Urban Regeneration

Case: Delhi, India
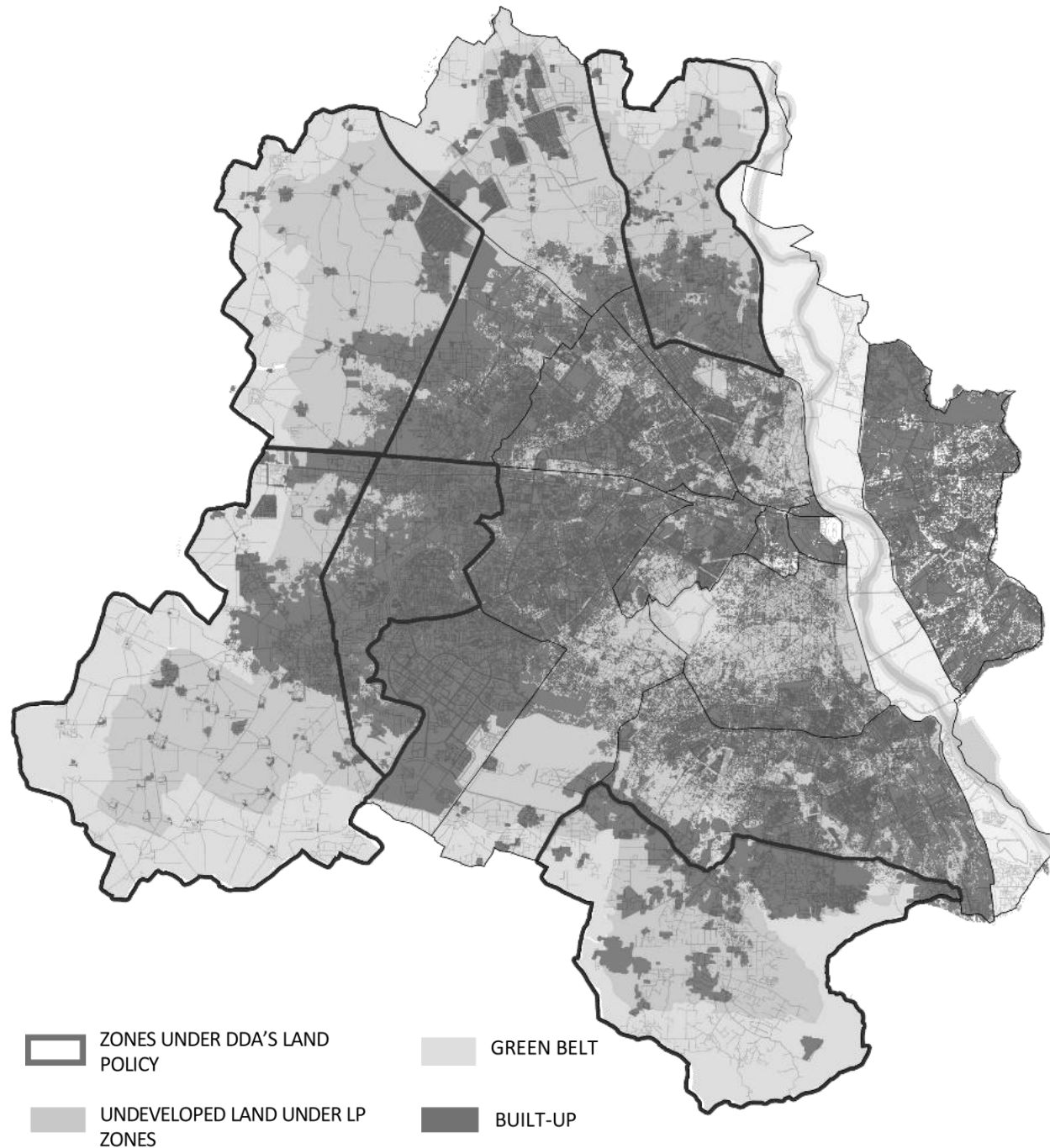
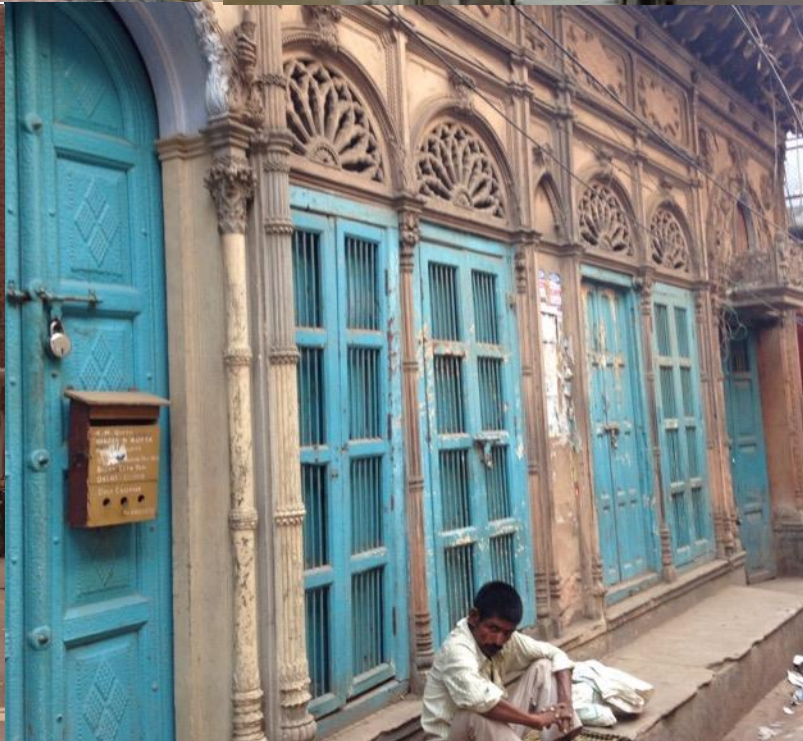| Total Area	1483 sq. km.	Built – 64%
		Open – 36%

