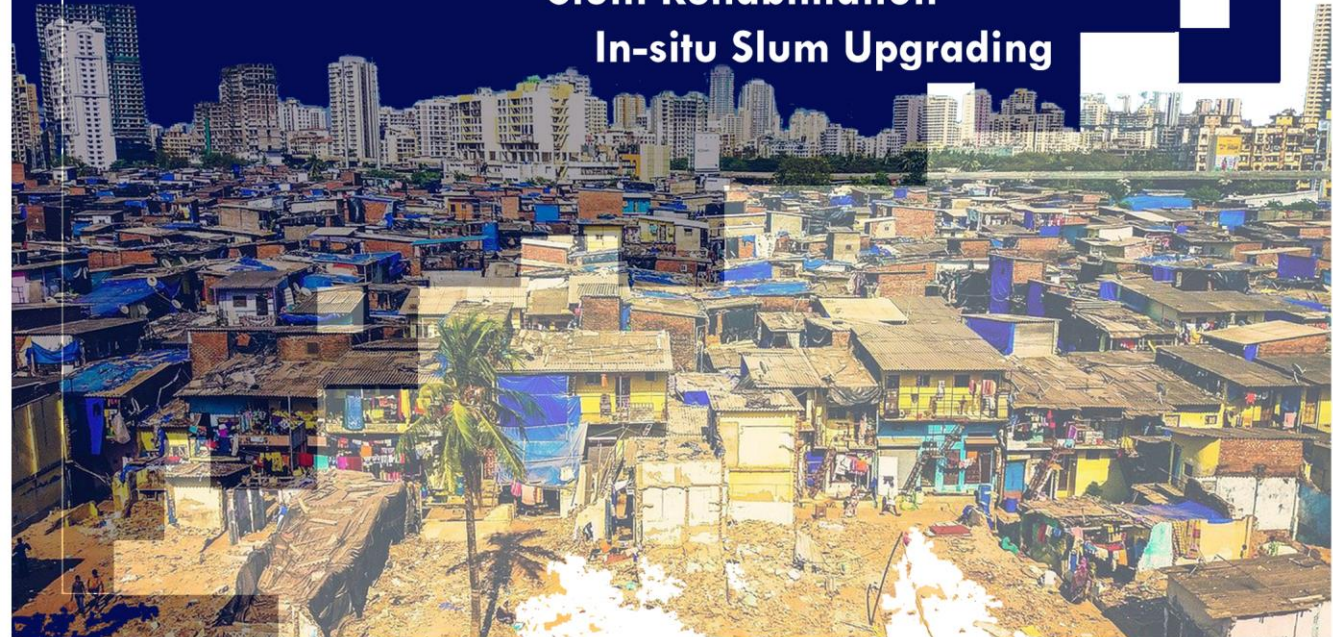


Open Ideas National Competition 2021  
Season II

# Improving LIVABILITY of small houses

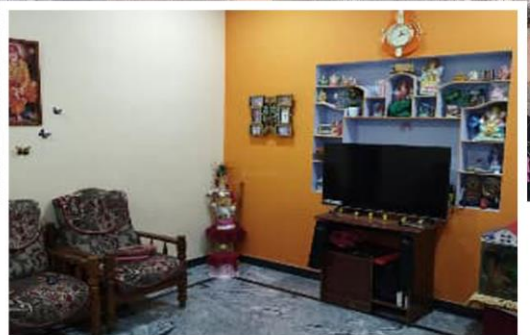
Affordable Housing  
Slum Rehabilitation  
In-situ Slum Upgrading





# Affordable Housing

Photo credit - Sidaliquireuters





# Slum Rehabilitation



Photo credit : MINT



# In-situ Slum Upgrading



## **Scope of the Competition:**

One of the following 3 options

- Improving live-ability of small apartments –or a comparable typology—being constructed under affordable or similar housing projects; public or private.
- Improving project design/planning/financing/implementation of an In-situ Slum Upgrading Project or Program by a public authority or a non-profit or a professional agency
- Improving project design/planning/financing/implementation of a Slum Rehabilitation Project or Program by a public authority or a non-profit or a professional agency.





Open Ideas National Competition 2021

Season - II

## IMPROVING LIVABILITY OF SMALL HOUSES

A competition by Habitat Forum (INHAF), Ahmedabad | Pune  
In partnership with INI Design Studio Pvt. Ltd , Youth for Unity and Voluntary Action (YUVA) & IGBC.

