

UDRI Trustees Report

**April 2010
to
March 2011**



Contents

Funding	3
DP 24 Seven Project.....	5
DP24seven project Strategies	6
Ward areas and type of interaction by UDRI	7
RTI filed for DP project:.....	9
Ward Meetings Presentation	10
Pre Ward Meetings.....	11
UDRI/AOA Vertical Studio	15
UDRI/AOA Vertical Studio-Day by Day	21
Analysis of the Vertical Studio Surveys.....	28
Future programs for the dp24seven project.....	29
Research Fellowship Program	32
Fort Management Plan	34
FMP Stakeholder Meetings.....	35
FMP Correspondence and Advocacy	37
Pubic Forum	38
Books added to the UDRI Resource Center	53
Urban Analysis and Research Group	54
UARG Research Initiatives.....	56
Publications.....	59
Staff Augmentation and resignations.....	60
Annex 1- UARG letter to FSI committee	61
Annex 2- UDRI letter on SEZ Act.....	66
Annex 3- UARG letter on SEZ Act	69
Annex 4- Submitted by UDRI for inclusion in report to Chief Minister	71
Annex 5- FORT letter to Chief Minster	78

Funding

The Urban Design Research Institute in the last year has continued its efforts to augment its funding scenario. It has approached many organizations, trusts etc. And made presentations to them regarding the work that is been 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 a broad based support from various funding agencies from all over India and abroad.**

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

Narotam Sekhsaria Foundation:

The UDRI sent its proposal for funding the UDRI Development Plan Initiative and did presentations at the NSF office in March 2010. Following which the NSF agreed to fund the DP project with a grant of Rs 30 Lakhs and a matching grant was required to be raised through other sources. These conditions were approved by the trustees and then the NSF released one third of the grant amount of Rs. 10 lakhs for UDRI in June 2010 followed by another Ten Lakhs in November 2010.

A.T.E. and A.T.E. Enterprises Private Ltd.:

The UDRI has received finding from the A.T.E. companies in the form of Donations for the UDRI to an amount of Rs. 12.0 Lakhs. The Printing of the Mumbai Reader 09 Has been funded exclusively with this grant.

IFMR:

The UDRI received continuing funds from the IFMR for the Fort Management Plan to an amount of Rs. 9.80 lakh. This project will end in April 2011.

Cowasji Shavaksha Dinshaw Adenwalla Trust:

The UDRI approached the Cowasji Shavaksha Dinshaw Adenwalla Trust for funding the UDRI and received a funding of Rs. 3.0 lakhs initially.

Voltas:

The UDRI requested a donation of Rs. 3.0 lakh and received a donation of Rs. 3.0 lakh from them.

United Way:

The UDRI also registered with United Way Foundation in January 2010. UDRI received a donation of Rs. 1.0 lakh through United Way.

Sir Ratan Tata Trust:

The Sir Ratan Tata Trust (SRTT) was approached by us for support to the entire operations of the UDRI. They had funded us in the past as well. They also forwarded UDRI's proposal to Sir Dorabji Tata Trust for consideration. The Decision is still pending with the SRTT till date.

Sir Dorabji Tata Trust:

The UDRI approached the Sir Dorabji Tata Trust (SDTT) late December and the UDRI received a letter (May 2010) from the SDTT saying that UDRI's Proposal does not fit with the priorities of the trust. A following letter to the trust was sent through a UDRI Trustee explaining them how the interests indeed align, however this issue is still pending with the SDTT.

Ford Foundation:

The UDRI approached the Ford Foundation for funding however they were unable to fund UDRI on account of not having funds available for the Interests of UDRI.

Rangoonwala Foundation:

The UDRI approached the Rangoonwala foundation for funding however they were unable to consider this application.

Matching Funds raised since April 2010

Donations received by Urban Design Research Institute from April 2010			
Date of Receipt	Name of the Donor	Amount received from Narotam Sekhsaria Foundation	Amount received from other Donors
08.06.2010	Narotam Sekhsaria Foundation	1,000,000.0	
22.04.2010	IFMR		980,000
06.05.2010	ATE Enterprises Pvt. Ltd.		250,000
25.05.2010	CSD Adenwalla Trust		300,000
10.08.2010	ATE Pvt. Ltd.		550,000
17.08.2010	Bungalow Eight		16,500
28.09.2010	S.M. Sehgal Foundation		230,000
12.11.2010	ATE Enterprises Private Ltd.		500,000
22.12.2010	Narotam Sekhsaria Foundation	1,000,000.0	
23.12.2010	Madhu Mehta Foundation		50,000
24.02.2011	Univ. of Miami, USA		88,640
04.03.2011	ATE Enterprises Pvt. Ltd.		100,000
15.03.2011	Narotam Sekhsaria Foundation	660,000.0	
18.03.2011	World Bank		54,886
	Total:	2,660,000.0	3,120,026

The UDRI current annual budget 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.

DP 24 Seven Project

The Project was funded by the NSF in the month of July and after a month's work of organizing, the following tasks could be achieved.

- 1) Ward level data scattered in various documents was collated and compiled. All the data compiled was from the MCGM as we had to maintain integrity of the research we produce.
 - Data from Mumbai First Book
 - Data from the MCGM Know Your Ward booklet
 - Data from the MCGM website
 - Data from the Environmental Status report
- 2) The data was then used to create a PowerPoint presentation for "A Ward". This presentation was utilized for pre ward meetings with various NGO's and concerned citizens who are to be the key person associated with the ward. Certain NGO's which were not ward specific were asked to give names of key active figure in the ward that can be approached and same presentation was done for them.
- 3) Following are the people whom we have contacted for the project though not all have been able to respond fully as yet.
 - Citispac
 - G North (Ashok Rawat, Neelkanthi, Nitin Barchha)
 - H West Vidya Vaidya,
 - G South- Professor Arvind Adarkar, Academy of Architecture,
 - Yuva Sitaram Shelar,
 - Dignity Foundation Shilu Shrinivasan,
 - SPARC Dr. Sheela Patel,
 - YMCA Jacob,
 - Chembur Rajkumar Sharma,
 - Anil Desai
 - Comet Media Foundation Chandita Mukherji
 - Girni Kamgar Sangh Datta Iswalkar,
 - BVP Ritu Deshmukh,
 - AGNI Gerson Da Cunha,
 - Salaam Bombay
 - Professor Akhtar Chauhan, Rizvi College of Architecture
 - BNHS.

Confirmed Partners

- 1) The Narotam Sekhsaria Foundation
- 2) CitiSpace
- 3) Dignity Foundation
- 4) Rachna Sansad Academy of Architecture

- 5) Comet Media Foundation
- 4) The data collected for the presentation was then incorporated into presentations for all wards. Hence 24 presentations were prepared for the first round of public participations. The only thing remaining in them is the images specific for wards. This task is forwarded to the key person from wards.
- 5) The Academy of Architecture was involved in more deeply to carry out a vertical studio where the students from the school would document map issues in selected wards as a part of academic exercise. The UDRI will be guiding them to get meaning full data from them in the coming months.
- 6) A group of experts (Urban Analysis and Research Group) was formulated so as to generate an opinion on the current topics of urban management. Up till now 8 meetings have been initiated. Digitization of the DP maps has also been initiated and 4 wards have been vectorised by an intern at the UDRI.
- 7) A letter requesting partnership with the MCGM Commissioner Swadeen Kshatriya received a positive response with the commissioner indicating that such a partnership could be a possibility

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, ALM's, citizens groups, NGO's 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 ward 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.

Also we find that NGO's have a focused agenda and does not permit such a large project. Most people are fighting for local concerns and the concept of the DP is too vague for them to grasp.

The UDRI would need substantially larger resources, (People and Finances) to accomplish this project. Full time, mid career, professionals need to be employed on a larger scale so as to make the task feasible.

1) Academy of Architecture Vertical Studio

December 21st to January to January 7th. Academy of Architecture Vertical Studio. The following Wards have been identified for study: E, B, F North, K East, K West, R South, N, L, S and T.

The studio will have around 200 students and 30 teachers participating over 3 weeks. The UDRI survey for the DP was given to the students and we have obtained 1400 or more filled surveys done by the students in the first two weeks. The remaining time with the students was spent as a documentation project to explore ways of recording the smaller stories in each the wards.

2) Formulating the Expert Panels

Formulating the 'Expert Groups' under each of the DP issues that the UDRI has identified. These heading 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

This can be done in the same format as the UARG meetings. The UDRI will act as the enabler for the meeting. The group will meet once a month so the UDRI will coordinate 11 meetings a month. This will require a dedicated staff to coordinate and record the meetings and to do any follow up work

3) Networking with NGO 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.

