In the Savda Ghevra resettlement colony on the fringes of Delhi, the building typology is characterized by a process that is not planned - where houses are invested in and built over time by individuals, families and social networks, that are the result of social and functional needs, climate and available resources, materials and technology. Ongoing research looks at sharing and building technology for low income housing in regularized settlements - investigating the relationship between incremental growth and community sharing and identifying the advantages and disadvantages of such incremental construction. The research has lead to a decentralized sanitation building project within Savda Ghevra colony.

The fieldwork, which includes settlement surveys and interviews with residents, has documented how houses transform incrementally and what are the driving forces for growth. There is a pivot point when houses go from being a kuccha (temporary) single-storey dwelling to a pucca (permanent) dwelling which becomes more than one-storey offering more room to inhabit and the opportunity to rent or use extra space for livelihood opportunities. For a community that has been moved an average from 5km from their workplace to 40km such opportunity for livelihood is particularly important. When a house makes this transformation from kuccha to pucca they also invest in a sanitation system. Having more than one-storey allows for individual toilets, water storage and separate washing and kitchen areas.

More than 80% of houses still remain kuccha - missing a huge opportunity for expanding livelihood opportunities and generating a huge rental capacity for a city that desperately needs rental space for low income groups. Working with the Indian NGO (CURE) allows the project of community-based cluster sanitation systems to incorporate financing which enables families to invest in their houses with 0% loan schemes organized through CURE, promoting incremental growth.

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Incremental Housing Typologies mixed economies and urban landscapes

KUCCHA 1 STOREY
Estimated cost: 1500 - 2000 Rps.
A cheap basic shelter using mainly reclaimed and low cost materials.

KUCCHA 1 STOREY
Estimated cost: 20 - 30,000 Rps.
A basic dry brick structure and CGI roof. A bamboo structure can be seen infill which is a type of outdoor toilet.

KUCCHA 1 STOREY
Estimated cost: 45 - 50,000 Rps.
This house has been plastered which adds cost and also has a study door and window grill. The CGI roof means you can not put anything on the roof such as outdoor sleeping during the summer months and a water tank.

PUKKA 1 STOREY
Estimated cost: 100,000 Rps.
This house marks the transition stage where the roof is capable of taking another floor. Many houses at this stage have put staircases in place ready for the next stage.

PUKKA 1.5 STOREY
Estimated cost: 150,000 Rps.
This house has not put a toilet in their home preferring to use the ground floor as a shop and the 1st floor as their living space. A typical addition now would be to include a toilet on the 1st floor and live on a new second floor.

PUKKA 2 STOREY
Estimated cost: 150,000 Rps.
This house has done a typical 1st floor toilet with a cellar underneath the ground floor shop. As space will be tight with washing, cooking and sleeping happening on the first floor they will be looking to add more.

PUKKA 2.5 STOREY
Estimated cost: 200,000 Rps.

Domestic Landscapes generating affordable markets by encouraging incremental growth

SECTION THROUGH VARIOUS STAGES OF HOUSING UPGRADE IN SAVDA GHEVAR

CURRENT STAGE OF INCREMENTAL GROWTH

PROJECTED GROWTH TRIGGERED BY SANITATION PROJECT
To put the sanitation in place all the houses we are working with will need to at least upgrade to 1.5 structures to accommodate for a personal toilet.

TARGET GROWTH