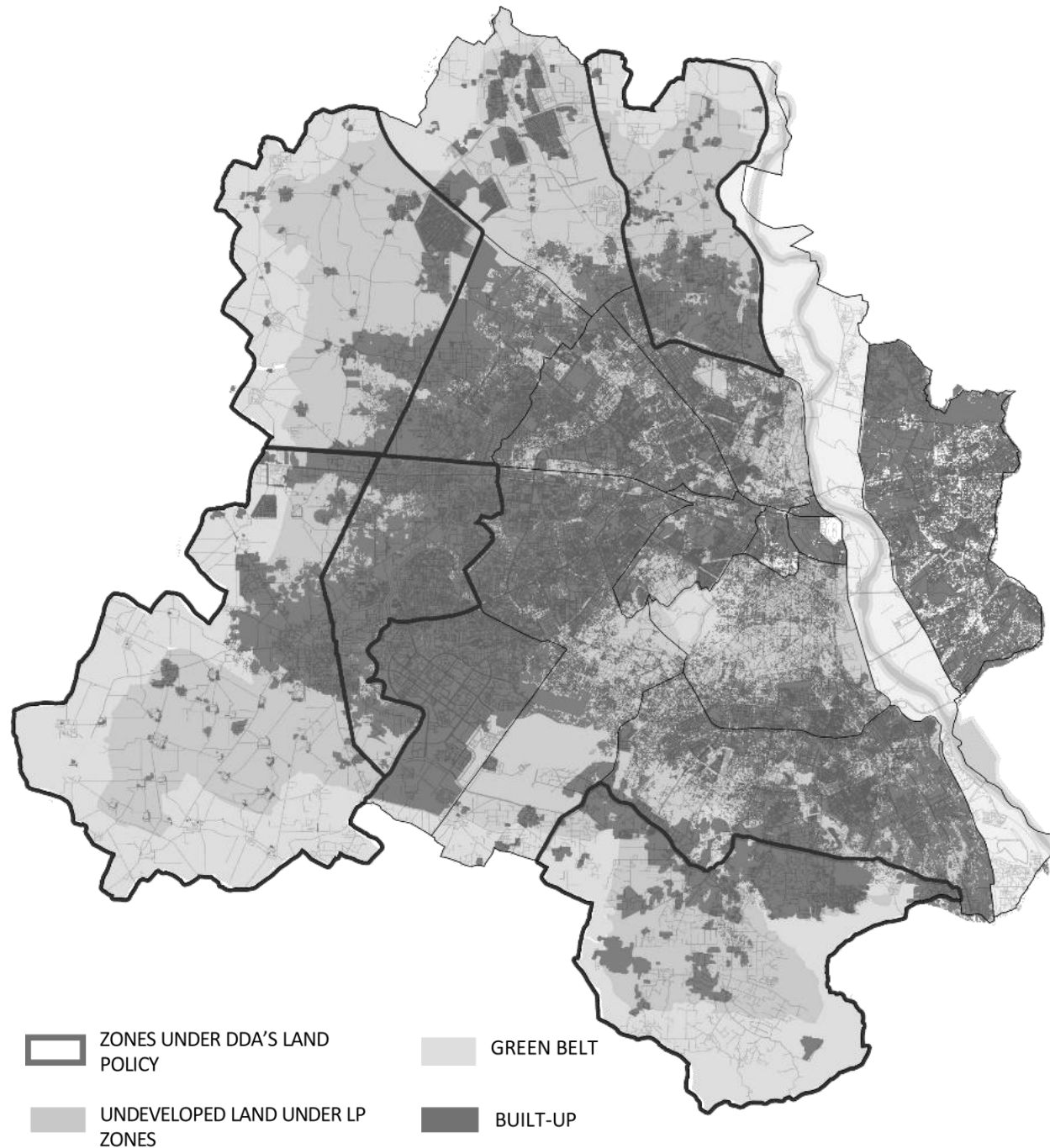


An aerial photograph of Delhi, India, showing a dense urban grid, roads, and the Yamuna River. The river flows from the top center towards the bottom right. The city is characterized by a mix of built-up areas and green spaces. Three small circles are overlaid on the image: a blue circle in the upper right, a white circle in the lower left, and a small white dot near the center.

Urban Regeneration

Case: Delhi, India

Delhi



Total Area

1483 sq. km.

Built – 64%

Open – 36%

Population

2021

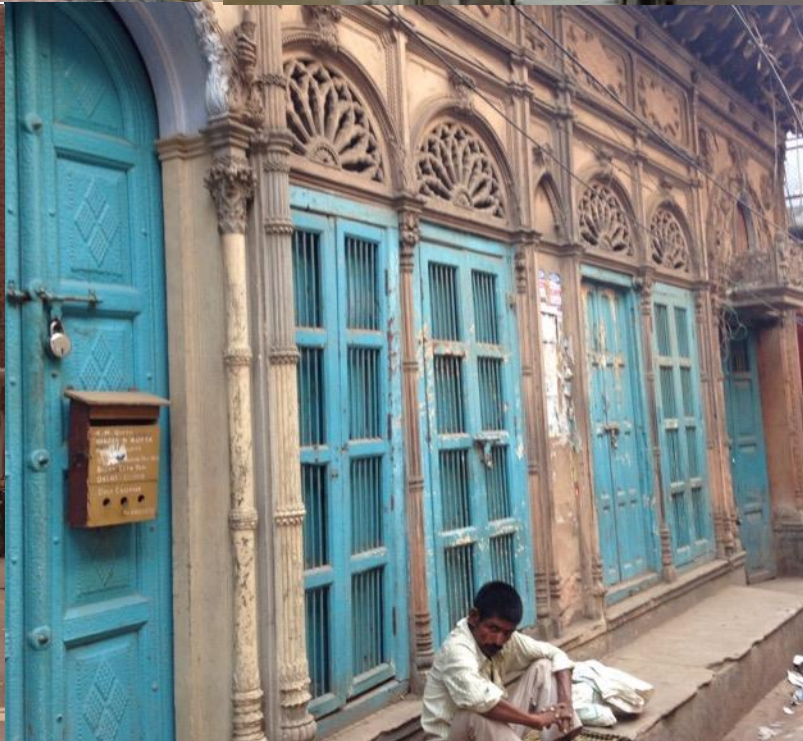
20.6 Million

2041

29.6 Million

- Among the **most populous cities** in the world
- **2.26 million migrants** had been residing in Delhi (census 2011)
- **30.3% population** is from the age group of 15-30 years (Economic Survey 2019-20), making Delhi one of the cities with the **highest young population** in the world.

