



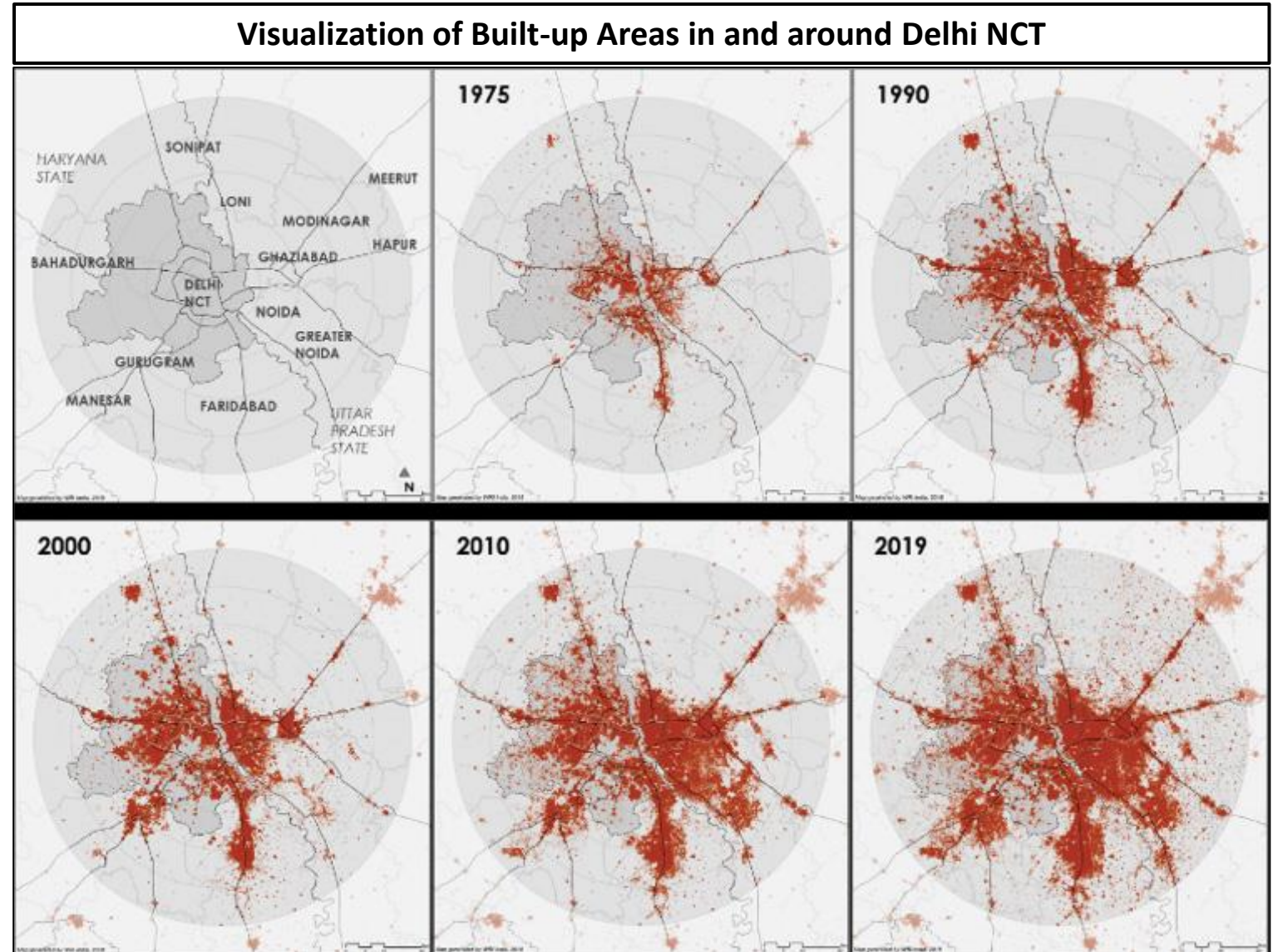
**WRI India's research study on Integrated Planning
of Urban Villages in NCT Delhi**



WRI INDIA

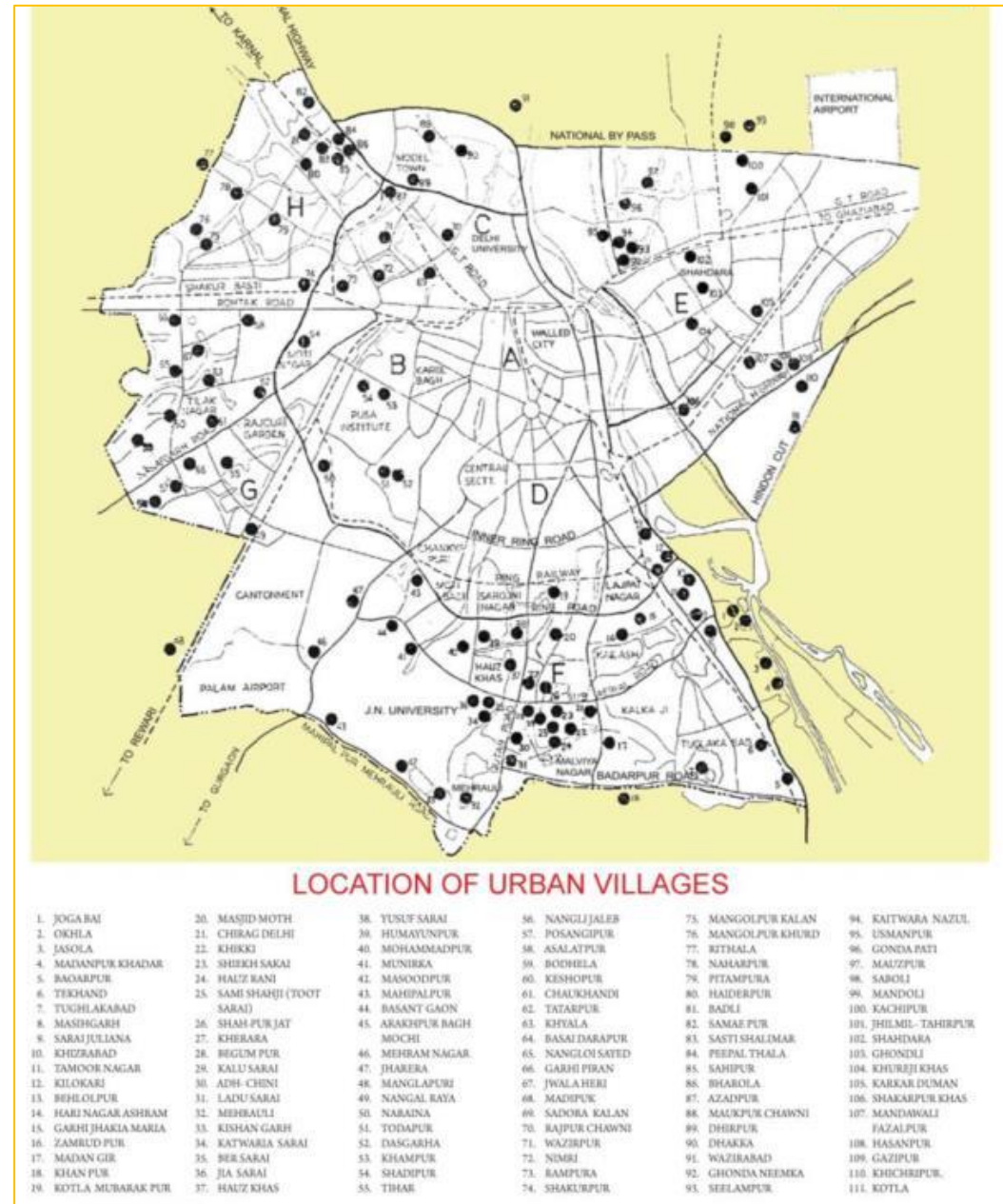
Current Scenario for Urban Villages in NCT

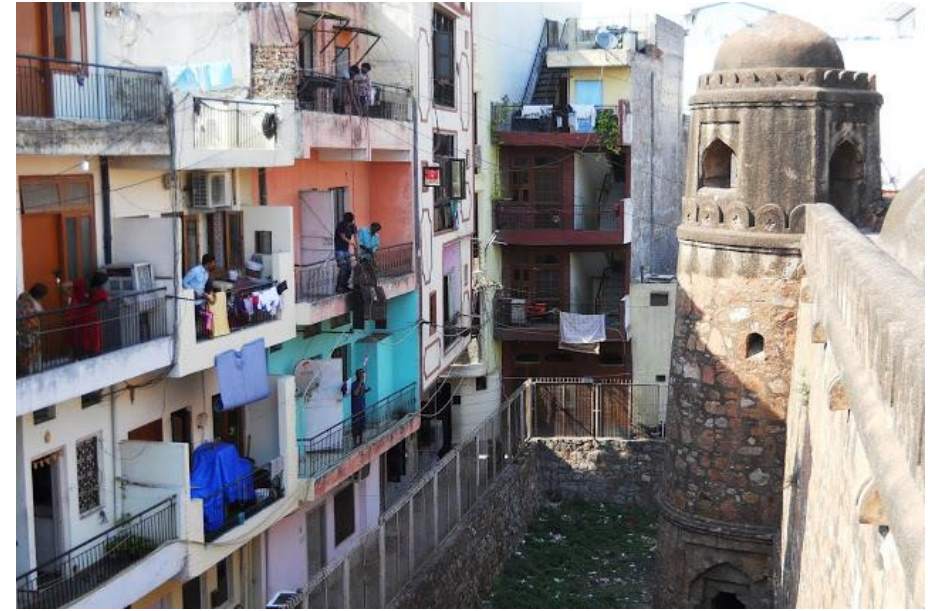
- With close to 29 million residents, NCT is set to overtake Tokyo as most populous region in the world. Within the nation, Delhi has the highest population density of 11,320 persons per sq. km. (2011 Census)
- Over the last few decades, rapid population growth and shift in urban-rural land use share within and around NCT's metropolitan region has dramatically impacted existing village settlements which remain underserved but continue to densify.



Current Scenario for Urban Villages in NCT

- Urban Villages have witnessed significant change in their density and demography.
- Total no. of urbanized villages increased from 20 in 1961 to 135 in 2011 notified under DMC Act 1957. Inhabited by 6.4 % of total population (acc. pop. Estimates from 2000)
- Designated by GNCTD under “unplanned dwelling units” in the city with inadequate trunk infrastructure





Currently, located on different stages of transition within the spectrum of urbanization, many urban villages in NCT suffer from poor physical and social infrastructure. High density, haphazard building construction and transformation within livelihoods patterns has affected both built environments and practices. Often supplying low-cost rental housing, many urban villages in NCT are situated in proximity to ecologically sensitive zones or archaeologically significant structures

WRI India's study on Urban Villages in NCT

WRI India's two-year long study focused on understanding key issues and challenges faced by urban villages in NCT and analyze ways of improving integrated planning for urban villages communities and settlements.

Drawing on the learnings of a detailed secondary study and on-ground community engagement, the study explored the potential of localized and community centric planning approaches to develop an Urban Village Development Plan Framework (UVDPF) as a guidance framework to better address development planning for urban villages in NCT.



