



## Redevelopment as a development strategy: A critical analysis. Case study Vinod Nagar, Delhi

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**ABSTRACT:** Delhi has a significant history and housing has been a critical aspect that has defined the city form through time. Housing of the masses is now among the foremost issues that city has been grappling. The rapid pace of evolution of this typology of housing suggests a favorable demand trend of this kind of housing. This housing texture of this housing type is synonymous with a characters of built environment like ‘organic growth’ ,high density, narrow lanes, small plots, high ground coverage and structures of about 3-4 floors height, mixed land use and a general deficiency of infrastructure. Often outside the ambit of the planned and perceived as chaotic, these locations are then categorized as the “informal, unregulated and unplanned “which are deficient in services and unfit for habitation. The city administration and growth regulators from time to time attempted to find formal solutions like redevelopment for such reorganizing these housing chunks. The Delhi master plan 2021 encourages redevelopment as a developmental policy and details an entire chapter on the possible clauses that could be adopted for a redevelopment exercise. Our investigations into the nature of these settlements reveal existence of evolved and established social and economic networks and an equilibrium between life styles and aspirations of the people. We through our paper wish to critically evaluate the suitability of redevelopment as a process in such a scenario. The essential question that we intend to pose is – Is redevelopment the right solution for organic Delhi? Our paper would attempt to understand redevelopment through study of Vinod Nagar (a combination of unauthorized, unauthorized regularized and an urban village) located in East Delhi.

Some of the questions that we wish to explore are:

- Understanding the context of Vinod Nagar (social and economic profile) and Its connection to the city.
- Understanding of the policy of redevelopment in context of Delhi.
- Imagining redevelopment against the context of Vinod Nagar and critical analysis of the outcome.

### I. UNDERSTANDING ASPECTS OF VINOD NAGAR

The spread of unauthorized construction in our cities has assumed significant proportions. It is estimated that in Delhi, the population resident in unauthorized colonies (a type of unauthorized construction) is over 4 million. The government, of the National Capital Territory of Delhi under the 2021 master plan guidelines has issued ‘provisional regularization’ certificates to 1,639 unauthorized colonies to start the process of redevelopment/renewal/regularization of the colonies. The objective of this is to bring them into the urban mainstream. However, the morphology and urban structure of these colonies is different from the ‘greenfield’ planned development guided by the Delhi Master Plan.(ASHISH GANJU, 2014). To represent a

case, and to understand the context of these colonies, the paper has taken up the study of Vinod Nagar, an unauthorized development in East Delhi.

### II. LOCATION AND LEGAL STATUS

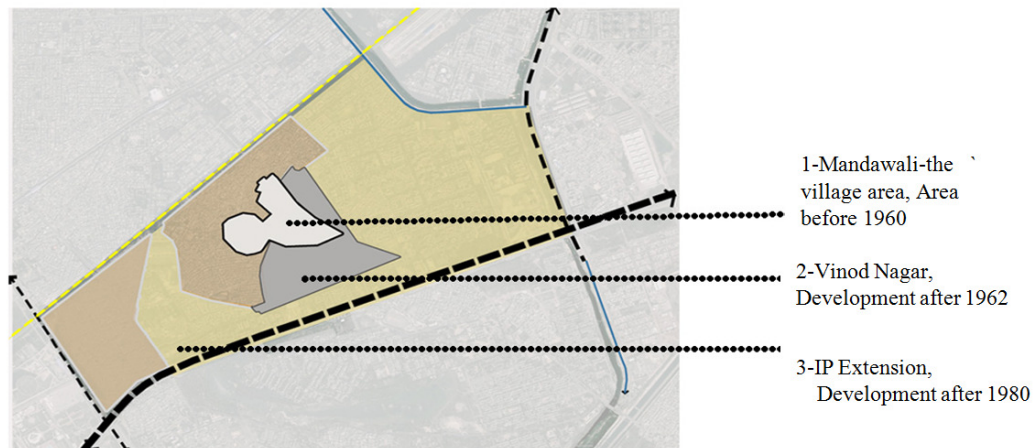
Initially Vinod Nagar was a small village of Mandawali that lay across Yamuna in East Delhi. During the process of expansion of boundaries of Delhi, urban villages were absorbed and the agricultural lands were acquired by the DDA. Unplanned / unauthorized / Regularized colonies are typologies that emerged when the acquired agricultural lands were illegally cut into parcels and offered to people for development.