This brochure is prepared as a guide for the participants of the competition. Feel free to copy, distribute and reproduce in any form with credits and source attributed to Habitat Forum (INHAF).

### Habitat Forum (INHAF)

403, P.D. Apartments, Pritamnagar, 10, Paldi, Ellisbridge, Ahmedabad, Gujarat, India

[www.inhaf.org](http://www.inhaf.org)  
[competition@inhaf.org](mailto:competition@inhaf.org)

Designed by INHAF staff at Ahmedabad | April 2021

# Improving livability of Small Houses or Apartments being constructed in Indian Cities under PMAY and other Affordable Housing Projects.

**SMALL IS BEAUTIFUL  
SMALL AFFORDABLE HOUSES  
ARE OFTEN NOT  
A GOOD DESIGN CAN MAKE  
A DIFFERENCE**

Come

Participate

Contribute

**Your design interventions could change the way these**

- families live,
- children grow,
- houses function,
- buildings look and
- cities develop

A competition for the **Professional Designers** and **Students of Design Faculties** wanting to contribute ideas and suggest approaches for public housing agencies and private builders, who construct thousands of affordable houses or apartments in Indian cities, for the designs that ensure:

- More livable and usable space for the cramped, small houses for the resident families
- Better social interaction and community life among them
- Sustainable delivery of services like water, electricity and solid waste disposal, etc
- Greater aesthetic sensitivity in buildings that shape the new urban landscape

These houses and buildings must get better and the architects and other designers have a role in this process.

**New ideas and innovations  
For Small  
yet  
Better Designed  
Better Functioning  
Better Looking  
Socially and Psychologically  
Better  
Evolved Houses and Buildings**

## This competition aims to:

### CREATE

Awareness among designers—especially architects, interior and furniture designers—about the challenges in designing small houses and low-cost housing projects and the market potential of this housing segment.

### INTRODUCE

Design students to the challenges, especially the needs and compulsions of the low-income clients and low-cost projects

### PRODUCE

Design solutions that improve “livability” of small houses for the low income- and often large- families that occupy them

### MAKE

The designers see and apply themselves to the psychological, sociological and cultural factors in house design, cluster design and site planning that emphasize the “people” aspect of the design engagement

### HIGHLIGHT

Role of affordable housing in shaping the built form and physical landscape of the city- seeing it in the wider urban from context

### DEMONSTRATE

Cost consciousness and sustainability principles in the affordable housing projects

### SENSITIZE

Designers and planners about people/community centeredness and design appropriateness of slum redevelopment/rehabilitation





**In the backdrop of general affordable housing scenario in cities, this competition seeks to establish that:**

- **Low-income housing should not automatically mean low quality housing. 'Vertical slums' are not inevitable**
- **The principle of incremental growth can also be adopted in multi floor buildings**
- **Smaller spaces conditioned by affordability constraints could be overcome through creative design**
- **Design for sustainability—water, energy, waste management—must not escape affordable housing projects. These aspects—optimum use, minimum waste, maximum recycling, easy and low-cost maintenance - must weigh more, not less in such projects**

Also the  
**“People”**  
centeredness of the  
design

**Not only families,  
also neighbors**

**Not only individual  
apartment, also a  
community space**

**Not only an  
individual, also the  
collective**

**Not only a place for  
living, also for  
occasional  
livelihood activity**

**Public common  
space for family  
assets: for cycle,  
scooter, car, hand  
cart, etc.**







## “Improving Livability” is defined as:

**Physical Livability:** Addition of useable space- covered, semi-open, open-to-sky - in the given built up area at little extra cost, through creative design and detailing. Also through space enhancing, low cost furniture design.

**Socio-cultural Livability:** More congenial neighborhood through community need sensitive common space design and participation in neighbor selection.

**Ecological Livability:** Bringing elements of nature in the design and adding intangible dimensions that enrich psychological, sociological and cultural aspects of living.