Existing Situation Analysis and Issue Identification

Identifying key issues and challenges faced by urban villages in NCT

Critically reviewing existing policy and planning responses



Benchmarking Best Practices and Research Planning

Documenting international and national case studies

Absorbing learnings from case studies for ongoing study and research planning



On-ground study & Community engagement in urban villages in NCT

Conducting field surveys & community needs assessment

Prioritizing needs and co-creating strategies through Design Charettes



Development of Urban Village Development Plan Framework

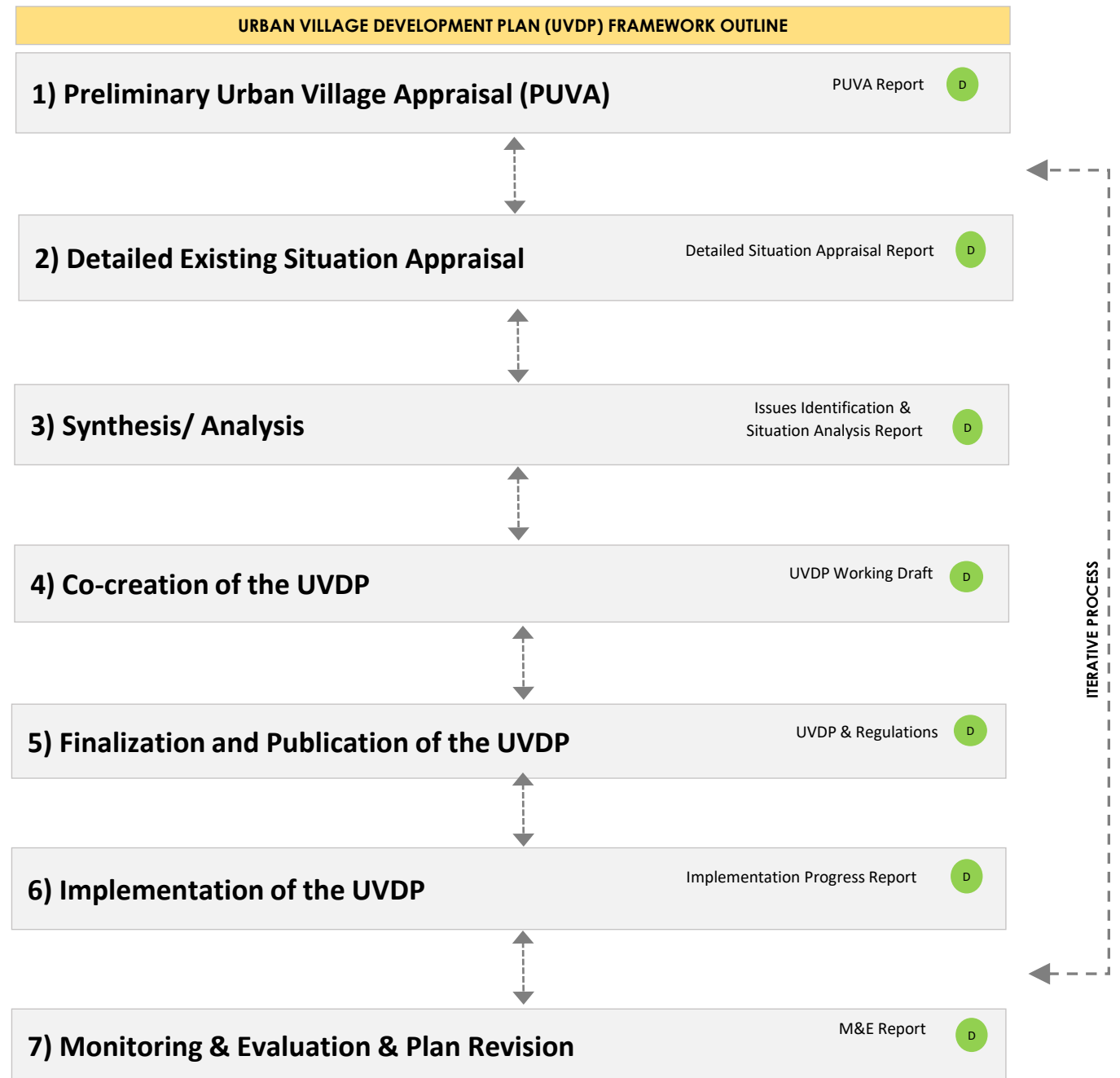
Developing UVDP framework to guide development planning for urban villages

Gathering recommendations for finetuning UVDP Framework

Urban Village Development Plan Framework

A guidance framework for improving localized planning for urban villages in NCT

- Relevance
- Key elements and principles
- Stakeholders
- Approaches for effective planning and implementation
- Discussions and Recommendations for finetuning UVDPF



UVDP: Key Principles

- Participatory
- Consensus based
- Accountability & transparency
 - Responsiveness
- Effectiveness and Efficiency
- Diversity, Equity and Inclusiveness
 - Follows the rule of law
 - Retains essence of place
- Continuous and iterative process

Urban Village Typology Identification

- More Urban
- In Transition
- More Rural

UVDP: Stakeholders

- Municipal UVDP team
- Delhi Village Development Board Members (DVDB)
- District Urban Development Authority Members (DUDA)
 - Local Councillor/Ward Corporator/MLAs
 - Development authority representatives (DDA)
- Village Development Committee (VDC) & Local Coordination Committee: DVDB's local arms
- Community organisations, social workers/anganwadi workers
 - Village panchayat members/community gatekeepers
 - Field experts

URBAN VILLAGE DEVELOPMENT PLAN (UVDP) FRAMEWORK OUTLINE

1) Preliminary Urban Village Appraisal (PUVA)

PUVA Report

D

2) Detailed Existing Situation Appraisal

Detailed Situation Appraisal Report

D

3) Synthesis/ Analysis

Issues Identification & Situation Analysis Report

D

4) Co-creation of the UVDP

UVDP Working Draft

D

5) Finalization and Publication of the UVDP

UVDP & Regulations

D

6) Implementation of the UVDP

Implementation Progress Report

D

7) Monitoring & Evaluation & Plan Revision

M&E Report

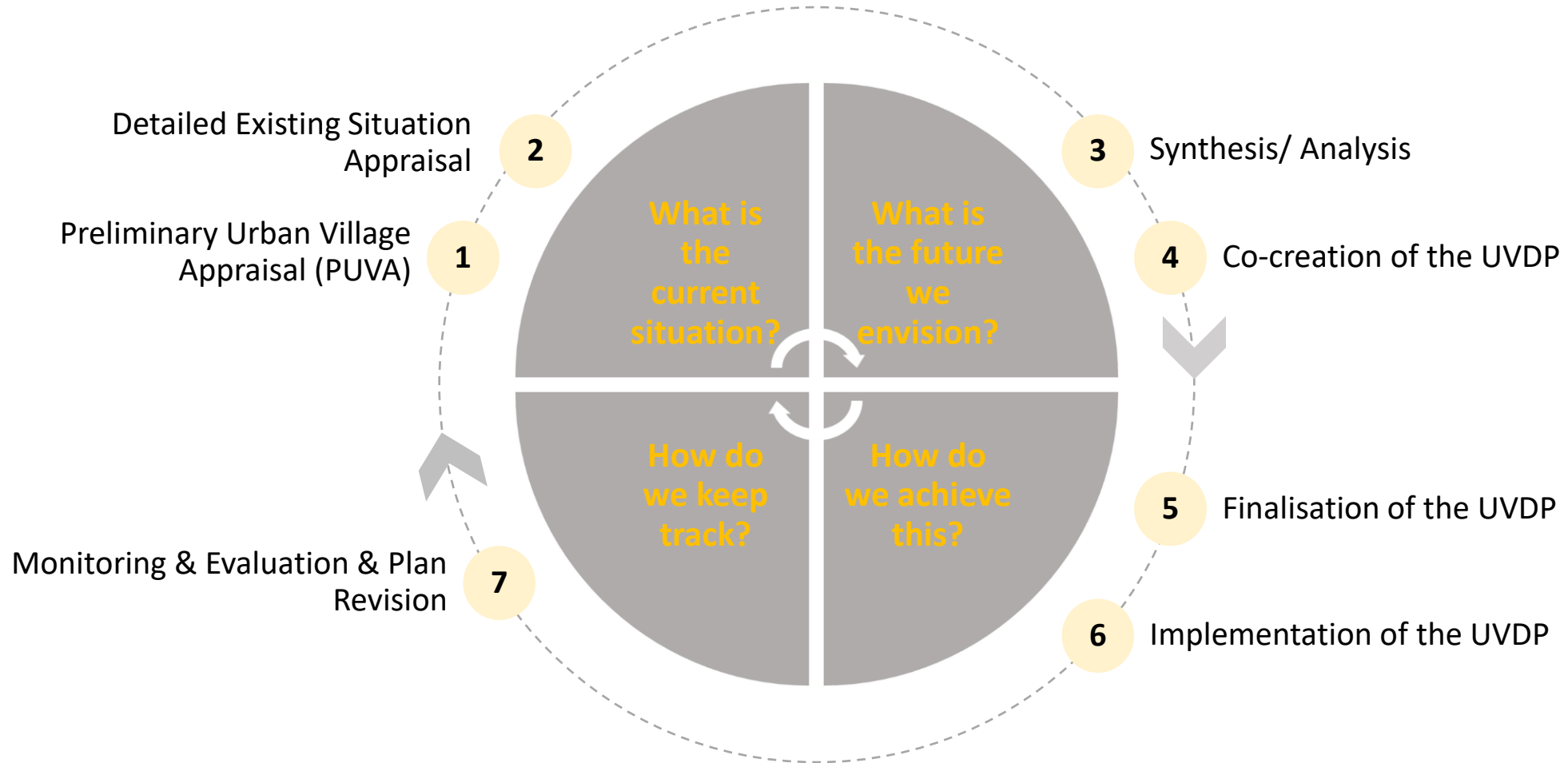
D

ITERATIVE PROCESS

D

Key deliverable at each stage

Objectives and Related Stages of Building an Urban Village Development Plan (UVDP) Framework



URBAN VILLAGE DEVELOPMENT PLAN (UVDP) FRAMEWORK OUTLINE

1) Preliminary Urban Village Appraisal (PUVA)

