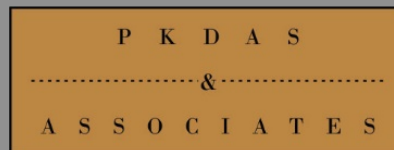


**“CITIES WITH A FUTURE”
CAF Conference, Lima**

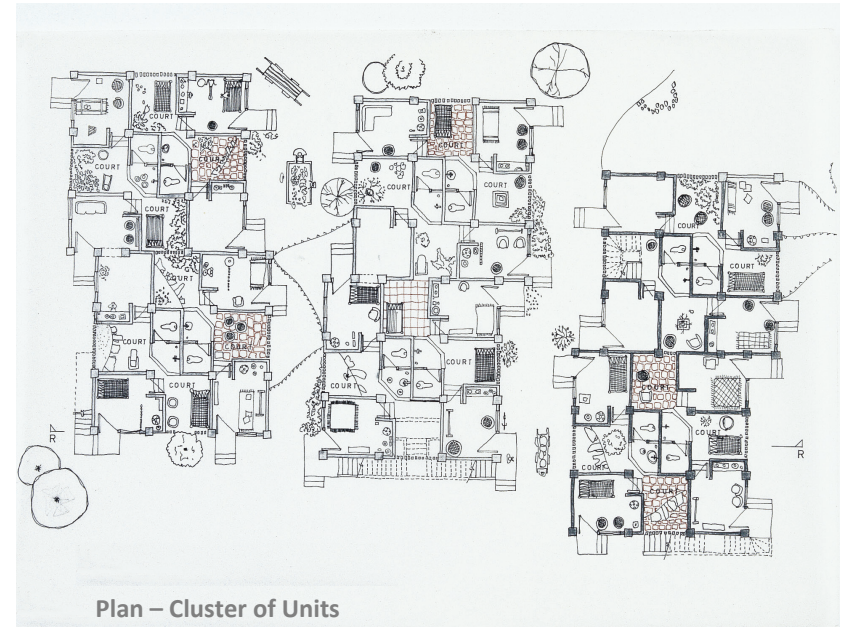
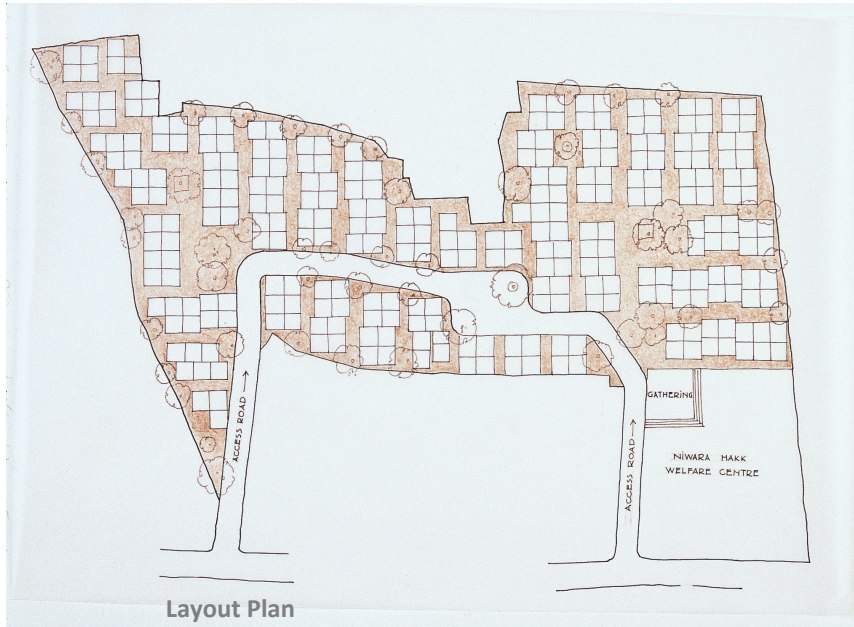
**HOUSING FOR ALL
&
THE MAKING OF INCLUSIVE CITIES**



3rd November 2017

1 The Question of Land Equity & Occupation Slum Land

[illegible][illegible]



Interactive Models



Organizing self help



Self help housing – Sanjay Gandhi Nagar

Year 2000-2015 The Battle for Sangharsh Nagar



The battlelines are drawn in Borivli

SUNDAY TIMES - 30th April 2000

The Nivara Hakk Suraksha Samiti has been fighting the cause of encroachers in Borivli National Park for years now. Its contention: all the encroachers—a whopping 300,000 of them—should be resettled within the park. Ranged on the other side is the Bombay Environmental Action Group which points out that this will have grave repercussions on the city's water supply and green lung. As the high court-ordered demolition at the Park gets under way, the debate heats up



WE, THE PEOPLE: V. P. Singh addressing a rally at the Borivli National Park

By Sunjoy Monga

THE Nivara Hakk Suraksha Samiti (NHSS), having realised that its attempt to pressure the high court had boomeranged, couldn't have got a better protagonist than V. P. Singh, who reportedly stated at a recent rally that forests could be created elsewhere. Yes, pinch yourself. We continue to be silent spectators to the nonsense perpetrated by politicians and some NGOs who have brought the issue of encroachments, be they on Park lands or railway lands, to such a distressing point.