Ward areas and type of interaction by UDRI

	Ward	Areas in Ward	Type of interaction
1	A	(East) Dock area, Ballard Estate, Shahid Bhagatsing Road, P. D'Mello Road, (West) – Marine Drive (North) – Anandilal Poddar Marg, Lokmanya Tilak Marg, (South) – Colaba Cantonment.	NGO's Citispace and Fort Associations
2	B	(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.	Academy of Architecture Vertical Studio
3	C	(East) Ebrahim Rahimtulla Road and Abdul Rehaman Street, (West) Sea – line between – Anandilal Poddar Marg – Babasaheb Jayakar Marg, (North) – Maulana Shaukatali Road, Trimbak Parshuram Street, Ardeshir Dadi Street, Vitthalbhai Patel Road and Babasaheb Jayakar Marg, (South) – Lokmanya Tilak Marg, Vasudeo Balvant Phadke Chowk And Anandilal Poddar Marg.	
4	D	(East) Vitthalbhai Patel Road, Ardeshir Dadi Street, Trimbak Parshuram Street, Sukhalaji Street, (West) – Netaji 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 .	
5	E	(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 Shaukatali Road.	Academy of Architecture Vertical Studio
6	F-South	(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 .	
7	F-North	(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.	Academy of Architecture Vertical Studio
8	G-South	(East) Central Railway, (West) Sea, (North) Sayani Road (South) Keshavrao Khadye Marg, Sane Guruji Marg.	
9	G-North	(East) – Central Railway along with Lal Bahadur Shastri Marg, (West) – Sea – (North) – Mahim Creek, (South) – Kakasaheb Gadgil Marg.	NGO
10	H-East	(East) – Mithi River , C.S.T. Raod, Santacruz (E) (West), - Western Railway Lines, (North) – Vileparle Subway, (South) – Mahim Causeway, Dharavi Link Road .	

11	H-West	(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.	NGO
12	K-East	(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.	Academy of Architecture Vertical Studio
13	K-West	(East) Western Railway, (West)-Sea, (North) Oshiwara Bridge, (South) – Danda Creek, Juhu Aerodorme, Milan Subway & S. V. Raod Junction on East Side of S. V. Road and Juhu Aerodorme on West Side of S. V. Road.	Academy of Architecture Vertical Studio
14	L	Tansa line towards Chembur Side, Vikroli and Ghatkopar Hills, (West) – Mithi River, (North) – Powai, (South) – Sion Creek.	Academy of Architecture Vertical Studio
15	M-East	(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 Panjrapole Junction and along Waman Tukaram Patil Marg, and Central Railway Line upto Subhash Nagar Nallah along the creek upto Eastern Express Highway.	
16	M-West	(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 Panjrapole junction and along Waman Tukaram Patil Marg and Central Railway Line upto Subhash Nagar Nallah and then along Creek upto Eastern Express Highway (West) – Tansa Pipeline.	
17	N	Thane Creek, (West) – From Netaji Palkar Marg along Ghatkopar and Vikhroli Hills upto Varsha Nagar Off Parksit Colony, (North) – From the end of Varsha Nagar along the Western Boundary of Godrej Co. 17th Road, (Parksit Colony) along Lal Bahadur Shastri Marg, meeting Vikhroli Station, (West) – Upto Vikhroli Station and along Pherozesha Godrej Marg upto the Nallah and Thane Creek South to Kannamwar Nagar, (South) – Netaji Palkar Marg, Khalai Village, Nathani Street Yard, South of Chittaranjan Nagar, Hindu Cemetery upto the Nallah near Ghatkopar Pumping Station.	Academy of Architecture Vertical Studio
18	P-North	(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.	
19	P-Soth	(East) – Eastern boundary of Village Aarey (West) – Malad Creek, (North) – N.L. Marg upto Chincholi level crossing Bridge, Bandrekarwadi.	
20	R-North	(East) 'T' ward Boundary (west side), (west) – municipal Boundary – Creek, (North) Municipal Boundary – Dahisar Check Naka, (south) – R/Central ward Boundary, (North side) Devidas lane, Ashokvan, 60 ft. D. P. Road towards Nancy Colony and Road Touching to Borivali Dahisar Village.	
21	R-Central	(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).	
22	R-South	(East) Damupada, ?Hanuman Nagar (West) Charkop Village, (North) Mahavir Nagar, Poisar River upto Western Railway Lines, F.C.I. Godowns & Samta Nagar, (South) Bandongari Military Depot, Khajuria Talao Road, Lala Lajpat Rai Road, Ganesh ?Nagar MHADA.	Academy of Architecture Vertical Studio
23	S	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.	Academy of Architecture Vertical Studio
24	T	(East) Thane Creek (West) – Vihar Lake, (North) – Boundary Line of Greater Mumbai, (South) – Goregaon Mulund Link Road.	Academy of Architecture Vertical Studio

RTI filed for DP project:

- 1) Alongside the pre-ward meetings, RTIs were filed to avail data pertinent to the DP project. The first RTI was filed to obtain data regarding the implementation and extent of the implementation of the existing Development Plan reservations under different categories. The information was not provided for the same and hence an appeal was made for the same. Subsequent to this the information was sought in lieu of TDR summary report. The document and data pertaining to this is compiled and available with UDRI. The data however shows origins of TDR buy does not show the destination of the TDR used. The TDR document is cataloged in the UDRI resource center and is available to the public for reference.
- 2) The second RTI was filed on 8th July 2010 to obtain the Final Priority List for development of amenities in A ward based on sector wise priority list as per the “Know Your Ward” document for A ward. Reply wasn’t received within 30 days; hence an appeal was filed on 18th August 2010. In reply to the appeal, a hearing was scheduled on 30th August 2010, but reply to the RTI application was received on the same day. Hence the hearing was cancelled. Reply to the RTI mentioned that the information is voluminous and hence could be collected from the A ward office through prior appointment. UDRI will follow up with the Ward Office to understand the scale and organization of this data.

Ward Meetings Presentation

For the Development Plan Project to effectively reach the larger population of Mumbai it is imperative that they be informed about the existing conditions in their wards and then given a big picture of the state of affairs in the city of Mumbai. Hence to do so the UDRI prepared set of preliminary presentations for each ward. These presentations after having a thorough brain storming within UDRI were discussed with the partners from various wards. Following is the presentation sample for A ward. Presentations minus the graphics are ready all the wards.



Pre Ward Meetings

1) A Ward (CitiSpace) 28th July 2010

Participants: Nayana Kathpalia, Neera Punj, Omkar Gupta, Deepali Mody, Prutha Lanjekar
Presented by: Omkar Gupta
Location: UDRI Studio
Time: 11.30am-1.00pm

Contents of the Meeting:

The meeting was held to receive comments and feedback on the presentation prepared for A Ward which will be shown to the people during the public meetings held subsequently. The presentation was shown to Nayana Kathpalia and Neera Punj and valuable feedback was received which will help to improve the presentation.



2) G North Ward members on 29th July 2010

Participants: Ashok Ravat, Neelkanthi Patekar, Nitin Barchha (G North Ward members and activists, Parul Kumtha (Co-ordinator for CitiSpace), Omkar Gupta, Deepali Mody, Prutha Lanjekar
Presented by: Omkar Gupta
Location: UDRI Studio
Time: 4.30am-8.00pm

Contents of the Meeting:

The meeting was held to introduce the G North Ward members/ activists to the presentation prepared for the 1st round of public meetings for Mumbai DP 24SEVEN and receive comments and feedback on it.

1. Ashok Ravat suggested that public participation in the final process of the DP should be taken care. He also pointed out that the exchange of data during the spot surveys should be based on the latest DP maps, so that the recent changes in land use could also be incorporated.
2. Including the younger generation in the process and mobilizing them as such that they can act as vigilantes during the implementation of the DP was being suggested by Neelkanthi Patekar
3. All the three members from G North gave several inputs about some of the data in the presentation like important places in G North ward like Siddhivinayak, Chaitya Bhoomi, St. Michael's Church, Mahim Durga, the three railway lines in the ward
4. Parul Kumtha mentioned about no demarcation of public and private lands in Mumbai DP 24SEVEN. Also there is no indication of infrastructure. The boundaries of governance are overlapping and it does not have much relevance.
5. Parul Kumtha also suggested about considering the carrying capacity of the city.