Population	2021	2041
	20.6 Million	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.

Legend:
- ZONES UNDER DDA'S LAND POLICY
- UNDEVELOPED LAND UNDER LP ZONES
- GREEN BELT
- BUILT-UP

Residential Areas

CBD and markets of Delhi

Industrial Areas

IMPROVE QUALITY OF LIFE

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

FACILITATE SUSTAINABLE BUILT ENVIRONMENT

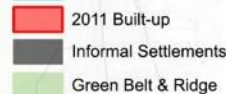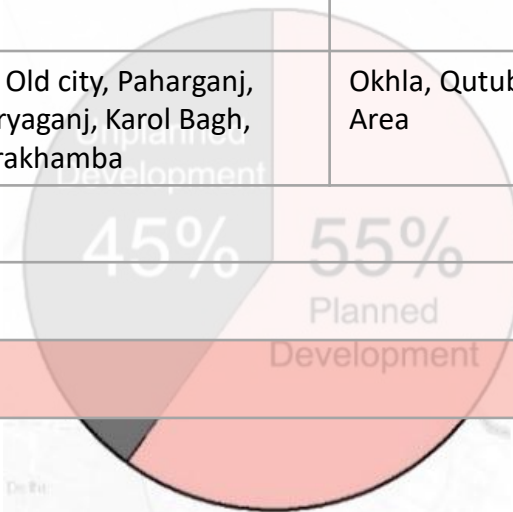Improve greening, sustainable urban services, energy efficiency, green mobility, etc.

MAXIMISE POTENTIAL OF STRATEGIC AREAS

Build upon locational advantages, economic revival. new hubs

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-UP AREA

45% Unplanned Development

55% Planned Development

2011 Built-up
Informal Settlements
Green Belt & Ridge

River

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

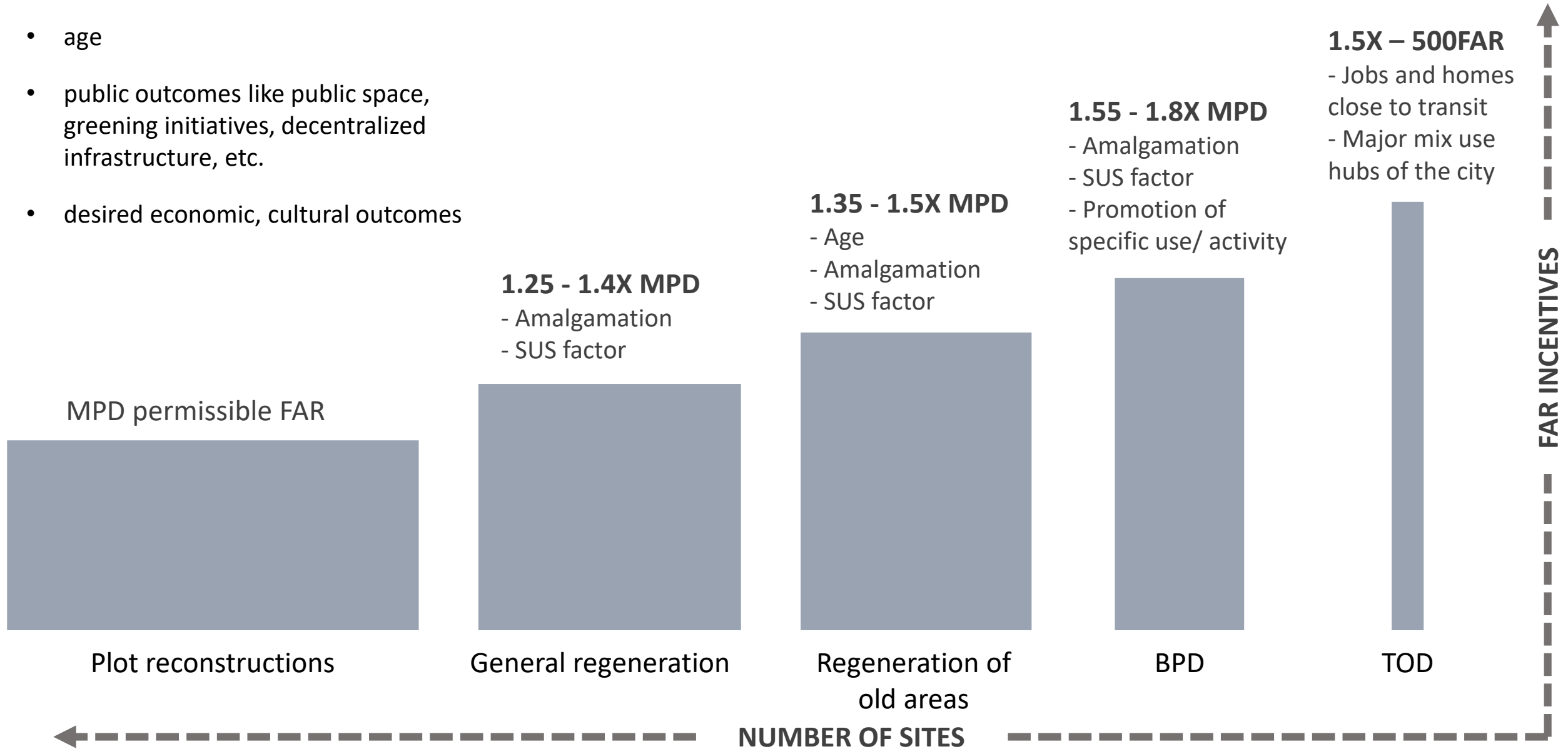Use Regeneration as a way to rejuvenate economic hubs

