CHAPTER II

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2.1 Introduction

A review of literature not only gives an opportunity to understand and comprehend the research problem under study but also helps the researcher to understand the different dimensions and issues of the research problem being studied. A review of past literature on urban renewal, concept and its dimensions, various issues involved in the urban renewal process, and strategies adopted in urban renewal and redevelopment is attempted here for the very purpose stated. The review of literature has also helped the researcher in formulating the conceptual and the methodological framework for the study. This has enabled the researcher to collect the information and subject them to sound reasoning and meaningful interpretation. The different issues that have emerged in the review have been considered carefully in the formulation of research objectives of the study. Most relevant literature has been reviewed keeping in view the objectives and methodology of the study. The literature review has also been made and presented under various appropriate headings.

2.2 Conceptualization of Urban Renewal as a Process of Urban Development

The concept of urban renewal has been defined from various points of view that the Business Dictionary defines ‘urban renewal’ as a process of redeveloping deteriorated parts of a city, often through demolition and new construction although urban renewal may be privately funded. It is most often associated with the Government renewal programs. According to Real Estate Dictionary, urban renewal is the process of redeveloping deteriorated parts of a city, often through demolition and new construction. Although urban renewal may be privately funded, it is most often associated with government renewal programs.
Architects have, on the other hand, defined urban renewal as an improvement of slums, deteriorated, and underutilized area of a city, generally implying improvement realized through city, state and particularly, federal programs, including the clearance and redevelopment of slums, the rehabilitation on relatively sound structures and conservation measures to arrest the spread of deterioration. As per the Science Dictionary, urban renewal is of programs designed to clear, rebuild, and redevelops urban slums. Critics contend that although they bulldoze slums, urban renewal programs often have led to their replacement by office buildings and by apartment houses for the well-to-do. From the Economic Dictionary, urban renewal is a Government-sponsored destruction of slum housing with a view to the construction of the new housing. In the Geography Dictionary, urban renewal is defined as a continuing process of remodeling urban areas by means of rehabilitation and conservation as well as redevelopment.

2.3 Distinction between the concepts of urban renewal and urban redevelopment

Webster, D.H. (1958) has clearly distinguished the terms of urban renewal and urban redevelopment. Further, he states that urban redevelopment is no longer usage rather specific meaning. It explains just any replacement of old structures (non-salvable) with new ones (slum clearance and re-housing). But urban renewal is of more recent origin, a broader term and a more comprehensive method. It explains clearance and redevelopment of slums and also prevents the spread of blight and rehabilitation of salvable and non-salvable areas. It eliminates the causes of slums and blight too. It is relevant to develop a pro-poor urban government in cities within some framework such as, first, preparing the capacity of the people, specially to participate in the decision–making process; second, via allocation of scarce resources and third, focus is on capitalization on comparative advantage and expand their
productivity and finally planning on their strategic moves for a long period of time, and to save more resources and high growth.

2.4 The Definition of ‘Slums’ and ‘Urban Blighted Area’

Singh, A.M. (1978) has stated that the slum should be applied to those parts of the city which may be unfit for human habitation because the structures therein are old, dilapidated, grossly congested and out of repairs or because it is impossible to preserve sanitation for want of sanitary facilities including ventilation, and drainage water supply or because the sites by themselves are unhealthy. On slums of Baroda, the term slum ‘applies to all those dwellings that do not even provide the basic minimum facilities for human subsistence, the very lack of basic infrastructural facilities, high infant mortality, and utter negligence of personal health and hygiene, together, characterize what may be termed as slums. The same word ‘slum’ denotes a Chicago mansion now used as a rooming house in the USA, a cardboard carton sheltering a human being. At Lima, Peru, the new huts built of scrap materials collected by people who are migrating to the cities of Asia or South America, and in general include, in different parts of the word, cabins, huts, dens, dugouts, sheds, stalls and other such evidence of poverty. In different parts of India, the slums are known as the Cheris, Bastis, Jhuggis, and Zopad Pattis in different languages (for example, Cherunilam F. and Heggade, O.D., 1987).

The slum connotes an extreme condition of blight in which the housing is unfit as to constitute a menace to the health and the moral of the community (Mandal, R.B., 1989). The term ‘blight’ is usually applied to an area of large size. It is almost never applied to a single building or structure. The term does not refer to any single characteristic or condition or even to any one set of conditions or characteristics that are regularly found in the same combination. Rather it covers a wide range of conditions and characteristics which may be found in various combinations. It is generally agreed that the two basic
characteristics of blighted area are substandard and either stagnation or deterioration.

Although the terms ‘blight’ and ‘blighted areas’ have become widely used, there are no commonly accepted standards by which their existence can be statistically measured. Nevertheless, the concept of urban renewal assumes that there are minimum standards and requirements for buildings and living conditions and that there is a public responsibility to maintain these standards by preventing or arresting blighting influences and by rehabilitating or rebuilding areas which reach a certain level of substandard, unhealthy residential houses without open spaces and amenities with over-crowded population and there are some reasons for the formation of slums such as rapid industrialization, improper land use patterns, migration, lack of zoning, vertical expansion of business, industry and inadequate infrastructure facilities (Webster, D.H., 1958).

2.5 Difference between ‘Slums’ and ‘Blighted Areas’

Upreti, H.C. (2004) has investigated about urban slums and the dimensions of poverty in them. He has defined poverty as a relative concept, which is therefore different from society to society. It depends on their standards and norms of a particular society. He has explained that urban poverty is a result of concentration of population in the urban centre which often reaches beyond its limits and then it causes several problems such as housing shortage, crowding, congestion and environmental hazards. He has also given different definitions of slum ‘in various views’. Quin, James A. (1950) has treated the term ‘slum’ and ‘blighted’ as synonymous but Quin makes a difference between the terms: he holds that the term ‘blighted’ refers to both residential and non-residential areas while the term slum refers to only residential areas. Also, there are distinctions between slums and squatter settlements; ‘squatter settlements’ are an illegal occupation of land; however, there are many unplanned settlements which have a mix of legal and illegal
characteristics. Towns, N. (no date) has stated that slum is a geographical space with buildings and other infrastructural facilities in varying stages of deterioration but people as well as houses, streets and other lots make slums.

Ansari, A.S. (2000) has indicated the importance of urban renewal and re-development in India in recent years and it is obvious that every country faces decline during its development because each city is a living organism and has a life cycle of birth, growth and decline. However, cities are the centres of civilization and culture and they are places of tension and strain, as well. Further, Ansari has defined urban decline as a process that appears in three progressively worsening forms, namely, (a) deterioration, (b) various degrees of decay, and (c) formation of slums. The term ‘blight’ can be applied to the first two stages of decline. So, blight is the degree of decline in an urban centre. He has also suggested measures to renew the old city by keeping the people where they live and by working in consultation with the inhabitants serving their larger interests better. The urban renewal program should be dovetailed with national objectives to attract national assistance, technical and financial. Though slums and blight seem to be identical, they differ in some respects. Blights occur in residential, commercial and industrial districts (Reddy, K.N., 1996). It is commonly agreed that two basic characteristics of blighted area are: substandard and stagnation or deterioration. Blighted areas are always in a state of deterioration (Rao, R.N., 1990). They are not standstill but spread from neighborhood to neighborhood (K.Narayan Reddy, 1996).

