Integrated Development of Sarai Kale Khan Village and its Precincts, Delhi

Ankita Saxena

Aayojan School Of Architecture, Jaipur
E-mail: saxena.ankita293@gmail.com

Abstract—*Delhi like any other metro poles is expanding at an immense scale and rate with this intense land rapid expansion the city engulfs several urban villages. Delhi has an history of urban villages called Sarais located along the ancient routes. The growth of urban villages have been affected due to expansion of Delhi and the policy of lal dora which prevents the village from sprawl beyond lal dora to increased density and stressed infrastructure within lal dora. In other way it has been a popular place to stay on economical rates and near mode of transportation. This has led to poor infrastructure facilities, lack of open spaces and unplanned development which does not respond to the outside environment. This creates a need for integrated development which helps in creating the own identity of these villages as well as making them stand at city level also. The major concern here is how to integrate physical, social and visual aspects through design. The methodology adopted for this research is exploring the practices that has been done for the similar cases and then developing the design on two levels i.e the city level and context level. This research has proved that it is not just the physical integration that is important, the visual and social integration also plays important role in overall upliftment of a village. The upliftment not just in terms of physical structures but also in terms of to generate the long term employment as well as socially viable.*

1. INTRODUCTION

The urbanisation in Delhi has started a way back. With the increase in migrant population the city has sprawled. Urban villages provide opportunity for low cost accommodation and easy access to work opportunity. Hence they become a referred place for new migrant people in the city.

These places usually has four stages pf growth-

Stage 1 Because of land acquisition Villagers faces problems with adapting to the new change in occupation and livelihood. In this stage the transformation due to growing need takes place.

Stage 2 A process of adaptation in terms of alternate livelihoods, new structure and changes on land use. In this stage the living condition with the growing need change, occupation changes, people are ready to shift from one thing to another.

Stage3 Renewal and reconstruction.

In this stage the renewal and reconstruction of old houses takes place in this stage transformation can be drastic depending upon the situation and current need.

Stage 4 Gentrification
In this process the image of the village is completely transformed. For example Hauz Khas village [1].

Problems with urban villages

Delhi's urban villages are facing the following problems-

1. Disjointed system of linkages.

Village settlement essentially pedestrian in character due to traffic needs, caused in establishing new links, entry points and introducing parking lots at periphery

2. Discontinuity of building use and activity

Essentially mixed land use pattern of urban villages in direct confrontation with big and single use zoning in todays context, brings about discontinuity and infiltration of new activities in urban villages.

3. Blockage of development process

The presence of peripheral layer leaves no space of for the future needs of the village and its social interaction. This gives no chance for village to define itself in transition and therefore blocks its development.

4. Linkage

Much of the traffic problems were created after industrialisation of village. The village street essentially meant for pedestrian and two wheelers traffic. But due to industries setup trucks and commercial vehicles have encroached the available area in the village and periphery. The villages for its accessibility because it is not linked with major roads.[2]

Exploring the Meaning of integration

According to Oxford dictionary "The action or process of integrating". (Oxford, 2005)

According to United Nation Definition of Integration is "Holistic approach to urban development that interlinks various dimensions of urban life, social, economic, environmental social and global sustainability."[3]

According to U.T.T.I.P.E.C meaning of integrated multi modal transportation is "Integration of public authorities government and private. Route rationalization of all modes complementing each other, coordinated operational time tables. Integration of public transit fares through single ticket passenger information across all modes."[4]

Derivation of meaning of integration for this research paper-It is connection between site and its context, in which site respond to the context physically, socially as well as visually.

2. FRAMEWORK OF THE STUDY

The identification of site. The topic has wide scope in terms of integration and limitation of the project. Then identifying the literature study as well as case examples having the similar situations. Then analysing the gaps. These gaps has helped in identifying the type of intervention required. Then comes the site study in which site is studies on two levels within the village another is the precincts. The study of internal village gives a closer perspective of current scenario as well as the expectations of the villagers. The analysis of the requirement and the upcoming need leads to the design strategy. This design strategy helps in development of design demonstrations.

Concerns- Sarai Kale khan is located near Delhi's biggest transport hub. By the virtue of this, the importance of this village can be considered prime in the perspective of city. Guided development is a phenomenon which is used in the city but development here is clustered and unguided which leads to disintegration.

3. AIM

To develop an integrated approach for S.K.K.V and its precinct. Major objective of this research is to integrate S.K.K.V with its surrounding socially, physically as well as visually. Research question what kind of development needs to be done near a multi modal transport hub which in turn helps in the upliftment of S.K.K.V?

Need for integrated approach - Integration should be addressed at two levels

City Level -The Sarai Kale khan is an upcoming biggest multi modal transport hub. So guided development will be a positive point for integration process.

Site Level-S.K.K.V requires a development strategy to cater the current need as well as the future requirement.

4. GOVERNMENT PROPOSALS FOR SARAI KALE KHAN VILLAGE

Delhi Master Plan has proposed redevelopment of Sarai Kale bus stand.

Since it is among the prominent bus stands of Delhi, all the buses of Rajasthan and Haryana goes from here. For improved facility redevelopment is required.

