



Source : Draft Mumbai Metropolitan Regional Plan, 2016-2036, published by MMRDA

Statistics

Mumbai Metropolitan Region Area - 4311.75 sq km

Population - 2,28,04,355 (22.8 million)

Administrative Set-up

- 8 Municipal Corporations
- 9 Municipal Councils
- 35 Census Towns
- 994 Villages

For more information on the Draft RP, please refer to:

<https://mmrda.maharashtra.gov.in/regional-plan>

19th September 2016

MMRDA published Draft RP

18th January 2017

- 4 month period for suggestion/ objections (SO)

- UDRI submitted SO letters

18th February 2017

Suggestion/ objection period extended

March - April 2017

- UDRI conducted four stakeholder meetings and participated in two public meetings

25th April 2017

- Final date for SO

- UDRI submitted further SO letters

12th June - 14th Sept 2017

Hearings conducted by 3-member sub-committee

7th July 2017

UDRI Hearing

9th October 2017

MMRDA submitted hearing committee report to MC, MMRDA

30th October 2017

MC, MMRDA submitted the revised Draft RP and related documents to Mumbai MPC

Continued advocacy on the Draft RP process through:

- 1) RTI applications for acquiring information
- 2) Stakeholder meetings to create awareness on issues

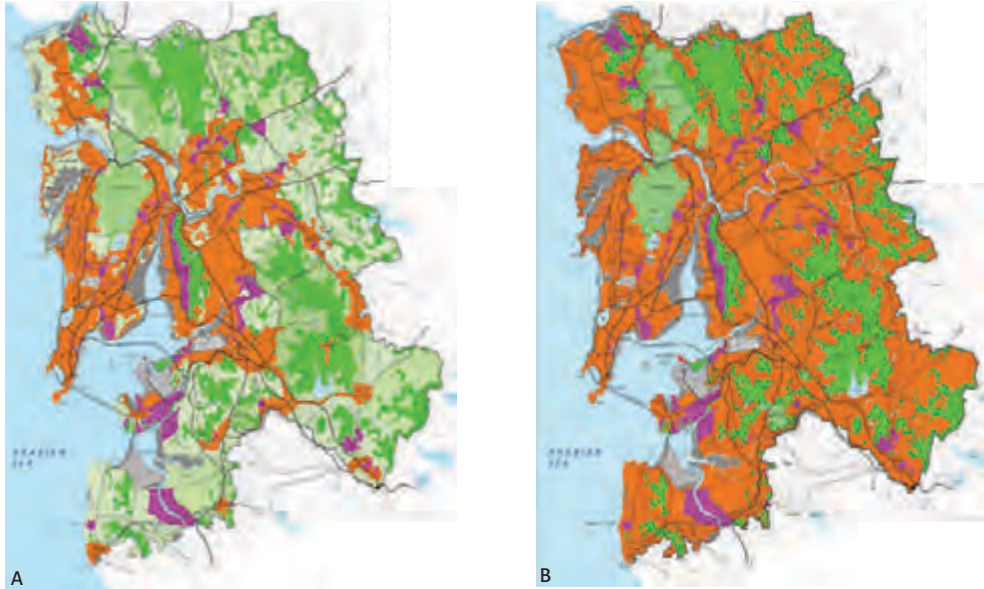
Draft Mumbai Metropolitan Regional Plan (2016-2036)

The MMRDA published the Draft Mumbai Metropolitan Regional Plan 2016-2036 in Sept 2016, and was open for suggestions/objections for a period of four months. The MMRDA Planning Team has carried out research on the demographics, datasets and current trends in the Mumbai Metropolitan Region (MMR/ the Region), identifying relevant issues such as insufficient affordable housing, an imbalanced economy, lack of governance, slum proliferation and environmental issues amongst others (Ref: Draft RP, Section 3.1, p 83). The existing mapping and bar charts comprise useful data on existing demographics, transport links, existing infrastructure and natural features (Ref: Draft RP).

The Draft RP actively aspires to conserve and augment the natural environment of the MMR (Ref: Draft RP, Section 5.10, p 130) and to manage and reduce the solid waste going to landfill sites, eventually reducing the land-take. However, it does not develop these goals into strategies and fails to provide any implementable policies towards the same.