**Psychological Livability:** Elegant built form, attractive neighborhood, inviting space quality, etc.

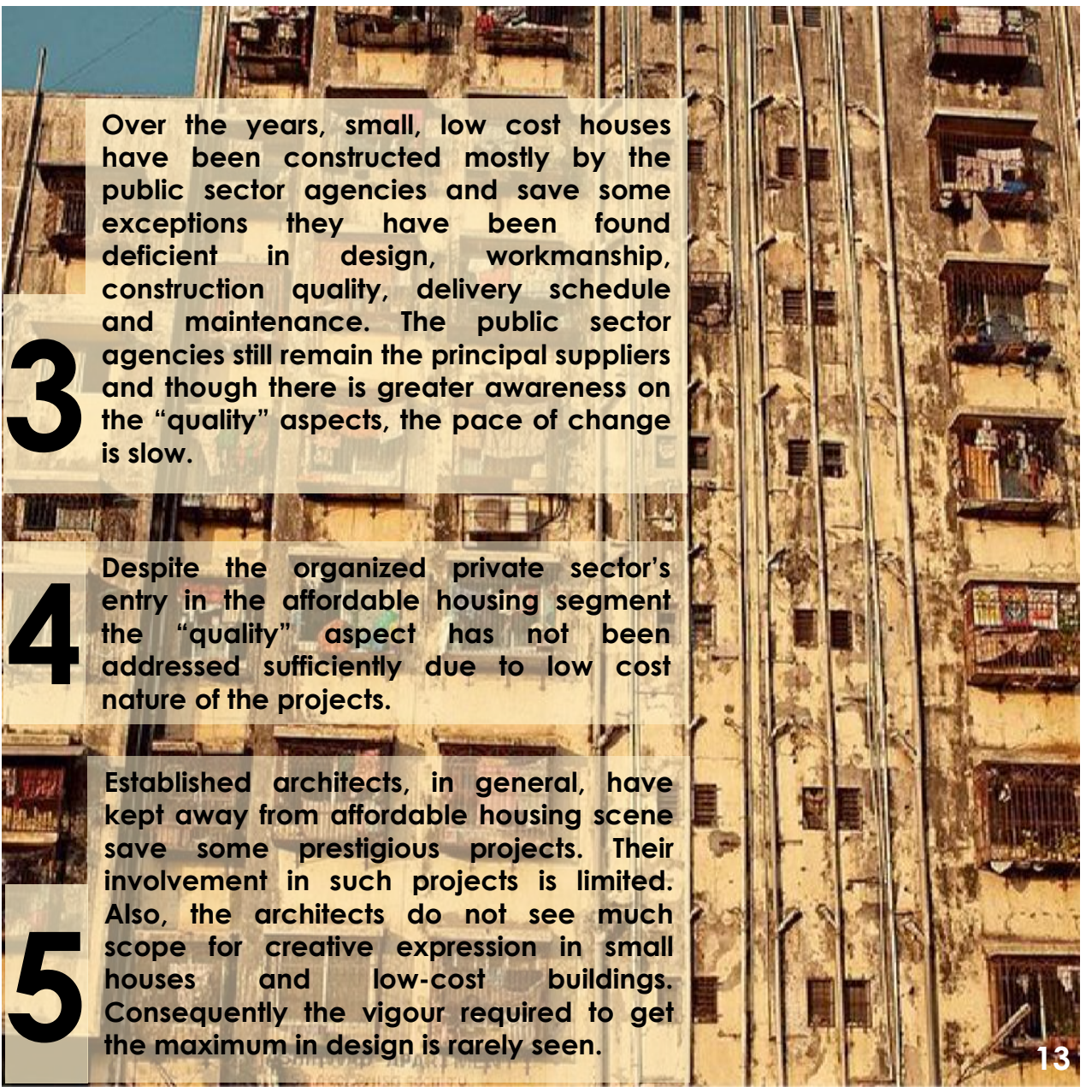


# CONTEXT

1 With 96 percent of housing deficit among the economically weaker sections and the low income groups, a large number of houses that get constructed now and in the future will be small, generally low-cost and utilitarian. The skyline of the Indian cities will be dominated by this housing typology.

2 With a target of 11.2 crore houses by 2022 under Pradhan Mantri Awas Yojana (PMAY), an ambitious, proactive program that seeks to reduce affordability gap through interest subvention and upfront subsidization, easy access to institutional finance, incentives for the private sector and supports in general for affordable housing, a stage is set for a surge in affordable housing construction in the Indian cities, big and small.