PUVA Report **D**

Carry out reconnaissance surveys for preliminary field appraisal

Identify key stakeholders and establish stakeholder connects

Review and collate data from secondary literature

Undertake policy and legislative review

Finalise research design and methodology

Frame project timeline & schedules, Estimate financial outlays

2) Detailed Existing Situation Appraisal

Detailed Situation Appraisal Report **D**

Run a diagnostic check to assess existing status, issues & challenges

Initiate community engagement and needs assessment

Carry out site investigation and targeted field surveys for data gathering

Conduct stakeholder workshops & collect feedback on preliminary findings

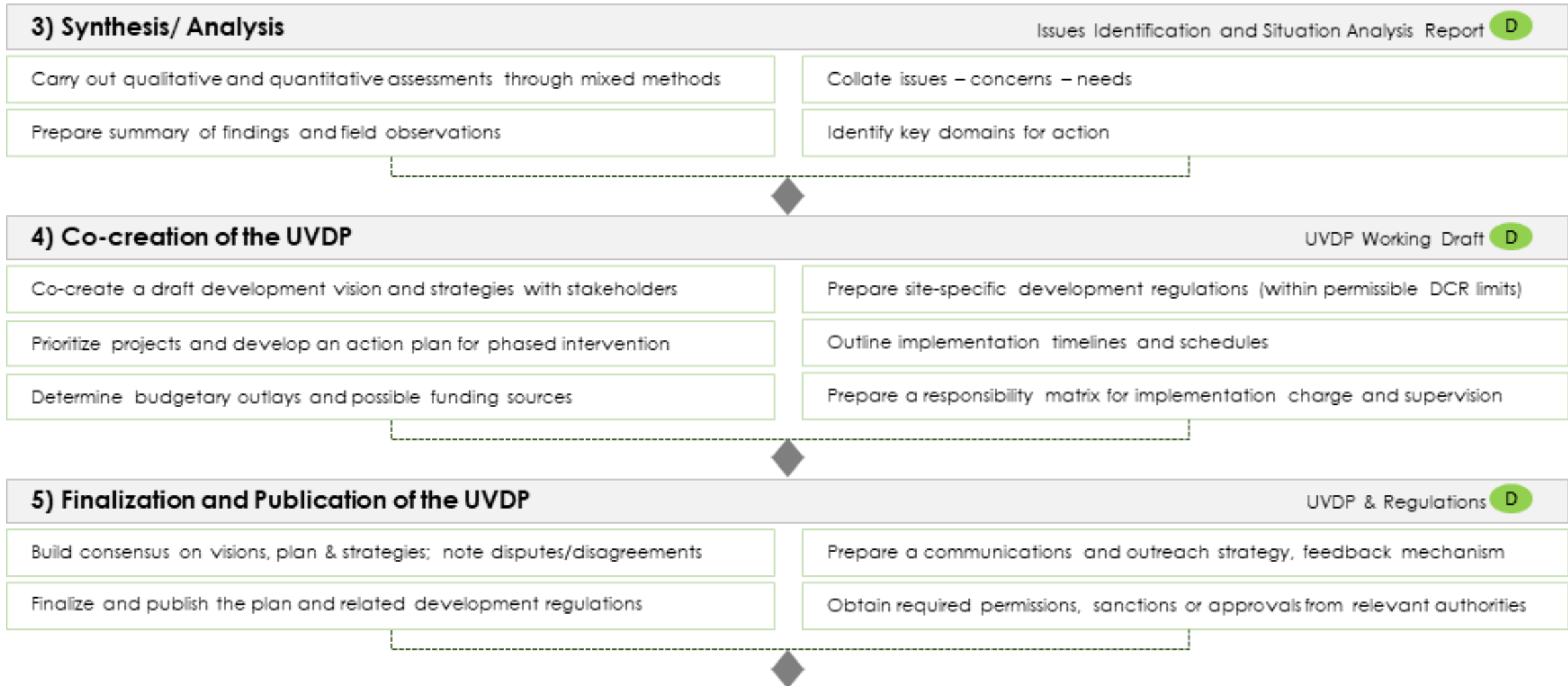
Physical &
Social
infrastructure

Cultural &
Religious
Practices

Economic
development &
livelihoods

Public
spaces
and
their use

Ecological
factors and
relief
features



6) Implementation of the UVDP

Implementation Progress Report **D**

Plan release of funds and budgeting for on-ground implementation

Determine terms and process for tendering & contracting

Carry out periodic progress reviews

Address grievances

7) Monitoring & Evaluation & Plan Revision

M&E Report **D**

Determine evaluation parameters for capturing short- and long-term results

Carry out impact assessments across stakeholders' groups

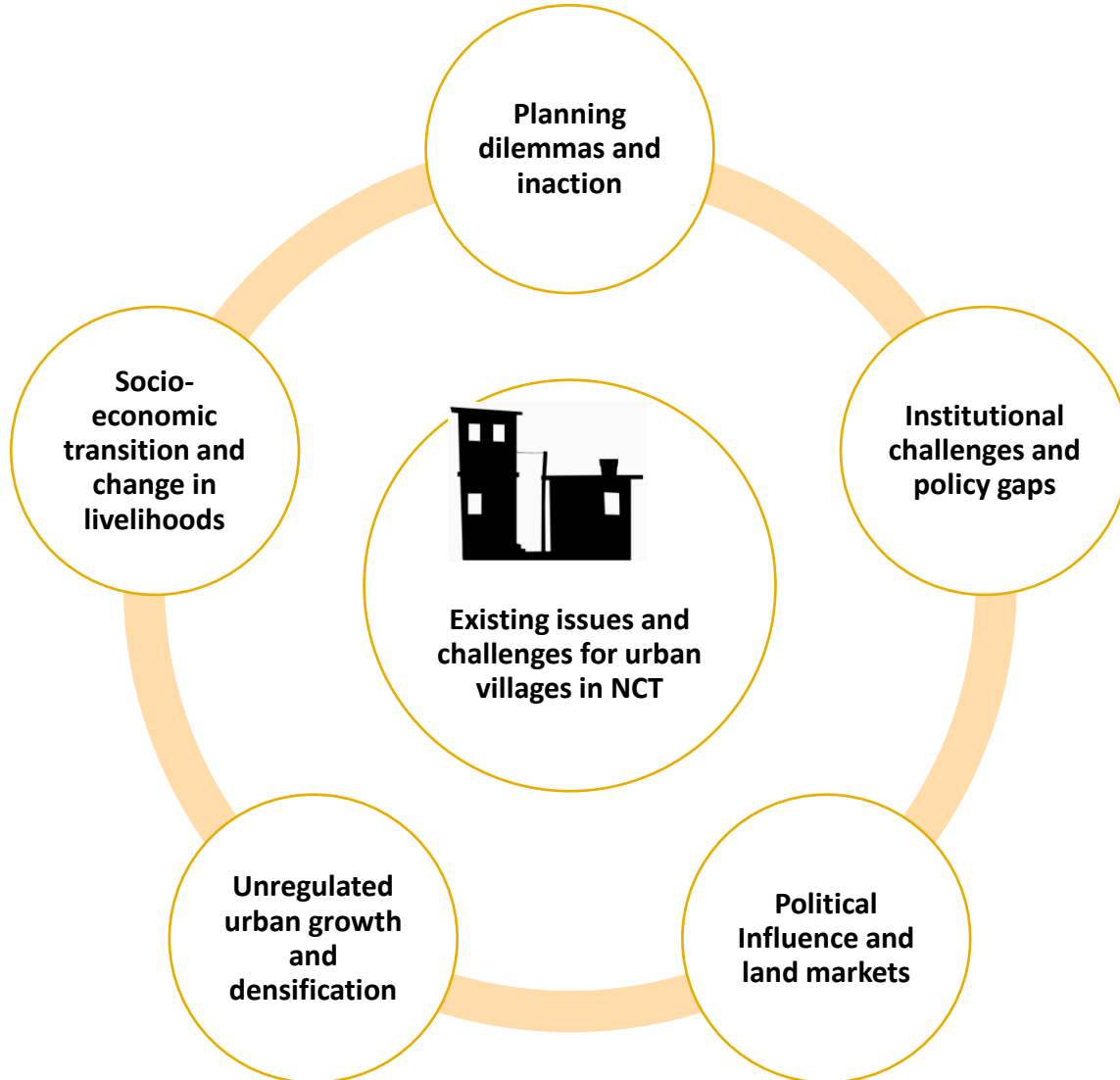
Summarise inputs for next revision of the UVDP

Collate observations for proposing inputs to macro levels plans

Mandate review minimum once in 5 years

Mandate plan revision minimum once every 10 years

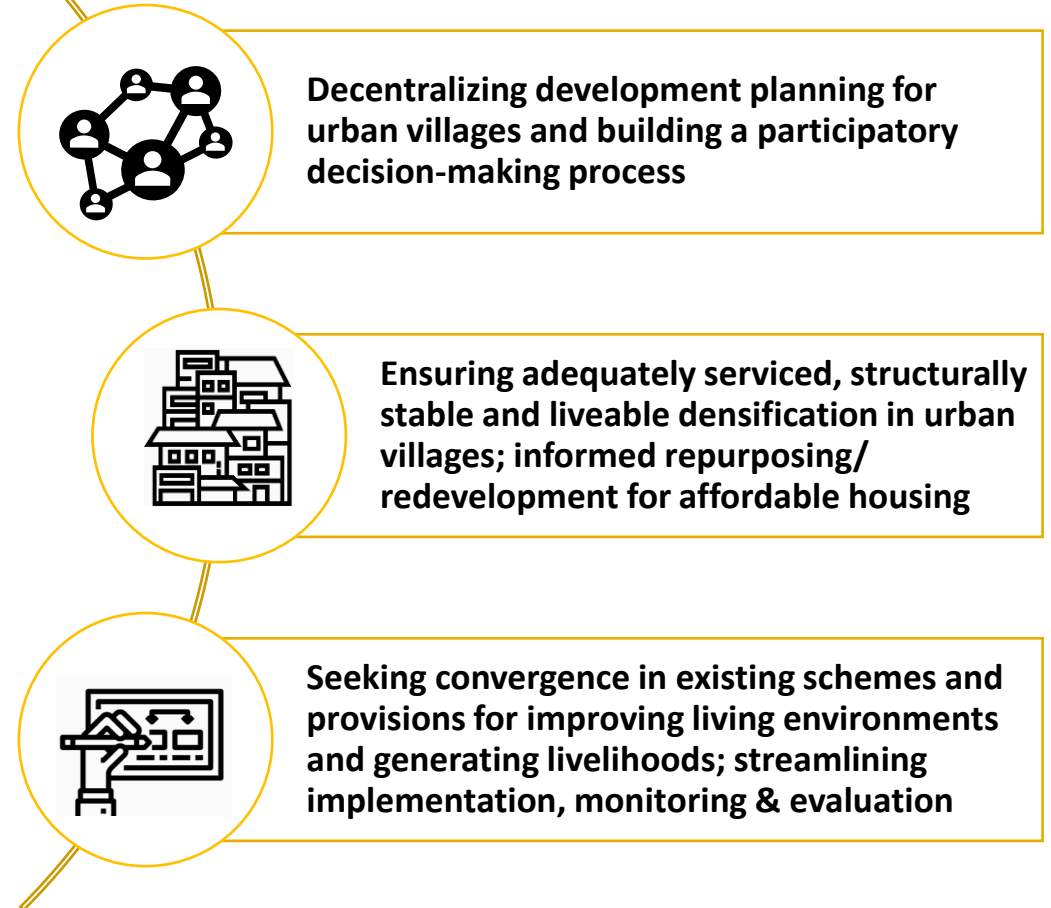
Identifying existing challenges and missing links for integrated planning in urban villages



Building Urban Village Development Plan Framework for planning and provisioning for urban villages



Developing approaches that can aid effective and contextually relevant planning





Building participatory processes for development planning in urban villages

Urban village settlements and communities have remained severed from the process of planning, often being end receivers of piecemeal or project-based development initiatives. Building participatory planning processed through decentralized decision making will aid in addressing this issue. Participatory planning processes derive their objectives from community needs and on-ground challenges. As processes based on involvement of multiple stakeholders- they needs to be intersectoral, iterative and inclusive.

- How can public participation in development planning be ensured?
- How can active public involvement and decentralised decision-making enable effective change?
- What kind of challenges exist for building diverse and inclusive platforms for community engagement and participation?

How can public participation in development planning be ensured?

Synergizing institutionalised & non-institutionalised processes

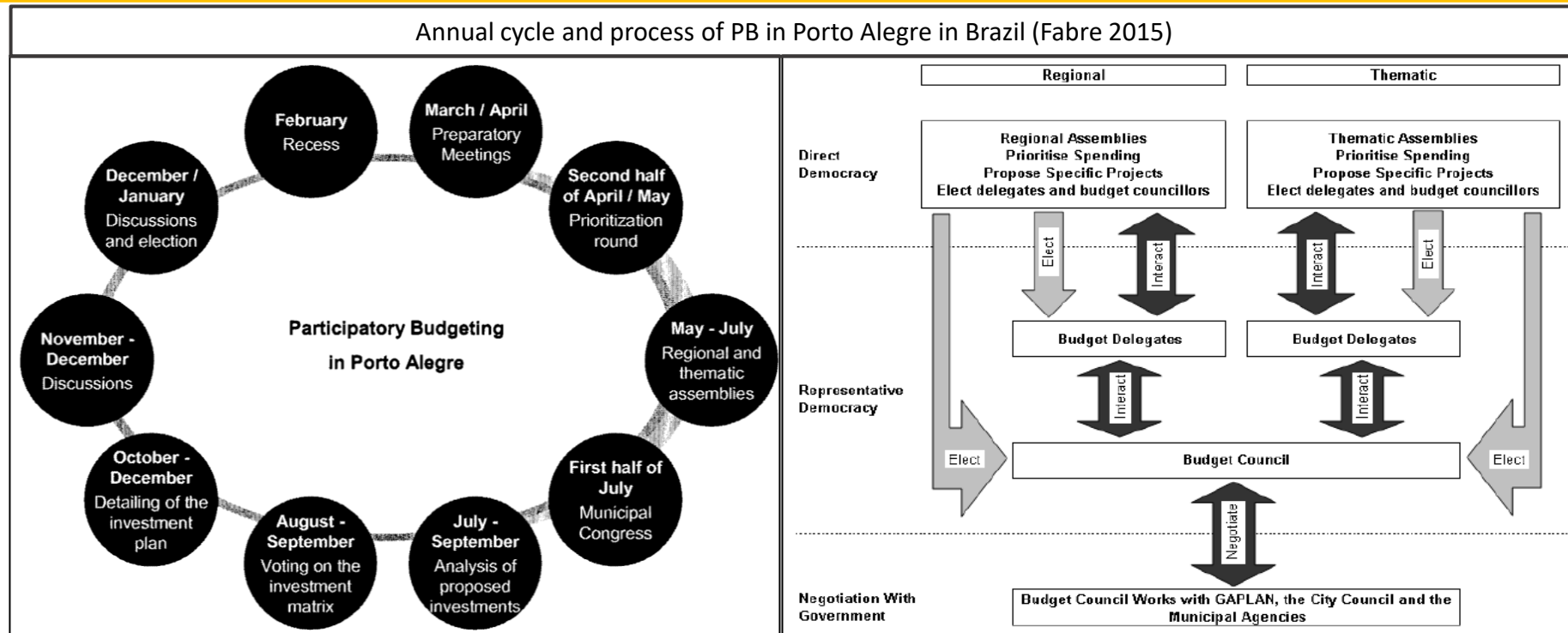
- Existing provisions to enable participatory process in planning and budget allocation
UN Local Agenda 21, 73rd and 74th Amendment, Community Participation Law, Nagara Raj Bill
- Devolvement of power and autonomy in decision making
Ward committees, Area sabhas, Jan sabhas, Neighbourhood Groups (NHG), RWAs
- Synergizing mandated provisions/formal and non-institutionalized/demand-based efforts towards localized and participatory development planning

