



PROBLEMS FACED BY RESIDENTS OF DILAPIDATED BUILDINGS IN SOUTH MUMBAI

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Abstract:

Bombay was the former name for Mumbai. Mumbai is one of India's most vibrant metropolises. It's Maharashtra's largest megacity. The vast size or volume of the civic population, as well as the unanticipated growth of civic areas and deficient structure, are the causes of socio-profitable difficulties. Dilapidation is the word that is used to indicate the damaged condition of the structure. It's caused due to ageing of the structure, low conservation, abuse of structure, and changeable disasters. The residents of dilapidated structures couldn't get a better living in a better structure because of their impoverished socio-profitable background. Hence, they're forced to live in similar dilapidated conditions while risking their life. In addition, most of them are living under the Pagri system because they can't go to pay precious rent in the civic megacity. Furthermore, the Landlord is uninterested in resolving the diverse difficulties of the residents, such as carelessness in the maintenance works, safety issues, and several other issues. Eventually, the study seeks to give some suggesting conduct grounded on data collected from residents that would help to avoid or minimize frequently being damages.

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Introduction:

Every year Brihanmumbai Municipal Corporation (BMC) releases a list of dangerous and unsafe buildings. The previous list published in the month of March stated that 331 buildings fell in the C1 category which means that these buildings are beyond repairs and need to be pull down immediately. Since April the number has been increased by 6 and 224 of these buildings are still been used by residents. However, there has been an improvement in number of such dilapidated buildings as shown in the table below:

Years	No. of Dilapidated Buildings
2022	337
2021	456
2020	499
2019	619

Source: (6th August, 06:00pm, portal.mcgm.gov.in)

The advancement of economic development is widely

acknowledged as crucial for the progress and well-being of any nation. This entails establishing fundamental infrastructure to improve people's lives, generate employment opportunities, and deliver enhanced services. However, a significant challenge associated with economic development is the displacement of people, representing its darker aspect. It is important to recognize that displacement is an inherent consequence of development, and governments cannot evade this harsh reality. Acknowledging this reality is crucial, and steps should be taken to minimize the hardships faced by affected individuals. The adverse effects of displacement are predominantly felt by socio-economically vulnerable individuals, marginalized groups, and local communities.

The Pagdi system is an ancient tenancy/lease rental scheme in India. It has two members: a tenant and a

landlord. The distinction is that a tenant is also a co-owner of the house. Tenants profit not just from lower rental rates in comparison to the current market rent, but also from subletting and selling rights to the home. Residents who lived in a decaying building with a pagdi system prior to June 13, 1996 are eligible to have additional apartments whenever their buildings are redeveloped, according to new BMC criteria.

The current Development Control and Promotion Regulations (DCPR-2034) actively encourage the refurbishment of buildings under the pagdi system, providing appealing incentives to landlords based on the required area for rehabilitating existing occupants. Following the redevelopment of deteriorated structures, occupants transition into homeownership. According to the regulations, occupants are entitled to receive additional flat area ranging from a minimum of 300 sq. ft to a maximum of 1,292 sq. ft at no extra cost. Furthermore, if 2 to 5 dilapidated buildings join for collaborative redevelopment, the builder receives a 60% incentives Floor Space Index (FSI) based on the total required area for occupant rehabilitation. In cases where more than 5 dilapidated buildings collaborate for joint redevelopment, the government extends additional FSI, reaching up to 70% of the current total area.

For a landowner to pursue the redevelopment of buildings, they must secure the consent of at least 51% of all the residents. Additionally, the landowner is obligated to relocate all residents currently residing in a dilapidated building to the newly constructed one. The builder stands to gain profits when successfully relocating existing occupants to a new place. This process is governed by Section 33 (7) (A) and 33 (7) (B) of DCPR-2034. The primary objective of the government is to foster an increase in the redevelopment of dilapidated buildings, ultimately contributing to the overall development of the city.

Redevelopment involves the demolition of existing old and dilapidated structures, followed by the construction of new ones through the engagement of a reliable builder. This process aims to provide residents with new homes at no additional cost, offering them extra advantages. The builder, in turn, achieves financial gains by constructing a greater number of flats. The advantages of redeveloping old dilapidated buildings extend beyond the builder's benefits, as there is a substantial reduction in stamp duty, serving as a significant advantage for developers. Tenants, on the other hand, enjoy various perks, including additional carpet area, an increase in the value of their flats, a hassle-free execution process, and alternative accommodation or rent compensation until the construction of the new building is completed.

