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Transformation in Built Environment of Urban Villages in India Case Study - Urban Villages, Delhi

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Abstract: Under the influence of rapid urbanization and economic development, many Indian cities have doubled or tripled in terms of population and land use. As a result, many villages, abadi area and settlement are situated in periphery of City and Town are engulfed, and named as Urban Villages and Urban Villages Ext. Similarly, Lal Dora area within the city is also comes under urban villages. Primary factors for urbanization are to get employment and better living condition as compare to rural area. If we compare last fifty years population growth of Delhi, Urban village are accommodating major population of Delhi as compare to urban area. As per census of India (1961 and 2011) population of urban villages increase 6.8% to 68% while the area of urban village's decreases 900 sqm. to 557 sqm. So, we can see density of urban villages is swiftly growing. There are many influences for this growth but migration of people from rural area and revenue from rent are major factors. Simultaneously Built Environment is also growing at very speedily. This paper is an attempt to understand transformation of built environment of urban villages in Delhi.

I. INTRODUCTION

The unprecedented growth of Delhi has resulted at the expense of the vast agricultural land of Delhi. In this process, the villages lost their identity, space & value as they become dependent on Urban Areas. Their presence seemed to be lost in the city landscape of Delhi. But besides all that they are having a very large amount of land within urban area. As per Delhi Master Plan 2021, Delhi currently having 135 urban villages which are having 38% (approx...)area of Delhi which are accommodating more than 70 % and that population is increasing rapidly (Census 2011). This speedily increases population in this area due to the affordable housing for each monetary sector. As a result, major changes in built environment, housing are getting dense, low rise to high rise development. And ultimately density of people is increasing day by day. There are many influences for this growth like personal growth of family, accommodation for migrating people, providing small industries & other. These are conceptual sketches for transformation of built environment. Earlier people are used to use this space for living only but with the years it transform in to gym, shops, industries, parking, commercial, stocking and etc.