Transport/ mobility and housing hold the key to the success of the MMR. Although, the Draft RP proposes to augment the public transport networks in the Region, it does not provide any policies to bring about an effective modal shift, improve inter-connectivity and last mile connectivity or decrease travel times.

The Draft RP does not discuss the success and failure of the previous Regional Plans. Learning from past failures, one thing is certain that there is definitely the need for much tighter implementation of planning proposals and policies with a mechanism to enforce the same.



- URBANISABLE ZONE
- FOREST ZONE
- INDUSTRIAL ZONE
- GREEN ZONE -1

A. Proposed land use, as per Draft RP 2016-36

B. Actual impact of land use and FSI proposed as per Draft RP 2016-36, potentially creating an urban sprawl across the Region including Institutional Zone and Green Zones

Source: Based on PLU, Draft Mumbai Metropolitan Regional Plan

At the outset, UDRI recommends that the RP 2016-2036, must have a strong, cohesive and viable vision, which should become the overarching directive for growth in the MMR.

UDRI carried out a detailed study of the draft Plan and found that the Draft RP, which is supposed to be set out as per Section 14 of the MR&TP Act 1966 is actually in violation of several of the Parent Act's provisions. Section 14 mandates the provision of educational and healthcare facilities, water supply networks and sanitation facilities, utilities such as electricity and gas, high broadband digital connectivity, conservation of heritage assets, reservation of open spaces, amongst others, in a Regional Plan, but the Draft RP fails to meet with most of these provisions.

One of the most alarming factors in the Draft RP is the misleading classification of land uses into Urbanisable Zone, Green Zones, Institutional Zone and Industrial Zone. What is of particular concern is the fact that Green Zones 1 and 2, which



have been indicated in green but in fact, 28 out of 31 use classes are permissible in this zone including residential buildings, retail outlets, institutions, offices, service industries, warehouses and quarrying, making it more urbanisable than the Urbanisable Zone which allows 25 of the use classes (Ref: Table 4, Chapter II, Draft Development Control Regulations for MMR 2016-2036). If the Region was ever to be built out to the capacity that has been shown, 70% of the 4,312 sq m of MMR will be built out, making it more brown than green, not heeding to climate change or sustainability or built form.

Therefore, it is imperative that the Regional Authorities adopt a more holistic approach towards making the Regional Plan implementable. Setting achievable targets will provide a focused approach for the implementation of the RP. The RP should set out a number of objectives which should be chased with very clear strategies through a strong governance structure.

Stakeholder meetings
conducted by UDRI

Mumbai Development Plan 2014-2034

The Development Plan (DP) of Mumbai has been under revision, for the planning period 2014-2034, by the Municipal Corporation of Greater Mumbai, and the Revised Draft Development Plan (RDDP) was published in May 2016. The Development Plan which defines land reservations i.e. land set aside for specific public purposes namely, amenities, transportation networks and services, through a map of the entire city, proposes development control regulations under the Maharashtra Region and Town Planning Act, 1996 (MR&TP Act 1966)

The Planning Committee Report is currently with the Government of Maharashtra (GoM) for approval after the RDDP public consultation process. UDRI has been working on the DP process with NGOs, civil society groups, corporators and local action groups since 2009 to create awareness on the Plan and disseminate information. Below is a detailed timeline of the UDRI involvement, throughout the DP process:

- DEC** • UDRI conducted a public meeting on 1st December 2017 for suggestions/ objections to the draft development plan (Bandra 'A' Block, Oshiwara District and Parikhadi) transferred to MCGM from MMRDA.
- MAY** • As per the Section 28 (4) of the MR&TP Act (1966), the MCGM published the final draft with all the modifications thus far on the MCGM website.
- MAR** • UDRI suggestions were incorporated in the DP for 'Alternative approach to slum rehabilitation/ upgradation'

2017 ●

- NOV** • UDRI was called for a hearing in November 2016, to present the suggestions/ objections made to RDDP
- Planning Committee was constituted dated 15.10.2016 to review the RDDP and grant a hearing for public suggestions and objections.
- AUG** • Letter to Archbishop of Bombay on observations on an article featured in the Times of India newspaper regarding absence of designing designations of churches in the revised Draft DP 2034.
- JUL** • MCGM releases 7 areas of errors in the RDDP.
- UDRI sends letters through eminent citizens for its incompleteness.
- UDRI files suggestions and objections Part I and II.
- JUN** • UDRI conducted two public meetings with its findings about RDDP
- MAY** • MCGM releases RDDP for public suggestions and objections
- MAR** • MCGM releases DCR Chapters in parts (1-2,3-4,10,9-12)
UDRI comments on DCR chapters
- FEB** • E-mail to UDRI's comments on MCGM budget asking for clear outcomes and deliverables in the Budget
- JAN** • UDRI's letter comments on Road Survey of MCGM



