

**Redevelopment strategy**



In the proposed plan, the informal settlement will be demolished, and its current residents will be resettled into the new development. During the construction phase, the slum dwellers will receive rental assistance from the investor for temporary housing. This approach is driven by the investor's desire to complete the small-scale project swiftly to avoid the negative impact of inflation on potential profits.

To attract investors, the plan includes the development of middle and high-income housing, as these segments are more profitable. This strategy allows for cross-subsidization, enabling the inclusion of the current dwellers in the new design.

To ensure harmonious living among different income groups, the design incorporates separate circulation systems and communal spaces for each group. Additionally, all residents, regardless of income or religious background, will share common public spaces such as the urban pond, the cricket field, and the central axis connecting these key areas.

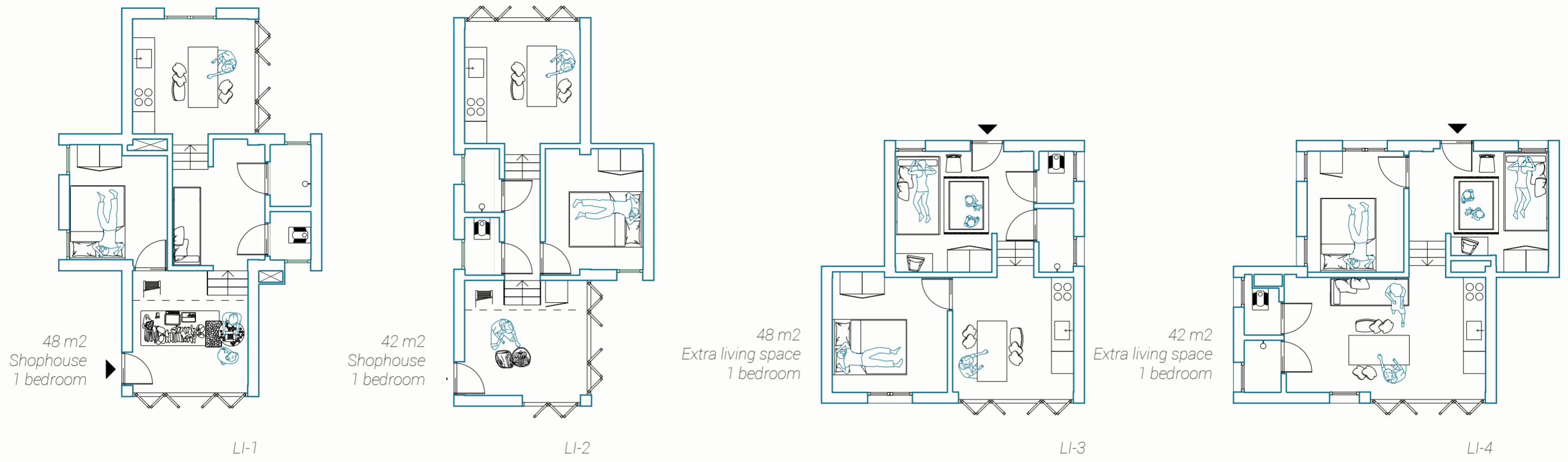
By resettling the informal settlement residents into the new project, which features units with direct street access, the plan aims to provide adequate housing that meets the specific needs of these dwellers.



