UNIFICATION OF THE FRAGMENTED LANDSCAPES For THE ACHIEVEMENT OF JUST & EQUAL CITIES By DESIGN

P K D A S
&
A S S O C I A T E S

FRAGMENTED LANDSCAPES: ABUSE, VIOLENCE, & INTOLERANCE

INTOLERANCE AND VOILENCE
Mumbai

ABUSE OF NATURAL SPACES

MARGINALISATION AND EXCLUSIVITY
Mumbai & Brazil

SLUMMIFICATION OF THE CITY
Mumbai

DEVELOPMENT ANARCHY
Mumbai

DEMOCRATIZING CITIES: PARTICIPATION & MOVEMENTS

February 22 - 28, 2002

MID-DAY - METRO -

Putting the fort back in Bandra

Hepzi Mathias

AFTER transforming the Bandra coastline, Bandraites are now getting down to restoring the glory of the Bandra Hill or Bandora, from where Bandra gets its name. We are talking about that ravaged piece of land on which stands the once-majestic Bandra Fort.

A proposal to restore and re-green the hill has been sent to the state's Heritage Committee for its approval and work is expected to start soon. A year after work begins, you will be able to enjoy a stroll, sit on the benches and even hold small programmes on the hill - exactly like the Carter Road Palm Promenade - not to mention enjoy the grand view of the two other points of Mumbai - Worli and Nariman Point - from the hill.

Rajya Sabha Member of Parliament Shabana Azmi is directing her MP's fund at this project too, after having funded the promenades at Bandstand and Carter Road.

"The project cost is Rs 1 crore, of which Rs 20 lakh has been sanctioned by Shabana Azmi's MP fund," says architect P K Das. "More may follow if needed. Legislator Baba Siddiqui has sanctioned Rs 10 lakh from his MLA fund. We are tying up with sponsors for the rest of the money."

Das conceptualised the project and is working with the Bandra Bandstand Residents Trust on it. Azmi herself was not available for comment.

The BBRT intends to restore the greenery of the much-ravaged hill and redevelop the fort area. "The hill used to have

developing the ruins of the Byramjee Jeejabhoy Villa atop the hill, putting steps and benches on the hill, make pathways of sand and gravel, and restoring the raised contours of the hill by earth terracing.

Lighting and security cabins along with seaside wall construction will also be taken up to prevent accidents on the hill. There is no provision for any gate but entry points are planned in such a way as to be defined by shrubs and other plantation. Though no entry fee will be charged, entry timings for the fort area will be restricted.

Permission for the development of this land has already been received from the Brihanmumbai Municipal Corporation and the suburban collector.

The plan has received in-principle approval from the Heritage Committee, since the Bandra Fort or the Castella de Aguada, is a Grade III structure, says Arup Sarbadhikary.

DREAM & REALITY: The improvements to the Bandra Fort area (left) that architect P K Das (inset) has proposed, which will benefit the people who come to Bandra Fort to watch the sunset (right)

"Couples are a big put off"

YASMIN D'Costa, a resident of Pali Hill, says she does not like to come to the fort because she gets put off by the presence of many couples. "I wish they had done this place better." She recalls how during her school days it used to be rocky. Today, the rocks seem to be disappearing and so do the walls, she says.

Brothers Adi and Khushru Irani, who once lived in Bandra and are now based in the US, visited the fort during their visit to India to relive their childhood memories.

Khushru feels the fort could be developed into a good tourist attraction leveraging its scenic location and its beautiful view of the sea.

Brother Adi feels the government could put up a sign explaining the significance of the place. "We would often visit this place during our school days. The government should also tidy up the place," he says.

The brothers Irani

Birthday Anniversary Reception Kitty Party
SHEETAL AR RESTAURANT
Hurry, enrol now for a 20% discount
ARENA

Citizens inspire Bandra face-lift

Nasser Lalljee
Bandra

ON this waterfront, there is certainly no Marlon Brando, but the people of Bandra Bandstand certainly have their own heroes.

It is to the credit of these heroes who set about saving a coastline that had been endangered by indiscriminate dumping. The movement took off with the Mohalla committee, which was formed in 1993, when a group of people started taking an interest in civic problems. They formed the Bandra Bandstand Residents Association in 1996, which was later converted to a trust in 2000.