6. Ashok Ravat and Nitin Barchha also suggested that the DP should be planned based on the projected population as against the population according to Census, 2001. This will make sure that the provisions are supportive of the then current population.
7. Parul Kumtha mentioned about taking up other issues like recharging water table in connection with the open wells data in the environmental section of the presentation. She also suggested about contacting the Charity Commissioner's Office to get the contacts of all the NGO's in the city.
8. All the members also suggested rephrasing or deleting the point of equitable distribution in the slide because the current government policy is opposite to the one suggested in the slide
9. Ashok Ravat mentioned that he could start the work of the DP by putting the DP plan in his ward office and asking people to pin their location on the DP map, which can be helpful in counter checking the changes in the reservations.
10. Neelkanthi Patekar was interested in knowing if there was any way in which the UDRI could fund her to involve the Mass-Media team that she has contact with. However she was informed that the UDRI currently does not have direct funding for such endeavors.
11. In conclusion, the participants approved of the presentation and assured to help in the networking with the ward and community members and help in data gathering for the workshops.



3) H West Ward on 12th August 2010

Participants: Vidya Vaidya, Parul Kumtha, Omkar Gupta, Prutha Lanjekar

Presented by: Omkar Gupta

Location: Vidya Vaidya's Residence, Bandra

Time: 3.00 to 6.00 pm

Contents of the Meeting:

The meeting was held to familiarize Vidya Vaidya with the UDRI Mumbai 24seven project and affirm partnership specifically for the subsequent events relevant to the project

1. While going through the data on A ward several inputs were received, both from Vidya Vaidya and Parul Kumtha like they mentioned that the Mantralaya's residence area is taken up for redevelopment.
2. Other points discussed were: increase in the surface run-off regarding the storm water drains, problem with Mithi river is that its catchment area and flooding area overlaps, roads should be dug-up and then resurfaced, renewable energy acquisition should be made mandatory for other energy suppliers too, each ward should have its own garbage disposal methods, specific to H West ward - one of the major problems is lack of proper pedestrian walkways. These points need to be included in the DP presentation.

3. The point which Parul Kumtha raised earlier was also agreed to by Vidya Vaidya, that the point of equitability in livelihoods would raise concerns as equitability on the basis of gender, caste, religion, minority groups is practically not possible.
4. Parul Kumtha mentioned that instead of creating a “trust building operation” it should be “stakeholder putting their stakes”
5. Vidya Vaidya suggested holding meeting as per councilor areas, so it will be easier to manage rather than the whole ward at a time. However it was conveyed to her that ward is the only level where data is available.
6. On final note, Vidya Vaidya requested for report/letter mentioning as to what does UDRI needs from her and her associates, which would be easily provided.
7. In conclusion, Vidya Vaidya has agreed to partner with UDRI and help us with the workings in H West ward.

4) Dignity Foundation on 18th August 2010

Participants: Sheilu Srinivasan, Omkar Gupta, Prutha Lanjekar
 Presented by: Omkar Gupta
 Location: Dignity Foundation Office
 Time: 4 to 5.30 pm

Contents of the Meeting:

The meeting was held to familiarize Sheilu Srinivasan with the UDRI Mumbai 24seven project and affirm partnership from Dignity Foundation in subsequent events relevant to the project.

1. Sheilu Srinivasan suggested minimizing the gap between the first and the second workshop as they feel that people will forget about the project. Hence reduce the interval time from six months to something less.
2. Also they suggested that arrangement should be made such that the survey form is filled during the first meeting after the presentation. The thought behind this is that people won't take care to fill the survey, unless compelled to.
3. We should also ask the people to database their thoughts, ideas and complaints so that they have something to work upon in the next meeting/workshop.
4. As discussed on the points about venues for the meetings and workshop, they mentioned that the municipals schools won't be able to host the meetings, but private schools and community centres could.
5. She cautioned that this project needs more hands to work on the project and a committed workforce of individuals with greater experience in the city. She suggested that a core group of volunteers (including but not limited to, ex officials, Planners, Economists, Sociologists, Environmentalists, etc.) is needed to shoulder such responsibility.
6. They also run a program called “Dignity on Wheels”, which works like an information centre on wheels. This could also be of help for publicizing this project.

7. On a final note, Dignity foundation is ready to partner with and extend help to UDRI. They would need 20 days notice for the meeting/workshop. Rest of the details will be discussed when preparing for the workshop.

5) Comet Media Foundation on 26th August 2010

Participants: Chandita Mukherji, Chandan Gopalakrishnan, Omkar Gupta, Prutha Lanjekar
 Presented by: Omkar Gupta
 Location: Comet Media Foundation Office
 Time: 3.00 to 5.30 pm

Contents of the Meeting:

The meeting was held to familiarize Comet Media Foundation with the UDRI Mumbai 24seven project and affirm partnership from CMF mainly for work in media communications like films, videos etc. in subsequent events relevant to the project.

1. Chandita Mukherjee mentioned that the initial public meetings are difficult to conduct as public meeting usually have the corporator involved. Hence an indoor meeting only for the invitees would be preferable.
2. She also pointed out that the presentation is too long in which cases the audience won't be take it through an hour. Hence through the way of videos and films the presentation could be segregated into part based on the issues and let the people join the dots. The video playing time should be less to capture the audience, again based on different issues and problems. These videos could be compiled in a channel in YouTube® or even uploaded on a blog page.
3. Well planned strategies need to be in place since the project is of a high scale.
4. While showcasing the films or videos, the objective should be kept simple as just creating awareness among the community about the civic problems. If the actual objective is released initially it would be facing derogatory response
5. An important point that Chandita Mukherjee mentioned were the threat to people involved in this project, mainly to members from UDRI since sooner or later the project would be facing opposition from certain members of the society.
6. Another important point that she mentioned was the heavy funding needed for the project being a high scale project and a lot needs to be done. Expenses are needed for web-space and personal cost of CMF. As CMF does not have a grant especially for the DP project, they would like to run it as a sub project to the DP project and would thus need a funding from UDRI.
7. Lastly, Chandita Mukherjee was skeptical about the future of this project as this is a huge project and difficult to be run with the help of just 3-4 members. She suggested that manpower needs to be augmented for this project. She also suggested that a core group of volunteers is needed to shoulder such responsibility.
8. In conclusion, CMF is ready to partner with UDRI on this project, but would need funding from UDRI. CMF has the equipments like video camera etc. to carry out the needed work.

UDRI/AOA Vertical Studio

The Urban Design Research Institute (UDRI) and the Academy of Architecture (AoA) conducted a three week vertical studio with the students of Architecture. As the name suggests there were around 200 students from all years of the BArch program who participated in this program.

The workshop was aimed at creating a peoples' brief for Mumbai. The students engaged in local Ward level surveys that focused on gathering data, interpreting and recording their findings.

As part of this program a series of lecture discussions were organized with the students to introduce them to prevailing thought on the City and its Urban issues and to engage the students on Urban planning, Transportation, Public Space, History, Social mapping, Urban Ecology, Economic, and also to conduct workshops on photography and writing.

6) Academy of Architecture- Vertical Studio meeting on Friday 12th November

Participants: Prof Adarkar, Prof Punde Lecturer-Rohit, Pankaj Joshi, Deepali Mody, Isaac Mathew
Location: Rachna Sansad: Principals Office
Time: 10.00 am

Contents of the Meeting:

The 10 wards that we can study are: E, B, F North, K East, K West, R South, N, L, S and T

The AutoCAD map of Mumbai that is with the students to have the ward boundaries. Having a mapping tool is useful for other aspects of the studio

The survey questionnaire prepared by UDRI for the DP will be given to the students to fill out first and then they will go out and take ten more surveys each. They will be asked to survey people from varying income groups and backgrounds. Each survey to have cover sheet for the photograph of the surveyee and a brief background on the person to be written by the student.

UDRI will provide an introductory series of lecture in the first few days of the Vertical Studio. The following people **need to be contacted by UDRI** in order to do this: **Mr V K Phatak** (lecture on Basic planning), **Sudhir Badami** (introduction to transport), **David Cardoz** (History of the City), **Jal Aria** (Public Spaces). In addition Pankaj Joshi will present an introduction to the Development plan project. Also Omkar has said he will be happy to introduce the survey to the students and talk to them about how a survey needs to be prepared (his dates will have to be coordinated with his class schedule)

The studio will have around 200 students and 30 teachers participating over 3 weeks. A suggested group size was 20-25 students.

The first week would be introductory lectures, and the conducting of surveys.

The second week would be a mapping exercise using 1) model making 2) Photography, 3) Film Making 4) Creative Writing. Resource people for creative writing, Film making and Photography to be sourced. The analysis of this work will also be attempted in the second week.

