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Responsive Built Environment: A Post Occupancy Evaluation Of Multi-Storey Housing For Slum Dwellers In Chennai City

The paradox of rising living expenses and convenient accessibility to workplaces from specific locations has increased the number of slum settlements within the Chennai city limit throughout the years. Government of Tamil Nadu have applied several schemes and programmes to increase the quality of living of the urban poor. Most of the dwelling units are Multi-storeyed residential buildings because of the paucity of land and not all provided under these Slum Upgradation Programmes are effectively used. There is evidence from earlier studies in other metropolitan cities that 10-30% of the original beneficiaries move out of this Housing provided under Slum Upgradation Programmes (Restrepo, 2010). It is important to evaluate these dwelling units periodically in the Chennai context. Literature case studies on Post Occupancy Evaluation and Housing Quality Assessment, Adequate Housing and Housing Choice theory have facilitated the derivation of an assessment framework to assess projects under Slum Upgradation in Chennai city. The derived assessment framework is under of 3 scales—dwelling unit, building and neighbourhood and has 10 factors and 75 subfactors. Four primary studies under Emergency Tsunami Reconstruction Project, Jawaharlal Nehru National Urban Renewal Mission, Rajiv Awas Yojana and State Fund projects in Chennai are assessed. The research is a combination of descriptive and quantitative research. An in-depth evaluation of the four Multi-storey Housing projects for slum dwellers will help in understanding the factors that are performing high and low and the relationship between these factors. 82% of the subfactors prove the hypothesis, "Housing Regulation and standards are compatible with user satisfaction" to be true. Reforms are suggested based on the user needs and issues identified to the existing (Tamil Nadu Combined Development and Building Rules 2019) and proposed (Tamil Nadu Housing and Habitat Policy) Housing standards which will aid for Responsive Multi-storey Housing Projects for slums in Chennai city.

Keywords: Multi-storey Housing, Slum Dwellers, Responsive Built Environment, Reform, Slum Upgradation Programmes, User Satisfaction and Housing Standards.