



THEMATIC INTRODUCTION

HOUSING IN THE MPD 2041



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This thematic fact sheet introduces the Main Bhi Dilli Campaign's analysis and propositions for housing within the MPD 2041. We see housing both as a core public good that is the right of every resident as well as a key enabling resource that ensures other elements of a dignified life: access to services and infrastructure, proximity to transport and livelihoods, leverage and income support as well as the foundation for household social development in health and education. The Delhi Master Plan 2041 must address existing unmet need in housing that is concentrated at the bottom 50% of the city's household residents.

Main Bhi Dilli is a people's campaign aiming to envision and enable a more inclusive city. It is a collective of civil society organisations, activists, researchers and others who work on diverse issues of housing, livelihood, gender and other rights.

HOUSING AND PLANNING: MAPPING THE INTERSECTIONS

The housing question in Delhi is that there is not nearly enough adequate, affordable and legal housing. Where it is affordable (JJ Clusters, for eg.), it lacks secure tenure. Where it is legal and adequate, the market ensures it is unaffordable for a majority of residents. Where it is legal and affordable, (urban villages or resettlement colonies for eg.) it is neglected in services and infrastructure or located in the far peripheries of the city. Planning in Delhi therefore must focus on enabling the supply of well-connected, affordable and adequate housing. We focus in the MBD campaign on the low income housing market for these reasons. Increasing the supply of affordable, adequate and legal housing will require a multi-pronged strategy. For planning, this means specific focus areas: (a) expanding tenure security for existing but unplanned affordable housing; (b) in-situ upgradation to improve adequacy; (c) direct and facilitated supply of new affordable housing units; and the (d) opening up new land banks for affordable housing in the city. Our factsheets lay out these approaches and further diagnoses.

SYSTEMATICALLY ADDRESSING HOMELESSNESS

- Thinking beyond just providing shelter and moving towards socio-spatial inclusion.

UPGRADING AND SECURING EXISTING HOUSING

- Expansion of tenure security to existing JJ clusters.
- Infrastructure and service provision to upgrade existing JJ Clusters.

HOUSING IN THE MPD 2041

MATCHING HOUSING TO LIVELIHOODS

- Linking work to housing in spatial plans.
- Appropriate Land Use regulations.
- Proximity to Employment and consideration in transport planning.

MINIMAL AND IMPROVED RESETTLEMENT

- Using resettlement as a last resort.
- New processes of resettlement to make it genuine rehabilitation.

