

# Evaluation of Housing Facilities for Rehabilitation and Resettlement of Urban Poor a Case Study on the Sabarmati Riverfront Resettlement Project in Ahmedabad

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**Abstract** - Urban redevelopment initiatives frequently result in the displacement of economically disadvantaged communities living in informal settlements. Rehabilitation and Resettlement (R&R) policies are designed to offer organized housing and enhanced living conditions for those who have been displaced. The Sabarmati Riverfront Development Project in Ahmedabad stands as one of India's most significant urban redevelopment efforts, which involves the relocation of thousands of slum households situated along the riverbanks. This research evaluates the housing rehabilitation facilities provided to displace urban poor families as part of the Sabarmati Riverfront Project. The assessment focuses on various factors including housing quality, water supply, sanitation, transport accessibility, livelihood opportunities, and the social infrastructure present at the rehabilitation sites. The study utilizes both primary and secondary data sources, such as government reports, published literature, satellite imagery, and field observations. The results reveal that while there have been improvements in permanent housing and infrastructure, significant challenges persist regarding access to livelihoods, transportation costs, social integration, and maintenance issues. The study concludes with recommendations for planning that promote sustainable and inclusive rehabilitation in urban redevelopment projects.

**Key Words:** Rehabilitation and Resettlement, Sabarmati Riverfront, Urban Poor, Ahmedabad, Housing, Urban Planning, Slum Relocation, Infrastructure

## 1. INTRODUCTION

The rapid urbanization occurring in Indian cities has intensified the demand for land, infrastructure, and environmental resources. Urban redevelopment initiatives, including riverfront development, metro rail systems, and smart city projects, often necessitate the clearance of informal settlements located on public land. These initiatives frequently result in the displacement of low-income communities that rely on central city areas for their livelihoods. The Sabarmati Riverfront Development Project in Ahmedabad was launched to reclaim the riverfront, enhance flood control, create public spaces, and foster urban development. This project required the relocation of thousands of slum households living along the Sabarmati River. As reported by the Sabarmati Riverfront Development

Corporation Limited (SRFDCL), over 10,000 households were rehabilitated as part of this initiative. Although the project is largely praised for its contributions to environmental and urban transformation, there are concerns regarding the quality of resettlement, social exclusion, and the disruption of livelihoods for the displaced communities. This research evaluates the effectiveness of the rehabilitation housing facilities offered under the Sabarmati Riverfront Resettlement Program from the perspective of urban planning.

### 1.1 AIM

To evaluate the housing facilities for rehabilitation and resettlement offered to urban poor families displaced by the Sabarmati Riverfront Development Project in Ahmedabad.

### 1.2 OBJECTIVES

To evaluate housing and infrastructure amenities at rehabilitation locations. To review the availability of water supply, sanitation, transportation, and social infrastructure. To investigate the effects on livelihoods following relocation. To pinpoint significant planning challenges in rehabilitation communities. To suggest planning strategies for inclusive resettlement.

## 2. STUDY AREA PROFILE

Overview of the Sabarmati Riverfront Project the Sabarmati Riverfront Development Project was initiated along the banks of the Sabarmati River in Ahmedabad, Gujarat. Ahmedabad

**The objectives of the project included:**

Minimizing flood risk reclaiming land along the riverfront  
Creating public spaces enhancing environmental quality  
Encouraging tourism and urban growth the project spans roughly 11.5 km along both sides of the river.



IIMA Study	Urban displacement	Large-scale displacement and livelihood risks
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Sources suggest that relocation locations are frequently situated at a considerable distance from job hubs, leading to higher transportation costs and increased social vulnerability.

#### 4. METHODOLOGY

##### 4.1 Data Collection

The research relies solely on secondary data obtained from government reports, published academic papers, satellite images, planning documents, and online databases. There was no primary survey carried out for this study.

##### 4.2 Secondary Data Sources

- Sabarmati Riverfront Development Corporation Limited (SRFDCL) provides updates
- Ahmedabad Municipal Corporation (AMC) presents findings
- Census of India 2011 data
- Ahmedabad Urban Development Authority (AUDA) planning documents
- Published academic journals and research articles
- Google Earth Pro satellite images
- Ministry of Housing and Urban Affairs (MoHUA) publications

Figure 3: Research Methodology Flowchart

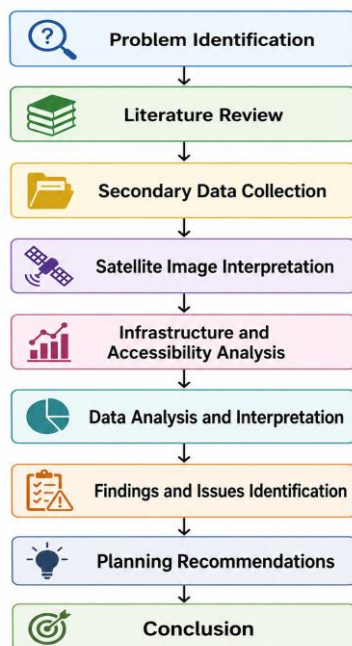


Figure Source: Self Prepared by Author

Figure 3: Research Methodology Flowchart

##### 4.3 Survey Parameters

Parameter	Indicators
Housing	Ventilation, size of the dwelling
Water Supply	Quality and availability
Sanitation	Drainage, toilets
Accessibility	Connectivity to public transport
Livelihood	Access to employment
Social Infrastructure	Healthcare centers, schools