2016



2015

- JUN**
 - Ongoing support to the MCGM in revising DP
 - UDRI launches 'Dump this DP' campaign
- APR**
 - Proposed land use released
 - 3 member committee by GoM to look into errors in the DP
 - CM states in Assembly - DP dumped
 - Meeting with Standing Committee Chairman for the Draft DP 2034 along with the MC



2013

- DEC**
 - Second round of stakeholder meetings held, high rise judgement won by UDRI, released
 - sc judgement of high-rise restricting podiums
- NOV**
 - Preparatory Studies released
- MAR**
 - Revised ELU released



2011

- DEC**
 - Planning principles formulated
- AUG**
 - 12 civic themes identified through public workshops i.e Urban form, Livelihood, Finance, Health, Education, Water and sanitation, Housing, Energy, Environment, Housing, Governance, Transportation
- JAN**
 - Survey to identify people's priorities in collaboration with AOA and IIE COA



2014

- DEC**
 - Comments on Preparatory studies
 - Ward level stakeholder meetings on the Preparatory Study MCGM
- AUG**
 - Issue wise stakeholder meetings: (Education, Environment and sustainable city, SWM and sanitation, slum housing, urban form, water, *gaothans* and *koliwadas*, informal sector, public amenity and formal housing, health, information and communication infrastructure, digital inclusion)
- JAN**



2012

- NOV**
 - ELU verification guide prepared by UDRI
 - Consolidated planning principles submitted to the MCGM with 120 signatures
- SEP**
 - Major errors identified in ELU. MCGM asked by UDRI to revise ELU
- MAR**
 - Existing land use released



2010

- MAY**
 - RTIs filed, public meetings held, Stakeholder groups formulated
 - MCGM decides to involve stakeholders at various stages of preparation of DP
- FEB**
 - Letter to MC, CM, Principle Secretary Urban Development, for facilitating and ensuring public participation and consultation in formulation of DP

State of Housing Seminar

India is undergoing a dramatic urban transformation. “Urban India will be like a giant slum by 2030. It took nearly 40 years for India’s urban population to rise by 230 million, but it will take only half the time to add the next 250 million.” (Sankhe, Vittal and Mohan, April 2010). In 2011, based on the Census surveys, 30% of India’s population resided in urban areas and this is expected to rise by 40% by 2030. This process of urbanisation is accelerating because of many factors such as migration from rural areas for better economic opportunities and quality of life, escaping caste and other social discriminations, displacement due to natural disasters and developmental projects and so forth. Much of the urban population growth in the country will be in smaller cities.

In this process of accelerated urbanisation, one of the key issues will be the delivery of adequate housing and infrastructure to its citizens, especially for its urban poor. There is an urban housing shortage of approximately 20 million units out of which 57% were for the economically weaker sections and 40% for the low income groups- more broadly. (Ministry of Urban Development, 2013)

In spite of this looming crisis, there is a lack of a national discussion on housing within the context of an unprecedented level of urbanisation that the country is facing today. Housing is intrinsically linked to urbanisation as it comprises the largest component of any urban form. This questions the role of architects/ planners today in shaping the housing landscape for a more sustainable and inclusive urban development in India.

In this context, the exhibition of ‘The State of Housing’ is proposed to be held in 2018, and in preparation towards the several conferences and lectures are planned. The inaugural seminar was held between 3-4th February 2017.