Residential Areas



CBD and markets of Delhi



Industrial Areas



Regeneration: Targeted Outcomes

IMPROVE QUALITY OF LIFE

Address issues of congestion, age, structural safety, disaster resilience and improve public facilities

FACILITATE SUSTAINABLE BUILT ENVIRONMENT

Improve greening, sustainable urban services, energy efficiency, green mobility, etc.

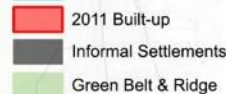
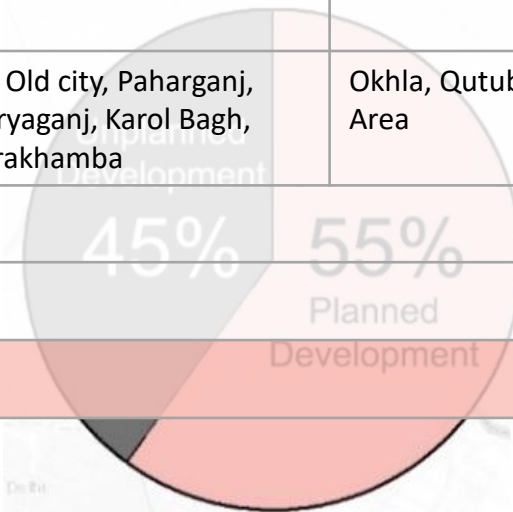
MAXIMISE POTENTIAL OF STRATEGIC AREAS

Build upon locational advantages, economic revival. new hubs

Challenge: The Existing Built Fabric

Group Housing	Plotted Housing	Employer Housing	Slum Resettlement & Rehab	Planned Residential Areas
Patparganj, Janakpuri DDA Housing, Vasant Kunj DDA Housing	DDA Plotted Housing, Refugee Colonies – Lajpat Nagar, Rajori Garden, etc.	Local body housing, DMRC, DDA employee, GPRA, etc.	Kalkaji Extension, Khichripur, etc.	
Urban Villages	Unauthorised Colonies	Slums and JJ Clusters		Un-Planned Residential Areas
Mehrauli, hauz khas, Shahpur Jat	Kishangarh, Shahdara, Uttam Nagar	All notified clusters		
Un-Planned Or Pre-DDA Markets / Industrial Site	Planned Commercial & Industrial Centers	CBD	Other Planned Areas	Economic Centers
Meharchand, Khan Market, Lajpat, Shazadabad, Anand Parvat	NFC, GK II M-Block Market, Bawana, Narela, Kirti Nagar	CP, Old city, Paharganj, Daryaganj, Karol Bagh, Barakhamba	Okhla, Qutub Institutional Area	
Heritage Districts				Historic/ Cultural Districts
Culturally Significant Districts				
Health and Education PSP Facilities				

STATUS OF BUILT AREA



1

FLEXIBLE & NUANCED

‘Regeneration’ not ‘Redevelopment’ – wider definition including retrofit, reconstruct and partial/full redevelop

Type-wise strategies for area improvement, regeneration plans and schemes

2

OUTCOME LINKED

incentives such as FAR or relaxed norms/ charges on the condition that the project will fulfill linked to public purpose such as creation of new public spaces and parks, sustainable development etc..

3

INTEGRATED PLANNING

amalgamation and reconstitution of plots to achieve better integrated planning, creation of well-proportioned open spaces, improvement of road networks and incorporation of site level sustainability features.

