

## **Design Dilemma: The Social Impact of Gentrification on Architectural Diversity**

**AVI GUPTA**

Guided By- Ar. Suman Sharma

**SCHOOL OF ARCHITECTURE**

**IPS ACADEMY, INDORE**

### **ABSTRACT –**

This paper explores the social phenomena of gentrification in urban development, focusing on its implications for architecture, neighbourhoods, and social dynamics in Indian cities. It provides a thorough assessment of the repercussions and post-gentrification consequences of this process. By examining specific case studies in neighbourhoods such as Hauz Khas Village in Delhi, Parel in Mumbai, and Sabarmati in Ahmedabad. The study offers insight on the architectural modifications, socioeconomic upheavals, and community inclusivity caused by gentrification. It examines opposing viewpoints on the benefits and drawbacks of gentrification, taking into account both its role in revitalization and concerns about social injustice and displacement.

### **KEY WORDS –**

Gentrification, Revitalization, Hauz Khas, Parel, Sabarmati, Neighbourhood, Injustice, Urban Renewal, Community improvement, Policy Practice.

### **RESEARCH QUESTIONS –**

1. What are the social consequences of gentrification for local communities in Indian cities, notably in terms of displacement, demographic shifts, and access to housing and amenities?
2. What are the key drivers and underlying reasons for gentrification in India's metropolitan areas?
3. How does gentrification affect the individuals and communities that are typically characterised as "victims" of the process, and what are the long-term implications for their social cohesiveness, economic stability in post-gentrification environments?
4. How much has gentrification altered the architectural landscape of Hauz Khas, and what effects has this had on the neighbourhood's architectural complexity and diversity?

### **INTRODUCTION**

When gentrification is mentioned, the first thing that usually comes to mind is the displacement of lower-class residents by higher-class households, which has repeatedly drawn public attention. Public perception of gentrification is sometimes framed as a process that encourages neighbourhood demographic diversity and social mixing, resulting in more livable neighbourhoods.

Consequently, it is evident that India must develop its urban infrastructure and administration in order to boost production and give the underprivileged access to employment. Urbanization is an inevitable trend.

India, being a developing country, is experiencing fast urbanization, with large cities expanding to accommodate its growing population and diversified demands. This involves supplying critical services like as water, energy, housing, and infrastructure, which frequently exceed their ecological capabilities. With more than 56% of the population living in cities, as predicted by the World Bank in 2016, the process of gentrification in India is becoming more visible. However, studies show that the urban development linked with gentrification is unsustainable on social, economic, and environmental levels.

Gentrification has the potential to stimulate economic growth by opening up new business opportunities, creating jobs, and increasing property values. Furthermore, in a country where urban sprawl and inadequate infrastructure are major concerns, gentrification provides an opportunity to optimize land use and encourage sustainable urban development methods. However, it is critical to recognize and address the disadvantages and issues connected with gentrification, such as social displacement and cultural homogenization, through inclusive urban planning approaches.

After this introduction, the paper is divided into six parts. In the first section, the author makes a thorough examination of definitions, the origins of the phenomena, ideas of causes, and the effects of the gentrification process in order to attempt to explain it. The second segment covers gentrification impacts. The third section discusses a case study of Hauz Khas Village, Delhi, Sabarmati, Ahmedabad and Prabhadevi, Mumbai, in an effort to examine the causes. The fourth segment covers comparative study of effects of gentrification in Indian cities. The conclusion terminates the fifth section.

*“Gentrification is volte- facing of several lives”.*

## NEED FOR STUDY

Grasp the complex interactions between architectural changes, social dynamics, and cultural shifts requires a thorough understanding of gentrification, especially in the context of areas such as Hauz Khas Village, Parel in Mumbai and Sabarmati in Ahmedabad. Overall, research on gentrification in these regions is critical for understanding the complex dynamics of urban transformation, preserving cultural heritage, promoting social fairness, and enabling sustainable urban development.