The Mumbai High Court Order of May 7, 1997 directed that post-1995 hutments be evicted from National Park. Expectedly, dubious protectors showed up to shed

plantation programmes will serve no purpose if this National Park is not strictly protected.

A mere three per cent of India's area is under Protected Area Network. Shouldn't this be kept sacrosanct? Is the NHSP prepared to state that there should be no environmental protection, no National Park? Do they not know the encroachments they feign to safeguard violate every possible law—the Indian Forest Act, Wildlife Protection Act and Forest Conservation Act? And they want these regularised into housing projects. The National Park is not a site for any slum rehabilitation scheme!

Time-and-again these 'protectors' have resorted to arousing passion by presenting affected parties as tribals. This despite knowing that presum-

By P. K. Das

THE houses of 300,000 people in the Borivli National Park are being brutally destroyed. If the eviction goes through, they will be forced to roam the streets—over 40,000 schoolchildren will lose out on schooling, and women will be vulnerable to abuse. These displaced people will not disappear into thin air. Nor will they leave the city. Do we want Mumbai to be threatened by the social unrest that will inevitably follow?

The Nivara Hakk Suraksha Samiti is not fighting for occupation and destruction of forests and parks. Its fight is against this tragic uncertainty and against those who are promoting it. Demolition is no solution; it only worsens things.

BEAG petitioned the high court

there. The previous Maharashtra government had stated that all pre-1995 slum-dwellers would be given alternative accommodation, and 33,000 families in the park have been recognised as eligible. But since only 5,000 families have paid the sum of Rs 5,000 towards rehabilitation, the remaining 28,000, along with over 20,000 post-1995 households now being demolished by a court order. Also, there are 2,500 tribal families threatened by eviction. It is for the government to make appropriate laws for rehabilitation instead of shirking its responsibility.

A few years ago, the then chief secretary P. Subramanyam had proposed resettlement along the periphery of the park. Subsequently, D. T. Joseph, then CEO, Slum Rehabilitation Authority, proposed

Slums and crime spread within national park



UNIQUE THING VERY CLOSE To you for sale below the forest with flowers of Kurser village, Mohel (east), in the Sanjay Gandhi National Park

Shavna Padhy
in India

Dr. Kumar Tula, a resident of the village of Nandgaon, 10 km. from Rudra Nagar, reviewed after a month to find his two brothers in "up" to establish local democracy. In Nandgaon, Tula, a local "cooperator", who had put up two thousand huts and a still on forest land three years ago at Rs. 100 per acre.

Tula is one of 50,000 residents in the thirty townships of

[illegible]

Slumlords cash in on poll time

Subsidence threat
An extensive aquifer beneath the city of Grand Rapids, Mich., has been found to over-accumulate water in the form of ice, increasing the risk of subsidence in the city.

On Monday, officials were being pulled down some 14 inches each and asked to get out of the city, they announced that they had to leave against extreme odds to get out of the city in a span of over 100 days.

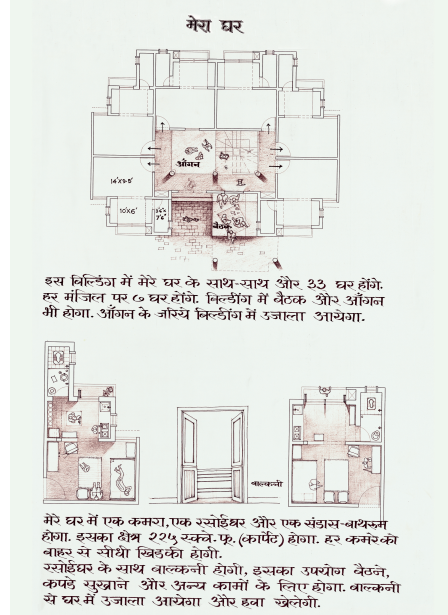
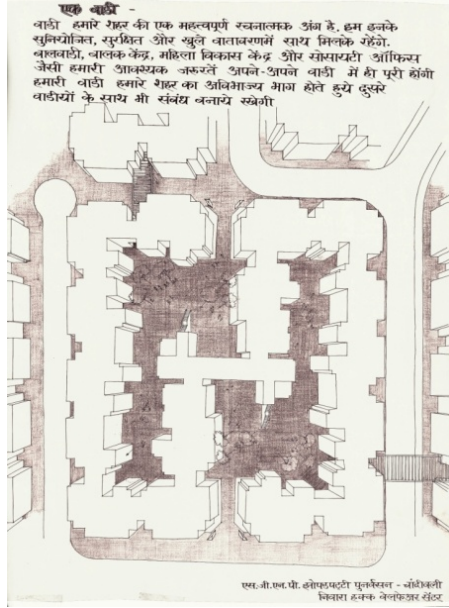
They pointed out that subsidence situations are uncommon, the situation was severe, pulling up many feet and causing an increase in the water level, and the situation was not a subsidence situation, but a subsidence situation.