4

STRATEGIC

No point in spreading the Regeneration incentives across the city

Prioritize target areas like very old neighborhoods, strategic areas

Use Regeneration as a way to rejuvenate economic hubs

5

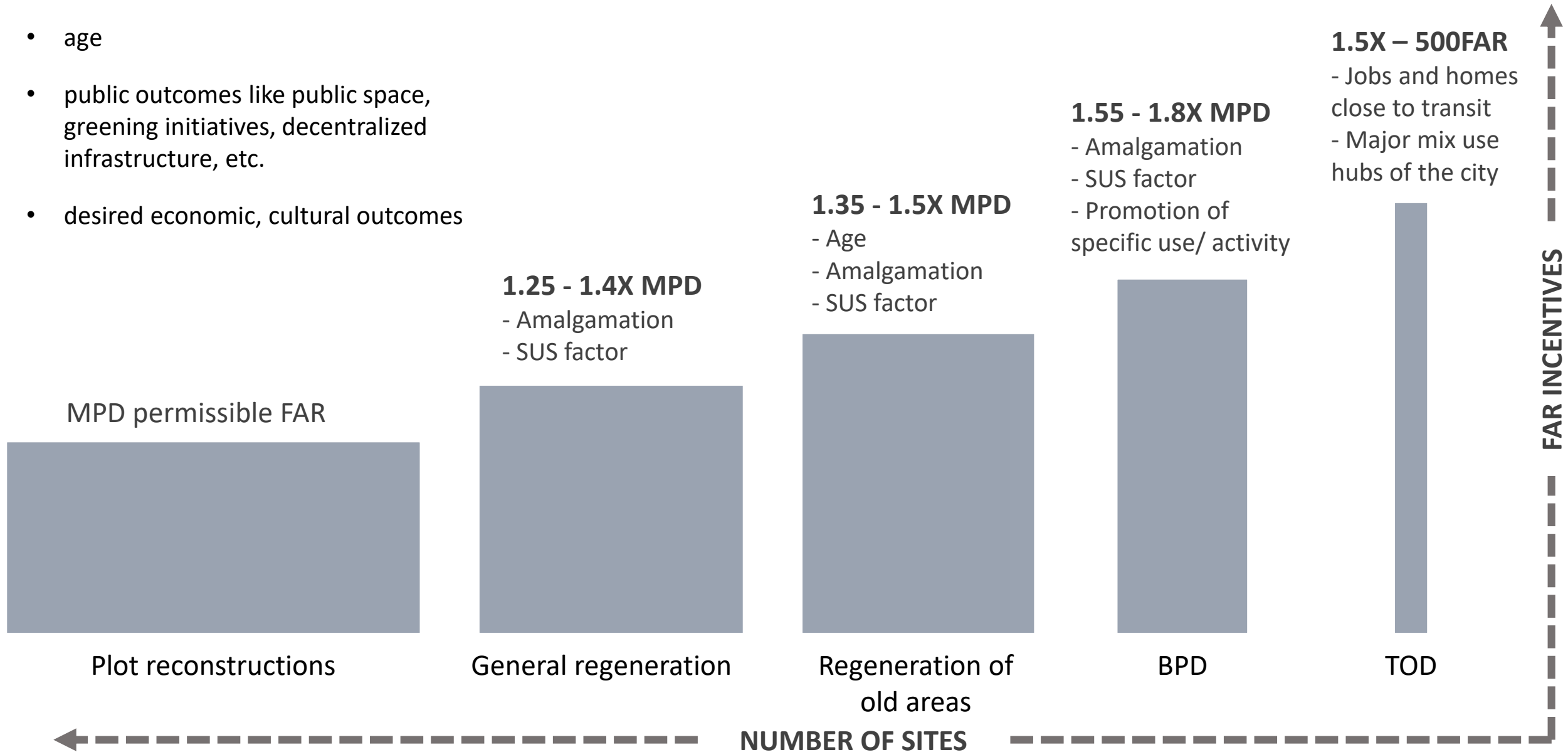
SCALE OF PROJECTS – LOCAL PARTICIPATION AND URBAN DESIGN

2. Outcome Linked

Link FAR and other incentives to:

- age
- public outcomes like public space, greening initiatives, decentralized infrastructure, etc.
- desired economic, cultural outcomes

OVERALL FAR LOGIC



4. Strategic Approach

TRANSIT-ORIENTED DEVELOPMENT

Limited **TOD nodes** providing **high density of jobs and workplaces** close to public transit

Under-utilised commercial and Industrial Sites

BUSINESS PROMOTION DISTRICTS

Strategic areas and regional entry points to support **logistics, hospitality, and creation of medi-cities or edu-cities.**

These will act as gateways

Okhla Industrial Area

Phase III

Strategic Locations treated as incubation clusters with concentration of clean service-based industries

