

## Evaluating the Challenges of Large Scale Urban Redevelopment Projects for Central Government Employee Housing in Delhi

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**Abstract :** Delhi and other Indian cities accommodate thousands of Central Government employees in housing complexes called 'General Pool Residential Accommodation' (GPRA), located in prime parcels of the city. These residential colonies are now undergoing redevelopment at a massive scale, significantly impacting the ecology of the surrounding areas. Essentially, these colonies were low-rise, low-density planned developments with a dense tree cover and minimal parking requirements. But with increasing urbanisation and spike in parking demand, the proposed built form is an aggregate of high-rise gated complexes, redefining the skyline of the city which is a huge departure from the mediocre setup of Low-rise Walk-up apartments. The complexity of these developments is further aggravated by the need for parking which necessitates cutting huge number of trees to accommodate multiple layers of parking beneath the structures thus sidelining the authentic character of these areas which is laden with a dense tree cover. The aftermath of this whole process is the generation of a huge carbon footprint on the surrounding areas, which is unaccounted for, in the planning and design practice. These developments are currently planned as mix-use compounds with large commercial built-up spaces which have additional parking requirements over and above the residential parking. Also, they are perceived as gated complexes and not as neighborhood units, thus project isolated images of high-rise, dense systems with little context to the surroundings. The paper would analyze case studies of GPRA Redevelopment projects in Delhi, and the lack of relevant development control regulations which have led to abnormalities and complications in the entire redevelopment process. It would also suggest policy guidelines which can establish comprehensive codes for effective planning of these settlements.

**Keywords :** gated complexes, GPRA Redevelopment projects, increased densities, huge carbon footprint, mixed-use development

**Conference Title :** ICURR 2019 : International Conference on Urban Regeneration and Redevelopment

**Conference Location :** Singapore, Singapore

**Conference Dates :** September 10-11, 2019