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**Typology of Land Tenure and Property Rights in Cochin City, India**

0 percent

100 percent

High Security Degree of security in practice Low security														

**Tenure category (please indicate)**

Property rights	Nomadic Tribes	Tenant in Squatter Settlement	Owner in squatter settlement	Tenants in Settlements with acquired rights *2	Owner in Settlements with acquired rights *2	Tenant in Property in Leased Land	Owner of Property in Leased Land	Tenant in authorised but illegal construction	Owner in authorised but illegal construction	Tenant without formal contract	Tenant with formal contract	Freeholder with mortgage	Freeholder without mortgage
Occupy / use	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
Dispose									X			X	X
Restrict					X	X	X	X	X	X	X	X	X
Buy									X			X	X
Inherit			X	X	X	X	X	X	X	X	X	X	X
Develop/ improve					X	X	X		X			X	X
Cultivate/produce					X	X	X	X	X	X	X	X	X
Sublet			X		X		X	X	X	X	X	X	X
Sublet and fix rent					X		X	X	X	X	X	X	X
To access services *		X*1	X*1	X	X	X	X	X	X	X	X	X	X
To access formal credit					X		X		X		X	X	X
Legal security *3				X	X	X	X				X	X	X

Key: X Right available equally to men and women

Notes:

No tenure category is 100 percent secure as the Governments holds legal authority of acquisition. Only compensation can be contested.

\*In the city of Cochin, centralised sewage system coovers only 5 percent of housing. The other 95 percent have septic tanks.

\*1: Level of services depend on location of the squatter settlement, most often limited to electricity and water.

\*2: Acquired rights are by virtue of extended occupancy. The minimum period for legal rights to title is 12 years and cannot be claimed on public property. This is in accordance to the doctrine of adverse possession.

\*3: Subject or vulnerable to demolition through legal contestation as these constructions are on ecologically sensitive areas.