

An aerial photograph of Mumbai, India, showing a dense urban landscape. The image is divided into two main sections by a diagonal line. The upper section shows a large, multi-story apartment complex with many balconies, surrounded by other buildings and trees. The lower section shows a dense, low-rise slum area with many small, closely packed houses. A river or canal flows through the center of the image, separating the two areas. The text is overlaid on the image, centered horizontally.

HOUSING MATTERS:
SLUMS
SOCIAL HOUSING &
URBANISATION OF THE CITY
MUMBAI

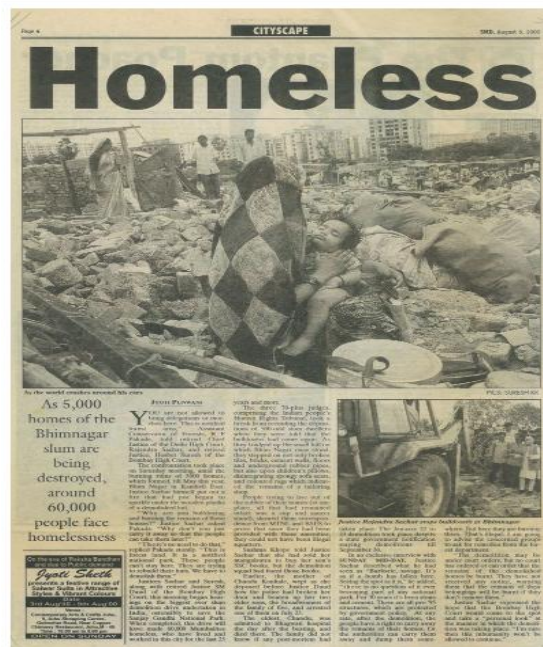
NIVARA HAKK | PKDAS | PUDDI

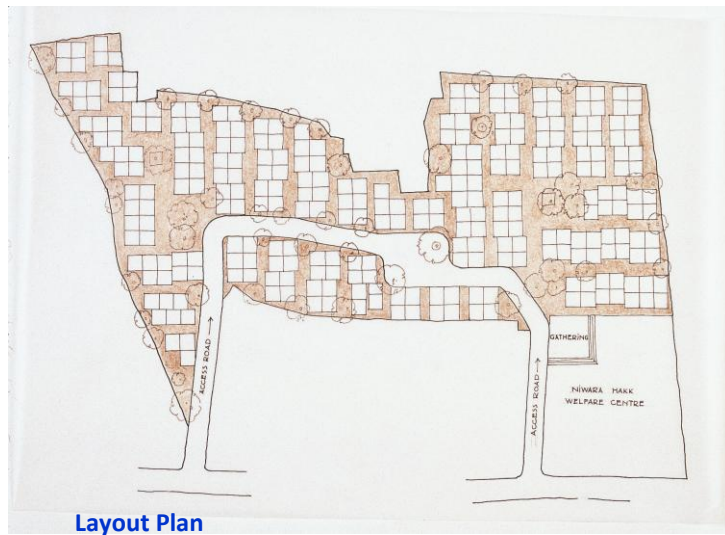
**Land Equity
&
Occupy Slum Land**

Sanjay Gandhi Nagar, Mumbai

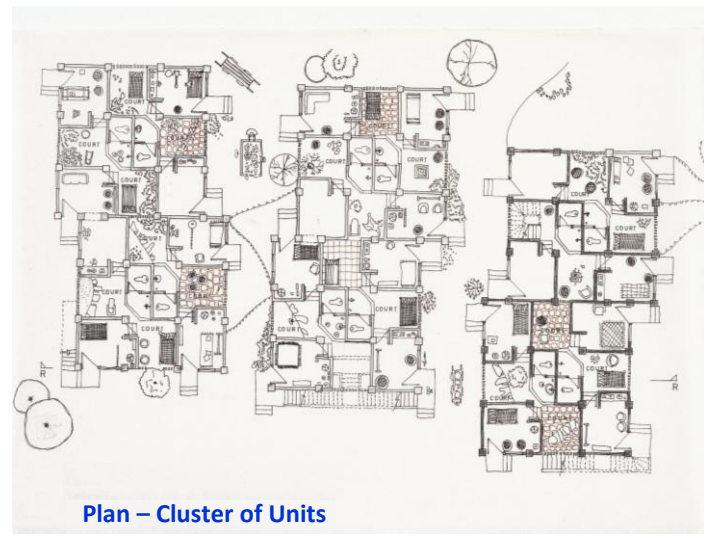


Struggle & Newspaper Coverage





Layout Plan

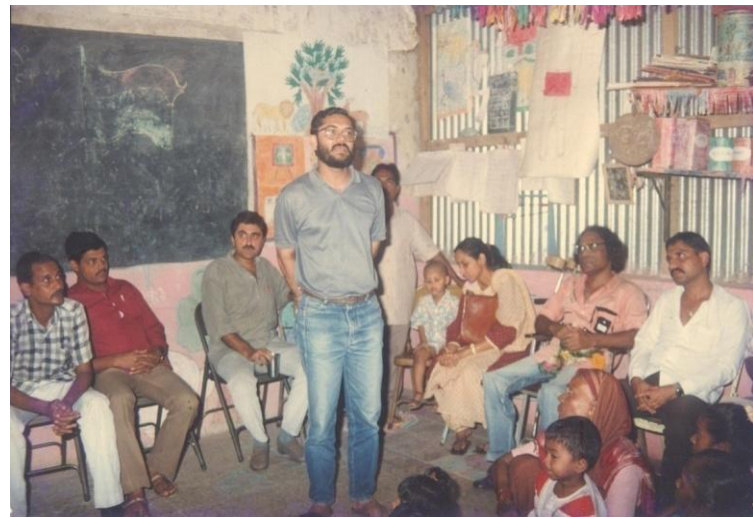


Plan - Cluster of Units

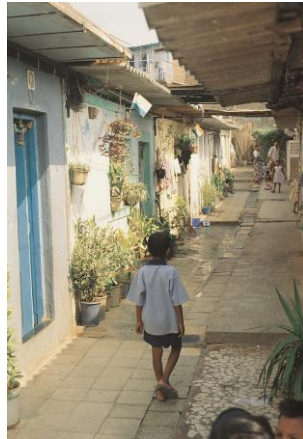


Interactive Models





Organizing self help



Self help housing – Sanjay Gandhi Nagar

Current Sanjay Gandhi Nagar Redevelopment Surrendering to Market Forces



