UDRI Annual Report

April 2011 to March 2012
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ANNEXURES

ANNEXURE 1  UDRI ADVOCACY AND LETTERS
ANNEXURE 2  DP STAKEHOLDER GROUP LETTERS
ANNEXURE 3  ARTICLES AND NEWSPAPER CLIPPINGS
The Urban Design Research Institute in the last year has continued its efforts to augment its funding base. It has approached many organizations, trusts etc. and made presentations to them regarding the work that is being done in the UDRI. Funding has been a major hurdle in the past year; however the situation has improved since the last few months. *We are pleased that the UDRI is now attracting interest from various funding agencies from all over India and abroad. We hope to translate this to sustainable finance.*

The UDRI approached the following organizations for funding in the last twelve months.

**Narotam Sekhsaria Foundation:**

The Executive Director Mr. Pankaj Joshi met with Mr. Sharad Kale, trustee, Narotam Sekhseria Foundation (NSF), to discuss continued support for the Development Plan project in 2011 and beyond. A request was also made for corpus funding. Below are some notes on the discussion with Mr. Kale:

Date: Tuesday May 10th 2011  
Venue: Mr. Kale’s office in Y B Chavan Center  
Purpose: to request continued support from NSF for UDRI  
Present: Mr. Sharad Kale, Pankaj Joshi (PJ), Deepali Mody (DM)

1) Mr. Kale asked UDRI to consider approaching funders such as the Gates Foundation for corpus funding.  
2) He will require the final audit report for 2010-2011 before he can consider any future funding for the UDRI.  
3) He reiterated that it was necessary that UDRI work under a consultancy model in order to be self-sufficient. DM/PJ explained that this would require a substantial scaling up of the UDRI and a loss of integrity. Mr. Kale however, was unconvinced and pushed for a sustainable income model and suggested that UDRI look to generate more projects and build in ‘fixed costs’ as a percentage of these project grants. UDRI to generate 5-10 more project ideas and obtain funding for sustaining the core activities of the UDRI. These could be targeted to the government.  
4) PJ suggested that UDRI could explore income through conducting summer ‘Bombay studios’ with foreign universities such as MIT and Harvard.  
5) Mr. Kale said it was a must to obtain a large donation for Corpus funding. PJ requested Mr. Kale to consider providing seed funding for this Corpus. A minimum amount of 5 crores should be generated for the Corpus. Mr. Kale felt that this could be achieved through the good aegis of the UDRI trustees who wielded considerable influence with possible donors.  
6) Mr. Kale also suggested that UDRI approach IDFC through its trustee Mr. Nasser Munjee in order to obtain projects, even in locations outside of the MMR or in other major cities, and generate income through this work.  
7) Mr. Kale asked PJ/DM to send in a detailed funding request letter with revised budget figure which also explained how UDRI had satisfied the conditions laid down by NSF in its first funding cycle. He suggested that we could discuss in the letter the dilemma of the ‘consultancy model’ if we wished.
Trustee, Mr. Anuj Bhagwati and Executive Director Mr. Pankaj Joshi met with Mr. Sharad Kale and Ms. Padmini Somani, trustee, Narotam Sekhseria Foundation (NSF) to discuss continued support for the Development Plan project in 2011 and beyond. A request was also made for corpus funding. Below are some notes on the discussion with Mr. Kale:

Date: Thursday July 14th 2011
Venue: Narotam Sekhseria Foundation
Purpose: To request continued support from NSF for UDRI
Present: Ms Padmini Somani, Mr Sharad Kale, Mr Anuj Bhagwati, Mr. Pankaj Joshi

8) Revenue: NSF suggests UDRI should try to raise some revenue as well. Possible approaches are:
   1. Architect training – Can we use Charles Correa and Rahul Mehrotra as faculty?
   2. Cooperation with a US university – Anuj to try to arrange a follow up meeting with
      Graduate School of Design – ask Rahul
   3. Consultancy – create a panel of experts, offer consultancy in areas like e-governance, IT
      etc. especially to smaller towns (Anuj to check tax status implications)

9) Support base:
   1. NSF suggests UDRI should broad base support – members, website, volunteer section on
      web, social media.
   2. We can have different types of members: individuals – students – patrons – institutional
      members – companies – academic institutes.
   3. Manage members – say a badge or some such small gift.
   4. Membership fee should go directly to corpus.

10) NSF suggests UDRI should build up a corpus. Anuj asked Padmini to please start with a NSF
    corpus donation.

11) Public Relations:
    1. Showcase UDRI at Kalaghoda Festival.
    2. Weekly and bi-weekly article. Article should suggest action that the reader should take.
    3. Ask trustees to send readers to people as brand building.

12) Visibility:
    1. To increase visibility, can we get the Kalaghoda Association sponsor an ideal street?
    2. Can UDRI sell FMP to corporators and potential corporators and chairmen of BMC
       committees?
    3. Can we get police chowky as a permanent exhibition? Or board in parking area? Or a
       UDRI wall?

13) In general meeting was positive. Padmini said she would try to give 3 years of support, part
    operations, and part corpus.

A.T.E. and A.T.E. Enterprises Private Ltd.:
A.T.E. Enterprises has donated a sum of Rs Eight lakhs in support of UDRI’s General Administrative
Expenses.

Mr. Anuj Bhagwati has sent out funding requests to the following:

1) Mr. Amit Chandra – Bain Capital
2) Mr. Deepak Parekh – Trustee HDFC
3) Mr. Hemendra Kothari of DSP Blackrock
4) Mr. J P Nayak of L&T
5) Mr. Shailesh Sheth / Mr. J Godrej
6) Professor Bobby Srinivasan of IFMR
7) Mr Eric Dastur of K M Dastur
8) Mr Ishaat Hussain of Voltas
9) Mr Trilochan Sahney of NRB Bearings
10) Mr Rajiv Lall of IDFC
11) Ms. Shikha Sharma, MD and CEO, Axis Bank Limited,
12) Ms. Kalpana Morparia J.P. Morgan
13) Mr. Gunit Chadha, CEO - Deutsche Bank AG India
14) Ms. Anu Aga, Chairperson, Thermax
15) Mr Jasu Shah- Chairman Jasubhai Foundation
16) Mr Adi B Dubash – Chairman, Ardeshir B. Cursetjee & Sons Ltd
17) Mihir Doshi-Managing Director, Credit Suisse
18) Dr N P Tolani – Chairman, Tolani Shipping Co. Ltd,
19) O P Srivastava - Director – Operations, ICICI Ventures ,
20) Ranjit Shahani - Vice Chairman and MD, Novartis India Ltd.
21) Shirish Sankhe -McKinsey & Co

In addition Mr. Jamsheed Kanga has written a letter to Mr. Keshub Mahendra requesting funding for the printing of the Mumbai Reader 2011 and other grant support for UDRI.

Negative replies were received so far from Ms Anu Aga of Thermax who said she is interested only in education projects and from Mr. Mahesh from J P Morgan. Mr. Amit Chandra contributed a sum of Three Lakhs and Anuj Bhagwati is in discussion with Mr. Sahney

**AFL Private Limited:**

AFL Private Limited has donated a sum of Rs. Thirteen lakhs in support of UDRI's General Administrative Expenses.

**FMR:**
The Fort Management Plan project end report and utilization statements have been forwarded to IFMR. This completes the project for funds received from IFMR. UDRI has sent final audited accounts to IFMR by letter dates 18th January 2012.
A request letter has been sent to Professor Bobby Srinivasan of the IFMR Business School to request support for the Deco Gothic Nomination study.

**SRTT/NRTT**

A letter was received from Mr Vishnuvardhan of SRTT informing the UDRI that a grant of 5,941,000/- as per our application submitted on 8th March 2010 has been approved. Since the grant application was made to SRTT in March 2010, and institutional costs have gone up UDRI submitted a revised estimate that also include contingencies. We assured them we were not seeking any increase in the grant total and that all short fall in the budget will be raised through other donors.

The funds were finally released to UDRI by NRTT in September 2011. These funds are being utilised by UDRI for its institutional cost from the month of October 2011.

The UDRI current annual budget for 2011-2012 is approximately 60 Lakhs. The UDRI requires assured funding in order to attract and retain experienced project staff and would need larger funding if it is to increase the scope of its work. We also are looking to create a Corpus fund.

**Funds raised since April 2011**

<table>
<thead>
<tr>
<th>Date of Receipt</th>
<th>Name of the Donor</th>
<th>Amount received</th>
<th>Purpose for which the funds are used</th>
</tr>
</thead>
<tbody>
<tr>
<td>06.05.2011</td>
<td>ATE Enterprises Pvt. Ltd.</td>
<td>500,000</td>
<td>Gen. Admin. expenses</td>
</tr>
<tr>
<td>16.06.2011</td>
<td>Russell G. Redemaugh Foundation</td>
<td>130,559</td>
<td>Dharavi At Work</td>
</tr>
<tr>
<td>17.06.2011</td>
<td>Narotam Sekhsaria Foundation</td>
<td>340,000</td>
<td>Mumbai Development Plan Project.</td>
</tr>
<tr>
<td>25.07.2011</td>
<td>AFL Private Limited</td>
<td>300,000</td>
<td>Gen. Admin. expenses</td>
</tr>
<tr>
<td>25.08.2011</td>
<td>Narotam Sekhsaria Foundation</td>
<td>1,000,000</td>
<td>Mumbai Development Plan Project.</td>
</tr>
<tr>
<td>05.09.2011</td>
<td>ATE Enterprises Pvt. Ltd.</td>
<td>300,000</td>
<td>Gen. Admin. expenses</td>
</tr>
<tr>
<td>18.10.2011</td>
<td>V.V. &amp; Smt. K.V. Mariwala Charity Trust</td>
<td>320,000</td>
<td>Fort Pheri</td>
</tr>
<tr>
<td>14.10.2011</td>
<td>Navajbai Ratan Tata Trust</td>
<td>3,000,000</td>
<td>Mumbai Development Plan Project.</td>
</tr>
<tr>
<td>09.12.2011</td>
<td>Amit R. Chandra</td>
<td>300,000</td>
<td>General Admin Expenses</td>
</tr>
<tr>
<td>08.02.2012</td>
<td>Narotam Sekhsaria Foundation</td>
<td>1,000,000</td>
<td>Mumbai Development Plan Project.</td>
</tr>
<tr>
<td>13.03.2012</td>
<td>Cyrus Jamshed Guzder &amp; Manek Cyrus Guzder</td>
<td>10,00,000</td>
<td>General Admin. expenses</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td><strong>8,190,559.7</strong></td>
<td></td>
</tr>
</tbody>
</table>
The above Balance sheet is to the best of our belief contains a true account of the funds and liabilities and of the Property and assets of the Trust.

Niki Shah (Partner)

MEMBERSHIP NO: 123409

FIRM NO: 128887W

Mumbai

DATE:
### Income and Expenditure Account for the Year Ended 31st March 2012

<table>
<thead>
<tr>
<th>Expenditure</th>
<th>INCOME</th>
<th>RS.</th>
<th>RS.</th>
</tr>
</thead>
<tbody>
<tr>
<td>To Expenditure in respect of property</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Rates, Taxes, Cesses</td>
<td>By Rent</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Salaries (Executive)</td>
<td>4,60,000.00</td>
<td>By Interest</td>
<td>-</td>
</tr>
<tr>
<td>Insurance</td>
<td>-</td>
<td>Accrued</td>
<td>-</td>
</tr>
<tr>
<td>Depreciation (by way of provision of adjustment)</td>
<td>88,891.00</td>
<td>Realised</td>
<td>-</td>
</tr>
<tr>
<td>To Establishment Expenses</td>
<td>-</td>
<td>By Interest</td>
<td>-</td>
</tr>
<tr>
<td>To Remuneration to Trustees</td>
<td>On Securities</td>
<td>On Loans</td>
<td>-</td>
</tr>
<tr>
<td>To Remuneration (in the cases of a math)</td>
<td>-</td>
<td>On refund tax 170.00</td>
<td>-</td>
</tr>
<tr>
<td>To Legal &amp; Professional, if any</td>
<td>On Fixed Deposits Account</td>
<td>1,70,741.54</td>
<td>-</td>
</tr>
<tr>
<td>To Audit Fees &amp; other</td>
<td>On Bank Account</td>
<td>20,138.00</td>
<td>1,91,049.54</td>
</tr>
<tr>
<td>To Contribution and Fees</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>To Amount written off:</td>
<td>By Dividend</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>(a) Bad Debts</td>
<td>-</td>
<td>By Contributions in cash or kind E 27,20,000.00</td>
<td>-</td>
</tr>
<tr>
<td>(b) Loan Scholarship</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>(c) Irrecoverable rents</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>(d) Other items</td>
<td>-</td>
<td>By Grants F 54,70,559.66</td>
<td>-</td>
</tr>
<tr>
<td>To Miscellaneous Expenses</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>To Amount transferred to Reserve or Specific Funds</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>To Expenditure on Objects of the Trust</td>
<td>Other Income</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>(a) Religious</td>
<td>-</td>
<td>By Income from the projects G 2,31,643.00</td>
<td>-</td>
</tr>
<tr>
<td>(b) Educational</td>
<td>-</td>
<td>Income from sale of scrap 2,700.00</td>
<td>-</td>
</tr>
<tr>
<td>(c) Medical Relief</td>
<td>-</td>
<td>Income Receivable</td>
<td>-</td>
</tr>
<tr>
<td>(d) Other Charitable objects</td>
<td>D 50,65,364.00 50,65,364.00</td>
<td>By Excess provision for earlier year w/back</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>By Transfer from reserves</td>
<td>-</td>
</tr>
<tr>
<td>To Surplus carried over to Balance Sheet</td>
<td>30,01,697.20</td>
<td>By Deficit carried over to Balance Sheet</td>
<td>-</td>
</tr>
</tbody>
</table>

The above Balance sheet is to the best of our belief contains a true account of the funds and liabilities and of the Property and assets of the Trust.

FOR SIN & CO
INCOME OUTSTANDING Other income: The above Balance sheet is to the best of our belief
CHARTERED ACCOUNTANTS. (if accounts are kept on contains a true account of the funds and liabilities
THE BOMBAY PUBLIC TRUST ACT 1950 cash basis) and of the Property and assets of the Trust.
SCHEDULE VII [VIDE RULE 17(1)]
NAME OF THE PUBLIC TRUST : URBAN DESIGN RESEARCH INSTITUTE
REGISTRATION NO.: E-10647 (BOMBAY)
THE BOMBAY PUBLIC TRUST ACT 1950
SCHEDULE VII [VIDE RULE 17(1)]

<table>
<thead>
<tr>
<th>Other Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRUSTEE</td>
</tr>
<tr>
<td>TRUSTEE</td>
</tr>
<tr>
<td>MUMBAI</td>
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<tr>
<td>MUMBAI</td>
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<tr>
<td>123409</td>
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<td>128887W</td>
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<tr>
<td>MUMBAI</td>
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<tr>
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<td>128887W</td>
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<td>MUMBAI</td>
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<tr>
<td>MUMBAI</td>
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<tr>
<td>123409</td>
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<td>128887W</td>
</tr>
<tr>
<td>MUMBAI</td>
</tr>
<tr>
<td>MUMBAI</td>
</tr>
</tbody>
</table>
## SCHEDULES FOR BALANCE SHEET

### SCHEDULE - A
**OUTSTANDING LIABILITIES FOR EXPENSES**

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Item</th>
<th>Rs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Audit fees</td>
<td>50,562.00</td>
</tr>
<tr>
<td>2</td>
<td>Professional fees</td>
<td>50,562.00</td>
</tr>
<tr>
<td>3</td>
<td>TDS payable on audit &amp; professional fees</td>
<td>11,236.00</td>
</tr>
<tr>
<td>4</td>
<td>Electricity Charges</td>
<td>45,882.00</td>
</tr>
<tr>
<td>5</td>
<td>Office Expenses</td>
<td>600.00</td>
</tr>
<tr>
<td>6</td>
<td>Software Expenses</td>
<td>75,036.00</td>
</tr>
<tr>
<td>7</td>
<td>TDS on contractors</td>
<td>1,531.00</td>
</tr>
<tr>
<td>8</td>
<td>Telephone &amp; Internet Charges</td>
<td>4,985.00</td>
</tr>
<tr>
<td>9</td>
<td>Courier Charges</td>
<td>1,734.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>2,42,128.00</strong></td>
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### SCHEDULE - B
**BANK BALANCE IN CURRENT ACCOUNT**

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Item</th>
<th>Rs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SBI Mumbai Main Branch</td>
<td>3,54,851.50</td>
</tr>
<tr>
<td>2</td>
<td>SBI Mumbai Main Branch - NRTT Grant</td>
<td>5,68,688.00</td>
</tr>
<tr>
<td>3</td>
<td>SBI Mumbai Main Branch - SRTT Grant</td>
<td>9,125.57</td>
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<tr>
<td>4</td>
<td>ICICI Bank FCRA A/c</td>
<td>2,66,308.46</td>
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<tr>
<td>5</td>
<td>SBI Mumbai Main Branch - (Petty Cash a/c)</td>
<td>(0.39)</td>
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<td><strong>Total</strong></td>
<td><strong>11,98,973.14</strong></td>
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### SCHEDULE - C
**FIXED ASSETS**

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<tr>
<th>Rate</th>
<th>As on 01-04-2011</th>
<th>As on 01-04-2011</th>
<th>As on 01-04-2011</th>
<th>As on 01-04-2011</th>
<th>As on 01-04-2011</th>
<th>As on 01-04-2011</th>
<th>As on 01-04-2011</th>
<th>As on 01-04-2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.10</td>
<td>1,72,829.00</td>
<td>17,283.00</td>
<td>17,283.00</td>
<td>15,555.10</td>
<td>17,283.00</td>
<td>15,555.10</td>
<td>15,555.10</td>
<td>15,555.10</td>
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<tr>
<td>0.15</td>
<td>37,541.00</td>
<td>5,631.00</td>
<td>5,631.00</td>
<td>4,787.00</td>
<td>5,631.00</td>
<td>4,787.00</td>
<td>4,787.00</td>
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<tr>
<td>0.15</td>
<td>23,914.00</td>
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<td>2,712.00</td>
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<td>0.60</td>
<td>81,157.00</td>
<td>24,725.00</td>
<td>24,725.00</td>
<td>19,175.00</td>
<td>24,725.00</td>
<td>19,175.00</td>
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<tr>
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<td>6,210.00</td>
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<td>792.10</td>
<td>932.00</td>
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<td>0.15</td>
<td>27,200.00</td>
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<td>2,040.00</td>
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<td>2,040.00</td>
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<tr>
<td>0.15</td>
<td>27,200.00</td>
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<td>-</td>
<td>2,040.00</td>
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<td>2,040.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Gross Block</th>
<th>Depreciation</th>
<th>Net Block</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Addition</td>
<td>Deletions</td>
<td>During the year</td>
</tr>
<tr>
<td></td>
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### SCHEDULE - D

**EXPENDITURE ON OBJECT OF THE TRUST**

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<td>Catering Expenses</td>
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<td>8</td>
<td>Designing/ Graphic Charges</td>
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**SCHEDULE - G**
**INCOME FROM PROJECTS / REIMBURSEMENTS**

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<td>3</td>
<td>Charles Correa-Housing&amp;Urbanisation</td>
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<td>4</td>
<td>Churchgate Revival</td>
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<td>5</td>
<td>Conservation After Legislation</td>
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<td>Courier Charges-Expenses Reimbursed</td>
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<td>9</td>
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<td>10</td>
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<td>11</td>
<td>Heritage &amp; Environment-An Indian Diary</td>
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**SCHEDULE - E**
**DONATIONS RECEIVED FOR THE PERIOD APRIL 2011- MARCH 2012**

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<td>Amit Chandra</td>
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<td>3</td>
<td>ATE Enterprises Pvt. Ltd.</td>
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<td>4</td>
<td>Mariwala Charity Trust</td>
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<td>5</td>
<td>Mr. Cyrus Jamshed Guzdar</td>
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**SCHEDULE - F**
**GRANT RECEIVED FOR THE PERIOD APRIL 2011- MARCH 2012**

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<th>Sr. No.</th>
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<td>2</td>
<td>Navratam Sekhsaria Foundation</td>
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<td>3</td>
<td>Navajbhai Ratan Tata Trust</td>
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</table>
FORT MANAGEMENT PLAN

The Fort Management Plan Recommendations and report have been completed. These are now in the process of being presented to stakeholders and other authorities for implementation.

Implementing the FMP

The UDRI has sent letter to all of the FORT organizations to assist in obtaining appointments with people’s representative and government officials to gather momentum towards implementing the FMP.

Mr. Jamsheed Kanga has offered to contact Mr. Subodh Kumar in this regard.

Mrs. Nayana Kathpalia has offered to contact MLA’s and MP’s

Meetings with Bombay First

The UDRI had also two meeting with members of Bombay First to present the FMP proposal. The first meeting was held at the UDRI on 12th July. At this meeting were present Mr Narinder Nayar, Mr Saberwal, Mr Roger Pereira and Ashank Desai and members of the UDRI Executive Committee: Cyrus Guzder, Shirin Bharucha, Jamsheed Kanga, Nayana Kathpalia, Anuj Bhagwati, Sharad Dwivedi, and also Priya Ubale and Abha Narain Lambah along with the Executive Director and staff of UDRI.

A presentation of the FMP was made and the Eastern Waterfront project was discussed.

A Second meeting with Bombay First was held on 28th July at the Bombay First office with Mr Narinder Nayar, Mr Saberwal, Mr Roger Pereira, Priya Ubale with UDRI Executive Committee members Nayana Kathpalia, Shirin Bharucha, Sharad Dwivedi, Pankaj Joshi and staff of UDRI. At this meeting the FMP proposal was presented in greater detail once again. Bombay First was interested to understand the UDRI’s proposal for the Churchgate junction and the area between it and Flora Fountain.

Making the FMP available online

The FMP recommendation report is available for download and ready reference to all on the UDRI website www.udri.org under the Research Projects section.
Feedback from Stakeholders

The following Transportation stakeholders were consulted for feedback on the FMP:

1) **Fort Management Plan – Transportation meeting with Mr Sudhir Badami**
   
   **Date:** 8<sup>th</sup> April 2011  
   **Venue:** UDRI  
   **Subject:** Transportation component of the Fort Management Plan  
   **Participants:** Mr. Sudhir Badami, Deepali Mody, Ankit Bhargava.

   Mr Badami suggested that the FMP also propose an on-paper solution for the introduction of a BRTS in the fort. The platform height on a BRTS system is 860 mm. Existing buses may be retrofitted with a left side center door or right side door for such a system. Bus lanes can be narrowed to 3.0 m (standard is 3.5 m) near a bus stop zone to force buses to slow down. Standard car lanes may also be narrowed from 3.5 m to 3.0 m. At bus stop zone there should be a possibility for buses to bypass buses halted at the bus stop. Bicycle lanes can be introduced alongside walking paths behind the bus stop. Bicycle lanes can be 2.5 m wide to accommodate three wheeled cycle carts that are used for delivery. At regular intervals this should be widened to 3.0 m so at to allow two such tricycles to pass in opposite directions.

   He proposed a 5<sup>th</sup> route for the circulator system and an off platform pick up point from Churchgate station for this 5<sup>th</sup> circulator route.

2) **Fort Management Plan – Transportation meeting with Mr Ashok Ghangurde**
   
   **Date:** 8<sup>th</sup> April 2011  
   **Venue:** UDRI  
   **Subject:** Transportation component of the Fort Management Plan.  
   **Participants:** Mr. Ashok Ghangurde, Deepali Mody, Ankit Bhargava.

   Mr Ghangurde suggested that a detailed study of the removal and re-accommodation of the parking be shown otherwise it may be difficult to get consensus with the stakeholders.

3) **Fort Management Plan – Transportation meeting with Mr Ashok Datar**
   
   **Date:** 11<sup>th</sup> April 2011  
   **Venue:** MESN office, Mahim  
   **Subject:** Transportation component of the Fort Management Plan  
   **Participants:** Mr. Ashok Datar, Deepali Mody, Ankit Bhargava

   Mr Datar made the following suggestions for further detailing in the FMP:
   Give data on total open space (road = footpath + Designated Open Spaces) and the area of roads: footpath: parking: hawkers
Take traffic counts of the following using video camera for two hours from 5 pm to 7 pm:

- Outside VT Station of traffic to and from JJ flyover. Camera can be positioned on the foot over bridge at VT
- On D N Road just before Pherozeshah Mehta Road (near Khadi Bhandar)
- Queens Road, Churchgate
- Colaba Causeway, Regal
- Veer Nariman Road
- Mantralaya

Show the FMP data on hawker’s numbers and types of hawkers
Place ground markings for each hawker location.
Look at the parking markings in more detail

**Fort Circulator Proposal**

BEST agreed to put in place the Fort Circulator proposal from the FMP. They have been done by introducing 24 low floor Star buses following a circular route that covers CST, Ballard Estate, Shahid Bhagat Singh Road, Regal, Mantralaya, Vidhan Bhavan, Marine Drive, Churchgate and DN Road. The buses operates at 4 minute frequency in both a clockwise and anti-clockwise direction and fulfills the needs of a large volume of commuters that arrive by train at CST and Churchgate as well as internal travel needs within the Fort area. A flat fare of 5 Rupees is being charged for this route.

The Star buses being used have a fold down ramp for wheelchair accessibility and the seating is configured to allow for a larger number of standing passengers who will use this bus as a hop on and hop off service. The low floor bus also makes it easier for the elderly and disabled.

In order to ensure the success of this new route, the BEST has put in place a comprehensive information and promotion drive which includes branding the buses and placing clear identifiers on the Circulator stops and placing route maps both inside the bus as well as at the bus stops for easier way finding. This graphic and branding initiative is being financially supported by the Shri V. V. and Smt K. V. Mariwala Charity Trust and the Urban Design Research Institute. The Circulator bus is to be called the FORT PHERI to give it a local flavor. Instead of modern digital printing these buses have been hand painted reviving an almost lost craftsmanship. If successful such a service can be replicated in other areas of Mumbai.

The BEST inaugurated the Fort Pheri service at 5.30 pm on the 3rd of November from the CST depot. Shri Uddhav Thackeray officiated and in his speech acknowledged the UDRI’s work and the Fort Circulator concept. He felicitated the Executive Director and Mr Jamsheed Kanga with a bouquet. Brochures of the Fort Pheri service were handed out by BEST and a large crowd was present at the event.

The first full day of service was the 4th of November. There was enthusiastic response from commuters who were keen to ride the Fort Pheri. Some operational teething problems with running a non-stop circulator were observed and pointed out to BEST who has said that they should be able to iron out the issues within a week.
BUS BODY

ROUTE MAP INSIDE BUS
ROUTE MAP AT BUS STOP
THE INAUGURATION
<table>
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<tr>
<th>Item</th>
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<th>Rate</th>
<th>Qty</th>
<th>Rate</th>
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Sponsorship Received from
VV and Smt. KV Mariwala
Charity Trust

Balance sponsorship received from Amit
Chandra

300,904.00

FOLLOW UP TO THE FORT PHERI IMPLEMENTATION

While the Fort Pheri service has seen success with the commuters a number of teething problems were observed by UDRI.

This was conveyed to the General Manager and his team via letters dated 4th November 2011 and 16th November 2011. The Officer on special Duty, Mr. Victor Nagaonkar has agreed to look into and rectify these. However no improvements to the Fort Pheri pacing of buses has been observed at a negative report in the Loksatta newspaper of 8th February 2012 was sent with covering note once again to the GM, BEST, Chairman, BEST, Officer on Special Duty and Chief Manager-Traffic on 14th February 2012.
Discussion with MCGM on implementation of the entire FMP

Note on Presentation on FMP at the A Ward office.

A presentation was made at the A Ward office on the Fort Management Plan on 15th November 2011

Present:

Mr. Vasanth Prabhu – Deputy Municipal Commissioner, MCGM, Zone 1  
Mr Kshirsagar – Ward Officer, MCGM A Ward  
A Ward Officers  
Pankaj Joshi, UDRI  
Deepali Mody, UDRI

The following suggestions from the FMP were considered for implementation:

Re-engineering footpaths
A section of footpath in the fort can be re-engineered with clearly demarcated zones, ramping and textural changes, as a pilot that will be followed in all further maintenance and improvements of footpaths in the Fort. Standards for this are available and UDRI will share this with MCGM engineers.

Ballard Estate courtyards to be upgraded as urban food courts and service courts
Four courtyards in Ballard Estate are marked as RG and needs to be cleared, cleaned and made accessible. They can be converted into food courts and service plazas. UDRI will present details plans for the same to you at the next meeting.

Parking Management
MCGM will consider raising the base fees for parking to reflect the land value in the CBD. The additional revenue generated can be used for pedestrian improvements in the CBD.

Pedestrianisation of Streets
4 major internal streets were proposed for complete pedestrianisation by the UDRI. They are, Nagindas Master Road, Perin Neriman Road, Bora Bazaar Road, Rustom Sidhwa Marg.  
Off these it was suggested that, Perin Nariman Street and Rustom Sidhwa Marg can be considered for pedestrianisation as a pilot.

Solid Waste Management
Sorting areas will need to be identified for rag pickers to work. UDRI will look at identifying possible locations in each area. Also UDRI was requested to suggest the rates that bulk consumers may be willing to pay for higher frequencies of garbage pickup.

It was decided that the MCGM will organise the follow up meeting for the Ballard Estate area in ten days.
Also as requested a copy of the FMP survey plans in three volumes (traffic and transport, waste management and integral open spaces) and the Fort Management Plan recommendation report was forwarded to the office of the Deputy Municipal Commissioner, Vasanth Prabhu, and Assistant Commissioner, Mr Kshirsagar.

Request for time with the Additional Municipal Commissioner, (Eastern Suburbs).

A request has been made for a meeting with Mr Aseem Gupta to present the FMP and this has been followed up by numerous phone calls and a letter sent by Mr Jamsheed Kanga dated 7th December 2011.

Presentation at MTSU – 9th Dec and follow up meeting on 27th December

MTSU facilitated a joint meeting between academicians and consultants who have worked and are willing to give their expert inputs towards the urban design of South Mumbai.

3 presentations were arranged

1. Mr. Shivjeet Sidhu: Somaiya Kalappa Architects & Apostrophe; Esplanade project.
2. Pankaj Joshi, UDRI; Fort Management Plan

MTSU stated that they would like to take ownership of the proposals. A series of meetings would be arranged by MTSU to prepare a recommendation report for the project which would consolidate various proposals of this area with the consent of the Core Committee which would be finally presented to the Empowered Committee.