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Crushed homes, lost lives:

The story of the demolitions in the Sanjay Gandhi National Park

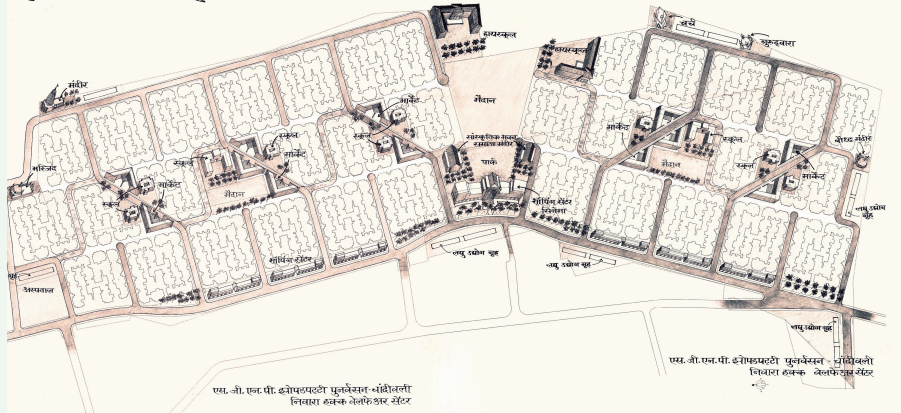
Public participation Campaign Posters & Models



यहाँ हमारे अपने घरों के साथ-साथ खुले मैदान और कई सामाजिक सुविधाएँ होंगी.

- बाड़ी की रचना परिचित समूहों और सोसायटियों को कायम रखेगी.
- सार्वजनिक सहभाग और व्यवस्थापन नियंत्रण इस रचना का मुख्य हेतु रहेगा.
- इसमें सिर्फ पाँच मंजिली होंगी.

हमारा नया शहर



- एक बड़ा चार एकर क्षेत्र का मैदान शहर का केंद्रबिंदु होगा, इस के व्यतिरिक्त एक एकर के दो और खेल मैदान और हर बाड़ी में दो चौक होंगे.
- कुल सोलह स्कूल होंगे, जिसमें दो हायरस्कूल, चार सेकेंडरी स्कूल और दस प्राथमरी स्कूल होंगे.
- दो अस्पताल और कई छोटे क्लिनिक और दवाखाने आरोग्य विषयक हर जरूरतों को पूरा करेंगे.
- दो बड़े सांस्कृतिक मंच और कई धार्मिक स्थल सामाजिक और सांस्कृतिक गतिविधियों को बढ़ावा देंगे.
- राजमार्ग उपकृतियों के लिए हमारे शहर में 250 लघु उद्योग गृह बनाये जायेंगे.





1. Reserve land exclusively earmarked for affordable housing in the Development Plan of cities, in proportion to demand
2. Reserve slum land for Affordable Housing
3. Ensure integration of land for affordable housing with various neighborhoods and city
4. Underwrite value of land in the cost of housing in order to make housing affordable by the poor and the middle class