Certainly, there are various factors that emerge during the ongoing process of redeveloping dilapidated buildings, and they must be carefully considered when deciding on the redevelopment of old, deteriorated structures. These factors include delays in the possession of flats resulting from the redevelopment, instances of corruption during the redevelopment process, the use of subpar materials to maximize profits, material shortages due to delayed payments by builders, corrupt practices among members of the managing committee, and unauthorized construction by developers, among other challenges. It is imperative to address these issues to ensure a smooth and ethical redevelopment process.

Choosing the topic on dilapidated buildings in Mumbai is driven by several compelling reasons. One key motivation is the limited availability of research and literature on this subject, indicating a gap in understanding and addressing the issues faced by residents in such conditions. Additionally, the prevalence of numerous buildings in Mumbai that are not in good condition highlights the need for intervention by officials.

The intention behind conducting research on this topic is to gain a deeper understanding of the challenges faced by residents in dilapidated structures. By exploring the problems and identifying potential solutions, the research aims to contribute valuable insights that can alleviate the burden on both residents and officials involved in managing these structures. The chosen topic aligns with the broader goal of addressing urban challenges and finding sustainable measures for improvement.

Methodology of the study:

In the language of academic, the word methodology has a numerous meaning. In the narrow and actual sense, it defines as the study of methods and procedures in an individual piece of work that includes general type of research activity. In other word, research methodology is a way to analytically solve research problems. Why a research study has been undertaken, how the research problem has been defined, what data have been collected and what particular method has been adopted, why particular technique of analysing data has been used and a host of similar other questions are usually answered when we talk of research methodology concerning a research problem or study (Kothari, 2017, Research Methodology, pg. no. 08).

Statement of the Research Problem:

A Study of Problems Faced by Residents of Dilapidated Buildings in South Mumbai.

Objectives of the study:

The motive of research is to find answers to question by applying scientific procedures. The chief goal of research is not only to identify the verity that is hidden but also which has not been discovered as yet.

The objectives of the are as follows: -

- To study the socio-economic background of the residents.
- To study the problems faced by residents of dilapidated buildings in South Mumbai.

Sampling Frame:

Sampling is the procedure of systematic selection of units from a population thereby studying the sample through which a researcher can clearly conclude the results from the population. There are two types of sampling which are Probability Sampling and Non-Probability Sampling.

Convenience sampling is a type of non-probability sampling where the researcher selects members from only available and easily accessible participants. For this study researcher adopted Convenience Sampling. The researcher selected a total of 20 families as a sample size for this study. The data was collected through an Interview schedule from 20 families who are residing in dilapidated buildings of South Mumbai.

Data Collection:

Data collection refers to the procedure of examining and analysing accurate information for research using authentic methods. The data was collected from two sources i.e., Primary and Secondary.

- **Primary Source:** It is the data which is collected by researcher for the first time is known as primary data. It is the data which is also collected by surveys, interview and questionnaires. The data for this study had collected through Interview Schedule as a primary source.
- **Secondary Source:** The data which is gather by one and used by someone else is known as secondary data. Besides Interview, the data for this study had collected from Journals, Books, Authentic articles and Unpublished dissertations.

Data Analysis: Data analysis is the method of extracting important details from the large-scale of data collected during the field work. However, it has been said that analysis is not only enough to provide explanations but interpretation of data is also important to get answers to research questions. Interpretation takes the results of the analysis, makes inferences and

draws conclusions about the relationships. Thus, to interpret is to explain and find meaning. (Ram Ahuja, 2001, Research Methods, pg. no. 315.)

With the aid of the Interview Schedule, the data was gathered systematically and this collected data was analyzed by manually and also with the help of the computer.

Content and Discussions:

The applied anthropology theory is relevant to the topic as it illuminates the actual challenges confronted by residents residing in dilapidated buildings. This theory not only identifies the real problems but also suggests potential solutions by the conclusion of the research. Applied anthropology, in this context, involves the examination of human problems arising from development programs, a phenomenon prevalent in many developing countries.