The blatant dumping of rubbish along their precious coastline outraged the sensibilities of the local residents who had earlier fought it out in the court and got 1,500 trucks of debris removed from the area facing the Bandstand Fort. Once this was done the group moved ahead to try and reclaim whatever was left of the coastline. The idea was to prevent it from encroachments, particularly those that had come up in the area around the Searock hotel.

The citizens had already conceived of a promenade, prepared a plan and worked with architect PK Das, who designed and implemented it. Plans were approved by the BMC, MSRDC, collector, and other concerned bodies. The funds were provided by ShabanaAzmi, MP, Rajya Sabha, under the MPLAD scheme for the infrastructure. But seeing the manner in which the work was proceeding, and the effort being poured by the locals, more money was invested into the project.

The construction started in May 1999. Exactly one year later May 2000 saw the Naval Police Band inaugurate the promenade at bandstand. Then came the Art fair on November 27, 2000. This was followed by a party for the under-privileged children in December 2000. An interactive play to highlight the problems of the common man was held next on the May 6, 2001.

The variety of events held at the promenade has brought the citizens closer to each other and there is a growing sense of camaraderie among all those who come here. They voluntarily stop people from creating nuisance, throwing rubbish as they have developed a sense of ownership.

The promenade is now almost complete, and a 1.6 km stretch of reclaimed land, from Bandstand to St. Andrews Church corner, has been saved from certain disaster. Encroachment and other such nuisances would have certainly destroyed the entire already endangered coastline.

"The people have developed a good trust and funds are slowly trickling in.". The association and locals are appealing to every flat-owner in Bandstand to pay Rs 20 per month. Apart from this certain sponsors have taken a keen interest and have contributed towards the development of gardens and other features.

If this example is emulated, a number of public spaces will be reclaimed by the people, for the people.

THE TIMES OF INDIA - 'WESTSIDE PLUS'
MAY 29, 2001

TOI July 18 Sunday . 1999.

MUMBAI

Winds of change sweep across Mumbai's vandalised waterfronts

By Gunwanthi Balaram

MUMBAI: "In a city gasping for breath, it is quite dreadful," observes British architect and 'Bombay boy' Pierre d'Avoine, "that Mumbai's greatest open spaces, its waterfronts, are being so vandalised that its people can derive little benefit from them." Treated as dumping grounds for debris, garbage and sewage, or as free sites for encroachment, several of Mumbai's waterfronts are actually shunned by its residents. So, it is heartening to find some citizens' groups and architects launching joint initiatives to nurse their bit of waterfront back to life—as in Bandra, for instance.

Walk along the Bandra waterfront now, and you will find that the dramatic black rocks along the old Band Stand are rising from the debris, as it were, as are the mangroves off Carter Road. What's more, a new promenade is being constructed along these contours of seafront so people can take a brisk walk and get a breath of fresh air.

The Bandra project, on which work started a couple of months ago, is part of architect and housing activist P.K. Das' masterplan for the restoration of the city's waterfront. Drawn up over two years ago, the masterplan looks at the phased rejuvenation of three types of waterfront areas—public spaces like beaches and waterfront promenades; native settlements like fishing villages; and seaside heritage precincts like the Worli, Mahim, Bandra and Vasai forts.

CITIZENS' WALK: The landscaped promenade at Bandra Band Stand, master-planned by a local architect, will involve citizens' participation in its execution and maintenance

To begin with, he is sensibly tackling public spaces. These include 14 independent schemes estimated to cost about Rs 1 crore each to execute. Committed to the rules of the coastal regulation zone, the architect is anti-reclamation and believes instead that "it is important to stop the abuse of our existing waterfronts and work within the existing realities to progressively restore and preserve their natural beauty".

His restoration projects envisage the creation of landscaped walkway, pedestrianisation, seating, lighting, security, drainage, planting of suitable trees and shrubs and the installation of plaques on the history of the waterfront/neighbourhood. "Above all, they involve citizens' participation in execution and maintenance."