Nehru Place

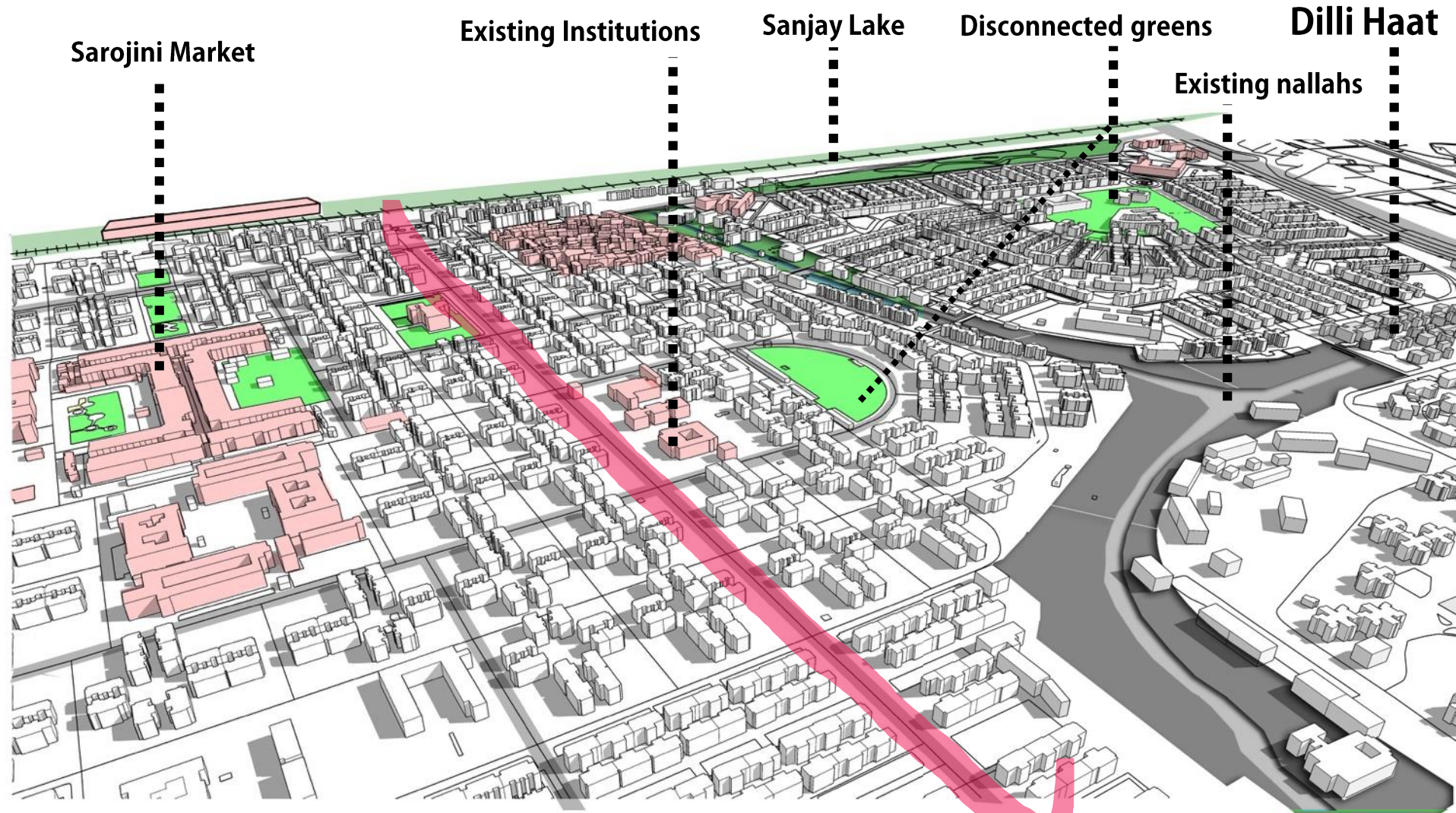
Harkesh Nagar

Phase I

Sarita Vihar

Higher regeneration FAR provided for promoting clean economic sectors like IT/ITES, knowledge and R&D, creative industries, modern logistics