The assumption of conflict theory is the basic conflict that occurs between “haves” or “haves-not” living in the same society. The conflict occurs between “haves” and “haves-not” living in the same urban cities due to the reasons that their way of living life is different. The conflict theory thinks that cities are run by economic and political groups that use their asset to enhance their position, utilize the resources of the poor people, and develop cities in such a way that benefits them.

Urban development includes projects that aim at the reconstruction of dilapidated buildings and the modernization of built-up areas so that the builder can earn more profits and the city can be modernized. To vacate dilapidated buildings for redevelopment, the builder makes numerous promises to the residents. The residents fear vacating their homes for redevelopment because of factors such as delay in possession of flats, corruption during redevelopment, illegal construction by developers and many more.

The city holds this approach of symbolic interactionism to focus on the nature of residents and their different types of interaction with each other and their different

understanding of urban life. By symbolic interactionism, social inequality based on social class, race/ethnicity, gender, age, and sexual orientation affects the quality of urban experiences. Furthermore, the level of differences in their socio-demographic backgrounds, and urban residents vary in other ways.

There is a debate in the functionalist perspective which focuses with regards to merits of cities and urbanization. In what ways and to what extent are cities useful (functional) for society, and in what ways and to what extent are cities disadvantageous and even harmful (dysfunctional) for society? Hence, functionalism not only offers a positive sight but also a negative sight of urbanization. The major problems are faced by the impoverished people who live in the dilapidated buildings.

It deals with the tension or anxiety of an individual related to negative feelings such as fear or anger by unleashing them on an innocent target. For example, if a person experiences negative emotions due to the numerous problems faced while dwelling in a dilapidated building, then they transfer these negative emotions to someone or something such as members of the family or a household item.

The principles of New Urbanism emphasize on the attractiveness and beautification of the community infrastructure and property. The urban planning must be planned in such a manner that the residents feel comfortable and the overall structure must be well developed. It can act as a guiding principle for the planning and development of towns and cities.

Residents who live in a building for a long time form an attachment to the home, place, communities, neighbours, friends, kinship, surroundings, and many more. Due to the redevelopment of dilapidated buildings, residents fear to move out from their origin to another place. Not being ready to separate and lose these attachments caused emotional distress and personality disturbance, including anxiety, anger, and

depression.

It takes place when individuals or communities loose economic power and shift into lower socio-economic status. It results in a loss of confidence in resettled people especially when displaced become outsiders and newcomers in host communities. Resettled people are not welcome by host communities

Millions of people have lived in their homes since birth. Due to the redevelopment of dilapidated buildings, people are forced to leave their residential places, friends, kinships, jobs, schools, and so on. Fear of separation from everything may cause problems such as individual loss of the ability to think properly when they are displaced to new areas which creates a feeling of alienation from other people

The Socio-economic Background of the Residents:

This chapter involves a comprehensive analysis of the socio-economic background of residents residing in dilapidated buildings. Socio-economic background refers to the amalgamation of social and economic factors that determine an individual or group's position within a society. The analysis delves into the social and economic status of residents, considering factors such as education, occupation, income, marital status, type of family, among others.

The study relies on primary data collected in South Mumbai to ascertain the socio-economic status of respondents and their families living in dilapidated buildings. Data collection involved interviewing one member from each of the twenty families, each residing in different dilapidated structures. The Interview Schedule facilitated the systematic gathering of socio-economic data, which was subsequently analyzed both manually and with the aid of computer tools. The analysis aims to provide a comprehensive understanding of the socio-economic conditions of residents in dilapidated structures.

❖ Approximately 90% of the participants identified as female, with the remaining 10% identifying as male.

- ❖ Among the respondents, 50% fell within the age range of 45 to 54. Additionally, 20% of participants belonged to the 34 to 44 age group, 15% were within the 55 to 64 age range, 10% were in the 25 to 34 age category, and the remaining 5% were in the 18 to 24 age group.
- ❖ The predominant employment status among respondents was as homemakers, constituting 85% of the participants. A smaller percentage, 5%, identified as dentists, and the remaining 10% were engaged in service jobs within various organizations. Notably, none of the respondents reported owning a business.
- ❖ The bulk of the respondents, accounting for 80%, have completed their high school education. Another 15% of participants have attained education up to the high secondary school level, and the remaining 5% have obtained a B.A. degree.
- ❖ The overwhelming majority of respondents, comprising 90%, reported being married. In contrast, 5% of participants identified as widowed, while another 5% indicated that they were divorced.
- ❖ Nearly all respondents, specifically 85%, reported having children in the range of 1 to 3, while the remaining 15% of participants indicated having between 4 to 6 children.
- ❖ The vast majority of respondents, totaling 85%, reported having children within the range of 1 to 3. Conversely, the remaining 15% of participants indicated having between 4 to 6 children.
- ❖ The majority of respondents, accounting for 90%, reside in nuclear families, while the remaining 10% live in joint families.
- ❖ A significant portion of the respondents, specifically 55%, indicated spending the majority of their years in a dilapidated structure within the range of 16 to 30 years. Another 30% reported spending between 10 to 15 years, while the remaining 15% spent less than 5 years in such conditions.