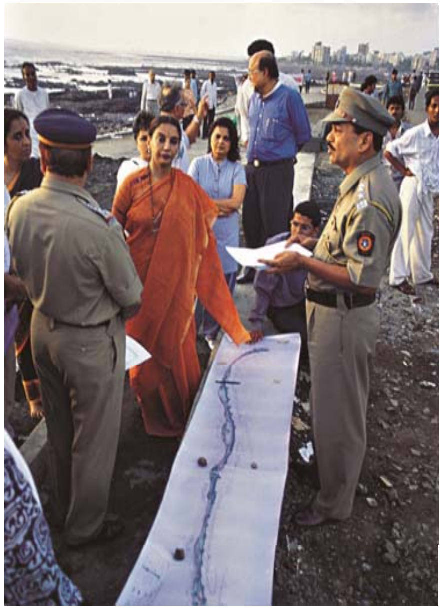
The Bandra scheme is being executed under the supervision of a team of local residents' associations with an initial grant from Rajya Sabha MP and actress Shabana Azmi. She has donated Rs one crore from her MP's constituency development fund to the Bandra-Juhu waterfront development programme—Rs 30 lakhs each for Carter Road and Band Stand and Rs 40 lakhs for Juhu.

"We will mobilise donations to carry on the upgradation work, and collect a small monthly maintenance fee from our 1,200 members to maintain the promenade. There will be no entry fee and everybody is welcome to use the promenade," say Arup Sarbhadikary and Kamala Soni of the Bandra Band Stand Residents' Association. "Impressed by the work so far, new sponsors are coming forward," adds a Carter Road resident.

"I'm thrilled, my faith in the abilities of the local citizens' groups and the architect of the scheme has been vindicated," says Shabana Azmi. "Such localised initiatives are the best alternative to large grandiose plans which move away from citizens rather than draw them in. They also cut across class barriers," maintains the MP, adding that she intends to continue to support them in every way she can.

Work on the Juhu project will commence next month, according to Ms Azmi. It envisages sprucing up the beach as well as the 'influence areas', i.e. the Juhu-Tara Road and the seven axis roads leading to the beach, and creating a plaza around the Shivaji statue with proper sanitation facilities for both hawkers and visitors.

Several agencies, including the traffic police, the taximen's and hawkers' unions, residents' groups and the National Airport Authority have been consulted on the issue and have agreed to cooperate in the Rs 2.4 crore project, adds Mr Das. The plans for the Dadar-Prabhadevi waterfront have also been cleared by the BMC, and the architect and local citizens' groups are discussing how best to implement the programme. "Hopefully, it will all come together. It's hard work, but very rewarding," he says.



CITIZENS MOVEMENTS

Juhugiri. Pyar se.

Double open space: add almost 3 Oval maidans
Create 10 km tree-lined, flood-free walkway along Irla nala
Inter-connect open spaces with institutions & amenities
Re-align & integrate Metro rail network with public spaces
Protect beach, improve access, enhance facilities
Provide civic amenities for gaothans, re-develop slums
Form a model for neighbourhood planning,
participation & governance

Vision Juhu

Expanding public space

Kamala Raheja Vidyanidhi Institute for Architecture • PK Das & Associates, Architects • Mumbai Waterfronts Centre

Supported by: Juhu Citizen's Welfare Group (JCWG) • Gulmohar Area Society's Welfare Group
Juhu Scheme Residents Association • JVPD Housing Association Limited • Gaothan Area Residents Association of Juhu (GARAJ)
Juhu Residents Association • Irla Residents Association • Rotary Club of Juhu • Reserach Sponsor: ICICI Prudential
Contacts: anirudh.paul@gmail.com • pkdas.arch@gmail.com • daryldmonte@gmail.com

PUBLIC CAMPAIGN POSTER – 'VISION JUHU' Mumbai

A PUBLIC EXHIBITION
'Open Mumbai'

New township raises the bar for slum rehab

Asia's largest slum re-housing project in Chandivli gets its first occupants

Madhurima Nandy
Mumbai, May 1

SAVITA RAO is looking forward to a good night's sleep after three decades of disturbed slumber. She has just moved into a spanking new studio apartment in Chandivli, 15 km south of her ramshackle tenement bordering Sanjay Gandhi National Park.

"Every night, we would sleep in fear that a leopard would pick up our children," said Rao, 45, who lived on the edge of the forest.