5
SCALE OF PROJECTS – LOCAL PARTICIPATION AND URBAN DESIGN

OVERALL FAR LOGIC

Link FAR and other incentives to:

- age

- public outcomes like public space, greening initiatives, decentralized infrastructure, etc.

- desired economic, cultural outcomes

1.5X – 500FAR
- Jobs and homes close to transit
- Major mix use hubs of the city

1.55 - 1.8X MPD
- Amalgamation
- SUS factor
- Promotion of specific use/ activity

1.35 - 1.5X MPD
- Age
- Amalgamation
- SUS factor

1.25 - 1.4X MPD
- Amalgamation
- SUS factor

MPD permissible FAR

Plot reconstructions   General regeneration   Regeneration of old areas   BPD   TOD

NUMBER OF SITES

FAR INCENTIVES

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

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

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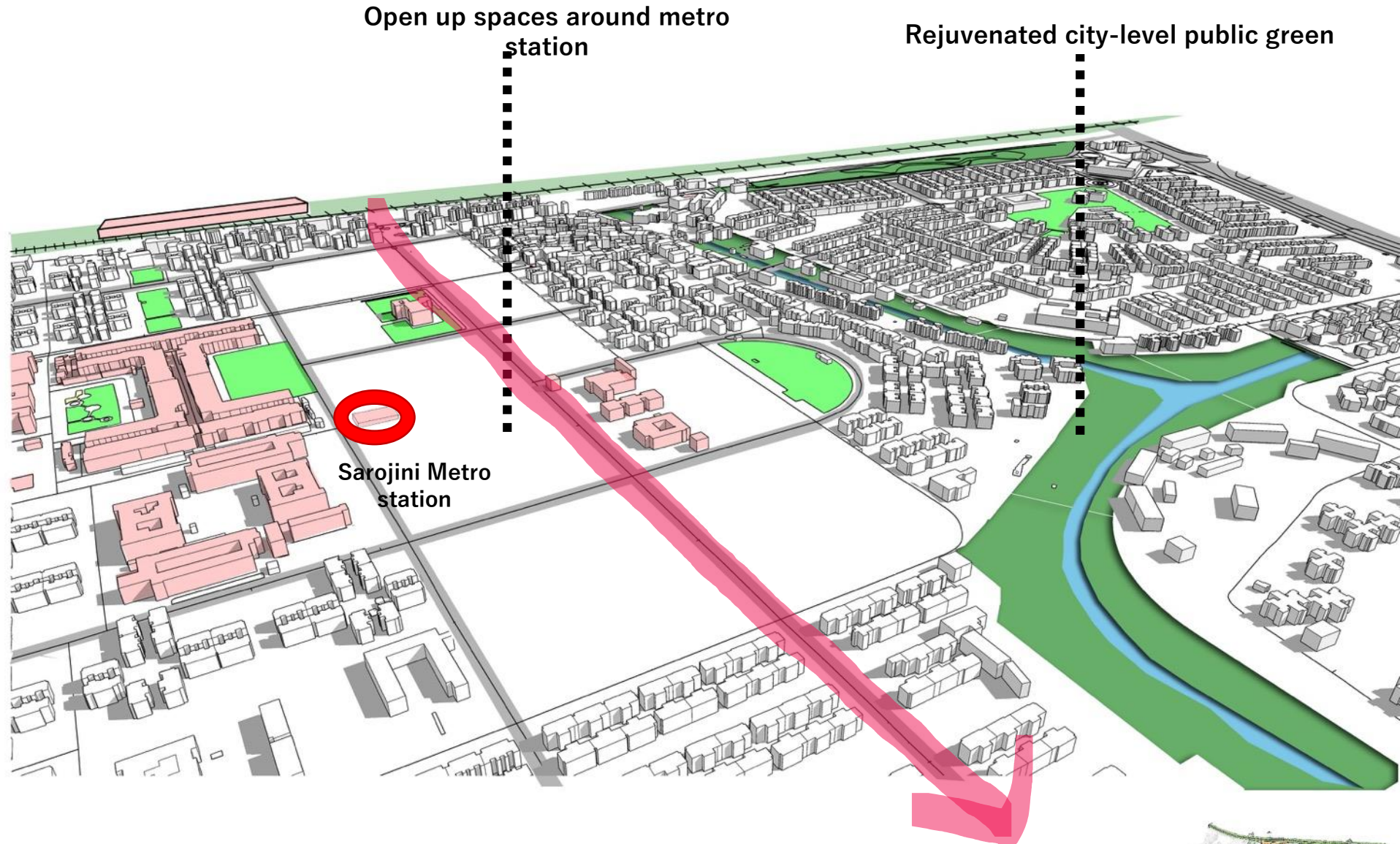
Okhla Industrial Area