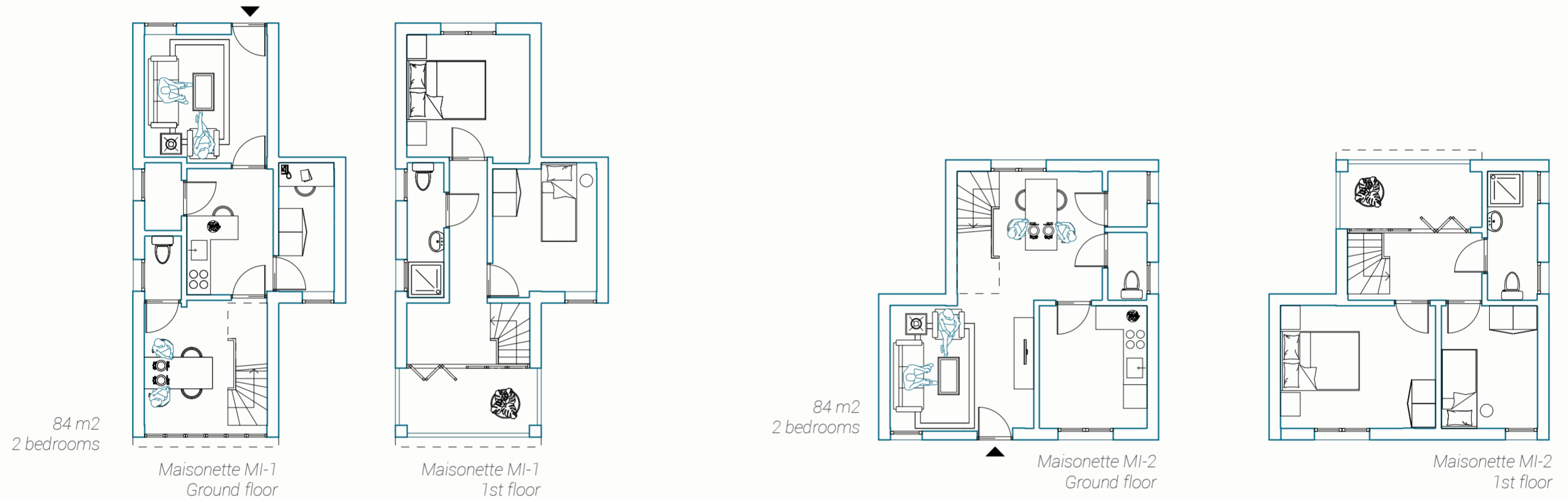
	Workshop space
	Commercial space for rent
Area	7,374 sqm
FSI	1.48
GSI	0.32
LI units	66
MI units	64
HI units	18
Total dwellings	148
Residents	888
Residents/ha	1,251
Dwellings/ha	208
Amenities	
mosque	1
Religious buildings	4
commercial space for rent	120 sqm
Open space	68%
Open space/resident	4.7 sqm