03 FEBRUARY	04 FEBRUARY
KIRTEE SHAH Founder Director of Ahmedabad State Action Group President of Habitat International Coalition	AROMAR REVI Director Indian Institute for Human Settlements (IIHS)
SAMEEP PADORA Principal Architect and Founder AFAC	GAUTAM BHAN Joint Academic and Research Indian Institute for Human Settlements (IIHS)
NURU KARIM Founder and Principal Architect NUDE	ALPA SHETH Managing Director VMS Consultancy
ASHOK LALL Founder Jawahar LAL ARCHITECT	PRASANNA DESAI Principal Architect Prasanna Desai Architects
HAFAEEZ CONTRACTOR Principal Architect Architect Habitat Contractor (AHC)	SWASTIK HARISH Senior Consultant Indian Institute for Human Settlements (IIHS)
PANKAJ JOSHI Executive Director Urban Design Research Institute (UDRI)	GAUTAM CHATTERJEE Housing Regulatory Authority, Government of Maharashtra
SHARAD MAHAJAN Founder Architect Interdisciplinary Social Housing and Action League (IASHAL)	PRANAY VAKIL Founder, Chairman Engel Frank India (IFA), 2017
SHEELA PATEL Executive Director Society for the Promotion of Area Resource Centres (SPARC)	VIDYADHAR PHATAK Joint, Faculty of Planning, IIT Hyderabad; Independent Urban Planning Consultant
AMITA BHIDE Professor and Chairperson Centre of Urban Planning, Policy and Governance (CUPG)	'IN THE NAME OF HOUSING' Book launch of Sameep Padora's 'IN THE NAME OF HOUSING'

India is undergoing a rapid urbanization process and one of the key issues emerging out of this process is the delivery of adequate housing and infrastructure to its citizens, especially for its urban poor. Today, there is an urban housing shortage of approximately 20 million units, out of which 57% were for the Economically Weaker sections and 40% for the Low-Income groups – more broadly. It is in this context that the seminar aims to examine the current State of Housing in India.

SEMINAR ON STATE OF HOUSING INDIA

03 and 04 FEBRUARY, 2017 10 AM - 6 PM
GALLERY MMB, GOETHE-INSTITUT / MAX MUELLER BHAVAN MUMBAI
 Curators : Rahul Mehrotra, Kaiwan Mehta & Ranjit Hoskote

An initiative of the Architecture Foundation in
collaboration with the Urban Design Research Institute

With support from

Excerpted from 'The State of Housing in India', a documentation of the inaugural seminar by the Architecture Foundation in collaboration with UDRI

IMAGE CREDIT: STATE OF HOUSING



The MahaRERA workshop conducted at the All India Institute of Local Self Governance

MahaRERA Workshop

The Maharashtra Real Estate Regulatory Authority Act (MahaRERA/ the Act), which came into force in May 2017, opened up several avenues for consumers of the real estate sector. The Act aims to introduce efficiency and transparency in the real estate sector, protecting the consumers' and builders' interests through speedy redressal of disputes, making both stakeholders equally accountable—a wanting need in the prime real estate sector in Greater Mumbai.

However, the Act, which is still in its infancy, needs a thorough understanding, especially from urban planners and architects who also form an integral part of this sector. The Urban Design

GAUTAM CHATTERJEE

First Chairperson of the Maharashtra Real Estate Regulatory Authority will be discussing the Act, its impact on architectural practice and the architects' roles, rights, responsibilities and liabilities.

UNDERSTANDING MahaRERA

5TH OCTOBER 2017
THURSDAY 5:00pm

Venue
Mayor Hall
All India Institute of
Local Self Government
Sthanikraj Bhavan
CD Barfiwala Marg
Andheri West
Mumbai - 400058

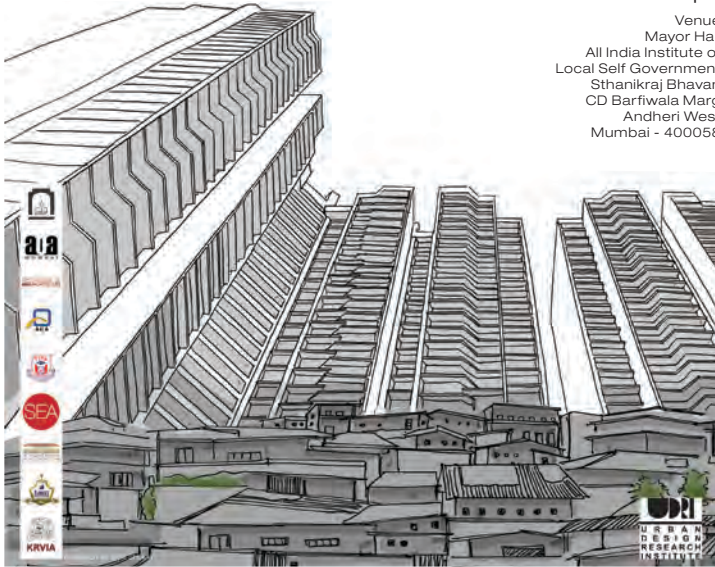


ILLUSTRATION CREDIT:
DIPTI SHUKLA

Research Institute (UDRI), in collaboration with several schools of architecture in Mumbai, organised a workshop 'Understanding MahaRERA 2017' at the All India Institute of Local Self Governance on 5th October 2017.