A few years back a part of Vinod Nagar was regularized. Regularization is about recognition of ownership rights of residents in the area. Regularization also legally makes a colony a legal part of city development process. However larger parts of Vinod Nagar are still unauthorized. The area thus is an apt example to represent the unauthorized colonies in the city.

Despite being an unauthorized colony, the area is witnessing development, which is often a violation of Delhi master plan. The image below briefly narrates the process of expansion of Vinod Nagar from the small village Mandawali to the present state of Vinod Nagar.



**Image 1:** Location of Vinod Nagar (Source : Images done by author in City level projects, west Vinod nagar and Mandawali, DUAC report).



**Image 2:** Phases of growth of Vinod Nagar, Source Images done by author in City level projects, west vinod nagar and mandawali, DUAC report.



III. GROWTH AND EXPANSION

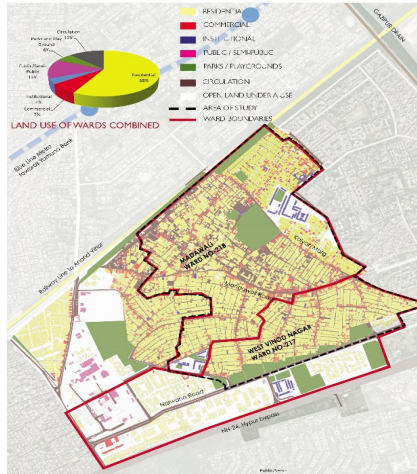


Image 3: Landuse distribution of Vinod Nagar.



BLOCK D	BLOCK C	BLOCK F	BLOCK B	BLOCK A	BLOCK E
<b>LEGAL STATUS</b>					
Unauthorized	Unauthorized	Unauthorized	Unauthorized	Unauthorized	Unauthorized
Regularized		Regularized			
<b>DENSITY PPha - BY ELECTORAL COUNT</b>					
983	618	1186	1475	1351	1101
<b>AREA</b>					
7.2	4.0	1.8	3.4	11.01	10.50
<b>DENSITY DU/ha ( ASSUMED NO OF FLOORS : g+2) BY GIS MAP</b>					
NO. OF DUS 1770	NO. OF DUS 243	NO. OF DUS 534	NO. OF DUS 664	NO. OF DUS 3720	NO. OF DUS 2890
245 DU /ha	609 DU /ha	296 DU /ha	370 DU /ha	338DU /ha	275 DU /ha

Image 4: Range of densities existing across various colonies in Vinod Nagar, Source : Images done by author in City level projects, west vinod nagar and mandawali, DUAC report

Due to locational advantages like proximity to NH-24 and the planned areas of Patpargunj and IP Extension, Vinod Nagar is becoming a favorable residential destination. The area has witnessed a consistent

increase in density in terms of PPHA with a single plot being divided into a number of dwelling units. The following image demonstrates the densification of Vinod Nagar between 1980 and 2013.