Sangarsh Nagar, Chandivali



Struggle & Newspaper Coverage



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 pressurise the high court has 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

A mere three per cent of India's area is under Protected Area Network. Shouldn't this be kept sacrosanct? Is the NHSS prepared to state that there should be no environment 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 presumptions of these being effected are

By P. K. Das

THIRTY 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.

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 are 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



UNRAV YOUR VERY OWN: Transients for sale below the forest web-browser at Keweenaw village, Milled (1900), in the Sooty Goshawk National Park.

[illegible][illegible]

Crushed homes, lost lives:

The story of the demolitions in the Sanjay Gandhi National Park

Slumlords cash in on poll time

[illegible]

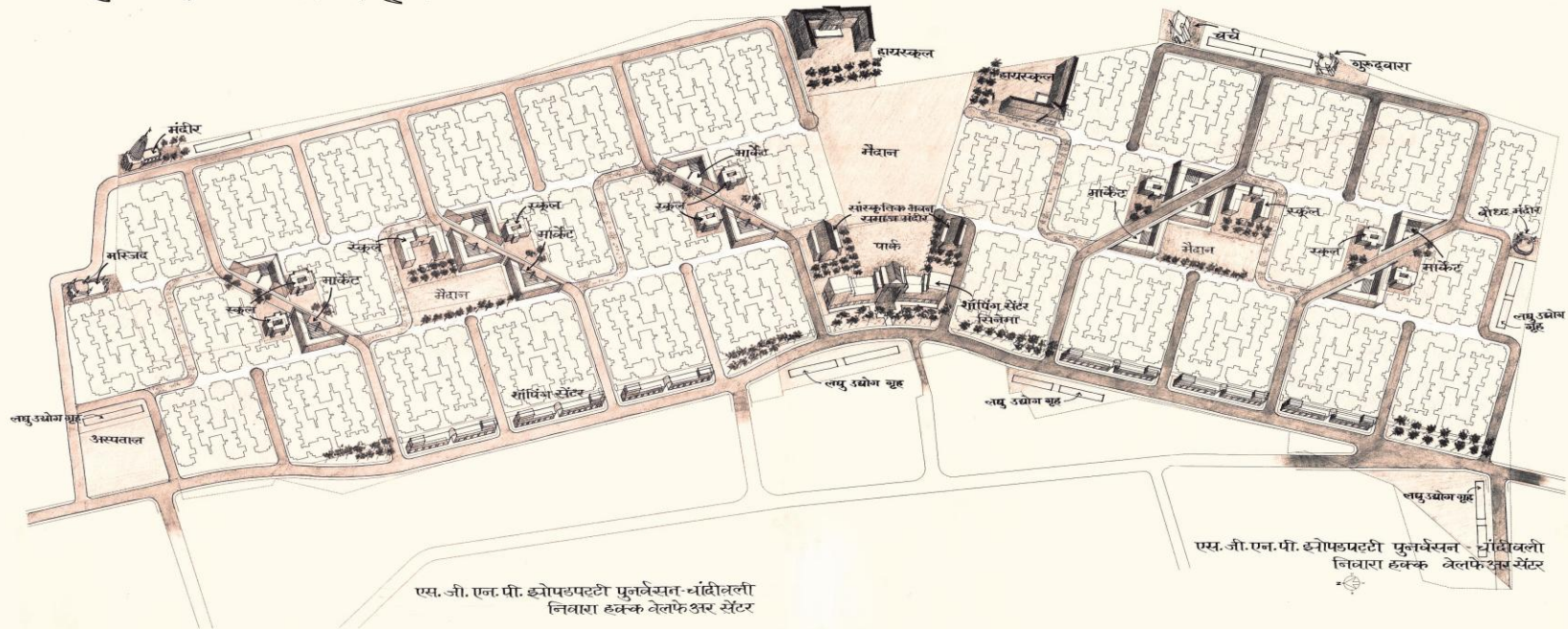
Public participation Campaign Posters & Models