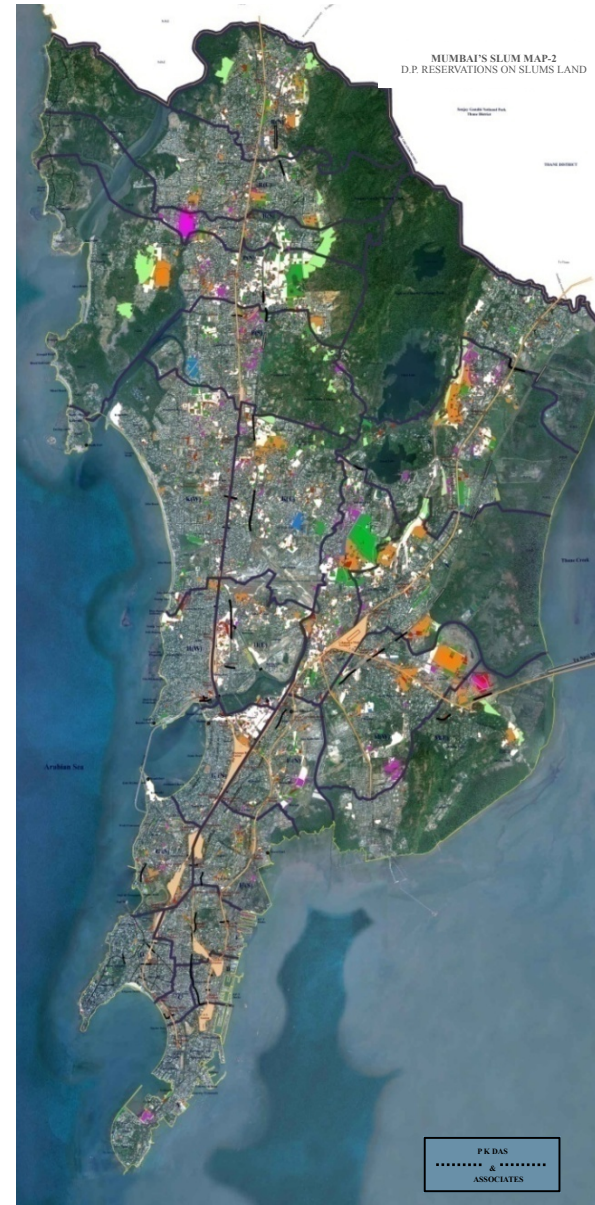
Further Slummification of the City



2 **Planning Inclusive Cities based on Existing Land Occupation Pattern**

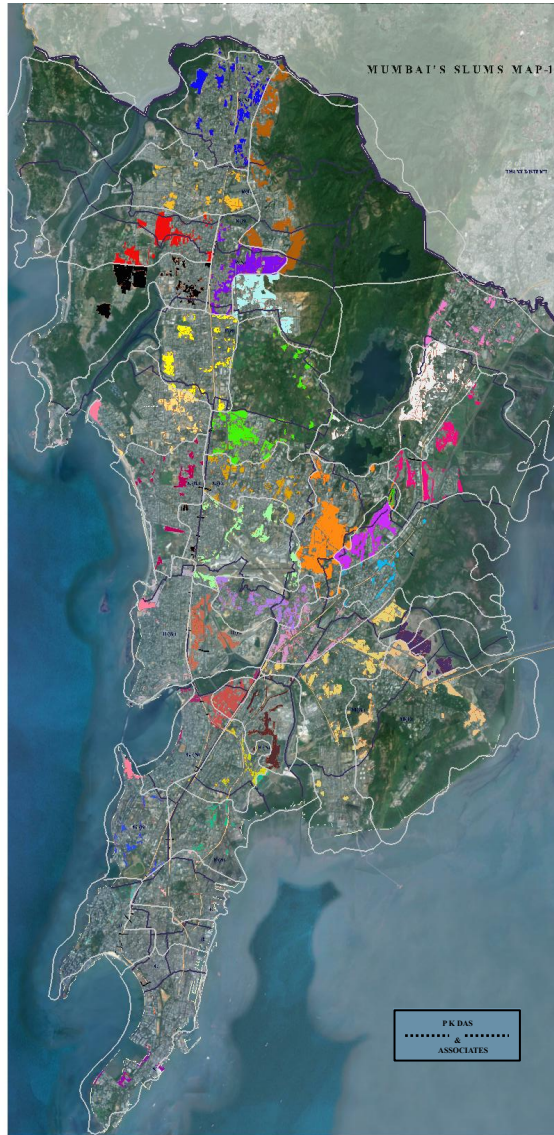
1. Prepare Development Plan of cities based upon existing land occupation pattern
2. Undertake participatory mapping of slums and promote open data
3. Undertake affordable housing and slum land master plan
4. Promote participatory urban planning and design as a right