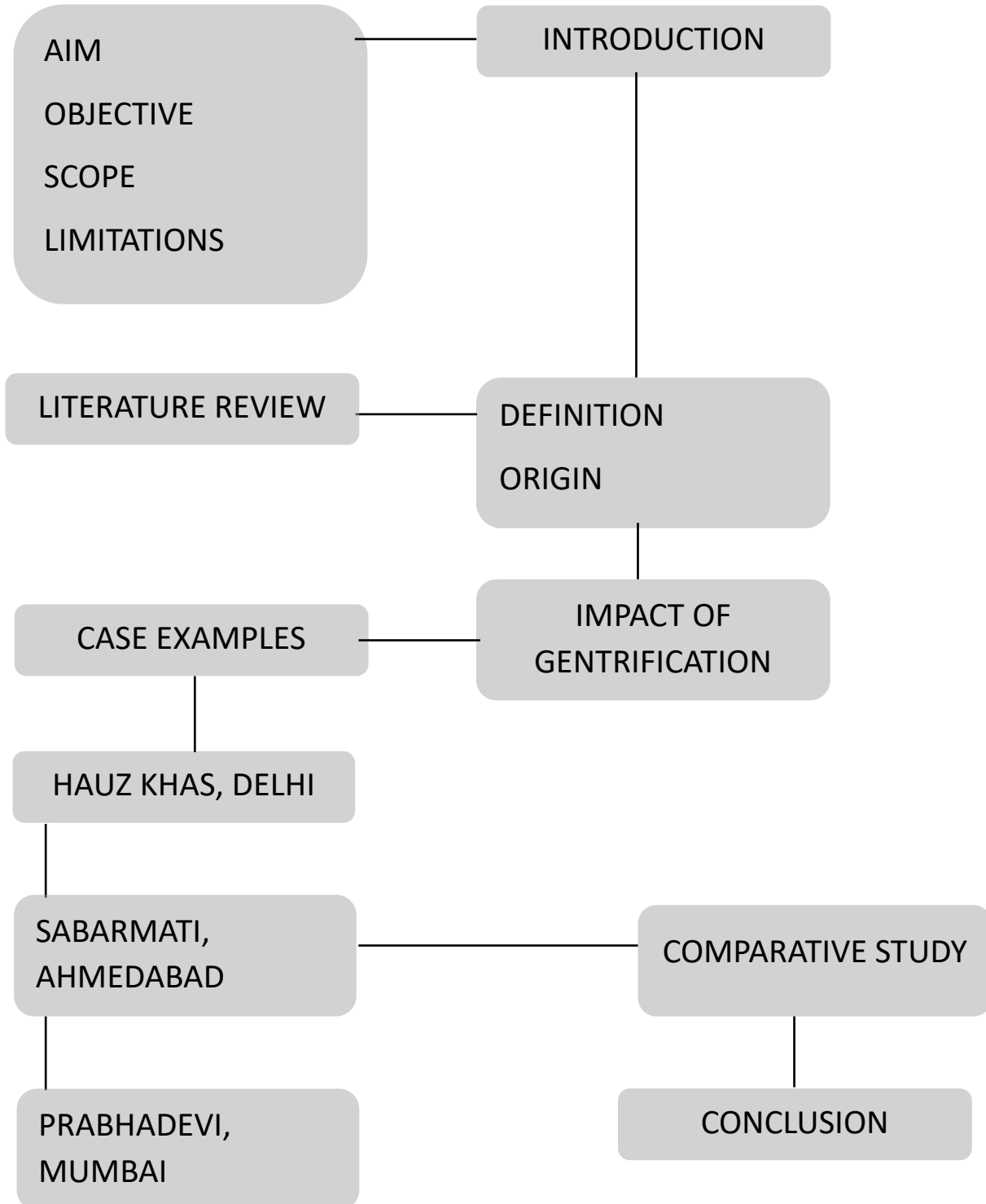
## AIM

The project intends to advance knowledge of urban transformation processes and provide guidance for more sustainable and equitable urban development in comparable settings.

## OBJECTIVE

- Investigate how gentrification influences the preservation and alteration of traditional architectural elements in India, with a focus on historic neighbourhoods.
- Examine the social and cultural consequences of gentrification for local communities, including concerns of displacement, shifting demography, and access to housing and services.

