

# Community upgrading in Pune, India

## Pandavnagar :

The Pandavnagar community runs along the foot of the Hanuman Tekdi Hill, behind Fergusson College, in Pune, in the western state of Maharashtra. The community is over 50 years old, built on public land zoned as "Hilltop-Hillslope" zone in Pune's Development Plan. Because no building is legally allowed in hill slope areas of the city, the community has been under eviction threat for a long time.

Between 1995 and 1999, the Pandavnagar community undertook a process of planning, negotiating, preparing and construction to completely redevelop their settlement and houses. The community was assisted by the National Slum Dwellers Federation (NSDF) and Mahila Milan women's collectives, which helped start community savings groups and provided back-up to the community's activities. Here are the steps the community has gone through to improve their lives and settlement :

### 1 Organized and began saving :

In preparation for the project, the people started housing savings groups, into which each member deposited Rupees 150 each month.

### 2 Surveyed and mapped the community :

A full cadastral surveyed map of the community was prepared with help from some young engineers from Bombay. The community conducted its own survey of families which produced the following information about Pandavnagar :

- Total number of households : **76 households**
- Total population : **404 people**
- Average household income : **Rupees 2,700 / month**
- Area of settlement : **35,000 square feet**
- Average house size : **180 square feet**

### 3 Formed Cooperative Society :

To create a legal entity to take on a lease, to obtain group loans and to negotiate as a unified body, the community went through the steps of registering the community as a cooperative housing society, called Rajgraha Cooperative Housing Society.

### 4 Developed community upgrading plan:

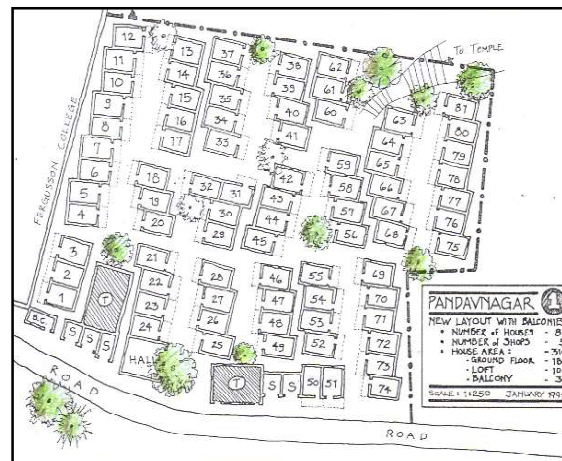
Using drawings, maps, scale models and life-size model houses, the community developed their ideas about what kind of affordable house model they would like to build. They developed a row-house design which can easily step down the steep hill slope of the site, but still save money because of the common walls on both sides. The community decided that all households would have the same size plots in the redeveloped community.

### 5 Negotiated with the city :

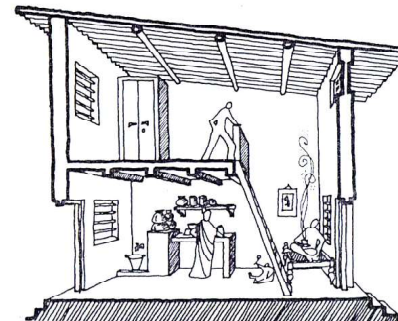
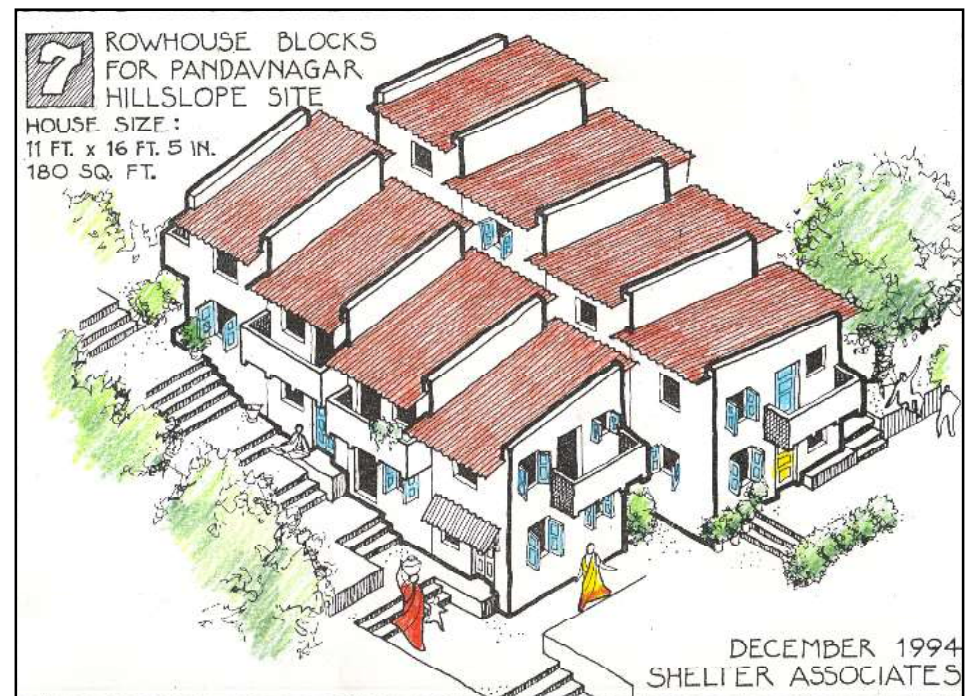
- First negotiated for the zoning to be changed from "Hilltop-Hillslope" zone, to "Residential" zone, which makes it legal to build housing there.
- Next, submitted their full project proposal and plans for the redevelopment of the community to the city to obtain a "No Objection Certificate" which gives them legal permission to build.
- Finally applied for a long-term lease on the land, in the name of the Rajgraha Cooperative Housing Society.



## Pandavnagar BEFORE community upgrading :



## Pandavnagar AFTER community upgrading :



## Steps in the upgrading of Pandavnagar . . .

IN a long process of design and consultation, the Pandavnagar community explored many different house types and layout options for redeveloping its hill slope site. This plan (which includes 81 house plots, a community center and several shop-fronts along the main road) uses the house model developed by the Mahila Milan in Bombay, and is designed to provide as much living space as possible within a very crowded and tight community situation. The house has a 14-foot ceiling height, which leaves enough room height to build an internal loft.