Week 3 will consist of recommendations by the students and presentation of their work. The surveys and analysis can be done using the 11 broad areas for the DP identified by the UDRI or looked at holistically. The eleven points 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: -

The start date for the studio may be the 20th or 21st of December

7) Academy of Architecture- Vertical Studio meeting on Wednesday 15th December

Participants: Prof Adarkar, Prof Punde, Pankaj Joshi, Deepali Mody, Isaac Mathew, Salmaan Khan, Ranjit Kandalgaonkar, Mithila Manolkar

Location: Rachna Sansad: Principals Office

Time: 3 pm

Contents of the Meeting: A draft program was outlined as below:

Week 1: Surveys and Analysis

Day 1: Lecture on **Survey preparation** by Omkar Gupta

Filling in the UDRI DP survey by students

Wards to be studied in groups: E, B, F North, K East, K West, R South, N, L, S and T. Form Ward based groups and assign group-in-charge

Day 2: Discussion with students on **Planning and Governance** with V K Phatak

survey work by students

Day 3: Discussion with students on **Public Transportation planning for Mumbai** with Sudhir Badami

survey work by students

Day 4: Discussion with students on **History of the City** with David Cardoz

Group –in –charge to collect surveys from students and ensure that it is properly filled in. This is then collated onto a excel database by each group-in-charge

Day 5: Discussion with students on **Public Space** with Jal Aria

Analysis of this Data from Surveys with individual Ward Groups/Group-in-charge

Day 6: Discussion with students on **Mumbai's Urban Ecology** with Pallavi Latkar??

Analysis of this Data from Surveys with all Ward Groups/UDRI

Week 2: Analysis and Recommendations

Day 1: Based on the initial surveys what are the further questions that arise and what further information is felt to be necessary in order to understand the working of their ward. Discussion with all the groups, group-in-charge and UDRI. Assignment of work within the group.

Other Tasks: Photography
 Writing
 Model Making
 Data gathering and visiting Ward based offices for information

The surveys and analysis can be done using the 11 broad areas for the DP identified by the UDRI or looked at holistically. The eleven points 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

This analysis can then be reflected in each of their tasks

Day 2: Field/Studio Work

Photography Workshop with Rajesh Vora

Day 3: Field/Studio Work

Writing workshop by Nidhi Jamwal

Day 4: Analysis of findings and Recommendations for the Ward with group-in-charge

Discussion with students on **Social Mapping** with Neera Adarkar

Day 5: Analysis of findings and Recommendations for all Wards Groups/UDRI

Discussion with students on **The Economic that drive this city** with Ajit Ranade??

Day 6: Finalizing an **Analysis Document** and presentation for each Ward group

Lecture by Ved Segan

Lecture by Amir Rizvi

Week 3: Recommendation and Presentations

Day 1: Finalizing Recommendations / Finalizing Presentations

Day 2: Finalizing Recommendations / Finalizing Presentations

Day 3: Presentations- Written report and Oral presentation.

Skills at presenting effectively and clearly are important. As all presentations are in the danger of getting repetitive it will be important that data, analysis and recommendations presented are specific to each ward.

Day 4: Presentations

Day 5: Presentations

Day 6: Presentations

8) Academy of Architecture- Vertical Studio meeting on Wednesday 29th December

Participants: Prof Adarkar, Prof Punde, Pankaj Joshi, Atul Mhatre, Rohit Shinkre, Prasad Shetty, Shweta, Anuj Daga, Deepali Mody, Isaac Mathew, Salmaan Khan, Ranjit Kandalgaonkar, Mithila Manolkar

Location: Rachna Sansad: Principals Office

Time: 10 am

Contents of the Meeting: detailed comments on survey were offered by all present and survey modified accordingly. Final time table and process discussed and UDRI to contact all resource people and speakers to attain accordingly.

Contents of the Meeting: The draft program was modified as below:

Week 1: Surveys and Analysis

Day 1: Lecture on **Survey preparation** by Prasad Shetty

Filling in the UDRI DP survey by students

Wards to be studied in groups: E, B, F North, K East, K West, R South, N, L, S and T. Form Ward based groups and assign group-in-charge

Day 2: Discussion on **the Economic and Ethics of Commerce** with **Ajit Ranade**

survey work by students

Day 3: Discussion on **Public Space** with **Jal Aria**

Workshop by Resources People on Methodologies of Mapping –

1) Rajesh Vora Photography

2) Simpreet Singh - mapping /perceiving the constituency he works with

3) Shilpa Ranade - Gender and Space

4) Nidhi Jamwal - writing

5) Salmaan Khan - Understanding History

6) Ved Segan - mapping

7) Amir Rizvi- Graphics and Media

8) Prasad Shetty

9) Isaac Mathew - Mining Data

10) Ranjit Kandalgaonkar - Graphis Media

Day 4: Discussion on **Planning** with **V K Phatak**
survey work by students

Day 5: Discussion on **Mumbai Urban Ecology and City Physical Resources** with **Pallavi Latker**

Discussion on **Transport Planning** with **Sudhir Badami**

Analysis of this Data from Surveys with individual Ward Groups/Group-in-charge

Day 6: Discussion with students on **Mumbai's Urban Ecology** with Pallavi Latkar??

Analysis of this Data from Surveys with all Ward Groups/UDRI

Week 2: Analysis and Recommendations

Day 1: Based on the initial surveys what are the further questions that arise and what further information is felt to be necessary in order to understand the working of their ward. Discussion with all the groups, group-in-charge and UDRI. Assignment of work within the group.

Other Tasks: Photography
 Writing
 Model Making
 Data gathering and visiting Ward based offices for information

The surveys and analysis can be done using the 11 broad areas for the DP identified by the UDRI or looked at holistically. The eleven points 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

This analysis can then be reflected in each of their tasks

Day 2: Field/Studio Work

Photography Workshop with Rajesh Vora

Day 3: Field/Studio Work

Writing workshop by Nidhi Jamwal

Day 4: Analysis of findings and Recommendations for the Ward with group-in-charge

Discussion with students on **Social Mapping** with Neera Adarkar

Day 5: Analysis of findings and Recommendations for all Wards Groups/UDRI

Discussion with students on **The Economic that drive this city** with Ajit Ranade??

Day 6: Finalizing an **Analysis Document** and presentation for each Ward group

Lecture by Ved Segan

Lecture by Amir Rizvi

Week 3: Recommendation and Presentations

Day 1: Finalizing Recommendations / Finalizing Presentations

Day 2: Finalizing Recommendations / Finalizing Presentations

Day 3: Presentations- Written report and Oral presentation.

Skills at presenting effectively and clearly are important. As all presentations are in the danger of getting repetitive it will be important that data, analysis and recommendations presented are specific to each ward.

Day 4: Presentations

Day 5: Presentations

Day 6: Presentation

UDRI/AOA Vertical Studio-Day by Day

Academy of Architecture- Vertical Studio day 1 - 3rd January 2011

Lecture on **Survey preparation** by Prasad Shetty, Pankaj Joshi and the faculty. The students were briefed about the survey and the filling of UDRI DP sheets. Forming of Ward based groups and assigning the group-in-charges. Each student was asked to survey 10 people (from different economic backgrounds) from the ward assigned to them. After the morning session the students visited their wards of survey.



Figure 1 - 2 discussion with the students

Academy of Architecture- Vertical Studio day 2 – 4th January 2011

Lecture on **Economic and Ethics of Commerce** by Ajit Ranade.



Figure 1 - 2 lecture by Ajit Ranade

Ajit Ranade is Chief Economist of the Aditya Birla Group, a diversified multinational conglomerate. He is a Director on the board of Hindalco Almax Aerospace Limited. He is also the Government of India's nominee Director on the Board of Multi Commodity Exchange of India Ltd. (MCX), India's largest commodity exchange. His professional career has spanned academic and corporate assignments. Prior to joining the Birla Group, he was Chief Economist and Head of Microfinance Business at ABN AMRO Bank, India. He is an active member of industry chambers. He chairs the Research Advisory Committee of the Indian Institute of Banking and Finance. He has served on various committees of the Reserve Bank

of India, including the Committee for Fuller Capital Account Convertibility. He is also a member of the Senate and the Advisory Council of IIT Bombay.

The lecture discussed the tax revenue to BMC under two heads — octroi and property tax. The former is a tax imposed on movement of goods into the city by road, rail, air or sea. It is inefficient, corruption-prone, but remarkably reliable. Hence, BMC is unable to get rid of its octroi addiction despite decades of demand by citizens and businesses of Mumbai to get rid of it. On the other hand, property tax is more logical. It has the potential to raise much more revenue to the city than it does now. It is paid by owners of property (not tenants or renters), and is based on value of the property. The basic everyday needs like water and electricity were discussed in depth to make the students aware of the city's economy at a micro level.

Academy of Architecture- Vertical Studio day 3 – 5th January 2011

Discussion on Public Space with Jal Aria



Figure 1 - 2 lecture by Jal Aria

Workshops with the resource team



Figure 1 - 2 workshop with the resource team –

Rajesh Vora on photographing the everyday, Nidhi Jamwal on investigative writing, Prasad Shetty on documenting the informal, Amir Rizvi on media and documentation, Ved Segar on mapping, Simpreet Singh on Activism tools, Ranjit Kandalgaonkar on graphic representation, Salmaan Khan on historical research and Isaac Mathew on mining data.