## METHODOLOGY



## **LIMITATIONS**

Limitations of this study is its reliance on secondary sources for data, as no primary data was acquired. This lack of firsthand information may limit the depth of study and the ability to examine complex perspectives on gentrification's effects. Furthermore, because the study focuses primarily on architectural, social, and cultural factors, no data on the economic impact of gentrification will be offered. This limitation limits the study's scope and may obscure crucial economic consequences of gentrification, such as changes in property values, income inequality, and access to employment opportunities. As a result, the research findings and conclusions may be incomplete in terms of understanding the multifaceted effects of gentrification on affected populations.

## **LITERATURE REVIEW**

### **1. DEFINITION AND ORIGIN-**

The term "gentrification" was initially used in 1964 by British sociologist Ruth Glass to characterize the process by which middle-class urban inhabitants are displacing working-class ones. According to the Columbia Electronic Encyclopedia, the term "gentry," which derives from the Old French word "genterise" meaning "of gentle birth" or "people of gentle birth."

Gentrification is defined as "the transformation of a working-class or vacant area of the central city to a middle class residential and/or commercial use" by Lees, Loretta, Tom Slater, and Elvin K. Wyly (2008) [4]. In the United States, "the transformation of neighbourhoods from low value to high value" is how the real estate concept of gentrification is defined in the Centre for Disease Control and Prevention Report Health Effects of gentrification.

### **2. IMPACT OF GENTRIFICATION ON VARIOUS FIELDS-**

#### **2.1 PHYSICAL IMPACT**

Affected places undergo major physical changes as a result of gentrification, which significantly alters the built environment there. In order to accommodate the tastes of arriving wealthy inhabitants, this procedure frequently involves the refurbishment or redevelopment of old buildings. While contemporary high-rise developments and luxury facilities like boutique stores and cafes are introduced, historic properties may undergo restoration.

#### **2.2 SOCIO- ECONOMIC IMPACT**

Gentrification has a wide range of socioeconomic effects that affect the social dynamics and economic fabric of the communities it affects. On the one side, gentrification might result in advantageous developments including higher investment, faster economic expansion, and better facilities. Rich people moving there and bringing with them enterprises can boost local economies, generate employment, draw in new companies, and revitalize areas that were previously underdeveloped.

#### **2.3 CULTURAL IMPACT**

Gentrified neighbourhoods may attract cultural amenities such as theaters, music venues, and art galleries, enriching the cultural landscape and offering opportunities for artistic expression and community engagement. Additionally, the influx of new residents with diverse backgrounds and perspectives can contribute to the neighbourhood's cultural richness and diversity, fostering cross-cultural exchange and collaboration.

## 2.4 POLITICAL IMPACT

The phenomenon of gentrification carries significant political ramifications, since it can impact power dynamics, governance frameworks, and policy agendas in local governments and affected areas. The way that gentrification is changing areas' political engagement and representation is one important way that it affects politics.

Within communities, gentrification has the potential to worsen already-existing political inequality and disenfranchisement. People of color and low-income citizens are two marginalized groups who may encounter obstacles to political representation and involvement, especially when they are forced out of gentrifying communities.

## 2.5 ENVIRONMENTAL IMPACT

As natural habitats get wiped out by urban development, gentrification may have a role in the depletion of biodiversity and green spaces. The neighbourhood aesthetic value is diminished by this loss of greenery, and ecosystem services like temperature regulation, air purification, and carbon sequestration are also compromised. The local ecology may also be further deteriorated by pollution and habitat damage brought on by the increasing construction activity linked to gentrification.

### NEGATIVES AND POSITIVES OF GENTRIFICATION-

**Table 4- Positive and negative impacts of Gentrification**

Sr.No.	Positive Impacts	Negative Impacts
1	Higher incentive for property owners to increase / improve housing.	Displacement through increased rent / price of land or housing.
2	Reduction in Crime.	Loss of affordable housing.
3	Stabilization of declining areas.	Commercial / industrial displacement.
4	Increased property values.	Unsustainable property prices.
5	Increased consumer purchasing power at local business.	Displacement and housing demand pressures on surrounding poor areas.
6	Reduced vacancy rates.	Community bitterness and conflict
7	Increases local fiscal revenues.	Homelessness increases.
8	Encouragement and increased viability of further development.	Secondary psychological costs of displacement.
9	Reduced strain on local infrastructure and services.	Increased cost and charges to local services.
10	Increased social mix.	Loss of social diversity (from socially disparate to rich class)
11	Rehabilitation of property both with and without state sponsorship.	Under occupancy and population loss to gentrified areas.