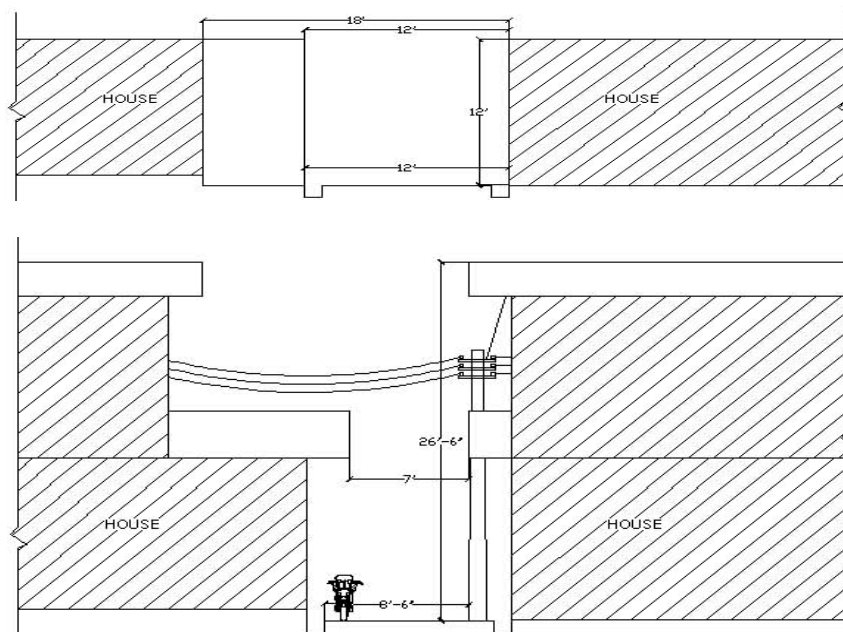


Figure – 1, Year 2005

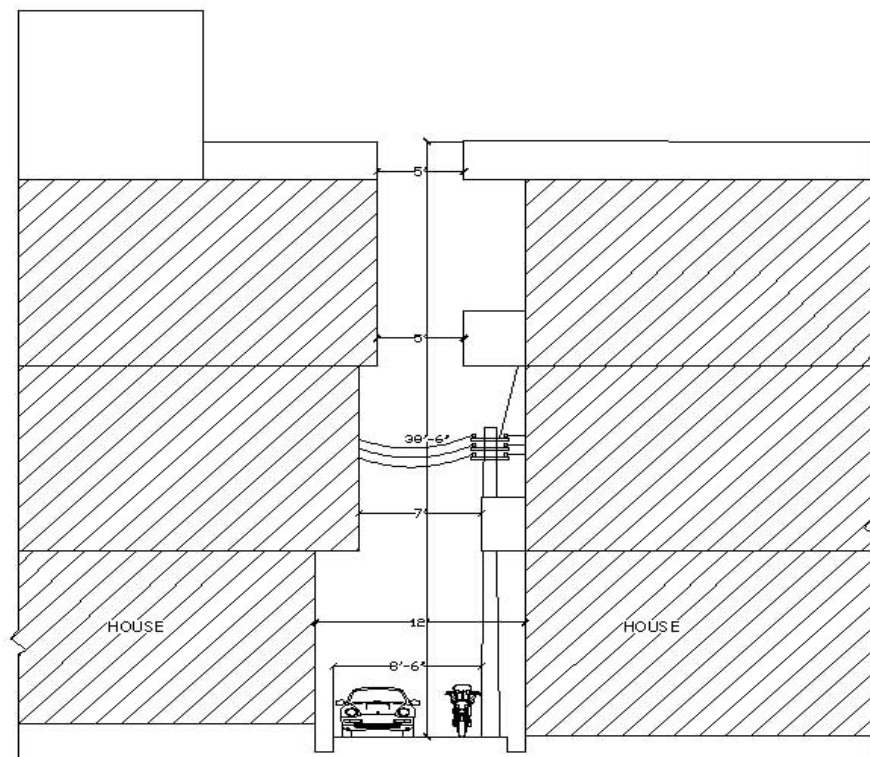


Figure – 2, Year 2015

A. Influences for Physical Transformation of Urban Village

Earlier people used to make single floor structure as it was sufficient to their needs for residing their own family and a small shops or business. Very few structures were going till first floor, but with migrating of people and aspirations of people it changes. Following are major influences for this transformation in built environment and growth in vacant land within periphery.

B. Land Use

Primarily the land use in these areas (Urban Villages) was residential only. These were rural villages but they also keep their cattle, accumulations of grains and small household industries at very basic and individual levels. These were the scenario at the before these villages comes under the Urban Villages. With the urbanization happened all these villages comes under the mix land use as there were no fix land use (even the residential were dominating). As, a result small industries, commercial place can be made here which needs enough structure to accommodate. Simultaneously the infrastructure also developed for supporting these types of land use.

C. Growth & Aspirations of Native People

With the urbanization and modernization of city, habits of people are changing especially routine works. So, they are demanding and constructing more space for their works which are earlier shared. As, a result more construction take place to full fill people aspirations. Besides that, the sizes of family are increasing with time so they also need to accommodate their family & relatives. In these place, combined family used to leave but with modernization these are replaced by nuclear family with modern thoughts. Ultimately more houses and more building are constructed.

D. Migration of Rural People

Biggest consequence of rapid transition of urbanization is migrated population, affordable housing and employment for uneducated and non-skilled people. First people need housing within their budget, as compare to urban area urban villages are providing much cheaper housing. In the end, more construction is taking place to accommodating migrating people. Now people of urban villages are rental money is easy source of income as they have their own land, as much they can build their income will increase because people are moving in urban village very swiftly.