Slum is the worst form of residential blighted areas, that is, the worst form of human habitations. It may include formal and informal settlements (Reddy, K.N., 1996). Buildings in the slums vary from shacks to permanent and well-maintained structures, including authorized and unauthorized buildings (Ki-Moon, B., 2007). Prevalence of depreciating values, impaired investments, and social and economic maladjustments and also blighted areas that are subject to being submerged by water provided that any ecologically
valuable existing features in such areas shall, to a maximum extent feasible, be preserved (Gallion, A.B. and Eisner, S., 1950). Wood, E. E. (1969) has discussed on the other hand economic effects of blights and slums in his research. As a city continues to expand outward, new infrastructures should be provided for newly developed areas, such as water mains, sewers, new schools, and fire and police protection for the new areas. The cost could increase, however, while the population is not; but it may simply be moving outward even as the economic situation becoming unsound. All these cause tax increases and the number of tax prayers has not increased. The abandoned blighted districts can not pay their share of the economic burden.

2.6 Urban Renewal and Urban Redevelopment

Mehta, M. and Mehta, D. (2010) have developed city development strategies through participatory processes. It is relevant to develop pro-poor urban governments in cities within some frameworks such as, first, preparing the capacity of the people, specially to participate in the decision–making process; second, via allocating scarce resources; third, focusing on capitalization of comparative advantage; and expand their productivity and finally planning on their strategic moves for a long period of time to save more resources and high growth. Biswas, D. and Sarkar, S. (2006) have analyzed different schemes of housing and other basic services to the urban poor, focusing on different Asian countries, including the JNNURM in India, designed to provide basic infrastructure, facilities and services to rejuvenate the vigour of the developing cities.

Chakradeo, U. and Chaudhary, P. (2009) have stated that the Asian streets are full of vigour, vitality, life, energy and variety, compared to European cities. They have also further concluded in their study that the planners are expected to be aware of the quality that the streets possess and their utilities need to be imbibed on the new generation. Leeming, F. (1977) has stated that the deterioration of the environment of slum areas is largely due to
private development. Public intervention is necessary to arrest such areas from further decay. Edmund C. W. Lo (1986) has stated that urban renewal could be considered as physical as well as social development in our urban landscape. On the physical side, urban renewal implies slum clearance, urban redevelopment, conservation and rehabilitation of housing structures. Any or all of these components may receive priority or emphasis in the overall planning. Keung, J. K. (1985) has analyzed urban renewal projects in the past two decades and pointed to a lack of powerful organization to oversee and coordinate private and public redevelopment efforts. The present urban renewal process has been criticized as being too obsessed with economic considerations. In essence, urban renewal should encompass various measures of improvement, rehabilitation and redevelopment at a scale sufficient to incorporate comprehensive new layouts along with necessary environment and network of new facilities (Lee, K.G., 2009).

Jain, A.K. (2006) has stated that the JNNURM is the bridge for a gap between the Centre, State Governments and the urban local bodies (ULBs) to resolve the negative effects of urbanization. We can focus on development and investment on physical infrastructures that they become logistics and a chain from supply to manufacture and from product to delivery end. Further, all of these lead to cost effectiveness and finally cause urban economic development. Sehgal, R.L. (2006) believes that JNNURM is a city based program and each city has financial and technical resources to renew them. For example, urban infrastructure should be financially self-sustaining by the provision of reasonable amount of efficient gap funding. The JNNURM is an initiative toward sustainable development that cannot be achieved except by changing and reforming the statutory, institutional and pricing system of the urban centers. Also, the reform agenda of the JNNURM consists of two mandatory and optional elements of reforms. They are a set of reforms related to the ULB (urban local bodies) and the state.
Choudhury, B. (2007) has researched on the urbanization of the northeast of India. However, the share of service (tertiary) sector in the state ‘gross domestic product’ has been rising over the year, the economy of that of the seven northeastern states are basically agrarian and the urban settlements across the states cannot provide for the growing demand for urban services. A note on the urban governance system by reference to the JNNURM intervention in the northeastern states suggests the following:

1. Constitution of ward committees for mega cities and tribal councils for the rest of the states to promote community participation.

2. Constitution of some parastatal agencies or government departments for some states which do not have the ULBs.

3. Double entry accrual of basic book keeping and publication of the municipal balance sheet is necessary to show the transparency of the local body.

Levy of reasonable user charges is mandatory.

Huan, H., Smolders, B. and Verweij. J. (2008) have examined the urban renewal of the historical area of Wuhan (China) with regard to two main factors, namely, sustainable development and identity. Reuse of the existing buildings and continuing to build on the compact historical pattern are important for sustainable and durable urbanization. This occurs by the preparation of an inventory of the wishes of the local population which a part of the population wants to stay, including older people and younger individuals. Others such as families with children want to move to the suburbs. Creating proper facilities for older people who want to stay under resettlement schemes or providing compensation for people who want to leave is for providing cities with a clear identity, too. Zheng-Sheng, L.I.R.L.I. (2006) has shown that rapid urbanization has brought considerable changes not only to the inner parts of the city but also created an urban sprawl of the city. Further, he
has also shown that the urban sprawl has ruined or destroyed the urban heritage and the historical and cultural continuity. But the new method of urban renewal is for protecting, reutilizing and conserving the historical spaces.

Factors that are concerned with urban heritage conservation are: the protection of public wealth and common good, which is beneficiary and helpful to improve people’s life and quality and to promote people’s sense of belonging and their emotions. Economic development is as important as urban heritage conservation and the social force and market functions have a vital role compared to the government funds to conserve urban heritages and, finally, sustainable development is an important goal in modern urban planning. Urban heritage conservation has a significant role in urban planning. Different methods are used in the conservation. For example, renewing selectively while preventing total renewal or finding urban heritage with new uses, all of these are influential for realizing sustainable development.

Dubbeling, M. and Meijer. M. (2010) have made an assessment of urban renewal and sustainable development in the Netherlands. They have expressed that reconstructing residential areas and strategic parts of the city centers are a first matter of zealously working on contextual visioning, community building and community concepts. This research has been aimed at different approaches to urban renewal and development, which are better connected and safeguarded against future change and more flexible to improve sustainable development.

Sustainable urban design has been defined as *an urban design that focuses on the people and the environment, one that can be used for a long time, continuing to meet requirements that emerge throughout that time*. The first necessity for sustainable development in the near future is the coherence in urban planning. Some urban renewals projects affect each other and in order to achieve sustainable development it is better that the projects are connected with each other. Also the need of the public sector, public urban spaces and public domain are vital for a coherent vision. Democratic decision process is also very
important in coherent vision and regional developments. Without comprehensive vision, strong analysis and structural solutions for the future development, we cannot have the coherence in urban planning.

Mahlati, V. (2009) has studied the urban renewal of Alexandra, an all-embracing township rejuvenation program which is a joint project between governments, the private sector, NGOs and community-based organizations. This program is a kind of revitalization of the strategic urban localities through refurbishing of infrastructures, local economic development, urban management, environment management and development of human skills. Also, the project is charged with upgrading the living conditions and human development potentials, pertinent to Alexandra. The sustainability of the project depends on increasing the household incomes and reducing unemployment.

Paula-e Guimaraes, E. A. (no date) has stated that the target of urban renewal is to improve the inhabited environmental quality to increase human life quality and to study landscape as a vital element in the valley of the Paraiba cities in Sao Paulo state. The sustainability aim is for creating a series of public policies which cause long term development polis program and for grouping the cities in four groups: Green cities, digital cities, entertainment and knowledge cities and inter-generational cities. The action ideas are divided into four major categories: (a) Mobility, urban transportation and soil uses; (b) Cultural, environmental and urban valorization; (c) Monitoring system and environmental management; and (d) sanitation and hydro-resources.

Castillo. F. Green (2005) has also studied urban renewal of the northwest area of the historical centre of Mexico city and he evaluates the interventions in urban renewal programs from 2001 and concludes that they are all different from the ones prior to them. They are encouraged to reconstruct or renew the affected buildings or in the construction of new edifications for all kinds of activities which promote the regeneration of the central areas creating
synergies which contribute to the economic and social advancements. Hence, a correct operation for at least 40 years has been expected. The interest and the investment of the private sector have been allowed by this program. The proof of the success of the restoration of the historical centre is the attraction of new clients to all kinds of activities, new investments and new inhabitants.