UDRI has sent a letter requesting MTSU to forward a proposal and schedule for implementation of the Fort Management Plan.

Note on discussion with Deputy Municipal Commissioner-MCGM Zone 1 for implementation of the Fort Management Plan

On 5th January 2012 at the MCGM ‘E’ Ward Office

Present:

Mr. Vasanth Prabhu – Deputy Municipal Commissioner, MCGM, Zone 1
Mr Kshirsagar – Ward Officer, MCGM A Ward
Officer of the MCGM
Pankaj Joshi, UDRI
DISCUSSION

Footpath re-engineering
Dy. MC requested that UDRI detail a pavement re-engineering solution for one road for immediate implementation by MCGM. It was decided that this road would be MG Road from Regal Junction to Metro Junction.

Issues of reconfiguring hawkers at Fashion Street and the parking on the pavement for Bombay Gymkhana will also need to be looked at. The size of the hawker stalls would need to be defined and UDRI could use the prototype available at MCGM.

BEST boxes along the pavement should be flagged off if they require to be moved.

UDRI was requested to detail out MG Road.

Ballard Estate
The footpaths at Ballard Estate would fall under the jurisdiction of the MCGM; however work in the courtyards would require the permission and cooperation of the MbPT who are the land owners. UDRI was asked to speak to MbPT

ED, UDRI suggested the corporate house occupying the buildings could be approached for support for this project and UDRI will approach the Ballard Estate Welfare Trust and corporate houses.

Pedestrianisation of Streets
Dy. MC said that UDRI would have to take this up with the Traffic police first and if they agree they would take care of any physical infrastructure needs for implementing pedestrianisation. Adequate notifications will need to be given to shop owners and parking contractors along the street and this could be introduced on a trial basis.

Scramble Crossings for pedestrians at junctions on Veer Nariman Road.
Dy. MC said that UDRI would have to take this up with the Traffic police first and if they agree they would take care of any physical infrastructure needs for implementing scramble crossings such as road marking, provision of signals etc.

UDRI agreed to look at providing detailed plans for MG road in 15 to 20 days to the MCGM for implementation.

Meeting concluded
Survey of MG Road

A survey of MG Road has been commissioned as a resource for the RRC and for providing detailed solutions for footpath re-engineering to the MCGM.

**SCOPE OF WORK FOR THE SURVEY IS AS FOLLOWS:**

1) Vehicle road width
2) Pavement width
3) Heights of pavement and level changes on pavements
4) Edge of building lines / fences
5) Objects on pavement and roadway such as trees, poles, boxes, bus stops. Medians. etc.
6) Preparations of drawing in Auto CAD.
SANDHYA SAWANT MEMORIAL LECTURE:
January 18 2012

Ar. Kulbhushan Jain
“NEGOTIATING URBANITY”
Tectonics in City Life
Cities are often discussed for two reasons, a: for elements of pride for the people even if they cannot relate to them, like `we have the tallest building of the world in our city’, b: for inheritance of `rich cultural legacies of which we want to be part of’, but are not. There is no reason why the two cannot come together – as they sometimes do. But, this brings about a see-saw situation which people, subconsciously, constantly try to balance. Obviously it is a situation of `them' and `us' where `them' or `us' could be either. A feudalistic divide continues to exist and tectonic bridge remains as elusive as ever.

While we engage in polemics of iconicity of the urban landmark, we miss out on the simple joys of city life without even realizing that we are missing intrinsic aspects of urbanity. These could easily be part of our daily lives without being expensive. While a large iconic project is not difficult to build, feeling the pulse of the people appears to be still beyond our `design brief'.

Unable to negotiate the old and the new, unable to bridge the `them' and `us' and unable to deal with demographic and technological transformations, we have abandoned some of the best assets of our urbanity – the `old city' and the `natural features'. It is time to look at people and city together, to negotiate diversity in a comprehensive manner.

Venue:
J.J. College of Architecture

Attendance: 180
PLANNING FOR MUMBAI - WORKSHOP 2012:
February 15 2012

THE DEVELOPMENT PLAN WORKSHOP 2 FOR GREATER MUMBAI 2014-2034
The aim of this workshop is to share the process of the preparation of the Development Plan for Mumbai with the general public. The Urban Design Research Institute, the Graduate School of Design at Harvard University and the Museum partnered in organising the conference which involved students, faculty and professionals from the United States and India, as well as Government officials and citizens of Mumbai.

The Urban Design Research Institute (UDRI) has already initiated a public participatory process to support the Municipal Corporation of Greater Mumbai in its preparation of the Development Plan (DP) for Mumbai – 2014 to 2034. The intention of this process is to create a “Brief” for the plan which will more accurately represent the aspirations of the citizens of Mumbai. In order to understand and reach a consensus on what this brief might be, the UDRI has set up stakeholder groups, consisting of experts and grassroots non-profit groups, researchers – who reach out and cull as many potential voices as possible in order to make these inputs useful for the decision making process of the DP and in turn provide this feedback to the Planning Authorities.

Involving citizens in planning creates ownership of the plan and guards the plan against derailment by vested interests who have in the past used minor modifications to the Development Control Rules as a means of subverting the best intentions of the DP and its central intent of public good. The UDRI, in initiating this public participatory process, believes that through this process the plan has a better chance of being equitable and responding to the needs of a larger cross section of Mumbai. This process of involving varied constituent groups, it is hoped, will also spread awareness among the citizens of the need for them to also take the initiative in engaging in the planning process and reaching out to civic authorities either directly or through organisations such as the UDRI or other NGO active in their locality.

Venue:
Coomaraswamy Hall Museum

Attendance: 200
PLANNING FOR MUMBAI

THE DEVELOPMENT PLAN WORKSHOP 2 FOR GREATER MUMBAI 2014-2034

| Coomaraswamy Hall | 15th Feb 2012 | Wednesday |

**PROGRAM**

11.00am - 11.45pm

**Introduction:** Rahul Mehrotra

**UDRI Development Plan Project** Pankaj Joshi

11.45pm - 1.00pm

**Transportation Group Presentation:** Shirish Patel

**Panel Discussion:** Ian Lockwood

Aaron Naparstek

Sudhir Badami

Shreya Gadepalli

**Chair:** Shirish Patel

2.00pm to 3.15pm

**Governance Group Presentation:** D.M. Sukthankar

**Panel Discussion:** Jean Lauer

Anne-Mane Lubenaub

Peter Park

D.M. Sukthankar

Amrita Bhide

Nitin Mehta

Nishit Kumar

**Chair:** Cyrus Guzder

315pm to 3.45pm

Tea

3.45pm to 5.00pm

**Urban Form Group Presentation:** Anirudh Paul

**Panel Discussion:** Inga Saffron

Christopher Calott

Anirudh Paul

Neera Adarkar

Prasad Shetty

**Chair:** Rahul Mehrotra

5.00pm to 6.00pm

Closing Remarks & Back Bay Book Release

**The aim of this workshop is to share the process of the preparation of the Development Plan for Mumbai with the general public. The Urban Design Research Institute, the Graduate School of Design at Harvard University and the Museum will partner in organising the conference which will involve students, professional as well as Government officials and citizens of Mumbai.**

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**Venue:**

Coomaraswamy Hall

Chhatrapati Shivaji Maharaj Vastu Sangrahalaya

158/91 M.G. Road

Mumbai 400023

**Supported by the NRTT Trust**

**Partners:**

Harvard University

Graduate School of Design

[Image of logos: The South Asia Initiative at Harvard University, The Museum, Urban Design Research Institute]
CHARLES CORREA GOLD MEDAL: (Competition)

February 25 2012

The Urban Design Research Institute, Mumbai (UDRI) has been awarding the Charles Correa Gold Medal for the best Design Dissertation from the schools of Architecture in Mumbai and Goa since 2001. This year, the UDRI has decided to invite selected schools from Mumbai and outside Mumbai to participate.

Venue:
Rachna Sansad, Academy of Architecture

Attendance: 20
**MUMBAI READER ’10**

The Mumbai Reader as indicative is a collective project intended to be a research monograph focusing on Urbanism within Mumbai. Call for articles for submissions were sent late March this year and articles were received between May and June.

Listed is the final compilation for MumbaiReader’10

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<td>R. B. Bhagat, K. Sita</td>
<td>Population Change and Economic Restructuring in Mumbai</td>
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<td>Sharit Bhowmik</td>
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<td>Notes from the Fringes: A Brief Note on Mumbai Metropolitan Region</td>
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As with the previous edition the design of the reader was undertaken in house. Rohan Bagat was appointed as the graphic designer for the publication. The image bank was constructed with the assistance of Ashwini Dhamankar, Batul Tinwala, Dhwani Shah of Balwant Sheth School of Architecture NMIMS University. The data set was collated to relate with trends of 2010 in addition to contributing to the larger image archive developed for the Development Plan Project. The design was completed by the first week of July.

Print quotations had been requested from both Jak Printers as well as Prodon for the following product specification

DESCRIPTION: mumbaireader’10 of 4 pages cover + 544 pages
OPEN SIZE: BOOK 13.25" (33.66 CM) X 8.26" (20.98 CM)
CLOSE SIZE: BOOK 6.63" (16.84 CM) X 8.26" (20.98 CM)
BINDING: section sewing and perfect binding
FINISHING: 4 pages cover matt lamination on front side
PAPER INSIDE: 80gsm maplitho
PAPER COVER: 350gsm art paper
QUANTITY: 1000
The rates presented are as follows
Prodon - 5,10,300INR
Jak - 4,88,090INR

The printing has been completed by JAK printers and 1000 copies delivered to the UDRI and the Mumbai Reader 2010 was launched at the Common Stakeholder Meeting on the 13th of October at the UDRI. The Mumbai Reader ‘10 was also reviewed by Mr Gautam Patel in his Mumbai Mirror column of 14th October 2011 in a article titles ‘A Manifesto for Mumbai’
MUMBAI READER 2011

The process of compilation of the Mumbai Reader 2011 is underway. Letters have been sent to the following authors for the articles for the Reader:

1. Prof Vyjayanthi Rao
2. Mr Rakesh Kumar
3. Mr Jamshed Kanga
4. Mr Rahul Srivastava
5. Ms Wasundhara Joshi
6. Dr Amita Bhide
7. Mr Deepak Kantawala
8. Mr Sitaram Shelar
9. Mr Madhusudhan Menon
10. Ms Priya Ubale
11. Ms Sheela Patel
12. Ms Kajol Menon
13. Ms Arockia Mary
14. Mr vivek Monteiro
15. Mr Nasser Munjee
16. Mr Debi Goenka
17. Ms Alpa Sheth
18. Ms Sameera Khan
19. Ms Shilpa Phadke
20. Mr Anirudh Paul
21. VK Phatak
22. Mr Shirish Patel
23. Mr Milind Mhaske
24. DM Sukhtankar
25. Mr Nishit Kumar
26. Ms Puja Marwaha
27. Mr Sundar Burra
28. Mr Arvind Adarkar
29. Ms Swapna Banerjee Guha
30. Ms Shilpa Ranade
31. Mr Adolf Tragler
32. Ms Farida Lambay
33. Ms Anjali Parasnis
34. Mr Mahesh Patankar
35. Mr Cyrus Guzder
36. Ms Shalini Nair
37. Mr Ashok Kothari
38. Ms Anita Deshmukh
39. Mr Denzil Saldana
40. Mr Nitai Mehta
So far we received two articles. ‘Is Mumbai Growing Anymore?’ by Darryl D’Monte and ‘You Mumbai Girls don’t know how good you have it’ by Sameera Khan.

The selection and compiling of the articles will be done by Rahul Mehrotra and Pankaj Joshi by the end of April 2012.

MARATHI MUMBAI READER 08, 09, 10

The Mumbai Reader 08, 09, 10 is to be translated and published. It is intended to translate 30 articles selected from the three books in one Marathi publication. We are searching for translators and one possible translator that has been sourced is BITS Private Limited, a translating company which is located in Pune.

The regular rates for English into Marathi translation in BITS is Rs 1.75 paisa per word plus 10.30% S.T.

The facilities that includes in this rate are as follows:

- 3 levels of check that comprises translation, revision by the same translator, revising by an independent translator & target language reviewing.
- Translation will be done by the full-time professional in-house translators and hence the project will be completed in the quickest possible time and would be of a very high quality.
- The translations will be stamped, sealed and certified.

BITS also have offered us for Rs1.00 per English word plus the 10.30% S.T. The facilities that include in this rate are as follows:

- One level of check that comprises translation and revision by the same translators.
- Translation is done by the part time associate translators and hence the project will take longer to be completed, though the quality will be more or less comparable.
- The translations will not be stamped, sealed and certified.

In order to check the quality we have asked them to do a sample translation of the essay ‘Population Change and Economic Restructuring In India’ by R.B Bhagat and K.Sita from the Mumbai reader 2010 which will be paid. This translation is based on the Rs1 per word plus the 10.30% S.T. Further decisions will be taken on the basis of the sample translation.
DISTRIBUTION OF MUMBAI READERS 2010

As of 31st March 2012 Sale of Mumbai Reader ‘10- : 81 copies

As of 31st March 2011, Complimentary copies given to the following people and organisations: 206 copies

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<td>91</td>
<td>Dr. Alpana R. Dongre</td>
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<td>29</td>
<td>Mr. Kurian Mathew</td>
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<td>Pukshar Mulidhar Kanvinde</td>
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<td>Sharik Bhowmik</td>
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<td>Dr. Anurag Kashyap</td>
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<td>Rajesh Vora</td>
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<td>Ms. Sharadha Jadhav</td>
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<td>Mr. Sunil Waman Prabhu</td>
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<td>Mr. Mohan M. Atani</td>
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<td>Mr. Honorable Chief Minister</td>
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<td>Mr. Vidhyadhar Date</td>
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<td>Mr. Nitin Kareer</td>
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<td>Mr. Matias E Chanove</td>
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<td>Mr. T. C. Benjamin</td>
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<td>Dr. K. Sita</td>
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<td>Ms. Saral Dheer</td>
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<td>Mr. Milind Doora</td>
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<td>46</td>
<td>Ms. Nidhi Jamwal</td>
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<td>Mr. David Van Der leer (Assistant water - Architectue &amp; urban Studies)</td>
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<td>Mr. Sudhir Badami</td>
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<td>111</td>
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<td>Mr. Arun Tikekar</td>
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<td>Lakshmi Krishnakumar</td>
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<td>Mr. Darryl D’monte</td>
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<td>Bits India</td>
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<td>Mr Gandevia (NRTT)</td>
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<td>Mr Malesra</td>
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PUBLICATIONS STOCK
The following is the stock situation of UDRI publications as of 1st March 2012

<table>
<thead>
<tr>
<th>Name of Book</th>
<th>Quantity in Reserve at UDRI</th>
<th>Location</th>
<th>Quantity for Sale at UDRI</th>
<th>Location</th>
<th>Quantity Sent for storage</th>
<th>books per box x no of boxes</th>
<th>Total books as of 1st March 2012</th>
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<td>Mumbai Reader 06</td>
<td>100</td>
<td>studio overhead #5</td>
<td>100</td>
<td>studio cupboard</td>
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<td>6 boxes X 12 each</td>
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<td>95</td>
<td>studio cupboard</td>
<td>108</td>
<td>9 boxes x 12 each</td>
<td>303</td>
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<td>Mumbai Reader 08</td>
<td>100</td>
<td>studio overhead #4 and #5</td>
<td>213</td>
<td>in boxes near small conference room</td>
<td>390</td>
<td>39 boxes x 10 each</td>
<td>598</td>
</tr>
<tr>
<td>Mumbai Reader 09</td>
<td>100</td>
<td>studio overhead #3</td>
<td>108</td>
<td>in boxes near small conference room</td>
<td>410</td>
<td>41 boxes x 10 each</td>
<td>611</td>
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<tr>
<td>Mumbai Reader 10</td>
<td>reserve not maintained right now</td>
<td>201</td>
<td>201</td>
<td>in boxes near small conference room</td>
<td>410</td>
<td>41 boxes x 10 each</td>
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<td>Public Places Mumbai</td>
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<td>Conservation Manual for Owners and Occupers</td>
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<td>6 boxes X 100 each and 2 boxes x 150 each</td>
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<td>Name of Book</td>
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<td>Location</td>
<td>Quantity for Sale at UDRI</td>
<td>Location</td>
<td>Quantity Sent for storage</td>
<td>books per box x no of boxes</td>
<td>Total books as of 1st March 2012</td>
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<td>Churchgate Revival</td>
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<td>Kalaghoda Arts District</td>
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<td>Ballard Estate</td>
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<td>Creating a Tourist District</td>
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<td>studio cupboard</td>
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<td>Restoring a Banking District</td>
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<td>4 from the 40's</td>
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<td>studio overhead #1</td>
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<td>Through the Looking Glass</td>
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<td>Buildings that shaped Bombay</td>
<td>17</td>
<td>studio overhead #1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>17</td>
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<td>Eastern Waterfront Study</td>
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<td>studio cupboard #81</td>
<td></td>
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<td></td>
<td></td>
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<td>Shyam Chainani (228)</td>
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<td>17 boxes x 10 each</td>
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<td>Landscape and Urbanism (284)</td>
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<td>studio cupboard #81</td>
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<td>in boxes in studio</td>
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<td>11 boxes x 10 each</td>
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<td>Housing and Urbansim</td>
<td>9 (buy 50 more and keep reserve of 30)</td>
<td>studio overhead #1</td>
<td>(sell the remaining)</td>
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Other books for sale at UDRI in stock as of 1st March 2012 are:

- Indian Architecture - Rahul Mehrotra 9 studio cupboard #47
- Extreme Urbanism – Harvard Graduate School 36 studio cupboard #47
INTEGRAL DESIGN 
RESEARCH 
INSTITUTE

INDIAN FREEDOM TRAIL PROJECT

The District Collector of Wardha has requested UDRI to provide a scoping proposal for the revitalisation of Wardha and Sevagram. For this UDRI has prepared a project proposal titled 'Indian Freedom Trail'.

This proposal was presented to the Guardian Minister of Wardha and the District Collector Wardha as a power point and report on 22nd February 2012 at Mantralaya.

Subsequently UDRI has sent a phased project implementation proposal (in 4 phases) to the office of the District Collector. UDRI is currently only engaged in the first phase of the project. A response is being awaited from the office of the District Collector, Wardha to the proposal.
NAVU MUMBAI AIRPORT

A letter was sent to the Chief Minister regarding the proposed second airport at Navi Mumbai. This was drafted by Mr Charles Correa and co-signed by many of the UARG members.

RTI's FILED

RTI were filed to obtain documents related to the development plan.

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Date of Filing</th>
<th>Subject</th>
<th>RTI filed by</th>
<th>RTI filed to</th>
<th>Date of receiving reply</th>
<th>Follow-ups</th>
<th>Documents acquired</th>
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<td>1</td>
<td>5/3/2010</td>
<td>Request for Proposal (RFP) issued to the prospective consultants for DP 2014 - 2034</td>
<td>Omkar Gupta</td>
<td>Chief Engineer DP, MCGM</td>
<td>18/03/2010</td>
<td>None</td>
<td>None</td>
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<td>2</td>
<td>29/3/2010</td>
<td>Names of the Consultants qualified under the Expression of Interests (EOI) requirements to submit proposals for the preparation of DP 2014 - 2034 and their credentials for satisfying the criteria for selection.</td>
<td>Deepali Mody</td>
<td>Deputy Chief Engineer DP, MCGM</td>
<td>26/4/2010</td>
<td>None</td>
<td>Information regarding the subject acquired and attached along with the reply in the File itself.</td>
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<td>3</td>
<td>30/3 /2010</td>
<td>The percentage of implementation of the existing Development Plan</td>
<td>Omkar Gupta</td>
<td>Deputy Chief Engineer DP, MCGM</td>
<td>23 /4/2010</td>
<td>None</td>
<td>A series of appeals / were sent and is attached with the folder.</td>
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<th>#</th>
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<th>Responsible Officer</th>
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<th>Notes</th>
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<td>8/7/2010</td>
<td>Final Priority List for development of amenities in A Ward based on the sector wise priority list prepared as per the &quot;Know Your Ward&quot; document for A Ward.</td>
<td>Omkar Gupta Assistant Municipal Commissioneer, A Ward Office</td>
<td>21/8/2010</td>
<td>Information regarding the subject is attached with the RTI letter in the file itself.</td>
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<tr>
<td>6</td>
<td>21/06/2011</td>
<td>Expression of Interests submitted by the consultant selected for the revision of DP 2014 - 2034</td>
<td>Deepali Mody Executive Chief Engineer DP, MCGM</td>
<td>16/07/2011</td>
<td>Document acquired and is in Studio (No.CHE/575/DP/GEN dt.29.06.2009 )</td>
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<td>20/06/2011</td>
<td>Copy of work order issued to the consultants appointed for the revision of the DP</td>
<td>Deepali Mody Executive Chief Engineer DP, MCGM</td>
<td></td>
<td>Document acquired (Minutes of meeting held on 6/6/09). Attached with RTI file.</td>
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<tr>
<td>No.</td>
<td>Date</td>
<td>Name and designations of the members of the TAC, STECC and IC formed to monitor and advise the work of the consultants.</td>
<td>Deepali Mody</td>
<td>Deputy Chief Engineer DP, MCGM</td>
<td>Date</td>
</tr>
<tr>
<td>-----</td>
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<td>26/08/2011</td>
<td>Name and designations of the members of the TAC, STECC and IC formed to monitor and advise the work of the consultants.</td>
<td>Deepali Mody</td>
<td>Deputy Chief Engineer DP, MCGM</td>
<td>19/9/2011</td>
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<td>11</td>
<td>12/9/2011</td>
<td>Transportation studies done by MMRDA</td>
<td>Priyanka Sane</td>
<td>Chief Transport and Communication Division, Bandra - Kurla Complex</td>
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<td>Status of Reservations in the existing private hospitals under various schemes.</td>
<td>Ankita Baruah</td>
<td>1/23/2012</td>
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<td>Status of existing Health Facilities provided in the Dp</td>
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<td>TDR summury by MCGM</td>
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<td>11/17/2011</td>
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**MANORI GORAI UTAN DP – Suggestion and Objection**

UDRI filed Suggestions and objections for the proposed ten year development plan for Manori Gorai Utan 2012-2022 prepared by the MMRDA.

UDRI attended the hearing for this suggestion and objection on 17th February 2012 and sent in further comments as a follows up to the hearing by letter dated 20th February 2012.
DP STAKEHOLDER GROUP LETTERS SENT

The UDRI has sent letters from the following Development Plan Stakeholder groups to date:

- Governance Group: 19 July 2011 and 5th August 2011
- Housing Group: 26th July 2011
- Environment Group: 9th September 2011
- Water and Sanitation Group: 12th September 2011
- Health Group: 14th September 2011
- Education Group: 19th September 2011
- Energy Group: 3rd October 2011
- Livelihood Group: 4th October 2011
- Urban Form Group: 11th November 2011

A letter in regards to the Model Residential Tenancy Act was sent dated

19th September 2011

Consolidated principles: 20th December 2011

Consolidated Principles with 120 signatures dated

19th December 2011, delivered 23rd January 2012

RELIANCE INFRA-D; increase in wheeling Charge – Suggestion and Objection

UDRI sent in objections to the notification on increase in wheeling charges by Reliance Infra Distribution to the Maharashtra Electricity Regulatory Commission by its letter dated 1st March 2012.
DP24seven project Strategies

The UDRI will address issues of twenty four wards through a mix of involvements and through various stakeholders. (ex. academic institutions, ward offices, ALMs, citizens groups, NGOs, slum societies) as not one group is truly representative of all the stakeholders. The issue of geographically covering the city shall also involve a mix of neighborhood level, ward level involvement as well as groups of wards or zones as the boundaries of wards are useful in addressing data collected through government records and fall short of understanding the functioning of the neighborhood.

Many strategies are being adopted by the UDRI in its development plan public participation initiative. These are:

1) Studios with architecture students to do ward level surveys
2) Formulating Expert Panel of City Stakeholders to provide recommendations to the MCGM in the form of a ‘People’s Brief’ on various topics such as Housing, Health, Education, Environment, Public Space, Water Supply and Sanitation, Energy, Transportation, Livelihood, Governance and Urban Form
3) Finalizing Combined stakeholder Principles for the Development Plan
4) Networking with NGO’s to provide ward level feedback.
5) UDRI DP Web presence and Resource Base
6) Public Exhibition and Awareness building campaigns
7) Sharing with the MCGM and the DP core group on the learning’s from the Public Participation Process
1.0 STUDIOS

Joint Vertical Studio with Bharti Vidyapeeth and Indian Education Society Colleges of Architecture

18 students from Bharti Vidyapeeth and 5 students from IES participated in the two-week long workshop on the Development Plan and conducted surveys in Mumbai Wards. 172 surveys were done in 7 of Mumbai Wards. This data was compiled ward-wise with the previous surveys done with the Academy of Architecture.

Jal Aria in discussion with students

Students explaining their survey analysis

Dr Chandrashekar introduces data analysis

Neera Adarkar in discussion with students

Vertically Studio Schedule

<table>
<thead>
<tr>
<th>Day &amp; Date</th>
<th>Time</th>
<th>Sessions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day 1: 9/5/2011 Monday</td>
<td>8.30-10.00</td>
<td>Development Plan for Mumbai: UDRI</td>
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<tr>
<td></td>
<td>10.30-12.00</td>
<td>Introducing the Surveys and Sources of Data: UDRI</td>
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<tr>
<td>Day 2: 10/5/2011 Tuesday</td>
<td>8.30-10.00</td>
<td>Powai Master Plan and Form Based Codes: Dhiru Thadani</td>
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<td>Media and Documenting the City: Rajesh Vora and Amir Rizvi</td>
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<td>8.30-10.00</td>
<td>Environmental aspects of planning: Pallavi Latkar</td>
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<td>Touch Base on Surveys: UDRI</td>
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<td>Political Economy of Mumbai: Amita Bhide - TISS</td>
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<td>Approach to Analysis of Data: S Chandrasekhar, IGIDR</td>
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<tr>
<td>Thursday</td>
<td>8.30-10.00</td>
<td>10.30-12.00</td>
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| Day 5: 13/5/2011 |            |             | **Data Entry** – UDRI  
| Friday           |            |             | **Economics of Planning:** (Anand Teltumde) |
| Day 6: 16/5/2011 | 8.30-10.00 | 10.30-12.00 | **Settlement Typologies and Mill land details:** Neera Adarkar  
| Monday           |            |             | **Legal Issues of Governance and Planning:** Advocate Raj Kumar Mishra |
| Day 7: 17/5/2011 | 8.30-10.00 | 10.30-12.00 | **Blind Spots** - Jal Aria  
| Tuesday          |            |             | **Transport Issues in Bombay:** Ratan Batliboi |
| Day 8: 18/5/2011 | 8.30-10.00 | 10.30-12.00 | **Planning Issues in Mumbai-V. K Phatak**  
| Wednesday        |            |             | **Touch Base on Surveys** - UDRI |
| Day 9: 19/5/2011 | 8.30-10.00 | 10.30-12.00 | **Survey Analysis:** S Chandrasekhar -IGIDR 
| Thursday         | 1.00       | 3.00        | **Survey Analysis:** S Chandrasekhar -IGIDR |
| Day 10: 20/5/2011| 8.30-10.00 | 10.30-12.00 | **Student presentation of Survey Analysis** –  
| Friday           |            |             | **Student presentation of Survey Analysis** – |
2.0 STAKEHOLDER GROUP MEETINGS

Formulating the ‘Expert Groups’ under each of the DP issues that the UDRI has identified. These are: 1) Housing 2) Health 3) Education 4) Environment 5) Public Space 6) Water 7) Energy 8) Transportation 9) Livelihood 10) Governance 11) Urban Form

ENVIRONMENT

INVITEES:

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Anil Bhatia</td>
<td>Marine Drive Residents Association</td>
</tr>
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<td>Ashok Kothari</td>
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<tr>
<td>Debi Goenka</td>
<td>CAT</td>
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<td>Dev Mehta</td>
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<td>Gautam Patel</td>
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<tr>
<td>Hema Ramani</td>
<td>BEAG</td>
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<tr>
<td>Indrani Malkani</td>
<td>ALM – Little Gibbs Road, VCAN, Malabar Hill Residents Association</td>
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<tr>
<td>Jyoti Mhapsekar</td>
<td>Stree Mukti Sanghatana</td>
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<td>Kitayun Rustom</td>
<td>CERE</td>
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<tr>
<td>Kunti Oza</td>
<td>Clean sweep Forum</td>
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<tr>
<td>Nayana Kathpalia</td>
<td>Citispace</td>
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<td>Grassroots Consultancy</td>
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<td>Parul Kumtha</td>
<td>Citi space</td>
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<td>Clean Sweep</td>
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<tr>
<td>Rajesh Vora</td>
<td>Save Andheri Versova Environment Forum</td>
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<td>Rakesh Kumar</td>
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<td>Rishi Agarwal</td>
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<td>IIT Powai- CESE</td>
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<td>Sumaira Abdulali</td>
<td>Awaaz Foundation</td>
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<td>Yogen Parikh</td>
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<td>Rashneh Pardiawala</td>
<td>CERE</td>
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<tr>
<td>Dr. Deepak Kantawala</td>
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GOVERNANCE:

INVITEES

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<td>Jamshed Kanga</td>
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<td>Amita Bhide</td>
<td>TISS</td>
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<tr>
<td>D. M. Sukthanker</td>
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<td>D. T. Joseph</td>
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<td>Malabar Hills Residents association</td>
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<td>G S Pantbalekundri</td>
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HEALTH:

Attendees

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<td>Anita Deshmukh (APD)</td>
<td>PUKAR</td>
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<tr>
<td>Puja Marwaha (PW)</td>
<td>CRY</td>
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<tr>
<td>Kamala Srivastava (KS)</td>
<td>Helpage India</td>
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<td>Leni Chaudhuri (LC)</td>
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<tr>
<td>Kajol Menon</td>
<td>Childline</td>
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<td>Wasundhara Joshi (WJ)</td>
<td>SNEHA</td>
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<td>Nishit Kumar</td>
<td>Childline</td>
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<td>Dr Fernandez (AF)</td>
<td>SNEHA</td>
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<td>Dr Thanekar (JT)</td>
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<td>Dr R D Potdar</td>
<td>CSSC</td>
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<td>Pramod Nigudkar (PN)</td>
<td>CCDT</td>
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<td>Anu Tayde</td>
<td>NSF</td>
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<td>Neelima DSilva Dahi</td>
<td>NSF</td>
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<td>Denny John (DJ)</td>
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### HOUSING:

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<tr>
<td>Ajit Ranade</td>
<td>Aditya Birla Group</td>
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<tr>
<td>Alpa Seth</td>
<td>Structural Engineer</td>
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<tr>
<td>Amita Bhide</td>
<td>TISS</td>
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<tr>
<td>David Cardoz</td>
<td>Historian</td>
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<tr>
<td>Datta Iswalkar</td>
<td>Girni Kamgar Sangh</td>
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<tr>
<td>Simpreet Singh</td>
<td>Ghar Bachao Ghar Banao Andolan</td>
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<tr>
<td>Kalpana Sharma</td>
<td>Journalist</td>
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<tr>
<td>Neera Adarkar</td>
<td>Adarkar Associates</td>
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<tr>
<td>P. K. Das</td>
<td>Architect</td>
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<tr>
<td>Pratima Panwalkar V</td>
<td>Apnalaya</td>
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<td>R. N. Sharma</td>
<td>TISS</td>
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<td>Rahul Kadri</td>
<td>Kadri Consultants</td>
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<td>Rupali Gupte</td>
<td>CRIT</td>
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<td>Shalini Nair</td>
<td>Indian Express</td>
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<tr>
<td>Dr. Shanti Patel</td>
<td>Ex-Mayor</td>
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<td>Shirish Patel</td>
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<td>Sundar Burra</td>
<td>SPARC</td>
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<td>V. K. Phatak</td>
<td>Ex-Chief Town Planner</td>
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<tr>
<td>Ved Segan</td>
<td>Architect</td>
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</tbody>
</table>
Based on the recommendation letter sent in by the Housing group a meeting was also had with the Principal Secretary Housing on the 25th of August.