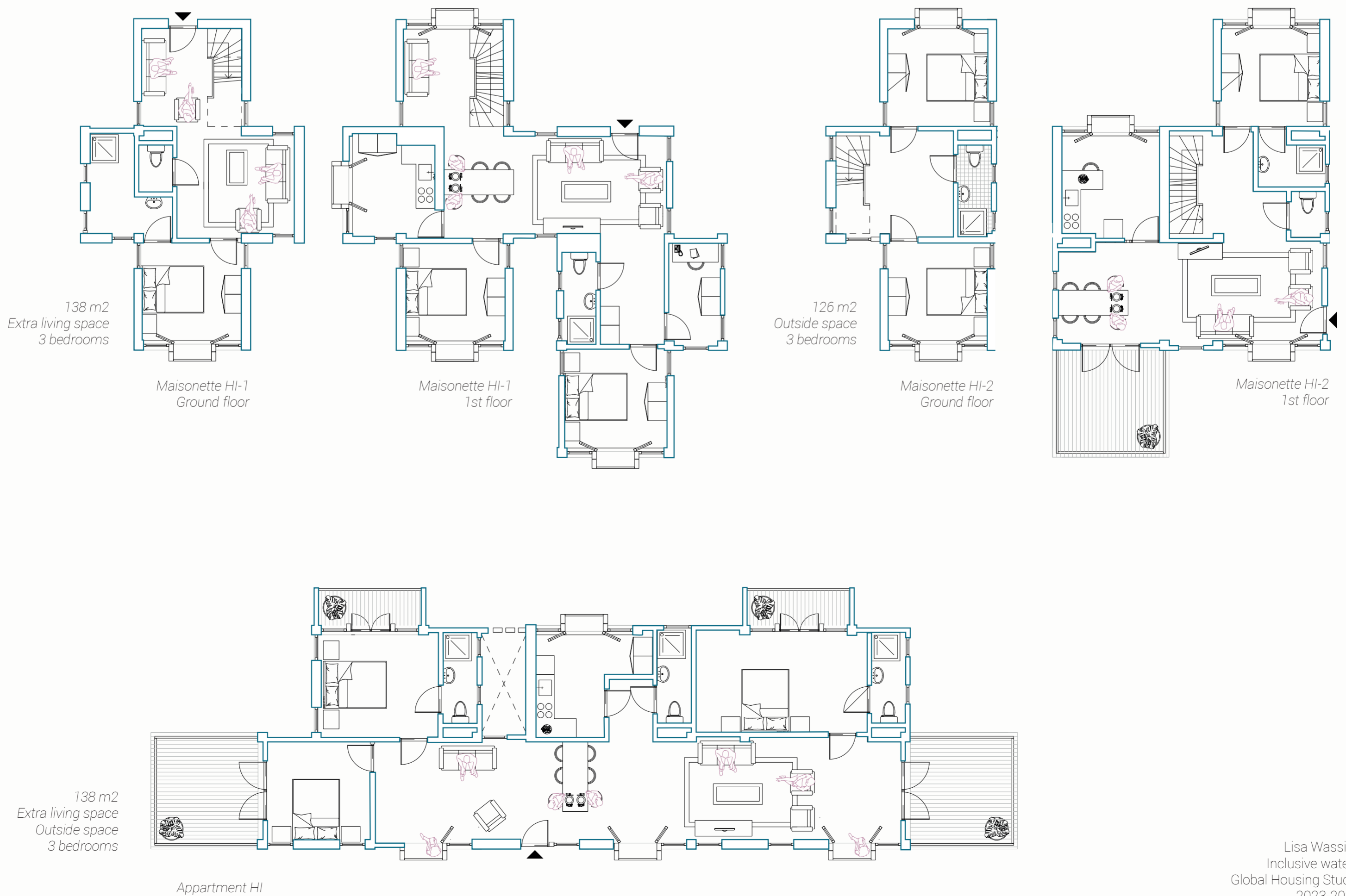
## Low-Income housing (42-48 m<sup>2</sup>)