- ❖ The majority of respondents, comprising 70%, reported having fewer than 5 members in their family. Conversely, the remaining 30% of participants indicated having between 6 to 9 members in their family.
- ❖ The majority of families, accounting for 75%, have only one member employed. Additionally, 20% of respondents reported having between 2 to 3 family members employed. Notably, a small percentage of respondents, 5%, mentioned having no employed members due to financial support provided by their close family.
- ❖ A significant majority, constituting 80% of the respondents, reside in houses under the Pagri System. In contrast, the remaining 20% of participants are tenants, although not under the Pagri System.
- ❖ Most The majority of respondents, accounting for 35%, pay a rent of Rs.180. Additionally, 25% of participants pay Rs.240, and 20% pay Rs.80, with all of them living under the Pagri System. Contrastingly, 20% of respondents pay between 10K to 12K as they do not live under the Pagri System.
- ❖ In terms of house area, 50% of the respondents have houses with an area of 201 to 250 sq. feet, while 30% have houses ranging from 251 to 400 sq. feet. The remaining 20% of respondents have houses with an area of 150 to 200 sq. feet.
- ❖ The majority of respondents, comprising 55%, reside in 1 Room Kitchen setups, while the remaining 30% have converted their 1 Room Kitchen into 1 BHK accommodations.
- ❖ In terms of monthly income, a significant portion of respondents, specifically 80%, fall within the income range of 13K to 25K. On the other hand, 20% of respondents have a monthly income of less than 12K.

Concluding Remarks:

In conclusion, the study underscores a poignant reality – residents of dilapidated buildings, constrained by their impoverished socio-economic backgrounds, find themselves unable to afford better living conditions. This financial limitation compels them to endure life in dilapidated structures, despite the inherent risks and challenges associated with such living conditions. The findings emphasize the urgent need for targeted interventions and support systems to improve the living standards of these residents and address the broader socio-economic disparities that perpetuate their predicament. The study provides a crucial foundation for understanding the complexities of this issue and advocates for comprehensive strategies aimed at enhancing the well-being of individuals living in dilapidated structures.

The Problems Faced by Residents of Dilapidated Buildings in South Mumbai :

- ❖ The current study focuses on primary data collection conducted in South Mumbai to assess the socio-economic status of respondents and their families residing in dilapidated buildings. The study involves gathering socio-economic data from twenty families, with one member interviewed per family, each residing in various dilapidated structures. The data collection process utilized an Interview Schedule, allowing for systematic data gathering. The collected data was subsequently analyzed both manually and with the assistance of computer tools.
- ❖ The primary reasons for the majority of tenants residing in dilapidated structures are diverse, with 55% doing so because housing in such buildings is affordable. Another 20% chose to live there due to the proximity of their husband's workplace, 10% due to the property being an ancestral home, and the remaining 15% cited a combination of all these reasons.

