

Research Paper

Future of urban villages, in New Delhi, India

Research and development strategy for socio-spatial-sustainability

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Abstract

The research paper attempts to understand the relationship of the Urban village and the City, the needs and aspirations of its stakeholders, and how the forces that shapes these villages, can be negotiated, for its future development. It exposes the unique cultural characters and socio-economic roles of these Urban Villages - a paradox in its name and the socio-spatial development domain - which had adapted and evolved with the city. Through spatial documentation, stakeholder interviews, focus group discussions and critical analysis of issues , this research curates a strategy for socio-spatial-sustainability, of the Urban village and its people.

It proposes a framework of development, that creates an inclusive, sustainable model of development, for the Urban Villages in Modern Metropolitan Cities; on a macro-city planning level, as well as, a micro-point intervention level. It argues that, to improve the quality of life for all stakeholders, maintaining social justice, the interventions should focus on the everyday patterns of live - work - play, of its stakeholders, and its relationship with the socio-economical, administrative, political and morphological aspects of the village. The proposed model is a shared responsibility model, paving a third way. between the top down and bottom up notions of development.

Keywords

Urban Village, Urban Revival, Migrant, Social Justice, Planning Strategy

1. Introduction

The Urban Villages of Delhi, India, which were once the heart of civilization itself, have become islands of unregulated development, adapting over time, with the sprawling planned city. They transformed through, developmental and market forces that shapes their context. as well as, the social power structures, within these villages. These settlements have indigenous socio-economic-cultural character and historical values, creating unique identities and relationships, with the rest of the city. The dichotomy of the relationship between the state and its stakeholders - of these different worlds, is a reflection of these unregulated villages and the regulated planned city.

Almost 70% of the world's population will live in urban areas by 2050, according to estimates by the United Nations. In India, as elsewhere, rapid urbanization is putting pressure on governments to build more apartment blocks and metro rail networks, which has led to entire neighborhoods being resettled and reconstructed. (TOI, 2019)

The lack of acknowledgment, regulation, and appropriation of this phenomenon has further enabled a fragmented city, and for the underprivileged, who constitutes the majority of migrants, a handicap. However unhealthy, unregulated, and incompatible they are, according to national and global standards

of healthy living, they thrive as migrant hotspots, commercial hubs, Industrial warehouses and even, city-level destinations in some cases, through self appropriation with market demands, along with many other unplanned developments, mainly due to its affordability and accessibility to the city. These chaotic, yet self-organized settlements, tend to point towards the question: How can strategic interventions - both tangible and intangible- within the existing fabric, catalyze socio-spatial sustainability, and reinvent the norms of involvement in its curation, for and by, the community?

Under the framework of this research, with the defined scope of looking at the Urban villages of South, West, and North Delhi, the aim is to create an inclusive, sustainable model of development, for Urban Villages, which could guide the transformation of them, to be better urban environments, with a focus on, the underprivileged migrant population. The focussed study was limited to. publicly available scholarly and non-scholarly articles and literature and records. of urban villages of Delhi, along with analyzed data, from preliminary site studies of 30 out of 135 Urban villages of Delhi and a detailed case study, on one of them. The built and unbuilt systems were studied within the domains of planning and urban design, under the criteria of their typology, morphology, functionality, legality, historicity, and social-economic-cultural theories.

The vision of "Catalytic Urban Revival", which is derived from the critical analysis of Top-down and Bottom-up issues, along with policy reforms on two levels (i) macro: The City level Urban village revival scheme and (ii) micro, demonstrated briefly, in the case of Saidulajaib Village of Delhi, proposing a reference strategy for similar planning and urban design cases. The strategies aim to connect critical development forces and systems, to comprehensively improve urban functions, flexibly solve existing issues, enhance strengths and create opportunities for socio-spatial inclusivity. Catalytic Urban revival will lead to the qualitative development and transformation of cities : from reconstruction and expansion, to adaptive catalytic improvement, enhancing the quality of urban re-construction, addressing larger planning and regulatory issues, and promoting the integrated development of these neglected heterotopias. The story so far, of these 'Urban villages', runs parallel to many traditional settlements, in the evergrowing modern metropolises, of the Global South.

This paper structure is as follows - Introducing the term 'Urban village', and its case in Delhi, India, its relevance, uniqueness, and conditions in the modern context. Their existence and evolution through Modernity, questioning the notions of development and existing planning discourses. The background research describes its concise relationship with the existing social theories and bodies of knowledge, in the urban planning and design discourse, which is exposed through the study of its historicity and socio-economic, cultural, legal and morphological relationships, internally, within the village and externally, with the city. The methodologies are briefly explained, followed by the case study research and analysis, on the socio-spatial manifestations, of how Urban villages, have adapted to the forces of Urbanization and Modernity. The research results and inferences authenticate the need and intent for the strategic revival of urban villages. Key concerns are recognized, critically analyzed, and possible tangible and intangible strategies are formulated, concluding with a proposed growth model, for a socio-spatially sustainable future, of the Urban Villages of Delhi.

2, Background Research : Urban Villages of Delhi.

2.1. Urban-Village: The Paradox between the Rural and the Urban

The term Urban Village is, referred to under various definitions globally – the spectrum, starting from traditional communities with rural qualities, existing presently in an urban context, to greenfield projects for low rise residential community development, in the heart of cities, with integrated infrastructure, and mixed-use functions - much like gated communities or townships. The nomenclature of it is derived from

its value system – of internal social, cultural and economic relationships, regardless its place in the spectrum.

In the case of modern-day New Delhi, India, the term - 'urban village', was assigned during the first master plan of 1962, to meet the needs of census category requirements – of which the population accounted for it, to be called 'urban', while many of its socio-political characteristics remain 'village' like. In the 135 urbanized villages of Delhi systemic negligence and unregulated morphological development has created unique urban scenarios– each responding to its context, (legal and physical) and market forces; They organically respond to the demands, of its resident population with localized economies, and in some cases, becoming gentrified, and claiming new identities of regional and/or city level destinations.

2.2. Evolution and Contradictions

Large parts of Delhi, which were once agricultural settlements, were demarcated with a red line which under the British regime, in 1908, for simplifying the maintenance of revenue records. They were named as "Lal Dora", translating to, "Red-Tape-Property" in the Hindi language. Later, further villages were added to the list and acquisitions put in action, by the Delhi Development authority, post-1962.

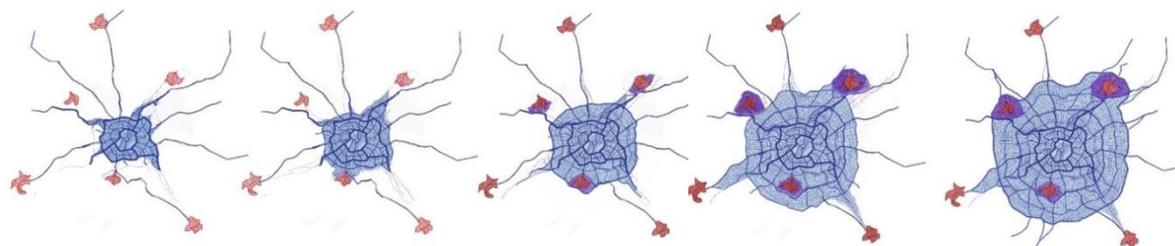


Figure 1. Urban village and the City : Urban Sprawl & Relationship over time. (Source: Author)

The residents switched from agricultural to rental economy while the city grew around them. The switch to the rental economy has enabled the landlords to gain more income and assets, eventually leading to further construction and eventual gentrification, under the right circumstances. The negotiations between the landowners and the Development authorities. On acquisition and compensation, have also shaped the way in which each of these villages has evolved. The development trends around the villages also played, a key role in how the owners responded to change, even though a pattern of maximizing profitability is seen in most cases. Some, like Hauz Khas and Shahpur Jat, which abut upscale neighborhoods, have facilitated designer boutiques and trendy cafes and bars – a reflection of how land use in urban villages has been altered over the years, sometimes illegally. A similar metamorphosis is observed in the Champa Galli area, of Saidulajaib, where the landowners enable transformation, responding to the market forces, resulting in gentrified upscale enclaves.

Over time, more lal dora lands were designated as urban growing in number from 20 in 1962, when Delhi's first master plan was made, to 135 today. The city also has more than 300 rural villages. each one slowly getting included in the list, within the ever-growing national capital region (NCR).

Lacking any property records, comprehensive governance structure, and left off the city's development plans, Delhi's urban villages are largely run by influential families, with little oversight by civic authorities, residents, and development experts. Settlements are exempted from building codes and excluded from its plans – leaving nearly a million people, most of whom have no titles to their homes, without a blueprint for the future- and a legal void in which unregulated development thrives on.