Mr. Gautam Chatterjee, the first Chairperson of the MahaRERA gave a talk discussing the salient features of the Act, its impact on the architectural profession and the specific role, rights and responsibilities of architects in the real estate sector with RERA.

Eastern Waterfront

The Ministry of Shipping constituted a Committee for preparing a road map for the development of Mumbai Ports waterfront and Port lands in 2014. The Committee, which came to be named the Rani Jadhav Committee comprised of experts in urban planning, governance and development. Executive Director of UDRI, Pankaj Joshi, was appointed as a member of the Mumbai Port Land Development Committee (MPLDC). UDRI has extensively contributed to the preparation of the Committee's report through the following:

- 1) UDRI assisted in compiling minutes of the stakeholder meetings conducted, the suggestions made and also prepared presentations encapsulating data and discussions during the meetings.

- 2) UDRI took the initiative to map multiple sites that were delineated for the scope of study and make crucial observations and suggestions on the same.

- 3) Site surveys were further mapped by UDRI and were produced in drawing format for an easy assessment of the area during discussions in the meeting and submitted to the Mumbai Port Trust officials for their comments.

- 4) UDRI worked on a draft report which was reviewed multiple times by the Committee members.

UDRI assisted MbPT in the formulation of suggestions/ objections for the Revised Draft Development Plan (RDDP) 2034 published on 27th May 2016, based on the vision plan in the Committee Report:

Open spaces

RDDP reserves 27.94 ha. as open spaces which are proposed at arbitrary locations restricting the cohesive planning of the Port area. It was suggested that, 10 ha green to be reserved as a 12 m wide strip along the eastern waterfront and the remaining 18 ha to be provided as per the Master Plan being prepared by MbPT.

Affordable Housing (AH) and Solid Waste Management (SWM): RDDP reserves approximately 69 ha. of land for AH and SWM on Mumbai Port lands with no consent of existing landuse. However, these proposed land uses of AH and SWM are not consistent with the functioning of the Port. It was suggested to allocate 69.28 ha of the total 74 ha. of saltpan lands at Wadala to be earmarked for affordable housing and Solid Waste Management .

Other Reservations: Reservations proposed incorrectly on existing development were suggested to be deleted or re-allocated on the balance 4.72 ha of the saltpan land.

Port Land Use

It was suggested to introduce two new sub-categories of Land Use Zones comprising of port specific activities and public activities:

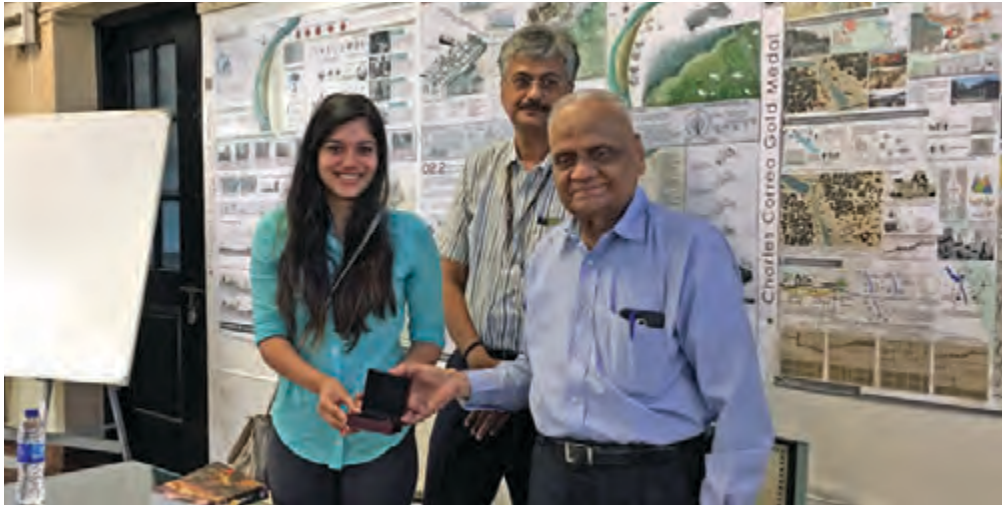
a) Port Operations Mixed Use: A mix of industrial and commercial uses would be permitted

b) Port Land Mixed Use: A mix of industrial, commercial, residential and recreational would be permitted

- The Mumbai Port Trust (MBPT), in November 2017, appointed HCP Design, Pricewater Cooper and Unity Consultancy to prepare a master plan for Mumbai's Port Land development.