Academy of Architecture- Vertical Studio day 4 – 6th January 2011

Discussion on Planning with V K Phatak



Figure 1 Discussion with V K Phatak

VK Phatak, former chief town and country planner of the Mumbai Metropolitan Region Development Authority (MMRDA). The lecture discussed the need for a platform that major urban centers like Singapore have in order to supplement great architecture. Development comes with strong urban planning and infrastructure, that Mumbai, and in particular this area, requires. Mr. Phatak first gave historical evolution of floor space index (FSI) as a regulatory tool in Mumbai. Till 1964, FSI was not used as a regulatory tool in Mumbai. Focus of building regulation was on height in relation to the width of road, light angle and ground coverage. This resulted in 5-6 storey buildings having a FSI between 2.5 to 3. However, in 1964 the concept of FSI was introduced to give more flexibility to building designers and use of modern construction technology. In 1995, the Government allowed use of higher FSI for providing free housing to slum dwellers. This method was also used to support reconstruction of old buildings in the Mumbai city. In Maharashtra State Annual Budget 2008-09, the Finance Minister proposed that FSI in Mumbai suburbs will be increased from 1 to 1.33. However, the developer has to pay market price for the additional 0.33 FSI. Thus, Mumbai has a tradition of use of higher FSI for housing for the poor and reconstruction of old buildings. Mr Phatak however raised a basic point as to who owns the development rights in the present legal framework and therefore whether the state has the right to sell such rights. Some of the other methods of financing urban infrastructure through alternative methods of financing are a) levy of impact fee b) area linked development charge c) external development charge: and d) betterment levy. The various points raised by Mr. Phatak generated a lot of debate among the participants.

Academy of Architecture- Vertical Studio day 5 – 7th January 2011

Discussion on Mumbai Urban Ecology and City Physical Resources with Pallavi Latkar



Figure 1 Discussion with Pallavi Latkar

Pallavi is the Founder Director of GRASS ROOTS. She is an Architect, Planner and an Environmental Researcher spearheading research and practice towards Ecologically Integrated Spatial Planning methodologies. The lecture discussed the rapid and haphazard trend of urbanisation in Mumbai and its suburbs has extended relentlessly beyond its administrative boundaries. This explosive growth of urban areas has brought about fundamental changes, not only to the physical landscape, but to people's perceptions of land and environment. Consequently, unsustainable pressures are placed not only on the environmentally sensitive landscapes but to the basic natural processes that have contributed to the physical form of the city. The urban environment has been shaped by a technology whose goals are economic rather than environmental or social. the impacts of this growth trend on the region's natural resources and critically reviews the relevant environmental regulations through the case studies of two major cities within the Mumbai Metropolitan Region Mumbai and the Thane. The need for an alternative basis for urban planning that is in tune with the growing awareness of, and concern for, the issues of energy, environment and natural resource conservation is central to the investigation of various issues of urbanisation in both the case studies. The lecture dealt with various issues of ecology on one hand and developmental issues on the other.

Discussion on Transport Planning with Sudhir Badami



Figure 1- 2 Discussions with Sudhir Badami

Mr Sudhir Badami discussed the common problems with transportation system of the city with over 65 lakh commuters using the suburban railway system, but the system doesn't cater to the needs of passengers with disability, senior citizens or pregnant women. Alighting or going into a coach becomes

an arduous task for even able-bodied commuters. Secondly about 4,000 casualties occur annually. This can be averted in two ways. A short term scheme is to provide paramedic treatment in the golden hour, which in fact can be provided within three minutes of the occurrence of an accident. The long-term solution is to augment the carrying capacity of public transport, which is being done through MUDP and the Metro Rail. However their combined capacity falls short; implementing BRTS can be an answer to the problems. The experimental Bus Rapid Transit (BRT) system, which reserves a portion of the road space to facilitate fast movement of high capacity buses and prioritizes public transport over private.

Academy of Architecture- Vertical Studio day 6 – 10th January 2011

Presentation by Prof. Adarkar followed by **Discussion with the students**



1

Figure 1 Discussion with Prof. Arvind Adarkar

Academy of Architecture- Vertical Studio day 7 – 11th January 2011

Presentation by Rajesh Vora and Amir Rizvi followed up by a discussion with all of the students and the group heads led by Prasad Shetty. It was important to touch base with the students on the progress of the surveys and the stories to be documented by the students. The students were asked to create a 60 word writ-up on the particular story the students would like to explore.



1



2

Figure 1 Discussion with Rajesh Vora. 2 presentation by Azim Rizvi

Academy of Architecture- Vertical Studio day 8 – 12th January 2011

Discussion with Atul Matre on ways of mapping followed by a movie on Mumbai railways made by the BBC . This was initiated by one of the students

Academy of Architecture- Vertical Studio day 9 – 13th January 2011

Presentation by Neera Adarkar on **Social Mapping**.



Figure 1 Discussion with Neera Adarkar.

Neera Adarkar has been active in the women's movement for twenty years. She is a practicing architect and urban researcher and visiting faculty in the Academy of Architecture in Bombay. She is also a founding member of Majlis, a legal and cultural centre. She is one of the Convenors of Girangaon Bachao Andolan (Save Girangaon Movement).

Neera Adarkar discusses the history of central Bombay's textile area — one of the most important, least known, stories of modern India. Covering a dense network of textile mills, public housing estates, markets and cultural centers, this area covers approximately one thousand acres in the heart of India's commercial and financial capital. In *One Hundred Years, One Hundred Voices*, Adarkar presents one hundred testimonies from residents of the former mill districts: a window into the history, culture and political economy of a former colonial port city now recasting itself as a global metropolis.

Academy of Architecture- Vertical Studio day 10 – 14th January 2011

The students met the resource team and discussed the analysis done by them, they were then briefed about the presentation for the next day.



Figure 1 -2 Discussions with the resource team.

Academy of Architecture- Vertical Studio day 11 – 17th January 2011

There was a review on the presentations done by the students. The students discussed their work with the resource team. They were allotted three days to work on the changes and to exhibit their work. Every student was asked to exhibit one A2 sheet.



Figure 1 -2 reviews of the presentations.

Academy of Architecture- Vertical Studio day 15 – 21st January 2011

The exhibition **200eyes 2000views** was set up by the students. Every student presented an a2 sheet with their views about the city. Students even shot video clips which were shown after the exhibition. 20 exhibits were selected and were asked to present.



Figure 1 -2 exhibition 200eyes 2000views

The presentation after the exhibition was attended by Rohan Shivkumar, Rupali Gupte, Avijeet Mukulkishor and the staff and students of Academy of Architecture. The students exhibited their work through poems, caricature, literature, video clips, sketches, etc. after the presentation by the students the panelist gave their feedback.



Figure 1-presentation by a student. 2 -discussion about the whole vertical studio

Analysis of the Vertical Studio Surveys

Over 1600 filled survey forms were received from the students of the Academy of Architecture who participated in the vertical studio that covered ten wards of Mumbai. The survey was entered and then analysed. The charts below is a summary of the survey findings:





Future programs for the dp24seven project

1) Development Plan Vertical Studio

Date: 3rd March 2011

Venue: Bharthi Vidyapeeths College of Architecture

Subject: Vertical Studio on Development Plan

Participants: Ritu Deshmukh, Gulshan Kumar, Principal, BVP, Deepali Mody, Mithila Manolkar

Resolution:

The Principal has offered the use of the BVP premises for the conducting of the vertical studio with student and staff volunteers at the BVP during the summer college break in May 2011. Ritu Deshmukh and Gulshan Kumar will coordinate with UDRI.

2) Development Plan – Correa Studio proposal

Date: 23rd March 2011

Venue: Mr. Charles Correa's office

Subject: Mr. Correa's proposal that he run a Development Plan studio for Mumbai

Participants: Mr. Charles Correa, Mr. Akthar Chauhan, Pankaj Joshi, Deepali Mody, Mithila Manolkar.

This meeting was requested for the purpose of setting up a DP studio at the UDRI under the guidance of Mr Correa as Mr Correa had suggested this at the last trustees meeting.

Mr Correa showed us a presentation he had made on densities for Mumbai and suggested that the UDRI obtain an appointment with the current Chief Minister to present this to him. He said that he did not see any purpose in preparing plans if the powers –that-be were not willing to accept and implement them and so the first step would be to speak with the CM

Mr Correa felt that until such time as a clear directive is obtained from the CM there is no purpose in setting up a separate Charles Correa DP studio at the UDRI. Therefore we will initiate a Charles Correa DP studio with work after further feed-back from the CM's meeting. The trustees have been requested to use thie good offices to obtain an appointment with the CM.

