

The struggle to belong
Dealing with diversity in 21st century urban settings
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« Territories of new condominiums apartments, and their interaction within the city :
the case of projects in Delhi, India. »

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Abstract:

This paper focuses on the new dynamics of real estate production, more specifically the construction of condominiums, in the dense intra-urban space of Delhi, and not in the periphery of the city.

Condominiums are a highly developed residential model in India, on plots situated in the core of urban spaces like Bombay or as component of economic zones or projects of townships, tools for financial and urban management leading to large scale multifunctional construction projects (residential, commercial, recreational zones etc.), mostly situated in the periphery. Condominiums are a new housing offer in Delhi, which is likely to grow in the form of partnerships between public, private actors, and the creation of new independent authorities to regulate the private sector in Delhi.

We keep three criteria to define gated communities: private management, presence of a delimitation, and restricted access (Charmes, 2011). Indian residential space is usually characterized by an habit of enclosure, and enclosure processes materialized by walls and the presence of guards in most residential zones or by the existence of community rules. Condominium towers and the associated collective equipments have restricted access, and are delimited by an enclosure, which ensures privacy and value of the land.

I would like to question the term of gated community in relation to the specificities of the condominiums located in dense urban space of indian cities. I think that the notion of gated community may not be relevant to analyze these residential developments. I will present briefly four arguments : the scale and the exclusive offer of the projects, the organization of the residents, and the process of implementation of the projects.

Through these arguments I would like to raise the question of the hybridation of these projects. The boundaries can be porous, the projects can be excludable or not, they can be integrated or not. I will conclude with the process of « clubbisation » described by Eric Charmes, which can be interesting to mobilize.

I take two examples located in core city, not in periphery and not in new towns: a condominium in North Delhi, called La Tropicana, and a project in North Mumbai, called Hiranandani estate.



Integrated Township of “Hiranandani Gardens”, Powai (South Mumbai), developer Hiranandani, architect Hafeez Contractor