

## Bhalswa, New Delhi

*Swarrop Nagar, Jahangirpura, Bhalswa,  
Delhi - 110033*

Bhalswa is an urban village in Delhi, where a large proportion of the city's urban poor resides. The site chosen for this competition is located to the West of Bhalswa, adjacent to the Bhalswa Lake. The site is currently undeveloped and presents an opportunity to deliver affordable and sustainable housing to the area.

The National Capital Territory (NCT) of Delhi, like other major metropolitan cities in India, is grappling with the widening gap between incomes and housing prices. In particular, the basic living conditions of a vast majority of urban residents are poor and houses built in the name of affordable housing often do not cater to the people who need them most.

Meeting the demand for secure and affordable housing in Delhi is plagued by multiple challenges. Some of these challenges include a lack of well-located and serviced lands; poor access to basic infrastructure services, public

spaces, and transport; and delays in housing supply. This is heightened by a lack of financial support, process inefficiencies and poor-quality housing.

Building adequate housing is not only about ensuring basic affordable shelter. It must also provide livable habitats that fulfil the sustainable development goal of creating safe, resilient and inclusive settlements and cities.

Within this competition, students should look for ways to use this undeveloped greenfield site to respond to these challenges - reducing urban pressures of population, density, and service delivery through the lens of dignity, sustainability, and livability. Attention should also be given to ways the site can help to reduce climate emissions and ensure communities and development can adapt to the impacts of climate change.



**Approx. site area:** 5 ha

### **Demographics:**

Bhalswa is an urban village in Delhi along with Libaspur and Siraspur in the Assembly Constituency of Badli.

### **Priority areas & main City expectations:**

To meet the demand for secure and affordable housing in Delhi, in a way that also delivers on the sustainable development goals and climate ambitions of the city.

## Presentation of the site

Bhalswa is home to more than 200,000 citizens, making up a large portion of Delhi's urban poor. Most residents work in local industrial areas in Badli or are daily wage labourers working in agriculture, industry and commercial activities. Many are also employed by the landfill. Today many of these people do not have dignified housing available.

Bhalswa is a part of a resettlement plan of 2000-2002 when the Jahangirpuri area was developed, modernized and urbanized with the introduction of the metro in Delhi. The residents were relocated 2 kilometers away and were promised basic amenities and other essential facilities. The area is now unsustainable, extremely dense and many people now live next to the large garbage dump site. This site has thousands of metric tonnes of waste thrown and piled onto it every day.

The Delhi Government is now making efforts to rejuvenate the Bhalswa area in Delhi by cleaning the Najagarh drain, urging the DDA to co-clean Bhalswa Horseshoe Lake and persisting with the MCD to clean the city's landfill.

Delhi Urban Shelter Improvement Board seeks to provide affordable housing and dignity to the city's homeless, under the leadership of the current Delhi Government. The Delhi Urban Shelter Improvement Board own and operate a piece of undeveloped land in the Bhalswa Jahangirpur area, next to Bhalswa Lake – known as “Pocket F”. There is now an opportunity to use this site to accommodate people who live in nearby slums and unplanned developments under the Delhi Government's slum rehabilitation program. While the site is currently undeveloped there are some unplanned settlements currently occupying the sites. Further information on the site is detailed below.

### Pocket F

**Land ID:** 949 (Lat : 28.747042 , Long : 77.169283)

**Location:** Pocket F at Bhalswa,

**SRS Name:** Bhalswa, Jahangirpuri, Ph-I

**Area:** 4.7ha

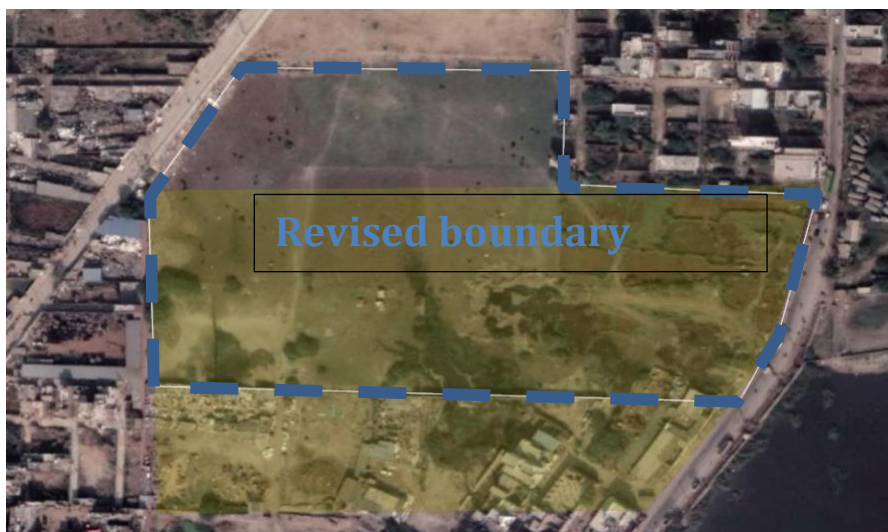
**Expected density:** 900 dwelling units per hectare

**Land Use:** Residential

**Encroachment:** Yes

**Boundary Wall:** No

**AC Name:** Badli (5)





Students should create a strategic master plan, designs and drawings for affordable housing across the site. It should include a layout plan for homes of diverse family sizes and basic commercial activities such as retail, restaurants, small healthcare facilities or nurseries, could be provided within the site to promote walkability and liveability. The focus should be on creating affordable housing, along with high-quality middle income housing, to cross subsidize the project. It is recommended that large scale commercial and industrial activities (such as large schools, hospitals, large retail outlets) are not developed within the project site. We want it to serve as a green, integrated and resilient neighbourhood. Students should think about where these activities are located in the wider area, and how future residents can connect with them from the new development.

In the development and design of the site, other aspects that students should consider include the conservation and creation of livelihoods, high quality of life, sense of community and belonging, ease of access to basic amenities, and universal accessibility. Consideration should also be given to re-accommodating the people living in unplanned settlements within the site.

### City climate priorities and specific environmental issues to address

The Delhi Government is a signatory of the C40 Air Quality Declaration. The Government values the creation of happy communities and sustainable cities. Its model of climate governance is catalogued [here](#).

In their design, students should give attention to climate change and how the area will reduce emissions and help residents adapt to the impacts of climate change.

### Specific city planning rules and regulations

In developing their design students should look to the following guidelines, strategy and policy documents:

- [DUSIB Slum Rehabilitation](#) gives the guidelines for affordable housing development;
- [Delhi Development authority handbook](#) is the planning handbook of the city and the masterplan;
- [Delhi Unified Building Bye Laws 2013](#) outlines the rules that need to be followed for construction.