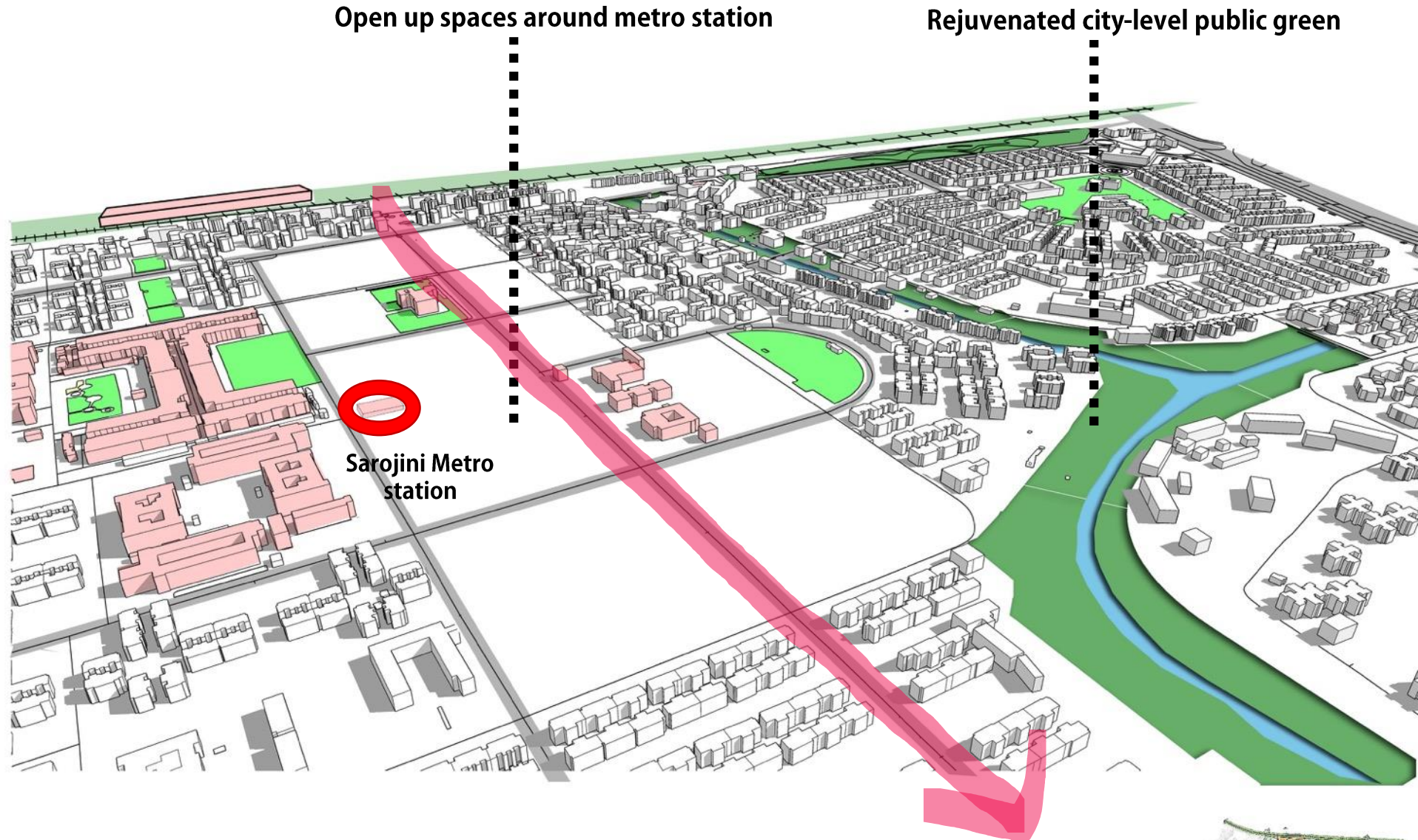
3. Integrated Design Approach



Transformation of the HIGH STREET



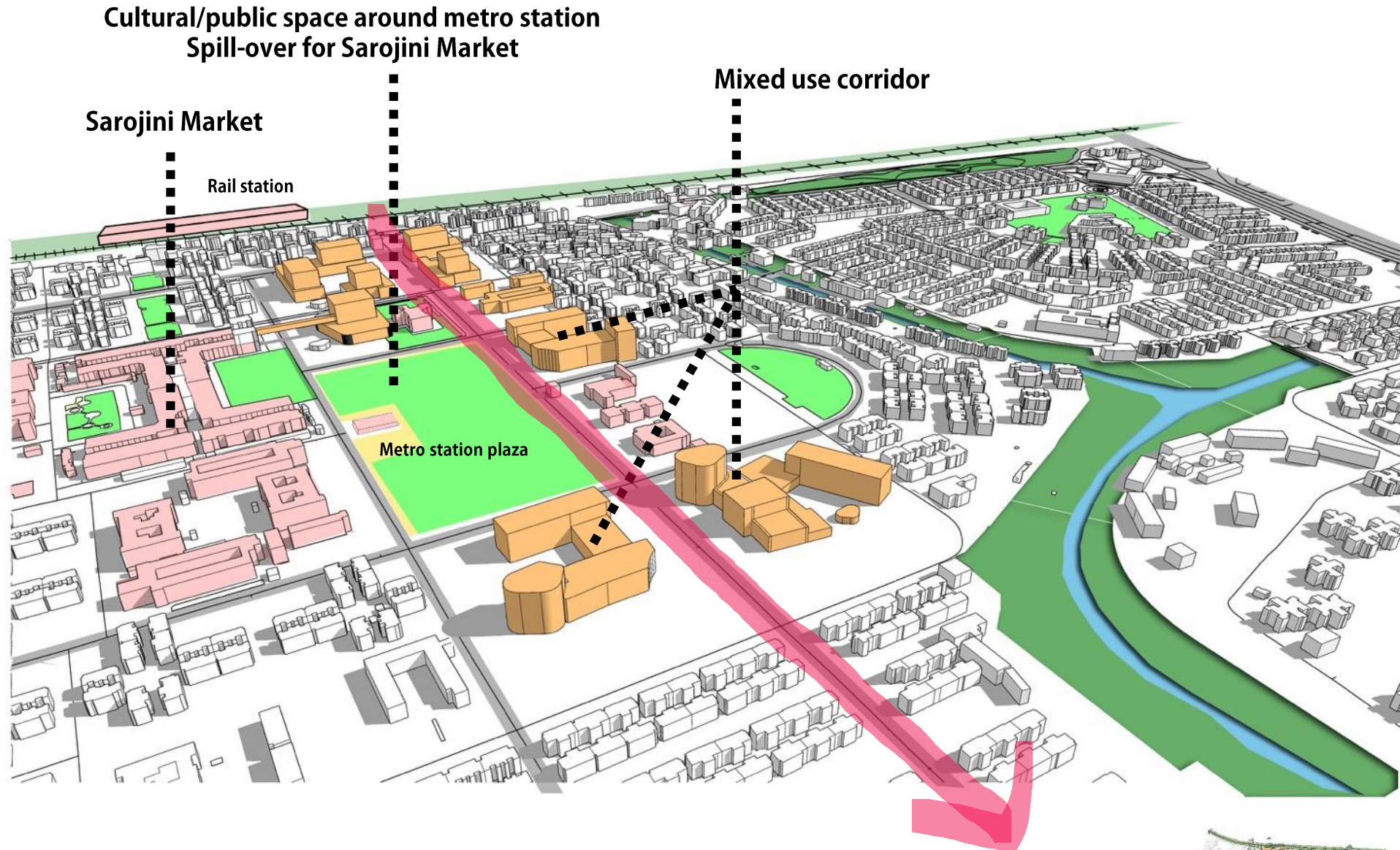
3. Integrated Design Approach