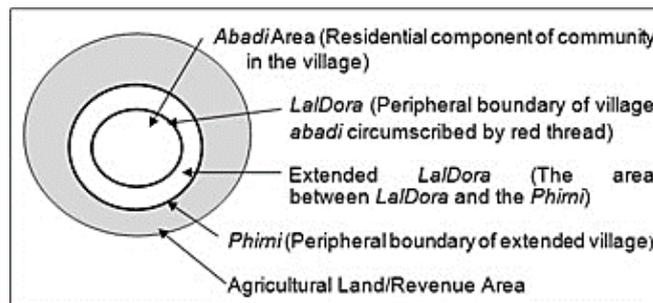


Figure 2. Original demarcation Lal Dora, (Farmland) Abaadi (settlement) and extended Lal Dora (extended Farmland)) Source : Crossing the Lal Dora Online

The systemic neglect and loopholes enabled the landowners to maximize profitability, by building without any regulations and guidelines, creating unhealthy conditions of living, and internalized commercial networks – curating formal and informal relationships with the city.

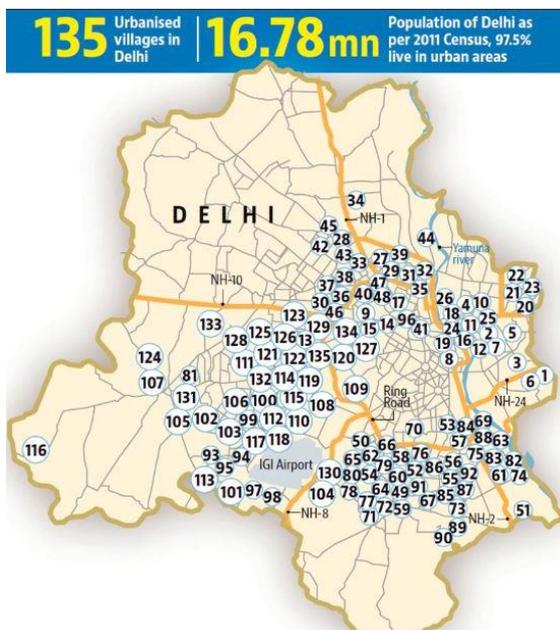


Figure 3. Urban Villages of Delhi (Source: TOI,2018) Figure 4. Urban Villages of Delhi (Source : MPD 2021)

Across India, cities have been slow to meet the needs of people living in informal settlements, with only a few introducing laws to upgrade housing and provide amenities – a task made more urgent by the spread of COVID-19 in denser settlements.

2.4. Migration, Occupancy Urbanism and Urban villages

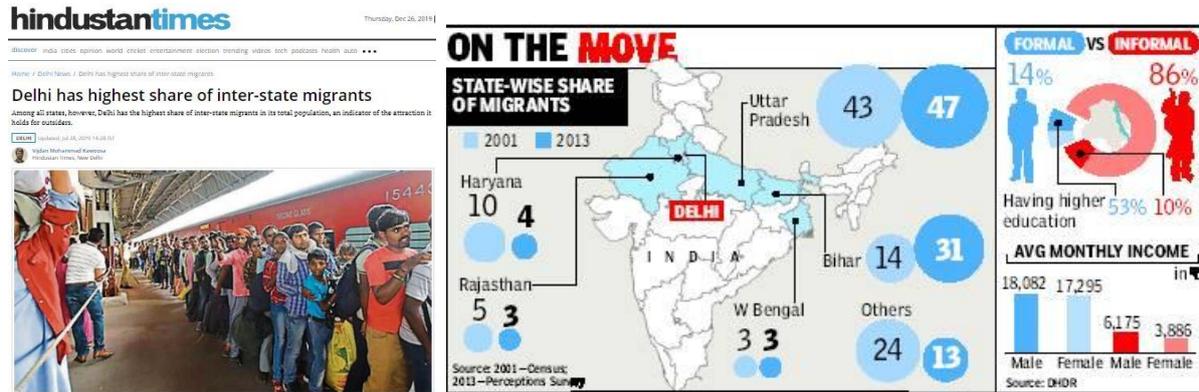


Figure 5 : Delhi's Share of Migrants (Source TOI 2019)

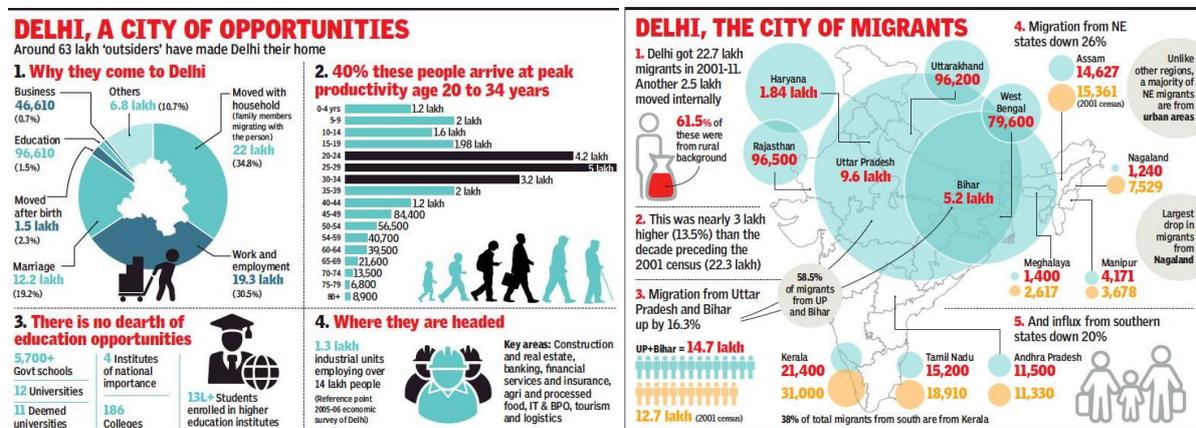


Figure 6 : Delhi: A city of Opportunities and Delhi :The Migrant Capital (Source : TOI, 2019)

The Urban centers of India, have gone through rapid transformation, in the last few decades, accelerating after each one. Growth through planned and unplanned practices and phenomena, has created 'Socially Unequal' fragmented cities, unconscious of their occupants & flows. In India's six largest metros 48% of its residents were migrants in 2011. In 2015, almost half of the people in the Global South lived in cities, compared to 1990, when it was only 35 percent – underlining the significance of migratory movements. It is expected that the population in cities will continue to grow and that migration will play an increasingly important role. (TOI, 2019)

Delhi's booming services, economy, and highest per capita income made it the migrant destination of India. The population of Delhi grew by nearly 1000 a day in 2016, out of which 300 were migrants who came to the city to settle. The share of migrants in the capital reached 33% in 2016, the highest in the past 15 years. Delhi has the second-highest population of inter-state migrants in India, according to 2011 census data on migration, which shows that marriage and work or business drive the influx.

(TOI, 2019)

Urban villages provide affordable housing options for low-income families and migrant workers, commercial spaces for factory outlets and upscale markets, along with other unplanned settlements.

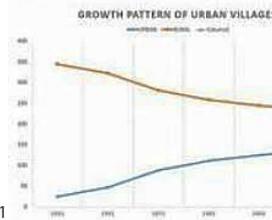
Where do migrants live?

Southern districts have a higher share of migrant population



Source: Census 2011

Type of settlements	2004	2005	2006	2011	2021
JJ Clusters	2.30	2.37	2.45	2.82	3.41
Slum Designated Areas	2.96	3.05	3.15	3.63	4.39
Resettlement Colonies	1.97	2.04	2.10	2.42	2.93
Unauthorised Colonies	0.82	0.85	0.87	1.01	1.22
Regularised Unauthorised Colonies	1.97	2.04	2.10	2.42	2.93
Urban Villages	0.99	1.11	1.05	1.21	1.46
Planned Colonies	3.67	3.79	3.91	4.50	5.44
Rural Villages	0.82	0.85	0.87	1.01	1.22
Total Population	15.50	16.09	16.50	19.00	23.00



- There are 369 villages in Delhi, out of which 135 are classified as urban villages, and 234 are classified as rural villages.
- 1931, there were only 25 urban villages they increased to 47 in 1951, 88 in 1971 and 135 in 2011.

Figure 7 : Delhi: Migrant Occupancy (Source : TOI 2019)

2.5. Theoretical Framework

“The modes of life brought into being by modernity, have swept us away from all traditional types of social order, in quite unprecedented fashion”. (Giddens, 1999).

This statement by Anthony Giddens re-instates the story of Urban villages, from their earliest systemic acknowledgement in 1908, as Lal Doras, by the Colonial British Raj, to the current heterotopic condition, it has evolved to be. The existing condition of these Urban villages, hinders the right to the city, for its occupant. At the same time, being a heterotopia, holds the possibility, for radical change, that Foucault, Harvey, Soja, and Lefebvre have touched upon before. Such systemic voids are both evidence of neglect and an opportunity for gradual strategic catalytic urban design – a permanent revival support but, methodological and flexibly managed.