Aldrich, B.C. and Sandhu, R.S. (1990) have evaluated the responsibilities of the government to provide for minimum basic amenities and shelter to the weaker sections of the urban population. The actual number of constructed units is so small in proportion to their requirements that it does not make much impact on the existing requirements. However, the policy of the public housing agencies is to construct more tenements for the poor. One alternative is the ‘site and services’ scheme which involves the needy in ‘self-help’ and adopts the use of cheap materials of construction that some public housing agencies have implemented in the country. Tosics, I. and Nodus, L. E. (2009) have on the other hand expressed the dilemmas of the integrated area – based urban renewal programs. They have distinguished between three periods of renewals: (a) the 1970s: ‘hard’ urban renewal – extensive physical interventions; (b) the 1980s: ‘soft’ urban renewal efforts to keep the original population in place; and (c) the 1990s: integrated urban renewal combining physical, economic and social interventions. The disadvantaged neighbourhoods need complex interventions not only to solve the physical and social problems but the whole range of government and governance issues.

To gain the social goals of housing policy, a social mix ideas should be applied carefully and in combination with other public interventions. A well-planned housing policy is required to achieve the social mix in deprived areas. It has to cover the whole urban area and to ensure the production of sufficient social housing in less segregated areas. Nelson, S. (2001) has studies the nature of partnerships in urban renewal in Paris and London. There have been some common differences in themes in different national contexts. Some features of
the partnerships are identified by the author which include common features of the French and British case studies. The relationships between organizations have sometimes been one of agencies than partnerships. Informal relationships between partners as well as formal relationships have been important, where continuing negotiations played an important role. The importance of intermediary bodies in facilitating the creation of public-private partnerships have also been made clear. The key factors in determining the differences in the nature of the partnerships in the two cities are the history of the state and the private sector interaction and also the relationship between different tiers of the governments. A more collaborative approach has been necessary to complete the process of urban renewal and secure the development of appropriate transport and social infrastructures.

Kapoor, R. (2010) has assessed the facilitative financial inclusion; first of all, it has been needed to understand the reasons and sources of urban financial exclusion which are completely different from the financial exclusion of rural India. Urban financial exclusion is because of the inability to access necessary financial services in an appropriate form and it is also a result of problems with conditions imposed, pricing, marketing, or self-exclusion in response to negative experience, or actual or perceived absence of benefit in betterment of their social or economic conditions. The physical access is not a vital issue for financial exclusion among the urban poor. Two macro-enablers take the financial inclusion to the next level and they are the Unique Identification Authority of India and the National Payment Corporation of India, while there are several challenges in achieving urban financial inclusion.

Banks also need to gear up to meet the challenges of managing a significant growth in the number of customers and transactions, while promoting service levels across all channels and developing market-based solutions for financial inclusion that address the unique requirements of the bottom-up provisions of market. Kassler, E. (1967) has shown how new
housing can be built without any social effects of relocation and also how new land areas locate and develop in a large city. All the widespread problems are explored for New York’s Harlem area in the new city. There are some obstacles to the planning process; some factors such as size, scope, density and complexity, as well as the various and often conflicting pressure groups and the historical pattern of economic determination of the city’s growth. The new planning approach is a ‘strategy’ that would be a key word in the ‘Master Plan’ concept. ‘Strategy’ is the ingredient that enables a course of action which has a clear set of objectives, which are sensitive to political and economic realities, demand and need. So, a comprehensive plan is a set of broad-based planning policies which would represent the current official expression of overall development strategy.

Foundation, R. (2008) has studied Sulukule neighbourhood in Istanbul. Its population is around 3,000 proma or roughly 80 percent of the local population. The Turkish Council of Ministers in 2005 has decided an urban renewal project for Sulukule. The method of this project has been to gentrify the neighbourhood, relocating the people, replacing the small houses by larger ones, opening a hotel and a shopping mall, and the current inhabitants are to be relocated to a suburb of the city around 40 km west of the centre of Istanbul, in a large apartment block, without any public transportation system. Many of the actual owners would effectively receive nothing while relocation has not been an ethnic cleansing action. Also, the relocated promoa would not to be able to work as they used to because they have few chances of finding other work. This project is not a kind of preservation of the old Istanbul, nor a sense of integration and has been criticized by the UNESCO.

Eckert, J. K. (1979) has on the other considered the high risk for the subsistent elderly that live in inner cities in ‘single room occupancy’ (SRO) in San Diego, CA. The inner cities are undergoing rapid change, either deteriorating at a rapid rate or being ‘redeveloped and completely transformed’.
In either case, the changes are dramatic and ageing residents are the pioneers confronting and adjusting to the changes. Unfortunately, the aged residents have been targeted for renewal. They are subjected to the stress of the neighborhood disruption which may include their involuntary relocation policy and planning decisions must be made on the basis of needs, adaptations and desires of the people who might be directly affected. Through a number of interrelated factors, including poor health and economic restraints, the elderly living in SRO accommodations are in a delicate balance with their urban environment.

Gallion, A.B. and Eisner, S. (1950) has stated that rebuilding our cities has been the penalty for neglect. Irresponsible civic management with negligent urban housekeeping has allowed obsolescence to spread it causing sickness, crime delinquency, traffic death and injury. “Harold Buttenheim once said” we not only need to defend our standard of living, we need to achieve it”. The necessity for government to give its assistance has been clear and it is evident that private enterprise, unaided, is not able to provide an adequate supply of satisfactory housing to meet the wise variations in the income levels of all the people.

Aldrich, B.C. and Sandhu, R.S. (1990) have discussed about the issues and options of affordable housing, a critical review of housing development programs in India. Housing is the result of rapid population growth and huge rural-urban migration which causes high housing demands. Many governments of the developing countries have tried to launch many housing schemes but they have not been successful because they have been based on the housing programs of the developed world. In the view of Turner, J.F.C. (1978), which has not been adapted to the needs and resources of the occupants and has become oppressive. Indian policy options in the past have ranged from formal housing to an incremental approach of basic services, site and core housing for those most in need. So the most vital for the success of future hosing policy
shall have to be an adequate provision of land and appropriate location for low income settlements and the provision of supportive infrastructure along with security of tenure as the urban poor are not only out-priced but also denied access to land. Finally, the government has realized that the limited resources could provide basic infrastructures and services to many instead of formal houses to a few. The poor have been, and are, resolving their problems by their own and spontaneous action.

Schively, C. (2008) has recognized the essential need for affordable housing for those working in the tourism sector as a need in the long term sustainability in regard to three components, namely, economic, environment and equity. However, there is an inherent complicity that arises in attempting to balance the components of sustainability, which must be reconciled to achieve true sustainability. The components of sustainability might also be reconciled through what Campbell (1996, 10) characterized as the ‘creative, technical, architectural and institutional solutions’. These solutions should recognize and account for the inter-connections between various policy areas such as land use, housing, environment, transportation and economic development.

Sokhi, B.S. and Rashid, S. M. (1999) have analyzed using remotely sensed data urban environment and economic development and for advancing the cause of growth in the number and size of Class I and million plus cities. The stream of rural–to–urban migration is because of the imbalances in infrastructural facilities and services, employment opportunities and levels of income between urban workers and those of the countryside. Policy makers and urban planners should access accurate urban data on urban forms to decide more efficiently. So, evaluation using remote sensing can be important. There are two media to collect data: the aerial photography and satellite remote sensing. Data from aerial photography are of three dimensional realities of urban spatial structures and they are low cost, accurate and reliable. Satellite remote sensing with spatial resolutions and stereo–capabilities is yet another
medium. Getting the data product by satellite remote sensing is easier than aerial photography and the information extraction from remotely sensed data are in pictorial and digital forms.