यहाँ हमारे अपने घरों के साथ-साथ खुले मैदान और कई सामाजिक सुविधायें होंगी।

- वाड़ीकी रचना परिचित समूहों और सोसायटियों को कायम रखेगी।
- सार्वजनिक सहभाग और व्यवस्थापन नियंत्रण इस रचना का मुख्य हेतु रहेगा।
- इमारतें सिर्फ पाँच मंजिली होंगी।

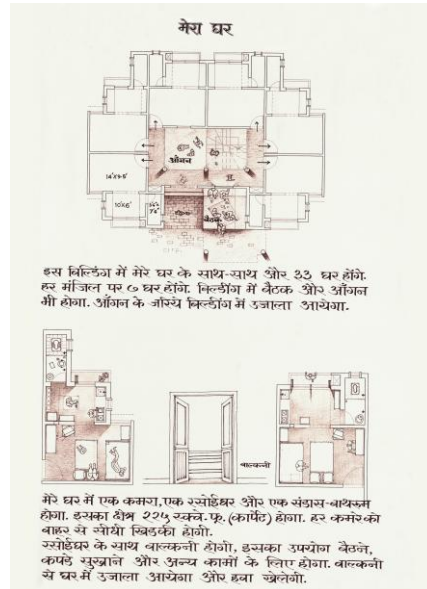
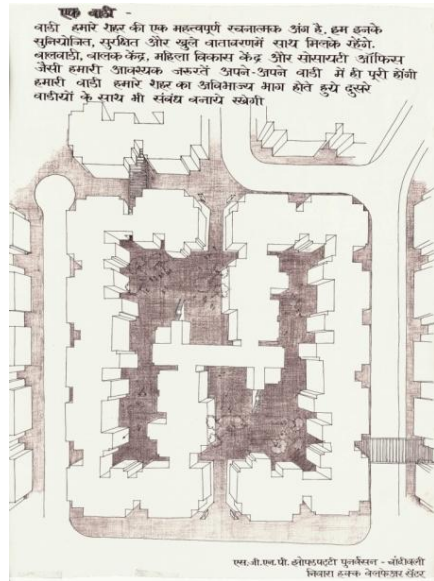
हमारा नया शहर.....

- एक बड़ा चार एकर क्षेत्र का मैदान शहर का केंद्रबिंदु होगा, इस के व्यतिरिक्त एक एकर के दो और खेल मैदान और हर वाड़ी 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 भवन और कई धार्मिक स्थल सामाजिक और सांस्कृतिक गतिविधियों को बढ़ावा देंगे।
- रोजगार उपलब्धी के लिए हमारे शहर में 250 लघु उद्योग गृह बनाये जायेंगे।



एस. जी. एन. पी. इन्फोफ्लैटो पुनर्वसन-वादीकली
निवासा हक्क वेलफेयर सेंटर

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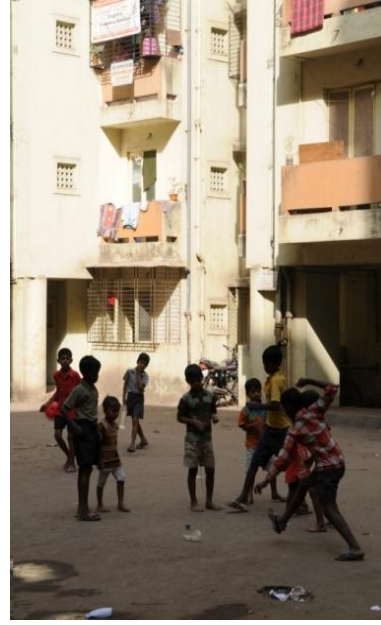


Total land area	3,13,621 sq mt (77.47 acres)
Permissible F.S.I.	2.5
F.S.I. consumed	2.1
Total built-up area	6,58,604 Sq. mt.
Density achieved	550 units / ha

1 Houses	18,362
2 Social infrastructure	
Primary schools	8
Secondary schools	2
High schools	2
Community halls	2
Women's welfare centres / creches	180
Balwadis	80
Society offices	60
Religious institutions	4
3 Facilities	
Markets	13 (800 shops)
Hospital	1
Consulting rooms	12
Clinics and polyclinics	6
Day care centre / nursing homes	6
4 Commercial development	19432.83 sq.mt.
Shops, banks, post offices, Communication centres, restaurants Cinemas, industrial estates etc.	
5 Open spaces	
Central maidan	1 10,250 sq.mt.
Neighbourhood parks	3 2550 x 3 sq. mt.
Courts	60 450 x 60 sq.mt.



