



# Karimadom colony - A case study of urban shelter

jaison

# **SHELTER FOR SLUM DWELLERS AT KARIMADOM, TRIVANDRUM**

***“Just when the caterpillar thought the world was over, it became a butterfly”***

A transition has arrived finally on a beautiful shelter with all the agreeableness to the people who almost lost their trust. The shriek of 72 people which echoes the fear of staying in a tumble-down shelter with their kinfolk more than a decade in Karimadom slum within Trivandrum city. Karimadom, the area was possessed by Kerala Water Authority to collect the sewage of entire city into an existing pond and a pumping station which channelize the sewage into nearby river, the Parvathy Puthanar. Over a period, the people from neighboring areas had encroached the land of water authority and gradually developed into a slum, which was famous for tarnished and felonious activities. The stimulus of Kudumbashree systems, the social activists, the political party leaders made a big vicissitudes in the Colony over the years. More than three decades ago, government has constructed a multi-story building to provide safe and secure shelters for 72 beneficiaries. Later, the government has considered the entire Karimadom slum under Basic Services to Urban Poor (BSUP) project to provide

the housing with civic and social infrastructures to improve the social and civic culture.

As the time passes by, the shape of the existing 72 flats became susceptible and the families were flourished. The people living with fear and anxiety in the bedraggled shelters and started fermentations against the government. Many of them moved from the flat to nearby rented homes, which includes their grandparents, children and sickly family members. Finally, government had decided to take off the scenario and observed the building was in dilapidated condition with the technical advice from engineering experts. And finally decided to rebuild the shelter under National Urban Livelihoods Mission (NULM) which has been launched in Kerala as a continuation to Swarna Jayanti Shahari Rozgar Yojana (SJSRY) to alleviate poverty and vulnerability of the urban poor.

## 1. INTRODUCTION

Refining the living condition of slum dwellers is one of the development goals for new era. The existence of slums is essentially a manifestation of poverty, along with the economic and industrial development-slums will continue to exist and grow further. New residents need jobs, safe housing, and access to basic services. Meeting this challenge will require new thinking and innovations in service delivery, new partnerships and new financing opportunities and new technological solutions. There is also an important role for better urban planning and management to anticipate the influx of new city residents and their needs. Increasing numbers of slums constitute a major challenge to development. The result emphasizes the need for measures to improve the physical environment of the dwelling places like basic amenities of toilets, proper drainage, sewerage system and adequate water supply.

Apart from the 72 flats, Municipal Corporation of Trivandrum has reckoned the rest of slum dwellers under BSUP project with award winning design by Larry Baker bestowing to the Kerala culture. This was a big challenge to rehabilitate the slum dwellers with proper mechanism and vacate them to temporary shelter was not easy. Eventually, Municipal Corporation has arranged that very carefully and started the package in 2011. But the 72 beneficiary lost their hope to take on new housing in Karimadom and they started upheaval against government. Finally Government approved their ultimatum for new housing with infrastructures under National Urban Livelihood Mission on 2015. While considering the project, government had a vision that this project could be a model for urban habitat and

selected Urban Housing Mission (UHM), the special purpose vehicle, for the implementation of the project.

## **2. National Urban Livelihood Mission**

National Urban Livelihoods Mission (NULM) has been launched in Kerala as a continuation to Swarna Jayanti Shahari Rozgar Yojana (SJSRY) to alleviate poverty and vulnerability of the urban poor. Kudumbashree is the nodal agency for implementing the programme in Kerala. This programme aims at building strong grass root level institutions of the urban poor through social mobilization. The programme enables the urban poor to access gainful self-employment or skilled wage employment opportunities resulting in a significant improvement in their livelihood. It also aims at providing shelters equipped with essential amenities to the urban homeless in a phased manner. NULM addresses the livelihoods concerns of the Urban Street Vendors by facilitating access to suitable spaces, institutional credit, social security and skills for accessing emerging market opportunities. Capacity Building and Training emphasizes on setting up implementation structures at State (State Mission Management Unit) and City level (City Mission Management Unit). Technical support team is also positioned for the effective implementation of the programme.