E. Intervention of Developer and Local Contractor

Density of urban villages are getting higher day by day, owner also want earn money as much as they can. But initially they don't have money to develop or construct structure for accommodating maximum no of people. Developer come and ask to build 4 to 5 floor level where 2 floors are taken by builder for sale purpose and their profit and rest are owned by native owner. In main spine or major axis road builder converting lower area into commercial zone and upper floors comes for residential purpose. As a result, with the intervention of builder and local developer, the construction phase immediately rises. Due to all the factors, new structure and building are constructing very reckless speed in now days. We can also define money (rental revenue) is key factors for this built transformation.

F. Physical Transformation of Built Environment in Urban Village

There are 4 to 5 stages for transformation of the built environment in urban villages. From very beginning as shown in stage 1, only ground floor structure is constructed as density of people were low. Tennent also accommodates within the same floors. Basic Typology of buildings are courtyard planned structure even the people were using this for other purpose also like accumulation of grains, small household industries, daily routine shops too. But with increase of population (self-growth and migrating people) and change in land use give the opportunity to construct more structure, dwelling units. This was easy approach to earn money and sustain their life. So, people develop their house for accommodate more people and for generating revenue for them self. Now people are constructing Ground floor and first floor. Even now people use to cover 3 to 4 feet area of street at first floor level (encroachment at upper level). Built up area is changing from open courtyard to full covered plot areas. This is stage where construction of structure taking place by covering the full ground coverage.