Phase III

Nehru Place

Harkesh Nagar

Phase II

Phase I

Sarita Vihar

Sarojini Market

Existing Institutions

Sanjay Lake

Disconnected greens

Dilli Haat

Existing nallahs

Transformation of the HIGH STREET

Open up spaces around metro station

Rejuvenated city-level public green

Sarojini Metro station

Stage 1: Transformation of Market precinct;

Cultural/public space around metro station
Spill-over for Sarojini Market

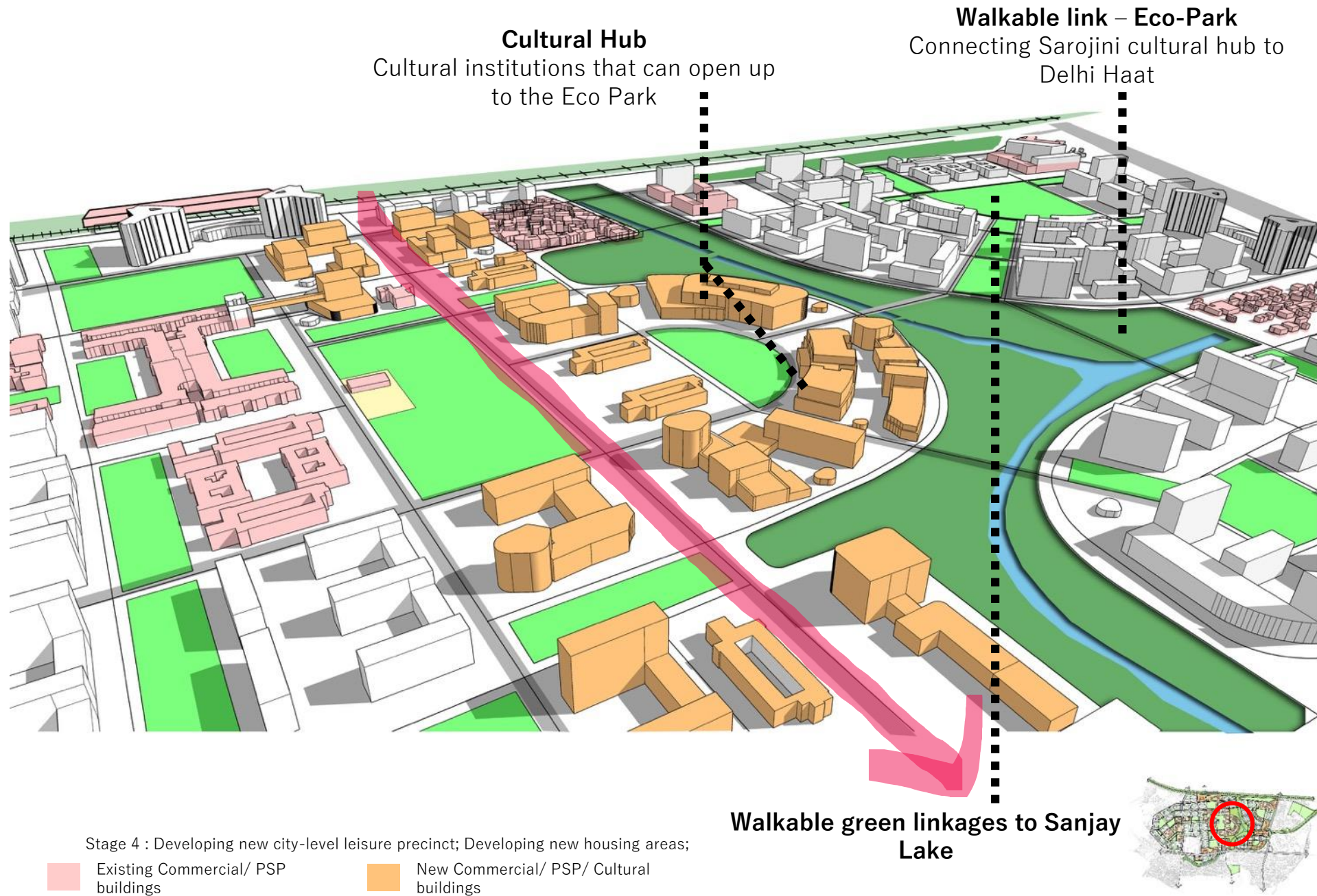**Mixed use corridor**