This research paper looks at Socio-spatial justice, Right to the city, Production of space, Socio-cultural manifestations of power, and its relationships with Space, Time, Capital & legality, in the context. In his discourses on the law-power relationship, Foucault focuses on particular institutions and specific historical changes. His studies demonstrate that the interrelationships among legal discourses, various forms of knowledge, political economy, techniques of power, and institutions of social control form a logic of power that is best understood by analyzing its detailed applications and manifestation. (Foucault, 1990). The relationship between social justice and the Urbane has always been a subject of universal concern and relevance, since it’s issues often manifest, socio-spatially, through political agencies.

Heterotopias in Metro Cities, is not an unusual sight, and even within these heterotopic bubbles, lies the multiple facets of a village, creating mini-heterotopias and enclaves of their own. The different cultural enclaves, of Khirki, Hauz Khas, Shahpur Jhat, Champa Galli Enclave in Saidulajaib, are examples of the same, each one, becoming a petri dish for new possibilities. This phenomenon is similar to what Lefebvre states about how space is manifested, (Lefebvre, 1974) out of our lives and not out of the idea. This points to the fact, that Heterotopias, have the capacity to bring in something new or radical; is more welcoming to change, and catalyzing heterotopias, would be to the first step towards inviting change. Harvey speaks, about the same heterotopic revolutions as follows, “Lefebvre’s concept of heterotopia (radically different from that of Foucault) delineates liminal social spaces of possibility where “something different” is not only possible, but foundational for the definition of revolutionary trajectories. This “something different” does not necessarily arise out of a conscious plan, but more simply out of what people do, feel, sense, and come to articulate as they seek meaning in their daily lives. Such practices

create heterotopic spaces all over the place. We do not have to wait upon the grand revolution to constitute such spaces. Lefebvre’s theory of a revolutionary movement is the other way round: the spontaneous coming together in a moment of “irruption,” when disparate heterotopic groups suddenly see, if only for a fleeting moment, the possibilities of collective action to create something radically different. That coming together is symbolized by Lefebvre in the quest for centrality. The traditional centrality of the city has been destroyed. But there is an impulse towards and longing for its restoration which arises again and again to produce far-reaching political effects, as we have recently seen in the central squares of Cairo, Madrid, Athens, Barcelona, and even Madison, Wisconsin and now Zuccotti Park in New York City. How else and where else can we come together to articulate our collective cries and demands?” (Harvey, 2012)

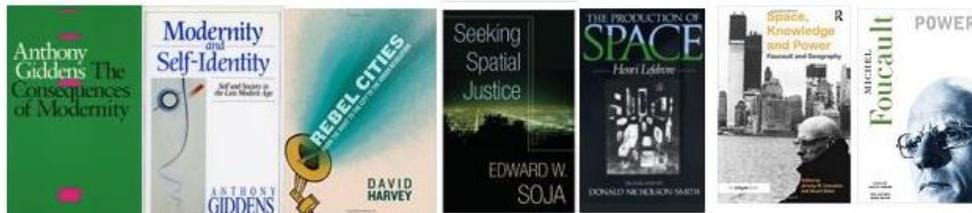
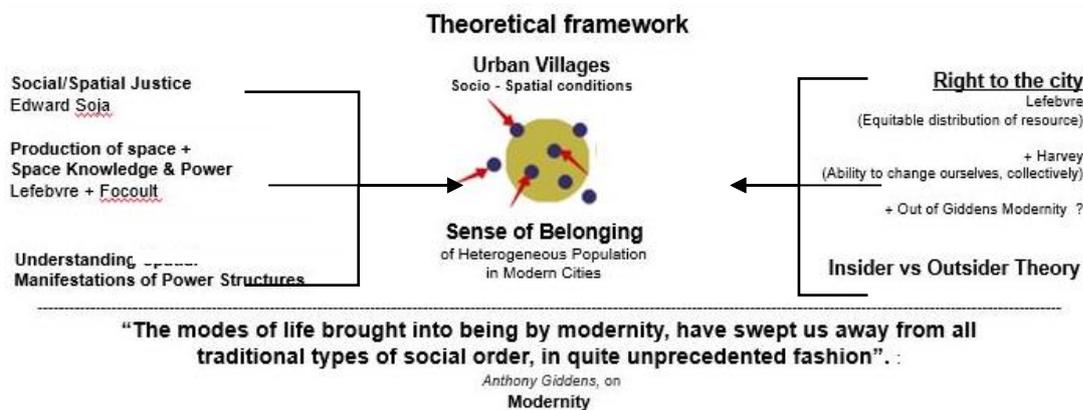


Figure 8. Theoretical Framework. (Source: Author)

Harvey talks about how collective consciousness, strategically articulated in space, can catalyze and activate Third places, in ways unimagined before. This non-conformist approach always leaves the space for the unpredictable as well as for additive development. Such radical possibilities of public space and commons can possibly transform, the existing and/or “normalized” reality, and improve the quality of life – both for people and place.

“The question of what kind of city we want cannot be divorced from the question of what kind of people we want to be, what kinds of social relations we seek, what relations to nature we cherish, what style of life we desire, or what aesthetic values we hold.”(Harvey, 2012) (VerseBooks, 2015)

3. Methodology

- Defining the Inquiry, into the case of Urban Villages, of New Delhi, and creating scope for Research and Design proposal, for a “Socio-Spatially- Sustainable” Future of Urban Villages, in Delhi.
- Research and data collection, on the evolution of the multi-faceted Urban Villages of New Delhi, both primary (Site) and secondary (Literature Review) – focusing on the larger relationship with the city and its development framework.

- Research and understanding of existing theories and expert opinions, on the domain, to form a theoretical framework, focusing on the Socio-Spatial contradictions and possibilities of transformation, in Modernity.
- Selection of site, for a detailed case study, and demonstration based on the above-mentioned Inquiries, criteria, and understanding its contemporary issues.
- Spatial and functional documentation/mapping of Urban Villages, semi-structured interviews as tools for a bottom-up study of stakeholders and their everyday routes, focused group discussions and critical analysis of the case and issues,
- Creating an Urban Design Framework and Model of development, to guide the socio-spatially inclusive, future development, on a macro- an adaptive program for all Urban villages, of Delhi, and a and micro-level – catalytic strategic interventions for Third places of association and pilot projects.

4. Research Case Study

4.1. Urban Villages and the city of Delhi.

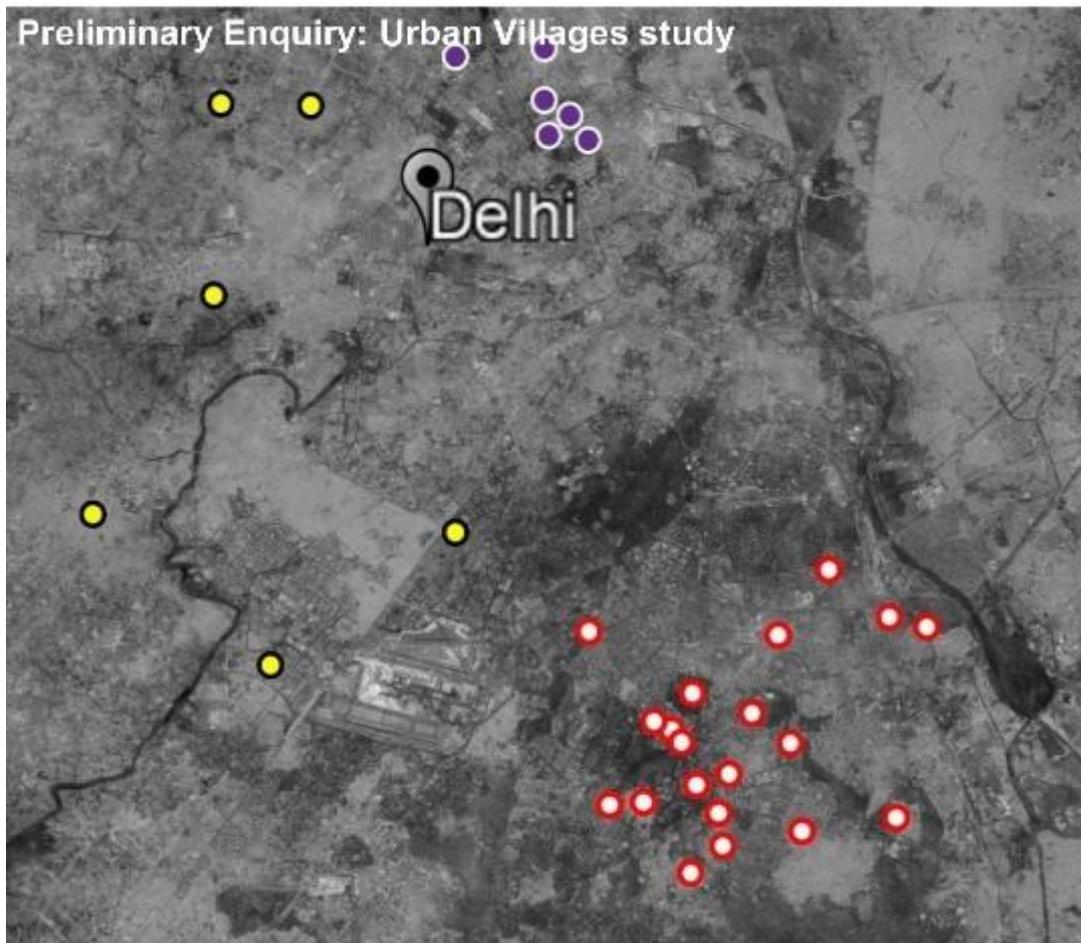


Figure 9. Villages under preliminary urban village study. (Source: Author)

The villages that have been studied under the preliminary site visits are mapped above. All of them are examples of unregulated haphazard development. Their historical roots lost or transformed, culturally and ethnically mixed, with ownership and affordability being the only driver for space utilization.