**3**

Over the years, small, low cost houses have been constructed mostly by the public sector agencies and save some exceptions they have been found deficient in design, workmanship, construction quality, delivery schedule and maintenance. The public sector agencies still remain the principal suppliers and though there is greater awareness on the “quality” aspects, the pace of change is slow.

**4**

Despite the organized private sector's entry in the affordable housing segment the “quality” aspect has not been addressed sufficiently due to low cost nature of the projects.

**5**

Established architects, in general, have kept away from affordable housing scene save some prestigious projects. Their involvement in such projects is limited. Also, the architects do not see much scope for creative expression in small houses and low-cost buildings. Consequently the vigour required to get the maximum in design is rarely seen.





6

Generally in all forms of housing, especially low cost affordable housing, the 'people angle' is missing, both in design and planning. With the private builders and promoters it is mainly the 'sq.ft. business' with high premium on FSI. Architects on these projects often seek shelter behind the 'faceless client' argument. Sensitive handling of the client or the end user needs is also not a strong aspect of such public housing projects. Neglect of "people" means neglect of their living habits, social interactions, cultural beliefs and aspirations.

7

The non-demanding end users of small houses suffer mainly because of this conspiracy of circumstances, attitude, mindset and markets. Seen largely as subsidy targets and prisoners of slum culture their houses and buildings are poorly designed and detailed, badly constructed, suffer poor maintenance and usually look ugly. For example, "vertical slums" tag bother no one, and no questions are asked.

8

Paradoxically, the sustainability considerations are absent from the affordable housing projects that need them the most. Design for sustainability is seen almost exclusive preserve of the upper class and high end housing.



**This competition seeks to engage experienced professionals and young designers to address these challenges as a way of offering:**



- Better designed Small Houses
  - Better relating Neighbors
- Better functioning Buildings with Sustainable Services
- Better managed Community Spaces for Community living
  - Better Looking Cities

**Registration and for more info:**  
**<http://www.inhaf.org/openideas/>**



**INVITATION TO:**

- Architects and Engineers
- Interior and Furniture designers
- Planners
- Students of above Faculties
- Non-governmental organizations in the settlement development field
- Government agencies, professionals and NGOs working on slum upgrading and slum rehabilitation
- Designers and shelter providers from the informal sector
- Local and international - individuals and agencies

**“Improving Livability of Small Houses”**

**Launch Date: 21<sup>th</sup> April 2021**  
**Registration upto: 30<sup>th</sup> June 2021**  
**Final Submission: 15<sup>th</sup> August 2021**



## COMPETITION COMPONENTS: **DELIVERABLES**

**A**

**New design of the  
selected project**

Pg no 19

**This competition  
requires  
participants to  
work on all of the  
following three  
components**

**Changes in  
building byelaws  
required to  
implement  
suggested new  
design**

Pg no 20

**B**

**C**

**Two case studies of  
innovations- “people  
solutions” – in space  
enhancement in  
existing houses and  
buildings**

Pg no 21

# PROJECT SELECTION FOR REDESIGN

Participants in the competition may work on any of the following tasks:

01

- Redesigning an affordable housing project undertaken by a public agency or a private builder

02

- Redesigning a rehabilitation project where families affected by development induced displacement or otherwise have been resettled or otherwise have been resettled on a new site in formal houses by a public authority

03

Redesigning an:

- In-situ slum improvement project
- or
- Slum redevelopment project where slum dwellers have been resettled and rehabilitated by PPP mode or by a public agency

Conditions for the selection of the project include:

- a) An urban location / rural location
- b) More than 100 units for urban. More than 50-100 units if choosing a rural site
- c) Affordable category
- d) Approved by the competent authority or submitted for approval
- e) Under construction or ready to start construction
- f) Completed anytime or any under execution or under planning.