Stage 1: Transformation of Market precinct;



3. Integrated Design Approach



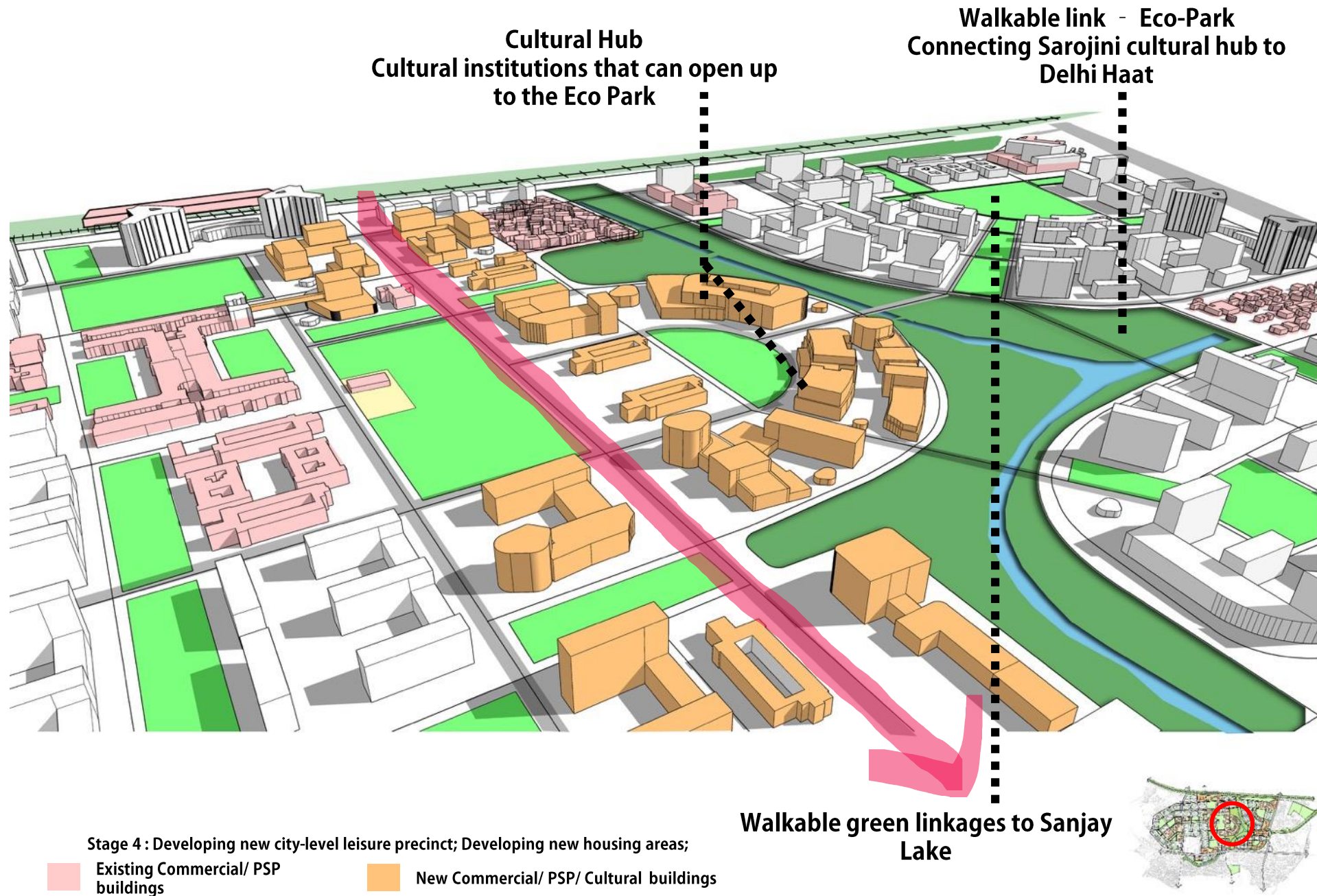
Stage 2: Developing new commercial/ cultural precinct;