On Tuesday, Rao and other families were re-housed as part of a slum upgradation scheme. Some of them turned emotional, their eyes glistening with tears as they accepted keys to their flats in a 45-acre township that raises the bar for slum rehabilitation projects.

Instead of the mismagnitudive and shoddily constructed buildings that are the hallmark of slum rehabilitation projects, the Chandivli township has been designed from the bottom-up, with the socio-economic needs of low-income groups in mind (see 'The new design'). In the past, poor design has contributed to slum dwellers selling out and moving back to shanty towns.

If the township succeeds, it could become a model for other projects. The success of slum upgradation is critical for improving the deplorable living conditions of half the city's residents, and a prerequisite for Mumbai becoming a world-class finance hub.

The Chandivli slum re-housing project is also the largest in Asia. By the end of the year, twelve thousand families will move in: equivalent to one-fourth the population of the city's N ward, consisting of Colaba, Cuffe Parade and Fort. In ten days, one third of them will have shifted.

The township is unique also because groups usually at loggerheads with one another have collaborated: the government, builder Sumer Corporation, independent architect P.K. Das and NGO Nivara Hakk Suraksha Samiti.

Nivara Hakk initiated the project eight years ago after environmental groups took legal action to get the slums removed on the grounds that they were encroaching on the park. The NGO has been closely involved with the project to ensure that the quality of construction is good and that the allocation of flats is fair and transparent, its activists said. Other slum re-housing projects have been ridden with corruption on these two fronts.

madhurima.nandy@hindustantimes.com

PHOTO: MANOJ PATILIAT

The new design

- A township spread over 45 acres in Chandivli
- Very close to the up-market Hiranandani Gardens in Powai
- 12,000 housing units spread over 15 clusters, with 16 buildings in each cluster
- Four buildings in a sub-cluster, which open out into a courtyard to enable community bonding
- No dormitory-type corridors, but two flats on each side for good ventilation
- A small foyer in every building, in an effort to create more communal space
- Well lit and ventilated flats
- Nicely tiled bathrooms
- Drying balconies
- Central maidan
- Three parks

A NEW BEGINNING. Asha Giri Goswami in the balcony of her Chandivli flat.

UNLIKELY PARTNERS

Shabana Azmi
Member of Nivara Hakk Suraksha Samiti

This township is an example where an NGO has helped the government, slumdwellers and the developer to come together to build a township.

Vilasrao Deshmukh
Chief Minister, chairman of DRI

The township shouldn't become an improved slum. Workshops should be held to make sure that residents take appropriate care.

P.K.Das
Architect and member of Nivara Hakk Suraksha Samiti

We tried to design the township in a way that would preserve the communal life that people are used to in slums.

Ramesh Shah
Partner (on Sumer Corporation, his parent firm)

It's a very important project for me. I spent three-and-a-half years from morning to night on the site. It is a one-of-a-kind project in India.

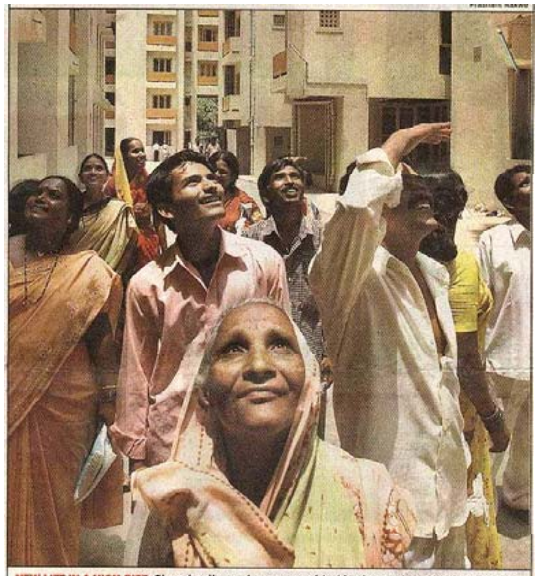
'I'll never give this house up'

Madhurima Nandy
Mumbai, May 1

ASHA GIRI Goswami, 40, has never lived in a high-rise building. After 20 years of living precariously in a shanty town on the fringes of Sanjay Gandhi National Park, on Tuesday she finally entered her home.