Initiatives towards participatory planning across Indian states			
	Participants involved	Methodology	Finance
Local Area Planning, FIRE-D USAID, Delhi	Lead partners: <ul style="list-style-type: none"> Municipal Corporation of Delhi USAID Other partners: <ul style="list-style-type: none"> Local consultancy firms(hired by USAID) Local stakeholders (groups not detailed) 	The local area planning processes led by USAID had three main phases: <ul style="list-style-type: none"> Data gathering and production (surveys and creation of maps); Participation to define each area limits and understanding Data analysis; stakeholder involvement in the form of consultations to guide the work by consultants and assure their ideas and proposals were aligned Proposals. so far has not included local input 	USAID under the Indo-USAID Financial Institutions Reform and Expansion Project-Debt & Infrastructure Component.
Bhagidari, Delhi	Lead partners: <ul style="list-style-type: none"> Initiative of the Chief Minister of Delhi Resident Welfare Associations Other partners: <ul style="list-style-type: none"> Market and Industrial Associations Government and Public Utility Departments (Such as the Municipal Corporation of Delhi, Delhi Development Authority, New Delhi Municipal Council, Delhi Vidyut Board, Delhi Jal Board and Delhi Police and the Department of Environment and Forest) Consultancy firms 	<ul style="list-style-type: none"> Membership workshops: Conducted three times a year, to introduce new Bhagidars to the scheme and train them Thematic workshops: participants discuss specific issues in small groups to produce a solution by consensus Review process: Meeting with RWA members in each revenue area to check status of projects 	My Delhi, I Care Fund – governmental funds.
Janaagraha, Bangalore	Lead partners: <ul style="list-style-type: none"> Janaagraha (NGO) Other partners: <ul style="list-style-type: none"> Citizens (strong middle class involvement) Corporators Bangalore Municipality Corporation (BBMP) 	<ul style="list-style-type: none"> First campaign (2002): Meetings in 65 wards and get all actors involved to negotiate local budgets. Third campaign (2003): 5 workshops, bringing together over 2000 people in 10 wards to produce a ward vision and suggested projects, including technical and financial requirements. Recent developments: Programs with focus on the urban poor. E-governance - allowing citizens to voice their concerns online and reach Metropolitan Agencies. 	Ramanathan Foundation
NEXTBangalore, Bangalore	Lead partners: <ul style="list-style-type: none"> MOD institute Other partners: <ul style="list-style-type: none"> Citizens Civic Societies Activists 	<ul style="list-style-type: none"> Any citizen could send suggestions, either via their website or their local urban studio. This space held events, meetings, discussions, and workshops. Through workshops in particular, the ideas from visitors and online suggestions were discussed and polished into possible projects. Field trips or a cart was carried around and used to collect opinions from citizens to reach out to all populations 	The German institution Robert Bosch Stiftung.
NIPC	Lead partners; <ul style="list-style-type: none"> UTC Citizens of the city group Other partners <ul style="list-style-type: none"> Resident Welfare associations NGOs CBOs/Civic Societies Bangalore City municipality (BBMP) 	<ul style="list-style-type: none"> The model looked at engaging citizens as partners of change The citizens could engage in the challenge through their local resident welfare associations or civil societies ensuring consensus and a broader and inclusive approach to problem solving. The challenge invited ideas for across the city through a website conducting multiple capacity building workshops on formulation of ideas, projects, implementation and budgeting plans. The selected teams would be provided with financial assistance to implement the project working in collaboration with the local government agencies 	CSR funds of United Technologies Corporation

Building and institutionalizing participatory processes for decision-making

Participatory Budgeting- Porto Alegre, Brazil: Facilitated through *rodadas* of regional and thematic assemblies coordinated by members of the municipal government and COP officials, voting and preparation of investment plans

PB enables direct participation of communities across various phases of budget preparation, project prioritization, funds and resource allocation, and implementation. The PB process has been built upon community mobilization towards local planning and institutionalized it through a structured annual process involving different scales and sectors. According to claims made by the mayor of Porto Alegre, participatory budgeting process had resulted in tripling of tax revenue for the city. Studies observed that from 1992 to 1995, the city increased its total tax receipts by 34% (Stren 2000)



Source- Participatory budgeting in Porto Alegre: Toward a redistributive democracy, *Politics & Society*; Stoneham; Dec 1998, Accessed via <https://www.ssc.wisc.edu/~wright/santosweb.html>

New approaches to urban governance in Latin America, Richard E. Stren, 2000.

Participatory Democracy in Brazil and Local Geographies: Porto Alegre and Belo Horizonte Compared, Terence Wood and Warwick E. Murray, 2007, Accessed via https://www.researchgate.net/figure/The-operation-of-the-participatory-budget-in-Porto-Alegre_fig1_253206845

Partnering with communities to identify needs and determine priorities at the local level

Janaagraha's Ward Vision Campaign, Bengaluru

As the Bangalore Development Authority (BDA) began shaping up Comprehensive Development Plan for Bangalore's growth in the next decade, Ward Vision Campaign was developed in early 2000s to create a platform for participatory planning and governance where citizens to draw up their priorities. Moving beyond grievance redressal, Janaagraha's campaign process included creating ward fact files and survey maps through core committees, holding multiple workshops in each of the ten selected wards with active participation and leadership from residents to identify challenges and priorities, interacting with relevant agencies to initiate action.

Joint Workshops (left) and citizens working with executive engineer in Sanjayanagar (right) as part of the Ward Campaign



Creating templates for implementation as well as communication and outreach in local, easy to understand formats

INFRASTRUCTURE DETAILS		ROADWAY		CONCRETE		REINFORCEMENT		STRENGTHEN		REPAIR OR ROAD		REMOVAL OF EXISTING		ADDITION OF NEW		PROPOSED NEW		FINANCIAL	
NO.	NAME OF ROAD	WIDTH	DEPTH	AREA	COST	NO. OF BARS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS	NO. OF JOINTS
1st	103-8 X 6-1	66-9-78	6-36-29	194219															
2nd	103-8 X 6-1	66-9-78	6-36-29	194219															
3rd	24-7-85 X 7-62	1882-57	1788-33	546880															
4th	247-05 X 7-62	1882-57	1788-33	546880															
5th	350-75 X 18-25	5248-53	508148	159189															
6th	192-15 X 6-10	1172-11	111350	339912															
7th	228-75 X 7-62	1744-21	165700	505821															
8th	100-65 X 4-525	460-47	43745	133536															

ROAD INFORMATION		OTHER LOCATION	AGENCY RESPONSE: Please describe the intended or possible future action in the specific problem identified for your agency.					
RD NO.	ROAD NAME	Marking (Y/N)	1	2	3	4	5	6
1	6th Main	No	X					
2	80 Feet Road	No				X		
3	2nd Main, 80 Cross	No		X				
4	9th Main, 2nd Cross	No	X					

Costing sheet (Above) and Report on existing Issues at neighborhood level submitted by participants (below)

پلان ووٹرس وارڈ نمبر 94

کیا آپ لیں میں، بچے کے لیے سسٹم سے پیمان ہیں ؟

آپ کے رہنے والے سڑکوں پر پانی کی کتنی کمی ہے ؟

تعمیرات : صبح 9-00 بجے اور شام 3-00 بجے تک

SL NO	ISSUES	DETAILS	مستور
1	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	1
2	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	2
3	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	3
4	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	4
5	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	5
6	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	6
7	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	7
8	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	8
9	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	9
10	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	10
11	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	11
12	سڑکوں پر پانی کی کمی ہے ؟	سڑکوں پر پانی کی کمی ہے ؟	12

ವಾರ್ಡ್ ಕಲ್ವನ

ಪದೇ ಪದೇ ಕೇಳಬರುವ ಪ್ರಶ್ನೆಗಳು

1. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ (Ward Kalvan Parishat) ಯಾವುದು ?

2. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

3. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

4. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

5. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

6. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

7. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

8. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

9. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

10. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

11. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

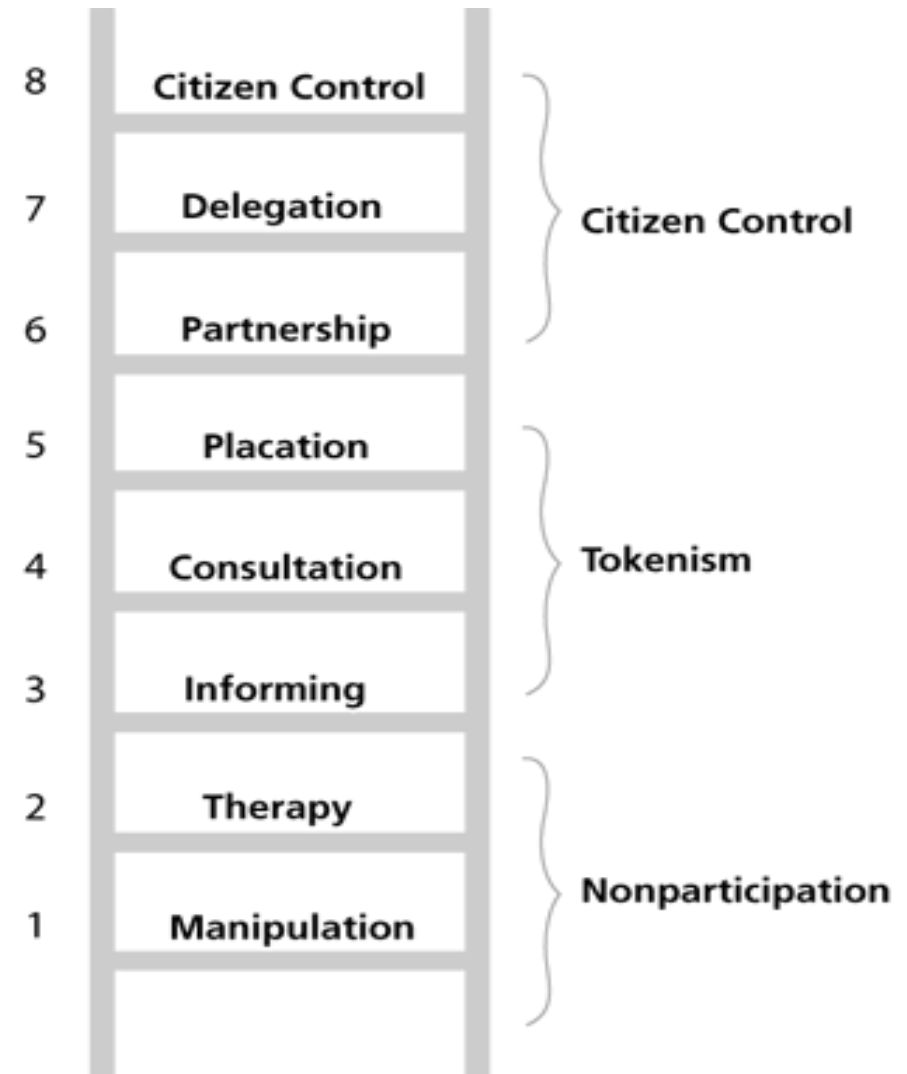
12. ವಾರ್ಡ್ ಕಲ್ವನ ಪರಿಷತ್ ಯಾವುದನ್ನು ಮಾಡುತ್ತದೆ ?

Frequently Asked Questions about the Campaign, in Kannada, distributed by local communities

How can active public involvement and decentralized decision-making enable effective change?

Collaborative and localized planning strategies

- Understanding ‘real’ civic participation: moving from awareness to control and responsibility sharing (Arnstein’s Ladder- Degrees of civic participation)
- Potential of local area planning:
 - can facilitate ground-up processes
 - can take guidance from the city level/regional visions/guidelines as well as provide feedback to macro planning instruments at city scale
 - can remain iterative



Arnstein's Ladder – Degree of Civic Participation (1969)

Co-creating plans to formulate people's design

- Decentralized planning allows for incorporating 'people's design' from formative stages rather than token participation or post facto involvement such as collecting inputs/critique during downstream phases where decision making has already happened, and actions formulated
- Inclusive approaches in identifying need and choosing development planning interventions aligns interests and improves communication between communities, planners and implementation officers which can significantly aid implementation, M&E.



During the initial planning stages for Naya Raipur, collaborative planning practices were attempted through to integrate the existing village settlements within the 'greenfield' capital. The above given image is a snapshot of the Nawagaon South Map co-created by Naya Raipur Development authority with villager residents through design charrettes.

Getting marginalized voices to the table

Female residents who often remained marginalized in conversations especially with public officials and local representatives spoke about the interests and needs of women and adolescent girls during needs assessment and project prioritization exercises part of the Village Design charettes in both Rajokri and Ghoga village. Incorporating diverse voices at initial stages of needs identification and prioritization can significantly improve outcomes of planning implementation and intended impact.