Functionality and relationship with the city.

They can be broadly classified into three types –

1. Red: South Delhi - Almost Saturated in terms of built density with a diverse mix of stakeholders. due to their connectivity, integration with the city, and contextual developmental trends. Some of them have become commercial and city-level destinations, as a result of their location and gentrification. They are comparatively the most complex, in terms of socio-economic and spatial dynamics.
2. Violet: North Delhi - Mostly occupied by Industrial Laborers and construction workers as they are situated along the main Industrial Belt of the City. Denser in Fabric and saturated mostly with unauthorized development. Functionally used as warehouses, chawls and Industrial Units.
3. Yellow : West Delhi - Comparatively, the least integrated villages with the developed city. Lying in the outskirts of the city. They are currently zoned as residential zones and are yet to be integrated with the larger city. Land pooling schemes have been introduced here by the Developmental authorities.

There is, however, a slow and gradual, at times strenuous, shift from rural to urban occupation as the villages lying on the outskirts, grows through stages of transition, from a rural village into a fringe village and then into a ‘rural enclave’ engulfed by urban growth’ and continuous rural-urban interaction.



Figure 10. Type 1 Village of Shahpur Jhat – (i) customer front and (ii) labor front

(Source: Crossing the Lal Dora. *Online*).



Figure 11. (I, ii ,III) Type 2 villages of Badli. (Source: Author)

People of the Urban Villages

(i) **Insiders or Owners/ Permanent population**, (people who were born and brought up within the village, or have bought the property in them). They usually tend to belong to a High Income Group and thrives on the Rental Economy. The families which held the land before, still retains large and/or multiple parcels of land, within the villages. They eventually shifted from an agricultural economy to a Rental economy and, lives a relatively economically upscaled life than most of the other occupants of the village. They tend to hold a monopoly over ownership over the village and its politics, and in some cases, even become the “Law of the village”, under the title of “Ekta” or unity, which has been held by their previous generations. In some extreme cases, this leads to an exertion of their power, over space, law, and people (especially towards the underprivileged and migrant population).

(ii) **Outsiders, or Migrants/Floating population** (people who have migrated to Delhi for education and/or occupation). They mainly comprise of students, daily laborers, youth seeking Job opportunities or training. The affluent class of people, within this spectrum, tend to be living in planned colonies, or the more gentrified or upscaled residential enclaves on the fringes of the Urban village (high accessibility and better living conditions). The economically weaker migrants, which comprises the majority of them, live in the denser precincts of the village, due to affordability, even under unhealthy living conditions.

4.5 The case of Saidulajaib

The village of Saidulajaib has been selected for a detailed case study, as is a Type 1 : Red (refer 4.1) village, almost saturated in density, yet susceptible to market forces, and change, as observed through the transformation of Champa Galli, in the last five years, with a large floating population and a wide range of stakeholders. A similar trajectory of change, was seen, when the metro came to be, right next to the village, in 2010. This, along with its socio-economical role/value and regional location with a scope for larger level networking and intervention, makes Saidulajaib, an ideal case for research and design strategization. Interventions of any kind, for catalytic transformation, would require them to be strategic - surgical inserts. The maps depicted from Fig 12 – Fig 20, describe the urban characteristics of the village, explaining its social, legal, and functional position, in its context.

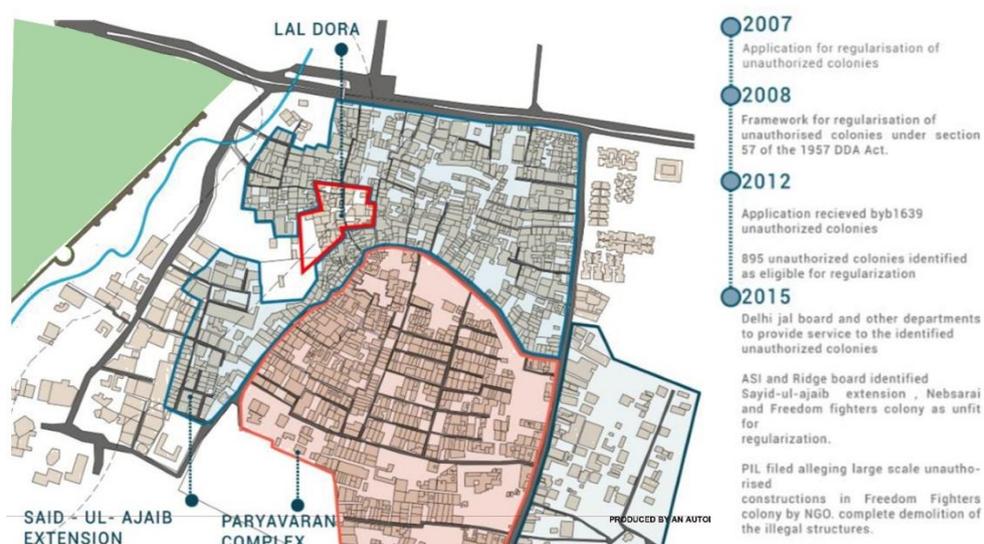


Figure 12. Authorised and Unauthorised built in Saidulajaib (Source: LAP SPA-UD 2018)

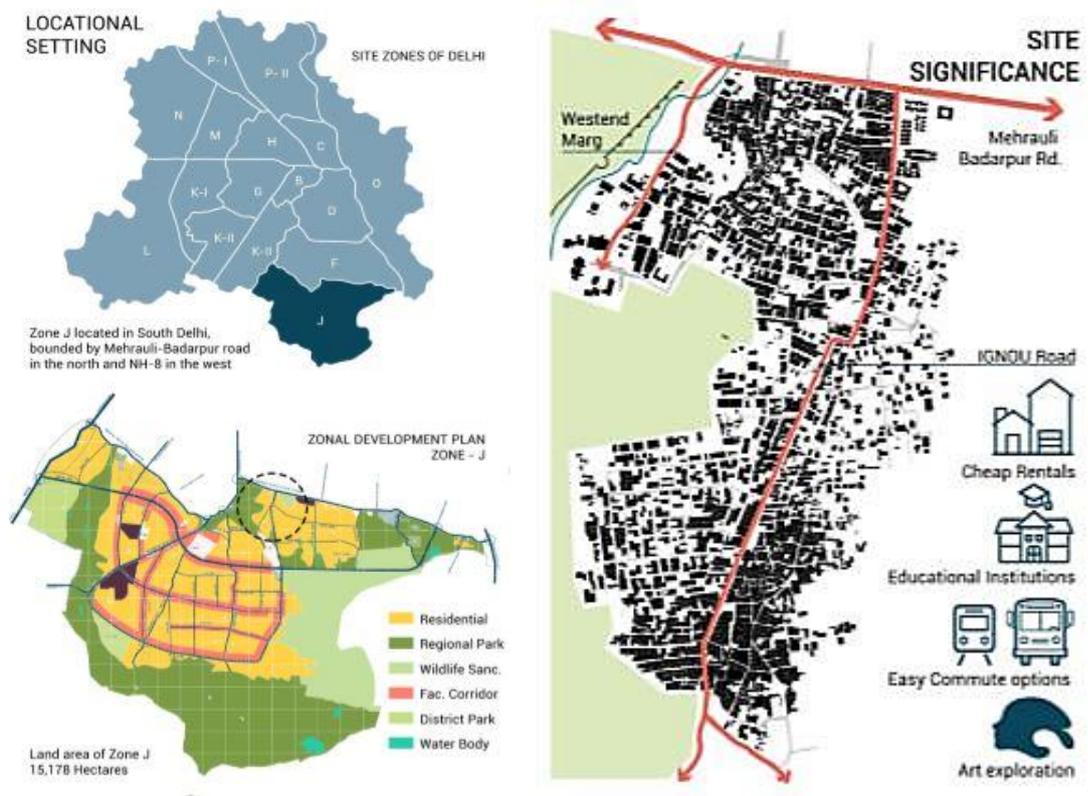


Figure 13. Zonal Development plan and location significance of Saidulajaib (Source: LAP SPA-UD 2018)

It is also developing, in contradiction with the zonal and local development plan that has been issued for the village, which doesn't comprehend the ground realities. Saidulajaib lies in Zone J of the masterplan, which also hosts multiple institutions and city level destinations. It is predominantly populated by students and young professionals, even though a large number of families, also occupy it.