### **2.1 Scheme of Shelter for Urban homeless**

The main objective of Scheme of Shelter for Urban Homeless (SUH) is to provide shelter and all other essential services to the poorest of the poor segment of urban societies. The shelters should be permanent all-weather 24 x 7 shelters for

the urban homeless. For every one lakh urban population, provisions should be made for permanent community shelters for a minimum of one hundred persons.

### **2.3 Project Design**

The project proposal is to construct new RCC framed structure for accommodating the 72 families after dismantling the existing damaged building. The development will be done in six blocks; each block shall have three floors with four dwelling units in each floor. Provisions provided in each unit are living room, bed room, kitchen, and a common toilet. Each dwelling unit will be of 32.53 m<sup>2</sup> including common area like stair case and total built up area of each block is 390.36 m<sup>2</sup>. Provisions are also provided for internal electrification, water supply and sanitary installation etc. The Sewer line is proposed to be connected to the existing sewerage system. The total estimated cost of the proposed building is 6.30 crores. UHM has selected HLL for this shelter construction and they had completed this work within 7 months.

### **3. Urban Housing Mission (UHM).**

While enforcing housing projects, corporation and municipalities have many stumbling blocks to execute on timely basis. Many projects are delayed due to the non-corporation from dwellers, officers and other geographical conditions. In order to overcome, Government finally think about to constitute a special purpose vehicle to execute the housing project in urban area. On 2014, Kerala government has constituted Urban Housing Mission as a special purpose vehicle under Kudumbashree Mission. UHM is presided by the Minister of Urban affairs and Executive Director Kudumbashree will act as its Member Secretary. The UHM, a team with urban experts including social, engineering, urban planning, financial and software experts.

The UHM is an internal agency of Kudumbashree Mission which is registered under charitable act and governed by experts from the executive committee of Kudumbashree. UHM has been under a mission to execute the urban habitat project on timely basis and selected for the implementation of Rajiv Awas Yojana (RAY) and Pradhan Mantri Awas Yojana (PMAY). While considering the habitat for Karimadom Colony, Government had no doubts on UHM as an agency for execution. After finalising UHM on this project, they have selected Hindustan Life-care Limited (HLL) to construct the multi storey building with common amenities and infrastructures.

#### **4. The process**

After finalization of project, UHM team started the process since the finalization of beneficiaries from the dwellers. Thus the photographs are collected from all the family members in each 72 houses. As per the project, government has ready to provide Rs. 2000/month as a rent to find out temporary arrangement of their abiding during the construction. After leaving all the people from the building, the HLL demolished the old edifice and started from the basement. Each step is monitored and reviewed by Government and UHM with Municipal Corporation of Trivandrum. The process started by each blocks on October 2015 by HLL and completed on May 2016. In Kerala, this was one of the urban shelter built in a short span of time and only 7 months to finish the entire works including the plumbing and electrification. Thus Municipal Corporation has provided new TC number to each housing units as per the CDC decision on priority basis. The NULM Team has convened a meeting of CDC and provided all the beneficiaries an



authorization letter to sanction water and electrical connection. After all the process, on August 2016 the government has handed over the keys to beneficiaries on a public function. “This is the happiest day of my life which feels me safe and secure” Ms Rebekah, the beneficiary said.

## **5. Role of Stakeholders.**

*“Coming together is beginning; keeping together is progress; working together is success” Henry Ford*

The togetherness of various stakeholders brings many successes during the pre, during and post execution phases. A special Cluster Development Committee (CDC) has constituted from the 72 beneficiaries to mobilize the community ownership on the construction of building and formulated their needs and requirement in the habitat. The UHM has its zenith to impart their support and technical expertise to handle the process well. UHM has coordinated the review and monitoring activities with government and Municipal Corporation and also observing the progress of construction by HLL. The UHM made intervention in timely to finish the construction and impart their support between the HLL and Municipal Corporation. The Corporation has deputed an executive engineer to provide assistance to the HLL and to monitor the activities to avoid the obstacles. The NULM city Cell also had the responsibilities to finalize the beneficiaries and in the allocation of houses on the priority basis. NULM team has provided support to the beneficiaries' livelihood with the re strengthening of Kudumbashree Self Help Groups. Moreover, the Local Self Government departments had taken up the project as a model of urban habitat and provide all the possible sustenance to finish it in prescribed time frame. Owing to these supports and monitoring, the construction has finished within 7 months and handed over the keys to beneficiaries.