Source- Lees, Slater and Wyly (2008) [4]



## CASE EXAMPLES-

### 1. HAUZ KHAS, DELHI

Hauz Khas village, once home to the rural "Jat" elite, has evolved into a bustling Delhi downtown, complete with well-liked shops, cafes, and eateries.

It eventually outperformed more established markets like the Defence Colony and Khan Market. It began to change when a designer store opened, sparking more improvements that turned the area into a new hub for artists and designers. The local rural class population has left the village as a result of the gentrification process.



### HISTORY

Hauz Khas was called after a historic water reservoir erected by Alauddin Khilji in the 13th century to supply water to the newly founded city of Siri'. The 'Green Lungs' of the area include Deer Park, Bagh-I-Alam Ka Gumad, and Rose Garden (1501). Village communities arose near monuments, like Shahpur Jat near Siri's remains and Hauz Khas near the Hauz-i-Khas reservoir.



### CHRONOLOGY OF CHANGE

1961: DDA issued official land acquisition notice to Hauz Khas village

1962: Hauz Khas classified as 'urban village' by DDA

1961- 1971: majority of community agricultural land taken over by DDA

1987: Bina Ramani gets a space in Hauz Khas village

1991: 7 ladies started Hauz Khas village creative Arts Association.

'rediscovered' twenty years later, when low-cost housing attracted a population of artists, musicians and writers looking to participate in a burgeoning sub-cultural scene.

### ARCHITECTURAL TRANSFORMATION

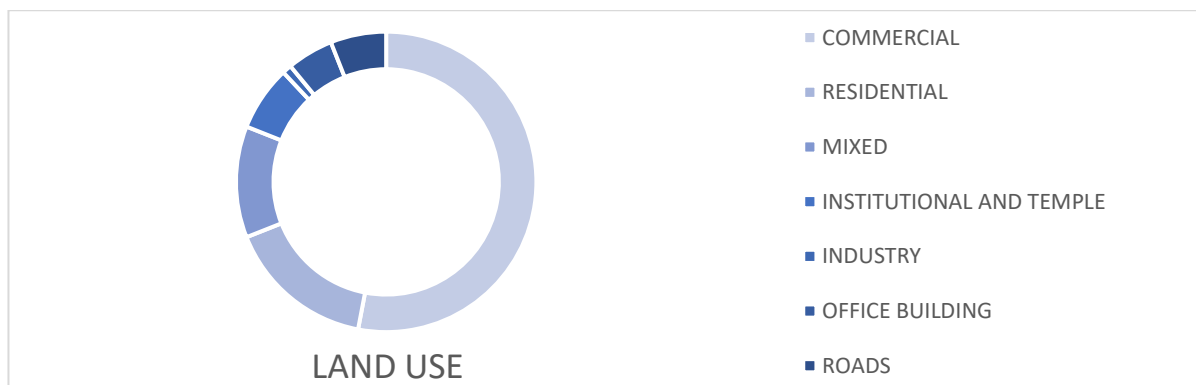
Hauz Khas had notable architectural changes following gentrification, which were typified by a blend of new development, adaptive reuse, and preservation initiatives. Adaptive reuse and restoration allowed historic buildings to be converted into posh eateries, shops, and art galleries without sacrificing their unique architectural appeal. In addition, new high-rise constructions appeared next to these historic buildings, adding modern architectural features to the neighborhood's skyline.



### LAND USE

The agriculture in the southern part of the city, particularly in the vicinity of Hauz Khas, has vanished throughout the years following the gentrification of the 1990s, as the land use pattern report illustrates. Additionally, we see that although there is less vegetation overall, there is a noticeable increase in greenery, particularly in the upscale southern section of the city.

This leads to the emergence of a distinct pattern of ongoing gentrification: the expansion of vegetated and built-up land at the expense of agriculture, bare ground, and barren land.