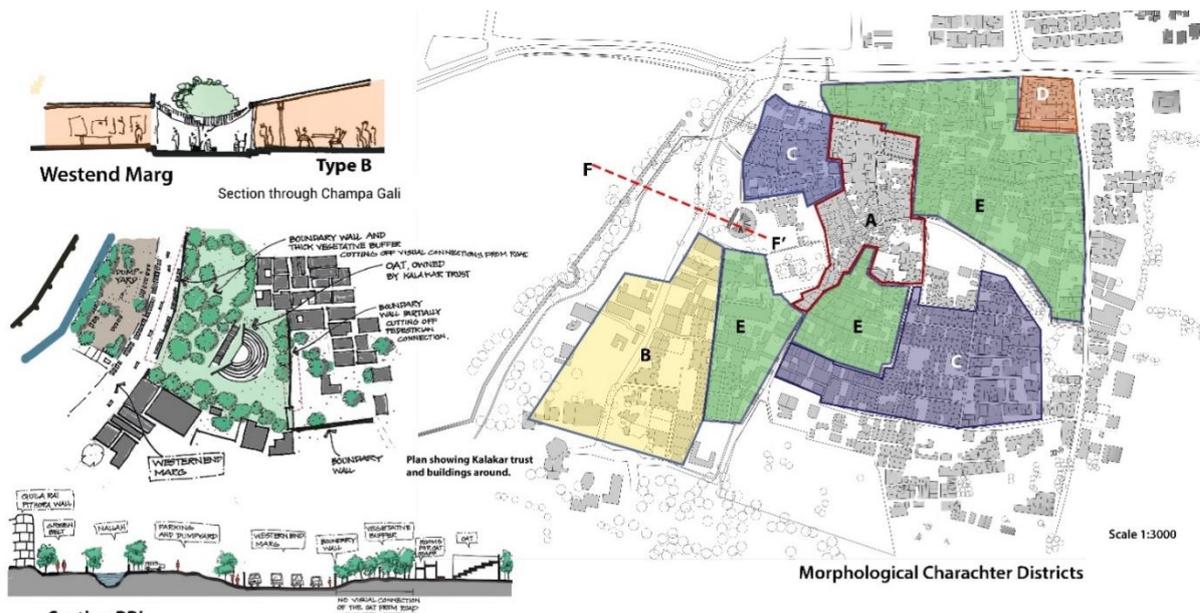


Figure 14. Character districts and enclaves. (Source: Author)

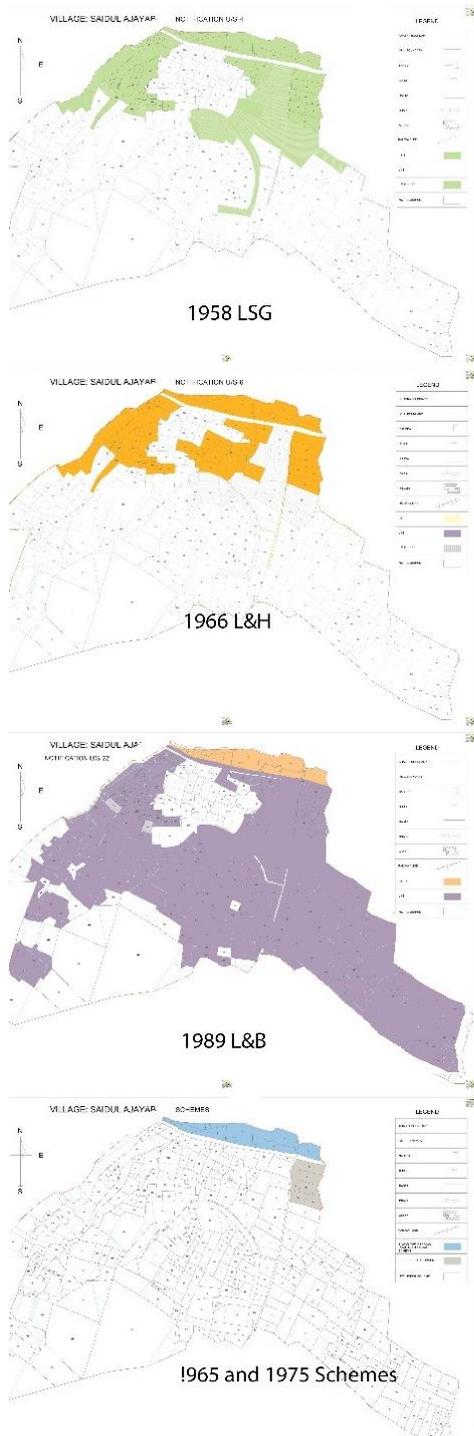


Figure 15. Acquisition of land, by DDA over time.
 (Source : DDA land records)



Figure 16 Evolution over time
 (Source: Google Earth 2020)

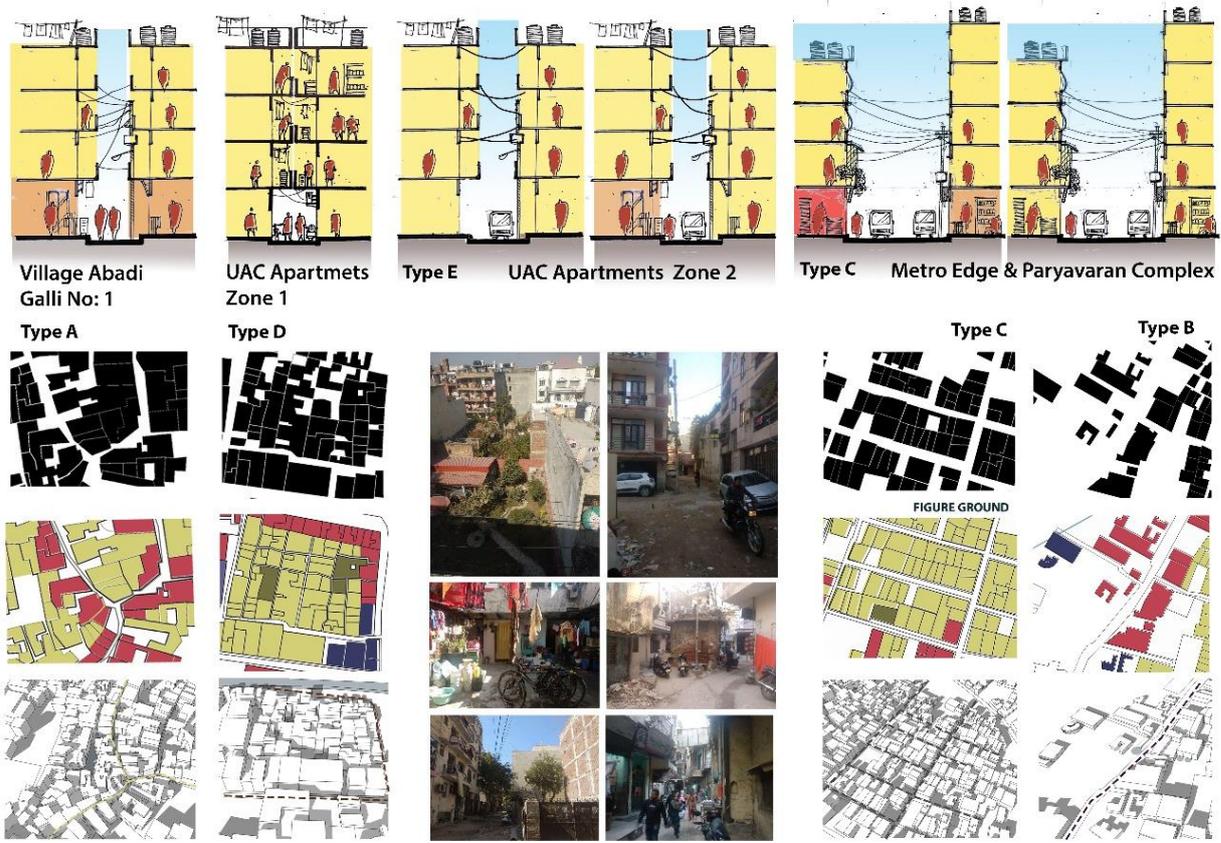


Figure 17. Morphology of Saidulajaib. Source: SPA-MUD Thesis 2020, (Source : Author)



Figure 18. Community mapping based on Income group. (Source: Author)