All the givens of the selected live project are to be taken as givens such as:

- The site (location, size, dimensions, conditions, neighborhood, etc.)
- Local building byelaws of the city/state
- Unit area and percentage size mix, if any
- Clients or dummy clients (if not identified)

*The participant should obtain the required permission and details of such a project from the owner, manager or agency. The sponsors of the competition will issue a letter of introduction and recommendation if needed.*



# A

## New design of the selected project

### PRESENTATION OF NEW DESIGN

- I. All details of the newly formulated project, including drawings, sketches, perspectives, photos of models, etc. that adequately communicate the new design.
- II. Ideas and proposals on
  - sustainable building
  - cost reduction
  - participatory design
  - service efficiency
  - community living

### SUBMISSION FORMAT

SIX A2 (max) sheets that cover:

Sheet 1: SWOT analysis of the existing project

Sheet 2: New Design Concept

Sheet 3,4,5,6: Drawings and photos as in (I.) above



# B

## Changes in building bye laws required to implement suggested new design

PRESENTATION OF SUGGESTED CHANGES

Existing building bye laws and regulations are perceived as constraints to good design, that result in compromised living environments.

Suggestions for required changes in the existing building bye laws and regulations required to implement your proposals and ideas. It may include

- height restrictions
- size of the projection in the margins
- ground coverage
- shape and location of common open space

SUBMISSION FORMAT ONE A3 SHEET





# C

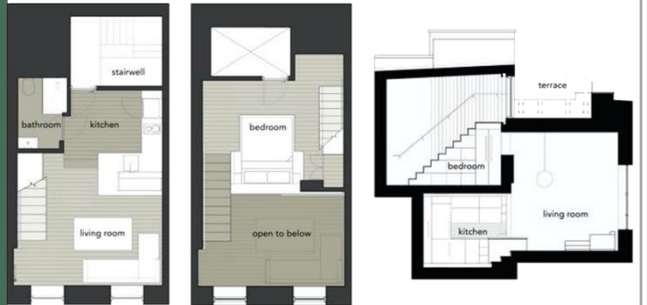
## CASE STUDIES

PRESENTATION OF CASE STUDIES

Two case studies showcasing effective addition of useable space for the living functions, storing, space, extensions etc. in existing homes (formal or informal)

### SUBMISSION FORMAT

TWO A3 sheets with drawings, sketches, photos, descriptions showcasing use and innovation





**SIX A2 (max) sheets consisting of the new design of the selected project**



**ONE A3 sheet with suggestions to the existing bye laws and regulations**



**TWO A3 sheets showcasing the case studies**



**ONE A3 sheet comprising of a 750 words project summary for all three competition components**

1. All sheets must contain Unique ID number on the bottom right corner of the sheet and no personal information.
2. A template for sheets shall be shared with the contestants.
3. All entries are to be submitted in PDF format with size limited to 10 MB on the competition website.
4. Entries are to be submitted on or before 15<sup>th</sup> **August 2021**.
5. Entries will be judged anonymously by the jury members.

**1** Focus on practical and workable solutions

**2** Emphasis on Practicality  
Do-ability  
Use-ability  
Implement-ability  
Adaptability  
Upscale-ability

**3** Expansion of functional, usable space without additional built up areas such as low height mezzanine, open to sky terrace or land, storage areas, working and playing spaces for children, etc.