Existing Commercial/ PSP
buildings

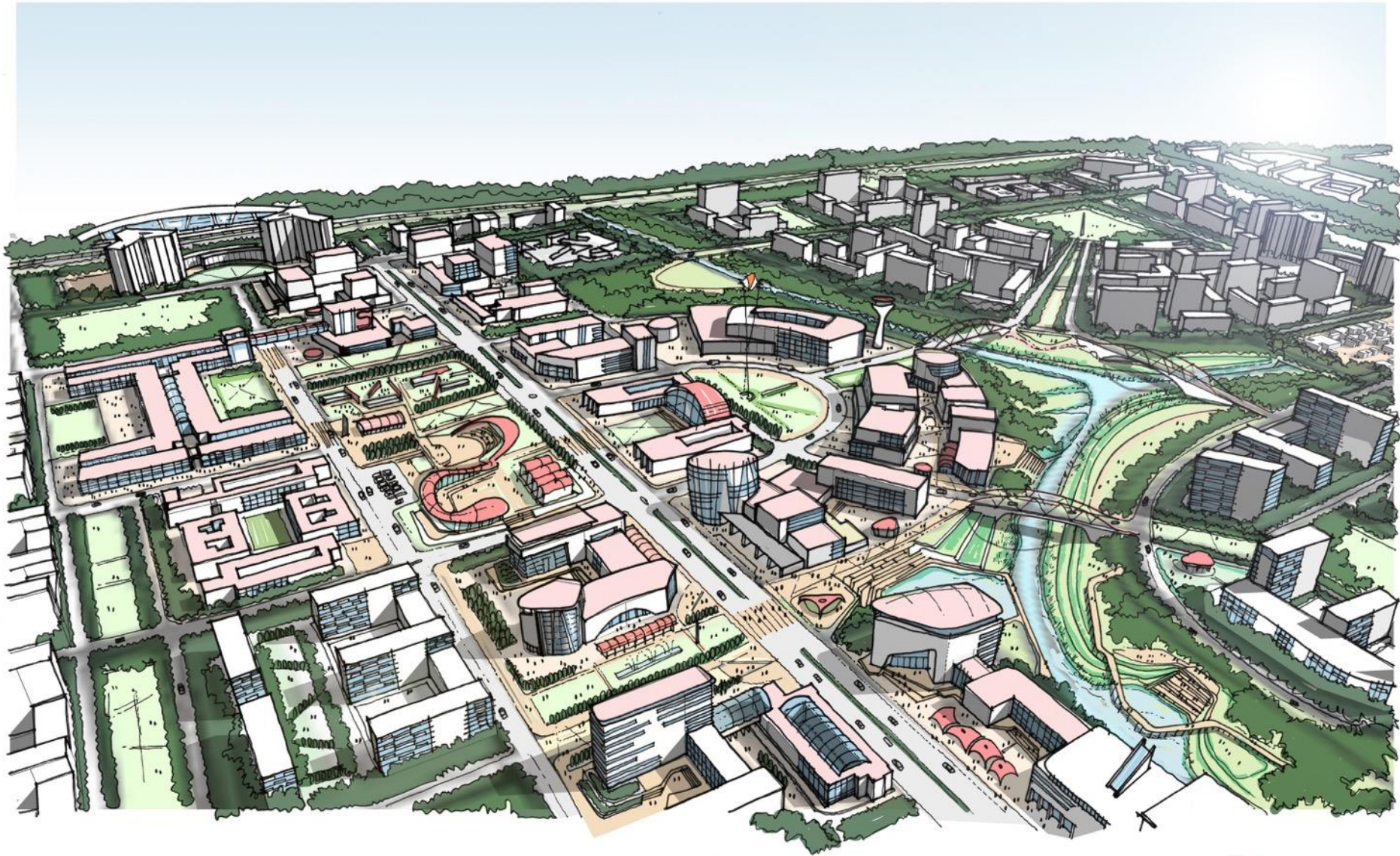
New Commercial/ PSP/ Cultural buildings



3. Integrated Design Approach



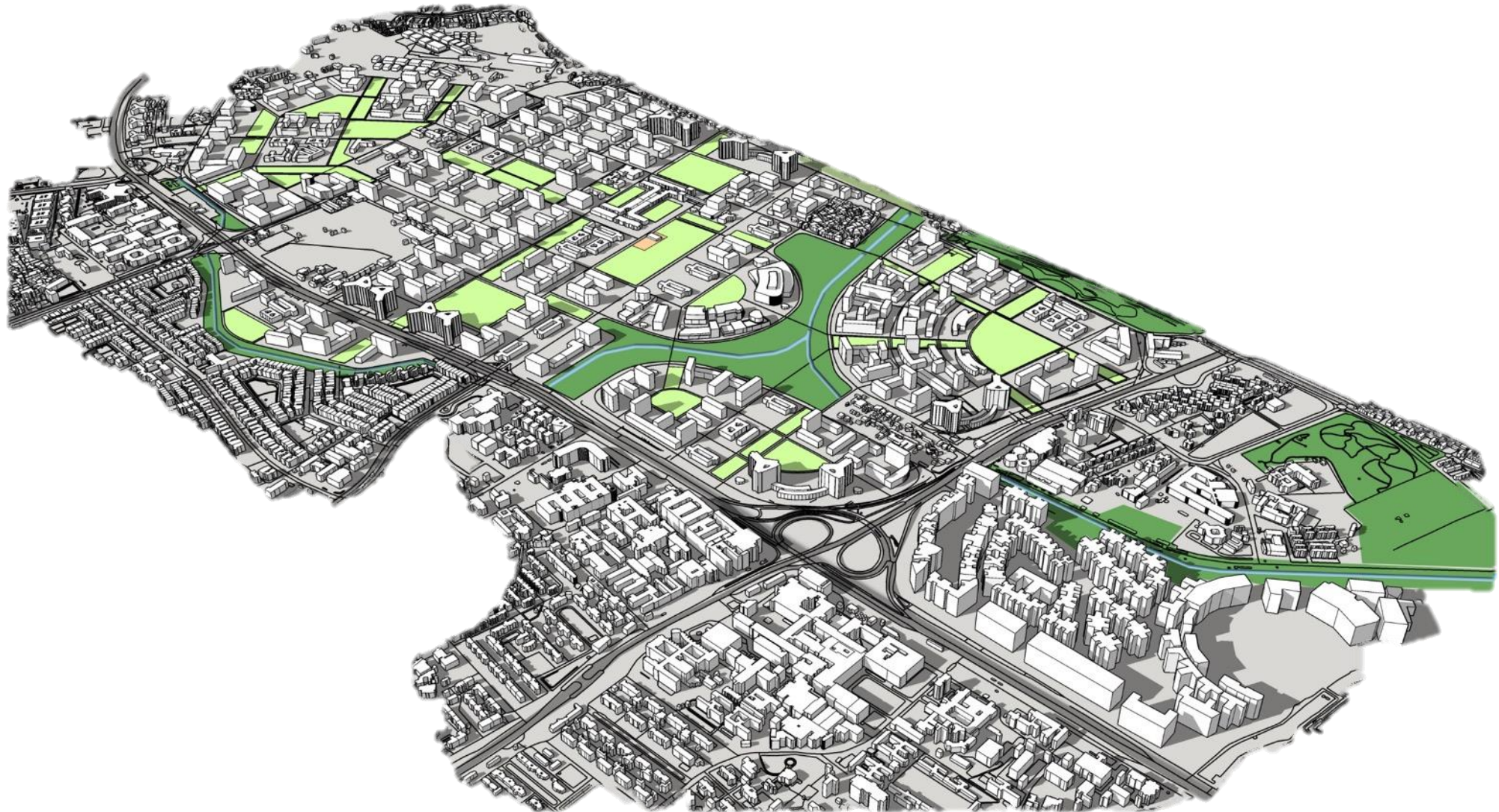
3. Integrated Design Approach



The transformed ECO CORRIDOR AND CULTURAL HIGH STREET



