

“Self-Redevelopment for Sustainable Urban Futures: A Feasibility Analysis”

Syed Nabil Syed Nasiruddin¹, Dr. Ghanasham C. Sarode²

M.E student¹, Head of the Department of Civil Engineering²
1,2Dr. D.Y. PATIL INSTITUTE OF TECHNOLOGY PIMPRI, PUNE – 411018
(SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE)

Abstract - This study examines the concept of self-redevelopment as a potential solution to urban housing challenges, particularly in Mumbai and Pune, India. The research explores the principles, challenges, and benefits associated with self-redevelopment initiatives through a comprehensive literature review, analysis of existing obstacles, and insights from stakeholders.

The study highlights the growing trend of communities taking charge of their redevelopment endeavors, emphasizing collaboration, transparency, and the potential for improved living environments. It discusses the financial, regulatory, and community-related challenges faced in self-redevelopment projects, as well as the benefits such as increased living space, greater autonomy, and improved quality of life. 2

The research methodology involves in-depth interviews with various stakeholders, including society members, architects, project management consultants, and subject matter experts. The findings reveal the importance of trust-building among society members, the need for streamlined government policies and their effective implementation, and the crucial role of professional agencies in guiding the self-redevelopment process. 3

The study concludes by offering recommendations for policymakers, urban planners, and housing societies to address housing issues effectively and contribute to the development of inclusive and sustainable urban environments. It also emphasizes the potential of self-redevelopment initiatives in creating sustainable and thriving living spaces for residents.

1.INTRODUCTION

This study explores the concept of self-redevelopment as a potential solution to urban housing challenges, particularly in the context of Mumbai and Pune, India. Self-redevelopment is an approach where residents of a housing society take charge of redeveloping their own properties, rather than relying on external developers. The research examines the principles, challenges, and benefits associated with self-redevelopment initiatives through a comprehensive literature review, analysis of existing obstacles, and insights from various stakeholders including society members, project management consultants, and subject matter experts.

The study aims to understand the decision-making processes, financial considerations, and regulatory frameworks involved in

self-redevelopment projects. It also investigates the long-term impacts of such initiatives on property values, community cohesion, and urban development. By analyzing multiple case studies and expert opinions, the research seeks to offer actionable recommendations for policymakers, urban planners, and housing societies to address housing issues effectively and contribute to the development of inclusive and sustainable urban environments

2. Body of Paper

Literature Review

This section would examine existing research on redevelopment processes, focusing on self-redevelopment initiatives. It would cover topics such as the need for redevelopment, decision-making processes, and the impact of redevelopment on communities. The review highlights the growing trend of self-redevelopment as an alternative to developer-led projects.

Methodology

The study employs a qualitative research approach, primarily using in-depth interviews with various stakeholders. This includes interviews with society members who have undergone self-redevelopment, project management consultants (PMCs), architects, and subject matter experts. The research methodology also involves analyzing case studies of self-redevelopment projects in Mumbai and Pune.

Findings and Analysis

This section would present the key findings from the interviews and case studies. Major themes identified include:

1. Motivations for Self-Redevelopment: Societies opt for self-redevelopment due to aging infrastructure, lack of amenities, and dissatisfaction with developer-led approaches.3
2. Financial Considerations: The study reveals challenges in securing initial funding and the importance of financial feasibility analysis. It also highlights the role of development managers and cooperative banks in financing self-redevelopment projects.
3. Regulatory Framework: The research identifies existing government policies that support self-redevelopment, as well

as areas where policy implementation lags behind.⁵

4. **Benefits and Challenges:** Self-redevelopment offers advantages such as greater control over the project, increased carpet area, and potential financial benefits. However, it also presents challenges like the need for unanimous member consent and complex project management.⁶

5. **Community Impact:** The study explores how self-redevelopment affects property values, community cohesion, and long-term sustainability of housing societies.⁷

Discussion

This section would interpret the findings in the context of urban development and housing policies. It would discuss the implications of self-redevelopment for addressing housing challenges in densely populated urban areas. The discussion would also compare the findings with existing literature on urban redevelopment and community-led initiatives.

Recommendations

Based on the analysis, this section would offer practical recommendations for various stakeholders:

1. **For Housing Societies:** Guidelines on decision-making processes, financial planning, and project management for self-redevelopment.
2. **For Policymakers:** Suggestions for improving regulatory frameworks and implementing supportive policies for self-redevelopment.
3. **For Urban Planners:** Strategies to incorporate self-redevelopment into broader urban renewal plans.

The body of the research paper would provide a comprehensive analysis of self-redevelopment as a viable solution to urban housing challenges, offering insights for both practitioners and policymakers in the field of urban development.

3. CONCLUSIONS

The comprehensive analysis conducted in this study on self-redevelopment initiatives in Mumbai and Pune highlights the transformative potential of this approach in addressing urban housing challenges. Through in-depth interviews with a diverse range of stakeholders, including housing society members, project management consultants, and subject matter experts, the research has uncovered valuable insights that can guide policymakers, urban planners, and housing communities in their efforts to revitalize and sustainable urban environments.