Sarojini Market

Rail station

Metro station plaza
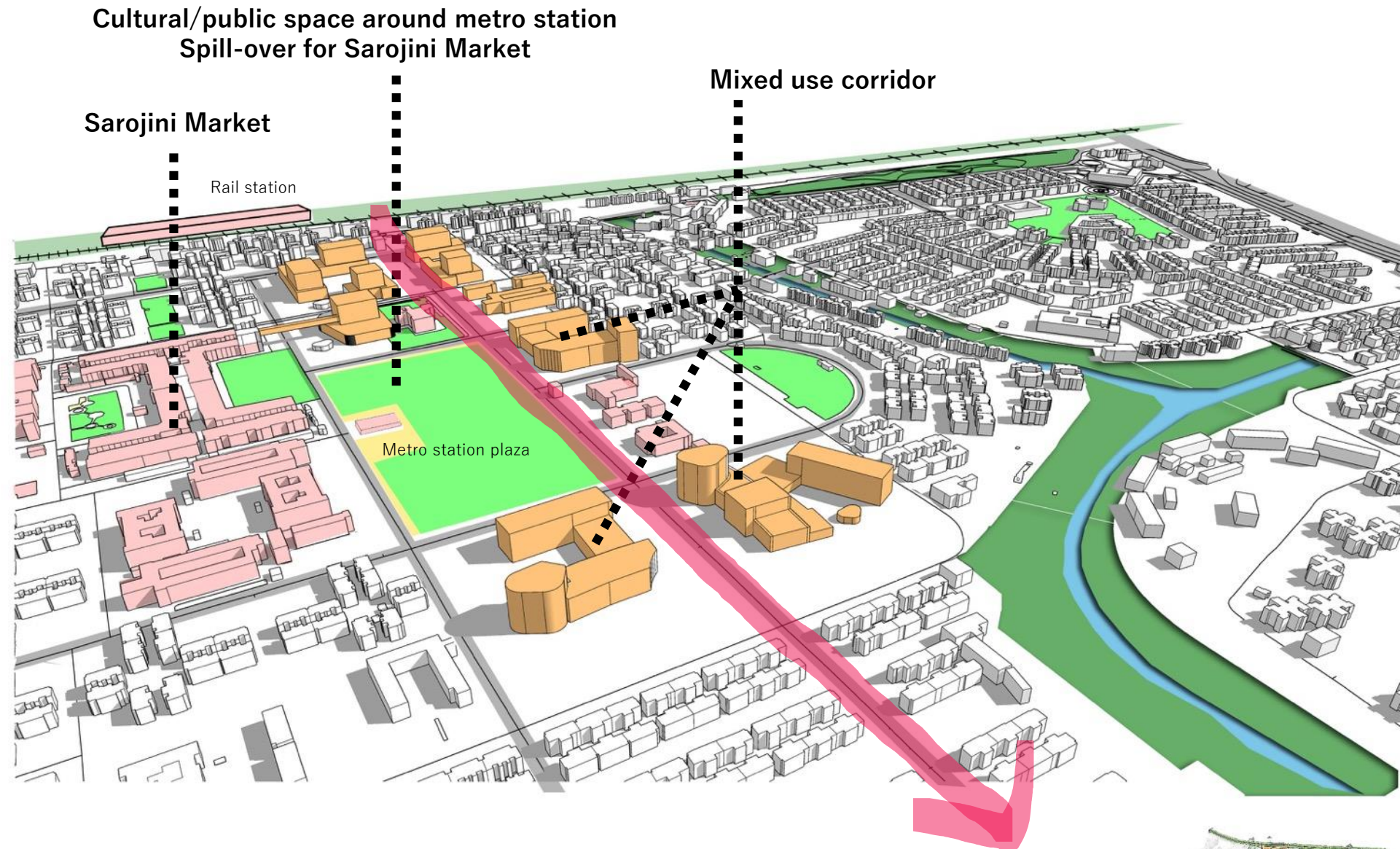
Stage 2: Developing new commercial/ cultural precinct;

Existing Commercial/ PSP buildings

New Commercial/ PSP/ Cultural buildings

Cultural Hub
Cultural institutions that can open up
to the Eco Park

Walkable link – **Eco-Park**
Connecting Sarojini cultural hub to
Delhi Haat

Walkable green linkages to Sanjay Lake

Stage 4 : Developing new city-level leisure precinct; Developing new housing areas;

