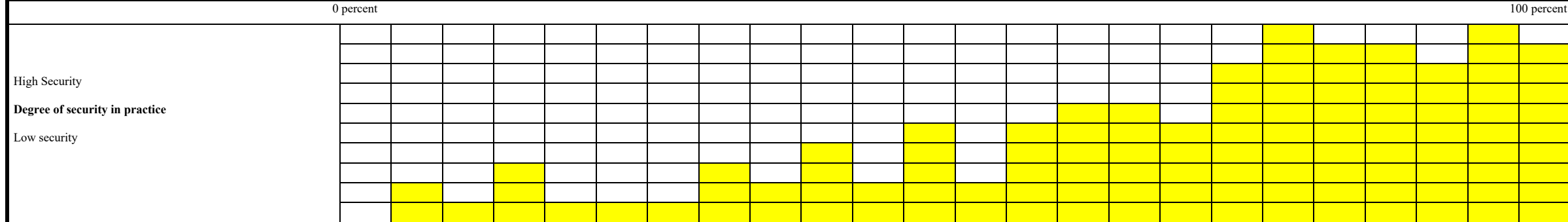


**Typology of land tenure and property rights in Greater Mumbai Area city, India**



Property rights	Pavement Dweller	Non-notified slums		Notified slums		Partial rental		Vacant Land Tenancy (VLT) Chawls		Other Chawls		BIT Chawls (purpose built chawls)		Other forms of tenancy				Sharehold (Co-operative Housing Societies)		Lease Holder		Free Holder		
		Owner	tenant	Owner	tenant	Slum Bed tenant	Slum Room tenant	Owner	tenant	Owner	tenant	Owner	tenant	Pagadi System - Unrecognised transfer	Hostels	Paying Guest	Service Quarters	Staff Housing	Owner	tenant	Owner	tenant	Owner	tenant
Contracted to		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
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
Enjoy	x	x	x	x	x			x		x		x	x	x	x	x	x	x	x	x	x	x	x	x
Dispose				x				x (note 1)		x		x		x					x		x		x	
Restrict										x		x		x					x		x		x	
Buy														x					x		x		x	
Inherit	x	x		x				x		x				x					x		x		x	
Develop/ improve	x	x		x				x (note 1)		x									x		x		x	
Cultivate/produce																								
Sublet		x			x			x (note 1)	x (note 1)					x						x		x		x
Sublet and fix rent		x												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
To access formal credit				x				x						!					x	x	x	x	x	x

Key: X Right available equally to men and women \ Right available to men only

The above information is indicative is subject to additional research. The table has been simplified to show the basic rights and tenure types.

- Note - 1. The Maharashtra Vacant Land Act in 1975 prohibited unauthorised occupation of vacant land, allowing local authorities to evict illegal occupants and negating all tenant-owner relationship. This was later ammended in the 1980 act, protecting dwellers and further allowing occupants access to basic services. The ammendment came with conditions, with cases of settlers provided with a legally binding title deed by the BMC - limited expansion, no permission for sub-tennancies unless VLT rights were transferred to new tennants, selling or transfer of rights requires BMC permission, and a modest rent to the municipal authority.
- 2 Slum Area Act/Slum Rehabilitation Act of 1995 protects slum and pavement dwellers from eviction, qualifies them for future rehabilitation, and in some cases provides access to basic services. It became the act to provide some form of security to pavement dwellers. This act enabled all dwellers with sufficient proof to enroll in the electoral of the act before January 1st 1995 were classified to be living in notified slums. Dwellers who did not register before the cut-off date or did not have the proof of documentation were classified as living in non-notified slums. Additionally, settlements constructed on Central Government land are classified as non-notified slums. The Maharashtra Government has claimed to make ammendments to the act - ignore the January 1995 cut-off date. (This needs to be further researched)
- 3, Notified Slums - These slums are officially recognised as slums by the government. This status allows the dwellers access to basic rights, security of tenure, and basic services. Additionally, the dwellers cannot be evicted unless the Slum Rehabilitation Authority (SRA) can resettle them with the dwellers consent. Non-notified slums - These slums are not recognised by the government as slums. The lack of recognition by the government create barriers to access legal rights, security of tenure and basic services such as water and sanitation.
4. Chawls - These are residential housing units originally constructed as cost-effective housing for the textile-mill workers in the 1900s. A quintessential chawl is about 5 storeys tall with 8-16 tennements on each floor occupied currently by poor but working-class families. Each unit called a 'kholi' (a room) is located along a corridor that is open to a courtyard or a street below. They have access to shared water and sanitation services usually on each floor.
5. The Pagadi system is a mutually agreed upon transfer of tenancy rights. The landlord, original tenant and prospective tenant arrive upon an agreement between themselves, leading to a transaction of lump sum allowing for the new tenant to gain superficial recognition as the original tenant and protecting under the Bombay Rent Act. This form of transfer of tenancy rights is non-formal and even considered illegal.

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