Pearce, J. (2000) has considered development, NGOs and the civil society and also the distinct meanings invested in these concepts. He also has pointed out that human poverty is more than statistics which show the number of people living below an agreed minimum income poverty line. There are millions who are not in fact below the line but they live on its borders and they have constant fear of crossing over. They face an actual indigence and daily exploitation. Rahnema, M. (1988) has suggested that ‘development’ could never offer a suitable option for all the people on the planet, even if it were successfully delivered and it is thus a blessing that the machine was actually not as efficient as its programmers wanted it to be.

Criticism of the NGOs have focused on their technical deficiency, their lack of accountability and their excessively politicking and critical character. There should be a neo-liberal approach to globalization and the NGOs can take advantage of new supranational developments in favor of the poor, Kaur, R. (2001). For example, he has considered the aspects of poverty in metropolises in her study. The objective and subjective dimensions of poverty are however important to understand in it. The measurement of poverty is relative because social products change from one society to another and changes over time as well.

Migration can be voluntary or involuntary. There are two push and pull factors causing migration to urban centres. Involuntary migration occurs when seen in terms of the push factor, as people are pushed off the land for various reasons. When the poor seeking a better life from the pull perspective, they can be looked at as voluntary. Kaur, R, (2001) has used the term ‘refugees’ for migrants to show differences in the type of migrants. The urban poor have been divided into four categories: economic, ecological, political and social
refugees. It is essential that the urban poor are looked at differently as a productive cluster of the economy that is contributing to the overall urban economy. The positive externalities of the well-being of the poor for themselves need to be recognized by the elites.

Singh, S. (1994) has studied about urban informal sector in Jaipur (India). Developing countries have faced the concept of informal sector due to early stages of economic development. It causes new phenomena such as urbanization, migration and dualism. The large scale migration from the countryside towards the cities is because of the industrialization of the peasant economies. All the migrant labor force could not be absorbed in the modern sector (industrial sector) because of two reasons: first, a low rate of industrialization and second, increasingly capitalistic nature of industrial and urban development. So, the surplus labour tries to find informal ways to earn money and livelihoods in the new processes created within the urban economic system, often a subsistence segment (informal sector). The capital part of the urban economy is in contradiction with this informal sector (subsistence sector) and also there is the dualistic tendency in the overall economic structure. When development takes place in places, informal sectors occurs: the direct transfer of modern institutions and techniques of production is instant; the informal sector has been associated with poverty, under-employment and unemployment.

Mohan, I. (1992) has spoken of environments of slums and urban renewal in a study. He agrees that instead of proposing such activities as to ban slums, it is better to think on slum planning. The survey of socio-economic and physical aspects are the most important tools for the urban renewal and also the air, noise, water and waste pollution, and traffic environment should be studied exclusively. He has pointed out that small plots and flats should not be allotted because they are suitable to become the slums of tomorrow, but also spacious bigger houses should be planned for the future; for example, the mass
prefabrication may be accepted as a new housing technology. Other techniques such as grants can promote the old areas. The proper combination of the public and the authorities are important and the professionals could co-operate and maintain slum areas in an appreciable way.

Jana, A.K. (2004) has studied the administration of the district plan in a review of the decentralized district planning in India, with emphasis on the administrative arrangements. He has considered the availability, appropriateness and the impact of organizational infrastructure at the district level with regard to committees and commissions supportive of district planning. He has also surveyed some relevant issues such as the popular participation, resource allocation and mobilization, involvement of statutory bodies and district development administration. Public participation can help the development programmes in two important ways: in the plan formulation and implementation. Chakradeo, U and Chaudhary.P (2009) have pointed out that ‘it is possible that plans did not work because the desired coordination of activities among different actors was faulty’ and that local self-governing institution is a step in the direction of people’s empowerment. It is with necessary transfer of decision – making and administrative function in the local and area level organizations; we could gain in the process of decentralization and devolution together by this action.

Singh, S. (1994) has shown that both the rural areas and the urban poor do not receive enough attention from the policy makers and researchers. He has studied activities and enterprises in the manufacturing sector in Jaipur as a growing Indian metropolis. Also, he has surveyed the socio-economic dimensions of informal manufacturing enterprises, probing and procuring of raw materials and marketing of produce in respect of the acquisition of skills, procurement of capital stock, hiring practices, credit requirements and other functional links. He has analyzed the institutional and technological linkages with the formal enterprises so that he could conclude about the employment
and income generation potential of these enterprises and the issues confronted by them. Some of the critical issues can be resolved by the following actions: ensuring delivery of inputs in an appropriate way, making arrangements for the marketing of the products in an efficient manner, and designing supportive infrastructure of credit, information and skill formation.

Landry, C., Greene, L., Matarasso, F., and Bianchini, F. (1996) have investigated the effect of art on urban regeneration. Actually, art and cultural activity have become a vital component of urban regeneration projects because of the low-cost, flexible and responsive to local needs. Art and cultural programs offer a potentially high return for every low risk. There are some benefits resulting from art and cultural programs such as that of enhancing social cohesion, improving local image, reducing offending behaviour, and promoting interest in the local environment, developing self-confidence, building private and public sector partnerships, exploring identities, enhancing organizational capacity, supporting independence and exploring visions of the future. Involving people in renewal is a necessary step towards success, since it gives more viability to the projects with short term funding and also creates more ideas and participation. They have also noticed the creativity and the complex imaginative force which can do so much for our towns, to look at a problem from a new angle and imagine new solutions.

2.7 Sustainable Urban Renewal

Lee, G.K.L. and Chan, E.H.W. (2006) have studied effective approaches to achieving sustainable urban renewal in the densely populated cities. They have investigated sustainable development practices in economic, environmental and social redevelopment of deteriorated urban neighborhoods, and the promotion of sustainable development in urban areas as one of the main objectives of urban renewal. According to them, urban design could contribute to enhancement of economic, environmental and social values and improve the quality of life of the people. It seems that urban design is very
effective in creating sustainable communities and achieving sustainability in redevelopment. The ideal is to have an urban renewal proposal that is capable of achieving possible economic growth without sacrificing environmental and social needs for the benefit of the current and future generations.

Anthony Flint (2010) has discussed about improving slums in the UN Habitat World Urban Forum Debate. He has considered the most effective approach to places ‘where the pavement ends’. Certain urban areas have been trying to make improvements, even a little, in the basic services and ‘socio-ecologic’ infrastructures such as electricity, water, sewerage and sanitation systems. A new way of thinking about informal settlements has emerged and has been shared with targeted investments in infrastructure, services, open spaces and community facilities as well as relocation from the most risky areas such as the floodplains and mudslides – prone sites and also establish environmental resources.

Larsen, H.G. and Hansen, A.L. (2008) have critiqued on the urban renewal policies and socio-economic transformations in Copenhagen. The municipality’s aim has been to prevent the dislocation of poor people from the neighborhoods but because of the ambiguous policies, the workings of the property market and the lack of sufficient deflecting mechanisms, middle class inhabitants have now been replaced. This process may have appeared so gentle but in fact it has had traumatic consequences for the people and city and all have been because of the interaction between state and market, which produce a kind of gentrification.

Wood, E.E. (1969) has examined the economic effects of slums and blighted areas. According to him, while a city expands outward, new residential districts appear where they need streets, sidewalks, sewers, water mains, new public places, schools, fire and police protection, street cleaning and lighting, it is obvious that the costs would go up even when population is not increasing. The economic situation has thus become unsound, the cost of new areas has
been added to tax increases, but the total number of tax payers has however not increased. On the other hand, the partly abandoned blighted district cannot pay its share of the economic burden. Solutions could only gain through making the blighted areas attractive and a place to live in, for low and medium income groups, who already reside there. When they see their living conditions improve, generally then the slum areas are extremely costly, in an economic and social sense, because of diminishing population and physical depreciation as well as sickness, death, delinquency, crime and poverty.