**4** Additional storage through creative detailing. Also, adaptable low-cost furniture

**5** Parking spaces for cycles, two and four wheelers, hand carts and other working tools.

**6** Efficient common circulation spaces





PRIORITY CONSIDERATIONS FOR JUDGING

**7** Space for livelihood activities

**8** Top terrace as useable community space

**9** Creative community interaction spaces

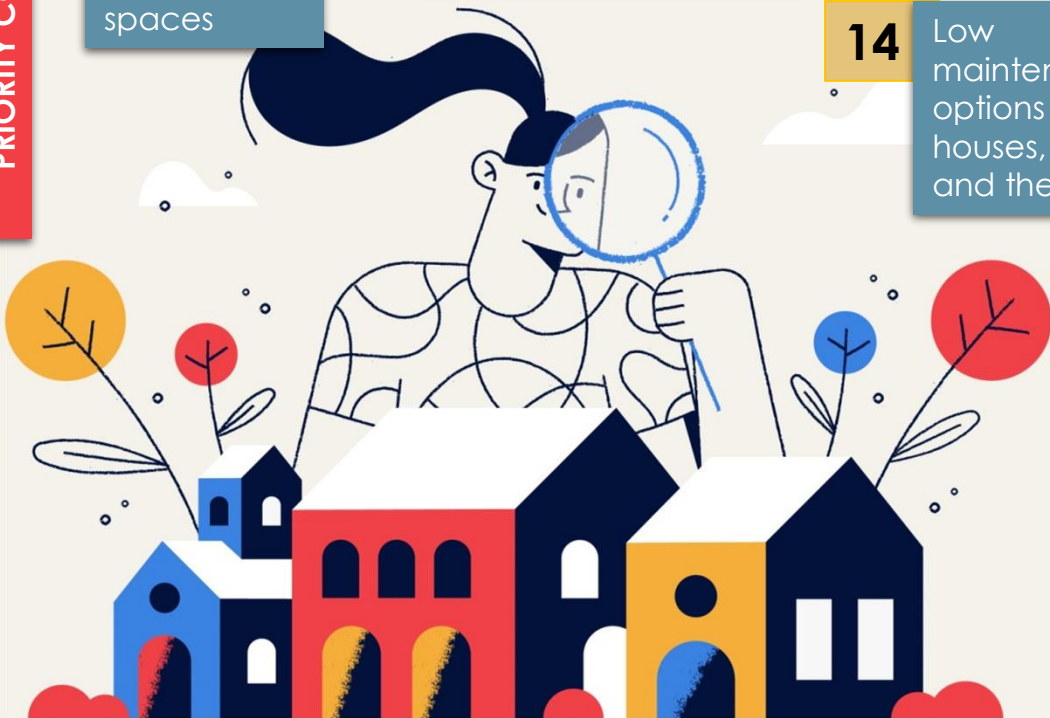
**10** Incremental growth possibility for all or some of the units. (with or without change in building bye laws and regulations)

**11** Specific proposals and ideas for cost reduction in construction and building maintenance

**12** Tools and methodology for participatory design and planning and consultative decision making

**13** Imaginative handling of high densities

**14** Low cost maintenance options of houses, building, and the site



PRIORITY CONSIDERATIONS FOR JUDGING

**15** Adequate access for senior citizen and specially abled people and safety for children

**16** Ideas and proposals to save water and electricity and reduction of waste

**17** Innovative ideas on cost reduction of land and improving land availability for affordable housing

**18** Response arising out of Covid and the lockdown : ventilation, light, social distancing, better hygiene facility

**19** Participant's addition

**20** Participant's addition

**21** Participant's addition



# JURY



**Anand Bhatt**, Architexturez Imprints, New Delhi

**Bijal Bhatt**, Mahila Housing Seva Trust, Ahmedabad



**Dr Hari Haran**, BCIL, Bengaluru

**Jayesh Hariyani**, INI Design Studio, Ahmedabad



**Kirtee Shah**, Habitat Forum (INHAF), Ahmedabad

**KT Ravindran**, Chairman, Architectural Advisory Committee, INTACH



**Medha Samant**, Annapurna Pariwar, Pune

**Pawan Bakeri**, Bakeri Group, Ahmedabad



**Sandeep Virmani**, Hunnarshala Foundation, Bhuj

**Shirish Beri**, Shirish Beri & Associates, Kolhapur



**Syed Khwaja Abid**, National Secretary, NASA





## ELIGIBILITY

- Practicing Professionals: Architects, Interior Designers Planners, Engineers
- Students of above disciplines
- NGOs with relevant experience
- Government agencies, professionals and NGOs working on slum upgrading and slum rehabilitation
- Open to all in India and Outside
- Individual entries or teams. No team size restriction.
- Teams may be formed between members of any of the above groups.
- No direct relationship with the organizers or jury. In case of perceived conflict of interest, contact the organizers for clarification.

## REGISTRATION

- Register till **30 June, 2021** at [www.inhaf.org/openideas/](http://www.inhaf.org/openideas/)
- Confirmation email with a unique identification number will be sent after registration.
- Unique Identification Number to be used for project submission.

## INTERACTION

During the competition participants are encouraged to

- ask questions
- seek clarifications
- interact generally through email: [competition@inhaf.org](mailto:competition@inhaf.org)
- Responses will be posted on the competition website: [inhaf.org](http://inhaf.org)

**Person to contact for any queries:**  
Ankisha Sapariya

## PRIZES

<b>First Place</b>	- ₹ 60,000
<b>Second Place</b>	- ₹ 35,000
<b>Third Place</b>	- ₹ 20,000



## THE WINNING ENTRIES WILL BE:

- The online portal
  - **Architexturez South Asia.**
- Circulated through our social media platforms.