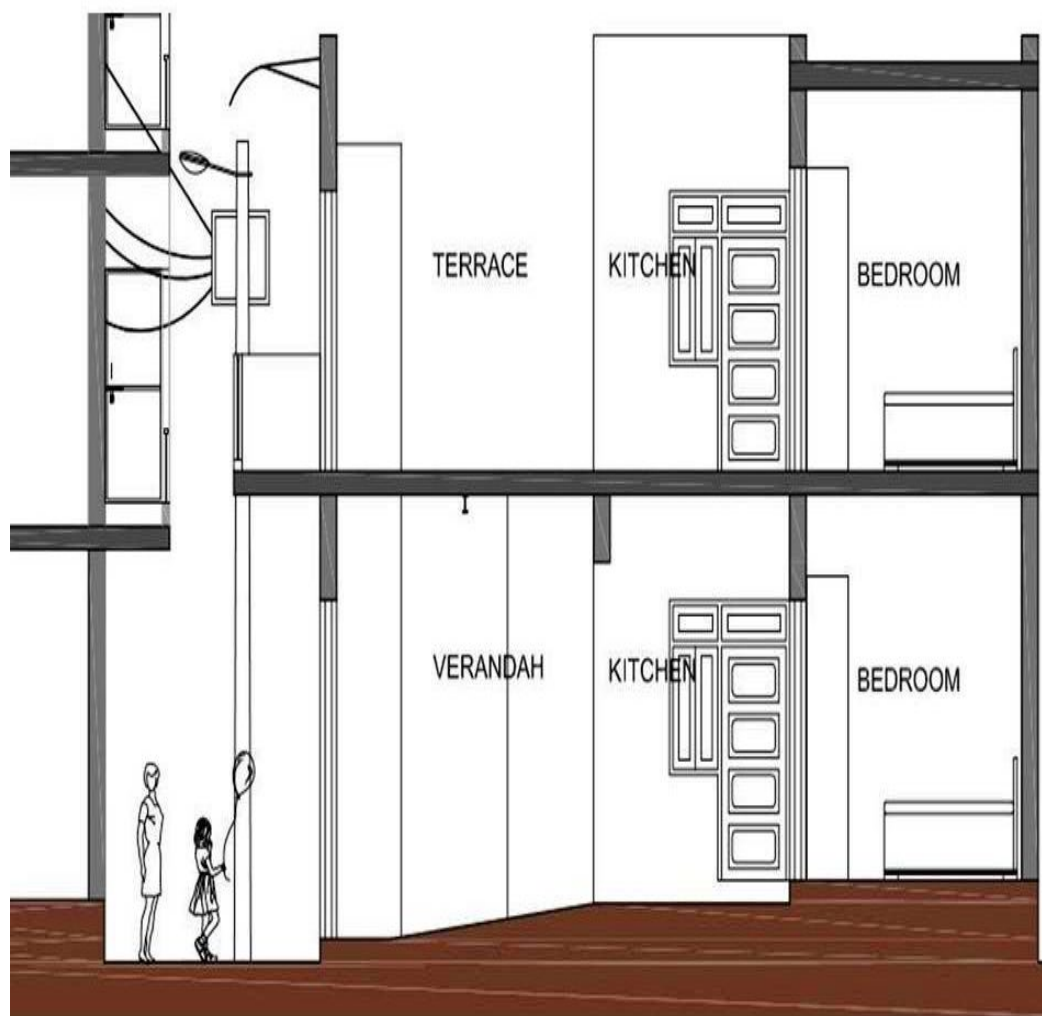


Figure – 3, Stage - 1

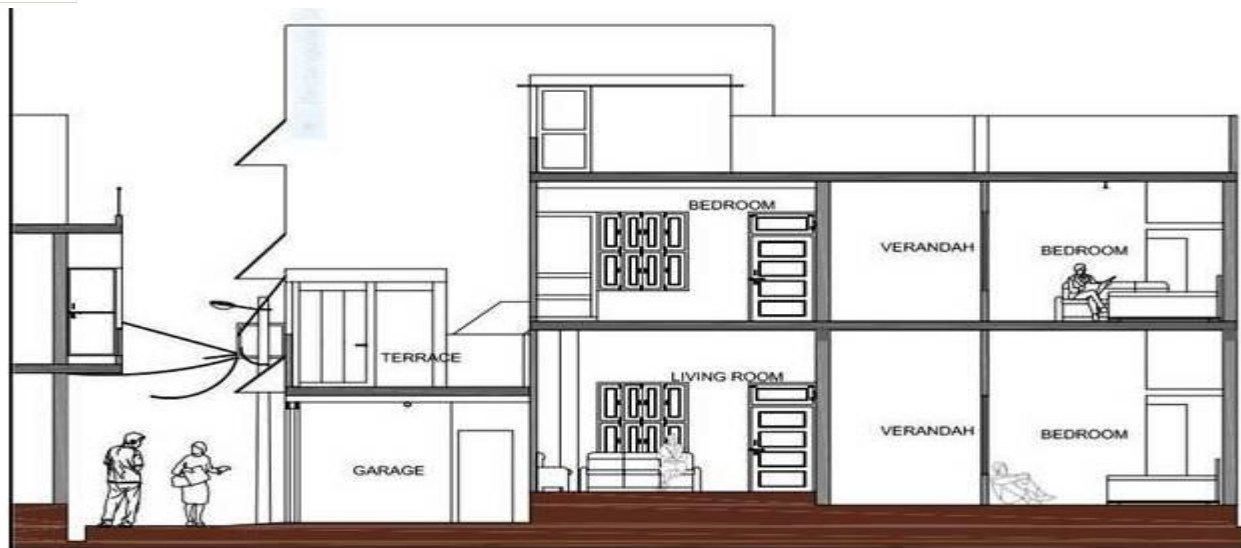


Figure – 4, Stage - 2

But in last 10 to 15 years people constructing floor system or apartment system, (Stage 3) where a single floor having complete facilities as they also able to give attractive rent. Now people creating floor system. Like in apartments or high-rise housing schemes, people construct floors and then rented out. As a result, no. of dwelling units and ultimately no. of user are increasing on same land. Simultaneously the social character is also changing rapidly. Earlier people comes for search jobs, mostly having their along with them. But now days single persons who is doing job, students, family, single girls, and family all types of social groups come. They need their different types of culture, habits, routine of work and specially their private spaces. But 3 to 4 or maximum 5 dwelling units can sustain in that floor system typology of construction. And besides that, as many individual units are constructed so they will generate more revenue generate. So Now days people move to build studio apartments having one big room, kitchen and toilet as one Dwelling units and developing 2 to 3 units on single floor as per area they have, (Stage - 4) besides they are going min. 5 floors. So ultimately only the money is primarily factor to creating this type of construction. In this transformation profit is maximizing but with compromising of quality of living.