**Note on discussion with Principal Secretary Housing – Gautam Chatterjee**

25th August 2011 at Mantralaya

Present: Pankaj Joshi, Deepali Mody

Mr Gautam Chatterjee called a meeting to discuss the housing letter sent in by the Stakeholder group on housing. He said that he was in agreement with most of the points in the letter but that some of them needed to be detailed out further.

Pankaj Joshi (PJ) explained to him that the intent of the suggestions sent to him in the letter was to address the urgent shortfall of more than 15 Lakh affordable homes in Mumbai.

Gautam Chatterjee (GC) said the primary issue with provision of housing was the non-availability of land. Reclamation is out due to environmental pressure groups and presenting such an idea to the public will be a non-starter. So how does one create more land? There have been suggestions to bring in NDZ lands but a detailed mapping will have to be done to study how much of these NDZ lands can be zoned for housing as much of this land will be environmentally sensitive. He suggested that Mr Shirish Patel, Mr Phatak and the housing group could help with understanding the situation.

PJ pointed out that the difference between Manhattan (NY) and Mumbai was that Manhattan had half a dozen linkages to the mainland. Once we can create these linkages for Mumbai, land will open up.

GC said that a core group had been formed to look at how land can be made available for housing and its finding were that large amount of land was locked in litigations. There needs to be a larger l
arbitrator (with judicial powers) to solve all the legal land issues and make them available for housing. This could start with public land involved in litigation and then move on to private holdings. The land under litigation identified by the core group includes properties owned by Godrej, MbPT and Railways etc.

GC: Agreed with the group’s proposal (point 2.2) that ALL free housing should be done away with. He said that there were inflated expectations from slum dwellers. The matter of cut-off date (of 1995) should be discussed further and maybe de-linked from free housing provision altogether. This would apply also to cessed buildings and SRA schemes. Affordable housing needs to be created for all irrespective of the timeline. He requested the group to debate this further in order to reach a larger agreement on the details.

On point 2.4 and 3.1 (Implement cap less FSI) he said that he would leave the working and details of this suggestion to his colleagues in the UD department and the Municipal Commissioner. As far as he was concerned if cap-less FSI meant more affordable housing could be created he would support it.

Addressing the issue of making all tenable land as DP reservation (point 3.2 and 3.3) he said that there was a proposal being drawn up by others in the housing department that was looking at a mechanism for how redevelopment of slums would occur. First the slums will be mapped, then clusters formed. A panel of architects will be formed and the CHS can choose one of them. An NGO facilitator will be appointed. The 3 groups, CHS, architect and NGO facilitator will work out a rehab plan after finalisation of which tenders will be invited from developers. Negotiations with the developer will only start at that point.

For slums that are identified to be on tenable land different policies will have to be framed for awarding tenure to slum settlers on Public land and on Private land. This would need to be detailed out further.

GC said we needed to have a ‘cafeteria’ approach to financing slum redevelopment. These approaches would be either or in combination.

1) Upgrade Slum by providing services
2) Prime Minister Grant type Project that reconstructs for only existing stakeholders.
3) Public Sector re-development with MHADA or other government agencies.
4) Re-development with private developers

GC claimed the earlier sites and services project did not take off and up gradation of dwellings has not occurred. However, PJ pointed out that not enough time was given for this scheme to take off and was immediately supplemented by the provision of free housing by the government.

GC assumed that the existing land use being carried out by the MCGM would provide the mapping of the slums required to carry out a cluster-isation plan defined by character and natural boundaries. PJ pointed out that the agreement signed by the consultants did not include this task and that they had been asked simply to outline the boundaries of the slums and encroachments. The group should take up this matter with MCGM.
GC asked if housing in excess of existing stakeholders which would be given to be sold would be a) at market value or b) as affordable housing. If this is to be sold as affordable housing how do you finance to that scale.

On points 3.4 to 3.6, PJ explained that the intent was to ensure other private players were also contributing to the exercise of creating the 15 lakh affordable homes. As there was a shortfall of land to accommodate the dwellings located on non-tenable land (40% of slum land is estimated to be untenable by GC) then these would have to be provided dispersed elsewhere in the city. GC was not sure about the 50% number which is to be handed over to MHADA for affordable housing but agreed to support the idea. The same would be true for point 3.6 where it should read ‘For redevelopment projects-half of all ADDITIONAL new units to be developed as sale component to be EWG and LIG housing’.

He had no issue with the points 3.7 and 3.8 on cessed and rent control buildings. However, as mentioned earlier, even cessed building would not be eligible for free housing.

On the final point 3.10 on the Administration of Rental housing, he also suggested that a non-profit professional company (a section 25 company) be appointed to administer rental housing. He asked the UDRI group to elaborate on this point in its letter. The Rental housing non-profit companies can all come under a Maharashtra wide rental body. The Non-profit would consist of a representative of government, Banker, IT expert, NGO.

A cross subsidy would need to be created for the purchase of land and for construction cost, as the rental from units will only be expected to cover operation and maintenance costs. The mechanism for this cross subsidy will have to be elaborated for such a rental scheme to be initiated and GC suggested that Mr. Ajit Ranade and Mr. Cyrus Guzder look at detailing such a mechanism.

The problems of the housing industry is also the procedural transaction time involved and this process has to be streamlined in order to ensure that finances can be planned and delays in permissions do not add to the costs of projects. Suggestions for this are also welcome.

GC said that the role of the state in the provision of affordable housing cannot be undermined and State has to play a major role in provision of different types of housing.

1) Dormitory type

2) Rental Type

3) Ownership Type

All these types will have to be managed by the section 25 company and ownership sale can cross subsidise rental and dormitory housing.

Mr Gautam Chatterjee said he would be happy to attend future meeting of the Development Plan stakeholder group on housing and to send him the invitations for same. Pankaj informed him that the group was also looking at strategies for deregulating rent and a detailed letter on this would be forwarded to him in due course.
## LIVELIHOOD

INVITEES:

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<th>Name</th>
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<tbody>
<tr>
<td>1. LEARN, organises women workers in Dharavi</td>
<td>Banobi Chandbasha Khan</td>
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<td>2. TISS</td>
<td>Debdulal Saha</td>
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<td>3. TISS</td>
<td>Indira Gartenberg</td>
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<td>4. TISS</td>
<td>Mouleshri Vyas</td>
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<td>5. TISS</td>
<td>Sharit Bhowmik</td>
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<tr>
<td>6. College of Social Work, is researching on food industry in Dharavi, has worked on construction workers</td>
<td>Vaijayanta Anand</td>
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<tr>
<td>7. works on social networks and livelihood issues among dalit women in slums</td>
<td>Varsha Ayyar</td>
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<tr>
<td>8. Trade union Representative</td>
<td>Abhishek Sawant</td>
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<td>9. CRH</td>
<td>Shweta Damale</td>
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<td>10. SMS</td>
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<td>11. Apnalaya</td>
<td>Leena Joshi</td>
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<td>12. Bombay hawkers union</td>
<td>Sankar Salvi</td>
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<td>13. Girni Kamgar Sangh</td>
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<td>ALL INDIA MANUFACTURERS ORGANISATION</td>
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<td>27.</td>
<td>ASSOCIATION OF SMALL SCALE INDUSTRIES (MULUND)</td>
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<td>BOMBAY CHAMBER OF COMMERCE &amp; INDUSTRY</td>
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<td>CONFEDERATION OF INDIAN INDUSTRY (WESTERN REGION)</td>
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<td>NATIONAL ASSOC.OF SOFTWARE &amp; SERVICE COMPANIES</td>
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<td>Focus on the global south</td>
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**TRANSPORTATION**

**INVITEES**

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<td>A. V. Ghangurde</td>
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<td>Ashok R. Datar</td>
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<tr>
<td>Sudhir Badami</td>
<td>Structural Engineer</td>
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<td>Sulakshana Mahajan</td>
<td>MTSU</td>
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<tr>
<td>V. K. Phatak</td>
<td>Ex-Chief Town Planner</td>
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</tbody>
</table>
MEETINGS:
Meetings have been held on 19th April and 6th May. Further meetings are to be initiated after a larger group of stakeholders and experts can be identified.

WATER

Invitees:

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<tr>
<th>Name</th>
<th>Organisation</th>
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<tbody>
<tr>
<td>T V Shah</td>
<td>Ex MCGM water Dept</td>
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<tr>
<td>Prof. Milind Sohoni</td>
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<tr>
<td>Asad Bhai</td>
<td>Bombay Urban Industrial League for Development - (BUILD)</td>
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<tr>
<td>Dnyaneshwar Sawant</td>
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<tr>
<td>Siraj</td>
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<tr>
<td>Meena Menon</td>
<td>Focus on the Global South</td>
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<tr>
<td>Manik Prabhavati</td>
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<td>Ulhas Naik</td>
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ENERGY

Invitees:

Anjali Parasnis  
TERI

Rakesh Kumar  
NEERI

Ira Prem  
IIEC

Nitin Pandit  
IIEC

Mahesh Patankar  
CES

Roshni Udayvar  
Rachna Sansad

A A Mulay  
Retd Chief Engineer, BEST Undertaking

Prof Shubha Pandit  
Dept Head, Electrical Engineering, Sardar Patel College of Engineering

Suryanarayana Doolla  
Assistant Professor - Energy Science & Engineering, IIT Mumbai

Urjavaran Foundation

FINANCE

Invitees:

Mumbai University  
Abhay Pethe

Aditya Birla Group  
Ajit Ranade

Chief Accountant MCGM Finance  
B N Makhija

Trustee UDRI  
Cyrus Guzder
Vice President, IL&FS Infrastructure Development Corporation Limited (IIDC),
Dilip Karmarkar,

Micro Housing Finance Corporation
Madhusudhan Menon

Mumbai University, Professor of Economic Theory
Mala Lalvani

Trustee UDRI
Nasser Munjee

Chief Financial Officer and Financial Advisor at MMRDA
Satish Bagal

V K Phatak

Trustee, UDRI
Anuj Bhagwati

PRAJA Foundation
Milind Mhaske, Project Director

PRAJA Foundation
Nitai Mehta

**URBAN FORM and PUBLIC SPACE**

Invitees:

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<tr>
<th>Academy of Architecture- Principal, Unaided</th>
<th>Arvind Adarkar</th>
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<td>Executive Committee-UDRI</td>
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<td>Nayana Kathpalia</td>
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| Indian Education Society's College of Architecture | Neelam Parelkar  
Neera Adarkar |
| LBHSS Trust's College of Architecture | P.P.Parulkar  
Pronit Nath  
Rahul Gore  
Rahul Kadri |
| UDRI | Rahul Mehrotra |
| Sir J.J. College of Architecture | Rajiv Mishra  
Ranjit Hoskote  
Ratan Batliboi |
| Principal - Academy of Architecture | Ravindra Punde |
| Bharati Vidyapeeth's College of Architecture | Ritu G Deshmukh |
| Padamshree Dr.D.Y.Patil College of Architecture | S.V. Chaudhari |
| Executive Committee-UDRI | Sharada Dwivedi  
Shirish Patel  
V K Phatak  
Vikas Dilawari |
## MEETING SCHEDULE FOR THE FIRST ROUND OF STAKEHOLDER MEETINGS

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<tr>
<th>Group</th>
<th>Meeting 1</th>
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3.0 FORMULATING PLANNING PRINCIPLES FOR THE DEVELOPMENT PLAN

Finalizing the Combined Stakeholder Principles

The principles outlined by ten of the stakeholder groups have been combined into a single document. The final letter was dispatched to the Municipal Commissioner on 23rd January 2012. This letter was signed by 120 individuals representing over 80 organizations in the city.

Combined Stakeholder meeting on 13th October 2011 at UDRI

At this common platform each stakeholder group made a presentation on the background of each area, principles and strategies. These were discussed and debated in order to arrive at a common consensus on what the principles guiding the development planning process of the city should be.

<table>
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<tr>
<th>Name</th>
<th>Group</th>
<th>Organisation</th>
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<tbody>
<tr>
<td>Rahul Kadri</td>
<td>Housing</td>
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<td>Pramod Nigudkar</td>
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<tr>
<td>SESSION 2</td>
<td>Presentation by Health (Dr. Armid Fernandez), Education (Farida Lambay) and Livelihood (Dr. Shovit Bhowmik)</td>
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<tr>
<td>4.20 to 4.40</td>
<td>Discussion</td>
<td></td>
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<tr>
<td>4.40 to 5.00</td>
<td>Presentation on Housing and Transport (Sriram Patel) and Urban Form (Anirudh Paul)</td>
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<tr>
<td>5.00 to 5.20</td>
<td>Discussion</td>
<td></td>
</tr>
<tr>
<td>5.20 to 5.40</td>
<td>Discussion</td>
<td></td>
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<tr>
<td>SESSION 3</td>
<td>Presentation by Governance (D M Suhthi) and Finance (Dr. Ajit Ranade)</td>
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<tr>
<td>5.40 to 6.00</td>
<td>Discussion</td>
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<tr>
<td>SESSION 4</td>
<td>OPEN DISCUSSION ON ALL GROUP PRESENTATIONS AND WAY FORWARD</td>
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<tr>
<td>6.30 to 7.30</td>
<td>Discussion</td>
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<tr>
<td>7.30 ONWARDS</td>
<td>DINNER ON TERRACE and launch of Mumbai Reader '10</td>
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</table>
4.0 NETWORKING WITH NGOS IN EACH WARD

Continue the process of networking with NGO’s, Educational Institutions, ALM’s, Citizens groups from each ward and building partnerships, explaining what the DP project is about and enlisting their support.

Meeting with Praja on the 5th of September, 2011 at the UDRI Office

Attendees

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milind Mhaske</td>
<td>Praja</td>
</tr>
<tr>
<td>Priyanka Sharma</td>
<td>Praja</td>
</tr>
<tr>
<td>Kaustubh Gharat</td>
<td>Praja</td>
</tr>
<tr>
<td>Pankaj Joshi</td>
<td>UDRI</td>
</tr>
<tr>
<td>Deepali Mody</td>
<td>UDRI</td>
</tr>
<tr>
<td>Sangeeta Banerji</td>
<td>UDRI</td>
</tr>
<tr>
<td>Franziska Schreiber</td>
<td>UDRI</td>
</tr>
<tr>
<td>Robin Houterman</td>
<td>UDRI</td>
</tr>
</tbody>
</table>

1.0 Discussion

To create political accountability for the Development Plan:
- By the use of the website interface – Provide ward wise information on available civic amenities in the city on the Praja website.

- By speaking to the corporators through their party heads to inform them of the citizens’ concerns regarding the revision of the development plan for greater Mumbai 2014-2034. The principles outlined by the DP stakeholder groups could be presented to the various parties. A Joint stakeholder meeting is being held by the UDRI on the 13th of October to confirm the principles so this can be done in late October.

- Obtain some form of commitment from the various corporators who are currently associated with the workings of Praja with respect to meeting the provisioning in the different areas and the Development Plan. The principles with respect to the different issues in the Development Plan must be part of the party manifesto that are made public before the upcoming municipal elections in February 2012. This should be done by November which is when party manifestos are made public. Praja will bring out its corporator report card in the first week of November and this will include the model manifesto and the stand by each corporator on issues of the development plan.

  - After the elections a follow up must be done and published on Praja website on the implementation of this manifesto. This will need to be designed so that there is a possibility to follow up on the actual implementation after the elections in each electoral ward.

Meeting concluded.
Round 2 of meeting with stakeholder to provide detailed recommendations

A second round of group-wise stakeholder meetings are being convened. The intention is to provide the MCGM DP team with detailed guideline/recommendation as a follow up to the recommendation letters sent to them.

EDUCATION

Meetings have been initiated with the Education stakeholder group.

The invitees are:

<table>
<thead>
<tr>
<th>AVEHI ABACUS</th>
<th>Simantini Dhuru</th>
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</thead>
<tbody>
<tr>
<td>CRY</td>
<td>Dinesh Kakkoth</td>
</tr>
<tr>
<td>CRY</td>
<td>Puja Marwaha,</td>
</tr>
<tr>
<td>PRAJA Foundation</td>
<td>Milind Mhaske</td>
</tr>
<tr>
<td>PRAJA Foundation</td>
<td>Priyanka Sharma</td>
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<td>PRAJA Foundation</td>
<td>Kaustabh Gharat</td>
</tr>
<tr>
<td>Pratham</td>
<td>Farida Lambay</td>
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<tr>
<td>Pratham</td>
<td>Kishore Bhamre</td>
</tr>
<tr>
<td>TISS</td>
<td>Ila Hukku</td>
</tr>
<tr>
<td>TISS</td>
<td>Leena Joshi</td>
</tr>
<tr>
<td>TISS</td>
<td>Debonita Biswas</td>
</tr>
<tr>
<td>TISS</td>
<td>Dinesh Chand</td>
</tr>
<tr>
<td>YUVA</td>
<td>Aroki Mary</td>
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</tbody>
</table>
MEETING SCHEDULE FOR THE SECOND ROUND OF STAKEHOLDER MEETINGS

<table>
<thead>
<tr>
<th>Group</th>
<th>Meeting 1</th>
<th>Meeting 2</th>
<th>Meeting 3</th>
<th>Meeting 4</th>
<th>Meeting 5</th>
<th>Meeting 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education</td>
<td>12th March 2102</td>
<td>13th March 2012 at TISS</td>
<td>26th March 2012</td>
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</tr>
</tbody>
</table>

5.0 UDRI DP WEB PRESENCE AND RESOURCE BASE

UDRI has hired Mr Divyesh Panchal of DSK Softwares to help with the graphic design and customization of the development plan website. He has agreed to do this at a cost of Rs. 38,700/- And the scheduled date for the launch of the website is 10th January 2011. An agreement has been signed between UDRI and DSK Softwares on 7th December 2011. This website has the domain names www.mumbaidp24seven.in and www.mumbaidp24seven.org. The website is up and running with some additions remaining.

6.0 PUBLIC CAMPAIGNS

UDRI put up panels and printed and distributed DP brochures at the Kalaghoda festival from the 4th to the 12th of February to publicize the Development Plan 2014-2034 project.
DP shall provide for -

Different public amenities such as – schools, colleges and other educational institutions, medical and public health facilities

Markets and social welfare facilities

Spaces for public entertainment, theaters, public halls

Open spaces, parks, playgrounds, beaches

Transport and communications

Water supply, drainage, sewerage disposal, electricity and gas supply

Community facilities and services

Preservation and conservation of built spaces and natural scenery

Proposals for flood control

Reclamation of low lying, swampy and unhealthy areas.

WHERE and HOW DO YOU PARTICIPATE ENGAGE and IMPLEMENT

You can write in with your feedback to:

- Your local Corporators
- Municipal Commissioner
- Assistant Municipal Commissioner (Eastern Suburbs, Western Suburbs, City)
- Deputy Municipal Commissioner (Zone I, II, III, IV, V, VI)
- Director (Engineering Services and projects)
- Chief Engineer Development Plan

You can also fill out the feedback form provided at the website: www.mumbaidp24seven.in

We will sort and collate all suggestions received before forwarding them to the concerned departments.

Development Plan: Our Chance for an Open, Efficient and Equitable Mumbai!!

As per the Maharashtra Regional and Town Planning Act, 1966.
Why Plan for the City?

Well planned cities attract innovation, economic opportunities and sustainability that lead to vibrancy, vitality and a high quality of life. We should ensure that proper planning is carried out in our city in order to ensure a healthy life for our future generations.

What is the Development Plan?

A Development Plan (DP) means a plan for the development or redevelopment of an area within the jurisdiction of a planning authority. The DP is the most important document affecting the provision of basic services in the place you live. It is a map that defines which land parcels in the city would be reserved for public use. It is a document that sets the path for making Mumbai a livable city. For more information look at the section on DP and You.

Why is there a revision?

According to the MR&TP Act, the DP has to be revised every 20 years. The last time the DP was prepared for Mumbai was in 1981, but it was passed only 13 years later, in 1994. Thus a revised DP is now being prepared and will have to be ratified in 2014. It will be in force till 2034.

Who is going to make the DP?

The public authority responsible for the revision of the DP is the Municipal Corporation of Greater Mumbai (MCGM). For the revision of the DP, the MCGM has selected an external consultant through a tendering process who has already started working. The people of Mumbai have a say in the process of preparation of the DP as it is going to affect them for a period of 20 years or more.

YOU AND THE DP

Participate in making the DP by:

- Writing in to the planning authorities and telling them about what you need in your area.
- Having more frequent discussions and meetings about the needs and requirements in your area with all members of your community. Convey the outcome of these discussions to the planners.
- Generating more awareness about the DP among your friends
- Participate in large numbers and help the planners with the task of provisioning for your area.

Engage with the DP by asking the MCGM to:

- Provide you with the schools, colleges, playgrounds and open spaces.
- Provide you with proper health facilities.
- Provide you with clean drinking water and proper toilet facilities.
- Provide you with spaces for community facilities and market areas.
- By asking the MCGM for these provisions, you engage with the revision of the DP and how it will affect a whole generation of Mumbai residents.

Implement and Own the DP by:

- Being very cautious about the purpose and use of reservations that are designated in your area
- Assisting the authorities in monitoring the status of the reservations from time to time.
- Notifying the authorities in case any reservation is being violated.
- Implement, own and protect the development plan
7.0 SHARING LEARNING WITH THE MCGM AND DP CORE GROUP

Meeting with Municipal Commissioner regarding Public Participation for the DP
The Municipal Commissioner responded to the stakeholder group letters that were sent by the UDRI and requested a meeting
Date: 28th September
Venue: MCGM
Present:
From the MCGM
Subodh Kumar – Municipal Commissioner MCGM
V K Phatak – Representing the MCGM’s DP team

From the UDRI
D M Sukthankar, Jamshed Kanga, Cyrus Guzder, Ajit Ranade, Shirish Patel, Amita Bhide and Pankaj Joshi

Meeting with DP consultant, Group SCE at the MCGM office

Stakeholder Principles for revision of the DP 2014-2034

Minutes of Meeting with MCGM and Group SCE
Date: 20 December 2011 at 2.30 pm
Venue: MCGM

Present:
V. K Phatak, Former Principal Chief T & CP Division, MMRDA, Meeting Chair.
A. S Jain – Ex Deputy Chief Engineer, DP
Ashok Kane – Retd. Director, Engineering Services and Projects (MCGM)
S G Joshi – Retd. Deputy Chief Engineer DP,
Mr Ghate, Chief Engineer, DP
Dinesh Naik – Assistant Engineer, DP
Jagdish Zantye – Sub Engineer, DP
Bharath Hasija – Sub Engineer, DP
Champaka Rajgopal – Group SCE, Project Leader
Harshad Bhatia – Group SCE, Urban Design Consultant
Makarand Salunke – Group SCE, Urban Planner
Pankaj Joshi – UDRI, Executive Director
Deepali Mody – UDRI, Director – Research Fellowship

Discussion:
Mr Phatak suggested that in order to manage time, all present may read through the compilation of principles proposed through the DP stakeholder meetings organised by the UDRI. These principles would be discussed in detail and suggestions given to UDRI and MCGM for further follow up.

The Executive Director, UDRI explained the process of formulating these principles wherein eleven stakeholder groups with more than 150 stakeholders met to formulate these planning principles over 42 separate meetings which finally culminated in a common meeting on the 13th of October 2011.

These principles will be followed up by detailing the following:

a) Operationalisation of principles so that they are practical to be implemented in the city
b) Translation of the operational aspects into DP proposals and DP regulations
c) Proposing a structure for implementation and monitoring of the revised DP.

UDRI will accordingly take the feedback from this meeting to the stakeholder groups for furthering this process of participation.