Existing Commercial/ PSP buildings

New Commercial/ PSP/ Cultural buildings
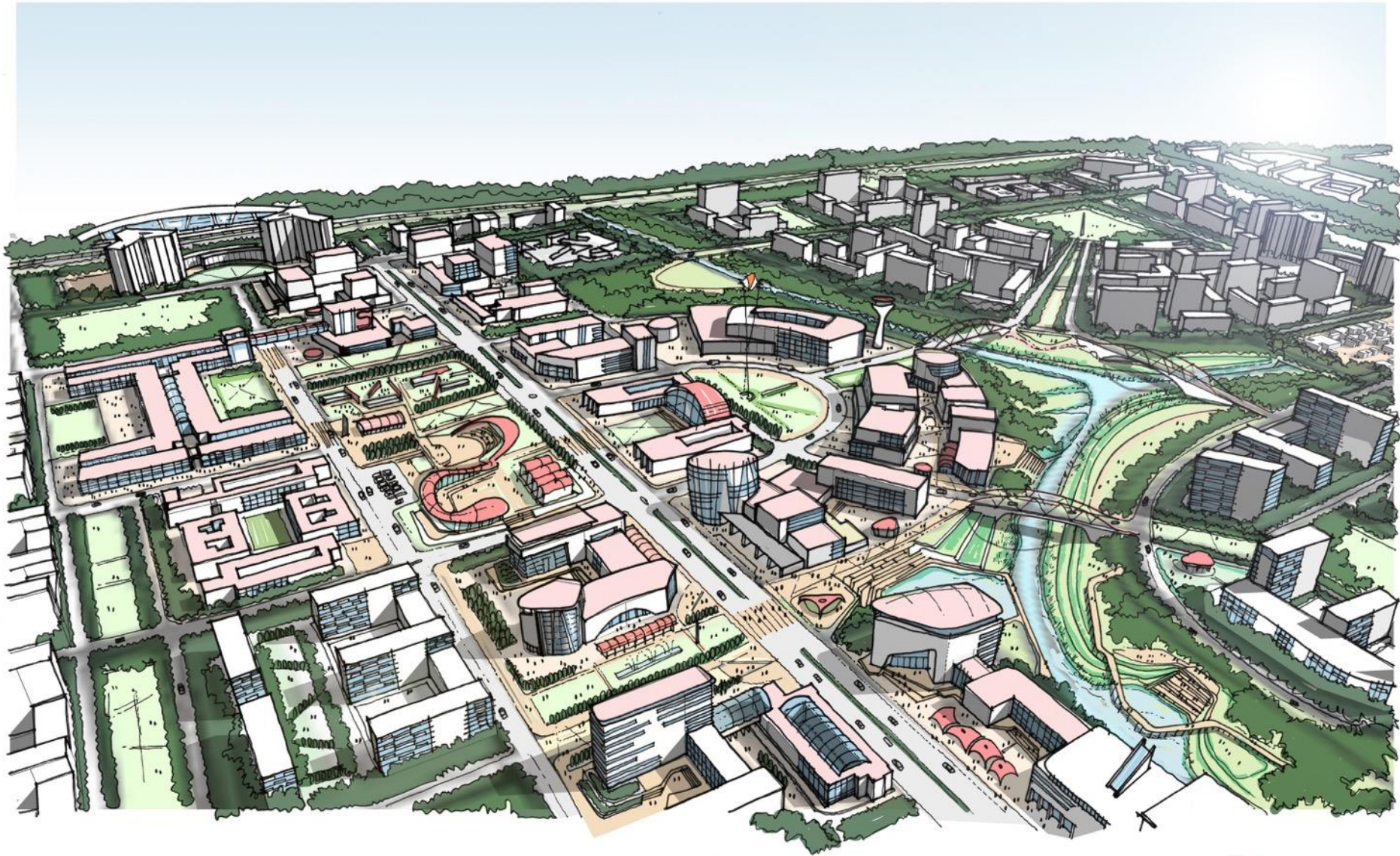