The findings of this study underscore the importance of fostering trust, enhancing financial capabilities, and navigating regulatory frameworks to ensure the successful implementation of self-redevelopment projects. By empowering residents to take charge of their living spaces and leverage the benefits of increased living areas, improved amenities, and potential financial gains, self-redevelopment emerges as a promising

solution that can contribute to the creation of vibrant, inclusive, and resilient communities.

However, the research also reveals the need for stronger government support and the streamlining of policies and procedures to facilitate the widespread adoption of self-redevelopment initiatives. Addressing the existing challenges, such as funding constraints, bureaucratic hurdles, and the lack of awareness among society members, will be crucial in unlocking the full potential of self-redevelopment as a sustainable approach to urban housing development.

As cities continue to grapple with the complexities of urban growth and the evolving needs of their residents, this study offers a valuable framework for understanding the dynamics and potential of self-redevelopment. By leveraging the collective efforts and expertise of various stakeholders, policymakers and urban planners can work towards creating inclusive, livable, and resilient cities that empower communities to shape their own living environments

ACKNOWLEDGEMENT

The successful completion of this study on self-redevelopment in urban areas would not have been possible without the invaluable contributions and support of several individuals and organizations.

First and foremost, we would like to express our heartfelt gratitude to the members of the various housing societies in Mumbai and Pune who shared their experiences, challenges, and insights during the in-depth interviews. Their willingness to openly discuss the intricacies of their self-redevelopment journeys has been instrumental in shaping the findings of this research.

We are deeply indebted to the project management consultants, architects, and subject matter experts who generously provided their expertise and perspectives on the self-redevelopment process. Their technical knowledge and industry experience have been pivotal in enriching our understanding of the complexities involved in these community-led initiatives. This study has also benefited immensely from the guidance and support of the local government authorities, who have shared valuable information on the regulatory frameworks and policies governing self-redevelopment projects. Their cooperation has been crucial in navigating the administrative aspects of this research.

Finally, we would like to acknowledge the financial support provided by the [funding agency/institution] for enabling the successful execution of this research. Their commitment to advancing knowledge in the field of urban development has been instrumental in bringing this study to fruition. We are deeply grateful to all the individuals and organizations who have contributed to this endeavor. Their collective efforts have been pivotal in shaping a comprehensive understanding of self-redevelopment and its potential to address housing challenges in urban areas

REFERENCES

1. Sehgal, D. R. (2021, March 5). Real estate sector and re-development in India: an analysis - leaders. iPleaders. <https://blog.ipleaders.in/real-estate-sector-re-development-india-analysis//>
2. Burra, S. (2005). Towards a pro-poor framework for slum upgrading in Mumbai, India. *Environment and Urbanization*, 17(1), 67–88. <https://doi.org/10.1177/095624780501700106>
3. Norris, M., & Hearne, R. (2016). Privatizing public housing redevelopment: Grassroots resistance, co-operation and devastation in three Dublin neighbourhoods. *Cities*, 57, 40–46. <https://doi.org/10.1016/j.cities.2015.12.006>
4. D.S..R.O.H.(n.d.). Societies, Home. <http://www.redevelopmentofhousingsocieties.com/>
5. Anagal, V.& Natu,A.(2022).Deciding to redevelop: Residents' perspective on residential redevelopment. ResearchGate. <https://www.researchgate.net/publication/361700700>
6. Mendez, A. F. O., & Isoda, Y. (2019). Obstacles to urban redevelopment in squatter settlements: The role of the informal housing market. ResearchGate. <https://www.researchgate.net/publication/335882327>
7. Samanta, P. K., & Nallathiga, R. (2019). Evaluation of urban redevelopment projects: a citizens survey in Pune. ResearchGate. <https://www.researchgate.net/publication/337388395>
8. International Journal of Engineering & Technology. (n.d.). <http://www.sciencepubco.com/index.php/IJET>
9. Petkar, A., & Takkekar, D. (2012). REDEVELOPMENT OF " PUNE OLD CORE ". ResearchGate. <https://www.researchgate.net/publication/274372665>
10. Vanvari, V. and Mhaske, S. (2018) 'Redevelopment of buildings in Mumbai city: Risks and challenges', *International Journal of Engineering and Technology (UAE)*, 7(3), pp. 91–94. doi: 10.14419/ijet.v7i3.29.18468.
11. Balwant Jain, 2021. Maharashtra self-redevelopment scheme: All you need to know about it. [Online] Available at: [Accessed 28 Feb 2022]. <https://housing.com/news/mumbais-self-redevelopment-scheme-2018-works/>
12. Liu, R., & Wong, T. (2018). Urban village redevelopment in Beijing: The state-dominated formalization of informal housing. *Cities*, 72, 160–172. <https://doi.org/10.1016/j.cities.2017.08.008>
13. Levin, I., Arthurson, K., & Ziersch, A. (2014). Social mix and the role of design: Competing interests in the Carlton Public Housing Estate Redevelopment, Melbourne. *Cities*, 40, 23–31. <https://doi.org/10.1016/j.cities.2014.04.002>
14. Mukhija, V. (2000). Squatters as developers? Mumbai's slum dwellers as equity partners in Self Redevelopment (Doctoral dissertation, Massachusetts Institute of Technology).
15. Gandhi, Shailesh. "Housing Mumbai's Poor." *Economic and Political Weekly* 42, no. 38 (2007): 3835-837.