Sangarsh Nagar Housing





Present SRD policy is leading to further Slumification of the City



MUTP Rehab, MANKHURD



INDIABULLS, PRABHADEVI



CHEMBUR



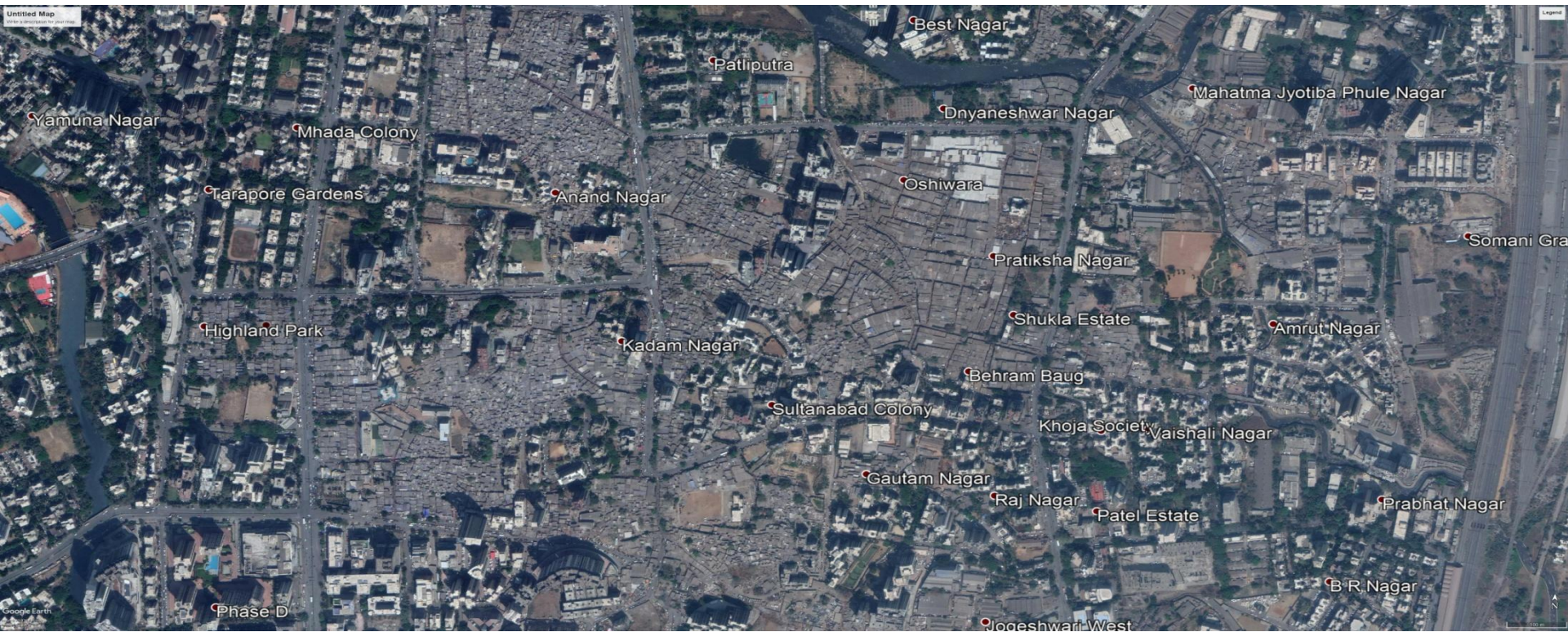
MAHALAXMI STATION

**Inclusive & Integrated Planning :
Development Plans must be
based on
Existing Land Occupation Pattern**

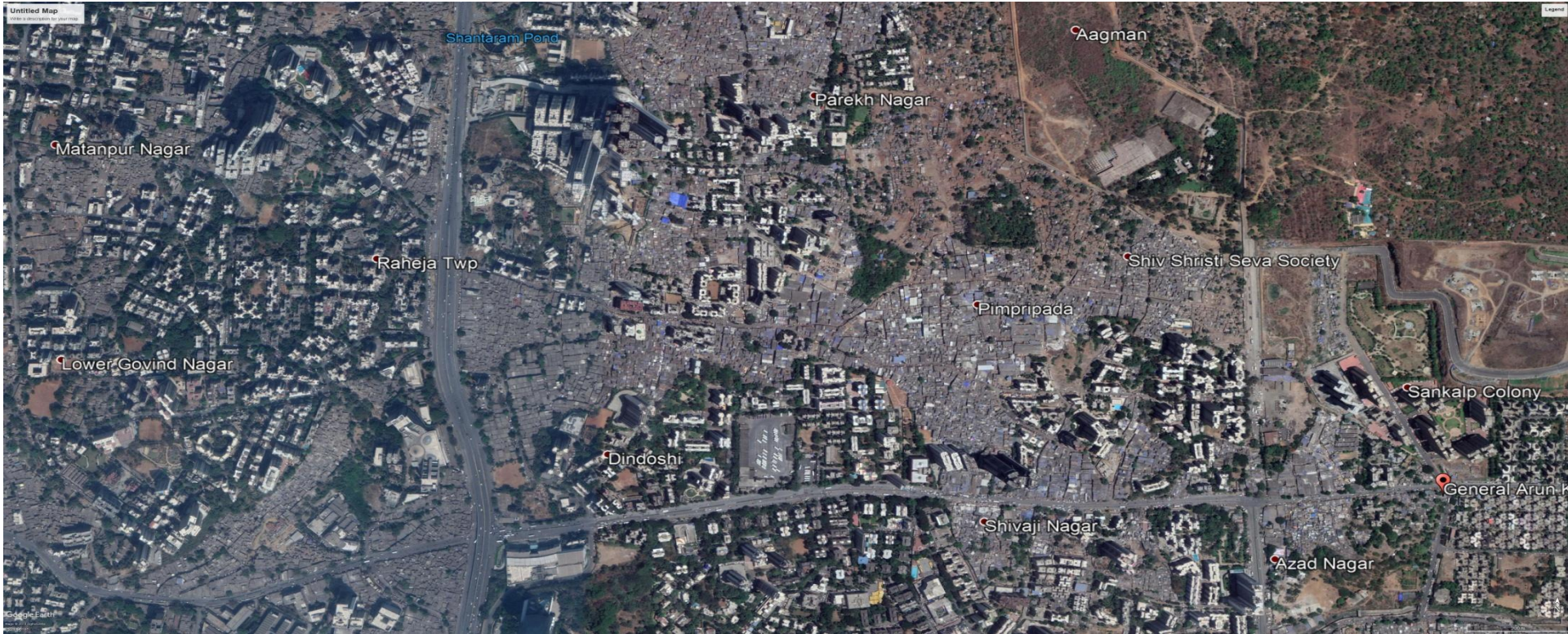
Overview of Amboli, Mumbai



Overview of Oshiwara, Mumbai



Overview of Dindoshi, Mumbai



Overview of Kurla, Mumbai

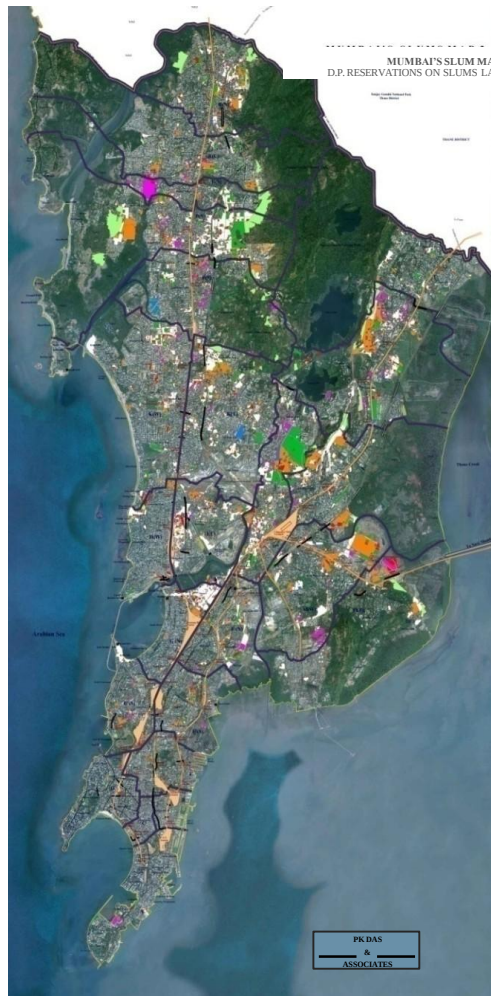


'MY SPACES'
by
Rustomjee

GATED COMMUNITIES IN:
BKC ANNEXE | KHAR | UPPER JUHU
CALL: 6111 6111

PROUD EXCLUSIVITY

Mapping of Slums, Mumbai



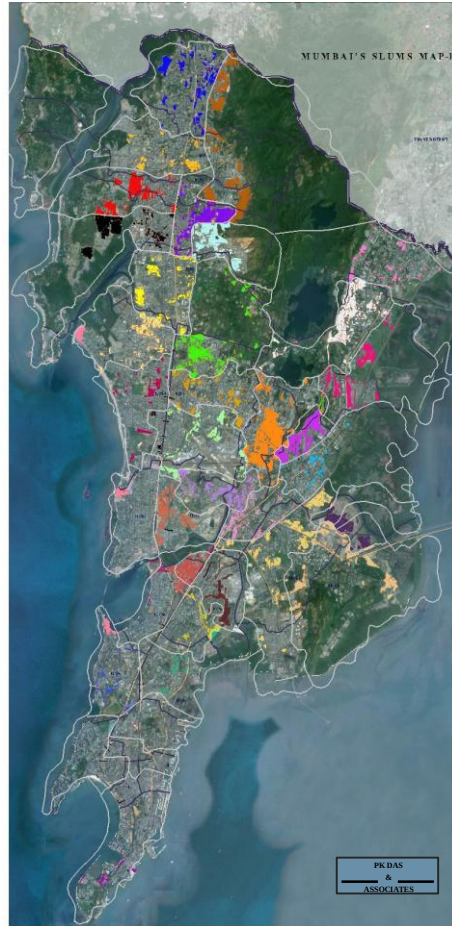
MUMBAI'S SLUMS MAP-2 D.P. RESERVATIONS ON SLUMS LAND

INDEX			
	AREA-SQKM	%	SIGN
GREATER MUMBAI BOUNDARY	482.74	100.00%	
WARD BOUNDARY			
LAND AREA RESERVED FOR HOUSING	102.17	21.20%	
SLUMS ON HOUSING RESERVATION	6.07	14.36%	
SLUMS ON RESIDENTIAL RESERVATION	14.02	33.16%	
SLUMS ON COMMERCIAL RESERVATION	0.72	1.70%	
SLUMS ON INDUSTRIES RESERVATION	2.55	6.03%	
SLUMS ON AMENITY RESERVATION	2.37	5.61%	
SLUMS ON OPEN SPACE RESERVATION (RG,PG,G,P)	7.47	17.67%	