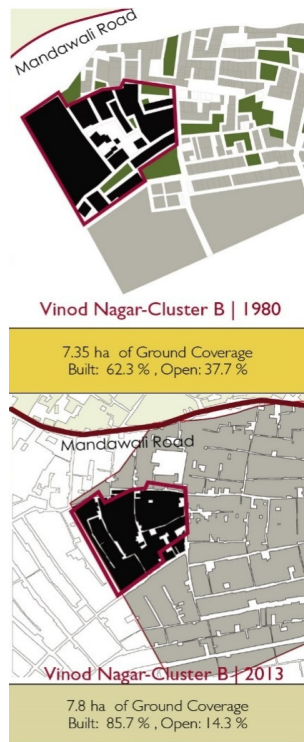


Image 5: Growth of built form in a colony in Vinod Nagar,



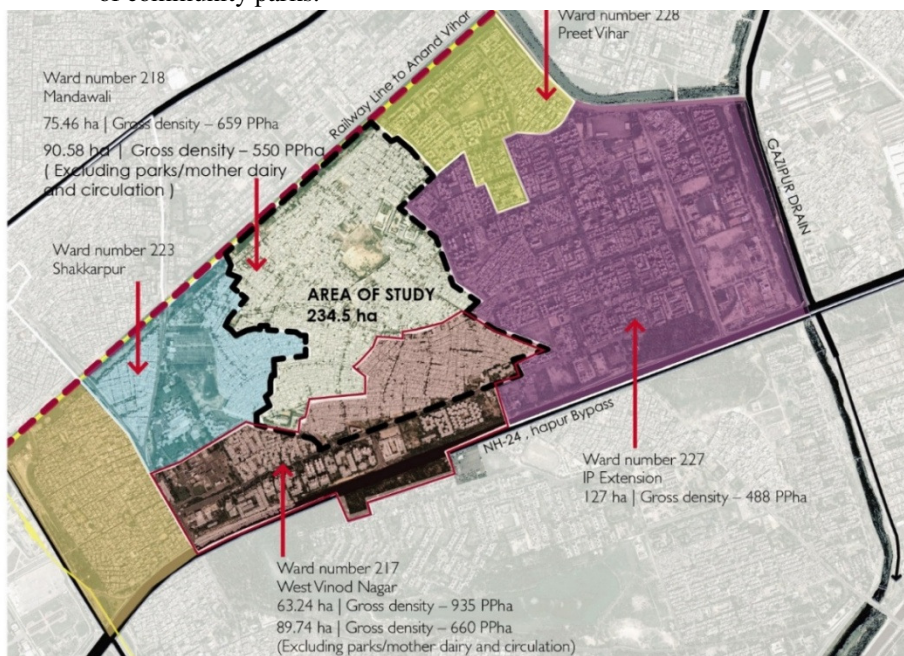
Image 6a,6b,6c : Photos of Vinod Nagar,Source : Images done by author in City level projects, west vinod nagar and mandawali, DUAC report.

The area has grown in terms of density in various ways. Reduction of plot sizes, Subdivision of bigger plots into smaller ones, encroachment on roads and open spaces are ways used by residents to increase built-up areas. The densities of Vinod Nagar colonies range between 600 people /ha to 1400 ppha. When the existing land use was compared to that suggested by masterplan, the following was the analysis:

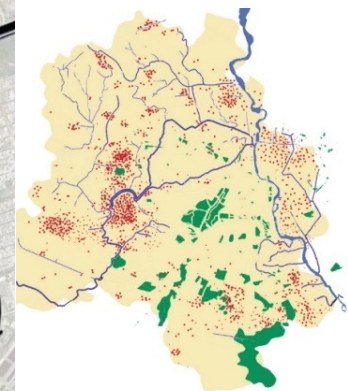
1. 56% land was under residential use.
2. The area of convenience shopping existing on site exceeded master plan numbers by six times.
3. The area of study had 65% shortage in neighborhood greens but an excess of 11.4% of community parks.

4. The area under study had sufficient schools in comparison to standards prescribed by MPD but lacked in primary schools (with a deficit of 82%)
5. The area of study has no bedded hospitals and lacks in facilities like Dispensary with almost 71.6 % deficit.

To sum up, the area fell short in healthcare and education facilities, while the commercial and residential components exceed the limits prescribed by the master plan. With growing population the area will increasingly fall short in terms of health and education facilities.



**Image 6:** The ward boundaries within Vinod Nagar.

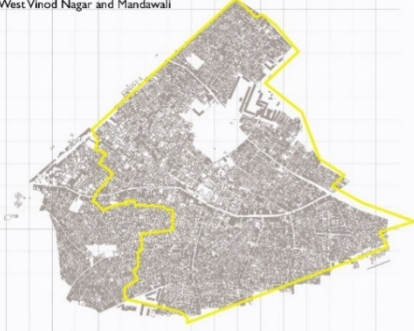




**Image 7:** Location of unauthorized settlements in Delhi, Source.

Images done by author in City level projects, west vinod nagar and mandawali, DUAC report

Mandawali is an urban village with a defined legal boundary. Vinod Nagar consists of colonies which are a combination of Unauthorized, Unauthorized Regularized and slum. “Unauthorized colonies in Delhi have been in existence right from the time the planned development of Delhi started with the setting-up of DDA in 1957, Since DDA was unable to construct enough low cost housing and there was large scale migration from neighboring states. It is estimated that about 7.00 lakh families are residing in these unauthorized colonies. (Source, DDA website).