Figure – 5, Stage – 3

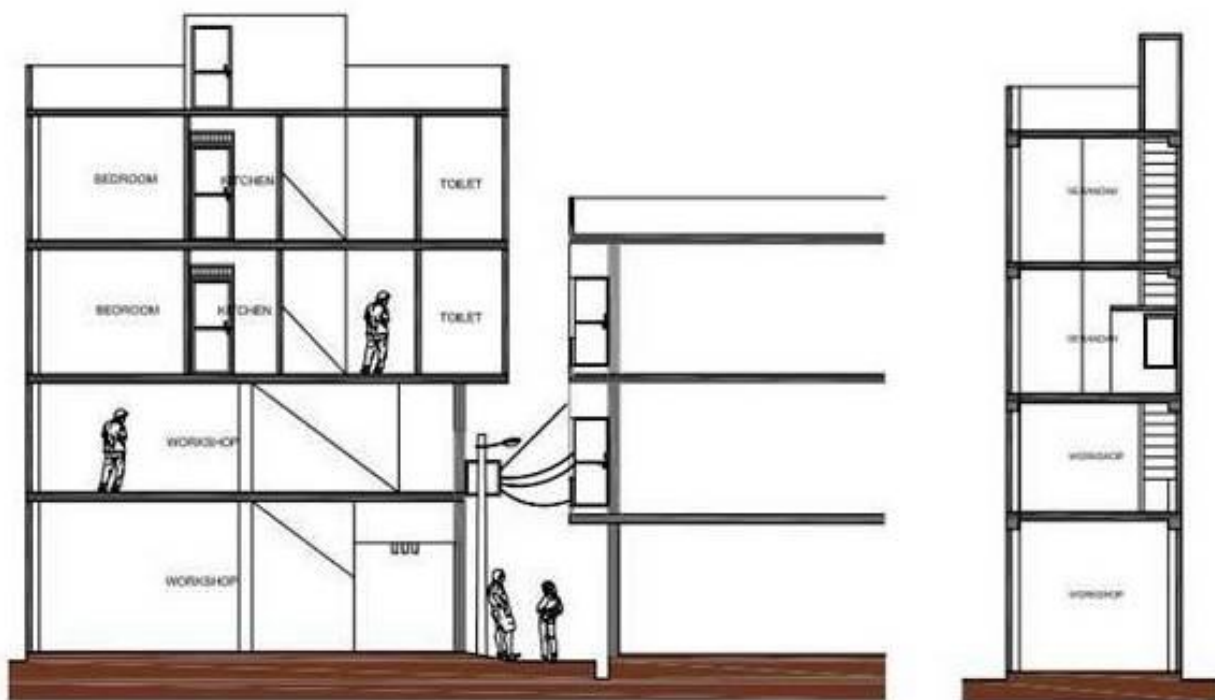


Figure – 6, Stage - 4



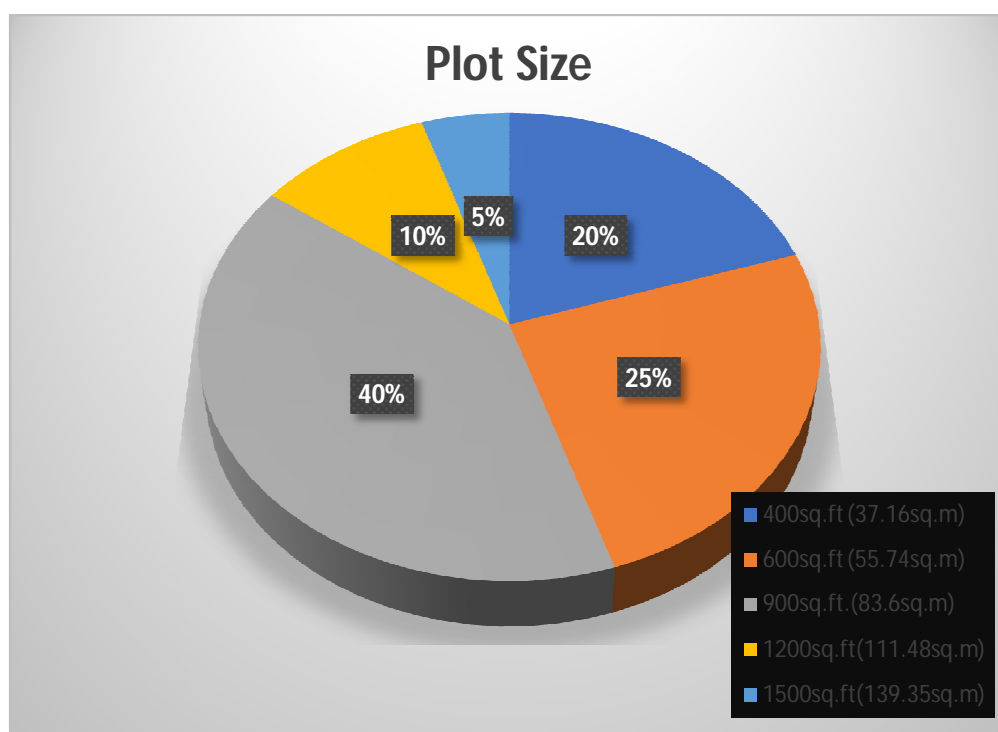
Image 1, Image 2 (Source – Author, 29 Jan 2018 Maujpur&Ghonda Delhi)

We can summaries how the development or transformation are taking in these places which is directly based on rental income.

S.No.	Stages	Area (sq.ft.)	Area (sq.m.)	Built Up (sq.ft.)	Dwelling Units	People	Rental Income(Rs)
1	Stage- 1	900	84	400 to 600	1	4 to 6	800 to 1200
2	Stage- 2	900	84	900to 1200	2 to 3	6 to 10	2000 to 3000
3	Stage- 3	900	84	1200 to 1800	3 to 4	10 to 20	6000 to 10000
4	Stage- 4	900	84	1800 to 3600	5 to 6	20 to 30	10000 to 15000
5	Stage- 5	900	84	4500 and above	10 and above	40 and above	35000 and above

Maximum no. of plots is having area 900 sq.ft. and in local language known as 100 Gaj

Table 1 (Source - Case Study, Maujpur&Ghonda Delhi)



Pie Chart 1

II. CONCLUSION

Native People of Urban Villages are increasing densities in respective zones by providing affordable housing. Along with this, they are changing the initial character the urban villages by introducing high-rise and dense development. All this transformation is to achieve due to get maximum rental money and accommodating maximum no. of people. As a result, quality of living is decreasing as the construction of built environment increase. Because over all infrastructure in terms of accessibility within villages are same, as there is no land are available for new roads and street. Similarly, Electricity, Water Supply, Drainage System and other supporting services are not increasing as the population. I am concluding the entire or maximum change in built environment in urban villages due to personal profit.

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