The transformed ECO CORRIDOR AND CULTURAL HIGH STREET
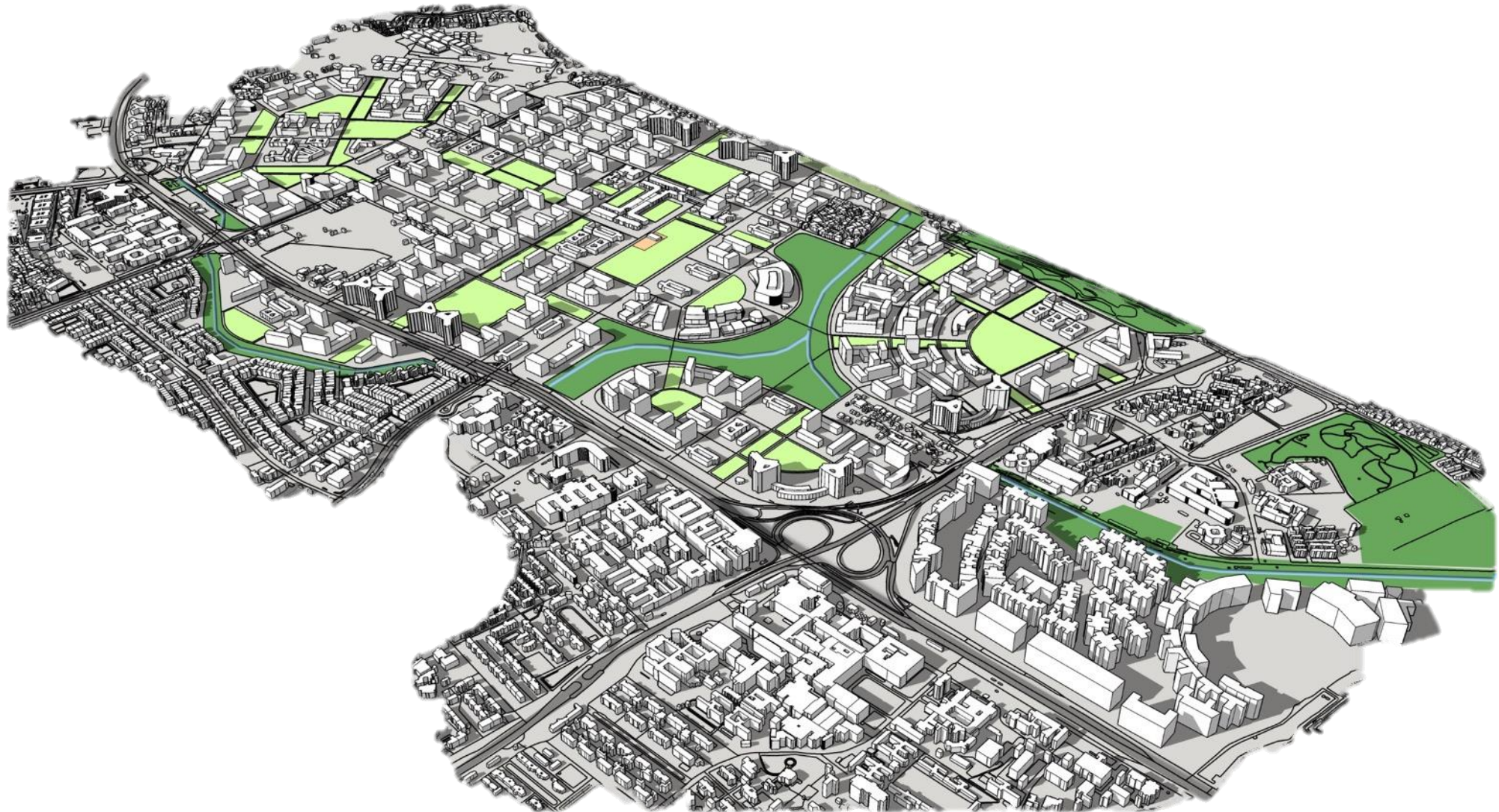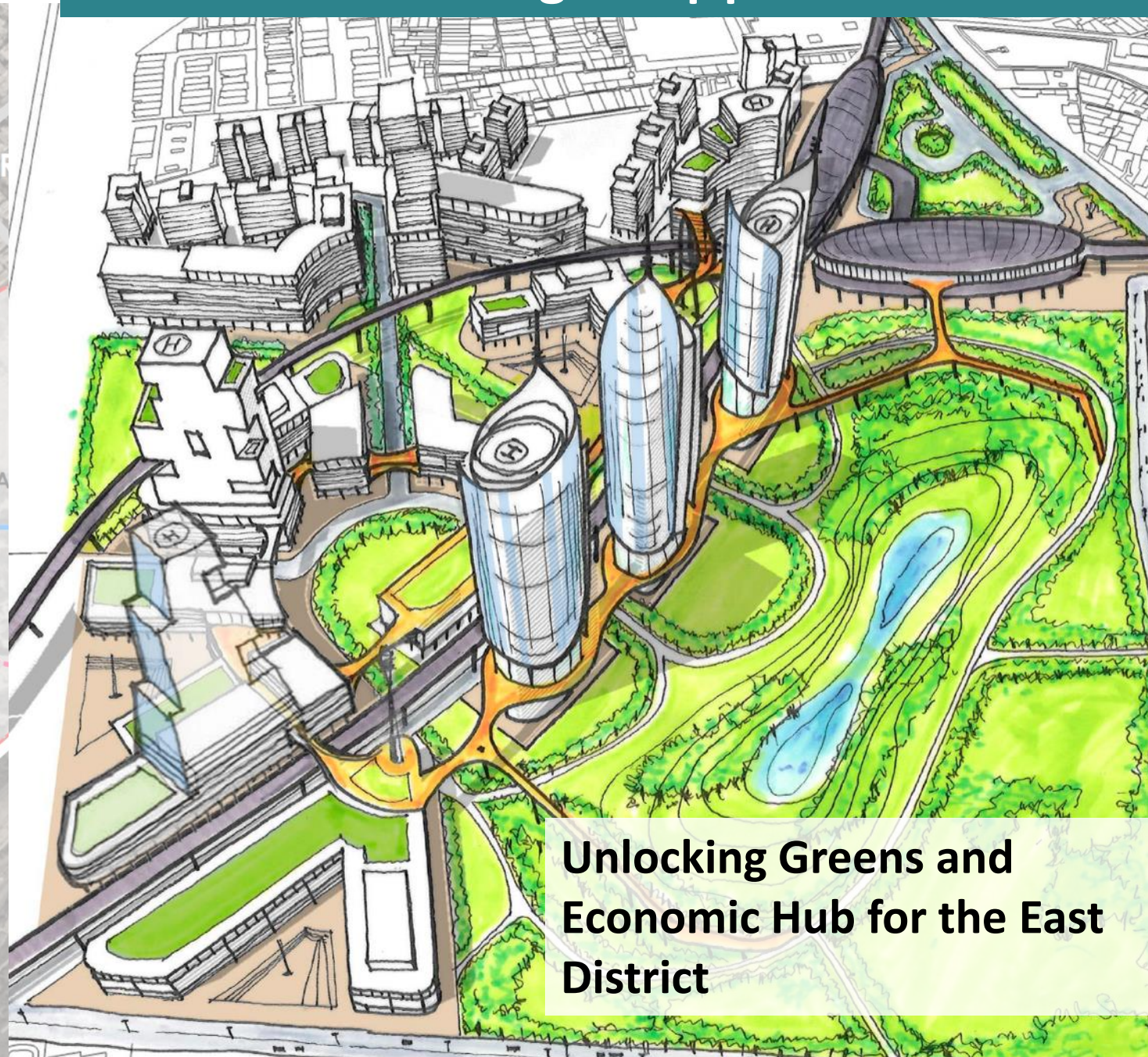