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Typology of Land Tenure and Property Rights in Nagpur City																												
Degree of Security in PRACTICE	0 percent																											
	100 percent																											
	[Bar chart showing security levels across tenure categories]																											
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Tenure categories																												
Property rights	Pavement Dwellers		Squatter settlements on Privately Owned Lands		Squatter settlements on Mixed Ownership		Squatter settlements on Government Lands		Notified Squatter settlements		Non-Notified Squatter settlements		Newly Developed Squatter settlements		Unauthorised Construction on Authorised Land		Hostels/ Paying Guests/ Migrants who can afford their living		State Owned Public Housing		Private Company Housing			Cooperative Housing		Private Housing		Freeholder
		T	O	T	O	T	O	T	O	T	O	T	O	T	O	T	O	S	T	S	E	O	T	O	T	O	O	
Occupy / use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Enjoy	X		X		X		X		X		X		X		X		X		X		X		X		X		X	
Dispose	X		X		X		X		X		X		X		X		X		X		X		X		X		X	
Restrict									X					X		X					X				X		X	
Buy									X					X		X					X				X		X	
Inherit	X				X		X		X		X		X		X		X				X		X		X		X	
Develop/ improve	X		X		X		X		X		X		X		X		X				X		X		X		X	
Cultivate/produce					X		X		X		X		X		X		X											
Sublet			X		X		X	X	X	X	X		X	X	X	X		X				X		Y		X	X	
Sublet and fix rent			X		X				X		X		X		X		X				X		Y		X		X	
To access services		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
To access formal credit								X	X	X	X			X	X		X					X		Y		X	X	
Legend:	T	Tenant (Legally)						X	Right available equally to men and women																			
	O	Owner (Legally)						/	Right available to men only																			
	S	Sub-Tenant (Illegally)						\	Right available to women only																			
	E	Employee (Legally Tenant)						Y	Right available only after consultation with other members involved in the endeavor																			
Note: (Please refer the attached PDF)	SLUM IMPROVEMENT PROGRAMME (1972–1994)																											
	BASIC SERVICES FOR URBAN POOR (BSUP) under JNNURM (2006–ONGOING)																											
	RAJIV AWAS YOJANA (2007)																											
	RAMAI AWAS YOJANA (2008–ONGOING)																											
	SLUM REHABILITATION SCHEME, NAGPUR (2006–ONGOING)																											
	INTEGRATED LOW COST SANITATION SCHEME (2010–ONGOING)																											
	PRADHAN MANTRI AWAS YOJANA (PMAY) (2015–ONGOING)																											
	INDIVIDUAL LAND TITLES (MALKI PATTA)																											

TENURE SECURITY and PROPERTY RIGHTS POLICIES for SQUATTER SETTLEMENTS in NAGPUR

A number of housing programmes have been promoted by the local government, focusing on slum upgradation, slum redevelopment, provision of tenure security, land reservation for poor in new projects, development of sites and services and upgradation of urban slums. Nagpur is therefore considered one of the few best-case examples in India for land tenure security and property rights dealing with squatter settlements. Some of the major policies are:

SLUM IMPROVEMENT PROGRAMME (1972–1994) The main objective of this scheme was to bring basic infrastructure into the city's slum settlements—water supply, sewer lines, drainage, roads and street lighting, etc. This scheme was implemented by the NMC.

BASIC SERVICES FOR URBAN POOR (BSUP) under JNNURM (2006–ONGOING) was introduced for slums on government lands. It is implemented by the Slum Rehabilitation Authority (SRA), Nagpur. The criteria for slum selection was the predominance of kutchha and semi-kutchha houses, lack of basic services and amenities. The slums were located on NMC, NIT, railway land, defence land or in areas selected for large infrastructure development.

RAJIV AWAS YOJANA (2007) was a Government of India housing programme aimed at creating a 'Slum Free India' by giving support to those states who are willing to assign property rights to slum residents. Nagpur was a pilot city under this programme in Maharashtra. No houses were built under this scheme (RTI to Slum Rehabilitation Authority, Answer Received on 8 August 2018).