Challenges for building diverse and inclusive platforms for participatory planning

Ensuring Context-sensitive platforms and processes for community participation

- Intersectional identities bear on who and how people and/or groups participate. Community engagement needs to build in both inclusivity and diversity
- Enabling diverse and inclusive community engagement may require targeted efforts to ensure representation through common or differentiated platforms/sites, using formats that encourage knowledge sharing and communication
- Multiple or conflicting interests amongst community stakeholders can provide multi-faceted perspectives on issues and needs. Here, prioritizing needs may require longer and more arduous consensus building



Building Forms and channels of engagement which work for the community and stakeholders

Community residents participating in the Village Development Planning Workshop in Ghogha in separate sub-groups

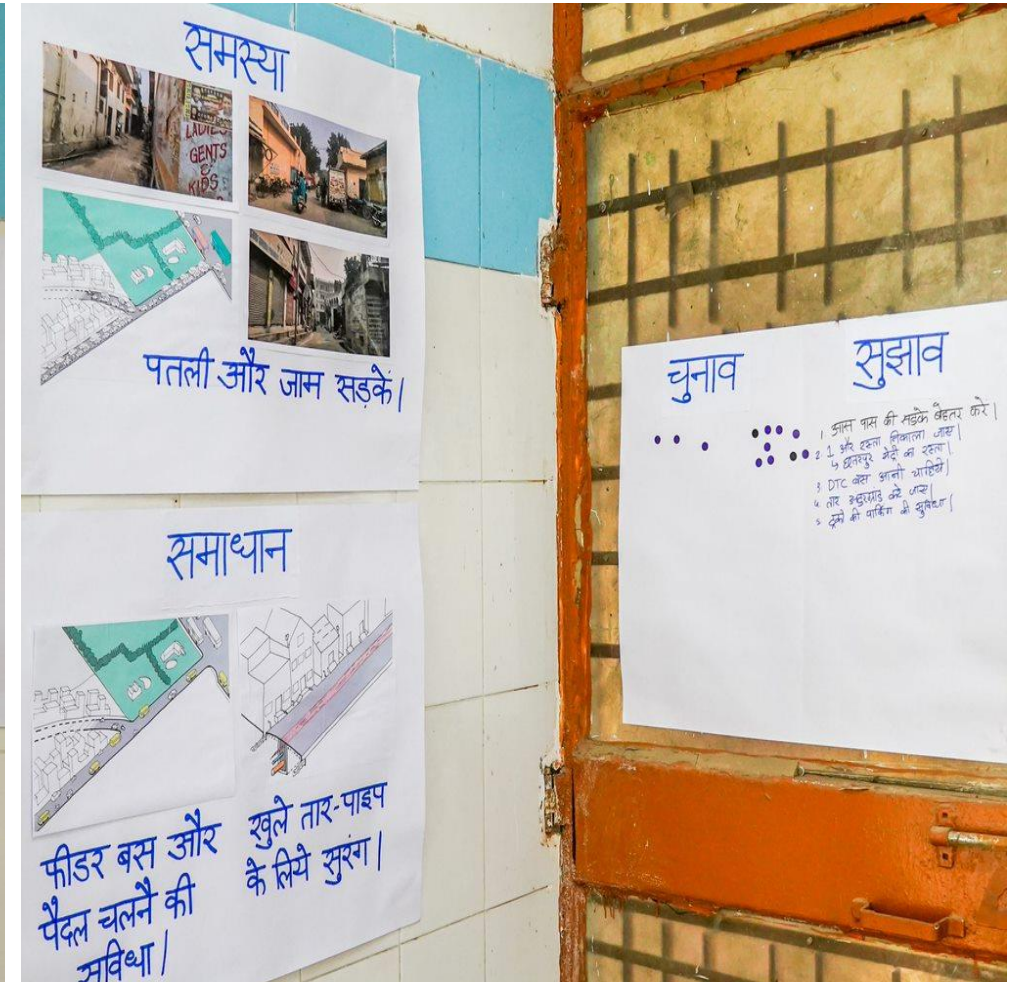
Due to the prevalence of purdah amongst women residents and gender segregation in Ghoga Village, needs assessment and community workshops had separate sessions for women and men while attempting joint closing sessions at workshop stages of voting and prioritizing needs.



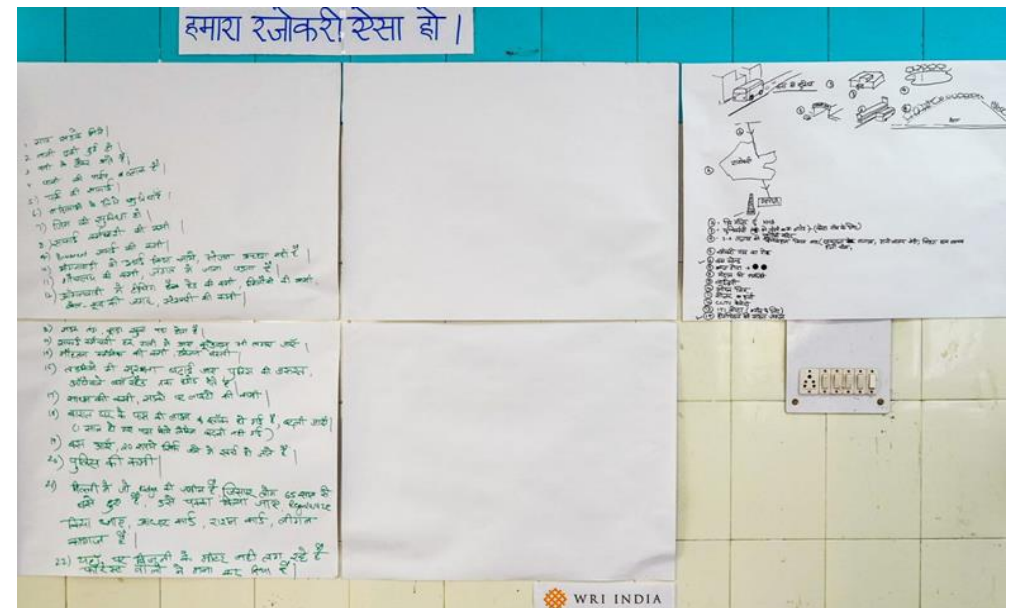
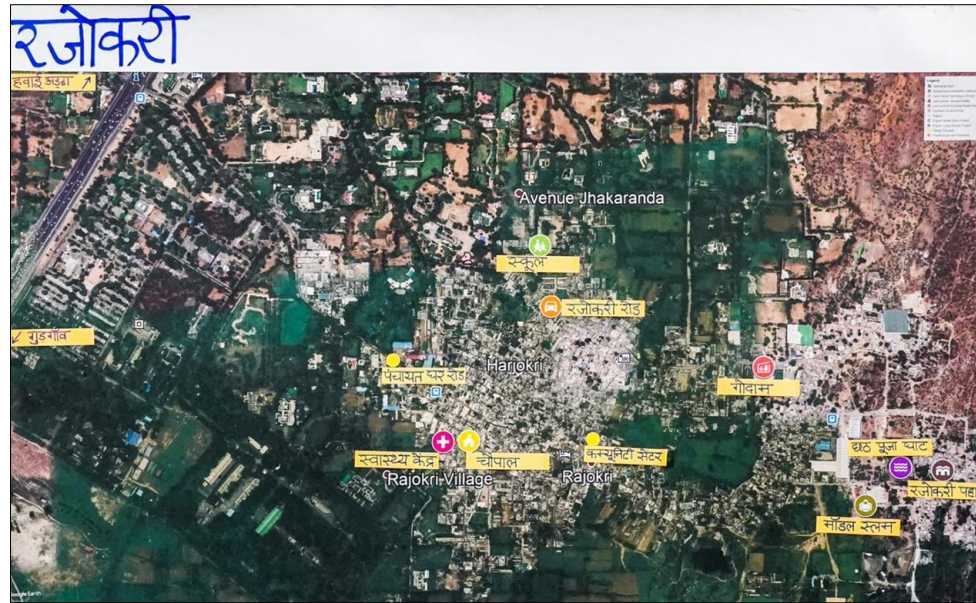
Accommodating differing perspectives: Community needs assessments through FGDs with different sub-groups, field surveys and rapid strategic interviews across Rajokri village allowed for multiple points of view on existing issues and challenges

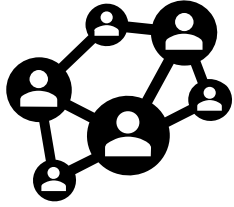


Building diverse formats and mediums for stakeholder engagement using a mix of open-ended conversations, structured discussions through Focus Group Discussions (FGDs), scenario building, open voting, use of visual aids and vernacular language.'



Using context sensitive and effective mediums for facilitating dialogue





Learnings for building participatory approaches in planning for urban villages

- **Synergizing different modes of civic engagement:** Using formal channels of community engagement can be made more effective if they are synced with existing local and non-institutionalized initiatives. Such efforts towards decentralizing planning discourses and processes can incorporate views of a wider and more diverse set of stakeholders, take support from change agents on the field who as community gatekeepers link communities to the authorities that are accountable to them but often remain invisible to
- **Building context sensitive channels and modes of engagement with stakeholders:** Factors of class, caste, gender, age, literacy, professions, language etc. structure the ways in stakeholders interact amongst themselves and to others. Building mediums and formats that incorporate diversity, bridge the gaps in communicating and provide support in facilitating civic engagement remain vital.
- **Ensuring real participation across multiple stages and processes:** True and effective participation in planning and implementation requires stakeholder involvement, forging partnerships and devolvement of decision- making powers across stages from formative phases of community mobilization and awareness to advanced phases of financial budgeting & final implementation, M&E and maintenance.



Ensuring adequately serviced, structurally stable & liveable densification in urban villages

Urban Villages have a unique built form with high density, organic street patterns and generally lack of open spaces and setbacks. Improving the quality of living environments in urban villages require enabling factors that can respond to the challenges that they face in order to positively impact living spaces, provide serviced plots and better commonly held resources.

- How can efficient yet innovative and flexible mechanisms be developed for service delivery and infrastructure provisioning in urban villages?
- What regulatory changes are required to ensure liveable densification?
- What type of development assistance would be effective in ensuring structurally stable and affordable housing/built environment in urban villages?

How can efficient yet innovative and flexible mechanisms be developed for service delivery and infrastructure provisioning in urban villages?

Negotiating within existing built fabric and topography

- Innovation in dealing with physical conditions such as space constraints, unstable abutting structures and natural contours remains vital
- Exploring innovations in design, technology and material to enhance durability & quality of service, reduce costs and ensure easy maintenance & upgrades
- Focus on mechanisms to build consensus and trust with residents to ensure participation in the process and to share the vision & partial costs of servicing their land, for efficient implementation and to build a sense of collective ownership

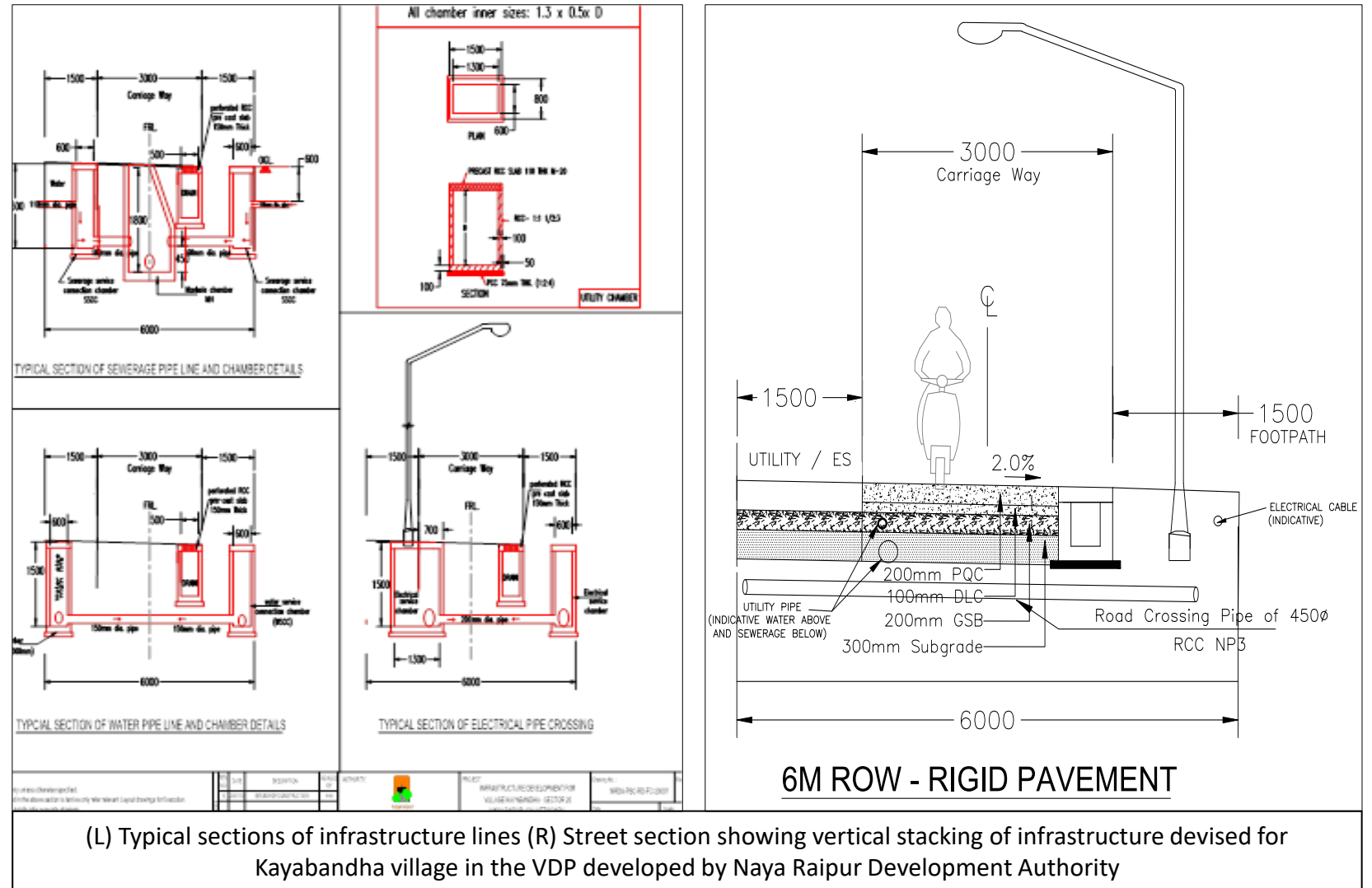


Urban villages often witness dense mixed-use development with poor physical and social infrastructure