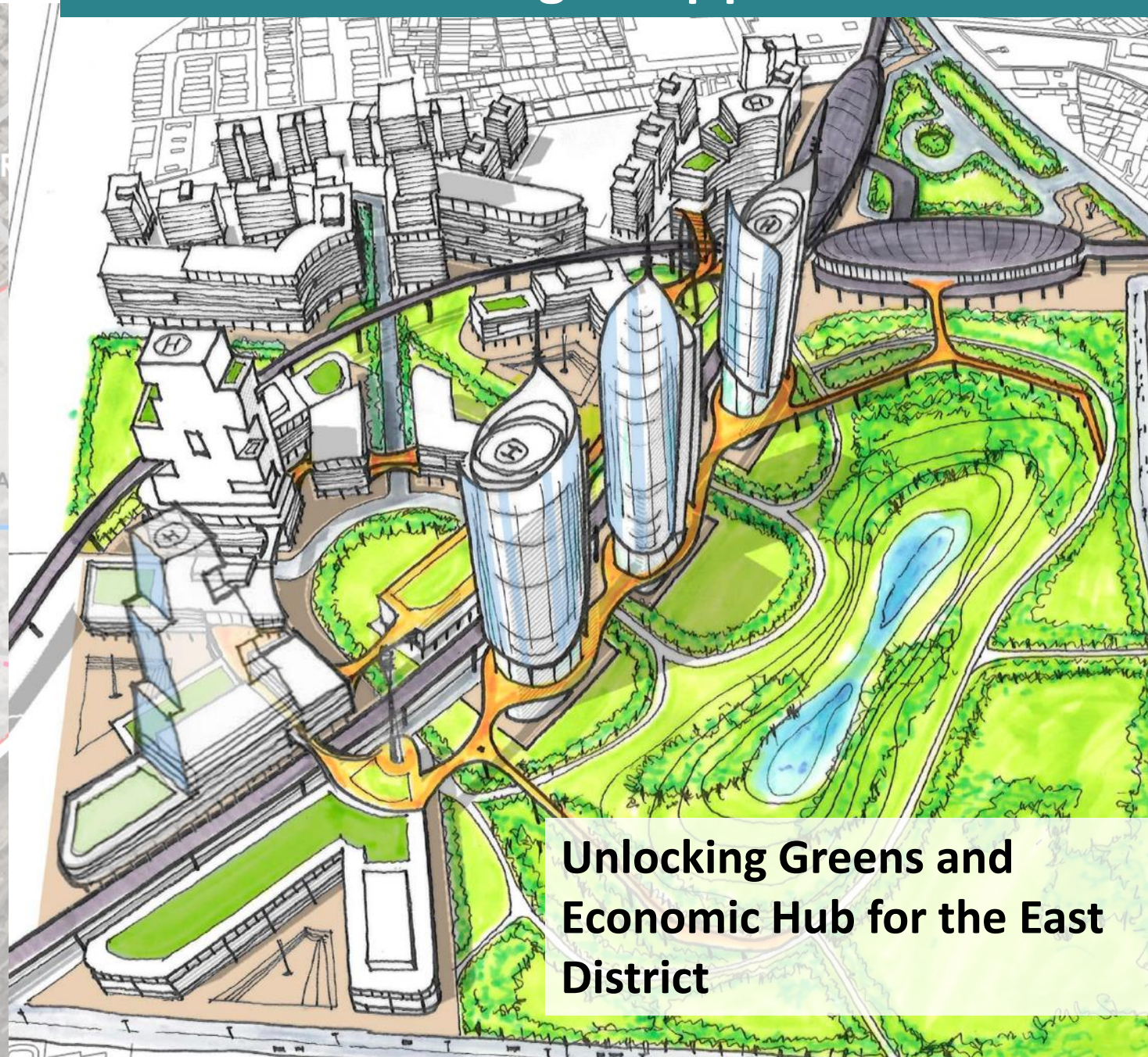
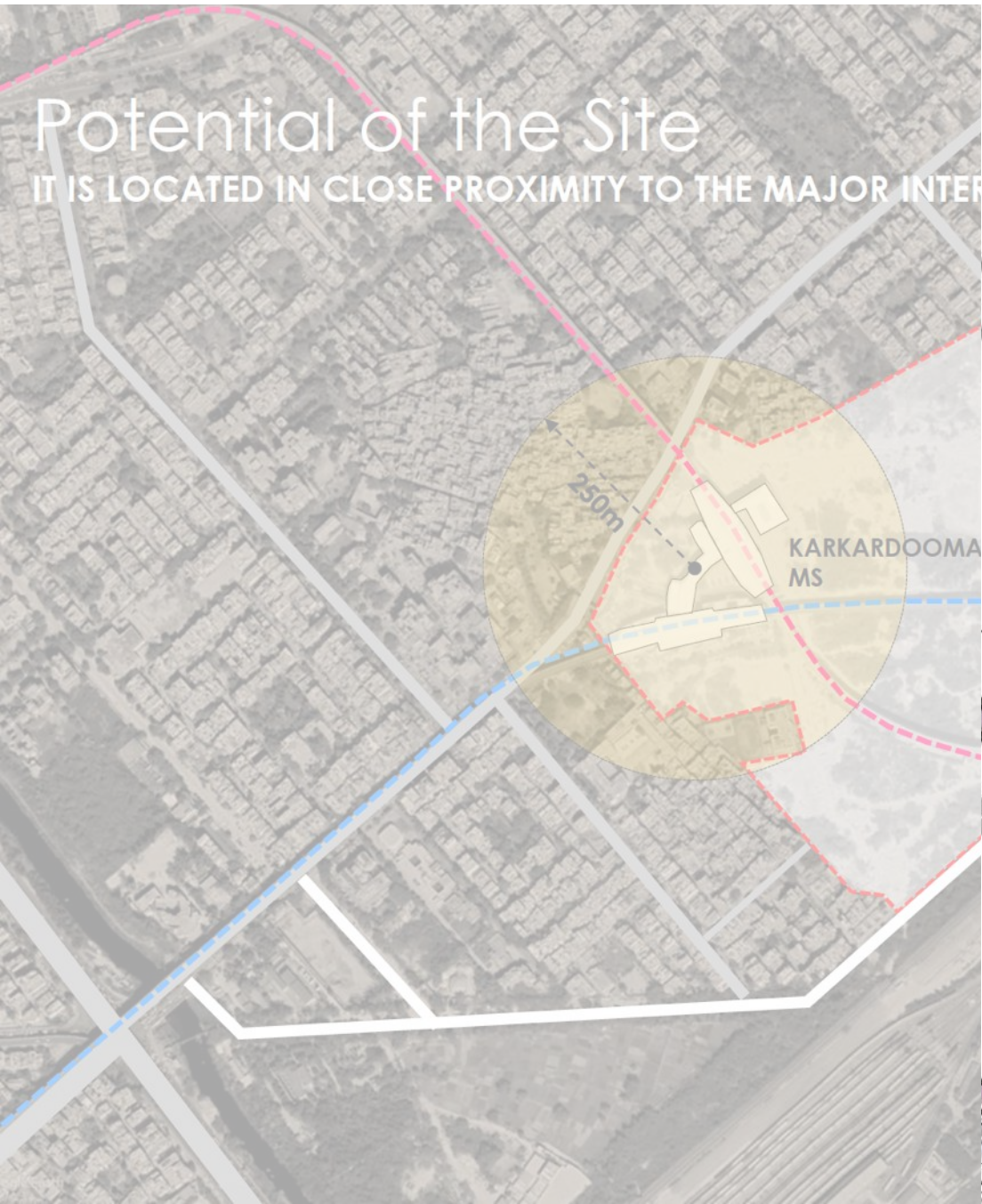
3. Integrated Design Approach



4. Strategic Approach

Potential of the Site

IT IS LOCATED IN CLOSE PROXIMITY TO THE MAJOR INTER



**Unlocking Greens and
Economic Hub for the East
District**

Thank You