#### 5. DATA ANALYSIS

##### 5.1 Housing Condition Assessment

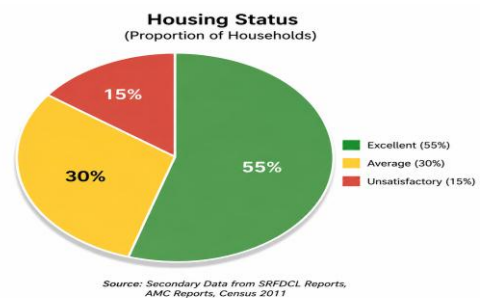


Figure 4: Rehabilitation Housing Blocks at Resettlement Site

##### 5.2 Water Supply and Sanitation

Facility	Status
Water Supply	Accessible but inconsistent
Household Toilets	Operational
Drainage	Functioning partially
Solid Waste Collection	Average

### Findings

Water supply disruptions were noted in multiple rehabilitation colonies. Drainage obstructions and inadequate maintenance impacted sanitation standards. Solid waste collection services existed but were not entirely effective.

### 5.3 Transportation Accessibility

Parameter	Observation
Bus Connectivity	Restricted
Distance from CBD	Significant
Travel Cost	Elevated

### Findings

The relocation of peripheral areas has led to an increase in daily transportation costs. Long distances of travel have impacted informal workers and those earning daily wages. Access to public transport continues to be insufficient at various rehabilitation locations.

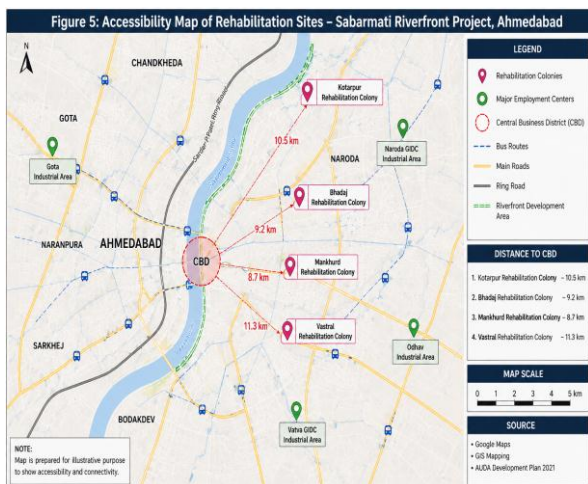


Figure 5: Accessibility Map of Rehabilitation Sites

### 5.4 Livelihood Impact

Effect	Insight
Job Loss	Moderate to High
Impact on Informal Sector	Significant
Employment of Women	Decreased

### Findings

Numerous households that were relocated encountered disruptions in their livelihoods following the move. The rehabilitation sites on the outskirts limited access to informal job opportunities. Women in the workforce dealt with challenges related to mobility and accessibility.

## 6. MAJOR ISSUES IDENTIFIED

Relocation of displaced households to peripheral areas  
 Rising costs of transportation  
 Limited access to sustainable livelihoods  
 Inadequate upkeep of public infrastructure  
 Restricted social integration  
 Issues with drainage and sanitation  
 Insufficient local job opportunities

## 7. PLANNING RECOMMENDATIONS

### 7.1 Comprehensive Rehabilitation Planning

Rehabilitation locations ought to be established close to job and commercial hubs to minimize disruption to livelihoods

### 7.2 Integrated Land Use Development

Commercial zones, local markets, and livelihood areas should be incorporated within rehabilitation communities.

### 7.3 Enhancement of Public Transport

Affordable and effective public transport links should be enhanced between rehabilitation communities and key employment hubs.

### 7.4 Provision of Social Infrastructure

Healthcare services, educational institutions, parks, and community areas should be created within a short walking distance.

### 7.5 Involvement of the Community

Residents should engage in maintenance and planning activities to foster long-term sustainability.

## 3. CONCLUSIONS

The Sabarmati Riverfront Development Project has greatly altered the urban environment of Ahmedabad and enhanced the ecological conditions along the riverfront. The rehabilitation initiative offered formal housing solutions to displaced low-income families and improved their access to essential infrastructure. Nevertheless, numerous socio-economic issues persist, especially concerning access to livelihoods, transportation costs, and social cohesion. This study emphasizes the necessity for a cohesive rehabilitation strategy that merges housing, transportation, job opportunities, and social infrastructure to promote sustainable and inclusive urban growth.

## ACKNOWLEDGEMENT

I would like to express my deep appreciation to Asst. Prof. Ar. Arundhatee Mishra, the subject faculty for Resettlement

and Rehabilitation in the Department of Architecture and Planning at Dr. A.P.J. Abdul Kalam Technical University, Lucknow. Her invaluable guidance, unwavering support, and academic encouragement were instrumental during the preparation of this research paper. Her insightful recommendations, motivation, and expertise in urban planning and rehabilitation studies significantly aided in the successful completion of this work. I also wish to convey my heartfelt thanks to the Department of Architecture and Planning at Dr. A.P.J. Abdul Kalam Technical University, Lucknow, for offering the essential academic resources and conducive learning environment necessary for this study. Additionally, I acknowledge the contributions of various government agencies, published journals, planning reports, and online resources, including SRFDCL, AMC, Census of India, Google Earth Pro, and research publications, which provided crucial secondary data and literature support for this research. Finally, I am thankful to all individuals and institutions whose indirect support and published works played a role in the completion of this study.

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