Kleinhans, R. (2004) has focused in his study on the social implications of housing diversification in urban renewal. He has provided the actual consequences of diversification in Great Britain and the Netherlands while finer issues such as the housing quality and area reputation, neighbourhood-based social interactions, residential attitudes towards social mix, and the role model effect and problem dilution have been identified. The review has shown ambivalent results that necessitate modest expectations and it is because of unclear policy goals and policy terms and also vagueness about the relevant spatial levels.

Nourse, H.O. (1966) has on the other hand studied the economics of urban renewal. He has pointed out the purpose of the urban renewal program, which is essentially removing the slums and improving housing. The economic justification for the program is that the social benefits from the program would improve values and increase local taxes. But if the urban renewal program is applied to the poor people, then it does not cause increase in land or property values. Therefore, private developers, even with the subsidy, could not build new housing for the poor people. But, also their projects are for higher income families or the building of commercial and industrial properties and they may result in a shift of slums to new locations. Therefore, it is not identical with the main purpose of the congress and should refocus attention on other forms of housing subsidy to attain.
Yuan, Y. (2006) has investigated conservation of urban heritage in market China which, over the past 15 years, has had more than 50 percent of siheyuan or hutong in Beijing demolished. Destructive factors which demolish urban heritage in the market era are the urban renovation in order to serve the modernization agenda. The communist ideology with the slogan ‘destroy the old, establish the new’ has worked also because the government has reconstructed the old city to support the socialist welfare housing system. But, among the factors, the housing reform of 1998 has the most effect. This reform has influenced the real estate industry, which has offered a great fiscal source to local government. So, the developers or real estate industry, encouraged by local governments, has been the biggest threat to urban heritage conservation in China. They have demolished old houses and constructed new ones and levied heavy taxes on new purchases and almost all the benefits from the real estate have gone to the local governments through the ‘land finance’. Of course, the function of local government has not been to seek commercial interests but to offer public services. But the local governments have had to do something within the framework of the law, which stipulates that ‘the state protects the historic conservation areas’.

Colin, B. (2006) has looked at social sustainability in historical districts by pointing to the UNESCO strategy on human rights: (a) balanced urban growth with the environment; (b) creating city centers of democracy; and (c) enhancing the city as a likable and linkable cultural heritage. Ruth Glass (1960) has been the first to use the term ‘gentrification’, in the early 1960s, a process in the centre of London. Gentrification as a systematic alliance of public urbanism has filled the void left by the withdrawal of the progressive urban polices. But, nowadays, gentrification processes have increasingly threatened the social cohesion and inclusiveness of the historical district worldwide and it has led to sudden social transformations.
Daly, J., Wainess, R., and Rosenberg, A. (2010) have focused their work on the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) and its three components, namely, (a) urban infrastructure; (b) basic services; and (c) governance reform. The have indicated that the JNNURM has provided the following elements for integrating them in the process of the mission:

- Achieving efficiency at the program level, local level and project level;
- Equity in the form of adequate attention to the need of the less privileged segments;
- Empathy in the form of public participation; and
- Sustainable environmental management for improving the income level of the low income segments. It is the key to improve the environment and overall quality of life in the cities.

Lincher, M., and Breznoscak, M. (2007) have researched on the historical town of Banska’s tivnica in Slovakia, the town which has reached its peak of development in the 18th century because of the most progressive mining technique of that time. But then, the rich ores have gradually been exploited and many buildings have become dilapidated and people started abandoning the renovation strategy, which has begun in 1978 on the following five pillars:

1. Safeguarding the renovation of the town at the international level;
2. Renovation of the technical infrastructure;
3. Creation of conditions for economic development;
4. Renovation of the social infrastructures; and
5. Transformation of the economic basis and improvement of the administrative status of the town at the national level.

The renovation strategy has been implemented successfully with the support of the government and people. It has been effective in the urban
renewal through the reconversion of the historical centre into a district of institutions and a tourist destination with:

- Social cohesion;
- Quality of life;
- Increasing business opportunities;
- Sustainable tourism;
- Special integration plan;
- Mobility;
- Preservation to ensure continuity of local cultural traditions; and
- Local participation.

Delas, B. (2006) has pointed out that the valorization of heritage has confronted with the challenge of urban renewal, social cohesion and development. Lyon, France has been an example of the inscription of the historical city on the world heritage list by the UNESCO. But 5 items have been of importance in gaining the UNESCO label:

1. Asserting the culture of heritage in the culture of urban planning;
2. Taking into account the needs and ways of the inhabitants;
3. Achieving dialogues and sharing with the inhabitants;
4. Reconciling heritage with modernity; and
5. Challenging the outsider’s view of a town’s heritage.

Heritage conservation goes together with the architectural creation in what we might call ‘Cultural Urbanism’.

Yong, Sh. (2006) has examined conservation and social development in Liziang, a world heritage site. There are some negative effects of the tourism on the city and transformation of the functions; for example, some residents have moved from ancient city to the new city with financial motives and they have transformed their residences into shops for rent or businesses. The ancient city has thus turned into a functional town of commerce and tourism and this
has ruined the diversity of the ancient city in its scenery. It has thus been a
great waste of land use. Tourists have brought inconveniences to the everyday
life of the locals. So, the principles of conservation and development have been
affirmed as: (a) positive protection; (b) integrated preservation; and (c)
conservation as development strategy.

Kovacs, Z. (2006) has made a study on the social sustainability of
historical districts because the urbanization process of the 1980s have produced
social and environmental conflicts, especially in the inner cities or historical
districts in the developing and developed countries. The concept has been
extended to natural environments, economic well-being and social justice in the
urban area. Social sustainability has been reflected in the general easing of
inequalities and social segregation and the strengthening of social cohesion.
The most relevant factors that challenge the development of historical districts
of the east central European cities are, however:

- Decentralization of public administration;
- Privatization of housing and urban land;
- Economic transformation and globalization;
- Physical decline and rehabilitation;
- Population change; and
- Weakness of civil society organizations.

There are some recommendations which are the most appropriate solutions
for the conservation of historical and heritage cities:

- Developing the image of the neighbourhood;
- Involving the local community;
- Improving the local cultural traditions and values;
- Mobilizing the existing and potential resources in the neighborhood;
- Mobility of the households between private and public housing
  stocks;
• Maintaining the public housing sector; and
• Maintaining a social mix in the neighbourhood.

Ferulano, G. (2007) has made a study of tourism and economic development of the historical districts of Naples. The historical centre of the Naples has been inscribed on the world heritage list of UNESCO in 1995. The city of Naples with less than 1 million inhabitants has high population density of more than 8,500 inhabitants per km², which rises to 30,975 inhabitants per km² in the oldest part of the city centre. Their per capita income is also lower than those of the Italian provinces. The rate of unemployment has been 23.6 percent against 8.7 percent on the national scale. It has ushered in the micro-criminal phenomena and lack of confidence in the institutions. There is thus need to have specific, disseminated physical interventions in a large area (not only in a circumscribed area) and at the same time there is need to activate socio-economic initiatives also. We could link various specific interventions on the other hand and we could develop an attractive role and open new connections with the wider and more relevant urban sectors.