2) Stakeholders meeting for the Development Plan for Mumbai

Date: 1st April 2011

Venue: UDRI

Presentation: Pankaj Joshi

Invitees: UDRI list, citizen groups and NGO's in the city.



STAKEHOLDERS MEETING FOR THE DEVELOPMENT PLAN FOR MUMBAI

The UDRI invites you for a meeting on the Development Plan for Mumbai to consider the possibilities of forming groups/teams of concerned citizens and experts who can elaborate on the eleven key issues identified for study in the Development Plan.

 <p>Housing</p> <p>Create affordable homes close to place of work.</p>	 <p>Transportation</p> <ol style="list-style-type: none"> 1 Improve travel time 2 Increase Transit capacity 3 Encourage environment friendly modes of transport
 <p>Public space</p> <ol style="list-style-type: none"> 1 All live within a ten minute walk of a park 2 Park every 1.4 km 3 Open all water fronts and waterways to all 	 <p>Water</p> <ol style="list-style-type: none"> 1 24/7 supply 2 Increase efficiency of water supply network 3 Sustainable water management 4 Plan for Future
 <p>Livelihood</p> <p>Equal opportunities for all irrespective of CAST CREED RELIGION SEX PLACE OF ORIGIN</p>	 <p>Energy</p> <ol style="list-style-type: none"> 1 Increase power generation 2 Increase the efficiency of energy transmission 3 More energy from renewable sources 4 Plan for Future
 <p>Governance</p> <ol style="list-style-type: none"> 1 Create transparency 2 Free access to Information 3 Increase effective public participation 	 <p>Environment</p> <ol style="list-style-type: none"> 1 Achieve clean air and water ways 2 Create ecologically sustainable development
 <p>Health</p> <ol style="list-style-type: none"> 1 Provide effective and inexpensive health care support to all Mumbaikars. 2 Easy Access to Healthcare facilities 	 <p>Education</p> <ol style="list-style-type: none"> 1 Achieve 100% literacy in Mumbai 2 Increase of Vocational Education
<p>Date : Friday, April 1st 2011 Time : 4.00 pm Venue: Urban Design Research Institute 4th floor, No 43, Dr. V B Gandhi Marg, Kalaghoda, Fort., Mumbai 400 023</p> <p>Please confirm your presence by email : researchfellowship@udri.org or call Rosaline on 6573 5773 / 2282 2924</p> <p> Urban Design Research Institute, No 43, V.B. Gandhi Marg, 4th floor, Kalaghoda, Mumbai-400 023 Email: info@udri.org Website: www.udri.org</p>	 <p>Urban form</p> <ol style="list-style-type: none"> 1 Conservation of heritage 2 Neighbourhood level DCR's

Research Fellowship Program

Research Fellow : Vinit Nikhumb

The final report on the Research Topic “What Happened to my Street Life” was handed in by Mr Vinit Nikhumb in April 2010. His fellowship period ended in December 2009. A copy of this is available in the UDRI RCC.

Research Fellow: Ranjit Kandalgaonkar

Mr Kandalgaonkar started his fellowship in August 2009 and was due to complete it in 12 months. However he requested a extension of his research period to 18 months as was formulated in his initial fellowship application. This extension has been given to him and his extended fellowship period ended in January 2011. However Mr Kandalgaonkar has yet to complete his study and continues to work on the project. He has collected a lot of data on the trusts and is in the process of compiling this into a report. He is hoping to finish this report by March End.

Mid Point Review of Research Fellow:

Date: April 14th 2010

Venue: UDRI

Presentation: by Ranjit Kandalgaonkar on work done to date

Reviewers: George Jose, Sudhir Patwardhan, Pankaj Joshi

Attendance: 7

Ranjit Kandalgaonkar

Philanthropic Institutions/Trust Buildings study located in the inner city precincts of Bombay.

This study of Trust buildings encompasses the historic time-line from the early 19th century of colonial Bombay, caught up in the industrial revolution. The study consists of local building clusters, or separate independent entities that are managed by semi private/ private institutional Trusts operating within and just beyond the walls of what was the Fort wall.

Most of these trusts formed a formidable and often inaccessible zone. The buildings were designed almost as a protective typology looking inwards and the workings of these trusts and the perpetual shroud of secrecy surrounding the people running these trusts seems now to be almost reflected in the architecture.

The project involves recording this parallel historical narrative of their mode of living through the lens of these trust enclaves. The area of interest lies in mapping these spaces and people living here within these inner cities clusters of Trust Buildings enabling the representation of the complexity and multiplicity of these sites. These might enable us to conjecture and imagine a different possibility of these sites which differ from the rationale of the dominant historical narrative.



Fort Management Plan

The UDRI conducted a detailed ground survey of the fort in May 2009 with the assistance of students from the Bharti Vidyapeeth's College of Architecture. Maps and survey Data collated from these surveys was analysed further by the UDRI over the course of 2010 and have been refined into a set of observations and recommendation. This has been compiled in a draft recommendation report.

This document is currently being presented to citizens groups and stakeholders as part of the public participatory process envisioned in the funding proposal to IFMR. The UDRI will present these recommendations to the main stakeholders – The Federation of Residents Trust (FORT) in February this year. We hope that the presentations to the stakeholders will lead to a critical discussion and from there to a call for implementation on the ground.

The stakeholders will be the driving force for the implementation of these recommendations and through their networks and those of UDRI we will be able to present this to all of the implementing agencies and other stakeholders in the area.



FMP Stakeholder Meetings

3) Fort Management Plan-SWM meeting

Date: 14th February 2011

Venue: UDRI

Presentation: UDRI proposal on Solid Waste Management for the Fort Management Plan

Participants: Nayana Kathpalia and Priya Ubale, Deepali Mody, Ankit Bhargava

Resolution:

Priya Ubale provided feedback to the UDRI's SWM proposal based on her many years of practical experience working with ALM's and their efforts in this area. These changes and suggestions were incorporated into the FMP proposal

4) Fort management plan-Stakeholders Meeting

Fort stakeholders meeting for the fort management plan

Date: 16th February 2011

Venue: UDRI

Presentation: on the Fort Management Plan by UDRI

Invitees: FORTmembers

Attendees:

Mr Remu Jhaveri – Colaba Tourist Welfare Association
Mr P Pereira – Heritage Mile association
Mr Jamshed Kanga – Horniman Circle Association & Kalaghoda Association
Mrs Nayan Kathpalia – Citi Space
Ms Sharada Dwivedi
Mrs Swarn Kohli – Nariman Point Churchgate Citizens Association
Mr Ashad Mehta – Oval Cooperage Residents Association
Mrs Priya Ubale – CLEAN Sweep Forum
Mrs Arti Sanghi - Nariman Point Churchgate Citizens Association

Resolutions:

A draft of a letter prepared on behalf of the FORT members to be sent to the Chief Minister. The FORT will request a personal meeting with the Chief Minister in order to take up the implementation of the recommendations.



The Urban Design Research Institute cordially invites:

FORT STAKEHOLDERS MEETING FOR THE FORT MANAGEMENT PLAN

Date: February 16th 2011 (Wednesday)
Time: 5.00 pm
Venue: Urban Design Research Institute
4th floor, 43 Dr. V B Gandhi Marg, Kalaghoda, FORT

We request your presence and participation at a meeting of the stakeholders of the area to present and discuss the recommendations for the **Fort Management Plan**. The Fort Management Plan was first initiated by the UDRI in 2003 as a natural progression to its area wise studies of the various fort precincts and the heritage building surveys started in the 1990's.

Physical surveys of the fort were conducted by the UDRI in May 2009 with the help of students from the Bharthi Vidyapeeth's College of Architecture. The analysis of the ground surveys have led to the identification of issues that need to be addressed and further to recommendations for each of these issues.

We look forward to presenting these recommendations for your debate and comment and welcome any insights you might have to offer in order to make this plan more effective. At the end of this process we hope to have the whole hearted support and cooperation of all the stakeholders in order to implement the plan.

Please RSVP to Deepali – Tel 6573 5773 / 2282 2924 or by email to researchfellowship@udri.org



5) Fort Management Plan- Stakeholders meeting

Date: 16th March 2011

Venue: UDRI

Subject: FORT letter to Chief Minister

Participants: Nayana Kathpalia, Shirin Bharucha, Ashad Mehta, Pankaj Joshi, Deepali Mody, Ankit Bhargava

Resolution:

Edits were made to the FORT letter to the Chief Minister based on the feedback received from the FORT residents. The letter was finalized and sent out for signatures from 16 FORT representatives. (Please see Annex 1)

6) Fort Management Plan presentation to MTSU

Date: 21st March 2011

Venue: MTSU office, Horniman Circle

Subject: UDRI's proposal for the FMP

Participants: Mr UPS Madan, Sulakshana Mahajan, Prachi Merchant, Pankaj Joshi, Deepali Mody, Ankit Bhargava

On the request of Mr UPS Madan of Mumbai Transformation Support Unit (MTSU) the FMP proposal was presented to him. The MTSU was looking to conduct a similar study and the UDRI made a case that the study was necessary as this area has been exhaustively studied by the UDRI over decades of work done in the fort.