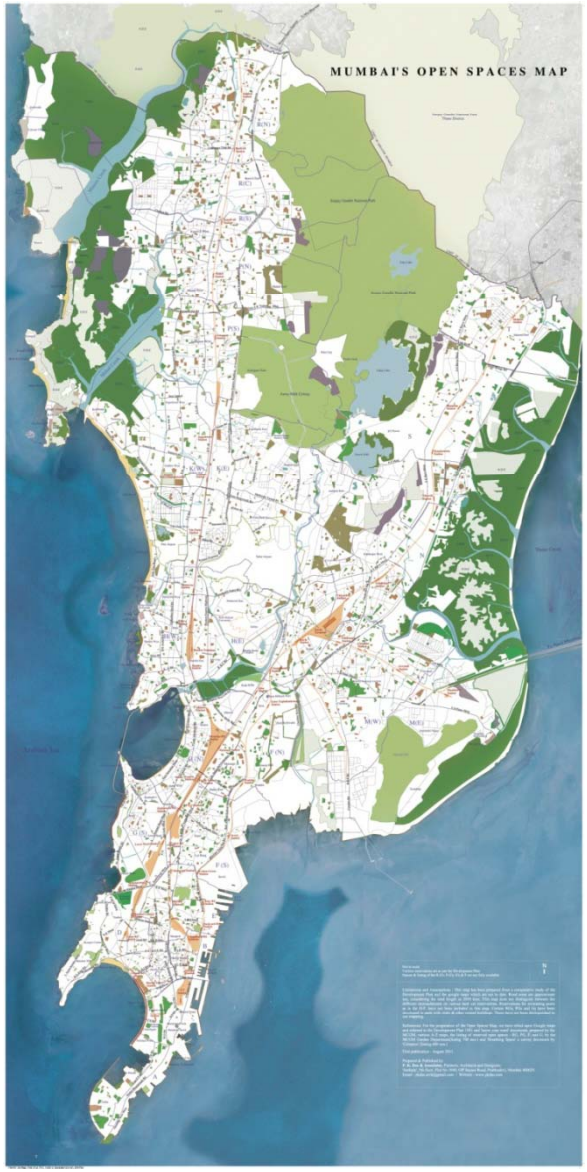
"This township was a dream for all of us and we have seen it develop from scratch," she said. An added surprise was that she was allotted a top-floor flat. "I have never lived at such a height before," she said, smiling. "I hope the wind doesn't blow us away."

Goswami and her husband came to Mumbai 20 years ago from West Bengal. Her husband worked as a plumber and she sold bangles and other costume jewellery that she made at home. Will she eventually sell the house? "Never!" she replied emphatically. "We have struggled for years along with Nivara Hakk to get our own place. We would never give it up."



NEW LIFE IN A HIGH-RISE: Slumdwellers who once resided in the Sanjay Gandhi National Park look skywards at their new multi-storeyed dwellings in Chandivali on Tuesday. The 30 families were the first of a group of 4,142 households which will be shifted in the next ten days. **Reports and more pictures on P 5**