<table>
<thead>
<tr>
<th>NO</th>
<th>PRINCIPLE</th>
<th>DISCUSSION</th>
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<tbody>
<tr>
<td>1</td>
<td>Security of tenure shall be treated as a fundamental right. However there can be no free housing and no housing is to be delivered at less than the cost of construction. Subsidies, if any, to be on a family by family basis.</td>
<td>The 1995 policy will have to be modified to implement this. Rajiv Awas Yojana has also emphasised security of tenure as a prerequisite for implementation and funding. UDRI was asked to elaborate further the definition of ‘affordable housing’; whether it is applicable to size or cost or both.</td>
</tr>
<tr>
<td>2</td>
<td>All tenable slum land should be reserved in the development plan as reservations for affordable housing only.</td>
<td>UDRI to elaborate the process to define tenable vs untenable land so that this process can be accepted for the DP revision</td>
</tr>
<tr>
<td>3</td>
<td>All new constructions shall provide 50% of floor space, to be additionally provided on the same site, for inclusionary housing.</td>
<td>It was queried if UDRI meant that 50% of FSI should be provided over and above existing FSI for inclusionary housing. UDRI clarified that it was 50% of whatever FSI which was proposed and permissible.</td>
</tr>
<tr>
<td>4</td>
<td>All Greenfield sites to be planned for mixed-use, mixed-income development incorporating inclusionary housing.</td>
<td>The proposal is accepted. However UDRI was asked to identify a list of Greenfield sites available. UDRI suggested the Manori Gorai Utan area which is currently NDZ but has been earmarked for tourism in the proposed DP 2022. UDRI suggested that this</td>
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<td>5</td>
<td>Encourage the inclusion of sites-and-services in layouts of mixed-income housing on</td>
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<td>Greenfield sites to accommodate the poorest families.</td>
<td>land be earmarked for affordable housing rather than as farm houses for the rich and the speculative market.</td>
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<td>6</td>
<td>All new tenancies, whether in new buildings or old, should be outside the provisions of the Rent Control Act.</td>
<td>This was to be addressed through housing department of Government of Maharashtra which will require modifications to rent control act.</td>
</tr>
<tr>
<td>7</td>
<td>Provide uninterrupted safe water supply with equitable distribution to all.</td>
<td>This was accepted and will have to be further elaborated with concerned departments of the MCGM (Hydraulic Engineer, Water Supply Project, Water Supply and Sewage Disposal)</td>
</tr>
<tr>
<td>8</td>
<td>Access to sanitation facilities and piped sewage collection shall be extended to all.</td>
<td>This was accepted and will have to be further elaborated with concerned departments of the MCGM (Sewage Operations, Sewage Projects, Mumbai Sewage Disposal Project, Water Supply and Sewage Disposal)</td>
</tr>
<tr>
<td>9</td>
<td>Sourcing water supply for Mumbai should ensure fair distribution of water between urban and rural areas.</td>
<td>Acceptable, however mechanism will have to be worked out with the state irrigation department and with relevant MCGM department. UDRI said that it was necessary to plan for recycling of waste water and sewage to achieve sustainability and therefore land would have to be demarcated for the same in the DP.</td>
</tr>
<tr>
<td>10</td>
<td>Extend public transport networks urgently to new areas to bring more land under development.</td>
<td>Accepted. <strong>UDRI was asked to elaborate which areas are to be linked.</strong> UDRI suggested the charkop metro line to be extended into Manori Gorai Utan, new transport linkages into salt pan lands, East west connections and trans harbour public transport connections.</td>
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<tr>
<td>11</td>
<td>Public transport to be prioritized and actively promoted over private transport by allocating public spending on public transport infrastructure by, at least, five times the public spending on private transport infrastructure and by making public transport more convenient and comfortable than private</td>
<td>Accepted. <strong>UDRI to elaborate mechanism</strong></td>
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<tr>
<td></td>
<td>transport</td>
<td>Accepted</td>
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<td>12</td>
<td>Walking should be encouraged as the primary mode of transport with tools such as pedestrian friendly foot paths, pedestrian only streets/zones etc.</td>
<td><strong>Accepted. UDRI to look at Intermediate Public transport (taxis, 3 wheelers) service links at transport nodes</strong></td>
</tr>
<tr>
<td>13</td>
<td>Priority should be given to facilitate inter-modal transfer for all to ensure that point-to-point travel by public transport is faster than private transport.</td>
<td><strong>Accepted. UDRI to look at Intermediate Public transport (taxis, 3 wheelers) service links at transport nodes</strong></td>
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<tr>
<td>14</td>
<td>Recognize all patterns and types of livelihoods and provide basic services for all modes of livelihoods without discrimination.</td>
<td>This was accepted. The MCGM core team suggested that a grouped reservation be provided in the DP for community activities and that these be put to complimentary uses as per the livelihood needs of the community.</td>
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<tr>
<td>15</td>
<td>Creation of inclusive livelihoods in the city by creation of innovative public spaces accommodating various livelihoods (street vendors, home based workers, naka workers, construction workers, etc.).</td>
<td>This was accepted. UDRI illustrated the plight of the naka workers and requested that additional service space be reserved for physical and social infrastructure of street vendors, home based workers, naka workers, construction workers, etc</td>
</tr>
<tr>
<td>16</td>
<td>Create open innovation clusters within informal neighborhoods as special livelihood innovation zones. These special livelihood zones shall be accorded the benefits made available to Special Economic Zones or Special Industrial Areas.</td>
<td><strong>Accepted. UDRI to elaborate mechanism for doing this</strong></td>
</tr>
<tr>
<td>17</td>
<td>Plan and set up comprehensive skill upgradation infrastructure in informal settlements.</td>
<td><strong>Accepted. UDRI to elaborate type and process for skill upgradation. UDRI suggested that this could be done through the MCGM welfare centres and adhaar centres where livelihood training was already being imparted and that spaces for this should be demarcated throughout the city.</strong></td>
</tr>
<tr>
<td>18</td>
<td>Development Control Regulations should protect and enhance the public good which may supersede individual rights.</td>
<td>This was accepted. <strong>UDRI to define public vs. Private good and a mechanism for making DP choices between the two Rights. UDRI clarified that the public domain must get</strong></td>
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<td>priority over private and that decisions regarding what can be built on a plot must be codified based on the public requirements. This should be made available to a developer even before he purchases a piece of land.</td>
</tr>
<tr>
<td>19</td>
<td>Involve local community in the evaluation process of all public projects through public discussions and exhibitions.</td>
<td>This was accepted. <strong>UDRI to elaborate mechanism for public evaluation process.</strong> The DP core group’s fear is that local community interests would supersede larger city interests (i.e. peddar road flyover) to which UDRI clarifies that public discussion and exhibitions can be organised to scales which will be appropriate to the nature of the project.</td>
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<tr>
<td>20</td>
<td>Have every parastatal present a half-yearly report to citizens in a public meeting, showing a performance review for the past half-year and plans for the coming half-year.</td>
<td>This is accepted. In order to understand how much of the DP was being implemented it would be necessary to create a separate DP head under each budget item and use this to monitor expenditure and progress. A annual Capital Improvement Plan (CIP) must be put in place. The MCGM to publish a DP implementation report annually much like its Environmental status report.</td>
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<tr>
<td>21</td>
<td>Implement transparent, time bound evaluation and approval process for all building approvals.</td>
<td>Accepted by DP core group</td>
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<tr>
<td>22</td>
<td>Planning of the built environment shall be based on and derived from a detailed understanding of livelihood, housing, environment, transportation, health, education, energy, water and sanitation, and security.</td>
<td><strong>This was accepted in principle however</strong> UDRI was asked to explore how this would translate into DCR.</td>
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<tr>
<td>23</td>
<td>There shall be no lowering of standards of built form, light and ventilation and public amenity provision in the DCR’s for low income housing.</td>
<td>This was accepted. The DP Core group asked if the same DCR was to apply to existing slums. UDRI replied that informal settlements would have their own specific DCR. This rule was to apply to all new formal construction for low income housing.</td>
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<tr>
<td>24</td>
<td>Replace planning tool of Floor Space Index with other planning tools such as form based, height based, density based building controls etc.</td>
<td>UDRI was asked to develop what such separate DCR for each neighbourhood would be. UDRI pointed out that DCR’s had already been drafted for each of the heritage precincts and could be easily included. <strong>DP core group requested UDRI to also look at developing DCR’s for non-heritage neighbourhoods which had special characteristics. (i.e. Girgaum, c ward)</strong></td>
</tr>
<tr>
<td>25</td>
<td>Public space such as notified open spaces, water edges, paths, urban squares and plazas etc. shall be sacrosanct and not built upon.</td>
<td>This was accepted.</td>
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<tr>
<td>26</td>
<td>Mangroves to be retained in their natural habitats</td>
<td>This was accepted.</td>
</tr>
<tr>
<td>27</td>
<td>No sewage or solid waste to be disposed of, without treatment, in rivers, streams, nallahs, creeks or lakes. These are to be used only for the inflow of clean water.</td>
<td>This was accepted. The DP core group contended that sewage is already treated. UDRI further clarified the difference between pumping stations and STP and added that land would need to be reserved for pumping stations and sewage connections laid to transport 100% of sewage to the STP’s</td>
</tr>
<tr>
<td>28</td>
<td>Hill slopes, as demarcated in the Development Plan/Regional Plan, shall be preserved in their natural state.</td>
<td>This was accepted.</td>
</tr>
<tr>
<td>29</td>
<td>Garbage collection services must extend to all citizens without discrimination. Garbage to be segregated at source, recycled as much as possible, and disposed of in the most energy efficient way.</td>
<td>UDRI further added that land would need to be reserved for sorting of garbage in each locality and for waste to energy facilities in each area.</td>
</tr>
<tr>
<td>30</td>
<td>Building Regulations to be designed for maximising energy efficiency in built environment. Infrastructure to be designed for conservation of energy.</td>
<td>This was accepted. Energy efficient codes to be included in the DCR</td>
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<tr>
<td>No.</td>
<td>Description</td>
<td>Notes</td>
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<tr>
<td>31</td>
<td>Encourage private investment in renewable energy generation by providing policy framework for private energy suppliers to connect to the distribution grid.</td>
<td>This was accepted. UDRI further added that the DP core group should initiate changes to the BMC act, MR&amp;TP act and policy change to enable renewable energy projects through PPP and include this in the revised DP.</td>
</tr>
<tr>
<td>32</td>
<td>Availability of comprehensive range of curative, symptomatic, preventive, promotive and rehabilitative health services at the primary, secondary and tertiary levels of health services to all.</td>
<td>This was accepted. UDRI clarified that the intent was to shift the current health provision structure to meet the NUHM standards. The DP core group asked where the details of the facilities required could be found for this and UDRI said all such details were available in the NUHM standards. This might have to be tweaked to make them appropriate to Mumbai. MCGM also had their standards for dispensaries, maternity homes and health centres and many such defunct facilities now lying vacant could be used for this.</td>
</tr>
<tr>
<td>33</td>
<td>Review and upgrade infrastructure as per the National Urban Health Mission (NUHM) requirements - Service delivery mentioned in the NUHM should be incorporated into the existing infrastructure in the form of SWASTHYA CHOWKI, PRIMARY URBAN HEALTH CENTER &amp; REFERAL UNITS. Health Posts and Dispensaries should be integrated at some level.</td>
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<tr>
<td>34</td>
<td>The public school system must be augmented to meet aspirations of all children in the preferred language of instruction.</td>
<td>Accepted. This needs to be implemented with coordination with the education department.</td>
</tr>
<tr>
<td>35</td>
<td>Education need not be limited to the RTE Act. All schools should include Pre-Primary (Age 3-5), Primary (classes 1-5), Upper primary (classes 6-8) and secondary (classes 9-12) to provide seamless education to all children.</td>
<td>The idea of the integrated school was accepted. The DP core group said that it would require amendment to the object to the Municipal Corporation which is required to provide only primary education. UDRI pointed out that only half the required education facilities were estimated to be provided and many more reservation would need to be made. This should be done in consultation with those working on the ground and the education department. UDRI also highlighted that 485,531 children study in the municipal primary schools of which there are 1188 and only 55,576 of these are able to continue to secondary education of which there are 49.</td>
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</table>
UDRI offered to arrange meetings with each of the stakeholder expert groups to discuss the modalities and strategies and to share the stakeholder expertise.

UDRI re-iterated the need for progressive input while making the plan and the need for proper ELU’s of the informal settlements. The DP core group said this will require additional input which was beyond the scope of current consultancy work. UDRI suggested that if this was not part of the consultant’s scope then ground level organisation working in such settlements could be requested / commissioned to do such detail ELU studies that would provide the required data for creating a much more relevant, responsive and realistic development plan.

UDRI offered to share the letters sent by each stakeholder group with the consultants. This will be sent to them with a CC to the DP department.

Meeting concluded with thanks to the Chair
## WARD AREAS AND TYPE OF INTERACTION BY UDRI

<table>
<thead>
<tr>
<th>Ward</th>
<th>Areas in Ward</th>
<th>Type of interaction</th>
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<tr>
<td>1 A</td>
<td>(East) Dock area, Ballard Estate, Shahid Bhagatsing Road, P. D’Mello Road, (West) – Marine Drive (North) – Anandial Poddar Marg, Lokmanya Tilak Marg, (South) – Colaba Cantonment.</td>
<td>FORT Associations 32 surveys Joint studio</td>
</tr>
<tr>
<td>2 B</td>
<td>(East) Harbour with Docks And P. D’Mello Road (West) – Abdul Rehaman Street and Ebrahim Rahimulla Road, (North) – Ramchandra Bhatt Marg, Shivdas Chapsi Marg, Jinabhai Mulji Rathod Marg, upto Harbour, (South) – North side of Lokmanya Tilak Marg.</td>
<td>Academy of Architecture Vertical Studio</td>
</tr>
<tr>
<td>3 C</td>
<td>(East) Ebrahim Rahimtulla Road and Abdul Rehaman Street, (West) Sea – line between – Anandial Poddar Marg – Babasaheb Jayakar Marg, (North) – Maulana Shaukat Ali Road, Trimbak Parsuram Street, Ardesher Dadi Street, Vitthalbhai Patel Road and Babasaheb Jayakar Marg, (South) – Lokmanya Tilak Marg, Vasudeo Balvant Phadke Chowk And Anandial Poddar Marg.</td>
<td>13 surveys Joint vertical studio</td>
</tr>
<tr>
<td>4 D</td>
<td>(East) Vitthalbhai Patel Road, Ardesher Dadi Street, Trimbak Parsuram Street, Sukhalaji Street, (West) – Netai Subhash Road, upto (Government Printing Press), Dr. Purandare Marg, Band Stands, Walkeshwar Road, Bhagwandas Indrajit Road, Bhulabhai Desai Road upto Haji Ali, (North) – Jehangir Boman Road, Arthur Road, (Western Railway Line), Tardeo Road , Keshavrao Khadye Marg to Haji Ali, (South) – Babasaheb Jayakar Marg, (Junction of Bhuleshwar Road), Crossing Maharshi Karve Marg upto Sea.</td>
<td>39 surveys Joint vertical studio</td>
</tr>
<tr>
<td>5 E</td>
<td>(East) Sea, Reay Road, (West) – Sane Guruji Road, Western Railway, Jehangir Boman Behram Road, Sukhalaji Street, (North) – Dattaram Lad Marg, (South) – Ramchandra Bhatt Marg, Wadi Bunder, Maulana Shaukat Ali Road.</td>
<td>Academy of Architecture Vertical Studio</td>
</tr>
<tr>
<td>6 F-South</td>
<td>(East) Sea, Central Railway (North) Mumbai Marathi Granth Sangrahalaya Marg and Road No. 26, Scheme 57, Sewri Wadala Estate (South) Dattaram Lad Marg and Sewri Road.</td>
<td>41 surveys Joint vertical studio</td>
</tr>
<tr>
<td>7 F-North</td>
<td>(East) Thane Creek (West) Central Railway (North) N. G. Mankikar Causeway, (South) Mumbai Marathi Granth Sangrahalaya Marg and Road No. 26, Scheme 57, Sewri-Wadala Estate, thereafter Straight line upto Creek.</td>
<td>Academy of Architecture Vertical Studio</td>
</tr>
<tr>
<td>8 G-South</td>
<td>(East) Central Railway, (West) Sea, (North) Sayani Road (South) Keshavrao Khadye Marg, Sane Guruji Marg.</td>
<td>10 surveys Joint vertical studio</td>
</tr>
<tr>
<td>9 G-North</td>
<td>(East) – Central Railway along with Lai Bahadur Shastri Marg, (West) – Sea – (North) – Mahim Creek, (South) – Kakasaheb Gadgil Marg.</td>
<td>NGO</td>
</tr>
<tr>
<td>10 H-East</td>
<td>(East) – Mithi River , C.S.T. Raod, Santacruz (E) (West), - Western Railway Lines, (North) – Vileparle Subway, (South) – Mahim Causeway, Dharavi Link Road.</td>
<td>Academy of Architecture Vertical Studio</td>
</tr>
<tr>
<td>11 H-West</td>
<td>(East) – WESTERN Railway Lines, (West) – B. J. Raod, Carter Road, Danda, East of S.N.D.T. University Campus, (North) – E.E.S.T. Depot, S. V. Road, South of Nallah Passing through L.I.C. Quarters , (South) – Mahim Causeway.</td>
<td>NGO</td>
</tr>
<tr>
<td>12 K-East</td>
<td>(East) – Mithi River, Culvert on Sir M.V. Road, (West) – Western Railway track, (North) – Bhandrekarwadi, Ram Nagar, Pratap Nagar, Jogeshwari (E), (South) – Makrand Ghanekar Marg, Vile Parle (E) Subway.</td>
<td>Academy of Architecture Vertical Studio</td>
</tr>
<tr>
<td>13 K-West</td>
<td>(East) Western Railway, (West)-Sea, (North) Oshiwara Bridge , (South) – Danda Creek, Juhu Aerodrome, Milan Subway &amp; S. V. Raod Junction on East Side of S. V. Road and Juhu Aerodrome on West Side of S. V. Road.</td>
<td>Academy of Architecture Vertical Studio</td>
</tr>
<tr>
<td>14 L</td>
<td>Tansa line towards Chembur Side, Vikroli and Ghatkopar Hills, (West) – Mithi River , (North) – Powai, (South) – Sion Creek.</td>
<td>Academy of Architecture Vertical Studio</td>
</tr>
<tr>
<td>Page</td>
<td>Column</td>
<td>Area</td>
</tr>
<tr>
<td>------</td>
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</tr>
<tr>
<td>15</td>
<td>M-East</td>
<td>(North) - Thane Creek (South) – Arabian Sea, (East), Thane Creek, (West) – R. C. Marg, Nirankari Math joining with R.C.F. township and C. G. Road upto Panjporele Junction and along Waman Tukaram Patil Marg, and Central Railway Line upto Subhash Nagar Nallah along the creek upto Eastern Express Highway.</td>
</tr>
<tr>
<td>16</td>
<td>M-West</td>
<td>(North) – Nallah between Chembur Somaiya and Ghatkopar, (South) – Arabian Sea, (east)- R.C. Marg, Nirankari Math joining with R.C.F. Township and C. G. Road upto Panjporele junction and along Waman Tukaram Patil Marg and Central Railway Line upto Subhash N?agar Nallah and then along Creek upto Eastern Express Highway (West) – Tansa Pipeline.</td>
</tr>
<tr>
<td>17</td>
<td>N</td>
<td>Thane Creek, (West) – From Netaji Park Marg along Gahtkoper and Vikhroli Hills upto Varsha Nagar Off Parkside Colony, (North) – From the end of Varsha Nagar along the Western Boundary of Godrej Co. 17th Road, (Parkside Colony) along Lal Bahadur Shastri Marg, meeting Vikhroli Station, (West) – Upto Vikhroli Station and along Pherozeshia Godrej Marg upto the Nallah and Thane Creek South to Kannamwar Nagar, (South) – Netaji Park Marg, Khalai Village, Nathani Street Yard, South of Chittaranjan Nagar, Hindu Cemetery upto the Nallah near Ghatkopar Pumping Station.</td>
</tr>
<tr>
<td>18</td>
<td>P-North</td>
<td>(East) Eastern Boundary of Village Kurar, (West) – Arabian Sea beyond Manori and Madh islands, (North) – Goraswadi – Valanai Village, Marve Road C. O. D. East of Railway Line (South) boundary of Goregaon – Mulund Link Road, Govind Nagar Road, Further extended towards West Chinchavali Bunder Road.</td>
</tr>
<tr>
<td>19</td>
<td>P-Soth</td>
<td>(East) – Eastern boundary of Village Aarey (West) – Malad Creek, (North) – N.L. Marg upto Chincholi level crossing Bridge, Bandrekarwadi.</td>
</tr>
<tr>
<td>21</td>
<td>R-Central</td>
<td>(East) Sanjay Gandhi Rashtriya Udyan, (West) Gorai Kulvem Manori Road, Goraiand Kulvem Villages, (North), Devidas Lane touching No Development Zone on West side of proposed flyover bridge at Devidas Road, proposed 60feet D. P. Road, leading to Nancy Colony Borivali (East), Ashokvan further dividing line of village boundary of borivali and Dahisar, (South), 90feet D. P. Road, North-East creek on the (East).</td>
</tr>
<tr>
<td>22</td>
<td>R-South</td>
<td>(East) Damupada, ?Hanuman Nagar (West) Charkop Village, (North) Mahavir Nagar, Poisar River upto Western Railway Lines, F.C.I. Godowns &amp; Samta Nagar, (South) Bandongari Military Depot, Khajuria Talao Road, Lala Lajpat Rai Road, Ganesh ?Nagar MHADA.</td>
</tr>
<tr>
<td>23</td>
<td>S</td>
<td>East) – Eastern Express Highway from Mulund Goregaon Link Road upto Level Crossing, Vikhroli, including Kannamwar Nagar, (West) – along the boundaries of ‘L’ and ‘K’ Wards, (North) – Mulund Goregaon Link Road upto old Tansa pipeline and further along the catchment area of Vihar Lake, (South) – along the Nalla South of Kannamwar Nagar upto the culvery further along the Vikhroli level Crossing Road upto L.B.S. Marg and along the West side of L. B. S. Marg towards south upto the compound wall of Godrej Co. and all along the compound wall and finally along the ridge line hills which separates Ghatkopar and Powai Village.</td>
</tr>
<tr>
<td>24</td>
<td>T</td>
<td>(East) Thane Creek (West) – Vihar Lake , (North) – Boundary Line of Greater Mumbai, (South) – Goregaon Mulund Link Road .</td>
</tr>
</tbody>
</table>
RESEARCH AND RESOURCE CENTRE

Books added to the UDRI Resource Center

Although base information and resources are available with the state and private (commercial) groups, citizen groups and non-profit organizations face an uphill task in trying to access this information because of procedural red tape. The UDRI Resource Centre strengthens the public discussion on our city’s future by housing a principal archive on Mumbai. Its efforts have been aimed at providing this alternate space which provides easy access to base information in order to enable participatory urban governance to be realized on the ground.

The RRC collection to date is as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Books</td>
<td>901</td>
</tr>
<tr>
<td>Reports</td>
<td>525</td>
</tr>
<tr>
<td>Research Reports (by UDRI)</td>
<td>36</td>
</tr>
<tr>
<td>Clippings</td>
<td>2388</td>
</tr>
<tr>
<td>CD Rom</td>
<td>951</td>
</tr>
<tr>
<td>Photographs</td>
<td>144</td>
</tr>
<tr>
<td>Maps</td>
<td>251</td>
</tr>
</tbody>
</table>

This information is as per our current catalogue. Data is still being entered after the server crash.
Structural Cabling and Networking

The UDRI was experiencing a lot of network issues on account of faulty cabling in the Studio and the Resource Center. Hence it was imperative that a proper task be undertaken for networking along with structural cabling.

The process was done in March 2012 with the help of technical experts from the A.T.E. Enterprise. The total cost of the project was INR 50800/- and the following work was undertaken.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cat6 Data Wire (305 Meter)</td>
</tr>
<tr>
<td>2</td>
<td>Cat6 RJ45 I/O Socket</td>
</tr>
<tr>
<td>3</td>
<td>Telephone Wire 4 Pair</td>
</tr>
<tr>
<td>4</td>
<td>Power Plug Point</td>
</tr>
<tr>
<td>5</td>
<td>24 Port Gigabit Switch Unmanaged</td>
</tr>
<tr>
<td>6</td>
<td>Cat6 4ft Patch Cord - Rack end</td>
</tr>
<tr>
<td>7</td>
<td>Cat6 7ft Patch Cord - Work Station end</td>
</tr>
<tr>
<td>8</td>
<td>Rack Wall mount 6U with 1 Qty Tray, Cable Manager &amp; Spike Guard</td>
</tr>
<tr>
<td>9</td>
<td>24Port Cat6 Patch panel</td>
</tr>
<tr>
<td>10</td>
<td>Installation of all the I/O sockets + Cabling Using CAT6 Cables + 24 Port Switch + Rack + Patch Panel + Casing of all loose wires + Pulling of telephone lines up-to rack.</td>
</tr>
</tbody>
</table>

UDRI Software Purchase.

The UDRI will now be migrating to newer versions of MS Windows and MS office. The UDRI has also purchased the software for publication. Following is the list of software that the UDRI has purchased. Total cost for the software purchase is INR 209957/-. First installment (50%) of the payment has already been made.

<table>
<thead>
<tr>
<th>Sr no.</th>
<th>Product</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Windows Server® 2008</td>
<td>1</td>
</tr>
</tbody>
</table>
UDRI Website Updates.

The UDRI now has more flexibility in terms of making changes and updating the website via Joomla free web management software. Following is the record of changes that have been made to the Website.

1. Addition of Menu “UDRI Development Plan Website” – Linking the UDRI website to the new Development Plan website that has been launched by the UDRI. Now people can quickly access the development plan website from the UDRI website. http://www.mumbaidp24seven.in/
2. Under Organisation updates have been made to reflect the changes in the staff of UDRI.
3. Research and Resource center online catalog system is under construction. A dead link has been removed. Corrections to page navigation have been made.
4. Updates to Research Initiative have been made.
   a. The entire Fort management Plan Document is available online for download
5. Publications section has been updated with images to give a fresh look and links have been restored to downloadable media. Redundant links have been removed for this section. Corrections to page navigation have been made.
6. Public Events page is updated to reflect the current events that the UDRI had undertaken. There is now a section to advertise the forthcoming event and display the recent event that took place. This will significantly reduce user’s time in finding current events at the UDRI.
   a. Link added to view Development Plan Stakeholder meetings list.
   a. Rules added for new schools to enroll for the CCGM.
8. Work with UDRI section updated to reflect the current needs of the Organisation.
STAFF AUGMENTATION AND RESIGNATIONS

1) Temporary Staff

Jayanth and Chaya who were hired for data entry of surveys and to work on the backlog of newspaper clippings from 2010 TOI and HT left in October 2011 on completion of the temporary work assignment.

2) Graphic Designer

A Graphic Designer, Rohan had been hired for a period of two months from April to June 2011 to do the layouts of the Mumbai Reader 2010.

Ankit Bhargava hired to complete the layouts of the Fort Management Plan report and presentations completed his assignment with the UDRI.

3) Resignations:

Mithila Manolkar resigned to continue her studies. While here she handled the research work initiated by the UARG and administered public forum events.

Salmaan Khan completed his internship at the UDRI and has returned to the United States. While here he undertook the task of collation and presentation of the survey data obtained from the Vertical Studio conducted with the Academy of Architecture.

4) New Hiring

Sangeeta Banerjee, a graduate from the TISS School of Habitat Studies was hired for the position of Associate Director – Development Plan.

5) Interns

Robin Houterman a Dutch Citizens currently studying at the London School of Economics and Franziska Schreiber studying at TU Berlin interned with the UDRI for 3 months, They assisted with the Development Plan project.

6) New Hiring

Ankita Baruah has been hired to help with the Development Plan project. She holds a Masters in Sociology from SNDT University.

7) Resignations

Isaac Mathews resigned as Director-Publication as of end September 2011

8) New Hiring

Lakshmi Krishnakumar was hired from 26th December 2011 for the position of Associate Director – Publications.

9) Resignations

Sangeeta Banerjee resigned as Associate Director- Development Plan in December 2012 to take up a position with the DP consultants Group SCE.
Priyanka Sane resigned from her librarians post at UDRI as of December 2011 to take up a position elsewhere.

10) New Hiring

Omkar Gupta has rejoined the UDRI post his UPSC examination as Director, Public Forum.
Varsha Gaikwad has been hired as a librarian replacing Priyanka Sane as of January 2012.
Vedalakshmi Naik has been hired in January 2012 as a research Associate and is working on UDRI’s urban design initiatives.
Oshmi Ghosh was hired in January 2012 as a research intern. She is assisting with the Fort Management Plan.
ANNEXURE 1
UDRI ADVOCACY AND LETTERS
26th April, 2011

To

The Chief Minister,
Government of Maharashtra
Mantralaya
Mumbai 400032

Subject: International Airport in Navi Mumbai

Dear Sir,

Many of us, who have been associated with conceptualizing Navi Mumbai and with the early phases of its planning, are extremely concerned that the proposed airport is going to affect the very concept of Navi Mumbai. Through this letter, we wish to put forward our concerns for your consideration.

As you might be aware, Navi Mumbai was conceived as a way of re-structuring Mumbai’s growth along the east-west axis across the harbor. Attracting and promoting office growth (apart from manufacturing and port activities) was recognized as the key feature for the planning of Navi Mumbai. This was on account of the fact that office based services are bound to be the main growth force in a metropolitan economy.

With this in mind, the planning for Navi Mumbai envisaged the CBD around a centrally located lake. The commercial areas front the water, backed by public transit and residential areas. This location allows the CBD of Navi Mumbai to grow without being constrained by the limited accessibility of conventional CBDs, that sooner or later suffer from congestion.
The white area in the middle is a submersible island that will be turned into a lake. The blue areas around represent the CBD as it evolves over the longer term. Please note that the scale of the lake around which this new CBD is focused is just about the same scale as the size of Back Bay from Nariman Point to Malabar Hill. Here is an extract from the Navi Mumbai Plan to illustrate the point:

![Map of Navi Mumbai](image1)

This CBD around the water will be the distinguishing feature of Navi Mumbai - a wonderfully lively city centre, ringed by buses and train services, with boats and launches ferrying passengers across from one point to another.

![View of Back Bay in Bombay](image2)

In contrast, the proposed location of the airport occupies part of the island and almost the entire southern CBD. - as shown in the diagram below:

![Diagram of Proposed Airport Location](image3)
This decision regarding the placement of an International Airport right in the middle of Navi Mumbai will have decisive negative implications for the growth of Navi Mumbai. And this in turn will affect the regional growth strategy for the entire metropolitan area mentioned earlier. In particular:

(a) the southern part of the proposed CBD will be completely overtaken by the airport thereby virtually destroying the concept of CBD around the water.

(b) the restrictions on height of buildings that would be placed around the airport would not permit the density and agglomeration benefits that are usually associated with CBDs.

(c) Altogether, over 1,800 acres of ecologically sensitive land are to be destroyed, including for runways. Earthfill is to be obtained by 'blasting of hillocks' – the complete destruction of at least one hill is admitted, and significant damage has already been done. Of the five rivers that intersperse the site, one (Ulwe) must be entirely diverted around the site. This despite extensive coverage of the consequences of the diversion of the Mithi River around CSIA. (Jamwal 2010). Directly affected by inbound and outbound flights are the eco-sensitive zone of Matheran, the Elephanta World Heritage Site (within the take-off/landing funnel) and the Karnala Bird Sanctuary.

We have now come to know that in January 2011 CIDCO invited suggestions and objections to the proposed amendment to the Development Plan of Navi Mumbai consequent upon environment clearance to the airport - a step which raises serious problems (see attached NOTE). Even if the process of hearing the suggestions and objections is technically over, we believe that our concerns are crucial to the future of the MMRDA region - and are too important to be overlooked due to legal technicalities, or to the short-term expediency of developing an airport within Navi Mumbai. We trust that you will give them the deliberation they merit.

Navi Mumbai was not conceived as just an opportunity for building yet another SEZ across the water - but as the first step toward facilitating open-ended growth Mumbai onto the mainland. The airport as proposed will act as a barrier to that process. This is why the decision your government is taking is of such seminal importance to the future of this city.

Yours truly,

[Signatures]

Charles Correa
Architect/Planner

Shirish Patel
Engineer/Planner

Akhtar Chauhan
Architect/Planner
Director, NIE School of Architecture
Alpa Sheth
Engineer,
MD-Vakil Mehta Sheth

Ajit Ranade
Chief Economist
Aditya Birla Group

Amita Bhide
Associate Professor
Tata Institute of Social Sciences

Gautam Patel
Advocate and Environmentalist

Pankaj Joshi
Executive Director
Urban Design Research Institute

Vikas Dilawari
Conservation Architect

Cyrus Guzder
Environmentalist

Anuj Bhagwati
Trustee
Urban Design Research Institute

Rahul Mehrotra
Chair – Graduate School of Design
Harvard University

CC: Shri Ashish Singh, Chief Minister's Office
Shri Tanaji Satre, MD, CIDCO
ATTACHED NOTE

A study was commissioned by CIDCO in its very early years, and carried out by the International Airports Authority of India, to recommend the best location for a second airport in the MMR so that CIDCO’s transport lines could be laid down accordingly. The study’s conclusions were that the ONLY topographically suitable place in the region, involving no hill cutting, was Rewas-Mandwa. Two parallel runways a mile apart are what a major international airport requires, and these would extend a little way into the sea. We believe land was notified for acquisition accordingly. Under these circumstances we feel that Rewas Mandwa should be re-considered as the site for the location of the new airport.

There were 13 sites shortlisted by CIDCO for this airport. Three of the shortlisted sites were rejected because they were within CRZ. The Navi Mumbai site, for some strange reason, was not.

In addition we would like to submit the following objections for your consideration:

1. The nature of the modifications proposed are such that they cannot be carried out u/s 37 (1) of the MR&TP Act, 1966. These are not minor modifications, but are of a nature that substantially alter the nature of the DP proposals of the final DP.

2. Section 37 (1) of the MR&TP Act, 1966 cannot be used for modifying a final DP.

3. The modifications proposed cannot be carried out by CIDCO for the areas for which it is not the planning authority.

4. The modifications proposed in the DP as per this advertisement should have been carried out before applying for the environmental clearance for the Navi Mumbai airport along with the associated facilities. This should have also been mentioned in the EIA Reports submitted by CIDCO to the MoEF.

5. On merits, we are objecting to the destruction of mangroves, the destruction of mudflats and other ecologically sensitive areas that will be the result of the changes in the DP that are proposed as per this advertisement.
6. The impact of these allied facilities, road and rail links, etc. on the land use and on the environment have also not been dealt with in the advertisement. We would suggest that a comprehensive proposal be formulated for the consideration of the public, and a fresh detailed notification be issued for the major modification of the final DP following the proper procedure as per law.

7. The proposed changes do not indicate what areas will be provided for flood control in lieu of the proposed and existing holding ponds.
Chief – Planning Division
Mumbai Metropolitan Regional Development Authority
Bandra Kurla Complex
Bandra (East)
Mumbai 400 051

14 December 2011

Dear Madam,

Draft Development Plan for Manori Gorai Uttan Notified Area 2022
No: PD/GMU/RTDP/1230-2010 for Suggestions and Objections

Having reviewed the Draft development plans and Development Control Regulations by MMRDA for the Manori Gorai Uttan Notified area 2022, we list below our Objections and suggestions for same.

Though the study of the Notified area has been comprehensively done the proposed land use plans fails to address a few major concerns and principles envisioned in the study.