Vertical stacking of trunk infrastructure Kayabandha Village, Naya Raipur Atal Nagar

- Challenge in Kayabandha village was the lack of basic services, narrow streets (only 3m wide) and mud houses abutting the street
- Solution proposed was vertical stacking of infrastructure in that avoided multiple excavations for the different trunk infrastructure lines, safeguarding the houses and fitting into the narrow streets
- Infrastructure capacity was planned, accounting for future demand based on allowable FAR

Innovating for ensuring service provision in existing built fabrics



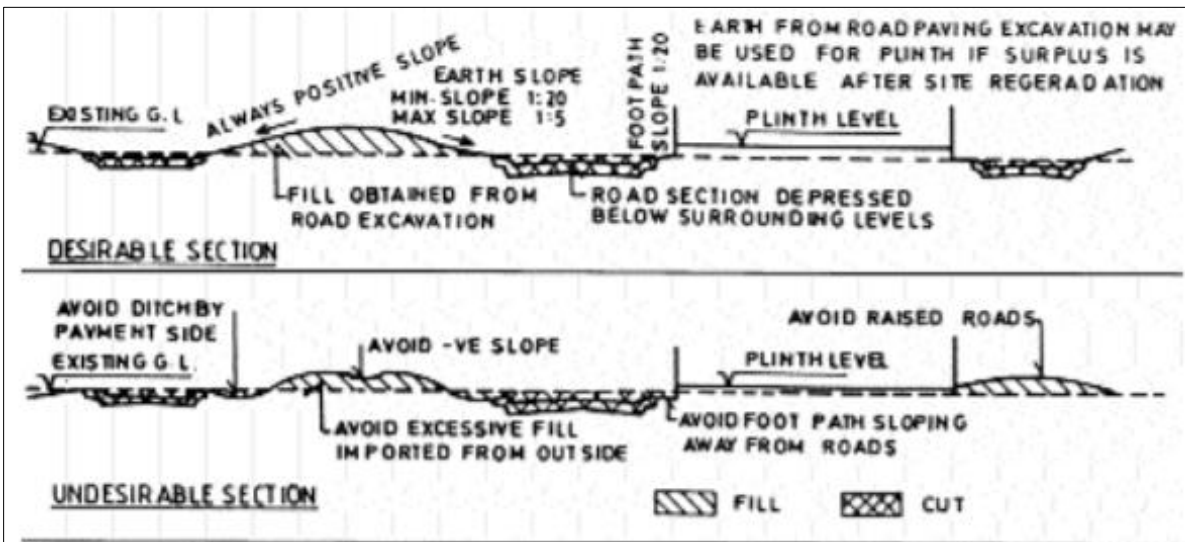
Finding innovation solution(s) that work for dense, mixed used settlements

Fire fighting bikes provide ease of access for rescue operations in congested areas of Old City in Ahmedabad

- Procured by the State Disaster Management Agency and distributed to the municipalities
- Fire fighting bikes in Ahmedabad to ensure last mile connectivity, flexibility in route choice and reduce response time in the narrow lanes of the old settlements (*pols*) with limited or no access for a fire brigade
- Bikes modified to with an electric hooter, blinking lights and fire extinguisher stand and public address system
- High costs and limited capacities remained an ongoing challenges which made this unyielding for high-density development, where major fires could spread quickly; needs to be supported by installing water hydrants wherever possible



- Topography management forms a key principle when dealing with gravity-based services
- Roads and footpaths – contrary to common engineering solution of following the lay of the land, roads in this approach are placed in a slight excavation with positive downward slopes from high points to drainage course reducing costs as well as ensuring efficient and effective drainage
- Stone, brick or concrete roads have been used given higher durability

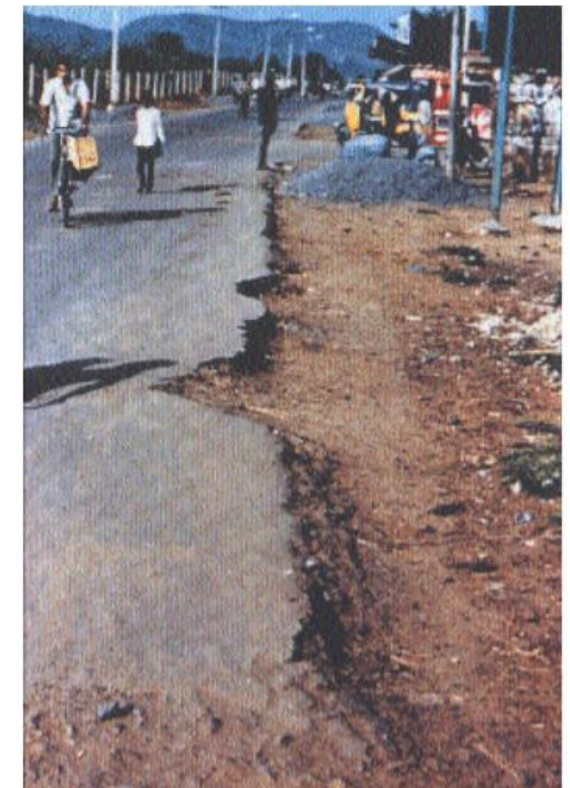


Design Principles

1. Road section must be a depressed channel with respect to surrounding ground so that it can collect water.
2. All roads slope positively downwards from high levels towards storm drain discharge points so there is no permanent ponding on roads.
3. All ground levels slope positively downwards roads to avoid ditches and ponds.
4. Fill for regrading each sector to be obtained from perimeter and internal road excavations.



Roads with slight excavation in this approach, planted kerbs and of concrete increase durability & avoid water logging
 ← Topography Management
 Erosion of edges using conventional methods, increasing maintenance costs →





Lowered streets and pathways serve as natural drainage improving the overall living conditions

- Street widths and durability have been designed respectively for main circulation and internal roads with kerbs and margins are graded and planted rather than paved
- With roads and water lines positively sloped, gravity-based sewerage system needs to be placed along the natural gradients ensuring effectiveness, efficiency and reduced costs
- Further cost reduction by replacing inspection chambers with small intercepting gully traps which can be located at the door-step, also localizing any problems without impacting the main network

What regulatory changes are required to ensure liveable densification?

Recognising acknowledging self-built housing as legitimate affordable housing & rethinking building standards

Need to rework existing planning and building standards to

- ensure access to adequate housing, given the increasing demand
- acknowledge and support self-built incremental housing as affordable housing
- secure tenure and thereby enhance access to basic services
- maximize space utilization, alternate typologies and accommodate mixed use developments



Self-built incremental housing remains a common feature in many urban villages in NCT

Enabling regulations to accommodate diversity and nature of settlements; ensuring universal coverage of basic services

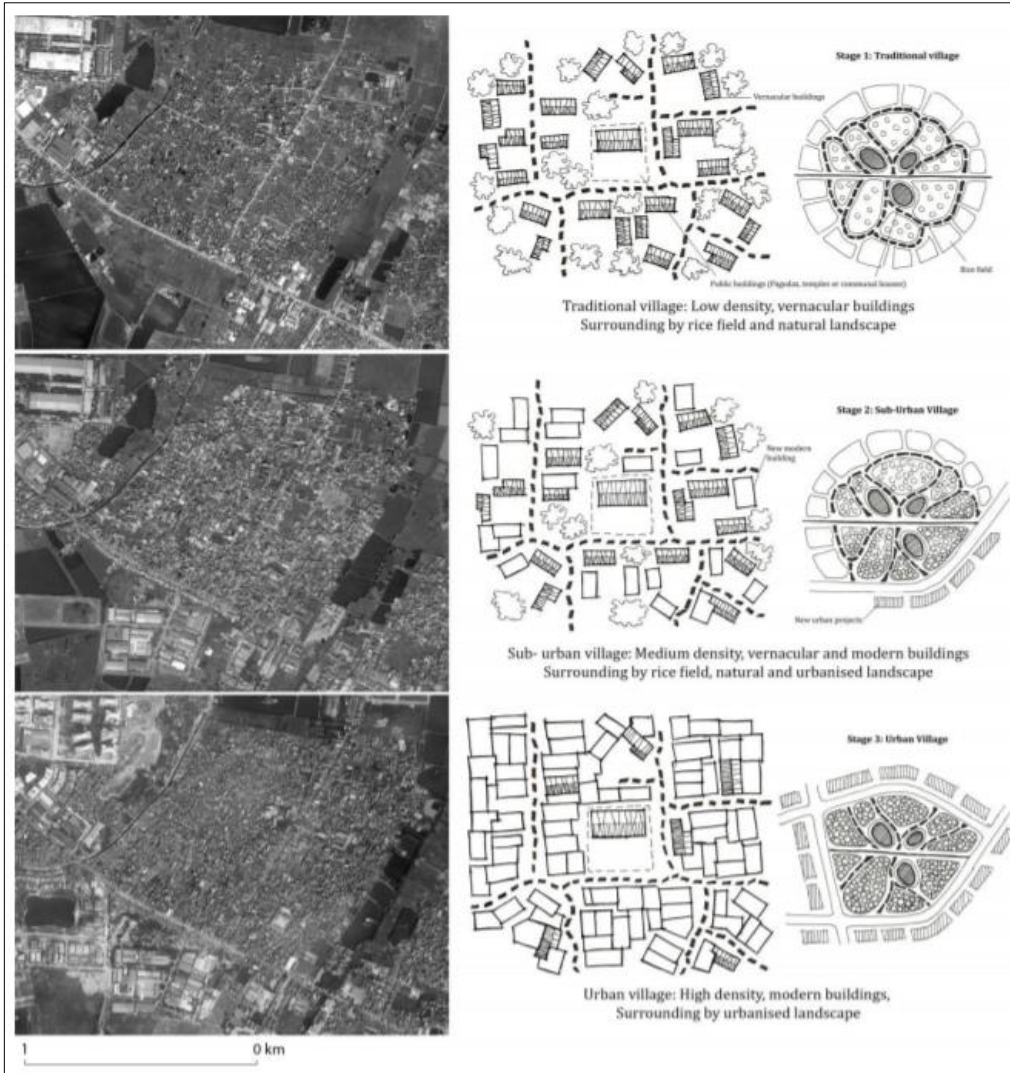
Vietnam: Altering redevelopment regulations allowed access to services and security of tenure

- Cities witnessed increase in self-built housing characterized by high density, unplanned development and overburdened or no physical and/or social infrastructure, which have emerged as a result of the limited role of state in developing subsidized housing, rapid urbanization and increased in-migration
- In response to this development scenario the Government allowed semi-legal status to self-built incremental housing on any plot >20sqm allowing households to access services.
- Another outcome is security of tenure, increased confidence of the household to invest in property development without fears of eviction



Formation of Me Tri urban village owing to urbanization pattern characterized by lakes and rice fields being filled and developed, new access roads developed on the periphery while retaining narrow traditional alley system circulation within

Using an integrative approach to accommodate existing heterogeneity



Transformation of urban village characterized by changing livelihoods, mixed use development, poor physical and social infrastructure



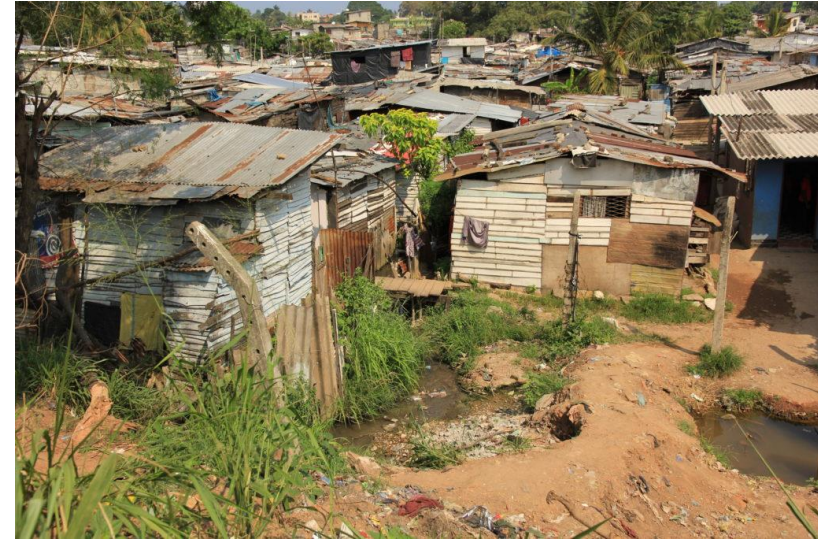
Narrow, tall built form as an outcome of altered redevelopment regulations (on plots not larger than 5m wide and 20m deep) which allows land users to redevelop their lot. This resulted in complete utilization of allowed FAR as well as tapping into the high land value with the urban center

- New mega-projects to integrate existing urban villages in the development activity by providing increased access, services and community facilities
- Private players attracted to build capital infrastructure and housing through a Build-Transfer model using a land-for-infrastructure mechanism

Devising flexibility within norms to address challenges of self-built settlements

Million Houses Programme (1984 – 1989), Sri Lanka Decentralizing decision making to community through Community Action Planning and enhancing access to affordable housing

- Objective of this program was to assist house construction and improvement to low-income households through improving access to finance
- Areas designated as special areas under the scheme were allowed reduced standards
- Land regularization based on principles agreed upon through community workshops; Minimum plot size reduced from 150sqm to 50 sqm, setback requirements were reduced, plot coverage increased;
- Unlike imposing standard regulations, communities worked in collaboration with public health and planning professionals to deliberate on contextually relevant and realistic building standards which could ensure affordability and project completion



(Above) Low-lying low-income settlements in Colombo
(Below) A government proposed housing programme

What type of development assistance would be effective in ensuring structurally stable and affordable housing/built environment?