Because of their unplanned and spontaneous nature they could not be covered under the ambit of masterplan legality and therefore couldn't be assigned any legal status. All these areas face common issues like absolute shortage of open spaces within the colony, lack of healthcare facilities, chaotic and unorganized mobility, inefficient storm water management and lack of water conservation, growing mixed use in the area and higher densities than anticipated and smaller plot sizes.

 <p>West Vinod Nagar and Mandawali</p>	<p>Area</p> <p>131.56 Ha</p>
<p>Percentage of Mixed Use</p> <p>10.6 %</p>	<p>Population Density</p> <p>935 ppha</p>
<p>Open Built</p> <p>18 : 82</p>	 <p>Govindpuri</p>
<p>Area</p> <p>40.48 Ha</p>	<p>Percentage of Mixed Use</p> <p>8.6 %</p>
<p>Population Density</p> <p>900 ppha</p>	<p>Open Built</p> <p>15 : 85</p>
 <p>Ashok Nagar</p>	<p>Area</p> <p>81.03 Ha</p>
<p>Percentage of Mixed Use</p> <p>9 %</p>	<p>Population Density</p> <p>828 ppha</p>
<p>Open Built</p> <p>15 : 85</p>	

**Image 9:** Comparison of density across unauthorized colony, Source : Images done by author in City level projects, west vinod nagar and mandawali, DUAC report.

#### IV. REDEVELOPMENT: UNDERSTANDING GOVERNMENT INITIATIVES

##### (i) Redevelopment as a policy in Delhi Master Plan: an analysis

DDA through the Zonal and master plan proposes redevelopment as an alternative for creation of a healthy environment for various areas in Delhi. The paper shall attempt to understand the policy of redevelopment as a solution. Redevelopment proposes optimum utilization of existing urban land in planned and unplanned areas by encouraging possible incentives. The density for different units is as follows: Category I (upto 40sq.m) - 500 dus / ha, Category ii ( 40-80 sq.m) - 250 dus / ha , Category iii ( up to 80 sq.m ) - 175 dus / ha. The minimum size of amalgamated plot proposed where the development can happen is 3000 sq.

and modalities, pooling of properties, provision of social infrastructure through TDR, enhanced FAR etc. Following are the clauses for redevelopment as stated in the Master Plan: 30% of area should be used as common green/ soft parking besides circulation area. To incentivize the redevelopment a maximum overall far of 50 % over and above existing permissible far on individual plots subject to a maximum of 400 shall be permissible. Maximum ground coverage is 33.3%. Ground coverage up to 40 % may be allowed to achieve low-rise high density housing without lifts

#### V. SITE DEMONSTRATION:

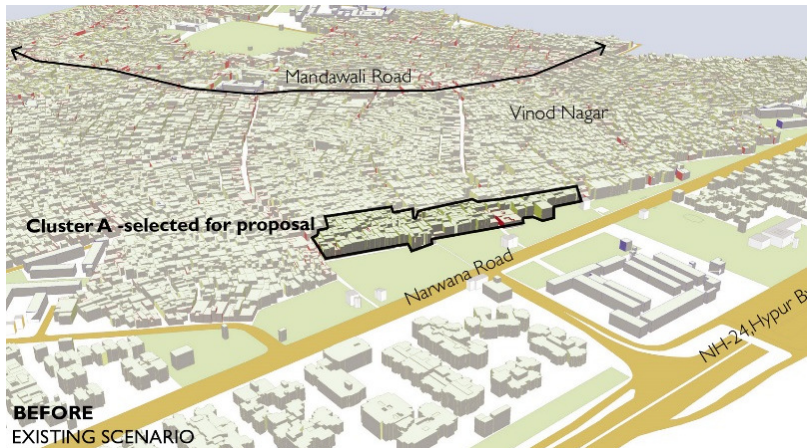
SCENARIO I: Proposed development of cluster on external periphery of Vinod nagar as per M.P.D

We have demonstrated the clause of redevelopment on two sites within the site of study to understand the implications on the urban form



Parking requirement for the plot	
110 Bikes	37 Cars
The area currently open and available is 660 sq.m.	Space required for parking is 1550 sq m which is more than double the available circulation space