1.0 Zoning and Land Use

The principles state:

*Development is anticipated as an extension to the already developed areas and is to be limited or restricted to a few pockets in the Notified area rather than being spread all over.*

However the zoning in the proposed land use plan is largely ‘Green Zone’ which is defined in the Development Control Regulations as allowing for construction of Residential and commercial buildings of a small scale. This will lead to suburbanisation of the entire area marked as Green Zone.

In the existing Development Plan this area is an NDZ. We see no reason why the zoning should be changed to ‘Green Zone’ when the stated objective is to limit and restrict the development to a few pockets.

Also the Manori, Gorai, Uttan area is an opportunity for opening up land for affordable housing not simply as a tourism zone or for the farm houses of the rich.

Principles for Housing in the proposed Development Plan

a. All new constructions shall provide 50% of floor space, to be additionally provided on the same site, for inclusionary housing.
b. All Greenfield sites to be planned for mixed-use, mixed-income development incorporating inclusionary housing.

c. Encourage the inclusion of sites-and-services in layouts of mixed-income housing on Greenfield sites to accommodate the poorest families.

d. All new tenancies, whether in new buildings or old, should be outside the provisions of the Rent Control Act.

2.0 Road Network and Transportation

2.1 Road Network

The CRZ laws state that no development may be permitted on the seaward side of the existing road. In the proposed Land Use plan a road has been planned on the coastal edge leaving no room for a public open space on the edge of the land mass. We object to the development and privatisation of coastal lands. This must be left fully open to the public as designated Open Spaces.

We recommend that a minimum 100 m buffer space be left between the high tide line and the edge of any proposed road and that this be designated as open space accessible to the public in the proposed Development Plan.

In the same way we also propose such a buffer toward the eastern edge of mangroves. The proposed roadway on eastern edge should be a minimum of 100 meters away from the NDZ boundary.

2.2 Public Transportation

The Proposed DP is gearing for tourist development while ignoring the needs for transit connections into the area and the urgent need for affordable housing for Mumbai.

It is completely feasible for the proposed metro line that is terminating at Charkhop to be extended into the area and connect northwards. This will ensure that there is equitable development and mobility for the residents of the area opening up access to jobs and opportunities.

Principles for Transport in the Proposed Development Plan

a. Extend public transport networks urgently to new areas to bring more land under development.

b. Public transport to be prioritized and actively promoted over private transport by allocating public spending on public transport infrastructure by, at least, five times the public spending on private transport infrastructure and by making public transport more convenient and comfortable than private transport.
c. Walking should be encouraged as the primary mode of transport with tools such as pedestrian friendly foot paths, pedestrian only streets/zones etc.

d. Priority should be given to facilitate inter-modal transfer for all to ensure that point-to-point travel by public transport is faster than private transport.

3.0 Social Infrastructure and Amenities

3.1 Educational Facilities

Plan for integrated schools that provide a seamless education for children from Pre-Primary (age 3) to Primary (Standard 1 – 5), Upper Primary (Standard 6 – 8) and Secondary (Standard 9 -12) in the preferred language of instruction. These Integrated schools must be provided within each settlement. If the population of school going children (standard 1-12) is estimated to be 16, 440 then the number of integrated schools of student strength 2000 required would be 8 to 9.

The norms for infrastructure provision in these schools should be as per the RTE Act. Playgrounds should be provided for formal and informal play in each of these integrated schools.

Principles of Education in the proposed development plan

a. The public school system must be augmented to meet aspirations of all children in the preferred language of instruction.

b. Education need not be limited to the RTE Act. All schools should include Pre-Primary (Age 3-5), Primary (classes 1-5), Upper primary (classes 6-8) and secondary (classes 9-12) to provide seamless education to all children.

3.2 Health Facilities

Provisions have to be made in the Manori Gorai Utan proposed Development Plan to facilitate the smooth transition of the existing health infrastructure to align to the levels of service provision and standards set in the National Urban Health Mission (NUHM). The levels of service delivery mentioned in the NUHM need to be incorporated immediately into the existing infrastructure in the form of the Swathya Chowki, the Primary Urban Health Center and the referral units.

A Swasthya Chowki as per the NUHM is to serve a population of 10,000. This would be providing basic maternal and child health services, disease prevention services, would be somewhere between a health post and a rural sub center within a radius of 1 – 2 Kms.

A Primary Urban Health center (PUHC) as per the NUHM is to serve a population of 50,000 A PUHC is to have provisioning for evening OPD, providing preventive, promotive and non domiciliary therapeutic and curative care (including consultation, basic lab diagnostics and dispensing).
Referral Units as per the NUHM are to act as referral points for different kinds of Health care services such as maternal Health, Child health, diabetes, trauma care, orthopedic complications, dental surgeries, mental Health, critical illness, surgical cases, etc. This part of the setup would address only the critical and complicated cases, which cannot be handled by the PUHC. The existing peripheral hospitals, state and super specialty teaching hospitals can be used for these purposes.

Principles for Health in the proposed development plan

a. Availability of comprehensive range of curative, symptomatic, preventive, promotive and rehabilitative health services at the primary, secondary and tertiary levels of health services to all.

b. Review and upgrade infrastructure as per the National Urban Health Mission (NUHM) requirements - Service delivery mentioned in the NUHM should be incorporated into the existing infrastructure in the form of SWASTHYA CHOWKI, PRIMARY URBAN HEALTH CENTER & REFERAL UNITS. Health Posts and Dispensaries should be integrated at some level.

4.0 Livelihood

Though the analysis section of the DP document states that home based livelihoods are an important aspect for the community, No supplemental provisions have been made in the proposed land use plan or DCR for implementation of the same.

The proposed development plan should indicate spaces for informal livelihood workers, fishing industry workers and women’s cooperatives to work within their communities. This should also include spaces for sale of their products in both existing and new developments.

Provide spaces for vocational training facilities for skills up gradation of existing industries such as fishing, trades related to the tourist industry and other skills. Land for vocational training institutions need to be earmarked in the proposed DP.

Principles for Livelihood in the proposed Development Plan

a. Recognize all patterns and types of livelihoods and provide basic services for all modes of livelihoods without discrimination.

b. Creation of inclusive livelihoods in the special planning area by creation of innovative public spaces accommodating various livelihoods (street vendors, home based workers, naka workers, construction workers, etc.).

c. Create open innovation clusters within informal neighborhoods as special livelihood innovation zones. These special livelihood zones shall be accorded the benefits made available to Special Economic Zones or Special Industrial Areas.
d. Plan and set up comprehensive skill up-gradation infrastructure in informal settlements.

5.0 Environment

The proposed 3 meter buffer zone around water bodies and lakes in the area is inadequate. This must be increased to include the entire flooding zone of the lake (for a 100mm/hour rainfall which is the 100 year maximum identified by the Chitale committee report) plus a buffer zone of minimum 15 meters.

Principles for environment in the proposed development plan

a. Public space such as notified open spaces, water edges, paths, urban squares and plazas etc. shall be sacrosanct and not built upon.

b. Mangroves to be retained in their natural habitats where their presence is not detrimental to public welfare.

c. No sewage or solid waste to be disposed of, whether with or without treatment, in rivers, streams, nallahs, creeks or lakes. These are to be used only for the inflow of clean water.

d. Hill slopes, as demarcated in the Development Plan/Regional Plan, shall be preserved in their natural state.

e. Garbage collection services must extend to all citizens without discrimination. Garbage to be segregated at source, recycled as much as possible, and disposed of in the most energy efficient way.

6.0 Water Supply and Sanitation

The proposed DP talks about the need for water harvesting, recycling and creating self sufficiency in water and sanitation for the special planning area. However other then land for STP's no concrete proposal has been made for realising these objectives and no land has been demarcated for the same.

Principles for Water supply and sanitation in the proposed development plan

a. Provide uninterrupted safe water supply with equitable distribution to all

b. Access to sanitation facilities and piped sewage collection shall be extended to all.

c. Sourcing water supply for special planning authority should ensure fair distribution of water between urban and rural areas.
7.0 Energy

DCR for the area should include stringent guidelines for built form that ensure energy conservation and the possibility of generating renewable energy.

Principles for Energy in the proposed development plan

a. Building Regulations to be designed for maximizing energy efficiency in built environment. Infrastructure to be designed for conservation of energy.

b. Encourage private investment in renewable energy generation by providing policy framework for private energy suppliers to connect to the distribution grid.

8.0 Urban Form

In development zone 2, Medium scale commercial establishments are defined as those with a carpet area exceeding 30 sq meters and Medium scale institutions as those with a carpet area exceeding 150 sq meters. However no upper limit has been prescribed. The maximum size of such establishments, permitted, need to be defined in the DCR.

Stringent built for regulations that are ecologically sensitive must be built in to the DCR’s. This needs to be done in order to ensure the sanctity of this pristine environment is not damaged.

Principles for Urban Form in the proposed development plan

a. Development Control Regulations should protect and enhance the public good which may supersede individual rights.

b. Involve local community in the evaluation process of all public projects through public discussions and exhibitions.

c. Implement transparent, time bound evaluation and approval process for all building approvals.

d. Planning of the built environment shall be based on and derived from a detailed understanding of livelihood, housing, environment, transportation, health, education, energy, water and sanitation, and security.

e. There shall be no lowering of standards of built form, light and ventilation and public amenity provision in the DCR’s for low income housing.

f. Replace planning tool of Floor Space Index with other planning tools such as form based, height based, density based building controls etc.
We will further augment our suggestions and Objections at the time of personal hearing. Please let us know of the date and time for the hearing.

Yours Sincerely,

Pankaj Joshi
Executive Director
Chief – Planning Division  
Mumbai Metropolitan Regional Development Authority  
Bandra Kurla Complex  
Bandra (East)  
Mumbai 400 051

20th February 2012

Subject: - Draft Development Plan for Manori Gorai Uttan Notified Area 2022  
No: PD/GMU/RTDP/1230-2010 for Suggestions and Objections

Dear Madam,

This is in follow up to the hearing held on 17th February 2012 at the MMRDA on suggestions and objections filed on the above subject.

Please find below a synopsis of the points made at the hearing further to the letter dated 14th December 2011

1.0 Zoning and Land Use

We are fundamentally opposed to the Special Planning Zone being identified as a Tourism Development Zone. This land must be brought into development for affordable housing and inclusive housing in high density clusters around public transport rail / metro links to Mumbai.

The term ‘Green Zone’ used for the zoning plan is a misnomer as there will be nothing green about this area once the envisioned low density suburbanisation and farm house construction occurs as per this draft DP. This type of development should be clearly renamed as a developable zone.

We object to this low density spread of development (‘Green Zone’) in the draft DP and suggest that all development zones are located in a tighter cluster around public transport.

We object to the proposed concessions to the Tourism Development Zone 2 which allows for Information Technology (4.2.4) and Biotechnology Parks (4.2.5). We also strongly object to the additional FSI given to these industries. The rational for only having service industry is also not evident from the zoning.
2.0 Road Network and Transportation

2.1 Road Network

We reiterate the need for a minimum 100 m buffer between any proposed roadway and the High Tide line on both the Eastern and Western edges. Land in private ownership in this zone will have to be acquired if required or owners give appropriate compensation through other means. Existing Gaorthans and Heritage structures in this buffer zone will remain as it is. This buffer zone must be reserved in the DP for publicly accessible open space.

2.2 Public Transportation

The Proposed DP is gearing for tourist development while ignoring the needs for transit connections into the area and the urgent need for affordable housing for Mumbai.

It is completely feasible for the proposed metro line that is terminating at Charkhop to be extended into the area and connect northwards. This will ensure that there is equitable development and mobility for the residents of the area opening up access to jobs and opportunities.

Public transport, pedestrian and bicycle infrastructure must take priority over planning of infrastructure and roadways for private vehicles. Bridges from the Mumbai Peninsula to the Special Planning area must provide for rail / metro links, pedestrian ways and bicycle paths.

There is currently only one bridge link planned in the draft DP. The number of linkages to the Mumbai peninsula must be increased to enhance connectivity of the Manori, Gorai, and Utan area to Mumbai.

3.0 Social Infrastructure and Amenities

3.1 Educational Facilities

Land will need to be reserved for educational facilities for projected population in the new affordable housing zones and existing settlements. These should be earmarked as land reservations for integrated schools (pre-primary to standard 12) and should be located in proximity to existing and planned settlements.

3.2 Health Facilities

Reservations should be earmarked for primary, secondary and tertiary healthcare provision in proximity to each of the affordable housing zones and existing settlements as per the National Urban Health Mission Norms.
4.0 Livelihood

Though the analysis section of the DP document states that home based livelihoods are an important aspect for the community, No supplemental provisions have been made in the proposed land use plan or DCR for implementation of the same.

The proposed development plan should indicate spaces for informal livelihood workers, fishing industry workers and women’s cooperatives to work within their communities. This should also include spaces for sale of their products in both existing and new developments.

Provide spaces for vocational training facilities for skills up gradation of existing industries such as fishing, trades related to the tourist industry and other skills. Land for vocational training institutions need to be earmarked in the proposed DP.

A buffer zone should be maintained between existing fish drying grounds and any development zones in order to prevent conflicts of uses.

5.0 Environment

The proposed 3 meter buffer zone around water bodies and lakes in the area is inadequate. This must be increased to include the entire flooding zone of the lake (for a 100mm/hour rainfall which is the 100 year maximum identified by the Chitale committee report) plus a buffer zone of minimum 15 meters.

6.0 Water Supply and Sanitation

The proposed DP talks about the need for water harvesting, recycling and creating self sufficiency in water and sanitation for the special planning area. However other then land for STP’s no concrete proposal has been made for realising these objectives and no land has been demarcated for the same.

Appropriate buffer also has to be demarcated in the land-use plan surrounding locally unwanted land-uses such as STP, etc.

7.0 Energy

DCR for the area should include stringent guidelines for built form that ensure energy conservation and the possibility of generating renewable energy. Encourage private investment in renewable
energy generation by providing policy framework for private energy suppliers to connect to the distribution grid.

8.0 Urban Form

In Development Zone 2, Medium scale commercial establishments are defined as those with a carpet area exceeding 30 sq meters and Medium scale institutions as those with a carpet area exceeding 150 sq meters. However no upper limit has been prescribed. The maximum size of such establishments, permitted, need to be defined in the DCR.

Building Regulations must be designed for maximizing energy efficiency in built environment. All infrastructure must be designed for conservation of energy.

Stringent built form regulations that are ecologically sensitive must be built in to the DCR’s. This needs to be done in order to ensure the sanctity of this pristine environment is not damaged.

Yours Sincerely,

Pankaj Joshi
Executive Director
Secretary
Maharashtra Electricity Regulatory Commission
13th Floor, Centre No 1, World Trade Centre
Cuffe Parade
Mumbai 400 005

01 March 2012

Dear Sir / Madam,

Re: Suggestion and Objection on RInfra-Distribution business (R-Infra-D)
petition for determination of ARR and tarrif for FY 2011-2012 (Case No. 180 of 2011)

In reference to the above notice published in the Times of India of March 1st 2012, we provide the following objection:

We strongly object to the proposed wheeling charges for FY 11-12 which increases the tariff for HT from 0.46 Rs per unit to 0.65 Rs per unit and increases the tariff for LT from 0.88 Rs/unit to 1.25 Rs/unit. This is a 150% and 142% increase in rate respectively and is completely unacceptable.

Such an increase in wheeling charges in effect takes away any competitive pricing leaving the consumer with no choices.

This increase in tariff for wheeling charges must not be allowed.

Thanking You,
Yours Sincerely

Pankaj Joshi
Executive Director

Cc: Shri Kapil Sharma
Regulatory Affairs
Reliance Infrastructure Limited
7th floor, Devidas Lane, Off SVP Road
Near Devida Telephone Exchange
Borivali (W)
Mumbai 400 092
ANNEXURE 2

DP STAKEHOLDER GROUP LETTERS
29th July 2011,

Dear Shri Subodh Kumar,

Subject: Facilitating and ensuring wider consultation in the formulation of the Development Plan of Mumbai 2014-2034

Kindly refer to our letter dated 18th February 2010 addressed to your predecessor Shri Kshatriya and his reply dated 7th May 2010 regarding facilitating and ensuring wider consultation in the formulation of the Development Plan for Mumbai.

As you may be aware, Urban Design Research Institute (UDRI) is an urban planning organization very intimately involved in the urban planning sphere in Mumbai. The institute is currently involved in trying to generate more awareness about the upcoming Development Plan among the citizens of Mumbai. For this purpose a number of stakeholder groups have been formed with respect to different issues and we feel that they are of great significance to the development plan process. The primary objective of setting up these groups is to evolve and create a process which would make the Development plan of Mumbai “Open, Efficient and Equitable”.

From its initial deliberations on the governance issues relating to the development plan, the Governance Group, has formulated some recommendations to strengthen the public consultation process of the development plan.” We wish to share these with you.

We also feel that the maps regarding existing land use, which are a statutory requirement, should be prepared on the basis of widespread and substantial public interface.

The Governance Group strongly believes that the above mentioned processes are crucial and important in order to produce a “People’s Brief” for the Development plan of Mumbai. We wish to meet you to elaborate further on our concerns regarding the importance of the public consultation process and the preparation of the existing land use maps via a substantial and widespread public interface. We shall be grateful for your indicating the date and time when it would be convenient for you to meet us and also ensure that the representative(s) of the Consultants Group SCE attend when we have our meeting with you.

With kind regards,
Yours sincerely,

D M Sukthankar
Sharad Kale
Jamsheed Kanga

Cyrus Guzder – Trustee UDRI

Pankaj Joshi-Executive Director UDRI
Sir,

We are writing this letter to you regarding the Development Plan for the city of Mumbai which will be published in 2014. As you would be aware, the process of revising the Development Plan is already well on the way of being outsourced (probably to foreign consultants). We believe that this Plan should be widely participatory and people friendly. This can be achieved by engaging the various interest groups that it affects directly. The concerned authorities should involve all stakeholders in the city to make the plan truly a democratic plan, of and for the people, to be able to fulfill their current and future needs as well as their aspirations. To facilitate this process, we have prepared a brief list of stakeholders in the city who would be able to give an educated perspective and an insight into the ground realities related to the different sections of the development plan document. We are in the process of augmenting this list to make it as inclusive as possible.

This work of identifying the stakeholders was carried out by the Urban Design Research Institute (UDRI) which is a public charitable trust set up in 1983 and is dedicated to the protection of built environment and improvement of the quality of life for urban communities in the Mumbai Metropolitan Region. The UDRI is committed to the belief that an interdisciplinary and holistic view of our urban environment will alone lead to a practical solution for bringing about its improvement. The UDRI provides a forum for promoting interaction among architects, urban designers and professionals from related fields such as economics, sociology, planning, conservation and history. To support this, the UDRI organizes every year a number of thematic public lectures, exhibitions and seminars. It has also produced and published a number of books on the city of Mumbai and instituted a research fellowship program. Its Mumbai Studio is a Research and Resource Center focused on the study of Mumbai and its problems and is accessible to all. UDRI is a unique resource for urban planning issues, promoting democratic values of civic participation to create a more just, livable and equitable metropolis.

Building on the database of this forum, dedicated to urban issues that we have developed over the last two decades, we have prepared the attached list of...
stakeholders in the MMR region who we believe should be called upon to participate in the process of formulation of the Development Plan (2014-34) of the City. We request you to kindly issue instructions to involve all of them in the stake holder's meeting, to be held in the process of formulating the DP. The UDRI would be happy to facilitate and collaborate in this process.

We would be most grateful if you could spare some time to meet with the UDRI delegation so that we could share our views and ideas with you in greater detail.

Looking forward to hearing from you,

Sincerely
For The Urban Design Research Institute,

Mr. D.M. Sukhthankar  Mr. Jamsheed Kanga  Mr. Sharad Kale

Attached: - List of Stake Holders and their subject of expertise.

CC:

1) Shri Ashok Chavan,
   Honorable Chief Minister of Maharashtra,

2) Shri. T. C. Benjamin,
   The Principal Secretary Urban Development (I)
To,
Urban Development Research Institute,
43, Dr.VB.Gandhi Marg, Kalaghoda,
Fort, Mumbai – 400 023.

Sub :- Facilitating and ensuring wider consultation in the formulation of the Development Plan of Mumbai 2014-2034

Sirs,

Please refer to your letter dated 18th Feb.2010 with representation from three former Municipal Commissioners on behalf of UDRI regarding the request to involve key stakeholders in the process of preparation of Development Plan (2014 – 2034) with a view to make planning process democratic.

The exercise carried out by UDRI is indeed praiseworthy. It needs to be however appreciated that the process of preparation of Development Plan is governed by the provisions of the statute wherein public participation is envisaged after the draft Development Plan is published under section 26 of M.R. & T.P.Act – 1966. The section 26 and 28 of M.R. & T.P. Act – 1966 stipulate invitation of suggestions /objections from general public, giving hearing to the public and consideration of these suggestion /objections by the Planning Committee and incorporating necessary changes before the Draft Development Plan is submitted to the Government for approval. The procedure prescribed as per the statute are required to be adhered to in the process of the Development Plan.

However, in addition to the statutory procedures, the process of preparation of the Development Plan For Greater Mumbai 2014 – 2034 shall involve consultations with the stakeholders at various stages of preparation of the Development Plan. A Technical Advisory Committee consisting of persons drawn from various agencies of the Government and other suitable experts is proposed to be constituted. The list of stakeholder prepared by UDRI in MMR region for the purpose of consultation in the process of formulation of Development Plan would therefore, be useful to M.C.G.M. M.C.G.M. will definitely use this information and accordingly identify and invite them for consultation at the appropriate stage.

I appreciate the keen interest evinced by your organization and your commitment to the urban environment. I look forward to support from your organization.

Yours faithfully,

(S.S.Kshatriya)
Sir,

To,

Shri, S.S. Kshatriya
Municipal Commissioner,
Municipal Head Office, Mahapalica Mall,
Mumbai 400001

Date: 24/05/2010

Sub: -Facilitating and ensuring wider consultation in the Formulation of the Development Plan of Mumbai 2014-34
Ref: - Reply to letter dates 07/05/2010 No. MGC/A/8870DP

Sir,

We thank you for your response to our letter dated 18th February 2010 and we can assure you that the UDRI will support the MCGM is all possible ways as we believe that together we can have organized development and effective governance.

We request you to ensure that the Technical Advisory Committee, which is proposed to be constituted by you, is sufficiently broad-based & reflect diverse interests and viewpoints of different stakeholders and is not restricted to only a select few.

We are aware that the public consultation envisaged under the M.R. &T.P. Act of 1966 is only after the Draft Development Plan is prepared and published under a preliminary notification. However, such post facto consultation soliciting suggestions/objections often becomes confrontational and takes the form of mere tokenism. To make the DP a plan of the people we need to involve proactively the larger group of all stakeholders in Mumbai even in the formulation of the Draft Development Plan.

We appreciate that such a public involvement is often difficult for a Government or Semi-Government body to undertake because its obligation is often restricted to comply with the statutorily prescribed procedures as per the M.R. &T.P. Act of 1966. However the UDRI operates in the third space i.e. it is not an institution working for profit, and is neither state nor private, but is essentially neutral, independent and impartial. Hence we feel that we are in a comparatively better position to secure public involvement and participation at a stage even earlier than what has been stipulated in the M.R. &T.P. Act of 1966.

We in our program for the quest for a DP “of the people” plan to have several rounds of public participatory programs in Mumbai. We will be partnering with other Citizens groups, NGOs, Institutes, ALMs, and other stakeholders for the same. Our process will assist the MCGM without any monetary obligation to the MCGM. We can do this public participatory work through partnership with the MCGM constituents such as, ward office, Municipal Schools,
Health Centers, etc. which could be potential partners in hosting our rounds of Public participatory Workshops.

Secondly, we kindly request you to issue instructions to the concerned officers of the MCGM to extend necessary co-operation to the Public Awareness Programs which we will be organizing. The cooperation could be in the form of making a proper meeting hall or community space available and attending and participating in the workshops so as to project the MCGM's view points on various issues.

To discuss this in detail we urge you to give us an opportunity to meet you in person. We appreciate your keen interest in the Development Planning process and we hope for a positive response. Please let us know the appropriate time for such a meeting.

Thank You
Sincerely
For the: Urban Design Research Institute

Pankaj Joshi
Executive Director

CC:
Shri. D.M. Sukhthankar
Shri. Jamshed Janga
Shri. Sharad Kale
Dear Shri Subodh Kumar,

Subject: Planning Principles for the Revision of the Development Plan 2014-2034

Please find attached herewith a consolidated list of Planning Principles developed for the revision of the Development Plan 2014-2034 derived through a consultation process with stakeholders conducted by the Urban Design Research Institute.

These principles must form the basis for any planning decisions taken for preparation and implementation of the revised Development Plan.

Yours sincerely,

Dilip Sukthankar
Former Municipal Commissioner

Sharad Kale
Former Municipal Commissioner

Jamsheed Kangra
Former Municipal Commissioner

Cyrus Guzder
Trustee, LDRI

Shirin Bharucha
Trustee, LDRI
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<tr>
<th>Name</th>
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<tr>
<td>Pankaj Joshi</td>
<td>Urban Design Research Institute</td>
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<tr>
<td>Shirish Patel</td>
<td>Structural Consultant/Planner</td>
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<td>Amita Bhide</td>
<td>Tata Institute of Social Sciences</td>
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<td>Dr Sharit Bhowmik</td>
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<td>Farida Lambay</td>
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<td>Dr Armida Fernandez</td>
<td>Ex Dean, LTMG Hospital</td>
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<td>Sitaram Shelar</td>
<td>Youth for Unity and Voluntary Action</td>
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<td>Dr Rakesh Kumar</td>
<td>National Environmental Engineering and Research Institute</td>
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<td>Dr Mahesh Prabhu</td>
<td>Independent Consultant in Energy Sector</td>
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<td>Dr Ajit Ranade</td>
<td>Economist</td>
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<td>Anirudh Paul</td>
<td>Kamala Raheja Vidvanalai Institute of Architecture and Environmental Studies</td>
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<td>Anus Bhattacharya</td>
<td>Trustee, UDBRI</td>
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Sunakshana Mahajar
Ratan J. Banerji
Bino Paul
R.N. Shama
Leena Joshi
Nasreen B.
Deepak M.
Indira Ganenden
Debdulal Saha
Mouleshri Ujas
Usha Maheshwari
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S. Maheshwari
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S. Maheshwari
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S. Maheshwari
Mr. Anil Bhatia
M.D. R. A.
[Marine Drive Residents Assn]

Hema Ramani
BEAC

Rajat Ray
NSF

Akhtar Chauhan
Rizvi C.O.A.

Indrani Malhotra
V.C.I.T.E.N.S Action Network (VCAN)

Asad Bin Saleem
B.U.I.L.D.

Ann V. Bhingarde
Rizvi College of Architecture

Anosh S. Chaudhury
Ridwan Banerjee

Chandita Mutcheriesh
Comet

Leni Chaudhuri
Narotam Sekhsaria Foundation

Neelima Desai-Dalvi
Narotam Sekhsaria Foundation
Shrikant V. Soman
Shrikant V. Soman

Premod Nigudkar
Premod Nigudkar

HUTOKSHI
HUTOKSHI

KUSTODRAM
KUSTODRAM

Nasser Munjee
Nasser Munjee

DCB Bank
DCB Bank

Rupali Gupte
Rupali Gupte

K.R.V.I.A.
K.R.V.I.A.

Rohan Shinde
Rohan Shinde

KRUIA
KRUIA

Raj Aria
Raj Aria

Concerned Citizen
Concerned Citizen

Viras Savant
Viras Savant

Idealake
Idealake

Enil Bhurum Jani
Enil Bhurum Jani

University
University

Rajiv Misra
Rajiv Misra

Swiss College of Architecture
Swiss College of Architecture

Ritu Deshmukh
Ritu Deshmukh

BVCOA, Navi Mumbai
BVCOA, Navi Mumbai

Deshmukh
Deshmukh
Jyoti Francis  Navnirmiti

Jyoti Mrs. Balsekar  Shree Makti Sanghatan

Vijayantee Anand  Nirman

Avinash Kadami  Planning Committee

Kasturbh Ghavriel  Project Foundation

Sharan Upasani  Chairman, Heritage Committee

Dev Mehta

Pallavi Shreema  Kala Ghoda Assoc

Lisa Rodrigues  Atma Education

Padma Dedsehale  CEPIAT

Novela Corda  CHIP, MUMBAI
PRIYA UBALE  CLEAN-Sweep Forum  PRIYA UBALE

KUNTI OZA  Clean Mumbai Foundation  K.B. Oza

POOJA SHAH  Narotam Sekharia Foundation

Minal Chheda  Narotam Sekharia Foundation  M.K. Chheda

ASHOK DATTA  Mumbai Environment Social Network

TRUPTI AMRITWAN  Rachana Sondage’s Urban Design Cell

A.V. SHENOY  Mumbai Vikas Samiti  A.V. SHENOY

RAJESH VORA  SAVE Forum

DR. WASUNDHARA JOSHI  SNEHA

NANTES NAINAN  -

Dated 10/13
PLANNING PRINCIPLES FOR
THE REVISION OF THE DEVELOPMENT PLAN FOR
GREATER MUMBAI, 2014-2034

URBAN DESIGN RESEARCH INSTITUTE

The Urban Design Research Institute is currently engaged in conducting a public participation planning process for the Development Plan of Greater Mumbai 2014-2034. The intention is to create a ‘Peoples’ Brief’. Over the past few months, ten different stakeholder groups on education, health, livelihoods, energy, environment, water, housing, transport, urban form, and governance have met regularly to formulate the principles that should guide the development planning process of the city. Each of these groups comprised experts, having knowledge, practical experience and expertise in each of the said sectors. Every group met internally amongst themselves and also jointly to formulate the principles that should guide the development plan process.

The broad approach of all the Groups together focused on the following:

a. Development Plan should be revised to achieve an Open (inclusive), Efficient, and Equitable Mumbai.

b. The plan formulation and implementation should be responsive and its authors accountable to those being affected by the Plan.

c. The planning process should be participative, transparent, decentralized and subjected to periodical course correction.