SLUMS ON NATURAL ASSETS (beaches, mangroves, etc.)	0.32	0.76%	
SLUMS ON NDZ RESERVATION	4.22	9.98%	
SLUMS ON RAILWAYS, AIRPORT AND PORTS	0.44	1.04%	
SLUMS ON SERVICES RESERVATION (Depots, Substations etc.)	1.02	2.41%	
SLUMS ON DP ROAD RESERVATION	3.08	7.28%	
TOTAL SLUMS LAND AREA	42.28	8.75%	
MUMBAI'S POPULATION (as per 2011 census)	12.43 mn	100.00%	
SLUM- DWELLERS POPULATION (as per 2011 census)	6.53mn	52.50%	

Not to scale. Various reservations are as per the Development Plan. Population figures are approximate.
This map to be read together with 'Mumbai's Slums Map -1'

N
1

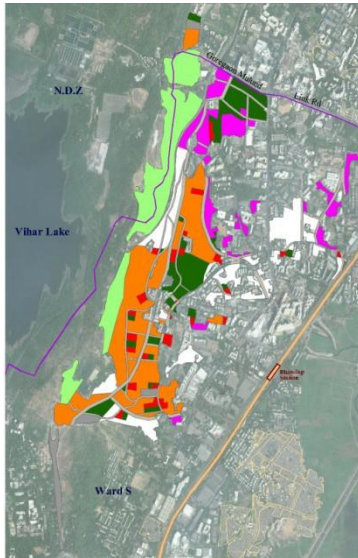
An Alternative: Slum Master Plan & Zoning based on Assembly Constituency



Sr no	Assembly Cons%tuency 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 Cons%tuency 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

An Example of a Legislative Assembly Constituency Zone-6



Zone 6 – D.P Reservation



Zone 6 – Block Planning



Key Plan

Legend

- Rehab
- Sales
- Amenities
- Layout RG
- NDZ Reservation
- Open Space Reservation
- (RG, PG, G, P)

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.