Bruno, Andrea (2006) has focused on the methodological approaches and critical restoration project building of the built environment. He has concluded that reading, stratification and respecting the authenticity of places or built environment do not mean preserving and embalming the actual conditions. Understanding just represents the condition of acting. They are fundamental tasks before the re-appropriation and transformation. Modifications are a sign of a continuous and natural re-appropriation of the past or a re-invented utilization, where the feeling of eternity prevails at the expense of destruction. So, such radical interventions are not possible any more but the essential modality of re-appropriation remains vital. Thus, the authentic spirit of the place remains despite the transformations and mutations. For example, after restoration, the Roman arena of Nimes has returned to life as a show building as it was before.
Sang Leem, L. (2006) has been concerned in his study about the importance of balance between historical preservation and urban revitalization. The conservation of Book chon cannot be done by measures that freeze development. Also, the revitalization of Book chon must allow changes to take place while maintaining its identity, its value and its function must be respected in the metropolitan Seoul. In order for the revitalization effort to last, the residents must take the initiative and the government should provide the necessary administrative support so that the residents are able to take care of their own neighbourhoods.

Qiang, L. (2006) has examined the changes in urban communities in China. Community is the basic unit of social life in the cities of China. In the old days, the Chinese people used to live in the same courtyard with colleagues from the same working unit. But, recently, the residents of the same community have different careers and statuses, and so communities comprise various and changeable residents. A new era for community construction and development has already started. This research brings together three aspects concerning the changes and the development of a community’s structure, functions and psychology of the ‘blending community’. It is a type of community that is classified and referred to as a community with complex characteristics and different community types while the relations among the different statuses are coordinated and harmonized.

Casanovas, X. (2006) has pointed out that the rehabilitation and social action in the old Mediterranean cities have been of re-use of traditional architecture and social topics on an urban scale. The method for rehabilitation is structured in 5 steps and offers guidelines for every action. The five steps are:

- Orientation or political decision making;
- Diagnosis or territory analysis;
• Strategy with an accurate reflection and elaboration of the action plan;
• Implementation of the plan; and
• Monitoring with constant assessment.

Ahmadi, F. (2006) has recounted Iranian experiences of urban revitalization in historical districts. Renovation of our city centres, according to the historic Esfahan Master Plan, could be a valuable lesson for directing the gentrification in the current project. The inhabitants of most of these areas are low-income families and migrants. After all, renovation measures include improving of infrastructures and facades but unfortunately now we are witnessing a gradual deterioration in some of these areas because of:

1. Inhabitants of these areas expect the municipality or other organizations to take care of all the issues;
2. Inhabitants did not cooperate in the restoration process at all;
3. All restorations have been managed by the public sector so they have not had any interest to protect their area and they have had no motivation as well; and
4. The bad quality materials have been used for physical infrastructures so they need continuous repairs.

The researcher has concluded that occupants with higher level of culture and motivation could pay more attention and cooperate in the process. Thus, the transformation of the social structure of the group appears inevitable.

2.8 Affordable Housing

Debashish, D. (2009) has discussed the triad of ‘place, work, and folk’ of Patrick Geddes and he has considered them as synonymous to the three aspects of urban sustainability, namely, environment, economy, and society. He has also introduced three identified aspects of urban sustainability for Kumartuli, Kolkata. Separately, the economic aspect is vital because all social
aspects of sustenance are related to the end users of economic activities and all impacts of the social aspects on the environment for economic sustainability. Sudhakar, D.S. (2007) has on the other hand recommended that the only solution to end poverty and homelessness is that of high quality buildings with low cost construction. He has analyzed that affordable housing has two main aspects: financial aspect and technical aspect. On the other hand, we can have financial affordability by the cost reduction and income up-gradation. For providing affordable shelter, some financial sources are needed for efforts such as the governmental and public sector housing, public-private partnership (PPP) for EUS housing, housing finance through composite credit mechanism, financing through self help groups (SHGs) and tapping international capital. Technically responsible factors for improving cost-effective housing include: cost-effective building materials; cost-effective construction technology; and land and infrastructure development.

Technically, affordable housing is defined as houses targeted to population with income level less than INR 1.5 to 3.0 hundred thousand with demand of around 300 to 600 ft$^2$ as dwelling area. The monthly income is generally 30 to 40 percent and house price to annual income ratio should be less than 5.1 percent (Deepak Parekh Report).

In the United States and Canada, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30 percent of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for owners, and usually include utility costs. When the monthly carrying costs of a home exceed 30–35 percent of the household income, then the housing is considered unaffordable for that household (Wikipedia).

2.9 Sustainable and Affordable Housing

There are many definitions of sustainability but well known and well accepted definition is the one proposed by the World Commission on
Environment and Development in their 1987 study commonly known as Brundtland Commission Report. Spangenberg, J. (2000). *Sustainable development means meeting ‘the needs of the present without compromising with the ability of future generations to meet their own need’*. Whereas Newman (year) defines sustainability as: *Sustainability is defined as a global process that also tries to help create an enduring future where environmental and social factors are considered simultaneously with economic factors*, Newman, P. and Director, S.P.U. (2002). He also defines what sustainability will mean for housing:

1. Ensuring there is a ‘roof overhead’ for housing the disadvantaged;

2. Ensuring housing is more eco-efficient; and

3. Ensuring housing is well located or is part of a project to improve locational amenity (Newman, 2002: 1).

The concept of sustainability has started with the human settlements and from there it has gone further to address the issues of housing and neighbourhood development. Sustainable housing means ‘*housing which contributes to community building, to social justice and to economic viability at a local level*’ (Morgan, J. and Talbot, R., 2001). Currently, housing affordability is seen as how to make housing economically viable while other important issues of sustainability are largely ignored. However, in recent times, the government focus has been from an economic viewpoint and it is slowly changing towards accommodating social and environmental issues of sustainability, as well.

Unfortunately, like sustainability, housing affordability is also overused and misused. Hulchanski, J.D. (1995) has argued that in recent years ‘housing affordability’ has become a commonly used term for summarizing the nature of the housing difficulty in many nations. He has identified six elements measuring housing expenditure to an income ratio to measure housing
affordability. The six elements have been developed based on the North American usages. The six elements are:

1) Description of household expenditures;
2) Analysis of trends;
3) Administration of public housing by defining eligibility criteria and subsidy levels;
4) Definition of housing need for public policy purposes; \
5) Prediction of the ability of a household to pay the rent or the mortgage; and
6) Selection criteria in the decision on rent or provision of a mortgage.

Each of the six uses is assessed based on the extent to which it is a valid and reliable a measure of what it purports to measure (Hulchanski, J.D., 1995). Disney (2007) defines affordable housing as:

*Affordable housing which reflects both public usage and appropriate policy goals is housing which is reasonably adequate in standard and location for a lower- or middle-income household; and does not cost so much that such a household is unlikely to be able to meet other basic living costs on a sustainable basis* (Disney, 2007: 1).

Well known and well practiced measurement of affordable housing is that housing cost should be less than 30 percent of the household income of the occupants in the bottom 40 percent of the household incomes (Disney, 2007). Therefore, in this broad definition, affordable housing means any housing costing less than 30 percent of the household incomes of the bottom 40 percent of the community. According to Local Government Planning and Housing Ministers of South Australia, affordable housing means: *Housing appropriate for the needs of a low and moderate income household and priced so that low and moderate income households are able to meet other essential basic living costs.*
If households have spent more than 30 percent of their household incomes on housing, it implies that they have been in housing stress. Therefore, it is a real challenge for both facilitator and provider to provide affordable housing, which is also sustainable. As we know sustainability is not only to mean economic viability, but also social and environmental sustainability. Therefore, there is need for trade off between various sustainable elements to achieve sustainable housing that is affordable. Unfortunately, however, current sustainability of housing is very much related to economics and to some extent to the environment. Therefore, sustainable housing must be economically viable, socially acceptable, technically feasible and environmentally compatible. And in improving the quality of life, social sustainability will play a vital role.