INCLUSIVE PLANNING TO SUPPORT NEW AFFORDABLE HOUSING

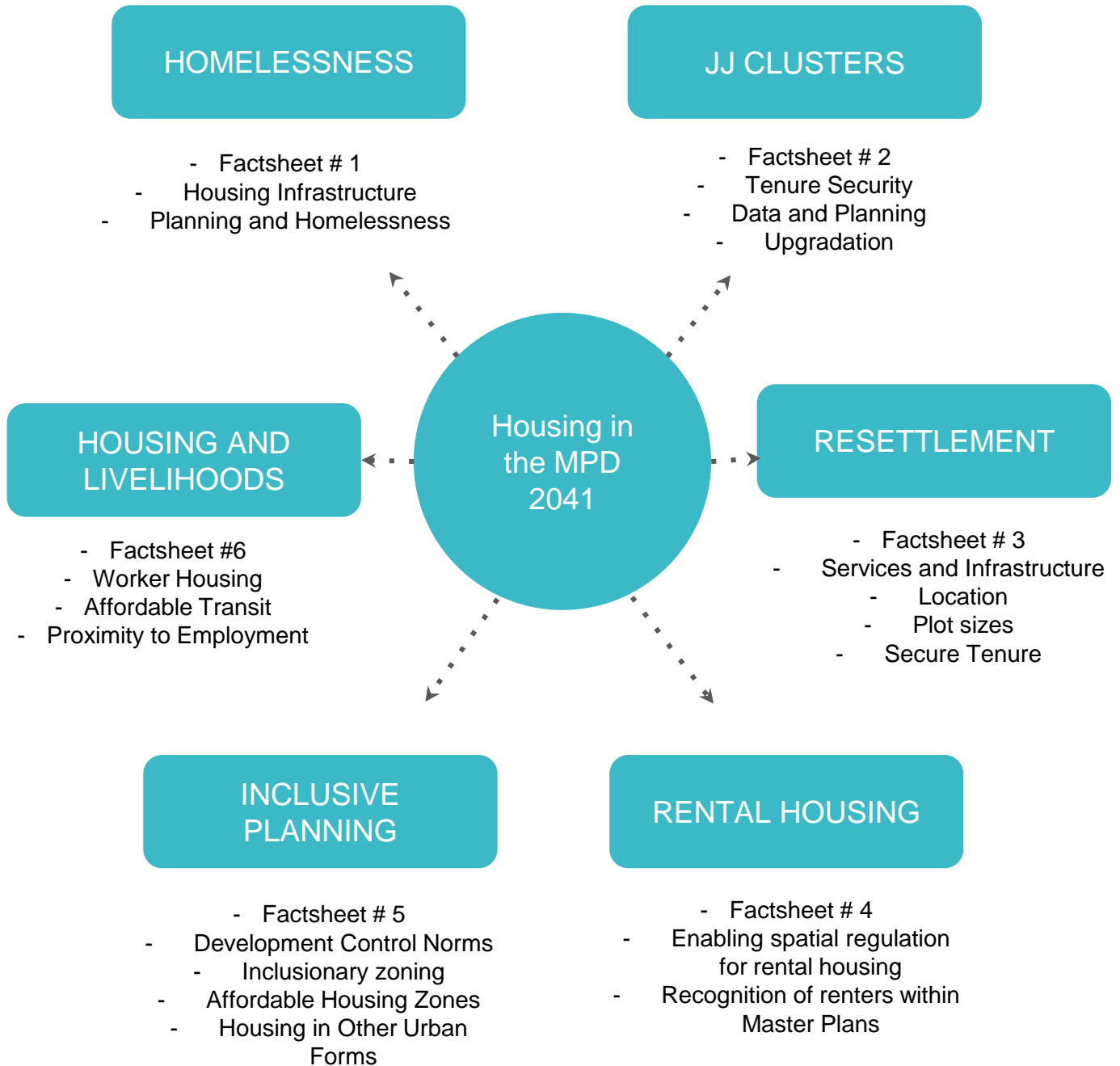
- Using zoning strategies to increase land supply for affordable housing.
- Rethinking building regulations and development controls across socio-economic categories.
- Strengthening mandatory reservations for inclusive housing in all new developments.

DIVERSIFYING HOUSING TYPES

- Building housing forms for workers, students and migrants.
- Recognising housing beyond the martial family household.
- Supporting rental housing through recognition and enabling regulation.

HOUSING FACTSHEETS IN THE MBD CAMPAIGN

The MBD campaign details sub-themes within the housing thematic across diverse factsheets. These are shown below.



KEY DEMANDS

1 UPGRADATION & SERVICES TO JJ CLUSTERS

- Expansion of tenure security to existing JJ clusters.
- Priority to in-situ upgradation rather than vertical redevelopment.
- Infrastructure and service provision to upgrade existing JJ Clusters.

2 ADDRESS HOMELESSNESS

- Moving beyond shelters to systemic rehabilitation.
- Specific focus on needs of homeless women and those from marginalized genders.
- Better spatial planning on location and distribution of shelters.

3 END TENURE INSECURITY

- Expansion of regularization schemes in Delhi to JJ Clusters.
- Securing of license systems in resettlement colonies towards long term leaseholds.

4 SPATIAL AND BUILDING REGULATIONS

- Recognition of the need for special norms for low income and affordable housing as per NBC.
- Norms to enable mixed use and encourage livelihoods.

5 POLICY FOR RESETTLEMENT COLONIES

- Move from licenses to long term leaseholds for residents.
- Immediate improvement of existing infrastructure and services.
- Establishing a people-led resettlement process including beneficiary identification.
- Location of resettlement sites to be matched with employment and transportation.

6 AFFORDABLE HOUSING ZONES

- Reservation of land across wards in Affordable Housing Zones with minimum composition of affordable housing within them, as per PMAY and previous Delhi Master Plan mandates.

7 HOUSING IN OTHER URBAN FORMS

- Mandatory inclusion of affordable housing in private developments.
- Focus on worker housing in industrial and economic zones.

8 IN SITU UPGRADATION

- Upgrading of infrastructure and services in existing JJ Clusters.
- Giving primacy to upgradation rather the vertical redevelopment where desired by communities.

9 RECOGNISE LINKAGES OF HOUSING WITH WORK

- Upgrading of housing units, services and infrastructure to support informal work that happens in homes.
- Appropriate land use and building regulation to recognize and secure work at home.

10 PROMOTE RENTAL HOUSING

- Reframing norms that hinder expansion of affordable rental housing, including spatial regulation, zoning and DCRs.
- Creating norms that encourage rental housing including inclusionary zoning and new DCRs as per new national rental housing policy .