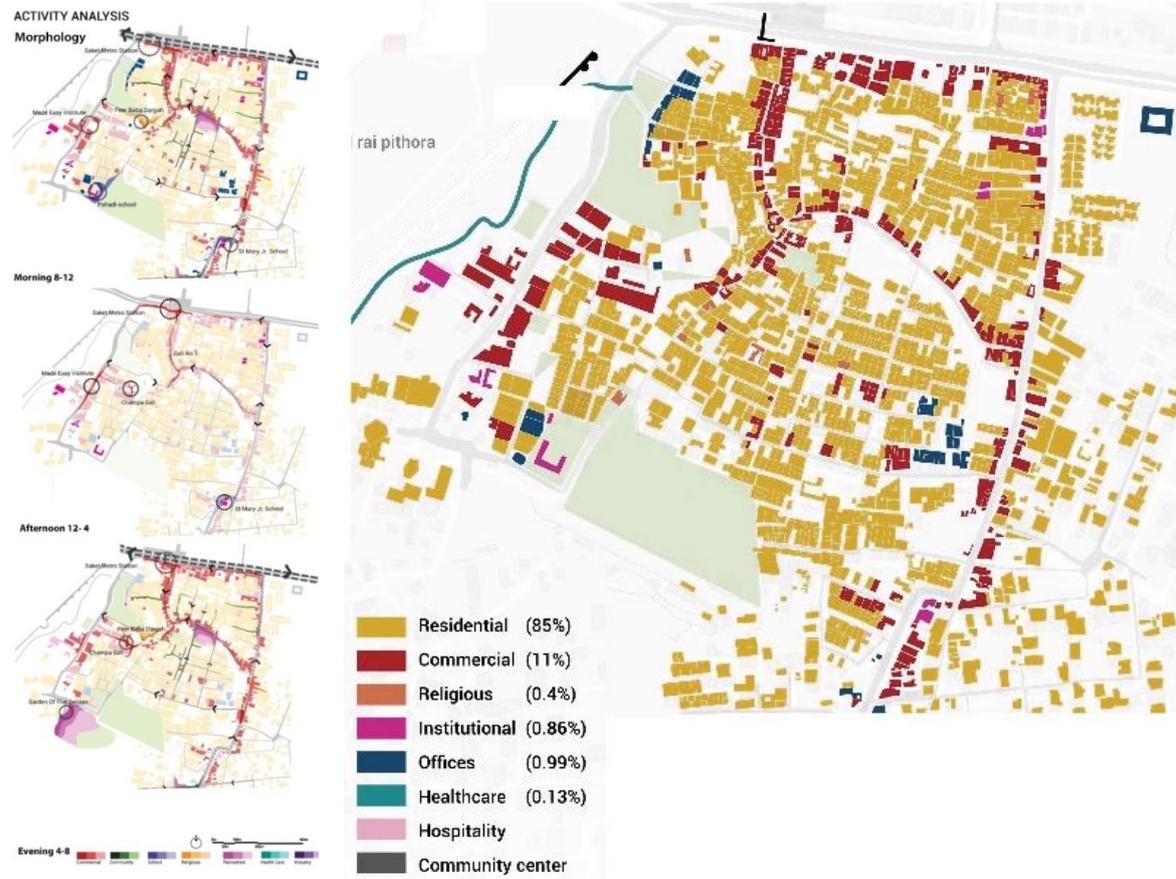


Figure 19. Activity mapping (left) and Functional mapping (right) (Source: Author.)

Functionally, the edges and the internal spines, acts as commercial destinations, while the inner districts serves as residential enclaves, thriving on the same, mainly due to its location and accessibility to the metro connecting the rest of Delhi, and its satellite town Gurgaon. The south-west enclave, namely Champa Galli, have become a recreational destination and hub for the youth, adding a new identity for Westend marg and Saidulajaib.

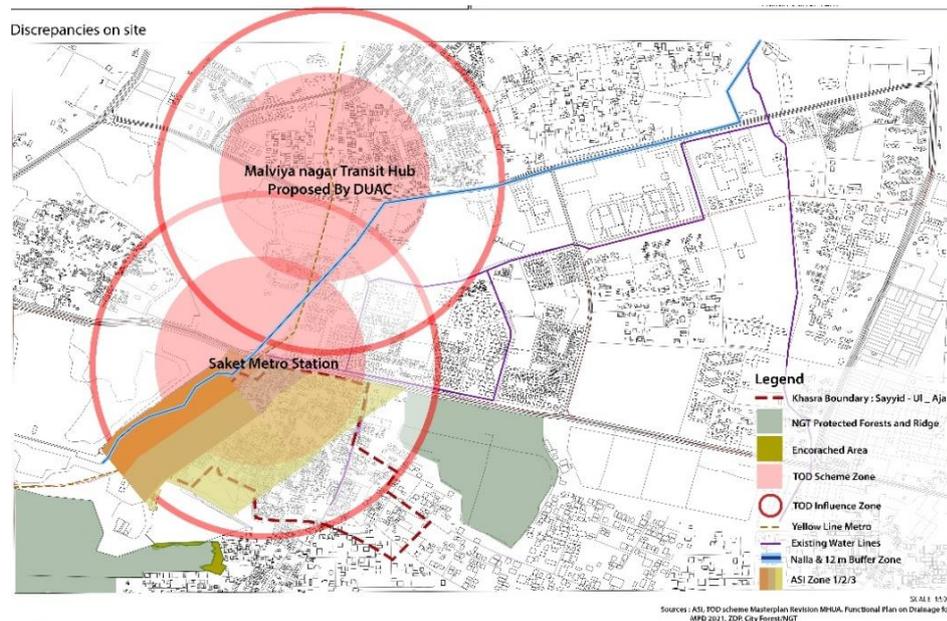


Figure 20. Planning discrepancies on selected site. (Source: Author)

Figure 20 shows the discrepancies between the different stakeholders of the state, having even contradictory development regulations.

5. Research Results (CORE)

5.1. Systemic neglect and relationship over time.

According to a 1957 notification, Lal Doras were exempted from the building bylaws and other regulations of the Delhi Municipal Act. On August 24, 1963, the Municipal Corporation of Delhi (MCD) passed another notification saying no building permit was required for construction in Lal Doras. While the previous two master plans (1962, 2001) left out the villages, the existing Master Plan Delhi 2021 has laid down norms that say these villages would be governed by special regulations but will remain exempt from sealing. It also noted that redevelopment of urban villages was a critical focus area, but failed to provide a separate legal framework. Even though studies have been made, and expert committee reports published, no action plan has been put in place, mainly due to the lack of – acknowledgment & holistic comprehensions, political deprioritization of stakeholders, and systemic non-conformity between multiple stakeholder agencies.

A scheme to improve civic services in urban villages was launched by the Delhi Development Authority in 1979 and then transferred to the Municipal Corporation. The Tejinder Khanna committee set up by the federal housing ministry to study integrating Lal Dora areas into the Delhi Master Plan to 2021, noted in its 2007 report that urban villages had not seen the “desired and expected improvements of urbanization” . It recommended “modern, decent living accommodation” for residents, proper amenities, a liberal land-use policy, and updated property records. According to the report submitted in 2006, special building bylaws were supposed to be framed for these, which never came to be.

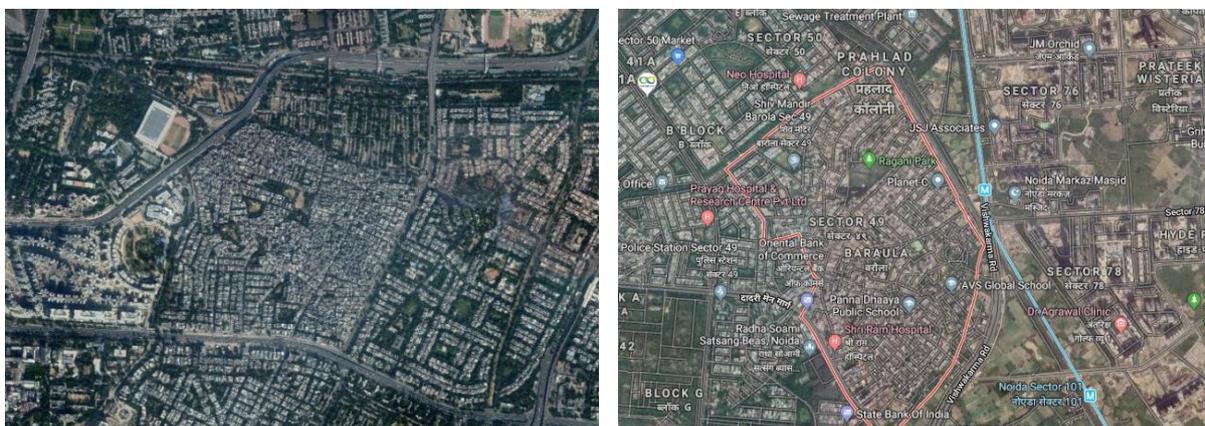


Figure 21. Contrasting built density between planned and unplanned areas (i) Kotla Mubarakpur (ii) Barola.