It is not always true that sustainability could be achieved by providing expensive housing. Social sustainability could be achieved by functional design and by respecting the local context and culture. For example, in the two housing layouts, one is high quality row housing and the other is cluster housing. In cluster housing, households have common public places, which provide opportunities to interact with other households whereas the row house does not have the opportunity to interact with other households. To achieve sustainability in the housing sector, there is need to devise policy for involvement of community, construction of housing, building standards, provision of infrastructure responsibilities, housing finance and provision of land (Karuppannan, S. and Sivam, A., 2009). To some extent, these policies might help to achieve affordable housing. Sustainable housing could be achieved by addressing eco-efficiency, location and design criteria. Eco-efficient housing will be compatible to environment, and the location might be economically feasible and design criteria might create a community, which will be socially acceptable and viable.
Eco-efficiency in design and construction of housing is widely accepted across the world by wealthy households (Newman, 2002). However, the question arises whether it would be possible to make this as a compulsory requirement of building code for all houses irrespective of income. Extra cost might be a trade off by reducing the house size or by reducing from two garages to one garage and go for considerable reduction in ongoing cost of energy, water and travel. Therefore, there is a need to involve community in all stages concerned with planning, design, construction and maintenance of housing projects. Governments may encourage people to form community organizations and get involved in the process of housing development and take part in design and carry out housing project (Choguill, 2007). As housing is mostly developed by the private sector, the government can take responsibility on behalf of people to insure that quality housing is produced. In Australia, involving a community organization is not the current practice.

Location is important to achieve economic sustainability. If high and medium density housing are provided near transport nodes and transit corridor, it would allow and facilitate use of public transport rather than private car. Hence, this would reduce the transport and infrastructure cost. Design plays a very important role in providing sustainable and affordable housing. Design could reduce the housing cost, infrastructure cost, and could reduce ecological footprint. It could also increase social sustainability and quality of life. Design of housing development covers both the design of housing and design of residential areas. In house construction, one has to see where a house would be self-built or by the private sector. Whether building materials would be available at affordable prices and whether the government would provide subsidies to enable housing affordable for low income households and the first home buyers. Would the government provide some financial support to low income households if they go for eco-efficient housing? Governments need to ensure affordable and adequate supply of land in the housing market. Government also needs to free up some of their own surplus land holding. In
the planning context, it is assumed that housing design and the form of development should be eco-efficient, which means less resource consuming and less waste producing and yet providing better quality of life and quality of place. Design needs to take care of solar orientation and wind direction. To make a socially sustainable place, design has to provide an environment where walking and participating in community activities are encouraged. While designing a housing complex, critical housing needs must be considered so that people could be part of the community and could belong to the ‘place’. Design needs to be all age friendly and should have diverse housing and mixed land uses. To achieve affordable housing, there is need to reduce the cost of the house by providing housing near the public transport, infrastructure and community facilities with due regard to climate and solar orientation. This would make the house cool in summer and warm in winter and would reduce the use of energy for thermal comfort. Proper use of solar orientation would increase the use of solar energy instead of electricity and gas. Design should provide quality public open spaces and public recreational facilities that should attract people of all age groups to participate in community activities. All this would reduce the maintenance cost of housing and allow good social interaction within the community and to achieve sustainable housing, there is need to provide community facilities, compact design, pedestrian-friendly design, and eco-efficient housing. Indeed, there are many elements that are common in both sustainable and affordable housing. Therefore, it is possible to make affordable housing sustainable by involving community in the design process and by providing government subsidies to achieve eco-efficient housing. (Choguill, 2007).

Rathor, A. (2003) has stated that ‘Roti, Kapada aur Makan’ (food, clothing and shelter) are three basic needs of human existence. No government could be succeeding except if it could plan the process of development by the democratic state. On the other hand, the government should provide the basics needs of food, clothing and shelter to its citizens with an emphasis on the
provision of housing for the lower and middle income groups. In India, at the present time, there are housing problems because of rapid population growth, fast pace of urbanization, and planned process of development causing evolution of an industrial culture.

Dayal, P. (1991) has studied urbanization and the mushrooming growth of slums. The changes in the economic base and in industrial and commercial development cause urban growth and create disparity. The culture of slums is called as a sub-culture or lower class culture. They are said to be an ‘eye sore’ and stink of humankind where disorganized and second class citizens reside. The slum populations are the beneficiaries of economic activities. For example, the labour force of the service sector is involved in the supply of essential needs of the city such as distribution of milk, bread, and removal of wastes. Besides, slums are very important for political elites because they are a crucial vote bank. Without the slum labour force, the city’s economic life would come to a standstill.

Bigio, A.G. and Dahiya, B. (2004) have talk about urban environments and infrastructures in livable cities. Portfolio of World Bank projects has tried to consider and evaluate the commitment of the institutions to urban sustainability, aimed at promoting urban environmental quality. By enhancing urban livability could help the people of the cities gain high quality of urban environments. The quality of life, the quality of growth and the quality of regional and global commons are the main factors towards improving urban environments. Four broad urban environmental goals have been defined as: Protecting and improving environmental health in urban areas; conserving water, soil and air quality; making as little urban impact on natural resources as possible at the regional and global scales; and decreasing the negative effects of natural disasters and climate change on urban environments.

Lobo, L. and Biswaroop, D. (2001) have investigated the poor of urban India. Increasing population, growing number of slums, swelling labour force
and its marginalization exert pressures on the urban spaces and infrastructures. Increasing number and size of towns and cities and not many new towns came into being. They have investigated the reasons for the blight which takes place in large cities and the unsatisfactory living conditions, inadequate access to urban land and housing, and the lack of resources for use by the civic bodies in various towns (metro, non-metro as well as smaller and medium – sized towns).

The level of urbanization and the rate of urban expansion are not the reasons of economic prosperity and opportunity in the cities but also sometimes it is caused by the ‘push’ from rural areas due to significant changes in the mode of production in agriculture, in which there is a steady increase in the proportion of the rural population who are compelled to seek a living outside agriculture (Pryer and Crook, 1988).

Patil, S.Y. (1993) has examined the dynamics of urban development in India. He has quoted as saying that ‘the Lord made countryside but man built the city’ and the first urbanities hid behind laboriously constructed moats and fortifications and, with their protection thus taken care of, they were engaged in production of commerce. The 20th century has been called the age of urbanization and each country during its development has faced a process of urbanization. Though the rate of urbanization has been comparatively low, the size of urban population has been very large in India. The author has considered the extension of municipal limits, the incorporation of the surrounding rural and semi-rural areas in the urban development for analysis. Economic analysis has been accepted in the study as an important tool in solving the national and international problems.

Behura, N.K. and Mohanty, R.P. (2005) have considered urbanization, street children and their problems, especially in the third world countries. There have been several hundreds of street children and their number is increasing at an alarming rate. They are mostly homeless and are not living with their
parents, even as some of them live in slum-like areas, in and around the cities, and on the pavements. They often work in various informal sector activities such as road and building constructions, rickshaw and trolley pulling and in the operation of other transport vehicles, and vending, wage earning and hawking. The over-population and availability of limited resources within a confined and mechanized ecological niche do not permit them to earn sufficiently for maintaining themselves. A sense of “struggle for self-survival” has been developed among them. Different legislative and welfare measures have been taken up by the Governments and NGO for the welfare and safety of these children. During the course of the field work in Odisha state, there has not been a single street child who has been healthy, well dressed and in a jolly mood. If one wishes to resolve this problem of street children from the society, it is necessary and better to care for the proper implementation of plans and programs addressing street children. It is not just enough to formulate a number of plans for them but the street children must be provided with all facilities, food, shelter and health care.