## **6. Community participation.**

Participation of community in every programmes makes the outcome more vibrant; this time also Karimadom community members participated more enthusiastically on the process of implementation. From the community of 72 families, Cluster Development Committee has constituted with 20 members. From the starting time CDC has its own role to ensure the quality and eminence of construction which they need. The CDC had conveyed the suggestions and problems to the Municipal Corporation in time after CDC meetings. CDC has a vital role to prioritize the beneficiaries and also allocating housing units, especially they allocated ground floor to differentially abled people. They helped Municipal Corporation to get water and electricity connections soon enough.

## **7. Outcome**

This is a model of transformation especially in terms of quality of building which each dweller feels safe and secure. They are more comfortable and enthusiastic in all the ways and celebrated the day. This result is the outcome of continuous efforts and yell of each dweller to own a decent house. The 72 families own a decent shelter with all the amenities which they dreamed and demanded. But NULM and UHM has not stopped the process and planned a sustainable livelihood options to the dwellers with the help of Kudumbashree system.

## 8. Conclusion

The sustainability is depend up on how the initiatives has taken up by the community with passion, and in this scene, Karimadom dwellers have that passion. Moreover they wake up with determination go to bed with satisfaction. Even when some challenges pull back, all the crews crossed all the barriers to success.

*“Difficult roads often lead to beautiful destinations”*

<b>SL. No</b>	<b>Name</b>	<b>Allotted Flat</b>	
	<b>Block No</b>	<b>Allotted Floor</b>	
<b>43</b>	<b>Mini</b>	<b>IV</b>	<b>First Floor</b>
<b>44</b>	<b>Chandr asekhar an Nair</b>	<b>IV</b>	<b>First Floor</b>
<b>45</b>	<b>Raju</b>	<b>IV</b>	<b>Second Floor</b>
<b>46</b>	<b>Ramla Beevi</b>	<b>IV</b>	<b>Second Floor</b>
<b>47</b>	<b>Ramla</b>	<b>IV</b>	<b>Second</b>

	Beevi		Floor
48	Aisha	IV	Second
	Beevi		Floor
49	Hamee	V	Ground
	da		Floor
	Beevi		
50	Saydhe	V	Ground
	en		Floor
51	Arifa	V	Ground
	Beevi		Floor
52	Satma	V	Ground
	Beevi		Floor
53	Fathima	V	First
	Beevi		Floor
54	Basheer	V	First
			Floor
55	Muham	V	First
	ed		Floor
	Sheriff		
56	Shahida	V	First
	beevi		Floor
57	Jaya	V	Second
			Floor
58	Shanila	V	Second
			Floor

<b>59</b>	<b>Girija</b>	<b>V</b>	<b>Second Floor</b>
<b>60</b>	<b>Leela Mani</b>	<b>V</b>	<b>Second Floor</b>
<b>61</b>	<b>N. Vinaya mma</b>	<b>VI</b>	<b>Ground Floor</b>
<b>62</b>	<b>Mahin</b>	<b>VI</b>	<b>Ground Floor</b>
<b>63</b>	<b>Murali</b>	<b>VI</b>	<b>Ground Floor</b>
<b>64</b>	<b>Chandr an</b>	<b>VI</b>	<b>Ground Floor</b>
<b>65</b>	<b>Gopala n Appu</b>	<b>VI</b>	<b>First Floor</b>
<b>66</b>	<b>Haseeb a</b>	<b>VI</b>	<b>First Floor</b>
<b>67</b>	<b>Ali pathum a</b>	<b>VI</b>	<b>First Floor</b>
<b>68</b>	<b>P. Thulasi</b>	<b>VI</b>	<b>First Floor</b>
<b>69</b>	<b>Sathyan athan</b>	<b>VI</b>	<b>Second Floor</b>
<b>70</b>	<b>S</b>	<b>VI</b>	<b>Second</b>

	<b>Chandr</b>		<b>Floor</b>
	<b>an</b>		
<b>71</b>	<b>K</b>	<b>VI</b>	<b>Second</b>
	<b>Vijayan</b>		<b>Floor</b>
<b>72</b>	<b>Velutha</b>	<b>VI</b>	<b>Second</b>
	<b>i</b>		<b>Floor</b>



# Gods own way - Success of Kadali collectives

Dr. Rahul