Technical assistance and access to credit

- Filling gaps in technical and legal know-how, and access to credit
- Providing on-ground support before, during and after construction; Balancing between external support and community capacity building
- Developing contextually suitable products to deliver development assistance within given constraints and built form



Incrementally built housing in urban village often lacks structural stability and adherence to safety norms

Building capacity and credit channels for moving towards better structural stability

mHS (Micro Home Solutions) – DHS (Design Home Solutions)

Support self-construction by providing technical assistance and access to credit

- Recognized, acknowledged & supported self-construction as means to better, bigger living space and improved status
- Suggested accounting for socio-cultural barriers, risk perception & priorities of the home-owners
- For effective communication, increasing awareness and building relationships, workshops were conducted with the assistance of a local NGO. Participants include homeowners, their neighbors, local masons and home-builders as well as the larger community



Supporting incremental building for improvements against safety risks

- mHS provided technical assistance for a fee covering design, construction techniques, materials procurement, storage & utilisation, costing & monitoring implementation
- To ensure access to affordable financing for home construction, mHS tied up with Bhartiya Samruddhi Finance Limited (BSFL), the primary lending arm of BASIX and increased the cap for home improvement loans. Long lease on properties worked in favour since its assuring for lending firms



Technical Assistance

Requirements	Willingness to demolish/re-construct
Offerings	Customized layouts/designs
	Overall structural improvements
	Cost estimates & cost monitoring
	On-going construction monitoring
	Light & ventilation innovations
	Building materials/building technique improvement
	Masons training

Home Improvement Loan Product

Requirements	
Lending model	Individual lending
Documentation	Possession slip
	100% guarantor
Investment	20% upfront investment by client (prior to first installment)
Characteristics	
Amount	Rs 50,000-300,000 (USD 1,100-6,800)
Tenure	5-7 years (EMI basis)
Interest rate	21% (2% potential rebate for timely payments)
Fees	3.5% loan processing fee
	3.5% technical assistance fee
Additional requirements	Must accept technical assistance to receive loan

Finding where and how support can aid communities

Self Help Housing Agency (SHHA) Site & Services Scheme, Botswana

Support to extend/renovate/purchase/construct/complete a house

- Delivered low-cost housing for low-income groups
- Site and services scheme – Subsidized plot allocation (2year repayment period at fixed rate)
- Building Materials Loan (BML) offered. To promote self reliance through participatory approach, sweat equity in return for BML
- SHHA interest free loans granted to beneficiaries (15year repayment period)



The process of construction in self-help communities, beginning with a shack to consolidated finished houses built incrementally over the years

Before SHHA Scheme (L) Concrete blocks for future construction being housed temporarily for an outdoor kitchen (R) Roofing materials stored for future housing

Challenges faced in long term investments and innovating with standards/or materials

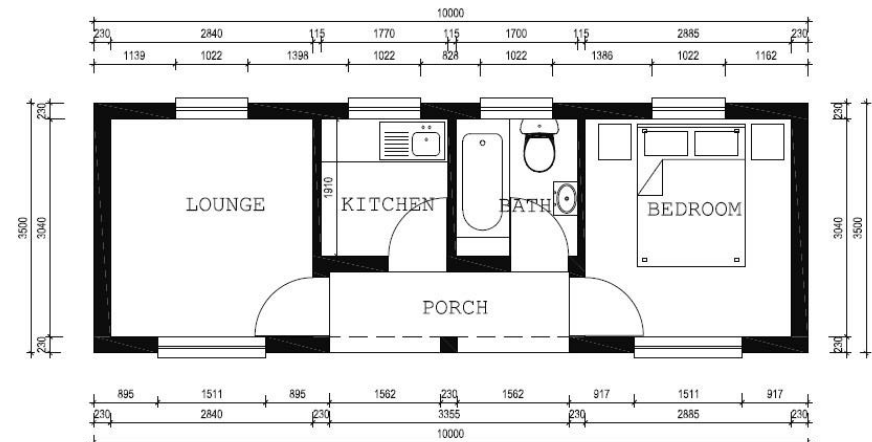
- Standardized building plan given for free to allocatee
- SHHA Programme supported by International Bank for Reconstruction and Development (World Bank) and the US Agency for International Development for financial assistance
- Increasing demand and lack of serviced land has increased the waiting period to an average of 18 years
- SHHA loan amount insufficient to cover construction costs
- Eligibility criteria based on income from employment discriminates those with irregular or informal sources of income
- Issue of 'fronting', need for flexible design and standards and use of vernacular techniques and materials

	Old SHHA Standards	New SHHA Standards
1. Income Criteria	P800-P7000 per annum	P1800-P12,000 per annum
2. Plot Price	Allocated free. Holder pays a portion of development costs in service levy	Affordable prices
3. Tenure	COR	FPSG
4. Registration	Government is registered owner of land. Holder is registered with the Town Council	Owner is registers in Deeds Registry, in terms of a 99 year lease.
5. Building materials loan	Maximum P1 200 at 9% per annum paid within 15 years	Maximum P3 600 at 10 % per annum paid in 15 years
6. Infrastructure	Pit latrines, Stand-pipes and no electricity	Waterborne sewerage water reticulation to plots. Electricity easily connectable.
7. Recurrent costs	Plot holders pay service levy	Owner pays rates
8. Mortgage	No registered mortgage possible but rights in COR could not be ceded as security for a loan.	Owner may register a mortgage against a plot
9. Building materials	Cement and Corrugated iron	No change

Comparison of the old and new SHHA Schemes



← Illustrated manuals and guidebooks for effective communication since many applicants are illiterate
Two-bedroom typology →





Learnings for developing adequately serviced, structurally stable & livable densification in urban villages

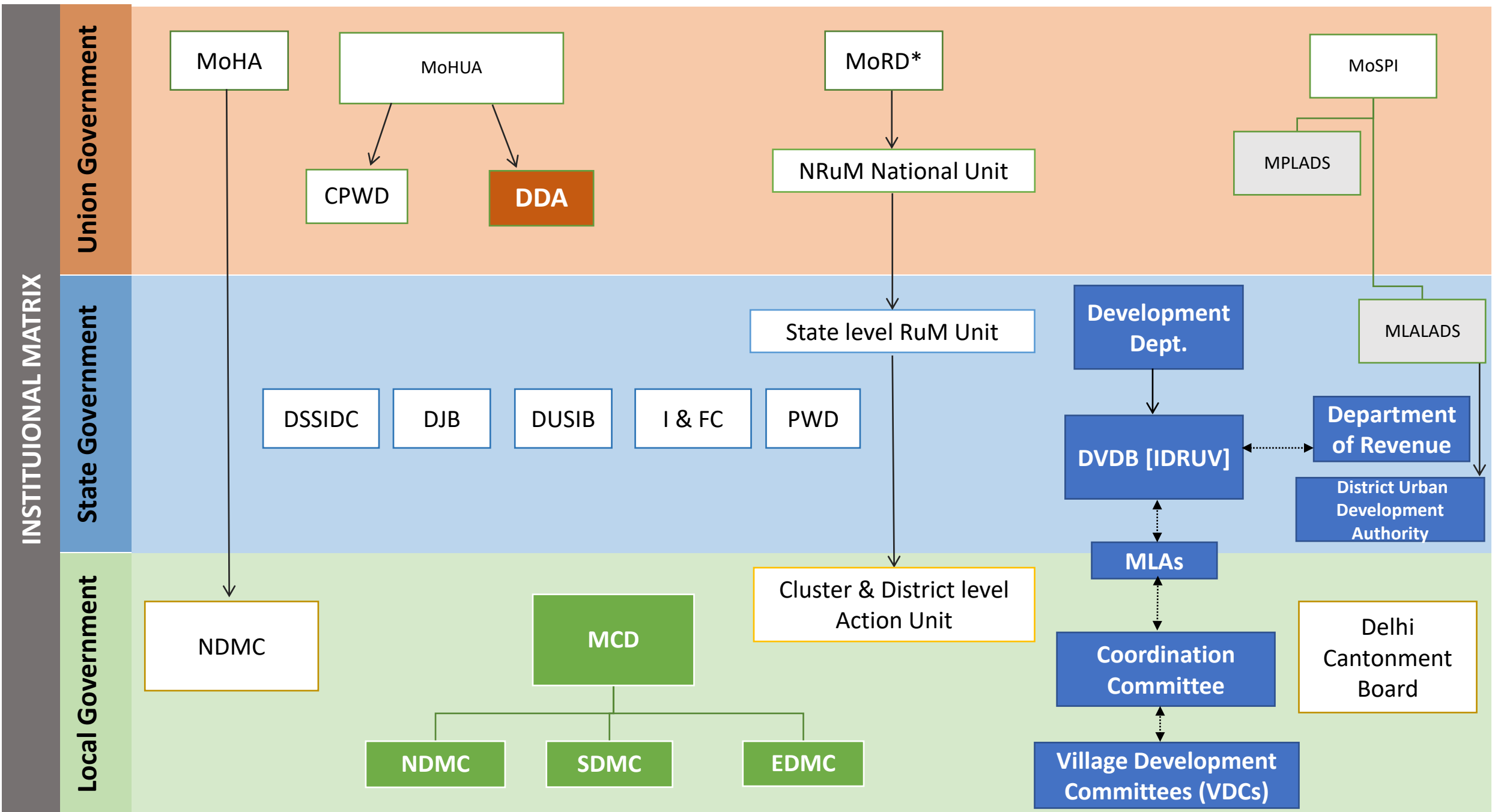
- **Innovating in infrastructure provisioning:** Designing to ensure that basic services reach the entire population, easy, flexible and affordable to maintain, repair, upgrade, and expand. Investing in technology innovation to build relevant systems. Co-ordinating all the infrastructure systems to work in sync with each other, the natural terrain, within the physical constraints of space, weak abutting structures or heritage precincts.
- **Rethinking standards and building regulations:** Viewing planning and building standards in the background affordability, relevance and practicality of implementation and future management. This requires understanding the socio-economic conditions as well as existing typologies and built fabric without compromising on light, ventilation, fire & emergency services and hygiene of the built environment.
- **Providing technical assistance:** Given the complexity in planning and building affordable and safe homes, providing professional assistance (in collaboration with the residents) can help across the stages of this process, from ensuring efficient & relevant design, safe & affordable construction material and techniques, to monitoring project completion.
- **Developing finance products:** Accounting for capital as well as maintenance costs to ensure compatibility of finance products with nature of development and socio-economic conditions. Tailoring the terms to local needs and capacities to ease access to credit (eligibility, documents requirement, rate of interest, tenure, guarantor etc.).