*If such a process is faithfully implemented, a sense of ownership will develop among the citizens for the DP which would ensure the proper maintenance and preservation of the various DP reservations.*

All the groups together came to the consensus that all proposals / decisions relating to the development plan should strictly conform to the planning principles stated below:

1. Security of tenure shall be treated as a basic human right. However there can be no free housing and no housing is to be delivered at less than the cost of construction. Subsidies, if any, to be on a family by family basis. [Housing]

2. All tenable slum land should be reserved in the development plan as reservations for affordable housing only. [Housing]
3. All new constructions shall provide 50% of floor space, to be additionally provided on the same site, for inclusionary housing.  
   [Housing]

4. All Greenfield sites to be planned for mixed-use, mixed-income development incorporating inclusionary housing.  
   [Housing]

5. Encourage the inclusion of sites-and-services in layouts of mixed-income housing on Greenfield sites to accommodate the poorest families.  
   [Housing]

6. All new tenancies, whether in new buildings or old, should be outside the provisions of the Rent Control Act.  
   [Housing]

7. Provide uninterrupted safe water supply with equitable distribution to all.  
   [Water]

8. Access to sanitation facilities and piped sewage collection shall be extended to all.  
   [Water]

9. Sourcing water supply for Mumbai should ensure fair distribution of water between urban and rural areas.  
   [Water]

10. Extend public transport networks urgently to new areas to bring more land under development.  
    [Transport]

11. Public transport to be prioritized and actively promoted over private transport by allocating public spending on public transport infrastructure by, at least, five times the public spending on private transport infrastructure and by making public transport more convenient and comfortable than private transport.  
    [Transport]

12. Walking should be encouraged as the primary mode of transport with tools such as pedestrian friendly foot paths, pedestrian only streets/zones etc.  
    [Transport]

13. Priority should be given to facilitate inter-modal transfer for all to ensure that point-to-point travel by public transport is faster than private transport.  
    [Transport]

14. Recognize all patterns and types of livelihoods and provide basic services for all modes of livelihoods without discrimination.  
    [Livelihood]

15. Creation of inclusive livelihoods in the city by creation of innovative public spaces accommodating various livelihoods (street vendors, home based workers, naka workers, construction workers, rag pickers etc).  
    [Livelihood]
16. Create open innovation clusters within informal neighborhoods as special livelihood innovation zones. These special livelihood zones shall be accorded the benefits made available to Special Economic Zones or Special Industrial Areas. [Livelihood]

17. Plan and set up comprehensive skill up-gradation infrastructure in informal settlements. [Livelihood]

18. Development Control Regulations should protect and enhance the public good which may supersede individual rights. [Urban Form]

19. Involve local community in the evaluation process of all public projects through public discussions and exhibitions. [Urban Form]

20. Have every parastatal present a half-yearly report to citizens in a public meeting, showing a performance review for the past half-year and plans for the coming half-year. [Governance]

21. Implement transparent, time bound evaluation and approval process for all building approvals. [Urban Form]

22. Planning of the built environment shall be based on and derived from a detailed understanding of livelihood, housing, environment, transportation, health, education, energy, water and sanitation, and security. [Urban Form]

23. There shall be no lowering of standards of built form, light and ventilation and public amenity provision in the DCR’s for low income housing. [Urban Form]

24. Replace planning tool of Floor Space Index with other planning tools such as form based, height based, density based building controls etc. [Urban Form]

25. Public space such as notified open spaces, water edges, paths, urban squares and plazas etc. shall be sacrosanct and not built upon. [Environment]

26. Mangroves to be retained in their natural habitats. [Environment]

27. No sewage or solid waste to be disposed of, without treatment, in rivers, streams, nallahs, creeks or lakes. These are to be used only for the inflow of clean water. [Environment]

28. Hill slopes, as demarcated in the Development Plan/Regional Plan, shall be preserved in their natural state. [Environment]

29. Garbage collection services must extend to all citizens without discrimination.
Garbage to be segregated at source, recycled as much as possible, and disposed of in the most energy efficient way.  

[Environment]

30. Building Regulations to be designed for maximising energy efficiency in built environment. Infrastructure to be designed for conservation of energy.  

[Energy]

31. Encourage private investment in renewable energy generation by providing policy framework for private energy suppliers to connect to the distribution grid.  

[Energy]

32. Availability of comprehensive range of curative, symptomatic, preventive, promotive and rehabilitative health services at the primary, secondary and tertiary levels of health services to all.  

[Health]

33. Review and upgrade infrastructure as per the National Urban Health Mission (NUHM) requirements - Service delivery mentioned in the NUHM should be incorporated into the existing infrastructure in the form of SWASTHYA CHOWKI, PRIMARY URBAN HEALTH CENTER & REFERAL UNITS. Health Posts and Dispensaries should be integrated at some level.  

[Health]

34. The public school system must be augmented to meet aspirations of all children in the preferred language of instruction.  

[Education]

35. Education need not be limited to the RTE Act. All schools should include Pre-Primary (Age 3-5), Primary (classes 1-5), Upper primary (classes 6-8) and secondary (classes 9-12) to provide seamless education to all children.  

[Education]
Dear Sir,


The Stakeholder group on Education is by this letter forwarding you its initial suggestions to guide the revision of the Development Plan for Mumbai 2014-2034 in regards to space and infrastructure for pre-primary, primary and secondary education.

1.0 BACKGROUND

According the MCGM’s City Development Plan 2005-2025, 485,531 children study in the municipal primary schools of which there are 1188 and only 55,576 of these are able to continue to secondary education of which there are 49.

In terms of pre-primary education, 90% of anganwadis are run in private homes where the space is not appropriate for teaching and play. There is no linkage between the pre-school system and the existing school system for admission of children as MCGM’s interpretation of the word ‘primary education’ is not inclusive of pre-school.

The 2011 Census data places the Mumbai District population at 3,338,031 persons and the Mumbai Suburban population at 8,640,419. If an estimate of 22.5% of this population is children age 3 years to 18 years that is a school going population of 751,057 in Mumbai and 1,944,094 in the suburbs. It is estimated that Mumbai has less than half the required number of schools for its population and a severe shortfall of secondary schools.

There is need to provide schools where the medium of instruction is suitable to the demography and is sensitive to the needs of adivasi as well as migrant workers in the neighbourhood. Children of construction workers in particular are displaced every time their parents move from a site and have to obtain admission in a new school close to the next workplace. Homeless and Street Children are unable to attend school as they face the simple problem of having nowhere to safely store their educational material and uniforms.

The once thriving MCGM schools are today unable to attract students. The reasons are varied; (most schools are only up to 7th standard, the teacher-pupil ratio (TPR) is severely compromised. Nearly
2/3rd of schools in the MCGM are 2 teacher schools that look after students in 5 classes, some schools lack basic amenities like toilets and drinking water, quality of teaching is affected because the teachers are over-burned with non-instructional duties, etc.) These deteriorating conditions will result in shutting down these schools and the reservation used for profiteering and non-public purposes. (source: Public Education in Mumbai-Rhetoric or right - Indian People Tribunal (IPT) on Environment and Human Rights, report, November 2008)

2.0 BASIC PREMISES

Education to be provided need not be limited to the RTE Act but cover all age groups. The ages 0-6 (the critical years of growth) are excluded. MCGM schools should allow for education of children from Pre-Primary (3-5), Primary (class 1-5), Upper primary (class 6-8) and secondary (class 9-12), graduation and vocational training. The definition of the child per Child Rights Convention is up to the age of 18, which India has ratified and accepted, while labor laws define them as 15. Ideally planning for school capacity should be done for all children to be educated up to standard 12. In order to get into many vocational programs such as teacher training, nursing etc one needs to have a 12th standards certificate. Although the BMC act defines its role only for primary schools, the BMC also runs medical schools (which it is not required to). So the BMC is not restricted by the Act. Without taking into consideration the entire spectrum of childhood (0 to 18 years) the fulfillment of the right to education will remain a hollow promise.

We believe that the public school system must improve to sufficiently provide for basic aspirations and rights of our young citizens. The collapse of our once robust public school system will be built in its design if we fail to genuinely address the fulfillment of the right to education of our children.

3.0 STRATEGY

1. Create a Greater Mumbai Education Master Plan

The state of Maharashtra has prepared an Education Master Plan which does not cover Mumbai. A similar Education Master plan is urgently needed for Greater Mumbai. In order to do this a supplementary survey of needs and existing facilities will have to be carried out that can then inform the revision of the development plan. At the level of needs, this survey must also be informed by MCGM plans for resettlement (particularly in destination wards) in terms of population size expected to be shifted. The survey should identify:

i. Existing network of easily accessible publicly run educational institutions from Early Childhood Care and Education (ECCE) to Xllth class.

ii. Existing Teacher Pupil Ratio (TPR)

iii. The language of educational instruction requested by communities.

iv. The demography of the area

v. Types of higher education facilities required (vocational, technical, professional, etc)

vi. Infrastructure provided (classroom, playgrounds, sanitation etc.)
2. **Follow RTE Norms for school infrastructure provision**

   Right to Education Act (RTE Act) norms must be the primary parameters for creating such a master plan. (Annexure A) However, if quality education genuinely must reach the underprivileged the MCGM must broaden their scope to include education from pre-primary (age 3) to 12th standard (age 18).

3. **Create Integrated Schools**

   In order to reduce out of school children it is necessary that a seamless education be provided from pre-primary to 12th standard so that every child has the opportunity to complete his/her secondary education. It is essential that ‘Integrated Schools’ are provided for education from pre-primary till 12th standards. The MCGM should plan the DP for the provision of such integrated schools. Assuming that such integrated schools will have school strength of about 2000 students each, one would need to provide 376 schools in Mumbai city and 972 in the suburbs as per the 2001 census data. (assuming 22.5% of population is of age 3-18; schooling ages)

4. **Locate Integrated Schools in informal settlement in consultation with the community**

   The Existing Land Use Plan should map each slum unit/informal settlement and the usage therein. This existing land use has to be done in great detail otherwise the entire exercise is futile. Most schools will need to be located in informal settlements and the DP will need to look at how such schools can be located within the slum neighbourhood in consultation with the community.

5. **Locate schools within each ‘neighborhood’**

   The integrated schools need to be located within a ‘neighborhood’ or as close as possible such that children do not have to cross a highway, large junction, railway track or nala in order to walk to school.

6. **Consult Organization working in Education and involve parents and community**

   Community participation would be a central and overarching factor in planning implementation and monitoring interventions for universal elementary education as envisioned by our Constitution. NGO’s and people’s organisations working in education need to be also involved in the preparation of plans as they are equipped with knowledge of ground realities and will be long term partners in keeping track of the delivery of the right to education.

7. **Consult MCGM Education Department**

   It is essential the MCGM’s education department be consulted as part of the preparation of the development plan right from the initial stages of mapping and surveying. They will be able to provide vital input on existing conditions and including their concerns into the plan will lead to better implementation.

8. **Planning of Schools**

   In Annex B please find our recommendations in regards to the site planning of schools.
Today the RTE Act 2009 makes the provision of elementary schools a mandatory one. Non-availability of space or any other reasons cannot remain a valid reason. Provision of schools as per the norms and schedules is a fundamental duty of the government agencies responsible at each level. We hope the revised DP will respect this factor.

These are our initial suggestions for your consideration. We will be looking at how we can build on these strategies in the future deliberations of the group and will follow up on these suggestions in greater detail. In the meantime we would be happy to have feedback or comments from the consultants in order to engage with them on this process. We will also be happy to further elaborate these suggestions to you in person if you should allow us this opportunity.

Thanking You,

Yours Sincerely

[Signatures]

Sajonika For
Simanthini Dhuru-
Avehi Abacus

Puja Marwaha-
CBR

Novela Corda –
CHIP Mumbai

Lisa Rodriggs,
Atma

Jyoti Francis...
Naynirmitti

Ranjana Roy
Ranjana Roy,
Narotam Sekhsaria Foundation

Altas Shaikh
SAATH

Nyana Sabharwal
Akanksha Foundation

Sumitras Ashtikar –
Meljol

Rahul Kadri – Architect

Arokia Mary
YUVA

Pankaj Joshi
Executive Director, UDRI
ANNEX A  
RTE Norms and Standards

<table>
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<tr>
<th>Item</th>
<th>Student Teacher Ratio</th>
<th>Admitted Children</th>
<th>Number of Teachers</th>
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<td>1</td>
<td>Class 1-5</td>
<td>&lt;60</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>61-90</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>91-120</td>
<td>4</td>
<td></td>
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<tr>
<td></td>
<td>120-200</td>
<td>5</td>
<td></td>
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<tr>
<td></td>
<td>&gt;150</td>
<td>5 + 1 head teacher</td>
<td></td>
</tr>
<tr>
<td></td>
<td>&gt;200</td>
<td>Teacher Pupil ratio (excluding head teacher) shall not exceed 1:40</td>
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</tr>
<tr>
<td></td>
<td>Class 6-8</td>
<td>At least 1 teacher per class so there shall be at least one teacher each for:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Science and Mathematics</td>
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<tr>
<td></td>
<td></td>
<td>• Social Sciences</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Languages</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>At least one teacher for every 35 children</td>
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<td></td>
<td>&gt; 100 children</td>
<td>A full time head teacher</td>
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<td></td>
<td></td>
<td>Part time instructors for</td>
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<td></td>
<td></td>
<td>• Art Education</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Health and Physical education</td>
<td></td>
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<tr>
<td></td>
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<td>• Work Education</td>
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2.0 Building

All weather building consisting of

- At least one classroom for every teacher and a office-cum-store-cum-Head teacher’s room
- Barrier free access
- Separate toilets for boys and girls
- Safe and adequate drinking water facility for all children
- A kitchen where mid-day meal is cooked in the school
- Playground
- Arrangements of securing the school by boundary wall or fencing

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<th>3.0</th>
<th>Minimum number of Working days/instructional hours in a year</th>
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<td>Class 1-5</td>
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<td>200 working days</td>
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<td>800 instructional hours</td>
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<tr>
<td></td>
<td>Class 6-8</td>
</tr>
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<td></td>
<td>220 working days</td>
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<td>1000 instructional hours</td>
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<table>
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<tr>
<th>4.0</th>
<th>Minimum number of working hours per week for the teacher</th>
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<tr>
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<td>45 hours per week including preparation hours</td>
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<tr>
<th>5.0</th>
<th>Teaching Learning equipment</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Shall be provided to each class as required</td>
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<tr>
<th>6.0</th>
<th>Library</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>There shall be a library in each school providing newspaper, magazines and books on all subjects including story books</td>
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<tr>
<th>7.0</th>
<th>Play material, games, sports equipment</th>
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<tbody>
<tr>
<td></td>
<td>Shall be provided to each class as required</td>
</tr>
</tbody>
</table>
4.1 PLANNING LEVEL RECOMMENDATIONS

PHYSICAL ACCESS TO SCHOOLS

Children should be able to walk to schools by themselves and not be dependent on working parents to escort them. For this the school should be located such that the child does not have to cross highways, heavy traffic junctions, railway lines, nalas and should be secure, clean and well lit.

4.2 SITE DESIGN RECOMMENDATIONS

PRE PRIMARY SCHOOLS (age 0-6)

The Teacher Pupil Ratio should not exceed 1:25 as per ICDS norms. The Pre-primary school to have storage for resource material, children’s toilets and staff toilet, safe drinking water, small pantry, secured outdoor play area with play equipment.

PRIMARY SCHOOLS (standard 1-5)

Current standards of Pupil Teacher Ratio in the MCGM is 50 students to a classroom. The RTE standard is 30 pupils to a teacher/classroom.

A primary school should have at least one classroom for each teacher/class, office and filing space/storage for teaching tools/head teachers office, staff room, kitchen, girls toilet, boys toilet, (with easy maintenance surfaces that can be kept clean by the children themselves and with good light and ventilation), drinking water fountain, wash up area/mori for hand washing and craft activity multipurpose hall, play ground with play equipment. A fence must be provided around school premises. All built spaces to be well ventilated and naturally lit. Playgrounds are to have shade trees. Provide informal seating for group study and play. All schools must be disabled friendly and deployed with special teachers.

UPPER PRIMARY SCHOOLS (standard 6-8)

An upper primary school will have all of the spaces provided in a primary school and in addition must have a library/computer room, a science lab, rooms for extra curricular activities such as crafts, arts and performing arts.

SECONDARY SCHOOLS (standard 9-12)

A Secondary school must have all of the space in a upper primary school and in addition have subject specific laboratories and formal sports facilities,

SIZE OF CLASSROOM

The MCGM standard for classroom size is 17 feet x 22 feet (approx 5 meters x 6.75 meters) This classroom size is adequate if a maximum of 25-30 students per class is maintained (the MCGM standard class size is currently 50 students)
LIGHT AND VENTILATION
Classroom must have large openable windows to allow for natural light and ventilation and to prevent glare (that is caused by small concrete grills that are often provided in schools). The windows may be secured by steel grills if required. Provide two access doors to each classroom.

NOISE REDUCTION
Orient classrooms to create secure outdoor courts while ensuring segregation of classrooms of different noise levels.

KITCHEN
A separate kitchen with smoke free stove and wash up sink to be provided for the preparation of the mid day meal. The kitchen must have easy maintenance surfaces and storage for utensils and provisions. The kitchen should be constructed as a separate structure with its own entrance and not as part of the school building.

TOILET DESIGN
The National Building Code (NBC) provides the number of students (male and female) and staff toilets requires as per the size of the schools. Toilets should be designed with adequate light and ventilation to ensure that the toilets have enough natural sunlight and air movement to remove odour and keep the space dry. Fixtures and flooring should be designed to drain and where the children themselves can keep the toilet clean simply by pouring a bucket of water. Walls are to be tiled to allow for easy maintenance and the floors to be of non-skid, easy maintenance finish. The sizing of fixture should be done ergonomically for use by children.

STORAGE FOR CHILDRENS EDUCATION MATERIAL
The schools must provide each child with an individual secure storage space for their belongings. This is especially useful for children from slums and street children who otherwise have no secure space to keep their education material. This will also mean that children do not have to carry their entire load of books home and back every day as they can leave it in their classrooms/desk.

4.3 SITE PLANNING AND LANDSCAPING
Provide age appropriate play area. Primary and pre-primary school children will require space for group play with play equipment while older children will require grounds designed for formal sport and athletics. Play area to be appropriately designed with shade trees on the periphery, garbage cans, equipment and markings, stands or other seating, storage shed for ground maintenance tools. Ensure that the playground is designed with appropriate drainage to prevent water logging during rainy season. The walking paths and access to classrooms are to be paved with an even surface.
4.4 SAFETY
Provide boundary fencing around the school premises preferably a low plinth wall with a transparent fencing that allows monitoring of the premises from outside while still providing enclosure. All schools to have sufficient emergency exits as per building norms with sufficient corridor and stairway width.

4.5 HANDICAP ACCESSIBILITY
Provide ramps to all ground floor plinths to make at least the ground floor class rooms accessible. In secondary schools ensure accessibility to at least one of the laboratories and toilet and other common facility.
Subodh Kumar  
Municipal Commissioner  
Municipal Corporation of Greater Mumbai  
MCGM Headquarters  
Mahapalika Marg  
Mumbai 400 001

3rd October 2011

Dear Sir,


This is in follow up to our earlier letter to you dated 29th July 2011 on the subject of Facilitating and ensuring wider consultation in the formulation of the Development Plan of Mumbai 2014-2034.

The Stakeholder group on Energy is by this letter forwarding you its initial suggestions for the energy sector in the revised development plan.

1.0 BACKGROUND

Mumbai Electricity Supply and Consumption is currently 2,579 MW of which 389 MW is generated from Hydro power, 1597 MW from Thermal (Coal) and the remaining is supplied from Mahagenco supply. The entire state of Maharashtra (excluding Mumbai) has an electricity demand of 8117 MW.

2.0 BASIC PREMISES

2.1 In the context of global warming it is essential to work towards reducing the Energy footprint of the City. This should be done without impacting the foot print of the urban poor but by reducing the consumption of those who have a larger foot print currently.

2.2 Reduce the fossil fuel dependence of the city by encouraging low carbon growth

2.3 Create equity in the distribution of Energy

2.4 Design facilities/infrastructure for conservation of Energy.

2.5 Build in conservation efforts in redevelopment/cluster redevelopment schemes
3.0 STRATEGY
This could be done through mechanism such as:

3.1 Reducing fossil fuel consumption by prioritizing investment in public transport and walking over private transport.

3.2 Setting in Building Design guidelines for energy conservation and higher efficiency of use by rapid adoption of norms and standards such as ECBC, GRIHA, IGBC and Eco Housing standards.

3.3 Encouraging tri-generation facilities in cluster developments and leverage likely higher allocation of natural Gas for the City.

3.4 Encouraging private investments in renewable energy

3.5 Promote Waste to Energy Projects to reduce Carbon footprint.

4.0 RECOMENDATIONS

4.1 Create mechanism for feeding renewable energy into grid by private generators
There are private players who may have captive renewable energy generation but this is used wholly on site. Though there are mechanisms for selling the power to the grid for distribution and retail sale by the big distributions companies, a good business model for generation of renewable energy by private players is yet to be developed. It is important that the state encourage the generation of renewable energy by private players by setting in the right policy and tariffs for this to become a viable business model.

4.2 Generation of renewable power by city
The city needs to look at the possibilities of generating renewable energy and include this for implementation in the new DP. These could be wind power, tidal power, Waste to Energy. It would be necessary to identify the theoretical potential for each type of renewable energy for each area of Mumbai. Also it would be important to map the demand curves in terms of location and quantity in the city. Efforts towards allocating land for such projects is essential

4.3 Piped Gas and CNG filling stations
There is need for infrastructure for supplying piped gas. The DP plan should be done after discussion with Mahanager Gas in order to ensure the availability of right of ways and bunker space for this.
4.4 District Heating and Cooling for Cluster Developments

Tri-generation facilities that provide cooling, hot water and energy production for neighborhoods should be implemented wherever possible. Complexes such as Bandra Kurla Complex and the proposed cluster development would benefit from the energy savings which may be as much as 40%. The DP should regulate the requirement for the provision of Tri-Generation facilities in larger developments.

4.5 Waste to Energy conversion

There is considerable potential in setting up a Waste to Energy plant for Municipal Solid Waste and Sewage Treatment Plants. The processes for this need to be considered in looking at the planning of the DP in terms of space and equipment for Solid Waste compaction facilities (which reduce the water content of wet waste and increase its heating value) and the setting up of Waste to Energy plants. Also the DP need to consider locating decentralized Waste to Energy Plants (of 1 to 5 ton capacity) that reduces the haulage of organic waste and produces thermal energy thru methane for use within the neighborhood. It is estimated the city will need around 350 such neighborhood plants (that can be located underground) that would occupy a space of about 30 sq m per ton.

To implement this complete segregation of waste at source will need to be implemented and collected separately for transport to the local facility.

4.6 ECBC Building Code and ECO Housing regulations.

The Eco housing code and the ECBC code or any other similar standard may be made the standard for building design for residential and commercial development respectively and included in the Building Code for the revised DP.

These are our initial suggestions for your consideration. We will be looking at how we can build on these strategies in the future deliberations of the group and will follow up on these suggestions in greater detail. In the meantime we would be happy to have feedback or comments from the consultants in order to engage with them on this process. We will also be happy to further elaborate these suggestions to you in person if you should allow us this opportunity.

Thanking You,

Yours Sincerely

Dr Sharad Kale
BARC

Rakesh Kumar
NEERI

Mahesh Patankar
Independent Consultant in Energy Sector
Shri Subodh Kumar  
Municipal Commissioner,  
MCGM Headquarters,  
Mahapalka Marg,  
Mumbai 400 001

9th September, 2011

Dear Shri Subodh Kumar,

Subject: Revision of the Development Plan for Mumbai 2014-2034 - ENVIRONMENT

This is in follow up to our earlier letter to you dated 29th July 2011, on the subject of facilitating and ensuring wider consultation in the formulation of the Development Plan of Mumbai 2014-2034.

The DP stakeholder group on environment believes that there is an urgent need to address the environment in the revision of the development plan. We would like to outline below the key principles with regards to some aspects of environment in the revision of the Development Plan for Greater Mumbai. The “key principles” are the following:

Open spaces in the Development Plan
To protect and enhance the open spaces of Greater Mumbai by ensuring that they are free of any construction, permeable and open to sky. There should be an immediate and complete freeze on all the Reservations in the current DP and no change of user should be allowed by the MCGM or the state government till the time the proposed development plan comes into force. A standard of 3 sqm of public open space on the ground per person should be set as a target to be achieved in the revised development plan.

Mangroves in the Development Plan
The mangrove ecosystems which are the lungs and kidneys of the city and which protect the city from flooding and extreme climate events should be protected along with their habitats and their associated flora and fauna and included as reservations in the new Development Plan. It is imperative that the mangroves be retained in their natural condition.

Water systems and Flood Mitigation in the Development Plan
Rivers, streams, lakes and creeks should be clearly identified and included as reservations in the new Development Plan with their appropriate names.
The Chitale Committee report recommends a design capacity for 80mm/hr of rainfall. (this is a 25 year high). This should be the standard taken when designing for flood control. For delineating flood plains the 50 year high of 100mm / hour should be considered. Efforts should be made towards ensuring the quality of water in these water bodies. Directions from the Ministry of environment and forests with respect to the protection of all water bodies should be met.

**Rivers, Streams and Nalas:** These should be revived as clean natural rivers and streams

**Lakes and Ponds:** Maintain Water quality in lakes and be reserved in the development plan as ‘Water Body’. They are to be left open to public access. The buffer zones /flood plains of these lakes to be maintained as open space

**Creeks, Beaches and Seafronts:** These will be protected as per the Coastal Zone Management Plan (CZMP) prepared by the Government of Maharashtra. The Development Plan to correlate identically with the CZMP. Beaches should also be reserved in the Development plan.

**Hill Slopes**
All hill slopes should be reserved in the Development Plan. These are then to be maintained in their natural condition in order to mitigate flooding by absorption of rain water on hill slopes and landslides.

**Solid waste disposal in the Development plan**
A separate management authority for MSW should be considered as a part of the current Development Plan. Efforts should be made towards achieving 100% collection and transportation of waste with the underlying directive principle being segregation and recycling of waste such that self sustainability in management and disposal is achieved. Care should be taken to achieve maximum coverage and highest standards even in the informal settlements.

**Water supply Distribution and Sewerage in the Development Plan**
Efforts should be made towards ensuring the supply of clean drinking water while ensuring the self sustainability of water supply systems. Processes of recycling and reuse should be incorporated into the development plan regulations. Sewage should be treated and disposed in the sea such that receiving water quality standards of Government of India are maintained.
Air Quality and pollution Control in the development Plan
Efforts should be made to meet the WHO norms for ambient Air Quality by provisioning for proper rail and road public transport and restricting the vehicular pollution. The air pollution caused by the construction industry and the burning of refuse and garbage should also be regulated.

Please find attached the detailed pointers attached in the form of annexes to each of the principles discussed above. These detailed pointers have been prepared by the members of the stakeholder groups working on these issues on the ground.

The Environment Group strongly believes that the above mentioned processes are crucial and important order to produce a "People's Brief" for the new Development Plan of Mumbai. We would be happy to meet you to elaborate further on our concerns regarding the importance of taking the environmental concerns into consideration for the revision of the Development Plan.

With kind regards,

Yours sincerely,

Shyam Asolekar
CESE, IIT Bombay

Rakesh Kumar
NEERI

Deepak Kantawala

Debi Goenka
CAT

Indrani Malkani
VCAN

Priya Ubale
Clean sweep Forum

Rajesh Vora
SAVE

Pallavi Latkar
Grassroots Consultancy

Hema Ramani
BEAG
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Shri Subodh Kumar  
Municipal Commissioner,  
MCGM Headquarters,  
Mahapalika Marg,  
Mumbai 400 001  

5th September, 2011

Subject: Revision of the Development Plan for Mumbai 2013-2034 - GOVERNANCE

This is in follow up to our earlier letter to you dated 29th July 2011.

We would like to outline below the key points on two aspects of the preparation of the revised Development Plan for Mumbai. The first is the methodology of the preparation of the Existing Land Use Plan and the second is in regard to setting up a public participatory process for the revision of the Development Plan.

Methodology of the preparation of the Existing Land Use Plan

1. Informal slum settlements should clearly be identified and also the condition of the tenements within them. It is important to indicate whether the location of these tenements is on tenable or non-tenable land.
2. Informal shopping, hawking and vending zones should be clearly delineated in the land use maps.
3. Industrial/manufacturing areas existing within the informal areas should be clearly identified by type and density. Inventorization of this information needs to be carried out.
4. Delineation of areas and land parcels that are not currently being used to their optimal capacity should be carried out.
5. The levels of the different basic services that are being provided within these slums such as roads and pathways, water and sanitation, health facilities and education facilities should also be mapped in order to assess the requirements of these in slum settlements.
6. Networks of all basic services should be clearly represented on the existing land use map of the city.
7. There should be a clear and distinct category in the land use plan of Beaches, so as to prevent their further misuse.
8. Different water channels and the density of populations that reside around them should be clearly depicted on the existing land use maps. **Contour mapping** that shows surface water drainage patterns and volumes should be undertaken. Different kinds of areas that have **dense vegetation** should be identified and classified in the existing land use. (i.e. mangroves, forest, grass lands).

**Setting up a public participatory process**

1. The intent of setting up a public participatory process is to make the revised Development Plan responsive to people’s needs and to make the plan “open efficient and equitable”.

2. A **Two tiered public consultation cum participation system** could be set up at the level of an electoral ward and an Administrative Ward to be presided over by a planning officer for each level to be appointed/ designated by the MCGM.

3. The public participation process should be widely publicized via the print and television media, with substantial public awareness about the impending process.

4. Nature of suggestions and objections filed will differ at each level of participation and consultation. Electoral Ward level suggestions will be filed at the assigned/ designated locations for being considered by the electoral ward level designated officer while the Administrative Ward level or infrastructure suggestions could be filed with the Ward Officer.

5. In order to facilitate the citizen in providing relevant suggestions, it will useful to have an informative and guided feedback form which should be appropriately designed to help differentiate the planning issues from other general ones. The UDRI will be happy to draft such a form and submit it for your consideration.

6. A comprehensive report should be filed by the presiding Planning Officer at each level containing the filed suggestions and reasons for either accepting or rejecting them.

7. In order to facilitate citizen participation and awareness, a booklet should be published tracing the history of the DP and providing critical information about DP and its changes/processes etc as well as the present assignment handed over to external consultant. Such a booklet must be available both in print and online to everyone. UDRI has initiated the process of preparation of such a booklet.

8. This report should be passed on to the Consultant who can evaluate the suggestions and objections for inclusion/in the draft of the revised Developed Plan.
9. Such a process will ensure that resistance faced by the Development Plan with regard to its implementation is reduced to the minimum. People will monitor and support the implementation of the land use zoning and reservations in the revised Development Plan.

10. Above all, this process will garner a sense of ownership among the citizens for the Development Plan which, in turn, will ensure the upkeep and maintenance of the various amenities provided in the revised Development Plan.