## EFFECT OF GENTRIFICATION ON HAUZ KHAS

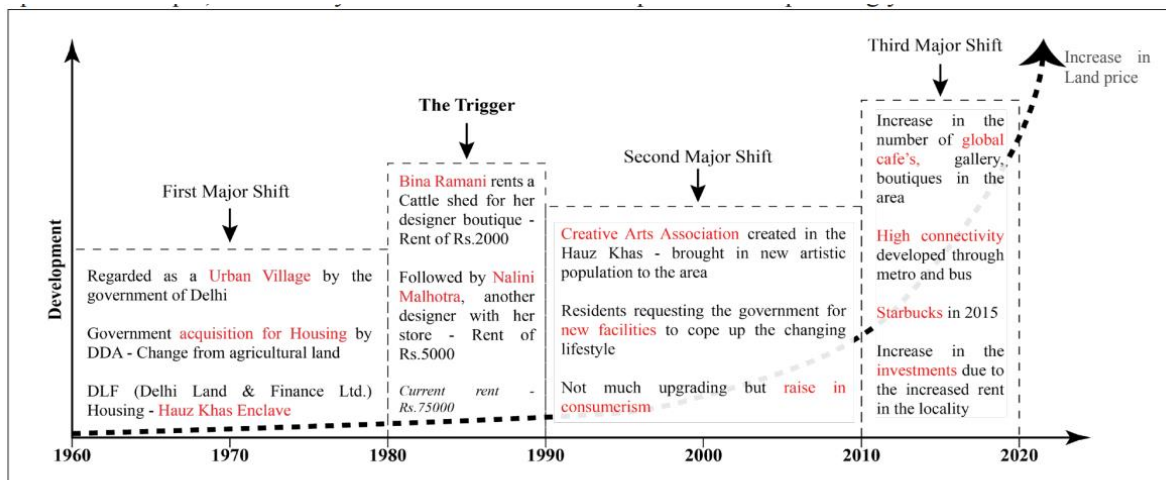


Fig 2.1 - Timeline of transformation with events showing the change spatially, socially and economically

### POSITIVE IMPACT

- Increased property values in the gentrified region contribute greatly to its stability.
- Transitioning from mostly rental to owner-occupied tenure helps to stabilize the area.
- Property values in the neighbourhood are increasing dramatically.
- Increased property values and occupancy rates directly result in higher municipal fiscal receipts.
- Further growth is promoted within the gentrified region, hence reducing suburban sprawl.

### NEGATIVE IMPACT

- Rent prices rise throughout the gentrification process, displacing existing residents.
- Displacement can have a secondary psychological impact, especially on communities that are losing their generational way of life.
- Displaced people may become homeless or relocate to the city outskirts, affecting their quality of life and economic possibilities.
- Tensions increase in the community as anger grows between the original residents and middle-class gentrifiers.
- Affordable housing becomes increasingly rare, eventually disappearing entirely.
- As displaced people seek alternate living arrangements, housing demand in the surrounding communities increases.

## 2. PRABHADEVI, MUMBAI

The closure of Mumbai's textile mills, which were previously seen to be the city's economic backbone, accelerated the gentrification process. The area including Parel, Lower Parel, Chinchpokli, Sewri, Dadar, and Elphinston was originally known as Girangoan, which translates to 'the land of the mills', emphasizing the importance of the textile industry in the region's identity and economics. However, the advent of neoliberal policies in the 1970s and 1980s resulted in Mumbai's deindustrialization, with the closure of several mills.



## ARCHITECTURAL TRANSFORMATION

Gentrification in Mumbai's Prabhadevi and Parel neighbourhoods has resulted in a noteworthy architectural makeover and shift in the urban landscape. Once dominated by textile mills and industrial infrastructure, these neighbourhoods have seen tremendous reconstruction, with previous industrial sites being converted into modern residential, commercial, and recreational spaces. Old mill structures have been reused or replaced by high-rise residential buildings, luxury condominiums, and commercial complexes, demonstrating the communities' changing socioeconomic dynamics. Furthermore, the architectural aesthetic has changed, with modern designs and innovative building materials being common in newly created developments.