Mapping of Slums, Mumbai



Slum Master Plan

Zoning based on Assembly Constituency

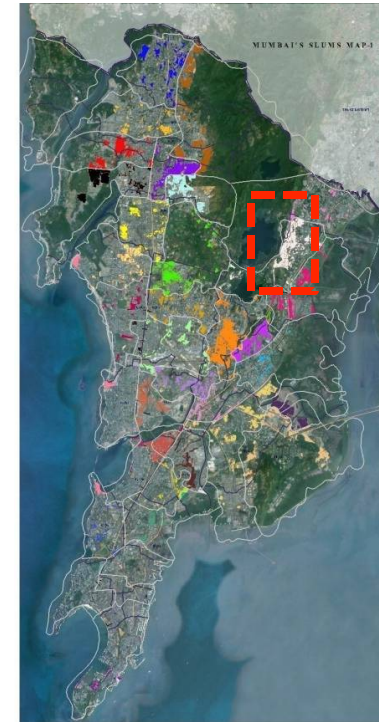
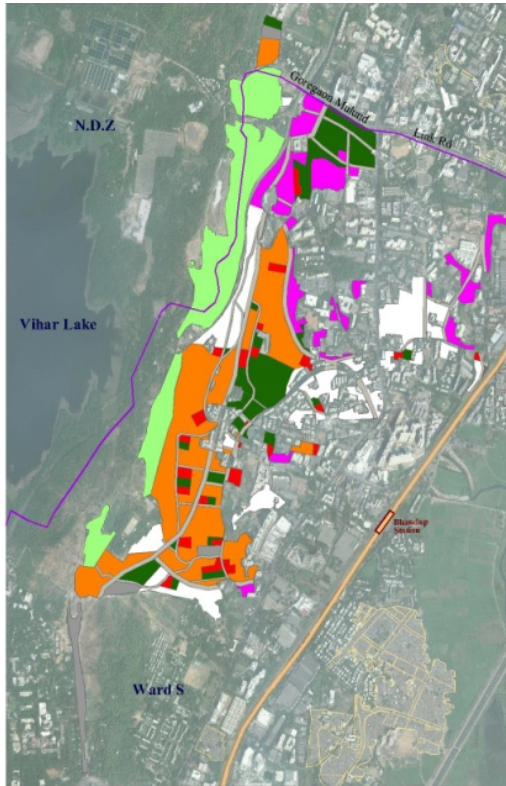


	Sr no	Assembly Constituency no	Area (Sq. M.)	Sq. km.	Population
	1	152	702,327	0.70	109,637
	2	153	1,616,814	1.62	154,020
	3	154	2,449,900	2.45	340,361
	4	155	722,090	0.72	256,483
	5	156	1,292,202	1.29	130,496
	6	157	2,582,601	2.58	244,527
	7	158	2,021,645	2.02	302,875
	8	159	1,670,369	1.67	227,932
	9	160	2,134,817	2.13	217,674
	10	161	1,537,962	1.54	224,701
	11	162	1,706,737	1.71	130,737
	12	163	1,093,341	1.09	156,190
	13	164	860,839	0.86	119,409
	14	165	572,769	0.57	80,104
	15	166	940,218	0.94	158,622
	16	167	1,295,422	1.30	198,594
	17	168	3,506,680	3.51	476,453
	18	169	155,345	0.16	162,556

	Sr no	Assembly Constituency no	Area in Sq. M.	Sq. km.	Population
	19	170	371,035	0.37	36,858
	20	171	1,247,827	1.25	198,596
	21	172	1,816,421	1.82	476,629
	22	173	2,088,784	2.09	130,284
	23	174	1,100,119	1.10	132,726
	24	175	1,280,640	1.28	224,055
	25	176	1,087,675	1.09	202,680
	26	177	522,859	0.52	82,488
	27	178	1,274,460	1.27	500,000
	28	179	923,225	0.92	139,192
	29	180	500,873	0.50	85,050
	30	181	200,764	0.20	47,552
	31	182	361,601	0.36	119,211
	32	183	426,529	0.43	146,990
	33	184	121,797	0.12	124,099
	34	185	104,631	0.10	283,047
	35	186	4,566	0.00	0
	36	187	244,817	0.24	22,265

Note: Population based on 2011 Census on pro-rata basis.