The Governance Group strongly believes that the above mentioned processes are crucial and important in order to produce a “People’s Brief” for the revised Development Plan of Mumbai.

We are separately writing on similar lines to the planning consultant group SCE who have been commissioned by the MCGM for the purpose of preparing the draft revised Development Plan of Mumbai.

We would be happy to meet you to elaborate further on our concerns regarding the importance of the public consultation process and the preparation of the existing land use maps via a substantial and widespread public interface.

With kind regards,

Yours sincerely,

D M Sukthanker
Former Municipal Commissioner

Sharad Kale
Former Municipal Commissioner

Jamshed Kanga
Former Municipal Commissioner

Amita Bhide
Associate professor – TISS

Nishit Kumar
CHILDLINE India Foundation

Priya Ubale
Clean sweep Forum
Shri Subodh Kumar  
Municipal Commissioner,  
MCGM Headquarters,  
Mahapalika Marg,  
Mumbai 400 001  

14th September, 2011  

Dear Shri Subodh Kumar,  

Subject: Revision of the Development Plan for Mumbai 2013-2034 - HEALTH  

This is in follow up to our earlier letter to you dated 29th July 2011 on the subject of Facilitating and ensuring wider consultation in the formulation of the Development Plan of Mumbai 2014-2034.  

The DP Stakeholder believes that the provisioning in the development Plan should be based on the policy of Universal Access to Health Care. The basic principles of UAHC are –  

- The whole population having access to same range of health services  
- Regardless of the income levels, social status, gender, caste, religion, urban/rural or geographic residence  
- A comprehensive range of curative, symptomatic, preventive, promotive and rehabilitative health services should be made available at the primary, secondary and tertiary levels of health care  

The stakeholder group feels that these principles can be fulfilled in the public health scene of Mumbai by the following strategies -  

- Review and Up gradation of infrastructure to facilitate a smooth transition to NUHM facilities  
- Use of Accommodation reservations and incentive FSI for Health care provision in the development plan  
- Creation of Specialty Hospitals  

Please find attached the detailed pointers attached in the form of annexes to the each of the principles discussed above. These detailed pointers have been prepared by the members of the stakeholder groups working on these issues on the ground. The Health Group strongly believes that the above mentioned processes are crucial and important order to produce a “People’s Brief” for the Development plan of Mumbai. If you permit us we shall forward this same letter to the planning consultant group SCE who have been commissioned by the MCGM for the purpose of preparing the revised Development Plan of Mumbai. We would be happy to meet you to elaborate further on our concerns regarding the importance of taking the Health concerns into consideration for the revision of the Development Plan.
With kind regards,

Yours sincerely,

Dr. Jairaj Thanekar  
Former Executive Health Officer  

Dr. Armida Fernandez  
SNEHA  

Dr. Wasundhara Joshi  
SNEHA  

Leni Chaudhari  
NSF - Narotam Sekhseria Foundation  

Dr. Anita Patil Deshmukh  
PUKAR  

Nishit Kumar  
Childline India Foundation  

Padma Deosthali  
CEHAT  

Sarika D  
Rangoonwala Foundation  

Pramod Nigudkar  
CCDT  

Mahesh Rajguru  
Rangoonwala Foundation  

Dr. Ramnath Subramanian  
PUKAR  

Dr. K C Das  
IIPS  

Pankaj Joshi  
UDRI  

Arokiya Mary  
YUVA  

Puja Marwaha  
CRY
Annex II: Strategies to Address the Universal Access to Health care in Mumbai

Review and up gradation of the existing Health Infrastructure

1) Currently there is an existing system of health infrastructure at the level of primary health centers, dispensaries, maternity homes and general hospitals. There are currently 183 PHC in Mumbai, 162 dispensaries, 26 maternity homes, 23 post partum centers and 25 municipal hospitals in Mumbai\(^1\).

2) Integration of dispensaries and health posts – curative and preventive care have to go together to have more effective health outcomes. Integration will help reduce requirements for doctors but will require more paramedics and will consolidate primary healthcare. Once this happens a referral system can be put in place which would reduce burden on hospital OPDs.

3) An initial mapping of the PHC / Dispensaries and closest referring hospital needs to be created that should also include the mapping of transfer routes requiring minimal time on the road. This would lead to a strong algorithm of referrals between the PHC and the hospitals ensuring smooth and quick transfer of the patients without worsening their conditions.

4) Provisions have to be made in order to facilitate the smooth transition of the existing health infrastructure to align to the levels of service provision and standards set in the National Urban Health Mission. The levels of service delivery mentioned in the NUHM need to be incorporated immediately into the existing infrastructure in the form of the Swasthya Chowki, the Primary Urban Health Center and the referral units\(^1\).

A Swasthya Chowki as per the NUHM is to serve a population of 10,000. This comprises of the community outreach segment of the NUHM. Under this segment, there are two further divisions doing community work of Urban Social Health Activist and Mahila Arogya Samiti.

This would be providing basic maternal and child health services, disease prevention services, would be somewhere between a health post and a rural sub center within a radius of 1 – 2 Kms. This could be manned by 1 ANM and a helper. It is to be noted that the Swasthya Chowkis would be only for the slum population and located in slums.

A Primary Urban Health center as per the NUHM is to serve a population of 50,000 with a concentration on slums and slum like areas. A PUHC is to have provision for evening OPD, providing preventive, promotive and non domiciliary therapeutic and curative care (including consultation, basic lab diagnostics and dispensing).

It would be staffed by 1 doctor, 2 multi skilled paramedics (including lab technician and pharmacist), 2 multi skilled nurses, upto 4 ANMs, apart from clerical and support staff and one programme manager for monitoring community mobilization, capacity building efforts and strengthening the referrals.

\(^1\) As the profile of the Public Health Department of the MCGM (2003 – 2004)

\(^1\) As the Framework for the National Urban Health Mission prepared by the Ministry of Family and Health Welfare
Consulting specialists should also be used on a consulting basis in areas where there is predominance of certain specific diseases in order to reduce the pressure on the referral units.

The network of 26 maternity homes, 23 post partum centers, some dispensaries and primary health posts can be upgraded to serve similar populations. There are currently 3 primary urban health centers that have been functioning in the areas of Malwani, Dharavi and Shivaji Nagar. These units could be treated as models and replicated elsewhere in the city in order to achieve greater coverage. These centers should also be equipped for emergency surgery.

**Referral Units** as per the NUHM are to act as referral points for different kinds of health care services such as maternal health, child health, diabetes, trauma care, orthopedic complications, dental surgeries, mental health, critical illness, surgical cases, etc. This part of the setup would address only the critical and complicated cases, which cannot be handled by the PUHC. The existing setup of the peripheral hospitals, state and super specialty teaching hospitals can be used for these purposes.

**Use of Accommodation reservations and incentive FSI in the development plan**

1) Many of the private hospitals are built on the plots of land reserved for the public health utilities in the development plan. This was done under the “Accommodation reservation”[2] scheme, whereby private authorities were allowed to build on the designated land such that they keep a percentage of the facilities for the underprivileged sections. This is not being followed in many private hospitals built under such considerations.

2) There is a need to map hospitals utilizing the accommodation reservations of the MCGM, in order to increase the accessibility of health care to the people.

3) Hospitals given incentive FSI based on the condition of having beds reserved for the purpose of serving the underprivileged should also be mapped in order to increase access to health care for the poor. This map should be made available to the public to facilitate the ability of the poor to access these hospitals. These hospitals should also be mandated to post signs that communicate their status as facilities with reserved beds for the underprivileged.

4) Almost all large private hospitals in Mumbai are Trust hospitals and many other hospitals have also received various concessions. The Trust Act as well as concessions given mandates about 20% of beds to be reserved for poor. This has never been honored by the private sector and the government has also never bothered to rein in this resource. If government takes charge of the

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[2] Accommodation reservation as per the UDPFI 1996-97 Guidelines means the permission to the owner of land which is required for public amenities in the development plan to use the potential of a plot in the form of built space guided by FSI or Floor area ratio, in addition to the area required for the amenity, in lieu of the cost of the land and the built up space of such amenity to be transferred to the planning authority in accordance to the regulations made.
proportional beds in private hospitals then we would have more than enough beds needed in the public system, especially specialty beds²

Creation of Specialty Hospitals

1) At present there are 5 specialty hospitals of Kasturba, GTB Hospital, Acworth Hospital, ENT Hospital and eye hospital. However, there is a need for establishing more specialty hospitals in the fields of pediatrics, cancer, HIV and cardiovascular diseases. There is also a great need for tending to mental health treatment rehabilitation and welfare in the city.

2) It is understood that the expansion programme for various hospitals such as existing Bhagwati, Cooper, Govandi Shatabdi, Kandivilli Shatabdi and Trauma hospital at Andheri Western Express Highway has been undertaken. The group feels that this does not do justice to the WHO ratio of 1 bed for a population of 500³. Hence it should be possible to have expansion programs for other existing hospitals such as Siddhart Hospital at Goregaon, S K Patil at Malad, Tagore Nagar Hospital, Kannawar Nagar at Vikhroli and Barve Nagar at Ghatkopar in order to try and meet this need. The addition of specialty wards to these expanded hospitals should also be carried out.

3) There is a dire need of trauma care centers on both the eastern and the western express highway to tend to the accident cases. The upcoming trauma hospital at Andheri and Bhagwati will tend to the western express highway, but there is a need of focusing on the Eastern Suburbs. Govandi Shatabdi and Mulund General Hospital can be considered for the upgradation and incorporation of special trauma units⁴.

4) It was noted that there were not enough ambulances in the city, which to respond to emergencies. The few that are available are in very bad shape and do not have parking space. These parking spaces for ambulances should be indicated in the DP. At least one ambulance at small hospitals and two in the bigger hospitals should be provided.

5) Set up health emergency help line in all hospitals that have 24 hours functioning ER and disseminate this information widely so that the access of critical care would become much more systemized. This may in turn decrease mal-utilization of curative and emergency services.

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² Urban Poor and Unmet Demand for Public Health services in Mumbai, India – Mr T R Phillip and Mr Ravi Duggal
Subodh Kumar  
Municipal Commissioner  
Municipal Corporation of Greater Mumbai  
MCGM Headquarters  
Mahapalika Marg  
Mumbai 400 001  

26th July 2011  

Dear Sir,  


As you may be aware the UDRI has initiated a public participation process in order to create a ‘People Brief’ to inform the formulations of the revisions to the Development Plan for Mumbai 2014-2034. This process has involved a series of meeting of ‘stakeholder’ groups consisting of NGOs working on the ground, Researchers, Former government officers and Experts coming together to look at the various issues in Mumbai such as Housing, Transportation, Water, Energy, Livelihood, Governance, Environment, Health, Education, Urban Form and Finance.  

The intention is to share with the MCGM the suggestions and recommendations made by the stakeholders and we hope that you will allow us to share these also with the consultant commissioned to prepare the development plan.  

With this letter the housing group wishes to put before you the following suggestions:  

1.0 Background  

1.1 Requirement for inclusive housing in Mumbai  
The transform report (2008 – ‘Comprehensive Transport Study of the MMR’ conducted by LEA Associates and commissioned by the MMRDA) estimates population of Greater Mumbai living in slums and wadis in 2005 as 6.5 million people (51% of the population). That is a shortfall of about 15 Lakh dwelling units as of 2005. The 2011 census may show that this figure is nearing 70%.  

1.2 Availability of Land for inclusive Housing  
The transform report also estimates that “41% of the total land area of Greater Mumbai (438 sq km) is considered as No Development zone for a number of reasons largely related to environmental constraints or for parks and open space preservation. There is less than 10 sq km of designated land yet to be developed in Greater Mumbai”. There is an urgent need to increase land availability to accommodate the future growth of the city. This can be done by building more bridges to the
mainland, and by re-visiting the decision on No-Development zones, particularly where such zones do not serve any public interest.

1.3 Over pricing created by Speculative Housing
It is imperative that a large amount of affordable housing stock be created to flood the housing market and break the unaffordable prices created by speculative housing.

2.0 Premise

2.1 Housing as a fundamental right of all humans
The State government needs to recognise that housing is a fundamental right without which no human being can achieve his full potential. The most urgent priority that the City of Mumbai needs to grapple with is the provision of inclusive housing for all who wish to live here.

2.2 No Free Housing
Though housing is a fundamental right, this should be provided through enabling environment that promotes self help and low-cost housing by providing tenure and implementing of policies that will ensure the creation of inclusive housing both for ownership and rent by private players.

2.3 Housing and Land for housing not a profit making venture for government agencies
Real Estate and low-income housing cannot be seen as a financing mechanism for the city. Housing is to be provided at cost and to cover the administrative costs of doing so (MHADA model of 10 to 15% overhead on cost of construction as sale price)

2.4 Implement Cap less FSI
FSI has been distorted from a planning tool into a commodity. It has been manipulated so as not to lower real estate prices. There is a need to de-commodify/de-construct FSI by completely removing it through a mechanism of form based controls and implementing instead a density cap.

2.5 Political will needed
Without a strong political will from the state government to make housing as the most urgent item on its agenda for Mumbai, and without stringent enforcement from the top down through to all levels of the bureaucracy, the success of any housing initiative will remain a pipe dream.

3.0 Strategy for inclusive housing

3.1 Remove FSI
Remove the cap on FSI completely. Let building control define the building based on factors such as open space, setbacks, plot size and dimensions, access way width etc. Many cities already use such a matrix to define built up area. Also specify a density cap. This would mean that smaller units would be
built at lower FSI while larger units of the luxury market would be built at higher FSI. This is to ensure there is an adequate distribution of public amenities within the density of population.

3.2 All existing tenable slum land to be a DP reservation for affordable housing only
All slums land on tenable land should be reserved in the DP as reservations for affordable housing for existing dwellers. Any remaining dwelling units that are created should also be only for affordable housing. No HIG or commercial development should be allowed on this land. Once land is delineated as slum area this will need to be notified and mapped and demarcated on the ground.

3.3 Slum redevelopment-tenable land through creation of Cooperative Housing Society
For slums located on tenable land, Housing clusters to form Cooperative Housing Society (CHS) and land tenure to be provided to the CHS on long term lease. The CHS will initiate in-situ redevelopment on an incremental basis or through loan from financing institution. If within the specified density cap, any dwelling units can be built over and above the re-housing requirement, 50% of these should be given to MHADA for sale through its lottery system.

3.4 Slum redevelopment – non tenable land and project displaced
For slum dwellings located on Non-tenable land (such as railway/airport reservations, NDZ, CRZ land) or those persons displaced by projects, housing is to be provided by MHADA on rental or ownership basis using the lottery system.

3.5 New Construction to provide 50% all floor space for inclusive housing
All new construction, whether for residential or commercial or industrial development to have 50% of the total built floor space set aside in-situ for housing as EWG and LIG housing units. These units will be built as per DCRs on par with other housing projects (not SRA type). These units will be handed over to MHADA by the developer. MHADA will pay the cost of construction for the same, but not the cost of land. MHADA will sell these through its lottery system or assign to a non-profit rental agency for management.

3.6 Redevelopment of existing societies/buildings
For redevelopment projects - half of all new units to be developed as sale component and to be EWG and LIG housing. These to be handed over to MHADA who will pay the cost of construction of the units that are handed over. MHADA is to sell these through its lottery system or assign to a non-profit rental agency for management.

3.7 Cessd and rent control buildings
For Cessd/Rent control buildings no new tenancy to be created and any transfer of tenancy to automatically invalidate rent control.
3.8 Heritage buildings/precincts with or without rent control
For Heritage buildings or heritage precincts, the Owner is to maintain the building as per the heritage committee guidelines. An incentive based on TDR for transfer within the same area may be considered for the loss of development rights.

3.9 Non Heritage buildings within Heritage precincts with or without rent control
For Non-Heritage buildings or buildings in heritage precincts with cap on FSI and height control — building to be redeveloped as per the restrictions of height and massing for the heritage precinct prescribed by the heritage committee.

3.10 Administration of affordable rental housing
Non-profit agencies will administer the rental housing. Housing is assigned based on the space requirement of the family and the amount of subsidy to be given will be determined by the family’s income. This assessment is done family by family. The rental agency maintains and manages the rental housing units and collects rent from tenants as well as a subsidy from the government. A mechanism can also be created for a buy out of the rental space by the tenant over a period of years.

These are our initial suggestions for your consideration. We will be looking at how we can build on these strategies in the future deliberations of the group and will follow up on these suggestions in greater detail. In the meantime we would be happy to have feedback or comments from the consultants in order to engage with them on this process. We will also be happy to further elaborate these suggestions to you in person if you should allow us this opportunity.

Thanking You,

Yours Sincerely

Ajit Ranade
Chief Economist—Aditya Birla Group

Amita Bhide
Associate Professor—TISS

Neera Adarkar
Architect

Bhul Kadri
Architect

Shanti Patel
Former Mayor of Mumbai

Simpreet Singh
Ghar Bachao Ghar Banao Andolan

Shirish Patel
Civil Engineer and Planner

Varsha Parchure
Apnalaya

Pankaj Joshi
Urban Design Research Institute
Dear Shri Subodh Kumar,

Subject: Revision of the Development Plan for Mumbai 2013-2034 - LIVELIHOODS

This is in follow up to our earlier letter to you dated 29th July 2011 on the subject of Facilitating and ensuring wider consultation in the formulation of the Development Plan of Mumbai 2014-2034. The DP Stakeholder group on Livelihoods believes that the provisioning in the Development Plan should be with respect to the following principles –

- Creation of inclusive livelihoods within the city including the disabled.
- Livelihoods should be the basis for creation of the new existing land use map, indicating the different patterns and types of livelihoods that exist in the city.
- Provisioning for basic services for formal and informal modes of livelihood without any discrimination based on income levels, social status, gender, caste, and religion, urban / rural or geographic residence
- Creating new categories of urban land use zones whereby the traditional informal industries get recognition and are able to grow as “open innovative clusters” producing high end value products

The stakeholder group feels that these principles can be fulfilled in the Livelihoods scene of Mumbai by the following strategies –

- Mapping and identification of informal and formal livelihood patterns
- Creation of innovative public spaces accommodating various urban Livelihoods
- Promoting open innovative clusters within the informal settlements
- Provisioning for skill upgradation
- Inclusive redevelopment policies with appropriate rehabilitation of livelihoods
Please find attached the detailed pointers attached in the form of annexes to the each of the principles discussed above. These detailed pointers have been prepared by the members of the stakeholder groups working on these issues on the ground.

The Livelihood Group strongly believes that the above mentioned processes are crucial order to produce a "People’s Brief" for the Development plan of Mumbai. If you permit us we shall forward this same letter to the planning consultant group SCE who have been commissioned by the MCGM for preparing the revised Development Plan of Mumbai. We would be happy to meet you to elaborate further on the need to incorporate the Livelihood concerns into consideration for the revision of the Development Plan.

With kind regards,

Yours sincerely,

Sharit Bhowmik
Dean, SMLS
TISS, Mumbai

Jyoti Mhapsekar
Stree Mukti Sanghatana

Bino Paul
Associate Professor, TISS

Shweta Damale
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Ranjana Roy
Narotam Sekhsaria Foundation

Vaijayanta Anand
Nirmala Niketan

Abhishek Sawant
LEARN

Pankaj Joshi
UDRI
Annex I

Recommendations from the Livelihood Groups

- Mapping and identification of informal and formal livelihood patterns
  - There is an immediate need to be able to map the very dynamic livelihood patterns that exist within the city.
  - The existing land use map should be created on the basis of the different formal and informal livelihoods in the city. For example, it is important to identify and delineate the areas that have a concentration of street hawking activities, industrial usages, informal labour markets, etc, in order to be able to provision for them.
  - Efforts should be made towards mapping the livelihoods clustered around the various transit nodes in the city. For example, it is important to identify livelihood activities around areas such as the Dadar Station, Ghatkopar Station, Victoria Terminus, etc. Efforts should also be made towards trying to accommodate the different livelihoods in the existing spaces into the upcoming transit nodes such as the metro stations.
  - Informal industrial clusters should be identified and delineated on the existing land use maps for the purposes of provisioning for them.

- Creation of innovative public spaces accommodating various urban Livelihoods
  - A home-based worker is one that works ‘in his or her home or in other premises of his or her choice, other than the workplace of the employer’, as per the C177 Home Work Convention, 1996. In other words, not just those men or women who make articles or provide services for sale from their homes, but also those that make or provide goods and services from any place other than the employer’s workplace are considered as home-based workers. Since 80% of the home-based workforce is women, there needs to be adequate service provision even within the provided spaces such as the daycare facilities, adequate sanitation facilities, family welfare centers and any other required services.
  - There is a need for common spaces of working within the communities. These spaces for home-based workers should be provided in keeping in mind the fact that group work is an important aspect of home-based work.

Street vendors/ hawkers: A street vendor/ hawker is as a person who offers goods for sale to the public at large without having a permanent built up structure from which to sell. For our purposes, we include categories of street vendors, the stationary (in one place) and ambulatory (mobile). As of 2006, there were approximately 2,50,000 vendors in Mumbai. There is a great need to enumerate and identify the actual number of street hawkers in the city. Adequate spaces should be provided through hawking and vending zones as per the National Street Vending Policy. Provisions for common storage facilities should be made for the facilities of common storage.

Wastepickers/ Ragpickers: Mumbai generates approximately 7025 tonnes of garbage per day. Wastepickers/ Ragpickers, waste recyclers are involved at picking, clearing, sorting and recycling this waste. There should be efforts made to enumerate the actual numbers involved in this industry by registering them. According to the website of ACORN foundation, there are around 100,000 persons involved in different activities relating to waste management in Mumbai. Space should also be provided for the wastepicking activities in every ward and neighborhood as per the regulations of the Ministry of Environment and Forests.

These collection centers should be provided with segregation sites of 20 ft by 20 ft and a 1000sqft storage site complete with a compactor, electricity, water, toilets, proper roof and proper vehicular access.

Naka workers: A naka worker is the one who stands at street crossroads or corners and is hired on a daily wage basis for work, mainly in construction. In Mumbai, there are 100 nakas, with a range of 100-200 workers. Conservatively, the average number of workers per naka is 100. Therefore, modest estimates suggest there are approximately 50000 naka workers in Mumbai (data from Nirman). These workers need to be identified and mapped. The spaces where the Naka workers gather could be delineated and provided with basic services, in such a way so as to prevent any obstruction to the traffic. They would also need to be provided by the provisions of a proper roof, drinking water facilities and public toilets.

There is a need to clearly define development Control Regulations that would protect the rights of the construction workers on the different construction sites across the city. This should be done keeping in mind the various principles set in the...

There is a need to recognize the fact that these and other informal sector workers provide invaluable services to the city and in return, the city should provide for them as well. To begin, these could be in the form of access to spaces for work. Each of the groups mentioned above have specific needs in terms of workspaces, which clearly need...
to be equipped with basic amenities such as toilets, drinking water facilities, a shade, provisions for sitting (benches, chairs, cots etc depending on the requirements of the trade).

- Creation of open innovative clusters within the informal settlements – Special Livelihood Innovation Zones

  o The suggestion of developing “open innovative clusters” with possible linkages to agglomeration economies within the city was also discussed. It was discussed that the spatial productivity and net benefit of the industries within the informal settlements was very high and there was need to provide for them within the purview of the DP. If SEZ could be promoted as the zones of high productivity and export and given tax benefits, the same could be done for these areas. These areas could be called “special livelihood and innovation zones”.

  o There is a need to convert the current capital intensive modes of manufacturing to participative manufacturing through formalization of the informal. This would address the formulation of an appropriate industrialization strategy without delinking the livelihoods in the city.

  o A front needs to be provided for the output of the home based workers within the informal settlements. There was a need for provision of space within the DP close to the places of production; this would reduce the services rendered by middlemen, which as of today come at a huge cost. This cost is borne by the home-based workers, which could be stopped if there is a space for selling their goods, in the form of a front.

  o Traditional industries within informal settlements such as the Kumbharwada could be given formal recognition, possibly also promoted as ‘heritage sites’ as they came into existence much before the city itself. They also tend to have much more spatial productivity. The traditional industries of pottery employ over 2000 families working in phases to produce different products in different areas of Dharavi. Such disaggregated forms of production needs to be recognized and given their due credit for contributing to the economy of the city. It may also be added that the redevelopment plan will have to consider that industries such as pottery in Dharavi will to continue operate the way they are today, since the large ovens where clay is melted, grinding wheels where pots are given shape may not necessarily work in a formal building structure.
The 1986 survey of Dharavi by the National Slum Dwellers Federation counted 1044 manufacturing units of all kinds, big and small\(^1\). The actual number of these today, would perhaps be much larger than this one.

- **Provisioning for skill upgradation**
  - There is currently a great mismatch between skills required and the skills provided by the ITIs.
  - The system caters mainly to the needs of traditional manufacturing sector, which represents less than 10% of the total workforce. The requirements of modern high-tech industries and services sectors as well as those of unorganised sector are not properly taken care of\(^2\).
  - There is an immediate need to upgrade the existing infrastructure and the relook at the services that are available at these institutes.
  - For upgradation of skills centers for vocational guidance should also be made available.

- **Inclusive redevelopment policies with appropriate rehabilitation of livelihoods**
  - A mixed redevelopment policy is the need of the hour. The current redevelopment policy does not take into consideration the social needs of the community. Public spaces for livelihood activities would absolutely essential for the same.
  - A 2011 survey conducted jointly by LEARN and CRH with the tenurial status and living conditions of 1500 households in Dharavi revealed that 80% of the people living in these tenements were on rental basis and therefore did not own their homes, even though the families might have lived in the same house for several generations. It is not just about the livelihood spaces but also about a thorough mapping of occupations they are engaged in and the development plan to be reorganized keeping in mind the utilization of this influx of skilled people in a particular areas- giving an example in Lali Bhai Compound there were many people who were caterers in P demello road, they did not find work for a very long time. Rag pickers in Vasi Naka had the same problem as were orchestrated for keeping their collection in the corridors of their building.
  - It was discussed that the providing tenurial rights for houses (residence) and places of work (for instance, in case of street vendors) was not only urgent, but also of utmost

\(^1\) Reinterpreting, reimagining, redeveloping Dharavi – SPARC and KRVIA
\(^2\) Report of working Group on Skill development and Vocational Training - Planning Commission of India.
importance. This would help them to invest in the improvements of both. In the LEARN survey, it was found that 40 – 45% people living in these tenements were under rent.

- It was discussed that when these areas go under redevelopment, the people living in the rental tenements lose not only their shelter but also their livelihoods. The redevelopment policies need to provide for these too. In the new structures, the ground level and wherever possible, a few upper storeys could be allotted for their trades and occupations.

- There is an urgent need for the provision of sanitation facilities especially for women, children and the elderly. Such provisions will greatly support the working women.
Subodh Kumar  
Municipal Commissioner  
Municipal Corporation of Greater Mumbai  
MCGM Headquarters  
Mahapalika Marg  
Mumbai 400 001  

2nd November 2011

Dear Sir,


This is in follow up to our earlier letter to you dated 29th July 2011 on the subject of Facilitating and ensuring wider consultation in the formulation of the Development Plan of Mumbai 2014-2034.

The Stakeholder group on Urban Form is by this letter forwarding you its initial suggestions for the Development Control Regulations (DCR) for the revised development plan.

1.0  PREMISE

1.1. Intent of DCR should be protection and enhancement of public good which may supersede individual rights.
1.2. Put in place transparent evaluation and approval processes for building approval
1.3. Involve local community in the evaluation process of all public projects.
1.4. Public Space is to be considered sacrosanct.
1.5. There can be no lowering of standards of built form, light and ventilation and public amenity provision in DCR.
1.6. Urban form should be defined by an understanding of livelihood, housing, environment, Transportation, health, education, energy, water and sanitation and security.

2.0  STRATEGY

2.1 Demarcate the planning localities
Mapping of the city should be carried out to identify the various localities. These localities can be mapped based on a similarities in history, show similar livelihood patterns, those developed by a certain agency (government/ private/trust) or developed at a given point of time, or slum pockets, or showing certain common physical characteristics.
2.2 Studies of each of the localities
Each of the localities need to be studied in detail to understand its present activities, existing infrastructure, building heights, ground coverage, setbacks, FSI, typological conditions, livelihood patterns, light and ventilation conditions, plot sizes, etc. This would be towards establishing building potential.

2.3 Develop specific DCR for each of these localities
Based on these studies, develop specific development control regulations for each of the localities.

2.4 Establish Difference between Development Right and Building Potential
There may be difference between development rights available to plot owner and the building potential that is available on his/her plot. If the difference is positive, i.e. if the building potential is lower than development right then the balance development right should be transferred to localities having building potential higher than development rights. This means localities which have higher infrastructure etc. can absorb development from localities having lower infrastructure.

2.5 DCR for informal localities
Localities with significant amount of slums, should be identified as informal localities and special development control regulations for up gradation and reconstruction of such localities should be formulated with community participation.

2.6 Language of DCR to be simplified removing all possible individual interpretations.
The Written regulation can be interpreted in many ways and needs to be concise and unambiguous. No Discretionary modifications to DCR should be possible. FSI should be defined in clear and complete terms with no “free of FSI” spaces like flower beds, balconies, car parking, etc.

2.7 Section 33 of the DCR to be removed.
Section 33 of the DCR have been relaxed compromising the habitability aspects. This should not be carried forward into the new DCR.

2.8 Implement systems for evaluating the urban impact of infrastructure through a transparent community participation process.
Approval submissions for large public projects (exceeding 5000 sqm) should contain an impact assessment of such a project on the locality. Such a proposal should be made open for public review. The suggestions and objections of the people, if found reasonable, should be incorporated in the design.
2.10 New forms of town planning schemes will need to evolve
New forms of town planning schemes will need to evolve that are appropriate for Mumbai where land is of such high value. The pitfalls of traditional TPS schemes that have been attempted but failed in Mumbai must be studied to evolve an implementable mechanism.

2.11 Incentivise residential, commercial and amenity plots to give barrier free public spaces to the city so that the percentage of public space per person can be increased. Encourage the creation of Urban open spaces such as plazas and promenade

2.12 Environmental features should be protected
The edges along water courses need to be protected and reserved as public open spaces. Further efforts should be made to open private occupation of water edges to public.

These are our initial suggestions for your consideration. We will be looking at how we can build on these strategies in the future deliberations of the group and will follow up on these suggestions in greater detail. We will also be happy to further elaborate these suggestions to you in person if you should allow us this opportunity.