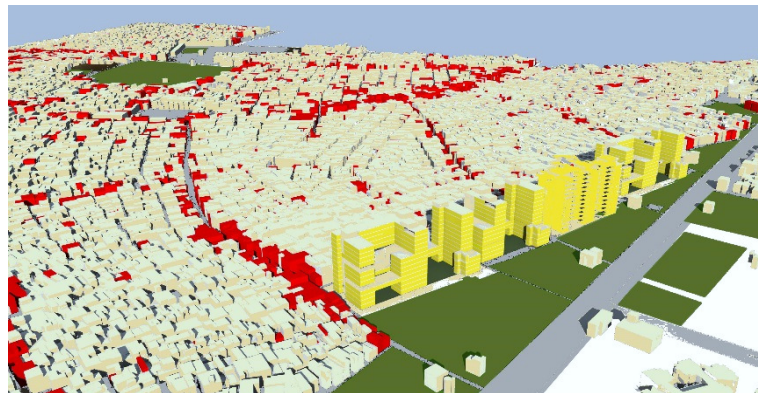
**Image 10:** The area requirements as prescribed by master plan Image.



**Image 11:** Existing built up of the proposed site, : Images done by author in City level projects, west vinod nagar and mandawali, DUAC report.

Other Parameters	
Stakeholders	Open Space Ratio
117 x 4	85:15
FSI	Number of plots/dwelling units
3.14	37 / 117

**Image 12:** The characteristics of site.



**Image 13:** The proposed intervention, : Images done by author in City level projects, west vinod nagar and mandawali, DUAC report.



**Image 8:** The proposed intervention and area statement,: Images done by author in City level projects, west vinod nagar and mandawali, DUAC report.



**Image 15:** Next page, plan of the proposed intervention.

By MPD standards maximum ground coverage is 33.3% Ground coverage up to 40 % may be allowed to achieve low-rise high density housing without elevators.

*SCENARIO II: Proposed Development of 3000 sq.m cluster within Vinod Nagar*

Total Site Area	4600 sq.m
% of Open	65.56 %
F.A.R	3
Gross Built Up	13800
No. of Dus	280
Parking required @ 2 E.C.S per 100 sq. m: 215 . Parking provision : 317	

**Image16:** Area calculation for option 2.



**Image 17:** The proposed intervention.



**Image 18:** Existing Site context for Scenario 2.



**Image 19:** Proposed intervention for Scenario 2  
Images done by author in City level projects, west vinod nagar and mandawali, DUAC report.





**Image 9:** The proposals in the context of Vinod Nagar.

Source : Images done by author in City level projects, west Vinod nagar and mandawali, DUAC report.