Proposal -2 Development Of S.K.K Metro Station

This project is done under D.M.R.C. The project is in its final stage now. It will start working from October. It comes under pink line. This metro station will connect Mukundpur - Yamuna Vihar corridor under phase-3.

Proposal -3 Development of Sky walk connecting H.N.R.S, Vir Bhadra S.K.K.I.S.B.T.

This has been proposed by U.T.T.I.P.E.C.

Issues Identified

Entry point of sky walk and road will create congestion on road. Drop off bays has been given on the major street which will increase the congestion.

No proposal for S.K.K.V which is also going to play a vital role.

5. SITE LEVEL STUDY

According to ownership study The S.K.K.V majorly has owner houses. The total no. Of houses in S.K.K is 1050 out of which 200 houses are rentals rest of all are 850 are owners. The S.K.K.V has been evolved on D.D.A land which initially used to be unauthorised colony is now authorised regularised colony that means the people living there has the ownership of land.

S.K.K.V was established by gujars who came here from Khan Pur village. After that khan and Valmikis came. Currently it is the combination of three communities living together. Currently 65% population of owners are Gujars with 25% Khans and 10% Valmikis. Movement Study shows Village has the access to main roads. But the roads within the village does not have proper route of movement. So historic route can be revived along with that new routes are required.

6. INTEGRATION

For the integration it can be done in phases –

First phase includes up gradation and part redevelopment of village in which sarai kale khan intervention requires immediate. Phase 2 will have development of edges for the integration of immediate context which respond to the Sarai Kale Khan Village. Phase 3 Residential developments on D.D.A land to cater upcoming housing need with new development of residential areas. Phase 4 development of

metro land Sarai Kale khan village require a neighbourhood level park. Phase 5 Barapullah Drain - Development of Sewerage treatment plant so that dirty water do not enter in yamuna river.

7. RECOMMENDATIONS

1. As S.K.K.V is an traditional settlement it required special attention and designated set of norms.

2. The S.D.M.C does not have proper land records of the area so it is recommended to have a detailed survey of infrastructure, ground coverage, number of floors, building use of the area.

3. With the release of master plans and Z.D.P, local area plans should be a part of the planning.

4. To increase generate electricity it is recommended to the owners to install solar panels on the roofs.

5. For skill development of the people it is recommended to open a skill development centre.

6. For future purpose also the planning should be inside out I.e village should be developed as a major point then surrounding should be developed. This would contribute to the integrated development of the village and its precinct rather then villages been left out unattended between the planned development outside the village.

7. The urban villages cannot be developed on the basis of normal regulations, so special norms for village development should be made.

8. CONCLUSION

This work in this research project is enough to determine the integration of S.K.K.V with the city. The above research is an attempt to integrate with an urban village with the surrounding which helps in the area to cope up with the present society, economy, environment etc and help in setting up a strategic approach at urban design and planning level. This research is an attempt and act as an example for the integration practices that can be done to integrate an urban village with the context on three levels I.e visually, socially and physically. An urban village which was earlier developing according to the need now has a proper development plan which helps S.K.K.V to respond to the present context. The integration of both makes the place more people friendly.

This research has further scope of development in the way in terms of ten year plan and fifteen year plan. This research can It would be a worthwhile case for further comparative study for integrated development plan.

9. ACKNOWLEDGEMENTS

REFERENCES

List and number all bibliographical references in 9- point Times, single-spaced, at the end of your paper. When referenced in the text, enclose the citation number in square brackets, for example [2-4], [2, 5], and [1].

[1] Briand, L. C., Daly, J., and Wüst, J., "A unified framework for coupling measurement in objectoriented systems", *IEEE Transactions on Software Engineering*, 25, 1, January 1999, pp. 91-121.

[2] Maletic, J. I., Collard, M. L., and Marcus, A., "Source Code Files as Structured Documents", in *Proceedings 10th IEEE International Workshop on Program Comprehension (IWPC'02)*, Paris, France, June 27-29 2002, pp. 289-292.

[3] Marcus, A., *Semantic Driven Program Analysis*, Kent State University, Kent, OH, USA, Doctoral Thesis, 2003.

[4] Marcus, A. and Maletic, J. I., "Recovering Documentation-to-Source-Code Traceability Links using Latent Semantic Indexing", in *Proceedings 25th IEEE/ACM International Conference on Software Engineering (ICSE'03)*, Portland, OR, May 3-10 2003, pp. 125-137.

[5] Salton, G., *Automatic Text Processing: The Transformation, Analysis and Retrieval of Information by Computer*, Addison-Wesley, 1989.

[6] Mehra, A.(2005).Urban Villages Of Delhi, Delhi, c2005, p2-4. Available at: https://www.academia.edu/12937025/Urban_Villages_of_Delhi [Accessed 25 Feb.2018]

[7] Sharma, S.(2009). Urban Villages Case of Shahpura Jat, Delhi, c2009, p15-16.

[8] U.N, (1995).Social Integration -Social Policy And Development Division. Available at : https://www.un.org/development/desa/dspd/social-integration-social-policy-and-development-division.html [Accessed 10 Jan.2018]

[9] UTTIPEC, 2005. Development Of Tool Kits Under Sustainable Urban Transport Project, Delhi, c2005, p.6.