SLUMS REDEVELOPMENT & INTEGRATION - A VISION OF HOPE



Open Spaces Map of Mumbai

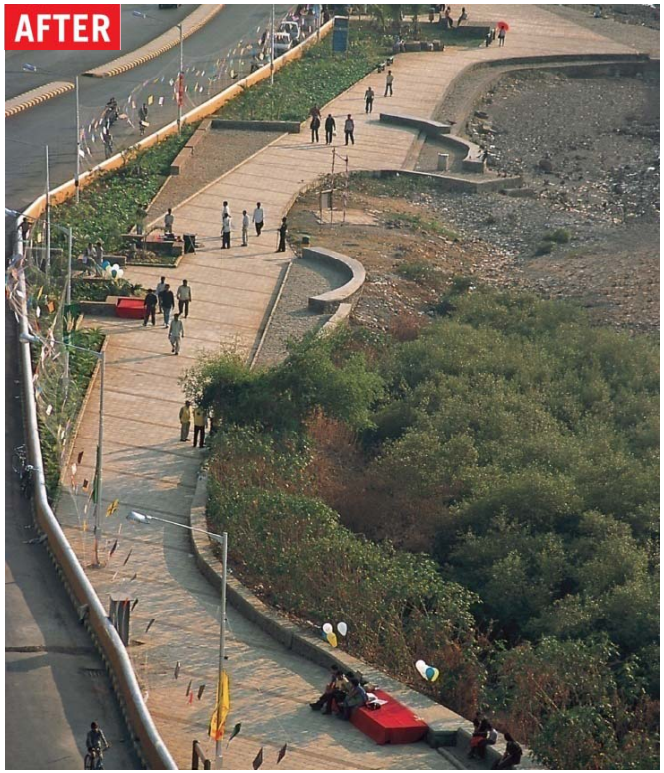
Slums Map of Mumbai

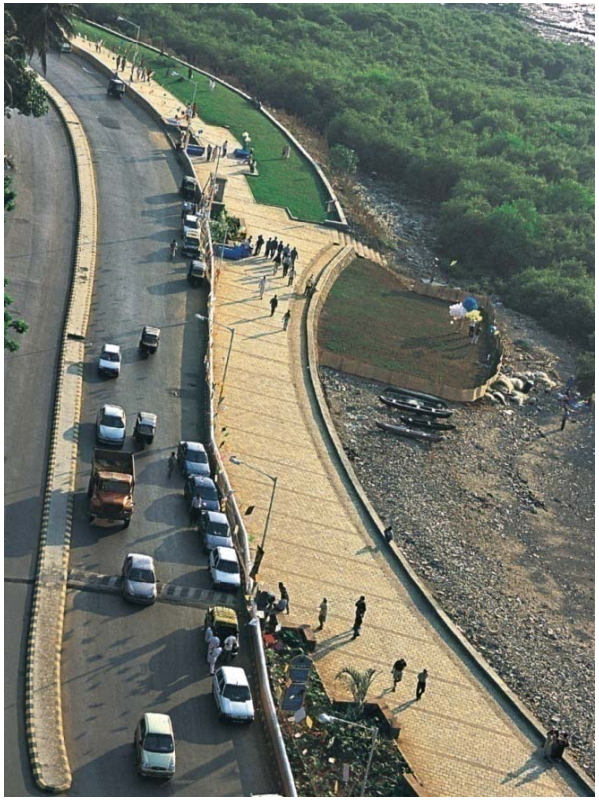
MAPPING CITIES

INTEGRATION BY DESIGN

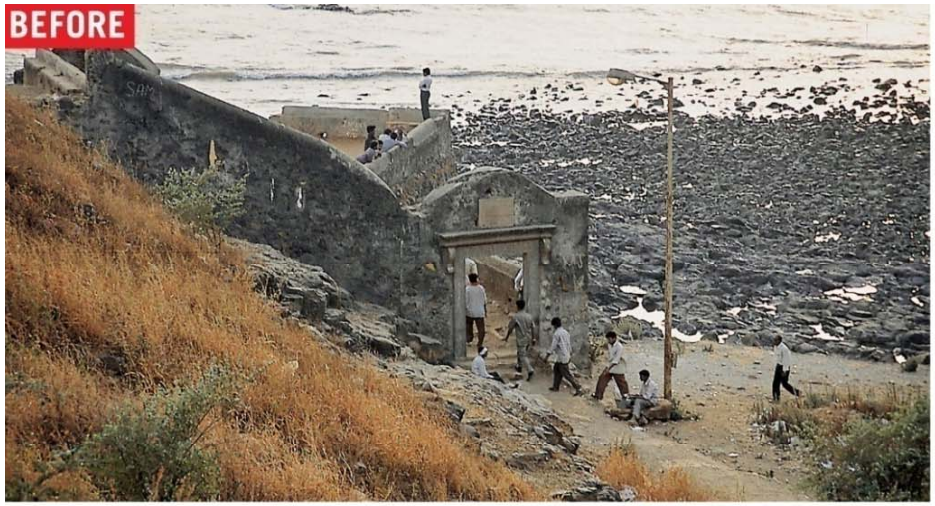
WATERFRONTS

Bandra Bandstand Mumbai





Carter Road Mumbai



HERITAGE PRECINCTS & HILLS
Land’s End Mumbai

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HISTORICAL SITES

Gateway of India Mumbai

Sewri Wetland Mumbai

Versova Board Walk Mumbai

WETLANDS

Versova Board Walk Mumbai

LAKES
Lokhandwala Lake Mumbai

Commercial Hustle on Foothpaths

Slums & Gaothans

PROPOSED NETWORK OVERVIEW FOR JUHU

INTERNATIONAL EXAMPLES

Cheonggyecheon, Stream

Cheonggyecheon, Stream

Las Ramblas, Barcelona, Spain

VISION JUHU – Neighborhood City base Planning

Irla Nullah Mumbai

Integrating Neighborhoods
Let linear open spaces flow across urban landscapes

WHAT WE DON'T SEE AND REALIZE AS OUR PUBLIC SPACES ASSETS:

