EARLY RESULTS FROM SAVDA GHEVRA FIELD WORK, DELHI.
– Julia King

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 infront which is a type of ourdoor toilet.

KUCCHA 1 STOREY

Estimated cost
45 - 50,000 Rps.

This house has been plastered which adds cost and also has a sturdy 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
130,000 Rps.

This house has not put a toilet in their home prefering 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.

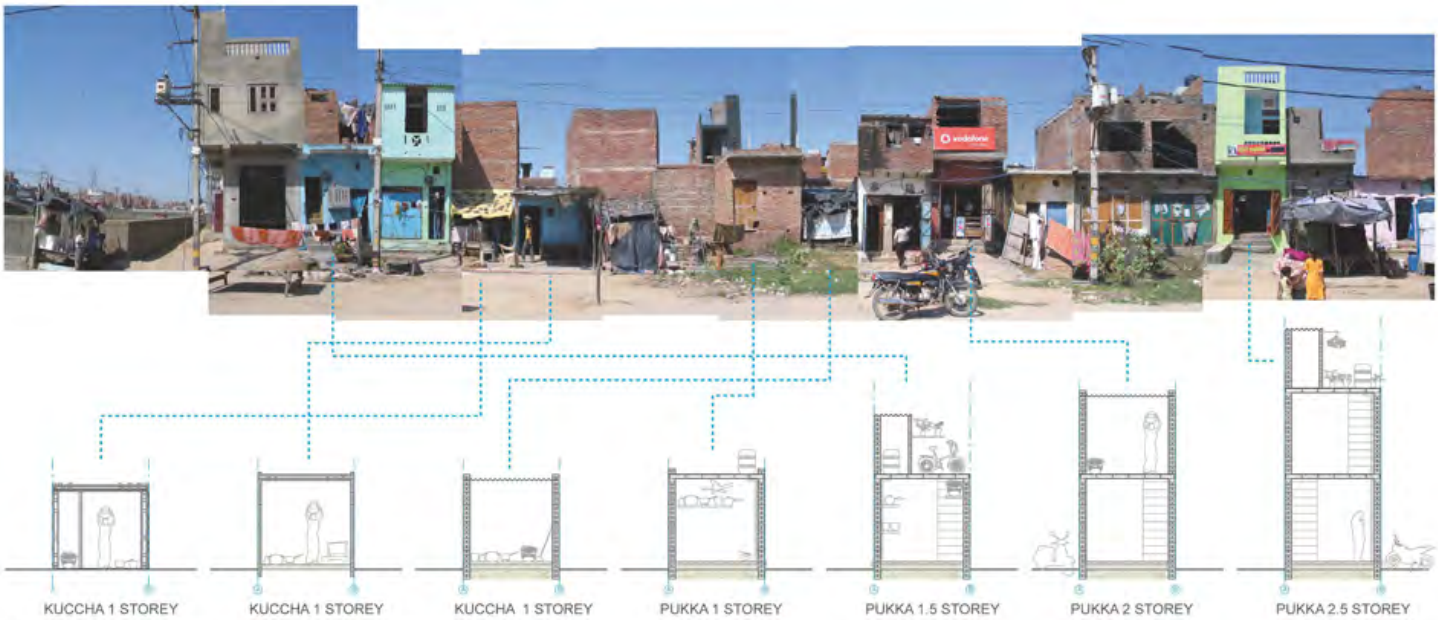
This hosue has done a typical 1st floor toilet with a cespit underneath the ground floor shop. As space will be tight with washing, cooking and sleeping happening on the first floor they will be looking to add soon.

PUKKA 2.5 STOREY

Estimated cost
200,000 Rps.

Reaching the upper spectrum of incremental development this house offers enough living, work and sanitation (toilet).

Domestic Landscapes generating affordable markets by encouraging incremental growth



SECTION THROUGH VARIOUS STAGES OF HOUSING UPGRADE IN SAVDA GHEVRA