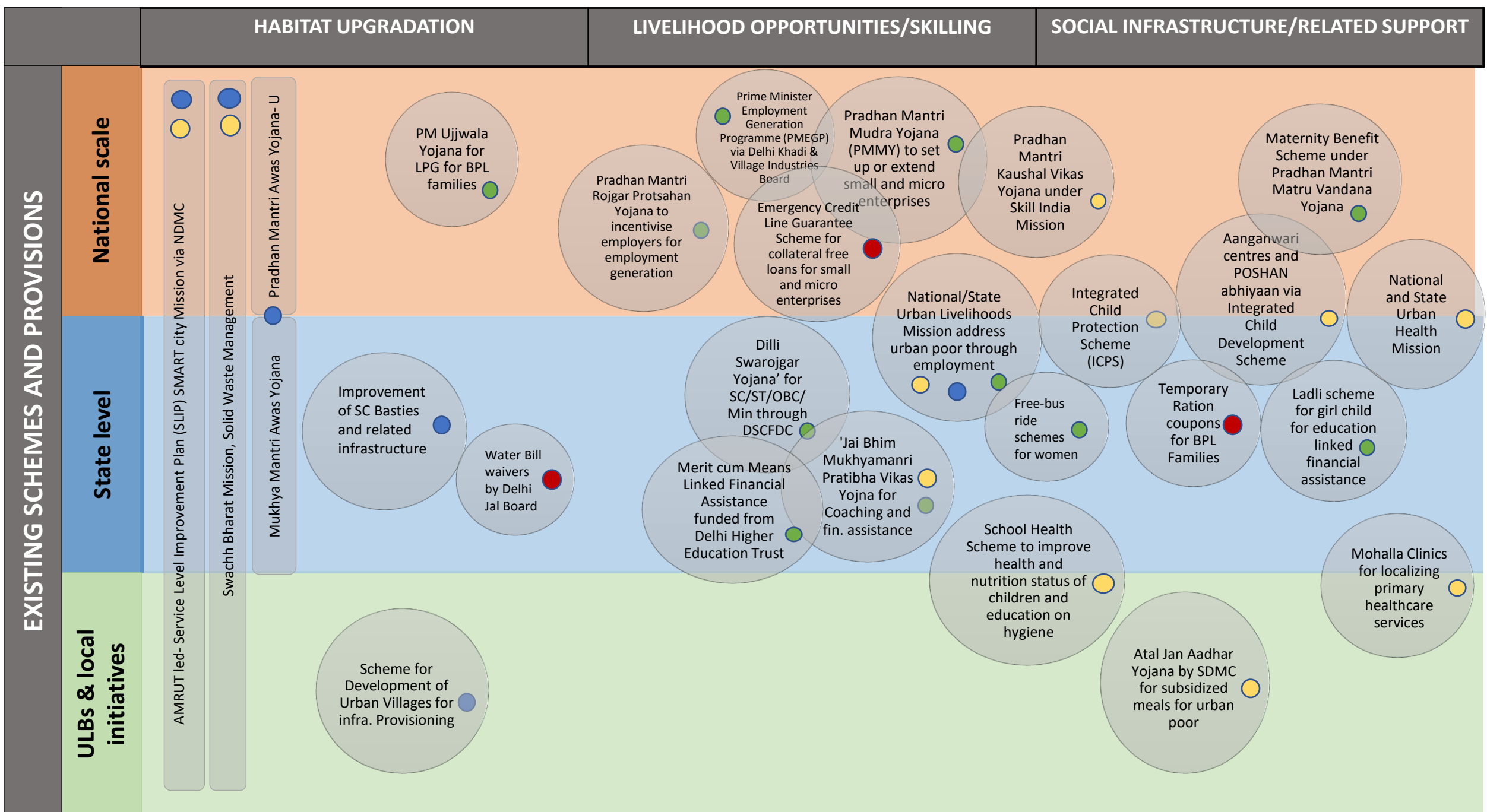
Seeking convergence in existing schemes & provisions for improving living environments & livelihood opportunities

Integrated planning for urban villages in order to address socio-economic transitions and changes within built environments of urban villages will require fixing information asymmetries, convergence of existing financial channels, empowering implementation authorities, and building a targeted strategy and institutional accountability:

- What is the current scenario of institutional accountability and existing gaps in addressing needs of urban village settlements and communities?
- What is the potential for streamlining existing channels of support and institutional accountability? How can on-ground implementation of planned development in urban villages be made more robust?

This matrix represents institutional organization and hierarchy of key authorities that directly manage/influence administration; planning and/or service delivery for urban villages in NCTD





● Financial support/Cash incentive/Loans/Subsidies
 ● Capacity Building /Counselling/Info./ Health & Nutritional Support
 ● Infrastructural provisioning
 ● Covid-19 interim relief

Current Scenario & Challenges

- **Existing Challenges for urban village communities/settlements**
 - Despite enjoying tenure security *abadi* areas do not have clarity w.r.t land ownership titles- unable to access ‘formalized’ land markets or access credit sources easily; affects quality of living conditions, productivity and access to opportunities
 - Changes in socio-economic compositions has not ensured transition in alternate livelihoods- investing in rental economies become an immediate response but skill development or repurposing local economic opportunities remains underexplored
 - Land redevelopment or repurposing initiatives such as Land pooling policy, Regularization of unauthorized colonies have circumvented *abadi* areas despite ongoing focus of building affordable housing hubs
 - Fractured jurisdictions- Lal dora certificates and associated records such as RoR under Revenue Department, Utilities and service provision by MCD, common lands and resources under Delhi Village Development Board and Delhi District Urban Development Authority which is spread across scales, financial sources and implementation sectors
- **Overlaps and Missing Links for streamlining implementation**
 - High levels of information asymmetry continues to exist amongst urban village communities;
 - Project mode or ad-hoc responses towards urban villages; many schemes run the risk of duplicating efforts or have overlapping ambits (e.g., MLALAD scheme via DUDA and GNCTD funds via DVDB); underspending or inability to use funds has also been noted at state and national level (MLALAD, MPLADs). Currently, GNCTD has suspended MLALAD due to fund deficits.
 - Impact of existing schemes and policy provisions has been piecemeal with low levels of institutional accountability for overall planning and service provisioning due to paucity of monitoring and evaluation mechanisms

Current Scenario & Challenges

- **Who plans and implements?**
 - Master plan 2021 acknowledges urban village *abadis* as mixed used areas part of local economies but leave comprehensive planning for service provisioning to schemes and integration efforts with surrounding areas onto local bodies (Local authority/body for notified development area is DDA and for areas notified under DMC Act will be MCD, for notified New Delhi areas it will be NDMC)
 - Special area regulations under MPD and Building regulations for Special Area, Unauthorised Regularised Colonies and Village Abadis, 2010 mandate local bodies to draft redevelopment plans and schemes within three years of approval of MPD 2021
 - Delhi Rural Dev. Board (DRDB) first constituted in 2004 and then in 2009 with the aim to formulate unified area plans for rural areas of Delhi and to monitor projects and schemes being implemented by all agencies such as Municipal Corporations of Delhi, Irrigation and Flood Control Department, Development Department etc.
 - Succeeded by Delhi Village Development Board under Development Department whose mandated covers infrastructure development of the area of the residents in consultation with elected representatives (MPs/MLAs), recommend and prioritize the projects and ensure time bound implementation etc. and to meet at regular intervals for evaluation of developmental projects recommended by the board. DVDB's overall budget outlay has been around 200cr. (2012 onwards)
 - Planning Dept, GNCTD have recommended VDPs should be prepared by Administrative Dept, I&FC Department for "holistic development of all villages (rural & urban) by including various projects as per need of the village instead of ad-hoc nature of works doing on yearly basis"
 - Delhi District Urban Development Authority has been mandated to plan, execute and/or oversee implementation for MLALAD scheme funds and upgradation of infrastructural projects in urban villages under each revenue district



Learnings for seeking convergence & streamlining implementation for better built environments and livelihood opportunities in urban villages

- **Seeking convergence within existing schemes/provisions for targeted action:** Existing schemes and policy provisions which can have potential for convergence across different scales of interventions need to be compounded in order to provide support at both community and household level such that living environments and livelihoods can benefit from multiple sources for smoother transitions
- **Empowering existing institutional bodies & Streamlining implementation and M&E processes:** Need to check against overlaps in jurisdiction and restrictive institutional mandates especially for initiating local area planning in urban villages. Extending the mandate of and empowering organizations like DVDB to take up more holistic range of functions beyond upkeep and using its local arms for effective monitoring and evaluation could provide required support for localized planning, streamline implementation and M&E

Recommendations for improving planning and provisioning for urban villages in NCT Delhi

Making development planning for urban villages statutorily enforceable and in-sync with existing planning instruments- Development, execution and revision of the localized planning instruments such Urban Village Development Plans (UVDPs) need to be statutorily mandated and jointly enforced by local development authorities and/or dedicated authority for urban villages in order to improve accountability and timely implementation. Inputs from local development plans such as UVDPs can be used to streamline city and sub-regional plans for enhancing responsiveness and efficacy of planned interventions.

Ensuring decentralized and participatory planning mechanisms for urban villages: Development plans for urban village need to be co-created with the stakeholders to ensure a community-led and government-backed process by synergizing formal and informal channels of civic participation. Local needs, resources and tacit knowledge and need to be incorporated within such initiatives.

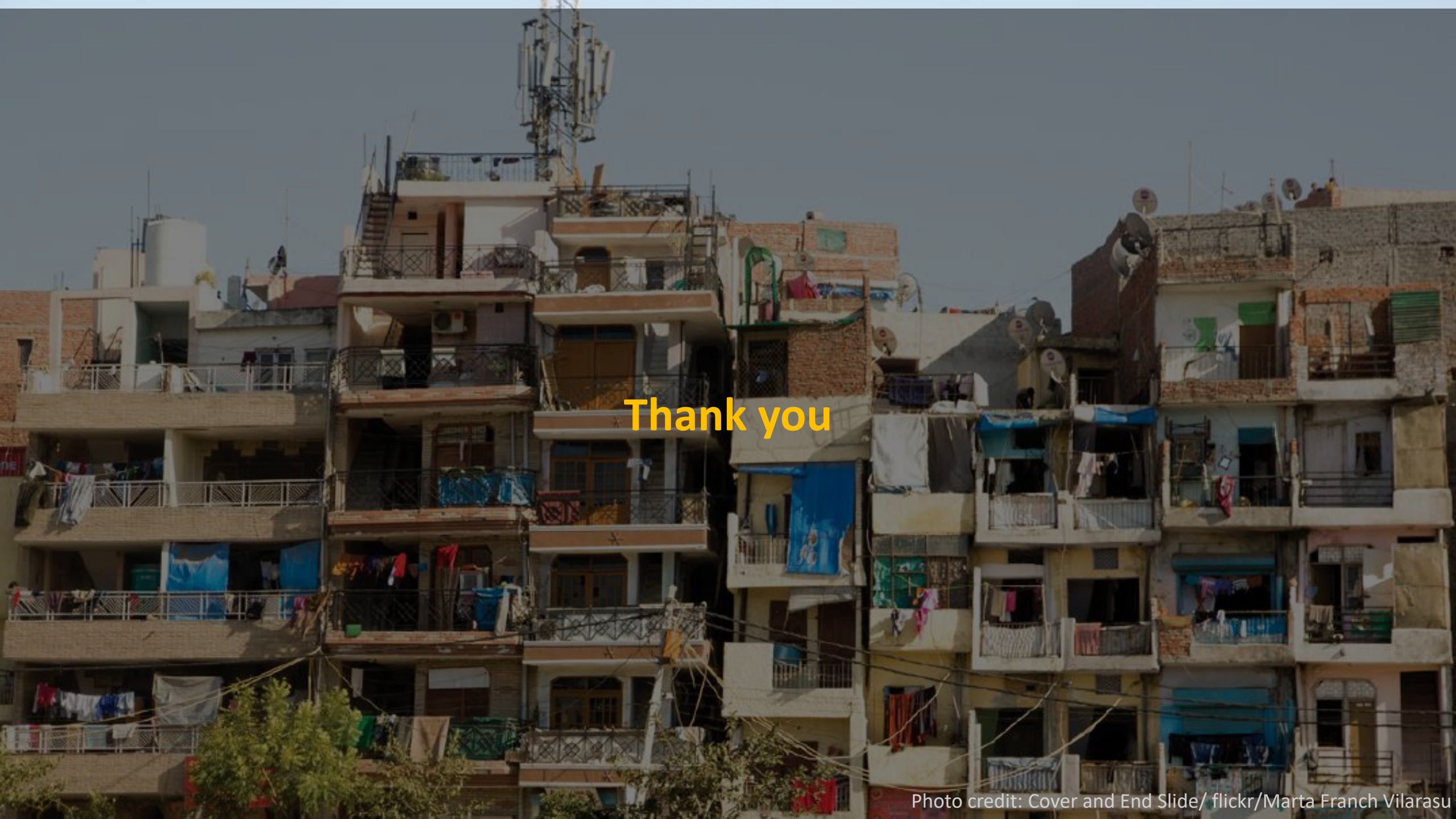
Improving land records management for urban villages to ease challenges in planning and implementation: Given the multiplicity of scales and jurisdictions within NCT Delhi, land records management needs to be improved and digitized especially for abadi areas to avoid delays in implementation.

Recommendations for improving planning and provisioning for urban villages in NCT Delhi

Streamlining mechanisms and empowering institutions for implementation, monitoring and evaluation within urban village: Avoiding overlaps within and restrictions posed by existing institutional mandates for local area planning in urban villages require streamlining mechanisms for implementation and M&E. Seeking convergence in ongoing initiatives and empowering dedicated organizations to take up more holistic range of functions including local area planning for urban villages can prove helpful.

Building incentives within local development plans and redevelopment schemes for urban villages: Redevelopment initiatives and local development plans within urban village needs to be dovetailed with incentives to improve buy-in from community members and other stakeholders.

Developing adequately serviced, structurally stable & livable densification in urban villages: Urban village development plans need to plan to keep in mind the existing built fabric and mixed-use growth within urban village settlements. Ensuring liveable densification requires finding innovative mechanism for service provisioning, improving structural stability and building flexibility within existing development control regulations to ease densification pressures in urban villages. Building customizable solutions and products in the form of technical assistance and credit can support self-upgradation in such contexts.



Thank you