Year 2000-2001



Year 2004-2005



Year 2015-2016



Existing skyline of Prabhadevi, Mumbai.

[A6908-Overview-of-Gentrification-and-Impoverishment-in-the-metropolis-Image-3-1024x733.jpg \(1024×733\) \(wp.com\)](#)

## EFFECT OF GENTRIFICATION IN PAREL

### POSITIVE IMPACT

- Improved infrastructure and amenities, such as public places and recreation facilities.
- Revitalization of neglected neighbourhoods, resulting in higher property values and economic prosperity.
- Historic buildings are preserved and adaptively reused, thereby contributing to the local cultural legacy.
- Attraction of investment and firms, which promotes employment creation and entrepreneurial prospects.
- Crime rates are down, and general safety and security have improved.

## NEGATIVE IMPACT

- Long-standing residents are being displaced as property values and rental prices rise.
- Lower-income households are displaced, resulting in a loss of social variety and community cohesion.
- Gentrification-induced homelessness among marginalized people who cannot afford homes.
- Cultural homogenization and the loss of the area's distinctive character and identity.
- Increased inequality and exclusion have exacerbated socioeconomic gaps in the neighbourhood.

## SABARMATI, AHMEDABAD

Gentrification in Sabarmati, Ahmedabad, represents a substantial shift in the city's urban fabric, echoing larger patterns of urban regeneration and reconstruction throughout India. The land is around 200 hectares. This river has served as Ahmedabad's lifeline for generations, not just as a supply of water but also as an informal recreational zone. The river became polluted over time as a result of the free flow of industrial and home trash. This made life difficult for the folks living along the river.

The primary goals were to improve the riverfront's cleanliness, accessibility, and safety for community enjoyment, reduce the risk of erosion and flooding in vulnerable areas, allocate space for relocating informal settlements along the riverbank, revitalize the surrounding neighbourhoods with cultural, commercial, and social amenities, and secure funding to cover project costs.

## ARCHITECTURAL TRANSFORMATION

The project's key components are embankment and reclamation works, road construction, and the installation of critical infrastructure such as water supply, sewage systems, and stormwater drainage. The project also includes relocation and rehabilitation activities, the development of promenades and parks, and the maintenance of public places.

The proposal entails extensive architectural interventions to transform the Dhobi Ghats facility and the riverbank region. Key improvements include the addition of 168 formal washing stations, the building of a cutting-edge laundry complex, and the creation of a one-of-a-kind Sunday flea market with 1600 local exhibitors. Infrastructure improvements include the building of parking lots for 1942 two-wheelers and 428 cars, as well as the placement of diaphragm walls and anchor slabs to align the waterway profile and prevent erosion. In addition, the project addresses environmental concerns by upgrading the sewerage network, adding sewage interceptor lines and pumping stations, and diverting sewage flow to prevent river contamination.

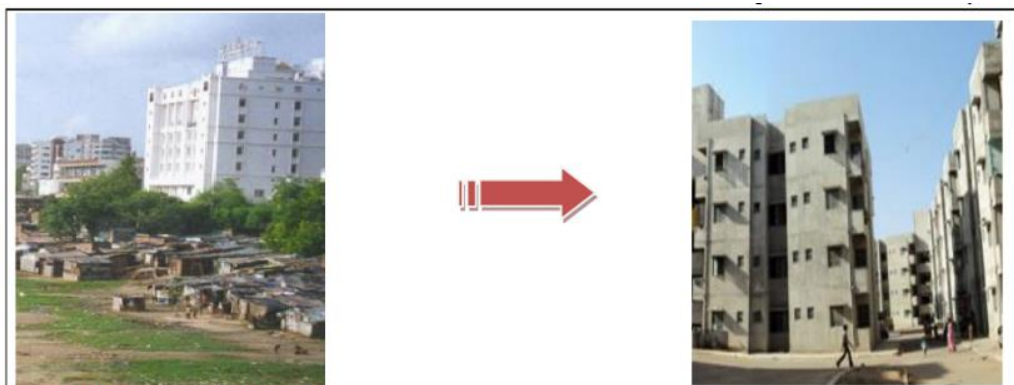


Fig. 2 Development of slum dwellers

(Source- <http://www.sabarmatiriverfront.com>)