Thanking You,
Yours Sincerely

Cyrus Guzder
Trustee - UDRI

Arvind Adarkar
Architect

Pankaj Joshi
Executive Director-UDRI

Mustansir Dalvi
J J College of Architecture

Anirudh Paul
K Raheja Inst. For Arch.

Akhthar Chauhan
Rizvi College of Architecture

Alpa Sheth
Structural Consultant

Pronith Nath
Architect

Rajeev Thakker
Studio X, Architect

Rupali Gupte
Collective Research Initiatives Trust

Prasad Shetty
Academy of Architecture
Subodh Kumar  
Municipal Commissioner  
Municipal Corporation of Greater Mumbai  
MCGM Headquarters  
Mahalakshmi Marg  
Mumbai 400 001  

12th September 2011  

Dear Sir,  


In continuation of our correspondence with you on our deliberations on the Development Plan, we are setting out below the suggestions and recommendations of the stakeholder group on water and sanitation.  

1.0 BACKGROUND  

1.1 Availability and Distribution of Water  
Mumbai receives a supply of 3400 MLD. If one estimates that a population of 14 million receives a supply of 150MLD then the domestic requirements of water is 2100 MLD. Add to this the requirement for industrial and commercial requirement of 600 MLD and one realises that the quantity of water supply should be very adequate for its needs. However the city continues to suffer from inequity in the distribution of water. Old distribution infrastructure results in leakages and cross contamination between sewer and water lines. It is estimated by NGO’s working in poor urban neighbourhoods that 2,000,000 (20 lakhs) persons in Mumbai have no access to BMC water and have to rely on tanker water and other private sources. These are generally the poorest urban population who have to pay much higher rates than the rest of Mumbai population; a direct result of a MCGM policy to deprive post 1995 slums of water.  

1.2 Quantity of Water Supply per Capita  
Since Nov 2002, MCGM grants water connections only at 90 liters per day (LPDC) instead of the earlier 135 LPDC. It is expected that citizens have to generate water for secondary requirements through rain water harvesting.  

(Environmental status report of Brihanmumbai 08-39)
1.3 Co-ordination with Planning Department
It seems that building permits are issued without checking the adequacy of water infrastructure. A case in point is the rehabilitation projects carried out in M west ward where large scale building development has been done with very little provision for water supply.

1.4 Infrastructure Planning
Though there has been attention given to the main water supply to Mumbai, the distribution system suffers from neglect which is apparent in the loss of quality in the water once it leaves the purification plant (contamination ranges from 8.5% to 25.5% of samples in the wards), water leakages estimated as 600 MLD (20% of supply) as well as the poor distribution in some areas. Intermittent supply of water is identified as the cause of contamination due to ingress of foul water during non supply hours through joints, disused connections, tampered mains, faulty fittings etc (Environmental status report of Brihanmumbai report)

1.5 Failure of Rainfall
For the occasions when Mumbai suffers from shortfall of supply due to lack of rainfall and supply from the reservoirs, it is necessary to provide for other sources of water to tide over the shortfall.

1.6 Metering of water connections
In south Mumbai, Old buildings pay a flat rate for water as these buildings are un-metered. About 60% of suburban buildings are metered; however, 80% of these are estimated to have non-functioning meters.

1.7 Sewage Treatment Plant
The land reservation for a sewage treatment plant (STP) in Worli – Jijamata Nagar – was proposed in the last DP but has not been achieved.

1.8 Requirement for Sanitation facilities
There is a huge unmet need for toilet and bathing and washing facilities in slums. The number of functioning toilets for women in particular is very low. Even where toilets are built, except for those maintained by a few organisations, they are unmaintained, dirty, clogged, unlit or in disrepair. Non-notified slums in particular face problems as land owners will not issue NOC’s for building public toilets. In general the huge demand for public toilets has lead to the immensely poor maintenance of the few such facilities that exist. The MCGM policy is not sympathetic for the provision of toilets in post 1995 slums.
2.0 BASIC PREMISE

2.1 Standard for Water Supply quantity
The National Building Code (NBC) standard for water supply is 150-200 LPCD and the UDPFI standard is 135-150 LPCD. Based on the NBC minimum 150 LPCD may be taken as the standard for water supply in Mumbai. All dwelling units (formal and informal) should receive piped water supply and the same to be metered. Even standpipes can be metered and charged to the slum society. It is essential that a minimum basic need of 50 Litres per day per person, as prescribed by WHO, is provided to all people living/working in Mumbai irrespective status of residence. This may be metered and paid for by the user.

2.2 City to achieve sustainability by harvesting and conserving water
The Water Supply to Mumbai has to be limited to the current consumption (aprox 3400MLD) and future needs to be met by harvesting/conservation so as to minimize deprivation of the hinterland that is leading to urban rural conflict.

2.3 City to achieve sustainability by recycling sewage
The City to work towards a goal of maximum self sustainability in water and sewage recycling.

2.4 24/7 water supply for safe water
Aim for a 24 by 7 water supply for each tap with sufficient pressure (1-1.5 bar) and fix existing leaks in the supply network to minimize losses and contamination due to transmission.

2.5 Equity of water distribution with proper metering
Curb wasteful consumption and create an environment for equity in water distribution

2.6 Sewage cannot be pumped directly into our water bodies and oceans.
All sewage needs to be treated in STP’s before being disposed in city water systems. A plan needs to be prepared for provisioning of STP’s for sewage treatment and recycling of water in all of the major outfall locations in Colaba, Worli, Bandra, Versova, Malad, Ghatkopar and Bhandup.

3.0 STRATEGY

3.1 Infrastructure needs to be engineered and planned in-sync with the Development Plan.
The water supply network has to keep pace with the planning permissions that are issued. This has to be systematized into the working of the Hydraulic Engineers Department.
2.0 BASIC PREMISE

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3.0 STRATEGY

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The water supply network has to keep pace with the planning permissions that are issued. This has to be systematized into the working of the Hydraulic Engineers Department.
3.7 Supply of public water taps for travelling and homeless population
Provide drinking water taps for Mumbai’s commuters and homeless population on humanitarian grounds.

3.8 To alleviate water supply during drought
For tiding over period of low rainfall it is suggested that a system of ground water recharge wells in the form of shallow bawdis be encouraged. These would act as natural and cost effective storage tank for rainwater which can be utilised for non-potable needs during times of inadequate rainfall. (A bawdi can be dug and lined for about 5000 Rupees) In addition, housing societies may opt for a bore well that is recharged with rain water run-off. Existing lakes and ponds, water channels and rivers must be kept free of contamination as well as encroachments and maintained in their natural condition.

3.9 Staffing and Training for the HE’s Department
It is necessary to provide engineering and technical training and equip staff at all levels and appoint vacancies in technical and engineering positions.

3.10 Recycling of Water and Sewage
In the light of the massive deprivation caused to the hinterland by Mumbai’s demand of 3400 MLD of water a day, it is necessary to look at strategies for recycling and conservation of water to meet the ever increasing demand. Sewage Recycling Plants can act not only as waste to energy facilities but also provide potable water that can be recycled into Mumbai’s central reservoirs and supplied back to the city after passing through the water purification plant. Conversely, this water can be used to supply the non-potable needs of large institutions such as the railways, MbPT, airports and other industries.

3.11 Treatment of Sewage by Housing Society
New Cooperative Commercial and Residential buildings having Sewage Treatment Plants must utilize the grey water on site and not mix it back into the sewage/storm water network as this then becomes a completely futile exercise.

3.12 Ensure adequate toilet facilities
The city has to work towards ensuring adequate toilet facilities so as to remove open defecation. Open defecation needs to cease thru the provision of public toilet facilities. This will require the provision of connection of sewer lines either to the city’s sewer network or to underground septic tanks. The sanitation requirement as per the NBC code is 1 WC, 1 Bath and 1 Washing place between 3 families and exclusive to them. UDPFI specifies 1 toilet per 4 to 5 families. In determining the sanitation requirements in slums it is recommended that the NBC code is followed as the maintenance of the toilets is likely to be better when the toilet is the responsibility of a few families and exclusive to them.
3.13 The sewerage network is to be extended and increased in-sync with the DP. The DP must also provide adequate land for sewerage treatment facilities for each zone.

3.14 Classify settlements in Existing Land Use plan and map services
The current slum settlements are notified if they existed prior to 1995. When preparing the existing land-use plans in respect to slums, locations of common facilities such as toilets, water stand pipes and other amenities such as wells, tanks if any must also be mapped. The settlement should be classified according to the age. These could be classified as pre 1975, Pre 1985 Pre 1995, Pre 2005 and later. This classification is important as the education and income levels increase the longer the settlement has been in existence. The newest settlers generally belong to the lowest socio-economic group. Settlements also need to be classified as TENABLE and NON-TENABLE land. The DP needs to consider the provision of toilets in slums on tenable land until a permanent re-location can be provided to the settlers irrespective of date of settlement.

3.15 DP to coordinate with all of the Engineering Heads
The Chief Engineers of each of the departments of Water Supply and Sewerage (WSSD) consisting of: Hydraulic Engineer (HE); Mumbai Sewage Disposal Project (MSDP); Water Supply Project (WSP); Sewerage Project (SP) and Sewerage Operations (SO) needs to be consulted in order to obtain a full brief from each of these Chief Engineers at the very outset. There needs to be coordination between each of these departments in creating the new DP. Currently there is no cross-structure communication system in place and these departments do not talk to each other.

These are our initial suggestions for your considerations. We will be looking at how we can build on these strategies in the future deliberations of the group and will follow up on these suggestions in greater detail. In the meantime we would be happy to have feedback or comments from the consultants in order to engage with them on this process.

Thanking You,

Yours Sincerely

Avinash Kadam
Ex MCGM Engineer – Hydraulics Department

Rajan Chandra
Sulabh Shauchalaya

Sitaram Shelar
YUVA
Shyam Asolekar  
CESE, IIT-Bombay

Soli Arceivala  
Indian Environmental Association

Asad Bin Saif  
Bombay Urban Industrial League for Development

Sweta Damale  
CRH

Simpreet Singh  
Ghar Bachao Ghar Banao Andolan

Pankaj Joshi  
Executive Director-UDRI

Prof. Milind Sohoni  
CTARA, IIT-Bombay
ANNEXURE 3

ARTICLES AND NEWSPAPER CLIPPINGS
Windfall for champions as India showers praise

Mumbaiites want roads, not skywalks

Historic win draws record TV viewers

NAC steps in, Lokpal Bill to be reviewed
Implement blueprint of city on time: Experts

VOICING CONCERN Only 15–20% of last DP enforced in 1991 has been implemented in 20 years

State Action
Skrwalks
27 skrwalks have been built across the MMR, 09 more are in the pipeline.

Sea links
₹34 cr was spent on constructing the Bandra-Worli sea link.
₹75,000 cr is the cost of the proposed Sewri-Vaishakh sea link.

What type of open spaces should be developed?
- Parks: 58%
- Playgrounds: 18%
- Sports Complex: 8%
- Golf: 5%

What is the average distance of the nearest public transport from your residence?
- 0-1 km: 50%
- 1-2 km: 20%
- 2-3 km: 10%
- 3-4 km: 10%
- 4-5 km: 8%

Is there a municipal garden near your residence?
- Yes: 60%
- No: 40%

How many toilets are near your residence?
- 1: 25%
- 2-3: 25%
- 4-6: 15%
- 7-10: 10%
- 11-20: 10%
- 21+: 5%

Is there a municipal water tank near your residence?
- Yes: 50%
- No: 50%

Percentage of performance space:
- Parks: 3%
- Bandstand: 3%
- Nature trail: 3%
- Roads: 3%
- Strip gardens: 2%
- Other: 1%
- Don't know: 0%

The People's Mandate
A survey by UIDAI across 10 wards revealed that people want more roads, more open spaces and toilets. They want authorities to focus on affordable housing more than building sea links and skyscrapers.

Survey Sample: UIDAI, along with GIS architecture students from Rasika Devi Association of Architecture, interviewed 1,000 citizens across 10 wards in Mumbai. 47% of these residents live in apartments, while remaining 53% live in chawls, slums and huts/houses.
New plan must involve citizens, go beyond land use

Guest Column

The taxation policies of the current government are disheartening. The Centre has reduced corporate and personal income tax. Is the Centre planning to make Mumbai a welfare state? If yes, let us know where it will provide this welfare. There are 14 million people in this island city, but 12 million are migrants. Mumbai is a city of slums and resettlement colonies. The housing situation is very real.

Why our city needs ‘paribartan’ too

Bhet on our city to spoil the Indian voter’s party

Mumbai Matters

Hitting where it hurts most politically

Twenty-twenty-plenty

Jenny Business

People queue up to cast their votes during the election. At the end of it all, who knows, with our non-interventionist stance, they will bequeath to them not almost in anticlockwise rotation, but inadequate in scope and area placelessness. As the voter entrenches their positions, the culture of nepotism and son, of males o-and-so’s! Why can’t you admit that Indian girls are master, and know more, than those jocks in their foreign accents?"
Develop river banks, forests as open spaces

IN DEVELOPMENT PLAN Include non-development areas to expand spaces in city, citizens ask BMC

Railway police get call about 2 bags with cash at CST

Civic body issues notices to E3 food hawkers

‘Will not bend rules for redeveloped buildings’

Making Islamic studies fun

Police set up two helpines for distressed women

Pursue MBA at Amity

Ranked by Corporate Buyers in The Economic Times Rankings as the 4th top B-school in India for Marketing and 14th best overall
Scrap populist concept of free housing: experts to civic chief

"FSL has degenerated from being a planning tool to a commodity. This is the best way to de-commodify FSI," said Joshi. She also opined that the city gets an adequate stock of affordable housing, said Joshi.

Quoting a recent study that pegs the slum population of Mumbai at 6.5 million or 51 per cent of the city's total population, the letter estimates a housing shortfall of 15 lakh units. Considering that the developable land in Mumbai has reduced to less than 10 sq km, the report states that the government should take a realistic view about opening up New Development Zones, which currently are 41 per cent of the total 438 sq km area of the city.

Opposing free housing, the expert group suggested that the government should reserve land occupied by slums for housing and ensure security of tenure of slum dwellers. "Instead of allowing commercial development by builders on such land, slum dwellers should be allowed to construct houses through loan from financial institutions," said Joshi.

The UDRI has also formed expert groups for transportation, land use, governance, environment, urban form, health, education, and finance. Their suggestions will be sent to the BMC, which recently appointed an expert group led by SCHE and Bangalore-based French consultancy to make the new DP.
Affordable homes for all, soon a reality

State’s new inclusive housing policy will benefit everyone; realty rates may fall too

Sudhir Suryawanshi • MUMBAI

The state government’s urban development department (UDD) has drafted an inclusive housing policy which will ensure affordable houses for everyone and may even bring down the skyrocketing realty prices. Weaker sections of society will be major beneficiaries of the scheme which is part of the Rajiv Gandhi Awas Yojana.

According to the draft, developers constructing residential buildings on plots measuring 21,528 sq ft must compulsorily reserve 20%-25% flats as affordable houses. Another 10% flats measuring 400 sq ft to 600 sq ft must be reserved for people from the middle-income group. Flats for the economically weaker sections will be 300 sq ft to 400 sq ft in space.

“Amalgamation of flats will not be allowed if the beneficiary has obtained flats under the said scheme. The basic purpose of the scheme is to provide houses to every needy person,” said TC Benjamin, UDD principal secretary.

“Once the building is developed, the developer must hand over the said percentage of houses to the government. In return, we will give additional FSI in the ratio of the flats given. Maharashtra is the first state to implement the inclusive housing scheme in the country,” Benjamin told DNA.

“It will be a win-win situation for developers and the government. We hope the innovative scheme will fulfil the housing needs of the state,” said a government official.
Affordable homes for all, soon a reality

From p1

Some policies proposed were not implemented successfully resulting in scarcity of houses and land. As a result, property rates shot up astronomically. But now there is hope with the new policy.

“If a large number of affordable houses are available in the market, flat prices will surely come down,” said a real estate expert.

The builders too are happy with the government’s initiative. “We are with the government if maximum people are likely to benefit from the policy. I have yet to see the draft, but I assure my support to the government for any good cause,” said Paras Gundecha, president of Maharashtra Chamber of Housing Industry.
Affordable homes for all, soon a reality

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CM takes away builders’ 20 per cent for the poor

Chief Minister Prithviraj Chavan has tightened the screws further on developers. On Monday, Chavan, who also holds the Housing portfolio, ruled that developers constructing on a site spread over 2,000 sq mt must reserve 20 per cent of land for affordable housing.

Developers preparing a layout of more than 2,000 sq mt will have to set aside at least 20 per cent of the land in 30 to 50 sq mt area, Chavan said after Monday’s Cabinet meeting.

While developing housing complex projects, it will be mandatory for them to reserve 20 per cent flats of 27.88 to 45 sq mt areas for people from economically backward classes and low income groups, he further ruled.

The plots and flats will be purchased by Maharashtra Housing Area Development Authority (MHADA) at construction cost and through lottery system.

Chavan said due to this initiative, affordable houses will be made available in large numbers which will help to control the real estate prices as well.

Development Control (DC) rules of municipal corporations and municipal councils will be amended to incorporate the necessary changes, Chavan added.

Developers will also be responsible for the labourers’ safety at the sites, the state government said.
‘Free housing for slumdwellers till 2000’

Post-2000, Beneficiaries Will Have To Pay Transfer Fee To Avail Of The Benefit

Pre-Poll Sops Spark Off Debate

With the 2012 elections round the corner, the demand for sops from the country’s richest corporation has become intense. While Shri. Sena executive president Balasaheb Thackeray has been inaugurating various social projects, the Congress-led government has started announcing sops. Last month, the state announced that Mumbai and the suburbs would be included in a pilot project to provide medical insurance cover for every family with an annual income of up to Rs. 1 lakh. On Monday, the state announced yet another scheme; making all slum-dwellers staying in pre-1995 structures post-2000 eligible for free housing, assuming they migrate to orange and yellow zones of the city and are willing to bear the cost of rehabilitation.

Hence, it is a matter of concern that the decisions were taken without an eye on the policy, rather than based on the need to protect, as the affected parties claim. There are many objections,” he said.

The officials are looking to correct the SRA aberration by changing the terms of the transfer fee. But a condition is that this fee will be applicable only for 2000 beneficiaries living in the Dharavi slum. And where both the structures are not at the same level, the government announced that all slum-dwellers living in the Dharavi slum area will be entitled to free housing.

Assembly polls, the BJP government announced that all slum-dwellers living in the Dharavi slum area will be entitled to free housing depending on the total number of beneficiary families. The court has set a deadline for the beneficiaries to vacate their houses by the end of March.

But the Dharavi slum is not the only rehabilitation project. It is widely seen as a major stepping stone to ensure that the Congress government implements the election promise that the city will be rid of all slum-dwellers by 2000, said a source.

MNS president Rajashree Pratap Singh has been critical of the Congress’s slum rehabilitation project. “This is a major fraud being played on the people of Mumbai,” she said.

MNS leader Raja Dinkar Pandalai has also written to the two parties’ claim. “There are protections for such lands,” he said.

1/4/2012 10:17 AM
‘Housing Regulatory Development Act to benefit builders, customers’

EXPRESS NEWS SERVICE
PUNE, MARCH 4

THE proposed Maharashtra Housing Regulatory Development Act is a step in the right direction, one that will bring the members of the low-income group to the mainstream, said Gautam Chatterjee, Principal Secretary, Housing, Government of Maharashtra.

“The proposed Maharashtra Housing Regulatory Development Act will safeguard the interest of customers as well as builders. Though, it may not solve all the issues, it is nevertheless a positive step. A notification has been issued to the builder community to reserve at least 20 per cent space for the weaker section and the low income group. The main motive is to ensure decent housing for all,” he said.

Chatterjee was speaking at an interactive session organised by CREDAI Pune on Sunday on the issue of notification of 20 per cent reservation for low income group and economically weaker section in a given housing project and proposed Maharashtra Housing Regulatory Development Act.

Also present on the occasion were Satish Magar, president, CREDAI Maharashtra, Head of MHADA — Pune Rajendra Nimbalkar, Shantilal Kataria, vice president CREDAI — Pune, Hemant Naiknavre, vice-president CREDAI — Pune, Nitin Nyati, the honorary secretary, CREDAI — Pune.

Speaking on the real estate sector scenario in the country, he said, “We are witnessing a huge crunch of houses. To develop a city, real estate sector needs to play a crucial role. But the increasing rates of houses are making it difficult for lower income group, resulting in the development of slums. To promote the construction of houses for these groups, the notification for 20 per cent reservation has been introduced.”

This, he said, is not applicable to commercial projects. Builder community needs to look into this issue with an open mind. “So, instead of considering this as a government policy against realtors, they should consider it as a genuine step towards making houses available for the weaker sections and involving them in the mainstream,” he said.

“Only construction charges will be levied on houses constructed under 20 per cent reservation for weaker section. MHADA will undertake the distribution of such flats as per lottery system. The proceeds collected will be given to the builders after MHADA deducts 5 per cent commission.

Chatterjee also touched upon the need to bring in more transparency. “Government has tried to bring transparency in the Act. The builders violating the Act will be booked under civil offence. Formation of Regulatory Authority body under this Act is also been ensured. If the completion of a project or delivery of flats is delayed due to the callous approach of customers, then builders can approach this regulatory body for intervention.”

He added that before the sanction of the plan, builders should refrain from advertisement of the project.
Now, BMC pushes TDR in island city

Nauzer K Bharucha | TNN

Mumbai: A BMC proposal seeks to completely overhaul the transfer of development rights (TDR) policy to make it more equitable, in a move that is expected to have far-reaching repercussions on the city’s development plan.

Experts may oppose, P 11

In his plan which is to be submitted to the state government soon, BMC chief Subodh Kumar has proposed that TDR be allowed anywhere in the city, not be restricted to the suburbs. Its selective use in high-end areas of the western suburbs has led to lopsided development, especially in the Bandra-Khar-Juhu belt.

Activists may oppose new TDR proposal

Nauzer K Bharucha | TNN

Mumbai: With construction boom in some parts of the city putting a strain on infrastructure in those areas, civic commissioner Subodh Kumar is keen to put an end to this “serious distortion” that has been going on for two decades.

TDR, introduced in 1991 as a compensation given to private land owners whose properties are reserved by the BMC for public amenities like parks and playgrounds. The owner receives equivalent construction rights which can be used anywhere north of the plot he has surrendered. However, most land owners with high value properties in the island city were reluctant to hand over their lands because the TDR value in the suburbs was not lucrative enough. As a result, the BMC failed to acquire such amenity plots and the policy faltered. On the other hand, builders redeveloping slum pockets in low-value localities (Mankurd-Trombay for instance) made obscene profits by using the TDR entitled to them in premium areas like Bandra, Khar, and Juhu.

The BMC has now proposed that land owners be offered 1.3 times the plot potential as TDR. “This will ensure that compensation is in line with the actual market value, or marginally less or more...the development plan will get implemented speedily without financial cost to the BMC and land acquisition will not be long-drawn,” the corporation’s proposal said.

Kumar refused to comment on the new policy, but a developer who has procured a copy of the proposal told TOI, “The new policy may help improve availability of open spaces and reduce discrepancies in the TDR business.” However, the proposal is likely to be opposed by urban experts and activists, who fear that allowing TDR in the island city will aggravate the problem.

But Kumar’s plan says TDR should be generated and consumed uniformly across the city “reversing imbalanced development in the suburbs”. It has recommended that non-cessed buildings in the island city—currently allowed a floor space index (FSI) of just 1.33 during redevelopment, be sanctioned another 1.33 as TDR, taking the total FSI to 2.66. However, cessed buildings, most of which were built more than 70 years ago, today receive virtually unlimited FSI when they are redeveloped. The commissioner has suggested that FSI up to 4 be allowed on such plots. “The balance, if any, shall be given in the form of TDR which can be utilised at another place. “The new policy will take into account relative values of the stamp duty ready reckoner from the area where TDR is generated, the place where it is used and the year in which it is utilized,” it says. The TDR value will now be linked to the place where it is generated.
A people-friendly Fort

Urban Design Research Institute

Project status: Plans submitted to municipality

The Fort area of Mumbai is singularly blessed with pavements and plazas, excellent train and bus connections, and lovely old buildings. Despite this, the commercial district isn’t easy to traverse with its poor traffic management, high volume of commuters and bad street design. That’s what the Fort-based Urban Design Research Institute hopes to fix. After working on projects in Churchgate and Ballard Estate, the UDRI realised that their problems were interconnected and turned their attention to the larger Fort area. The Fort Management Plan provides solutions for everything from heritage and open spaces to parking and solid waste management.

“The idea was not about spending a lot of money,” said Deepali Mody, the research fellowship director at UDRI, “it tries to solve things with the least amount of intervention and the least amount of budget.” UDRI first commissioned surveys to collect data on such minutiae as the size of hawkers’ stalls, the space available at bus stops, the duration of traffic signals, the number of benches and working water fountains. The deep data helped them come up with specific recommendations that are largely aimed at making the area more pedestrian-friendly.

Among UDRI’s biggest recommendations: pedestrianising certain streets and junctions like Flora Fountain and Perin Nariman Street (running parallel to Modu Street). They have also suggested that major junctions like the ones at Churchgate and Chhatrapati Shivaji Terminus should have a scramble intersection, which allows pedestrians to cross diagonally. In addition, the report suggests that footpaths be at least 1.5 metres wide, with those in the business and shopping districts even wider; that hawkers, signage and toilets be relocated to ensure easy pedestrian movement; and that more space be created in front of bus stops so commuters don’t have to wait on the street. Other suggestions include more benches for people to sit on and repairing heritage fountains. And to ensure that Fashion Street hawkers don’t block a pedestrian’s view of the revitalised Cross Maidan, UDRI has suggested that the vendors be moved to a utility area a few feet away from the railing and the pedestrian walkway be positioned between them and the maidan railing.

One recommendation that has already been implemented is a shuttle service called the Fort Pheri, which carries commuters to key locations like Mantralaya, CST, Churchgate, Ballard Estate and the Regal Junction. Since the Federation of Residents Trusts, made up of sixteen residents’ associations, has already signed off on the rest of the plan, all that remains is getting the government to approve and implement it. Mody is hopeful. We have received “a very good response from the Municipal Corporation of Greater Mumbai,” she said.

Nergish Sunavala
A manifesto for Mumbai

Like the city, the Mumbai Reader has no uniting, single focus other than the city itself, and an abiding concern for its future.

Mumbai matters. How can it not? The sixth-most populous city and one of the largest urban regions on the planet, it is home to over 20 million people. It’s a city that speaks over a dozen different languages, each one uniquely filtered, adopted and adopted-only will you hear an In-Marathi bus conductor bellowing at a passenger “agee chala, marda paith nikala hain, Mumba ke madad” — an absolutely delicious phrase that needn’t Hindi, Gujarati, Marathi and Mumbai into one inscrutable linguistic whole, but still gets the message across.

Like every big city, Mumbai too has its stories and these narratives are shaped by the city itself. There are stories from the small microworlds — Matunga, the Dadar colonies, the Parsi baugh — where, often, time slows and older traditions are still forcibly granted. There are stories of upheaval and disruption, of fractured lives, of unexpected successes, stories of grief and determination in the face of inhuman odds, of shocking violence and overwhelming kindness, of grotesque ugliness and ethereal beauty. There is no one thread that unifies these stories except the city itself.

Standing at the intersection at Churchgate station in pouring rain — just about where Naipaul famously “lost his identity in a sea of humanity” — you understand that it is this humanity that gives the city and every one in it a unique identity, one that enables survival. Let the right-wingers keep baying about reclaiming the city for this or that group, the city will have none of it. We do not succeed except through cooperation.

We succeed because of them, all speaking the same, peculiar, Bombey/Mumbai argot. Nervous Henry’s phrase, in a completely different context, lends itself to Mumbai as to no other Indian city. It’s here that we have the government of the tongue. Over the usual blaze of loudspeakers and motor honks there is a bubble of voices, a cacophony of individual and collective stories all being told at the same time.

It’s a city that demands to be anthropologised. In the summer of 2004, Atlantic Books, an independent Brooklyn-based publisher released the first of its City Noir series, Brooklyn Noir. It was an instant success, hitting the bestseller lists and winning awards, and it was the first of a series of original noir anthologies. There are several dozen titles covering cities and towns as widely different as Cape Cod and Lagos. Some have more than volume (Manhattan, LA, San Francisco, DC have a few, Brooklyn has three). Each book has new stories and each story is set in a distinct location or area of the city of the book. Even Delhi gets its own, somewhat patchy collection which in parts felt like it was trying to out-Adiga Adwind. Mumbai’s is said to be forthcoming.

That, when it comes, will be fiction — imaginary tales in imaginary voices placed in the many realities of Mumbai. The annual Mumbai Reader, from the Urban Design Research Institute, is an anthology of such realities. It brings together many different perspectives and stories from the city, the many languages and voices. (Examples: photographs first person accounts, analyses real experiences of engagement with city issues all in one volume. It is put together by four judges and the editors of the UDRI and its guiding spirit is Rahul Mehrotra, a man with the energy of a nuclear reactor. This year’s volume, released on 13 October, is supported by the Navajirat Ratan Tata Trust and the Narottam Sakharsa Foundation.

In 2006, the Mumbai Reader was opened with the text of an open letter to the Chief Minister presenting the government’s “Goethek project” — handing over the city’s open spaces to private clubs. The letter was signed by among others: two judges of the Supreme Court, two former Municipal Commissioners, a former police commissioner, heads of business houses and various NGOs. Its 480 odd pages included contributions from Darryl D’Monte, Jamiyah Kang, Gyan Prakash, Nama Bhattacharya and others.

This year’s volume is even larger, and the spectrum of issues it covers even wider from the effects of communal riots on life in chawls to slum rehabilitation, issues of licensing and morality, factories for pedestrians, transport, education and environment. (Disclaimer: it includes the text of an address I delivered at an UDRI seminar in February 2011; but that can be safely ignored.) Shantil Bhowmik of TISS, makes a set of compelling arguments about revisiting the policies of street vendors ("hawkers"). Sonal Malhotra’s article on fast food, morality and the law, reprinted from its original publication in the Economic & Political Weekly, is a grim reminder of the way the city’s governors attempt to pander to the city’s own hidebound views.

Like the city, the Mumbai Reader has no uniting, single focus other than the city itself, and an abiding concern for its future. With exceptional style and panache, the Reader captures in one place the many voices and stories of a city that refuses to die.

The Mumbai Reader is available from the Urban Design Research Institute, 43, Dr V. B. Godilali Marg, Kala Ghoda, Fort, Mumbai-400 002; Tel: 2653 5575; email: info@udri.org