Zone 6 – Typical Unit Development Sketch



Existing Slum Area

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



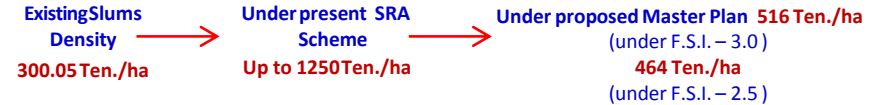
Proposed Re-development Plan
Opt. 01



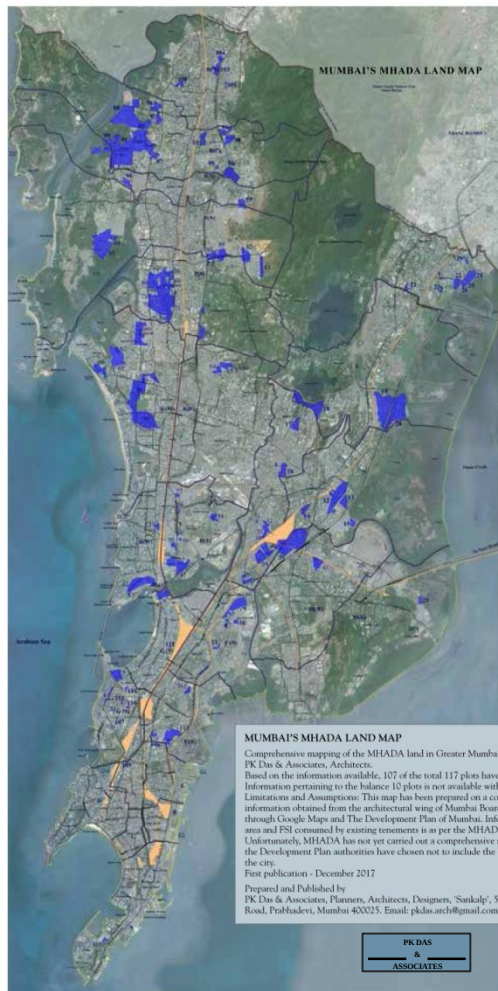
Proposed Re-development Plan
Opt. 02

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	

- Gross tenable land = 26.59 sq. km
- Net tenable land area (less 15% Layout RG) = 22.60 sq. km
- Ground Coverage on Net land area = 40% = 9.04 sq. km