## VI. ANALYSIS

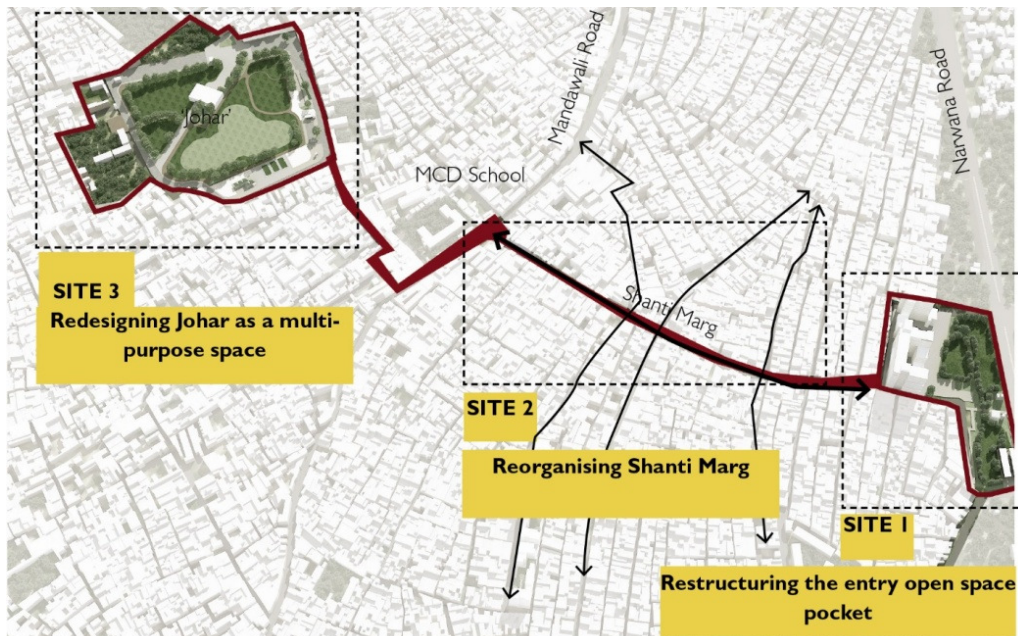
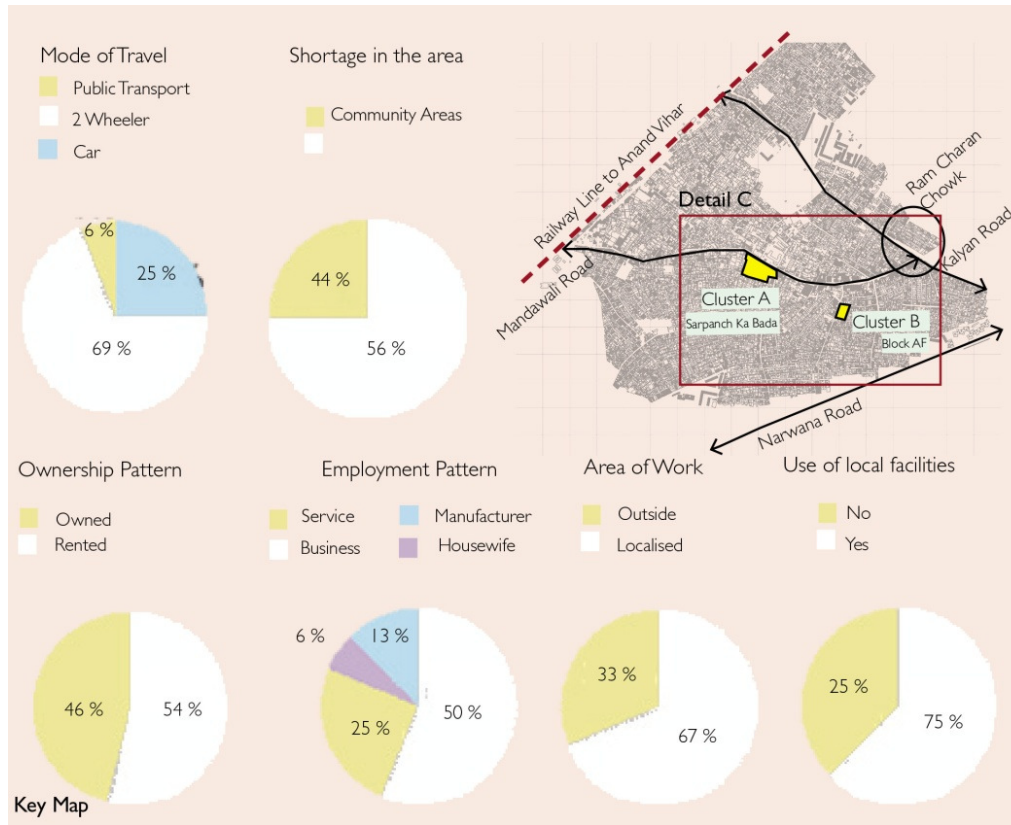
A process of this kind has advantages like optimal utilization of land, provision for facilities/amenities, ordered traffic movement and parking spaces. However there are some critical questions: Unauthorized colonies like Vinod Nagar have small plots and many owners. Its only an assumption that the people residing in this area are low income. As stated earlier, these locations because of their proximity to amenities are now sought after residential locality. The development of Vinod Nagar (typical of most such colonies) reflects an equilibrium attained w.r.t. life styles and aspirations of the people. Would redevelopment justify negating the investment the residents have made in the present development? A plot amalgamation exercise would require active participation of all owners and residents.

In this situation approx. 1800 owners of MIG would be involved. Who, then would be entrusted with the ownership of implementation of development on this scale? Who would finance it and why?

Apart from the complexities in decision of an ideal model, our experience with people's participation suggests that people prefer provision of facilities and amenities than the condition of the housing. Due to their location and access to facilities these spaces are preferred rental destinations.

The policy of regularization is thus still a very unclear. We suggest an immediate focus on small but effective schemes should be placed on small yet effective schemes that would help in overall upgradation of the area.





**REFERENCES**

The above presented case is a site based study done by author

[1]. ASHISH GANJU, J. M. (2014). *LOCAL AREA PLANNING-AYA NAGAR*. Delhi: Delhi Urban Art Comission.