An Example of a Legislative Assembly Constituency Zone-6



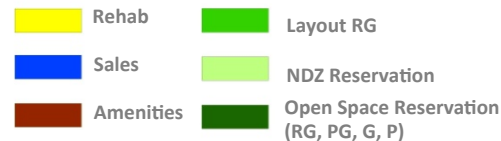
Zone 6 – D.P. Reservation

Zone 6 – Block Planning

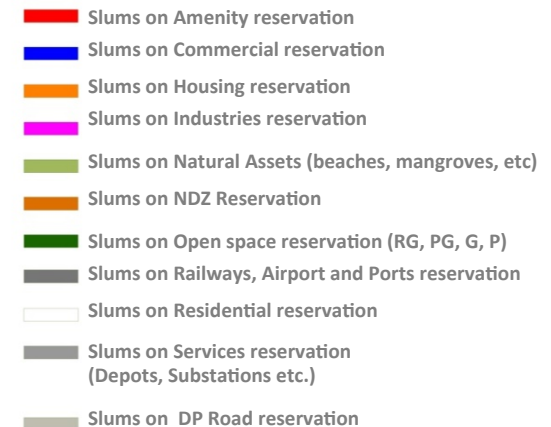
Block Nos.	Block Area (sq.m.)	Block Area (ha)	Rehab Units	Sales Units	Rehab Population	Sales Population	Population	Density (pph)	Tenements per ha
1	156,393	16	5650	2421	28,248	12,106	40,355	2580	516
2	135,336	14	3715	1592	18,573	7,960	26,533	2580	516
3	158,827	16	5738	2459	28,688	12,295	40,983	2580	516
4	150,193	15	5426	2325	27,129	11,627	38,755	2580	516
5	135,336	14	4889	2095	24,445	10,476	34,922	2580	516
6	120,899	12	4367	1872	21,837	9,359	31,196	2580	516
7	160,469	16	5557	2382	27,785	11,908	39,693	2580	516
8	76,162	8	2751	1179	13,757	5,896	19,653	2580	516
9	138,018	14	4986	2137	24,930	10,684	35,614	2580	516
10	146,877	15	4485	1922	22,426	9,611	32,037	2580	516
11	258,609	26	5385	2308	26,923	11,538	38,462	2580	516
12	125,646	13	4539	1945	22,695	9,726	32,421	2580	516
		176			287,436	123,187	410,623		

Note: Population based on 2011 Slum Population Census.

Legend



Legend



Key Plan

Zone 6 - Typical Unit Development Sketch



Existing Slum Area



Proposed Re-development Plan

F.S.I. - 3.0 Total B. U. Area = 67.80 sq km Number of Floors = $S/G+6.38$			
Less 15% amenities and workplaces, B.U. Area (Rehab+Sales) = 57.63 sq km			
1	Rehab : Sales ratio	50 : 50	
	B.U. Area- sq. m	28,815,000	28,815,000
	No. of Units (@30m ² , 70 m ²)	960,500	411,643
	Population	4,802,500	2,058,214
2	Total Units	1,372,143	
3	Total Population	6,860,714	
4	Density - Ten./ha.	516	

Block size - 353m x 391m

Open Spaces – 35 %	- 48,034 sq.m. = 4.8 ha
No. of Rehab Units	4986
No. of Sales Units	2137 (includes 15% amenities & work places)
BUA of Amenities & work places	52,792 sq. m.
Rehab Unit area	- 25 sq.m. (BUA = 30 sq. m.)
Sales Unit area	- 60 sq.m. (avg. BUA = 70 sq. m.)
Population	- 35,614 persons
Density	- 2580 persons per ha
	- 516 tenements per ha

Existing Slums
Density

300.05 Ten./ha



Under present
SRA Scheme

Up to 1250 Ten./ha



Under proposed Master Plan

516 Ten./ha
(under F.S.I. – 3.0)
464 Ten./ha
(under F.S.I. – 2.5)

3 Housing Beyond The Free Market & Democratization Of Cities

1. Increased government role and responsibility
2. Beyond Free-Market control
3. Inclusive Planning – Integrating slums

Newspaper coverage of the struggles

New township raises the bar for slum rehab

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

Mathura Nundy
Mumbai, May 1

SADVI BAO is looking forward to a good night's sleep after three decades of disturbed slumbers. She has just moved into a sparkling new studio apartment in Chandivli, 15 km north of her ramshackle tenement housing near Gandhi National Park.

"They might as well drop in fear that a bequest would pick up my children," said Rao, 65, who lived in the village of Barve.

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

Instead of the makeshift and shoddy overcrowded 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 ending up and moving back to slumy tenements.

Of the township's upgrades, it could become a model for other



UNLIKELY PARTNERS



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

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

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'

The new design

- A township spread over 40 acres in Chandivli
- Very close to the up-market neighbourhoods of Colaba and Bandra
- 12,000 housing units spread over 25 clusters, with 10 buildings in each cluster
- Four buildings in a cluster, which open out into a courtyard to enable community building
- No dormitory-type corridors, but two lifts on each floor for good ventilation
- A small foyer in every building, in an effort to create more communal space
- Well lit and ventilated flats
- Widely used balconies
- Bringing balconies
- Central mall
- Three parks

A NEW DESIGN Ania Birla, Chairman of the township of Chandivli

Mathura Nundy
Mumbai, May 1

ANITA BIRLA, Chairman, has never lived in a high-rise building. After 20 years of living in a small house in a slum town on the fringe of Sanjay Gandhi National Park, on Tuesday she finally moved her home.