7) Fort Management Plan – Meeting with Mr. Correa

Date: 25th March 2011

Venue: Mr. Charles Correa's office

Subject: briefing Mr. Correa on the UDRI's Fort Management Plan

Participants: Mr. Charles Correa, Deepali Mody, Mithila Manolkar.

The UDRI Fort Management Plan proposal and the work to date on the FMP was shown to Mr. Correa who approved of the proposal but raised two pertinent questions. One on the parking proposal secondly suggested that traffic planners be hired to look at the plan and if traffic planners were not available in India to obtain expertise from outside the country and this to be paid for by the government.

FMP Correspondence and Advocacy

1) FORT letter to Chief Minister

The federation of Resident's Trust sent a letter to the Chief Minister for the implementation of UDRI's Fort Management Plan.

2) Meeting With the Secretary to the Chief Minister

The UDRI obtained an appointment with the Chief Minister on 18th March 2011. Rahul Mehrotra and Pankaj Joshi presented the Fort Management Plan to the CM Secretary Mr. Ashish Singh and also handed over the letter by the FORT members.

The UDRI is awaiting a response from the Chief Ministers office towards the implementation of the Plan and has sent a follow up letter to Mr. Ashish Singh thanking him for the meeting and requesting a follow up meeting with the implementing government agencies in the presence of the Chief Minister.

Pubic Forum

3) Observer Research Foundation Round Table:

Date: April 7th 2010

Venue: Observer Research Foundation

Presentation:

The theme for this year's World Health Day on the 7th of April is **Urbanization and Health**. The World Health Organization's campaign – *1000 Cities, 1000 Lives* – aims to highlight the importance of promoting health in urban settings. The UDRI presented the case of Open Spaces at the Observer Research Foundation Mumbai to champions this cause with an interest in improving good urban health, promotion and protection of the environment and creating vibrant city cultures

Invitees: invitees of ORF

Attendance: 35



4) Deco Gothic Nomination:

Date: September 16th 2010

Venue: Max Mueller Bhavan.

Presentation: by Conservation Architect Abha Narain Lambha on the significance of the Deco Gothic Buildings in the Oval Maidan area and the need to nominate them as a world heritage site.

Invitees: The stakeholders of the marine drive, churchgate and Oval Maidan area were invited to this meeting.

Attendance: 27



FORT STAKEHOLDERS MEETING FOR DECO GOTHIC NOMINATION

NOMINATION OF OVAL MAIDAN AND ITS' ART DECO AND GOTHIC BUILDINGS AS UNESCO WORLD HERITAGE SITE

Date: September 16th 2010

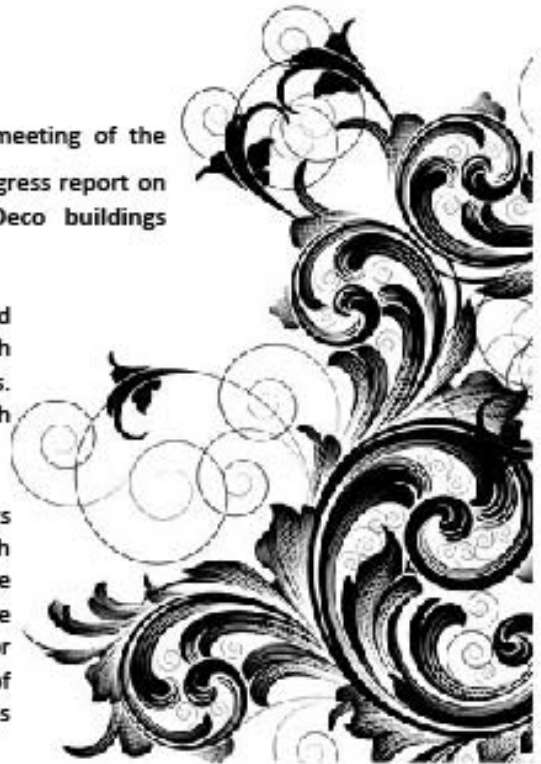
Time: 6.30 pm

Venue: Max Mueller Bhavan

We request your presence and participation at a meeting of the stakeholders of the area to present and discuss the progress report on the UNESCO nomination of the Gothic and Art Deco buildings surrounding the Oval Maidan as a World Heritage Site.

The priceless buildings of the area have been documented over the years by the UDRI in collaboration with architects, conservationists and the FORT Associations. The heritage Conservation architect Abha Narain Lambah will present the progress report for this nomination.

The associations of the Federation of Resident Trusts (FORT) are the main stakeholders in the area along with the businesses and institutions that occupy these buildings. The stakeholders meeting are part of the nomination process prescribed by UNESCO for nomination of a World Heritage site. Representatives of the Ministry of Culture and the ASI will be special invitees at this meeting.



5) 361 degrees – conference on Slums and Informal Settlements.

Date: 22nd October

Venue: Rang Sharada, Bandra.

Presentation: Paper by Pankaj Joshi, Executive Director-UDRI on the rehabilitation projects of slum dwellers in Mankhurd

Invitees: 361 degree conference attendees

Attendance:

about 361°
THE CONFERENCE 2010

2005 2007 2009 2010

THE CONFERENCE ON DESIGN & INFORMAL CITIES

Theme Design & Informal Cities [read more >](#)

Dates 22nd to 23rd October 2010

Venue Rangsharda, Bandra-w., [read more >](#)

Organisers Indian Architect & Builder, [read more >](#)

Partners SPARC, Dharavi Bachao [read more >](#)

Speakers Alfredo Brillembourg, [read more >](#)

Schedule 22nd to 23rd October 2010 [read more >](#)

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Organiser

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6) World Society of Ekistics

Date:

Venue: Tata Institute of Social Sciences, Chembur

Presentation: Paper by Pankaj Joshi, Executive Director-UDRI on the rehabilitation projects of slum dwellers in Mankhurd

Invitees: invitees of TISS

Attendance:

7) SEZ Public Meeting

Date: 19th November 2010

Venue: Rachna Sansad Academy of Architecture

Presentation: Pankaj Joshi, Ulka Mahajan and Dr Anand Teltumbde

Invitees: Public Meeting

Attendance: 41

UDRI Urban Design Research Institute
41 Dr V.K. Gokhale Marg, Ghatkopar, East, Mumbai 400 073
Tel: 022-4275-7777 Fax: 022-4288-9872

Public meeting on proposed Maharashtra SEZ Bill



Maharashtra SEZ Bill intends "to provide for development, operations, maintenance, management and administration of the Special Economic Zones and other specially designated areas in the state for promoting growth and export from the economic activities in such zones and areas." There are SEZ's planned in Mumbai (Gorai) and in the MMR (NMSEZ, MMSEZ) and nearly 206 in the State. The impact of these designated areas will be felt strongly in Mumbai and MMR as well as other cities in Maharashtra and their corresponding regions.

This public meeting discusses the proposed Maharashtra SEZ Bill as this bill will be coming up for debate in the winter sessions of the legislative assembly this year. As part of this public discussion we have invited speakers from varied backgrounds to present their experiences and views.

program

5.30 - 6.00	Tea and welcome
6.00 - 6.15	Welcome and Introduction on the Legal aspects of the SEZ Act
6.15 - 6.45	Presentation by Ulka Mahajan - National Alliance of Peoples' Movements
6.45 - 7.15	Presentation by Dr Teltumbde - SEZ in China vs. SEZ in India
7.15 - 7.45	Q & A with Panel Discussion, Chaired - Dr Ajit Ranade,
	Panel - Dr Anand Teltumbde, Ms Ulka Mahajan, Mr. Pankaj Joshi
7.45 - 7.55	Summary by Dr Ajit Ranade
7.55 - 8.00	Vote of Thanks

friday/19thNovember2010 @6pm
— auditorium, rachna sansad academy of architecture.
179 shankar ghoshkar marg, postbox no. 400073, tel. 24381254-1724



8) The political Economy of Land

Date: 10th December 2010

Venue: UDRI

Presentation: Paper by Dr Abhay Pethe, Respondent Mr V K Phatak and Chair D M Sukthanker

Invitees: invitees of MTSU, World Bank and UDRI

Attendance: 41

The Urban Design Research Institute
Cordially invite you to a lecture presentation by
Professor Abhay Pethe of Mumbai University on