**This competition is not about winning but attempting.**

**Not about offering solutions but discovering, knowing and learning in the process.**

**Using design skills, competence and knowledge in improving and enriching the living of the unreached, neglected and excluded.**

**Not just a design intervention but a journey through social housing.**

**Not only housing design; designing for families, communities, neighborhoods, environments and cities.**

# TERMS AND CONDITIONS

1. The decision of the jury will be final and binding.
2. The participants grants the organizers (INHAF) the right to promote and publish any or all of the entries on any platform from any location for non-commercial, research, educational and development purposes. Any material that is published will be duly credited to authors.
3. Participants of the competition agree that the work they are submitting has not been submitted to any other competition before the result of this competition is released.
4. The sponsors are not responsible for any expenses incurred by the participants for the research purposes of this competition.
5. For clarification, please contact the organizers.

---

## CREDITS

### BROCHURE DESIGN

Radhika Goel, Shimul Shah, Ankisha Sapariya | INHAF Ahmedabad

### COVER PHOTO

YUVA

### PHOTO CONTRIBUTION

Pg. 2	:Siddiqui Reuters
Pg. 3	:MINT
Pg. 4	:Himanshu Parikh
Pg. 6, 11, 13, 14	: Stock Images from Unsplash.com
Pg. 9	: Milleniumpost.in
Pg. 10, 15, 21	: Alamy Stock Photo
Pg. 16, 19	: Pxhere.com
Pg. 13, 24, 25	: freepik.com



# Open Ideas National Competition 2021, Season – II

## Improving Livability of small houses

### Sponsor



Habitat forum (INHAF) is a network aiming to bring together, on a shared platform, NGOs, civic groups and communities; design, planning and development professionals; professional training institutions and young students working in the human settlement development field with a special interest in urban and rural housing for the low income groups; participatory planning and inclusive development; poverty reduction; livable, people centered, poor sensitive and environment friendly cities and sustainable development.

---

### Partners



INI DESIGN STUDIO

INI Design Studio is a multidisciplinary design firm with a diverse portfolio offering professional consulting services in Architecture, Engineering, Planning, Urban Design, Landscape, Sustainability, Interiors, Research and Art. It is recognized by a thought-provoking blend of people with diverse backgrounds, varied expertise and a rich experience of working in different regions across globe that came together with a desire to participate in and contribute to the development process in India. INI operates out of six offices in Ahmedabad, Mumbai, Pune, Kolkata, London and Atlanta, along with multiple project site offices pan India.



**YUVA**

Youth for Unity and Voluntary Action  
Enduring commitment to social transformation

---

Youth for Unity and Voluntary Action (YUVA) is a non-profit development organisation committed to enabling vulnerable groups to access their rights. YUVA encourages the formation of people's collectives that engage in the discourse on development, thereby ensuring self-determined and sustained collective action in communities. This work is complemented with advocacy and policy recommendations. Founded in Mumbai in 1984, currently YUVA operates in the states of Maharashtra, Madhya Pradesh, Odisha, Assam and New Delhi.



The Indian Green Building Council, part of the CII was formed in 2001. The vision of the council is, "To enable a sustainable built environment for all and facilitate India to be one of the global leaders in the sustainable built environment by 2025". The council offers a wide array of services which include developing new green building rating programmes, certification services and green building training programmes. The Green Building Congress is its annual flagship event. The council works closely with State and Central Governments, World Green Building Council and bilateral multi-lateral agencies in promoting green building concepts in the country.

---

## Print Media Partners



The Indian review of  
world furniture,  
interiors and design

### IFJ Magazine

Index Furniture Journal (IFJ) is a publication on furniture, interiors and design, with a strong business focus, bridging the gap between India and the Global community.

URL: [www.ifj.co.in](http://www.ifj.co.in)



---

### Inside Outside

INSIDE OUTSIDE is India's first and foremost monthly magazine on interior design and architecture. Launched in 1978, the magazine focuses on well designed interiors, residential or commercial spaces.

---

## Online Media Partners



### Architexturez South Asia

Architexturez South Asia since 1999, aggravates ideas and propositions concerning physical space and the related disciplines in the subcontinent. It documents processes, critical texts and nomothetic cases representing conditions obtained in South Asia.

URL: <http://architexturez.net/>

Open Ideas National Competition 2021

**Improving LIVABILITY  
of small houses**

# SEASON II