"This township was a dream for all of us and we have been working towards it," she said. Anita Birla, who was born in a slum, is a top-level executive at the Tata Group.

Government and her husband came to Mumbai to work on the slum problem. With the help of the "Slum" group, she realised the need for a township. She has been working for years along with Nivara Hakk to get the township built.

'A CITY IS A COLLABORATIVE ENDEAVOUR'

Open Mumbai: Let's Expand Public Spaces, is a series of vision plans for a cleaner, greener, better planned Mumbai, mounted by architecture firm P. K. Das & Associates and the Mumbai Waterfronts Centre, currently on display at a city gallery. Das, Chairperson of the MWC, tells us what it will mean to you if the plans are ever sanctioned to be translated into reality.

SANJIV NAIR
snair@red-dot.com

What inspired the vision plan for Open Mumbai: Let's expand public spaces? How long have you been working with the idea?

The inspiration comes from the condition of Mumbai. The quality of life is deteriorating, and as the city expands, public space is shrinking. Therefore it is important to have a positive change. We have been working on it for 15 years. Whether it is Bandra Bandstand, Carter Road or any of the numerous other projects we have been working on, it has been a transformation in the making. During the last one year, these individual efforts have come together. Lessons learnt from various citizen's movements have been a part of the vision plan in this exhibition.

How can the project be executed?
The project has 2 principle parts - Part 1, is about the areas in which the changes have already been

implemented - Juhu Beach, Carter Road, Bandra Bandstand and Gateway of India - and our learnings from these projects. Nearly 50 per cent of the envisioned plan therefore has already been completed. Part 2 of the project is built on the strength of these learnings. The second phase proposes similar simple ideas that can be executed in other areas. These incorporate projects which are grounded in reality.

What is the fundamental guiding principle for the project?
The basis of the project is conservation, renovation, recycling and replanning. It is important to understand that we are speaking of integrating the project within the existing realities of the city. It is not a mega project, but a combination of small and doable projects. The attempt is to double open public spaces. We are attempting to create nearly 500 kilometres of green open spaces, which will be utilised as walking and cycling tracks. These spaces will be dotted with gardens and water parks. These spaces will not operate in a silo; they will all be connected to each other, creating a vast network of green open space that extends from Andheri to Chembur, from Mahin to Colaba. It will connect all parts of the city and will facilitate social networking in the real world. The rationale is to have people enjoy and truly identify with the city. It is important to demonstrate Mumbai's open spaces.

Will large-scale changes need to be made to the layout of the city itself? Will it extend to changes in residential areas as well?

The plan we have put together does not displace. It does not call for major replacement of populations. It just requires small reconfigurations in the plans of certain city pockets. At the exhibition you can see a model of a similar reconfiguration in the Juhu area plan we have proposed. We do not look at projects from a top-down perspective. We look at cities from the bottom-up, where each area plan reflects the identity and need of its residents. Over the years each neighbourhood in Mumbai has developed its own identity. Our aim is to preserve this individuality. Therefore the plan necessitates the need for personalisation of neighbourhoods.

How has the Government responded to your vision?
They have been extremely supportive. Chief Minister Prithvi Raj Chavan was extremely moved. Especially since this was the first time he saw Mumbai the way we see it. Some important bureaucrats were present during the inauguration and he had an immediate discussion with them on how they can take it forward. Uddhav Thackeray has already brought together corporators to take this up with proper plans chalked out, replete with deadlines. So the ball has already started rolling. I am hoping that the support continues.

How long would a project of this magnitude take to get executed? How much will it cost?
The complete budget is Rs 2,500 crore, which for a project of this magnitude is actually not too high. The maximum period for its execution is

about 10 years.

A lot of work which you have done exemplifies a successful marriage of social development and architecture. If this project were sanctioned would it be your greatest challenge and achievement?
(Laughs) I am sure that if we achieve this it would be a great achievement for everybody in Mumbai. But it is important to understand that a city is a collaborative endeavour. No one person can consider anything in his own personal accomplishment. Ananya Sen once said that it is public action that influences governments. And this is an ideology we have worked with for all these years. Bandra Bandstand's redevelopment was a public initiative. It was started without the government's support. Over the last couple of months, the city's population has dropped from 12.5 crore to 11.8. I hope it is a flash in the pan as I don't want population to drop in Mumbai. I wish for it to stabilise. I would never want to have people leave the city thinking they would be better off elsewhere.