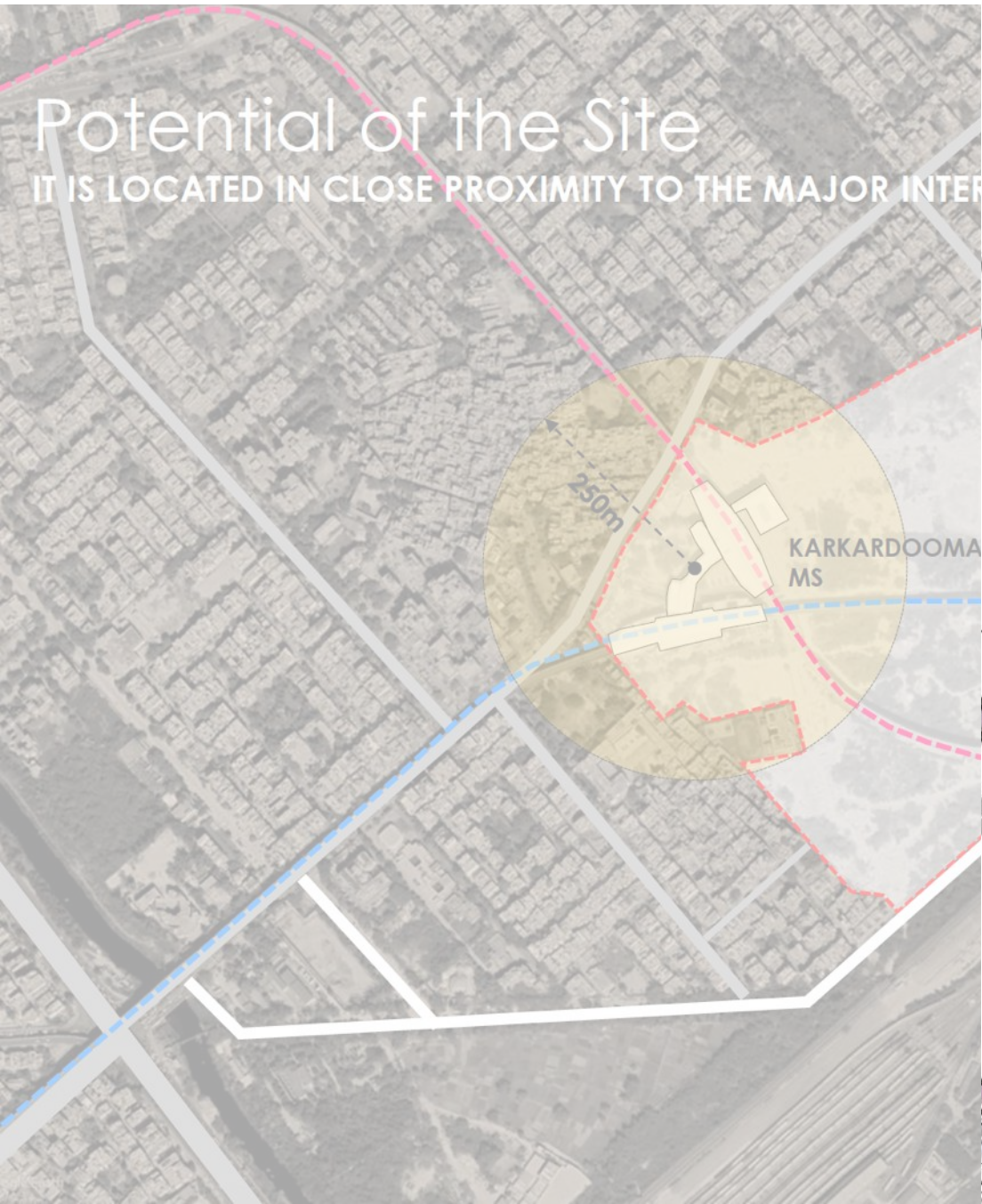
Unlocking Greens and Economic Hub for the East District

Thank **You**