(Source: Google Maps 2019)

Indian metropolises, much like many other cities in the global south, are the hotspots for migration and urban growth. In Delhi, urban villages, provide affordable accommodation and accessibility, making it the preferred option for students, migrant workers, and commerce, placing themselves between, the lower quality slums occupied by least vulnerable migrants and upscale residences, mostly in planned colonies, in which the socio-economically privileged reside.

5.2. The Village and its People

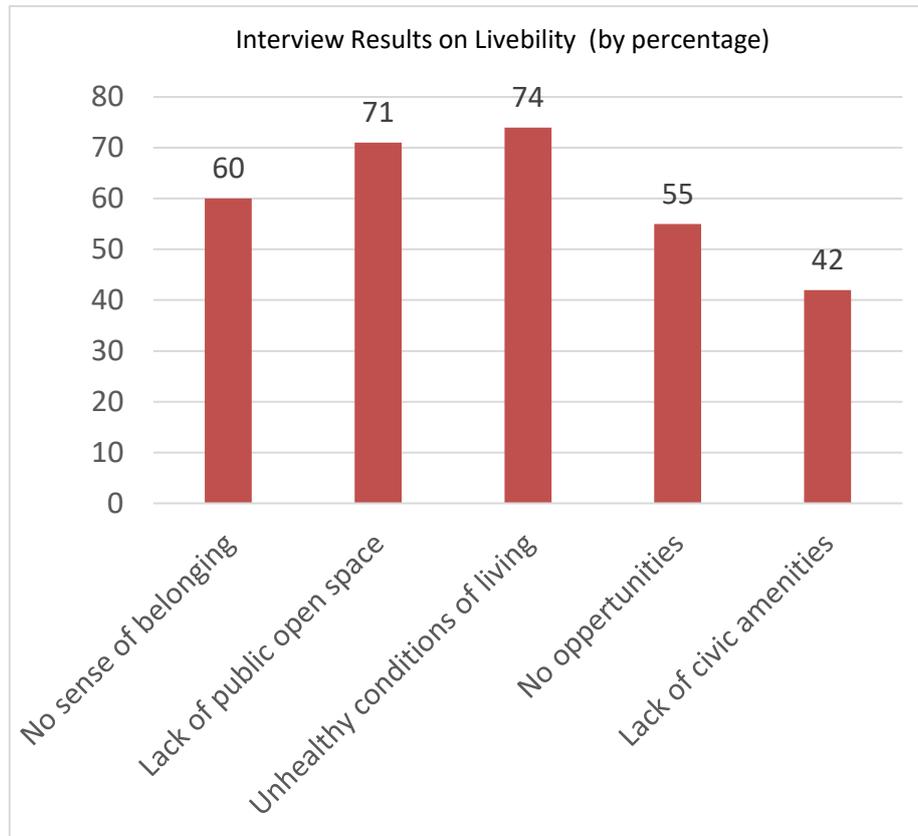


Figure 22. Interview results from stakeholders on concerns. (Source: Author)

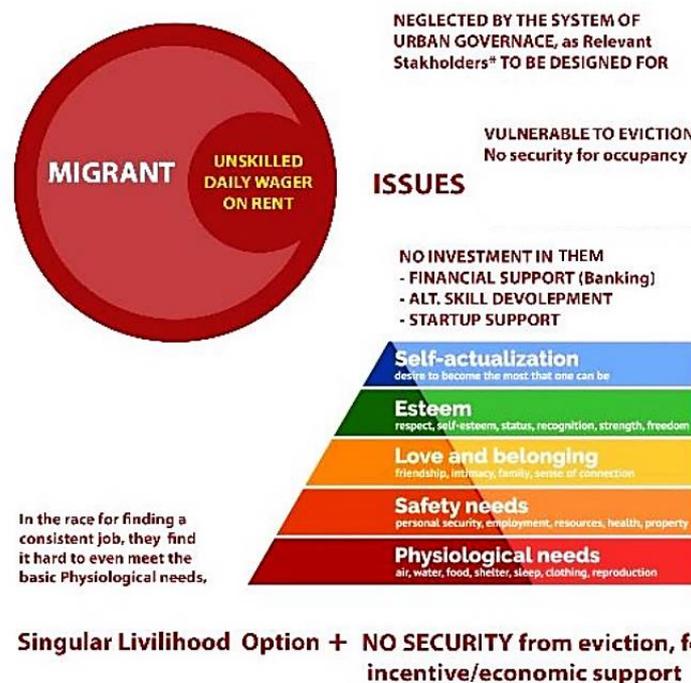


Figure 23. Maslow's pyramid and the Migrant condition. (Source: Author)

5.3. Overarching Socio-spatial concerns

- Lack of Civic Amenities & Public Open spaces, Gendered spaces, Unregulated built, leading to haphazard development, unhealthy conditions of living (Dense, Lack of light and ventilation), Lost Heritage, and a non-sustainable built-environmental interface, Illegal Occupancy & land use, and Constant re-construction
- Mixed Use Zoning has been allowed, and this has led to commerce coming inside the village. Conversion bills has been passed, but has not been followed by the owners, with the MCD shutting down shops in many villages, only for them to open again, illegally.
- Unregulated and unplanned built leads to forced pedestrianization, ghettoization, increased traffic blocks, with negative implications in the infrastructural systems in the village such as waterlogging, sewage, and drainage overflow, which is seen in many Urban villages.
- No sense of association or belonging within the village for the heterogeneous rental community, treated as Outsiders and Second Class Citizen, with little to no opportunity for social, recreation, and skill development. There is no representation for the outsider, in their living community to address their issues and needs.
- Hard to find opportunities for work, learn, and quality accommodation, for the unskilled and underprivileged. They also face the threat of eviction, since a large percentage of them, reside in illegal tenement settlements
- The existence & role of the village and migrants to the city, is never acknowledged, nor planned for, by the development authorities, even though they are an economic engine and contribute to a large percentage of the city's population.

5.4. Need and Intent: Policy and Design Proposals

From the research and analysis, it is quite clear that the major concerns to be addressed, is the Systemic Neglect towards:

1. Urban Village Development Regulation.
2. Temporary Migrants and their needs.

Thus, the need for a comprehensive approach, which facilitates self- optimization, of the urban village, through Public-Private-Partnership schemes and Pilot projects, as well as upliftment schemes for the migrant, supported by the State.

The larger vision of **Catalytic Urban Village Revival**, aims at focused interventions at strategic points, To facilitate gradual but impactful transformation, for a socio-spatially-sustainable future for the Urban village - diluting the boundaries between insiders and outsiders, and empowering its underprivileged occupants. They are exercised through

- (i) an Urban Village Development Interface (UVDI) model and policy reforms.
- (ii) Utilizing the existing policies for Migrant appropriation and developing a model of development, for self buildable incremental housing for the marginalized.

Mainly three types of policies and reforms are proposed

1. Economic:

- For Property owners- 50% investment and land value increment for all new construction, following UVDI proposed masterplan guidelines and development scheme. UVDI, will act as a mediator between landowners, other residing stakeholders and Development Authorities, for strategic land acquisitions and development for holistic quality improvement. All Government allotted Funds from City Development authorities and state representatives, to work through UVDI, for a more systemic and consolidated strategization.
- For floating population– Livelihood improvement schemes like financial aids, for shelter, health and alternate livelihood, through the access to a UVDI networked job market.

2. Social:

- Treatment of floating population + Capacity Building for the Underprivileged. While in the case of a metropolis, like Delhi, there is a continuous migration pressure surplus flux of people. Thus the progressive step towards their occupancy and appropriation must see them as “a dynamic asset of a changing place”. This can be facilitated by effectively channeling existing policies and reforms, for Migrant appropriation and housing.
- Capacity building, skill development, leadership mechanisms for the under skilled, uneducated migrant. Awareness and incentive-based Campaigns can be facilitated by, and along with a UVDI Task Force, which flexibly works on social needs.

3. Developmental:

- Guidelines suggested by previous expert committee reports - such as T. Khanna Committee Report and Mathur Committee report, to be acknowledged and aligned with latest developmental goals for updating and put into action plan, with the proposed scheme.
- Shared Responsibility model: Enabling Adaptive Reuse, Rehabilitation, Conservation, Compensation Measures and awareness-cum-incentive based strategies.
- Intensive utilization of land on the PPP principle, hence making development largely self-financing and self-sustaining.
- Guidelines for new housing and proposed Housing – to – ownership schemes.
- A Master plan a flexible to change, according to the development trends and policies in place with transparent land records, guidance. and regulatory process for development
- Provision of civic services, sanitation, and improvement of the environment, there will be an appreciable value addition to the property and their market value will go up. The owners will gain substantially from the sharp rise in the value of their property.
- Strategic Catalytic Development through pilot projects and interventions.