- UDRI, being a key resource for the study on the Eastern Waterfront, has actively assisted in providing substantial background information and details on the existing situation of Port Lands, for the preparation of a masterplan to the consultancy.

The way forward for UDRI will be to continue as a resource for studying and closely monitoring the EWF master plan and projects.



Rajeev Mishra and D.M. Sukthankar present the gold medal to Aashna Shah for her thesis 'The Subaltern Speaks'

Charles Correa Gold Medal

The Urban Design Research Institute (UDRI) has been awarding the Charles Correa Gold Medal (CCGM) for the best Design Dissertation since 2001. Until 2017, the participant colleges were from the schools of Architecture in Mumbai and Goa only. In the year 2017, UDRI decided to invite selected schools from across India.

Over 30 entries were received in 2017 and were judged by a jury comprising noted architects Nitin Killawala, Nuru Karim, Ratan Batliboi, Brinda Somaiya and Pankaj Joshi. The jury awarded CCGM 2017 to Ms Aashna Shah from Kamla Raheja Institute of Architecture and Environmental Studies for her thesis titled 'The Subaltern speaks'.

The award was presented at a joint event on 7th July 2017, at Sir J J College of Architecture with an exhibition of ten shortlisted entries that was kept open to the public for two weeks at the same venue.



Mumbai Reader 17

(L to R) Rajeev Mishra,
D.M.Sukthankar, Pankaj
Joshi and Omkar Gupta
at the launch of 'Mumbai
Reader 17'

In publication by UDRI since 2006, the 'Mumbai Reader', and it is a collection of various articles on the city, written by renowned experts and professionals. The aim of the publication is to provide readers with a glimpse of the complex dynamics of Greater Mumbai and the Mumbai Metropolitan Region. The subjects covered under the Reader include current and historic urban issues, culture, economy, geography.

Mumbai Reader 17 covered a number of topics such as redevelopment proposals for Mumbai Port Trust lands, urban ecology, superfluous housing, public education in the city and life under the city's flyovers.

On 7th July 2017, the Mumbai Reader 17 was launched by D.M. Sukhtankar, former Municipal Commissioner of Mumbai, and former Chief Secretary, Government of Maharashtra at Sir JJ College of Architecture, at a joint event.



(L to R) Pankaj Joshi, Shirish Patel, Jockin Arputham and Sharad Kale along with Cyrus Guzder launch 'Reinventing Dharavi - An ideas Compendium'

Book Launch: Reinventing Dharavi

UDRI launched 'Reinventing Dharavi: an Ideas Compendium', on 11th September 2017, at the Durbar Hall, Asiatic Library. Dharavi is well-established as one of the world's most significant informal communities, requiring a critical reimagination for a better future. UDRI, in 2014, conceived the international ideas competition, Reinventing Dharavi to generate novel ideas to improve quality of life of the people of Dharavi.

The publication Reinventing Dharavi: An Ideas Compendium is an abridged compilation of proposals received through the international ideas competition, and collates the proposals received from 20 teams, comprising a total of 140 participants across 21 nationalities. It contains a brief context to Dharavi and the competition, the twenty proposals and a summarised ideas matrix.

LoginMumbai

For many communities, the combination of broadband connectivity, access to online services and the opportunity to crowdsource information on their city is a powerful tool of empowerment. Building on the repository of documents and data acquired in the first phase, UDRI has created a Web GIS platform for Greater Mumbai to provide the otherwise inaccessible information to NGOs, civil society organisations, academic institutions and researchers. This data is intensively populated and caters to 437.71 sq km area.

The Login Mumbai web portal illustrates 150 maps under 10 thematics viz. base map, housing, demography, land use and development plan, transportation, physical infrastructure, livelihood, social amenities, environment and governance. The database is now in its second year of data upgradation and website maintenance.