- ❖ Regarding living arrangements, an equal percentage of tenants, i.e., 50%, have both private living spaces and toilet facilities in their houses.
- ❖ Tenants facing issues with common toilets reported various concerns, with 35% expressing dissatisfaction with hygiene maintenance, 30% facing water shortages, 14% dealing with broken locks, 14% encountering difficulties carrying vessels, and the remaining 7% citing all of the above reasons.
- ❖ Tenants who have private toilets in their homes reported no issues with their facilities.
- ❖ Regarding water supply, 60% of tenants in dilapidated buildings receive water in the morning, while 40% receive water in the evening.
- ❖ For tenants receiving water in the morning, 58% face difficulties waking up during vacations and holidays, followed by 16% who cannot make late-night plans, and 25% who experience limited time to refill.
- ❖ For tenants receiving water in the evening, they encounter various challenges, with 35% facing hurdles in household chores, 25% being unable to reach on time for events, 25% unable to make weekend plans, and 13% experiencing all of the above issues.
- ❖ Concerning the time available for collecting water, almost 60% of tenants have a 2-hour window, while the remaining 40% have 1 hour.
- ❖ The methods of water collection also vary, with 65% storing water in Sintex Water Tanks, and 35% using a combination of Sintex Water Tank and Drum.
- ❖ When there is no water supply, 80% of respondents' water storage lasts for less than 15 minutes, 15% lasts for half an hour, and the remaining 5% lasts for 1 hour.
- ❖ To address water shortages, nearly 60% of respondents buy water, and 40% visit relatives or friends when there is no water supply in their buildings.
- ❖ Regarding water consumption, 85% of tenants drink water directly from their taps, while 15% have water filters in their homes.
- ❖ In terms of electricity supply, 50% of tenants do not receive a regular supply, whereas the remaining 50% have a consistent electricity supply.
- ❖ Tenants in dilapidated buildings experience frequent power cuts, with 50% reporting disruptions during rainy seasons, 10% during summer, and 40% facing occasional power cut issues.
- ❖ During power outages, tenants encounter various challenges, with 50% experiencing disruptions in their daily routine and inability to use electric appliances, 35% having no source of light and ventilation, and 15% facing difficulties in using toilets.
- ❖ Resolving power cut issues varies, as 50% of buildings take 2 to 3 hours, 30% take more than 3 hours, and 20% take 1 hour to address the problem.
- ❖ Concerning cleanliness, almost 75% of dilapidated buildings lack proper maintenance, while 25% of tenants hire maids for cleaning.
- ❖ Regarding waste disposal, 85% of tenants dispose of their garbage in the gutter, while 15% dispose of garbage on the roadside.
- ❖ Observations about infections reveal that 60% of tenants believe there are more cases due to the compromised structure of the dilapidated building, while 40% are not aware of the same.
- ❖ The primary causes behind the higher incidence of infections in dilapidated structures, as observed by tenants, are allergies, accounting for 66%, followed by malaria at 22%, and dengue at 10%.
- ❖ Regarding housing conditions, 80% of tenants' houses are not furnished, while the remaining 20% have well-furnished homes.

- ❖ The predominant reasons for the lack of furniture are 62% of tenants having insufficient income to purchase furniture and the remaining 38% facing constraints due to the small size of their houses and inadequate income.
- ❖ Similarly, 80% of the tenants' houses are not painted, and the remaining 20% have painted homes.
- ❖ Those with unpainted houses cite reasons such as leaky structures (69%), limited income (19%), and wall tiling (12%).
- ❖ The primary obstacle to periodic renovation of dilapidated buildings is the lack of interest from landlords, accounting for 65%. An additional 20% of tenants refrain from lodging complaints due to the fear of losing their homes, which is compounded by the landlord's disinterest. A smaller percentage, 15%, indicates that no tenants contribute money from their own pockets for renovating the building.
- ❖ Tenants residing in dilapidated structures encounter various safety issues. Specifically, 35% of them face problems with pickpockets, especially at night, lack of fire risk management plans in their buildings, and fear of walls collapsing due to weak structures. Another 20% of tenants experience issues solely related to pickpocketing, while 15% contend with the absence of fire risk management plans. Stray animals entering the buildings and the fear of walls collapsing due to structural weaknesses are reported by 10% of tenants each. A further 10% of tenants encounter all the aforementioned safety problems while living in dilapidated structures.
- ❖ The majority of tenants, approximately 85%, hold the opinion that the Pagri system favors landlords, while the remaining 15% of tenants expressed uncertainty about this perspective.
- ❖ Among those tenants who believe the Pagri system favors landlords, 60% feel this way because landlords receive a substantial share of the money, 25% believe it is due to redevelopment benefits mostly benefiting the landlord, and 15% think it is due to all the above reasons.
- ❖ In terms of awareness about MAHADA schemes, most tenants, around 85%, are unaware of them, while only 15% of tenants have knowledge about the schemes.
- ❖ The overwhelming majority of tenants, nearly 90%, would not be content with the relocation provided by MAHADA, while only 10% of tenants would find the relocation satisfactory.
- ❖ The primary reasons preventing tenants from moving out of the dilapidated structure include 50% who cannot afford expensive rent in the urban city. Additionally, 20% cite work commitments, 10% mention proximity to their children's schools and colleges, and another 10% have a combination of reasons, such as work and affordability issues. A further 10% of tenants cite all the above reasons for not opting to move.
- ❖ A significant portion, accounting for 35% of the tenants, refrains from inviting friends or relatives due to the belief that living in a dilapidated structure negatively impacts their social status. Another 30% have experienced a change in how people treat them, noting that the treatment is favorable until others see their home. For 20% of tenants, the lack of marriage proposals for their daughters, influenced by the condition of their home, affects their social life and status. A smaller percentage, 15%, cited all the above reasons for the impact on their social life and status.
- ❖ The Tenants provide a variety of reasons for not opting for the redevelopment of their building. The concerns include:
 - Fear of Losing Home after Vacating for Redevelopment: 20% of tenants are hesitant due to the fear of losing their homes after vacating for redevelopment.