AT: NCMA, Mahatma Gandhi Road, Near Regal Cinema, Fort
Till: Saturday, April 7, Tuesday to Sunday, from 11am to 5pm
TICKETS: Indians - Rs10; Foreign Nationals - Rs150;
Students/Children - Rs1
Call: 22881969
LOG ON TO:
www.ngmumbai.gov.in

'Make changes in slum rehab scheme to push low-cost housing'

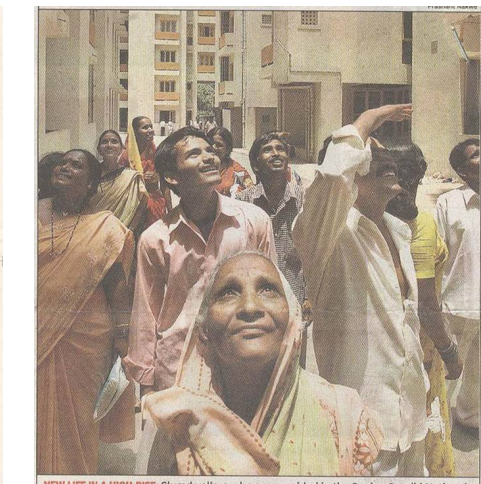
HT Correspondent
hindi@hindustantimes.com

MUMBAI: In an effort to create affordable housing, Nivara Hakk, an NKA has demanded that chief minister Prithvi Raj Chavan reserve huge slum settlements for rehabilitation and building low-cost housing than luxury flats.

"In our current Slum Rehabilitation Authority (SRA) schemes, most of the land available is used to build houses for the higher income groups and the slum dwellers are squeezed into small spaces. We think reservation would create many low-cost houses in the city," said Shabana Azmi, actor and Nivara Hakk chief. The NGO also demanded apartments with affordable rents for migrants.

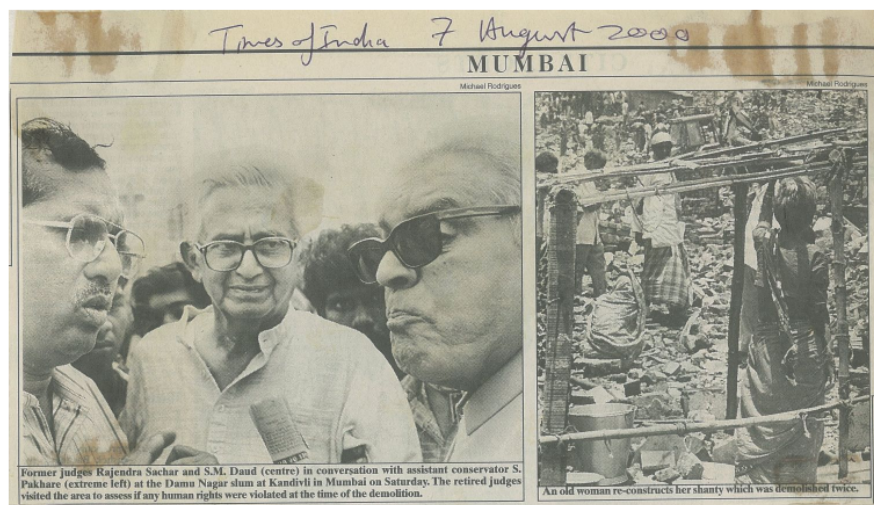
Members of the NGO and PK Das, town planner and architect, met Chavan on May 24 with their demands of policy changes in SRA. They demanded that a committee be set up for comprehensive planning of slum rehabilitation and a check on the high-rise policy.

"The SRA has no provision for earmarking gardens, schools and other amenities for slum pockets, or for checking the



Actor Shabana Azmi, who heads Nivara Hakk, makes a presentation at the Press Club on Thursday.

NEW LIFE IN A HIGH-RISE: Slumdwellers who once resided in the Sanjay Gandhi National Park look skywards at their new multi-storied dwellings in Chandivli 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



Former judges Rajendra Sachar and S.M. Daud (centre) in conversation with assistant conservator S. Pakhare (extreme left) at the Damm Nagar slum at Kandivli in Mumbai on Saturday. The retired judges visited the area to assess if any human rights were violated at the time of the demolition.

An old woman re-constructs her shanty which was demolished twice.

Our Task Ahead

1. **Mapping of slums** in our respective cities.
2. **Building land bank**
3. **Undertaking Planning of Cities** based on existing land occupation patterns
4. **Ensuring Integration of slum land in the development plan and the city**
5. **Preparing Redevelopment Master Plan** of slums and land reserved land for affordable housing, in order to densify cities & utilize the full development potential
6. The development of **affordable housing** must be understood as a **social and political movement** with **the active participation of the people**.
7. **Formulate financial models** with low interest long term loan schemes and easy mortgage procedure as land entitlement and further growth potential are assured

**Thank You
All**