

NISHAN NAZER K K| Prof. Nidhish P J

Settlement development of indigenous people in the context of coastal area development in Kozhikode

The project aims to prepare a settlement development plan for fishermen community living in the coastal stretch of Kozhikode city in the context of the development that is triggered due to the amendments in the CRZ in 2019. Several restrictions in built use, land-use, FSI etc that regulated urban growth in CRZ 2 is either withdrawn or relaxed in the 2019 amendments - FSI is relaxed from 1.5 to current FSI permitted in TPS ; Construction of residences, schools and hospitals are permitted on the landward side of the existing road or authorized structures ; Temporary tourism facilities are also permitted in the beaches as per the new notification. These amendments create challenges of displacement of native population, challenges traditional land rights, damage ecology and increase the climatic vulnerability. The project involves primary and secondary study about the amendments in CRZ 2019, coastal area and the native population. Literature case studies are done to derive the techniques and approaches that can be used in the settlement development of the native communities living in urban area. The technique of land pooling and reconstitution is used to unlock the land value which can finance the settlement development through better housing and infrastructure. Land value estimation before and after land pooling is studied using weighted overlay analysis in GIS to understand the economic feasibility of the project. Land is pooled and redeveloped under the fishermen cooperative society which works as independent entity by using the surplus value in the process. FCS can invest in fishing related activities like production, processing and marketing which can generate both revenue and employment. It empowers fishermen to compete with the corporate forces in the fisheries industry to recapture profit and re-establish sustainable fishing practices.