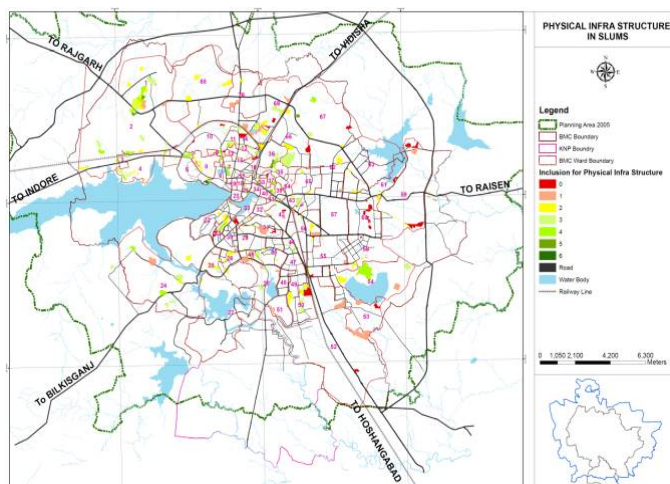


Figure-3
Level of Inclusion for Physical Infrastructure

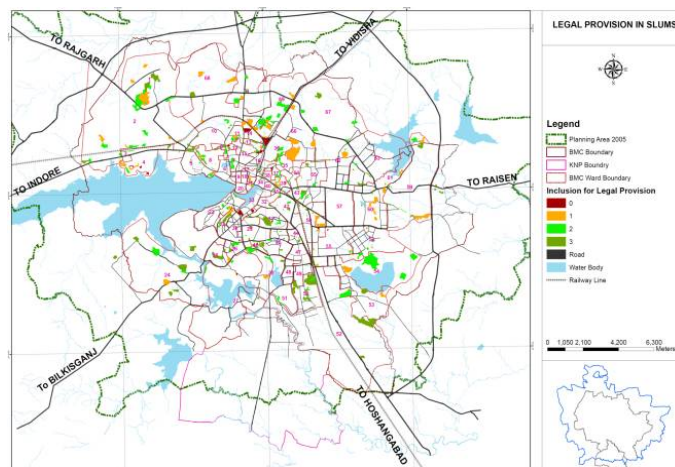


Figure-6
Level of Inclusion for Legal Provision

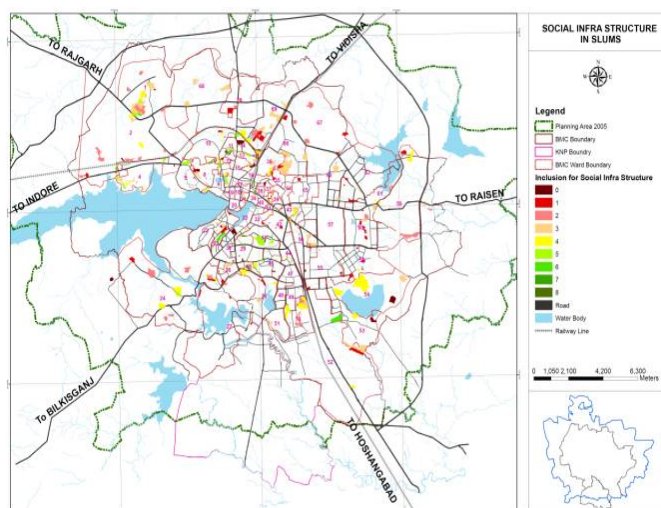


Figure-4
Level of Inclusion for Social Infrastructure

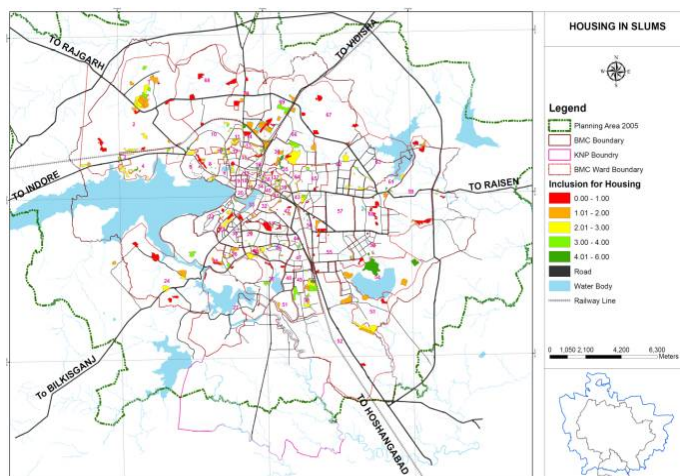


Figure-5
Level of Inclusion for Housing

Inclusion in terms of Tenure could be achieved through Patta Act successfully. 79.85% slums area could be regularized. Other 20.15% are situated in Road, Transport and recreational area which have to work with relocation proposal. 67% slums are electrified, EkBatti connection scheme has positive result in terms of electrification. Opportunity for inclusion is much in terms of 79.85% in land use and 89.89% in tenability. 10% slums are located in highest value range of land price. Sewerage and Drainage in terms of physical infrastructure are very weak. Health facility is poor compare to education in terms of social inclusion. Only 12.3% slums have health post while almost 85% slums have PPS and 41.53% have PS. 48% have no threat of disaster whereas 33% slums have threat of street flood. 83% slums demand payable services while only 24% slums are agree to pay payable services. Only 17.76% slums have more than 50% paccka houses, while 2.19% slums have more than 50% houses more than 400sqft. Scheme for toilets was helpful to provide in-house toilet facility.

Conclusion

Urban issues for promoting inclusive planning approach could be pointed in terms of: i. Access to land, ii. Forced evictions and market evictions, iii. Pro poor compensation and land acquisition, iv. Social housing, v. City planning for migrants, vi. Affordable mobility management, vii. Health/pollution/cost accessibility, viii. Preparedness for post disaster, ix. Wealth distribution and social welfare, x. Social safety nets and welfare services.

To promote, equitable housing and infrastructure, it is essential to rightly estimate the need, supply (no., frequency, locations), subsidy (materials, technology, price, finance), incentives (maintenance, tax, livelihoods) along with the slum upgradation and redevelopment programmes. To enable greater accessibility to the lower income of strata, emphasis should be made upon: i. Policy shift by promoting group housing rather than plotted housing. The in-situ rehabilitation using land as a resource for

private sector participation in mandatory provision for built flats to the slum dwellers. ii. Removing unnecessary controls for optimum utilisation of land. iii. Standardization of specifications and techniques of construction for quality control.

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