482 SQ KMS OF TOTAL AREA
149 KMS OF COASTLINE
16 KMS OF BEACHES
40.7 KMS OF RIVERS COVERING 1.5 SQ KMS
09.25 SQ KMS OF CREEKS
48 KMS OF 'NULLAHS'
305 KMS OF POTENTIAL PEDESTRIAN AVENUES ALONG ROADS
64.31 SQ KMS OF FORESTS AND HILLS
155 ACRES OF 51 RAILWAY STATIONS

OPEN MUMBAI
LET'S EXPAND PUBLIC SPACES

RE- ENVISIONING CITIES
Open Mumbai Plan

SLUMS REDEVELOPMENT AND AFFORDABLE HOUSING INTEGRATION

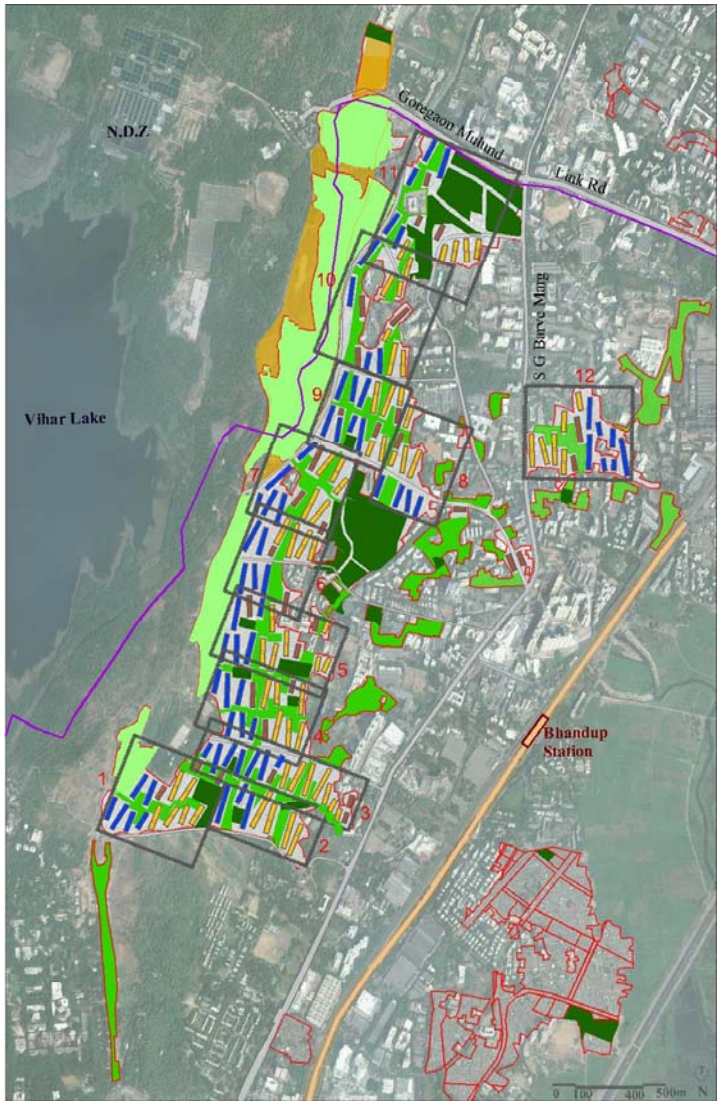
THE CASE OF MUMBAI
PART - 2

Presentation to Shri. Prithviraj Chauhan
Honorable Chief Minister of Maharashtra

NIVARA HAKK
&
P K DAS & ASSOCIATES

31st AUGUST 2012

Part-1 was presented in May 2011



SLUMS INTEGRATION PLANS
Mumbai