RAMAI AWAS YOJANA (2008–ONGOING) is a Government of Maharashtra scheme. Its primary objective is to provide housing for the poor and the project is implemented by the Social Justice Department for poor SC families and neo-Buddhists. The Social Welfare Department sent a list of 4,706 beneficiaries to the NMC. However, selected beneficiaries from 1 April 2014–31 March 2018 were only 1,031 (RTI to Slum Department NMC, Answer Received on 5 September 2018). In a new announcement, the Maharashtra Government has sanctioned more than 1 lakh houses (Awas Yojana, 2018) under Maharashtra Ramai Awas Yojana housing scheme 2018 for poor families. The subsidy for rural households increased from INR 70 thousand to 1 lakh (News & News, 2018). The Social Justice Department has sanctioned these houses in Aurangabad, Amravati, Mumbai, Nagpur and Nashik division for FY 2018–19 under Ramai Awas Yojana.

SLUM REHABILITATION SCHEME, NAGPUR (2006–ONGOING) The Government of Maharashtra launched the Slum Rehabilitation Scheme in 1996. This scheme uses land as a resource to redevelop slums. The scheme for building houses for the poor had two models in Nagpur. The first had 70 per cent funding from the central government and the remaining 30 per cent was to be raised by the builder by selling transfer of development rights in the market. The second had a funding ratio of 50 per cent central, 20 per cent state and 9 per cent municipal grant and 11 per cent beneficiary contribution.

The Slum Rehabilitation Authority (SRA) in Nagpur planned to build around 13,600 houses for the poor in the city, but over time the target was revised to 3,000 houses. This scheme failed miserably due to the unviable financial model and lack of response from people owing to the location and size of the flats being offered. (Roy, 2013) (Commonfloor, 2012).

INTEGRATED LOW COST SANITATION SCHEME (2010–ONGOING) In line with ‘Toilet for Every House’ vision of the Government of Maharashtra, the NMC constructed 7,500 toilets after preparing a City Sanitation Plan, based on a survey conducted. The scheme covers all the economically weaker section (EWS) households, which have dry latrines and aims to construct new latrines where none are present. (Smartnet.niua.org, 2018). After the selection of the beneficiary, an amount of INR 8,000 (first installment) was to be given to the households for the construction of the toilets. Post completion of the primary work, the remaining installment of INR 8,000 was released by the NMC.

PRADHAN MANTRI AWAS YOJANA (PMAY) (2015–ONGOING) The PMAY ‘Housing for All’ Scheme has a schedule of 17 June 2015–31 March 2022. For Nagpur, the plan announced that 50,000 houses will be built by the NIT and Maharashtra Housing and Area Development Authority (MHADA) (Lokmat Times, July 2018).

INDIVIDUAL LAND TITLES (MALKI PATTAs) A landmark decision by the Government of Maharashtra in recent years has been the provision of individual land titles (malki patta) for slum residents in Nagpur. The first Government Resolution (GR) by the Housing Department of Maharashtra related to malki pattas for slums in Nagpur was passed on 10 July 2002 (Housing Department, GoM, 2002). As per this GR, households were eligible to receive malki pattas or land titles if their names appeared on the voter’s list on or before 1 January 1995. To get the malki pattas, residents had to form a co-operative society within two years of getting pattas.

There was no implementation of the GR in spite of the constant follow up by the people. Over the years, this demand was raised during the Nagpur Assembly to remind the Government of Maharashtra to fulfill their promise for malki pattas. The continuous movement led to two more GRs being passed in 2016—one dated 16 July 2016 (Housing Department, GoM, 2016) and another dated 24 August 2016 (Urban Development Department, GoM, 2016). The GR of July 2016 extended eligibility to the current cut-off date of 1 January 2000 and provided individual land titles for slums towards accessing benefits under the beneficiary-led construction (BLC) component of PMAY. The August 2016 GR was applicable only for slums on land under the NIT, offering tenure rights for 30 years on a joint-ownership structure (with the husband and wife as co-owners), with the first 500 sq. ft. provided free of cost for SCs/STs/OBCs. This GR is applicable to Nagpur and other cities of Maharashtra (except Mumbai, Pune and Pimpri-Chinchwad). The latest GR (Housing Department, GoM, dated 3 January 2017), extended land tenure rights to all slums in Nagpur. The GR also stated that slums located on government-owned land (such as those under the NMC, NIT, Collector land) will be given land tenure rights by the respective authorities. This has been a historic decision towards protecting rights of slum residents and enabling them with security of tenure. It will help residents access assistance for housing upgradation under the PMAY that requires land to be in the name of the owner.