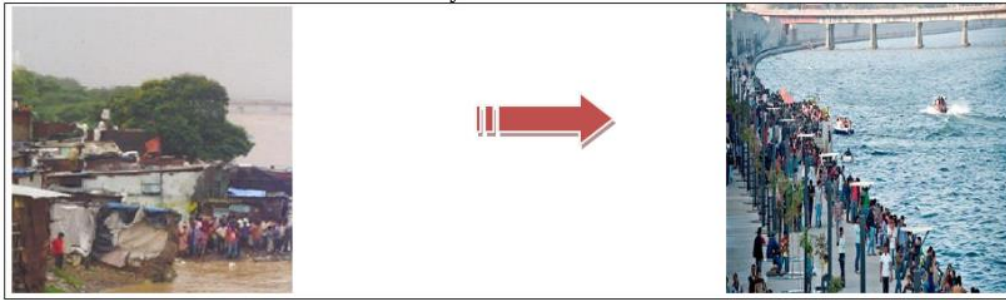


Fig. 8 Development of promenade

(Source- <http://www.sabarmatiriverfront.com>)

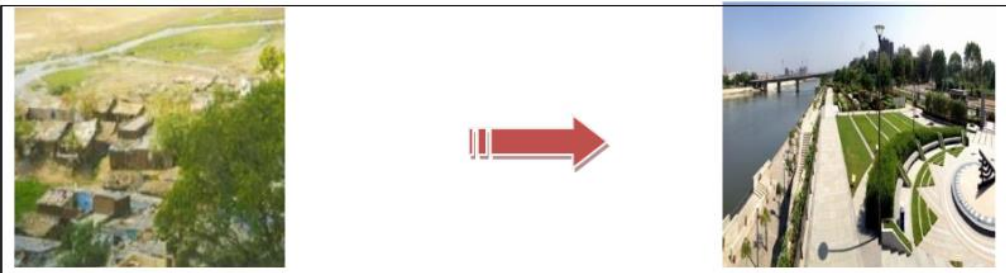


Fig. 9 Development of gardens

(Source- <http://www.sabarmatiriverfront.com>)

## EFFECT OF GENTRIFICATION ON SABARMATI

### POSITIVE IMPACT

- Rehabilitating and relocating 10,000 slum inhabitants to large pukka houses.
- Traditional river users, such as washing men and unorganized vendors, now have access to organized amenities.
- Surface water can now be retained in the river year-round.
- The riverfront has been transformed into a clean, accessible, and dynamic public space for community leisure and enjoyment.

### NEGATIVE IMPACT

Rising property values and redevelopment pressures have displaced underprivileged populations along the riverbank.

### COMPARATIVE ANALYSIS

S.NO.	ASPECTS	HAUZ KHAS, DELHI	PRABHADEVI, MUMBAI	SABARMATI, AHMEDABAD
1	PREGENTRIFICATION CONDITION	Hauz Khas was marked by a vibrant Jat community that was firmly ingrained in the region's cultural and social fabric.	Prabhadevi was known for its industrial background, with textile mills and manufacturing plants dominating the landscape.	Slums and a variety of human activities along the riverbank defined Sabarmati, especially the Dhobi Ghats.
2	VICTIMS	Longtime residents of Hauz Khas Village have been displaced by the inflow of commercial and artistic culture, which has altered the demographics of the neighbourhood.	workers of the mills and industries, who faced displacement due to the collapse of these industrial sectors.	The inhabitants of the riverbanks, workers in Dhobi Ghats, and those living in the riverfront slums are all confronted with displacement and monetary challenges.
3	SOCIAL IMPACT	The traditional Indian village communal spirit has been eroded and replaced by a more individualistic Western worldview.	Richer people moved into these high-rise skyscrapers that had previously been slums, drastically altering Prabhadevi's social structure over the course of two decades as it changed from a rural slum to a bustling metropolis.	Effective resettlement efforts and economic stability are hampered by the disregard for the employment needs of displaced informal settlers, such as washermen and fishermen, which exacerbates social difficulties in Sabarmati.
4	ARCHITECTURAL TRANSFORMATION	The once-rudimentary buildings have been given new life, drawing in both locals and tourists with their colourful façade and creative interior designs.	The neighbourhood's architectural beauty is enhanced by the erection of high-rise structures in this area, which contribute to a transformed	Over 80 percent of the land is devoted to open, public areas, including a thoughtfully planned walkway that acts as a hub linking various city neighbourhoods.