5.5 Urban Village Development Interface (UVDI)



Figure 24 Developed Urban Village Development Interface and its Schemes (Source : Author)

The Idea is that the Interface acts as a mediator for catalyzing change, between the stakeholders, and the state, to channel holistic revival of the village, adapting and evolving to the needs and demands of its permanent and floating population. The Social, Economical, and Development policy reforms can work through this democratic interface, to enable methodological, the transformation of the village, through a shared responsibility model of sustainable development and empowerment. Public - Private – Partnership Programs, associations with NGOs and institutional bodies, will also help in creating a multidisciplinary networked program.

Proposed regional level structure plan : UVDI Network



Figure 25 Proposed regional level UVDI Network for holistic development and sharing resources between them. (Source : Google Maps 2019, Author)

The same works on a regional level, where multiple Village Development Interfaces, can work together, share resources as well as personal, create networks of Job opportunities, and options for empowerment. Every Urban village should have its own developmental interface, which works as a networked system under the City Development Authority as well.

The Strategies, addressing the issues are, demonstrated in the selected case, and are as follows

1. Developing an Urban Village Development Interface scheme and model, facilitating physical and policy level reforms, demonstrated through a specific case example.
2. Developing Urban Rental Housing Program with Stakeholder Specific Typologies; for the Heterogeneous - Rental population, - with strategies and spatial design addressing their issues both, morphological and sociological.
3. Developing Third Place(s) of collective association, sensitive to the existing stakeholders and their socio-spatial conditions; with a focus on diluting the Insider-Outsider boundaries within the people.
4. Formulating an Urban Design developmental framework and programs which could possibly guide the Progressive Future transformation of Urban Villages – demonstrated through a specific case example.



Figure 26 : Photograph of Tenement Housing in Saidulajaib

(Source : Author)



Figure 27 : Photograph from a terrace, depicting the average built Density within Saidulajaib

(Source : Author)

5.6 Design outcome: Interventions and Pilot Projects

The marginalized and underprivileged floating population lacks options for recreation, association, and empowerment, unlike the permanent occupants, who have their own network of public space and social everyday life. Thus the focus of strategies should not overlook the deprioritize population – ‘the outsiders’ on functions and destinations for the former group; the “Outsiders”. The interventions, create destinations of Learn, Work, and Play, as well as, creates opportunities for capacity building, socio-spatial-sustainability, and improved liveability.

The vision of “Catalytic Urban Revival”, is demonstrated through urban design programs and interventions, working through the UVDI of Saidulajaib. The proposed pilot projects and interventions can serve as catalysts, focused on methodological socio-spatial revival, enabled and managed through the UVDI.

The 4 Urban Design Pilot Interventions, demonstrated in the selected case of the urban village Saidulajab are:

- Place-making for the “Outsider” : through catalytic strategic interventions for Third places
- Revival of the Village Core, through building guidelines, incentives, adaptive reuse, and master planning.
- Re-envisioning the Public Interfaces of the Urban village : Urban Functional Revival and integration
- Envisioning a regional center for UVDI regional network and Housing for the migrant population, extending the Southwest Public Anchor.

Future of Urban villages with the Socio-Spatial Integration of Temporary Migrants in them
A Case of Said-ul-Ajaib, South Delhi

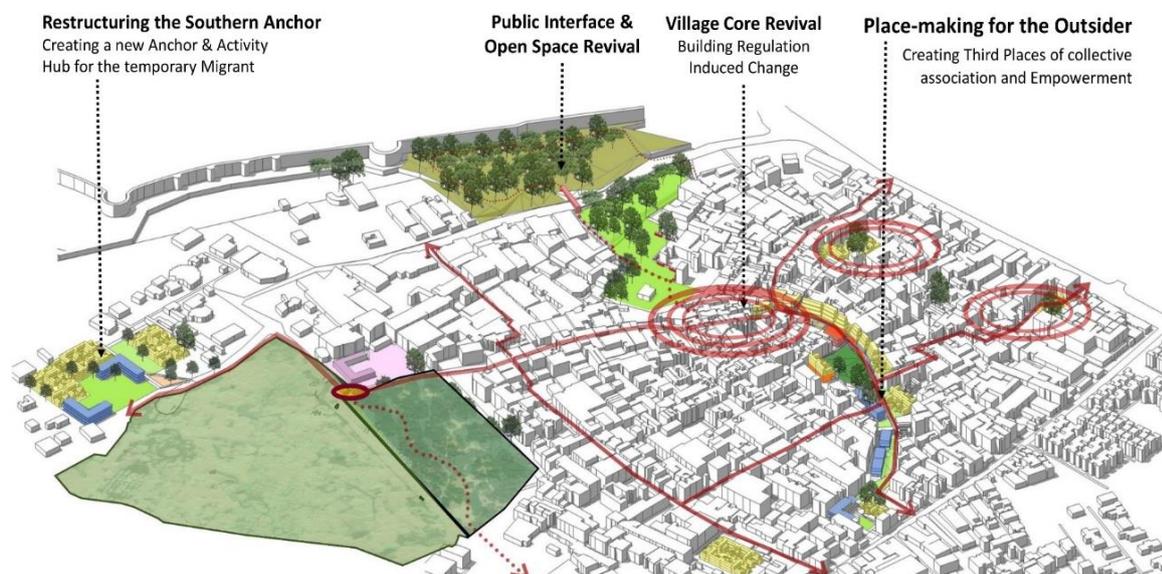
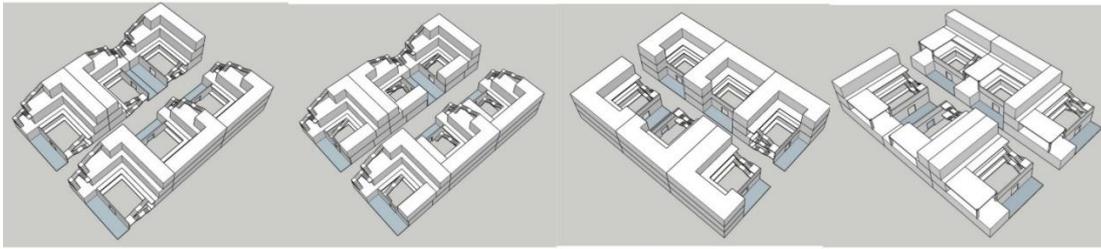


Figure 28 Developed Urban Village Development Interface and its Schemes (Source : Author)



Figure 29 Before and After Catalytic Urban Revival (Source : Author)



Derived Incremental Clusters of Type A & Type B

Options for Commercial or Work Units, along the public edge of the Typology

Possibly windows through which small scale industries and homemade/handicraft retail can function, from within the house to the world outside

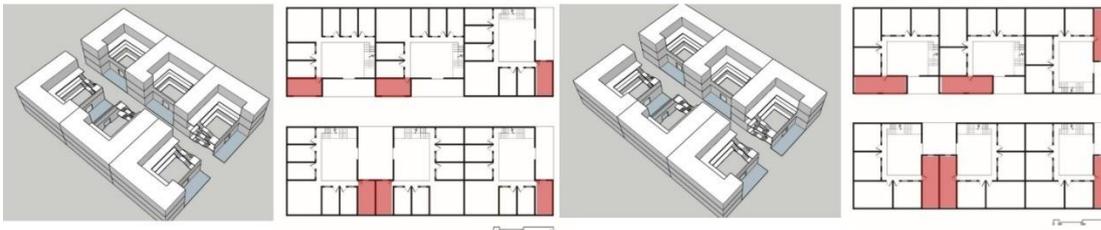


Figure 30 Proposed Self Buildable incremental Housing typologies (Above) (Source : Author)

6. Conclusion

The first step in the way forward, is the systemic acknowledgment of the underprivileged migrant and the urban village - the reality of its neglected stakeholders and space.

The underprivileged migrant, hardly succeeds in curating a life, that they sought for, while arriving in the city. Only after meeting basic physiological needs can, they even afford to think about Belonging. With no external support, they can never break out of the powerless loop, that they are endlessly stuck in - one of an outsider, struggling to meet their day to day needs. Thus, the State will have to step in, if at all, to consider uplifting the marginalized, and take a stand, which treats them as relevant resources than floating population.

The socio-spatial integration of Urban villages, in modern urban contexts, can be achieved with a Shared Responsibility Model and Interface, rather than a top down nor bottom up approach, as neither fully comprehends the absolute realities of both ends. On that acknowledges the conditions of space and its stakeholders - both permanent and temporary, along with the developmental authorities, who have agency over the same, and comprehensively looks at solutions.

Only with consistent support from the State, combined with Economic, Social and Developmental Reforms, Programs and Pilot Projects, can the proposed model and interface blur the boundaries, between the Insiders and Outsiders, Floating Migrants & Permanent Landlords, and ultimately the Urban Village and the City.

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