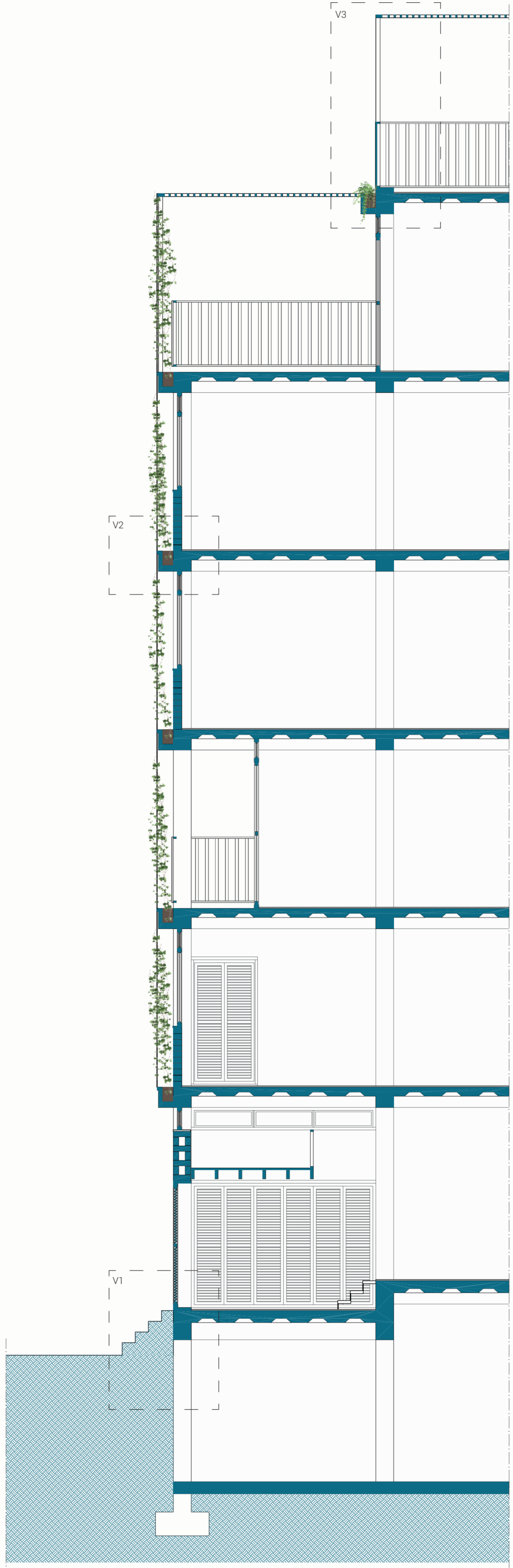
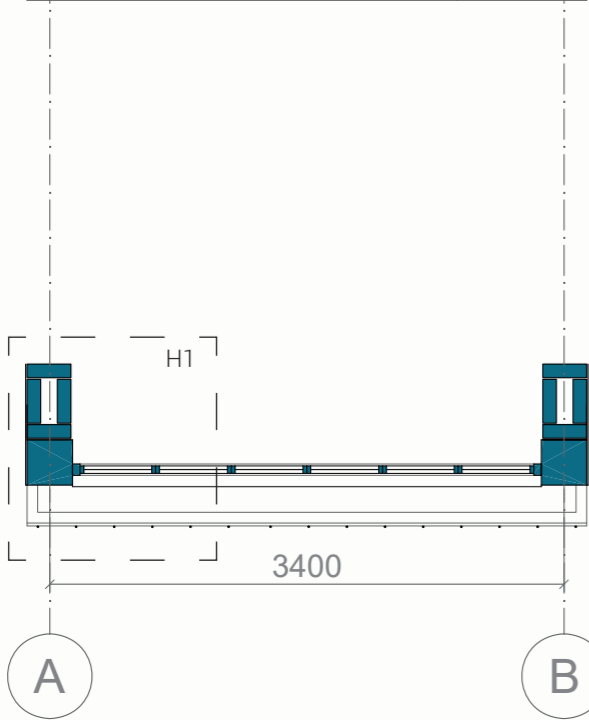
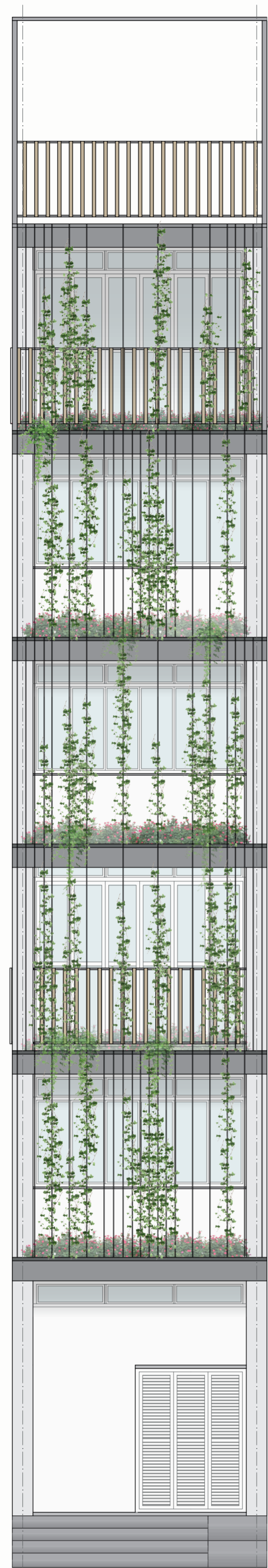


## Middle-Income housing (84-96 m<sup>2</sup>)



## High-Income housing (126-138 m<sup>2</sup>)





- ▼ + 22.500
- ▼ + 19.500
- ▼ + 16.500
- ▼ + 13.500
- ▼ + 10.500
- ▼ + 7.500
- ▼ + 4.500
- ▼ + 1.250
- ▼ + 750
- ▼ 0
- ▼ - 2.125