			skyline characterized by exclusive leasing to the upper class and elite.	
5	MICRO LEVEL ENVIRONMENT	The Deer Park and the Hauz Khas Monument Park. Furthermore, a large portion of Hauz Khas Village's surroundings has been included into the South Delhi green belt, which has improved the environment.	Prabhadevi, Mumbai, has transformed from an industrial area causing pollution to a residential neighbourhood that promotes a better standard of living.	An abundance of vegetation adds to the area's appeal and encourages people to take leisurely strolls.
6	ROLE OF AUTHORITIES	The houses in these village areas frequently have unclear property ownership documents, there are often power conflicts and disagreements among the inhabitants, especially considering how popular and valuable Hauz Khas Village is becoming.	The 2001 amendments to the D.C. Rules, which allowed mill owners to demolish buildings without submitting their land to the BMC or MHADA, are to blame for the gentrification of Mumbai's mill lands, which resulted in the selling of these properties to private developers for hundreds of billions.	The Sabarmati River Front Development Corporation Limited (SRFDCL) uses a build-operate-transfer model, supervised by independent third parties and financed by equity capital, loans, and proceeds from land sales, in partnership with non-governmental organizations and citizen groups for planning and implementation.
7	IMPACT RANGE	Hauz Khas's gentrification draws tourists and visitors, increasing tourism-related income and energizing nearby local businesses.	As an outcome, nearby areas experienced a shift toward more premium businesses, upscale housing alternatives, and improved infrastructure,	The cityscape is transformed by the rehabilitation of the neglected river and its environs, which also improves infrastructure, inclusivity, tourism, and environmental sustainability.

			resulting in the gentrification spillover effect.	
--	--	--	---	--

## CONCLUSION

Ultimately, the study of the gentrification of Sabarmati, Prabhadevi, and Hauz Khas uncovers complex effects shaped by many causes specific to each area. Hauz Khas Village had a resurgence in both culture and economy as its historic buildings were converted into hip businesses, but it also had to deal with issues of social dislocation and the decline of traditional values. The construction of Sabarmati's riverside improved the environment and stimulated the local economy, but it also highlighted questions about fair development and the eviction of informal settlements.

On the other hand, Prabhadevi's gentrification resulted in the transformation of industrial areas into luxurious residential buildings. This increased property values and enhanced infrastructure, but also exacerbated socioeconomic inequality and changed the social structure of the neighbourhood. These disparate results highlight how historical, cultural, economic, and policy factors interact in a complex way to shape how gentrification affects urban landscapes. This highlights the need for thoughtful approaches to urban development that put inclusivity, sustainability, and community well-being first.

Furthermore, The urban fabric of Prabhadevi has undergone considerable changes due to gentrification, with the conversion of industrial sites into premium residential buildings and commercial establishments being one of the main effects. Property values have increased as a result of this process, and new infrastructure has been built, supporting the neighborhood's urban renewal and economic expansion.

## REFERENCES

[Gentrification and Its Impact on Urbanization in India | Swapnil Vidhate - Academia.edu](#)

[Gentrification: Definition, Causes, Pros & Cons \(investopedia.com\)](#)

[HAUZ KHAS,DELHI | Ar Aadya Sinha - Academia.edu](#)

[\(PDF\) Effects of gentrification on quality of life in Hauz Khas village, Delhi \(researchgate.net\)](#)

[\(PDF\) Effects of gentrification on quality of life in Hauz Khas village, Delhi \(researchgate.net\)](#)

[\(PDF\) Hauz Khas Gentrification \(researchgate.net\)](#)

[\(PDF\) Dynamics of Social Change in South Delhi's Hauz Khas Village. \(researchgate.net\)](#)

[Case Study 1: Hauz Khas Village | PDF | Dome \(scribd.com\)](#)

[Hauz Khas Village | PDF \(scribd.com\)](#)