Narasaiah, M.L. (2003) has studied about urbanization and cities. Cities are at the forefront of the struggle for promoting living standards and environmental protection, especially the fast growth of the cities in the developing world. The rapid growth of cities is two or three times faster than the population growth of the developing countries, as a whole. So, the negative environmental effects are larger too. There are however some solutions to the negative effects of urbanization such as slowing population growth in the long run, making improvements in technology, building better transportation systems by the municipalities, and encouraging water conservation. Recycling could reuse urban wastes to make new resources, which could be both environmentally and economically viable and thus we could save natural resources. New jobs could also be created. As urbanization causes increasing use of per capita freshwater, the cities everywhere must adopt conservation measures.
Department of Economic and Social Affairs (2010) have revised urban and rural populations of the world every two years. The 2009-Revision of state estimates and projections of urban and rural populations of the world for the period 1950-2050, in six major areas (that is, Africa, Asia, Europe, Latin America and the Caribbean, Northern America and Oceania) and 21 regions of the world have shown an increase from 6.8 billion in 2009 to 9.1 billion in 2050, an increase by 2.3 billion. At the same time, the urban population is expected to increase from 3.4 billion in 2009 to 6.3 billion in 2050. Also most of the population growth is expected in urban areas of the less developed regions, as the urban population in Asia would increase by 1.7 billion, Africa by 0.8 billion and Latin America and the Caribbean by 0.2 billion. There were 21 mega cities in 2009 with at least 10 million inhabitants each. Despite increasing proportions of the world population in the cities, the megacities will go through a decline in population and over half of the urban population would live in small urban centers with fewer than half a million inhabitants. International Federation of Surveyors (FIG, 2010) has indicated the need for spatial information management, concerning the rapid urbanization and mega cities. The inevitability of the common problems has appeared in larger cities because of rapid urbanization. Like the high urban densities, transport, traffic congestion, energy inadequacy, unplanned development, lack of basic services, illegal constructions, informal real estate markets, creation of slums, poor natural hazards management and poor governance arrangements are some of the problems which call for immediate attention.

Even if city planning is centrally coordinated, city administrations often have little control over the implementation of their policies and plans. The megacity managers should be both political and professional, with appropriate “actionable intelligence that is up-to-date, city wide and more effective sustainable development. Spatial information has become indispensable for most aspects of urban development, planning and management. Recent spatial information capture such as satellite remote sensing and global positioning,
management (utilizing geographic information systems and database tools) and access (witness the growth in web mapping services), as well as the development of analytical techniques such as high resolution mapping of urban environments, Masika, R., de Haan, A., and Baden, S. (1997). He has made a gender analysis of urbanization and urban poverty. Natural population growth and rural-urban migration have been the two main factors and contributors to urbanization. In some part of the world, the demand for female labor has meant that more women are migrating in search of employment. Generally speaking, the processes of urbanization and the nature and scale of rural-urban migration have to some extent been shaped by gender roles and relations between men and women and how they respond to poverty in different ways. This has made necessary a gender equality perspective of urban poverty in the study of urbanization and poverty. Encouraging more equitable income distribution, alleviating poverty, creating employment and liberalizing economies are important to urban employment creation. Urban services should meet the needs of women and their priorities in all respects such as income, assets, housing, transport and basic services.

2.10 Conclusion

A review of literature not only gives an opportunity to understand and comprehend the research problem under study but also helps the researcher to understand the different dimensions and issues of the research problem being studied. Most relevant literature has been reviewed keeping in view the objectives and methodology of the study. The literature review has been also made and presented under various appropriate headings. The terms of urban renewal and urban redevelopment has been clearly distinguished. Further, urban redevelopment is no longer usage rather specific meaning. It explains just any replacement of old structures (non-salvable) with new ones (slum clearance and re-housing). But urban renewal is of more recent origin, a broader term and a more comprehensive method. It explains clearance and
redevelopment of slums and also prevents the spread of blight and rehabilitation, ‘urban renewal’ is as a process of redeveloping deteriorated parts of a city, often through demolition and new construction although urban renewal may be privately funded. It is most often associated with the Government renewal programs on of salvable and non-salvable areas. It eliminates the causes of slums and blight too. So historical centre of Shiraz city needs a process of urban renewal as an improvement of blights, deteriorated, and underutilized area of a city, generally implying improvement realized through city, state and particularly, government programs, including the clearance and redevelopment of blights, the rehabilitation on relatively sound structures and conservation measures to arrest the spread of deterioration. Appropriate programs designed to clear, rebuild, and redevelop blighted areas. On the other hand the definition of “slums “ and” urban blighted area” has specified the difference between these two terms ; The slum should be applied to those parts of the city which may be unfit for human habitation because the structures therein are old, dilapidated, grossly congested and out of repairs or because it is impossible to preserve sanitation for want of sanitary facilities including ventilation, and drainage water supply or because the sites by themselves are unhealthy. The slum connotes an extreme condition of blight in which the housing is unfit as to constitute a menace to the health and the moral of the community. The term ‘blight’ is usually applied to an area of large size. It is almost never applied to a single building or structure. The term does not refer to any single characteristic or condition or even to any one set of conditions or characteristics that are regularly found in the same combination. Rather it covers a wide range of conditions and characteristics which may be found in various combinations. It is generally agreed that the two basic characteristics of blighted area are substandard and either stagnation or deterioration. The term ‘slum’ and ‘blighted’ was considered as synonymous by some authors but in fact there is a difference between the terms: the term ‘blighted’ refers to both residential and non-residential areas while the term
slum refers to only residential areas. Also, there are distinctions between slums and squatter settlements; ‘squatter settlements’ are an illegal occupation of land; however, there are many unplanned settlements which have a mix of legal and illegal characteristics. The term ‘blight’ can be applied to the first two stages of decline. So, blight is the degree of decline in an urban centre. He has also suggested measures to renew the old city by keeping the people where they live and by working in consultation with the inhabitants serving their larger interests better. The urban renewal program should be dovetailed with national objectives to attract national assistance, technical and financial. Though slums and blight seem to be identical, they differ in some respects. Blights occur in residential, commercial and industrial districts. It is commonly agreed that two basic characteristics of blighted area are: substandard and stagnation or deterioration. Blighted areas are always in a state of deterioration. They are not standstill but spread from neighborhood to neighborhood. The process of urban decline in historical centre of Shiraz city is in the first two stages of decline yet, namely, a) deterioration and b) various degree of decay and also it includes residential and non-residential areas so the “blighted area” can be a suitable term for the downtown of Shiraz city in this study. Effective approaches to achieving sustainable urban renewal in the densely populated cities. Sustainable development practices in economic, environmental and social redevelopment of deteriorated urban neighborhoods have been investigated, and the promotion of sustainable development in urban areas has been considered as one of the main objectives of urban renewal. While a city expands outward, new residential districts appear where they need streets, sidewalks, sewers, water mains, new public places, schools, fire and police protection, street cleaning and lighting, it is obvious that the costs would go up even when population is not increasing. The economic situation has thus become unsound, the cost of new areas has been added to tax increases, but the total number of tax payers has however not increased. On the other hand, the partly abandoned blighted district cannot pay its share of the economic burden.
So the approach like “clearance and redevelopment” could not be successful, Solutions could only gain through making the blighted areas attractive and a place to live in, for low and medium income groups, who already reside there. To some extent, these policies might help to achieve affordable housing. Sustainable housing could be achieved by addressing eco-efficiency, location and design criteria. Eco-efficient housing will be compatible to environment, and the location might be economically feasible and design criteria might create a community, which will be socially acceptable and viable. When they see their living conditions improve, generally then the slum areas are extremely costly, in an economic and social sense, because of diminishing population and physical depreciation as well as sickness, death, delinquency, crime and poverty. To some extent, these policies might help to achieve affordable housing. Sustainable housing could be achieved by addressing eco-efficiency, location and design criteria. Eco-efficient housing will be compatible to environment, and the location might be economically feasible and design criteria might create a community, which will be socially acceptable and viable.