- Concerns about Builder Abandoning Construction: 15% of tenants are apprehensive that the builder might abandon construction midway.
 - Reluctance to Shift to Distant Areas: Another 15% do not want to shift to distant areas as part of the redevelopment process.
 - Worries about Rent Discontinuation: 10% fear that the builder will stop providing rent after vacating their original homes.
 - Fear of Losing Home if Developer Doesn't Initiate Proposal: Another 10% are concerned that if the developer doesn't initiate the proposal after selection, they might lose their homes.
 - Considerations about Changes in Rents: 5% of tenants are contemplating potential changes in rents.
 - Various Concerns Combined: A significant portion, 25%, cited all the above reasons for not opting for the option of redevelopment.
- ❖ Tenants offer various suggestions for the improvement of dilapidated structures:
- Generating Safety Funds for Emergencies: 25% suggest the creation of safety funds to address emergency issues.
 - Monthly Visits by Landlord: 20% recommend that landlords conduct monthly visits for better communication and understanding.
 - Formation of a Decision-Making Committee: 15% propose the formation of a committee to facilitate decision-making, ensuring active participation from all tenants.
 - Government Relocation to Areas Closer to Original Homes: Another 15% suggest that the government should relocate tenants to areas closer to their original homes.
 - Establishing Criteria for Landlord Demands in Redevelopment: 10% advocate for the

establishment of specific criteria for landlord demands when a dilapidated structure is going for redevelopment.

- Government Funding for Repair: Another 10% propose that the government should provide funds to repair dilapidated structures.
- Interest-Free Loans from the Government: Only 5% suggest that the government should grant interest-free loans to individuals seeking to move into better living conditions.

Concluding Remarks:

The findings from the study lead to a conclusive observation that residents are compelled to reside in dilapidated structures despite encountering numerous challenges. The prevalence of the Pagri system is noted as a common arrangement, driven by the residents' inability to afford expensive rents in the urban city. Moreover, a notable issue is the lack of interest from landlords in addressing various problems faced by the residents, including negligence in maintenance works and safety-related issues.

As a recommendation, it is proposed that landlords should take proactive measures, such as generating safety funds periodically, to address emergency issues. This could serve as a valuable aid for residents facing unforeseen circumstances. The conclusion highlights the multifaceted challenges faced by residents in dilapidated structures and suggests targeted interventions for the improvement of living conditions and overall safety.

Conclusions and Suggestions:

Conclusions:

- ❖ The residents have been enduring living conditions in a dilapidated structure under the Pagri system for the past 30 years.
- ❖ The affordability of housing under the Pagri system, especially given the exorbitant rent prices in the urban city, remains the primary reason why tenants choose not to move out of the dilapidated structure.