Mapping of MHADA'S LAND, Mumbai



Sr. No.	Layouts	Area (ha)	No. of Tenements	Sr. No.	Layouts	Area (ha)	No. of Tenements
Mumbai Island City				59	Azad Nagar, Andheri	12.20	1,304
1	Garam Khada, Lalbaug	0.14	NA	60	Aram Nagar, Versova	16.57	NA
2	Abhodaya Nagar, Kalachowki	13.35	3,401	61	S.No.120, WB Project, S.V.P Nagar, Versova	29.58	4,983
3	Ambedkar Nagar, Worli	0.93	232	62	Versova (MHB), Andheri (W)	7.72	NA
4	Shivaji Nagar, Worli	2.36	528	63	Nityanand Nagar, Andheri	0.83	168
5	Adarsh Nagar, Worli	13.11	1,534	64	Sarvodaya Nagar, Majaswadi, Jogeshwari	18.26	3,505
6	Machhmar Colony, Mahim	11.70	3,469	65	PMGP Majaswadi, Jogeshwari	2.76	2,678
7	Sardar Nagar, 1, 2, 3 Sun Koliwada	5.89	1,465	66	Dishiwara, Jogeshwari	45.59	5,153
8	Sardar Nagar, 4, Sion Koliwada	5.89	400	67	Patliputra Nagar, Dishiwara Transit Camp	4.81	NA
9	Pratiksha Nagar, Sion	24.31	1,255	Goregaon Division			
10	PMGP, Sion	2.42	NA	68	Patra Chowk, Goregaon	16.58	NA
11	Antop Hill	2.77	NA	69	Motilal Nagar, Part-II & III	22.76	1,426
Mulund Division				70	Motilal Nagar, Part-I	35.21	2,260
12	Part Nagar, Ghatkopar (Part A & C)	55.38	7,772	71	Siddharth Nagar, Part-I to IV	37.03	2,268
13	Part Nagar, Ghatkopar (Part B)	10.51	NA	72	Unnat Nagar, Goregaon, Part I, II & III	16.08	1,066
14	Chittaranjan Nagar, Rajawadi, Ghatkopar	7.80	NA	73	Shastri Nagar, Goregaon	10.37	1,637
15	Ramabai Nagar, Ghatkopar	6.71	NA	74	Mitha Nagar, Goregaon	1.79	263
16	Asafli Village, Ghatkopar	10.41	NA	75	Sane Guruji Nagar, Goregaon (W)	1.14	400
17	Chandivali, Powai	9.62	4,346	76	Yashwant Nagar, Goregaon	3.29	100
18	Kopari, Powai	24.22	1,142	77	New Subhash Nagar, Pahadi, Goregaon (W)	19.40	103
19	Tagore Nagar, Vikhroli	68.09	5,470	78	Aarey Colony, Goregaon (E)	8.09	NA
20	Kannamwar Nagar, Vikhroli	56.64	10,316	79	Bimbisar Nagar, Goregaon (E)	8.09	5,240
21	Nahur, Mulund	0.61	160	80	Site & Services, Dindoshi, Malad	6.91	736
22	Navghar Road, Mulund (E)	4.22	999	81	Shivdham Complex, Dindoshi, Malad (E) (Old)	2.59	684
23	MNagar Road, S.No. 94 & 95, Mulund	1.72	418	82	Khadakpada, Dindoshi	4.90	495
24	PMGP, Mulund	10.01	1,902	83	Dindoshi, Malad (E) (New)	14.16	NA
25	S. No. 386, Mulund	3.61	738	84	Dadasaheb Galwadi Nagar, Malvani	23.00	NA
26	S. No. 138, WB Project, Mulund	10.12	NA	85	S. No. 263, World Bank Project, Malvani	45.67	6,940
27	S. No. 138, Marikurd	14.30	2,524	Borivali Division			
28	Turbhe Mandale, Marikurd	NA	1,212	86	Samia Nagar, Kandivali	21.94	2,764
29	Gavapada, Mulund	NA	NA	87	Mahaveer Nagar, Kandivali	10.08	1,207
Kurla Division				88	Gorai Road, World Bank Project, Part-I, 2, 3	NA	14,322
30	Teacher's Colony, Kurla (W)	NA	200	89	S.No.160 (N1), C.T.S. No.24, Gorai Road	NA	NA