UDRI is currently augmenting a similar data repository for the Mumbai Metropolitan Region, spread over 4,355 sq km, comprising 9 municipal corporations including Greater Mumbai, Thane, Kalyan-Dombivali, Navi Mumbai, Mira Bhayandar, Bhiwandi Nizampur, Ulhasnagar, Vasai-Virar and Panvel, spread across 5 districts, namely Mumbai City, Mumbai Suburban, Palghar, Thane and Raigad.

Login**MUMBAI**
A DIGITAL INCLUSION PROJECT

An initiative by



An open data platform on Mumbai that seeks to make public information on the city available online through maps.

www.loginmumbai.org



The inauguration of the
Pyau at Horniman Circle

Pyau at Horniman Circle

The Kala Ghoda Association (KGA) commissioned UDRI to restore the heritage *pyau* (drinking water fountain), the Seth Gangalal V. Mulji Nandlal Religious and Charitable Trust at Horniman Circle.

The Horniman Circle Pyau has an underground well which was built as an act of charity during the early 18th century. Over time, with water reservoirs being built and pipelines being laid down in the vicinity, the well itself could no longer be used. Instead, a commemorative pyau was built in 1873. Water from here is also filled in small tankers to serve at different places. A first storey had been added a few years ago to the original single storeyed pyau structure, for the caretaker to live in. While the



Stages of restoration of the Horniman Circle Pyau

pyau continues to provide water and respite to the people, the structure itself was in poor condition and was in need of repair.

UDRI executed the repair and restoration works of the pyau and its immediate surroundings to reinstate its heritage value.

The project was inaugurated during the Kala Ghoda Art Festival, by Shri Ajoy Mehta (Municipal Commissioner, MCGM) on 5th January 2017. The pyau has now become a part of heritage walks and public tours, owing to its long-standing history of providing water to passers by for over a 100 years.

Right to Information (Selected Major Applications)

Metro Rail Line 3

The Metro Rail Line 3 is being constructed as an underground metro line from Cuffe Parade to Andheri SEEPZ, culminating at Aarey Depot and the work is being overseen by MMRCL. This underground work is being carried out in heritage precincts. UDRI filed an RTI to gain information on and study the alignment of the line as well as understand the above ground interventions along the length of the line.

Coastal Road

UDRI filed an RTI to understand and analyse the requirement of an 8-lane coastal road proposed by the MCGM from Marine Drive to Kandivali with the proposed interchanges.

MMPC meetings and minutes of Draft MMR Plan

The Draft Mumbai Metropolitan Regional Plan 2016-36 was published by the MMRDA on 19th September 2016 but the role played by the Mumbai Metropolitan Planning Committee (who has appointed the MMRDA) in the process was not clear. UDRI filed an RTI to seek information about this.

Formation of the Hearing Committee for the Draft Regional Plan for MMR.

UDRI filed an RTI to seek information on the government directives which led to the formation of the Hearing Committee, set up to hear suggestions/ objections on the Draft Mumbai Metropolitan Regional Plan 2016-2036 and the information on the members of the Committee.

Hearing Sub-Committee Report on Draft RP

The MMRDA has submitted the Hearing Committee's report on the Draft RP to the Metropolitan Commissioner, after conducting various hearings at the MMRDA offices and talukas. Since the MC is part of the MMPC, which is a public document, this document should be made available to the public. UDRI filed an RTI to request a copy as it is not currently accessible.

MCCM's High-rise Committee

The MCCM has reformulated a High-rise Committee based on the directions of the Honourable Supreme Court of India. UDRI filed an RTI application was filed to seek information on the same.

Planning Committee Report on RDDP

UDRI filed an RTI application in order to receive the recommendations submitted in the report by the Planning Committee, formulated under Section 28 of the MR&TP Act 1966, following the Hearings carried out on the Revised Draft Development Plan for Mumbai 2034.

Sub-committee Report regarding modification of the definition of high rise building

The Municipal Commissioner constituted a Sub-committee, under his chairmanship, with experts to carry out a detailed study on the need and viability for increasing the height threshold, for high rise buildings from 70 m to 100 m for scrutiny by the High-rise Committee. A detailed report regarding this was submitted by the Sub-committee. An RTI application was filed to request the detailed report.