- ❖ The residents, constrained by their impoverished socio-economic backgrounds, find it challenging to afford better living conditions. Consequently, they are compelled to continue residing in the dilapidated structure despite the associated risks.
- ❖ Beyond financial constraints, the residents' decision to stay is influenced by factors such as the location's proximity to their workplaces, the sentiment attached to ancestral homes, and the supportive social network within the close-knit community. These aspects contribute to the residents' reluctance to relocate despite the challenges posed by the deteriorating building infrastructure.
- ❖ The physical deterioration of the building is a growing concern for the tenants, with frequent damages observed, including cracks, concrete spalling, dampness, and other issues.
- ❖ Early detection of the causes of damage is crucial for effective repair work to address structural issues promptly.
- ❖ Various health and safety factors contribute to the damages experienced by the buildings, underscoring the need for comprehensive intervention.
- ❖ The lack of interest and negligence from the landlord in addressing maintenance and safety-related issues compounds the challenges faced by residents. It is suggested that landlords should periodically generate safety funds to provide assistance in emergency situations, serving as a helpful aid for the residents.
- ❖ It is recommended that the BMC (Brihanmumbai Municipal Corporation) should consider appointing a dedicated trash collector in dilapidated structures to manage garbage collection efficiently. This proactive measure aims to mitigate the risk of infections such as dengue and malaria associated with inadequate waste disposal.
- ❖ When it comes to redevelopment initiatives, challenges arise due to a lack of coordination and cooperation among tenants. Tenant reluctance to support rent hikes or share repair responsibilities can hinder the success of redevelopment projects, whether undertaken by private firms or agencies like MHADA.
- ❖ Furthermore, residents are often unwilling to relocate as the cost of renting or purchasing property in the same area at market rates is deemed unaffordable and beyond their financial reach. In light of this, there is a suggestion for the state government to explore the creation of new rental housing options to address the housing affordability issue and encourage better living conditions for residents.
- ❖ There is a significant demand for affordable and rental housing, as evidenced by the high number of applications for the MHADA lottery. However, the availability of such affordable housing options is limited, and other alternatives are often financially out of reach for tenants and residents. Consequently, individuals continue to risk their lives by staying in dilapidated buildings rather than vacating.
- ❖ The reluctance to vacate for redevelopment stems from various fears, including delays in possessing new flats, concerns about corruption during the redevelopment process, the use of substandard materials to maximize profits, material shortages due to delayed payments by builders, corrupt members of managing committees, illegal constructions by developers, and other related issues.
- ❖ Conducting surveys of dilapidated buildings can serve as a valuable tool for both apartment owners and developers. These surveys provide crucial information for making well-informed decisions regarding development strategies and the management of apartment buildings, ultimately

contributing to achieving sustainability in urban housing.

Suggestions:

The following recommendations have been provided based on the identified issues in dilapidated structures:

- ❖ Formation of a Decision-Making Committee:
 - Suggestion: A committee should be formed to facilitate decision-making, ensuring active participation by all tenants.
- ❖ Regular Landlord Visits:
 - Suggestion: Landlords should conduct monthly visits to assess and monitor the condition of the building.
- ❖ Interest-Free Government Loans:
 - Suggestion: The government should offer loans without interest to individuals seeking to move into better living conditions.
- ❖ Creation of Safety Funds:
 - Suggestion: Safety funds should be generated for addressing emergency issues in dilapidated structures.
- ❖ Government Funds for Repairs:
 - Suggestion: The government should allocate funds to support the repair of dilapidated structures.
- ❖ Criteria for Landlord Demands in Redevelopment:
 - Suggestion: Specific criteria should be established for addressing landlord demands when a dilapidated structure is undergoing redevelopment.
- ❖ Government Relocation to Closer Areas:
 - Suggestion: The government should consider relocating tenants to areas closer to their original homes.

These recommendations aim to address various aspects of dilapidated structures, promoting better living conditions, tenant involvement, and effective government intervention.

Scope for the Further Studies:

❖ Understanding Resident Problems:

To provide a comprehensive understanding of the challenges faced by residents living in dilapidated buildings.

❖ Impact of Development on Displaced People:

To analyze and assess the consequences of development initiatives on individuals who are displaced from dilapidated structures.

❖ Identification of Factors Causing Damages:

To gain insights into the factors that contribute to damages in dilapidated buildings.

❖ Informing BMC for Policy Development:

To assist the Brihanmumbai Municipal Corporation (BMC) in understanding the issues faced by residents and facilitating the development of suitable policies.

❖ Guidance for Urban Developers:

To provide a roadmap and guidance for urban developers to ensure proper planning and execution of development projects.

❖ Reference for Future Research:

To serve as a valuable reference for researchers interested in studying societal development issues, offering insights and data for future research endeavors.

The study's broad scope aims to contribute significantly to the understanding of dilapidated structures, the impact of development on affected individuals, and the formulation of effective policies and strategies for urban development. Additionally, it seeks to establish a foundation for ongoing research in the field.

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