31	Netaji Nagar, Kurla (W)	0.60	144	90	S.No.41, Charkop, World Bank Project (Sec.859)	42.32	5,824
32	Vinoba Bhawe Nagar, Kurla (Transit Camp)	3.26	840	91	Charkop, World Bank Project (I to 4)	141.64	15,537
33	Vinoba Bhawe Nagar, Kurla (W)	8.32	1,340	92	Charkop, World Bank Project Sec. 7 (Add land)	0.00	NA
34	Nehru Nagar, Kurla	36.66	5,240	93	Akuri, World Bank Project, Kandivali (E)	7.86	1,607
35	Chunabhatti, Kurla	2.54	200	94	S.No.157, World Bank Project, Kandivali	9.64	1,166
36	Swadeshi Mill Compound, Kurla	0.91	56	95	Poisar, Kandivali	1.44	1,072
37	Tilak Nagar, Chembur	52.52	4,800	96	Old MHB Colony, Gorai	10.34	2,080
38	New Triak Nagar, Chembur	5.72	764	97	New MHB Colony, Gorai Rd. (Ashvinayak Nagar)	7.36	1,421
39	Sahakar Nagar, Chembur	13.23	1,228	98	Magphane (Old), Borivali	10.60	1,508
40	Sahakar Nagar, Chembur (Transit)	4.04	1,123	99	Magphane (New), Borivali	6.60	684
41	Subhash Nagar, Chembur	15.56	1,998	100	Ekcar, Borivali	2.90	395
Bandra Division				101	Ashokvan, Borivali	0.92	292
42	Bandra Reclamation, Bandra (W)	52.81	2,299	102	Rajendra Nagar, Borivali (E)	9.18	784
43	Anant Kankar Marg, Bandra (W)	0.00	NA	103	Shailendra Nagar, Dahisar	5.28	941
44	S. No. 7 & 8, Bandra (W)	2.17	NA	104	Chunabhatti, Dahisar	3.37	388
45	Teacher's Colony, Bandra (E)	0.31	80	Mumbai Island City			
46	Bharat Nagar, Bandra (E)	44.00	NA	105	Cuffe Parade	NA	NA
47	Gandhi Nagar, Bandra (E)	21.73	1,968	106	Western India Mill	NA	NA
48	Kher Nagar, Bandra (E)	12.18	2,002	107	Poddar Mill	NA	NA
49	Vipry Nagar, Bandra (E)	1.09	220	108	Onyoneswar Nagar	NA	NA
50	Nirmal Nagar, Khar (E)	3.27	688	109	Modern Mill, Mahalaxmi	NA	NA
51	Ramkrishna Nagar, Khar	2.31	251	110	Shrinivas Mill	NA	NA
52	Anand Nagar A & B, Santacruz	5.13	670	111	Ruby Mill	NA	NA
53	Kole-Kalyan, Santacruz (E)	NA	NA	112	Prakash Cotton Mill	NA	NA
54	Sundar Nagar (Kole-Kalyan), Kalina, Santacruz	3.04	368	113	Jubilee Mill	NA	NA
55	Chakkikhana, Santacruz	1.16	56	114	Century Mill	NA	NA
56	Chaitanya Nagar, Vakola, Santacruz	1.66	302	115	Bombay Dyeing	NA	NA
57	JVPD, Vile Parle	58.09	NA	Total		1,586.81	1,69,022
58	D.N. Nagar, Andheri	45.63	NA				

Note : Areas and number of tenements of properties that have not been provided here are not available with MHADA • NA (not available)

Urbanisation of Cities: Housing Beyond the Free Market

Affordable Housing Achievement

A. SLUM LAND - 2600 Ha

1. Rehabilitation (population) - 4.67 millions (units)
2. Additional Affordable housing (avg. 30sqm – 80sqm) - 4 lakhs

B. MHADA LAND – 2000 Ha

1. Rehabilitation (population) - 8.50 lakhs (units)
2. Additional Affordable housing (avg. 30sqm – 80sqm) - 5 lakhs

Total Additional Affordable Housing Units generated - 9 lakhs