'The political Economy of Land'

The respondent will be Urban Planner – Mr V K Phatak
And the discussion will be chaired by Mr D M Sukthanker

UDRI
URBAN
DESIGN
RESEARCH
INSTITUTE

Date: 10th December 2010

Time: 5.00 pm

Venue: Urban Design Research Institute,
4th floor, No 43, Dr. V B Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023

Abstract of Paper by Professor Abhay Pethe:
**COLLUSION, CONFLICTS, INFORMAL SYSTEMS, & RENT SEEKING:
THE GREAT PROTOTYPE INDIAN STORY OF
URBAN LAND MANAGEMENT IN MUMBAI**
Weak institutional structures pertaining to land management in Mumbai have led to high transactions costs and informal, less transparent systems of interaction among government authorities and private sector players such as builders and land owners thereby impeding efficient functioning of land markets. The paper analyses these dynamics through empirical studies of urban land management (the most valuable asset at stake in urbanisation) using core economic principles of incentive compatibility (the goodness of law), the one price principle (no arbitrage) and stock-flow relationships. In so doing it utilizes a conceptual framework spanning: the Principal-Agent model, the consequences of asymmetric information, the intermediate role of Supervisors (judiciary, media and civil society agents); as well as decentralisation post the 74th constitutional amendment in the context of finances for provision of amenities & shrinking fiscal space for the States. The paper argues that whereas one would want to see simplification in the cause of greater transparency and accountability, one needs to guard against oversimplification given the essentially multi-faceted and complex nature of the microcosm of governance.

Program - The Political Economy of Urban Land	
4.30-	Tea and welcome
5.00-	
5.00-	Introduction
5.10-	
5.10-	Lecture presentation by Prof Abhay Pethe of Mumbai University-
6.00-	COLLUSION, CONFLICTS, INFORMAL SYSTEMS, & RENT SEEKING: THE GREAT PROTOTYPE INDIAN STORY OF URBAN LAND MANAGEMENT IN MUMBAI
6.00-	Response by Mr V K Phatak, Q&A and discussion – Chair Mr D M
7.00-	Sukthanker
7.00-	Vote of Thanks
7.05-	
7.15-	Light Dinner at the UDRI
8.00-	

URBAN DESIGN RESEARCH INSTITUTE: 43 Dr. V B Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023
Phone: +91 22 6573 5773 Website: www.udri.org Email: info@udri.org



9) The evolution of a Modern Tropical Architecture in Sri Lanka

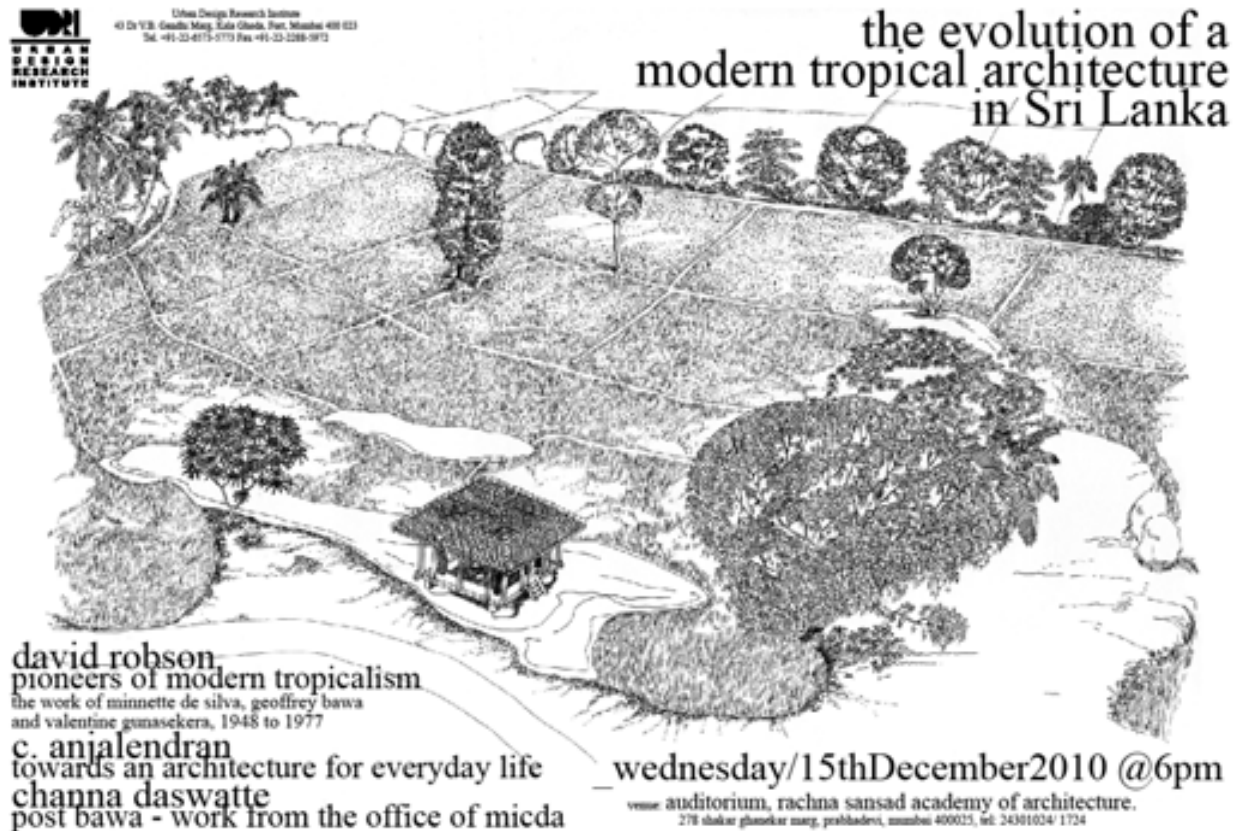
Date: 15th December 2010

Venue: Rachna Sansad Academy of Architecture

Presentation: David Robson, C Anjalendran and Channa Daswatte

Invitees: UDRI contact list

Attendance: 66



10) Sandhya Savant Memorial Lecture

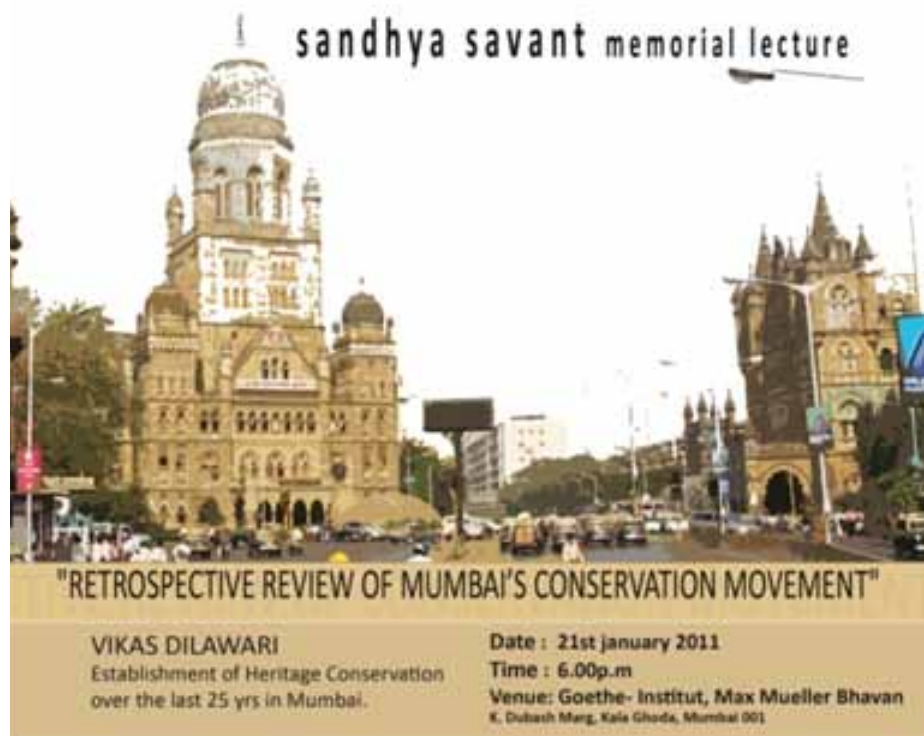
Date: 21th January 2011

Venue: Goethe- institute, max Mueller Bhavan

Presentation: By Conservation Architect Vikas Dilawari on **"Retrospective review of Mumbai's conservation movement"**

Invitees: UDRI contact list

Attendance: 49



Supported by the Sandhya Savant Urban Innovations Trust



Urban Design Research Institute,
No 43, V.B. Gandhi Marg,
4th floor, Kalaghoda, Mumbai 400 023
Email: info@udri.org Website: www.udri.org



GOETHE INSTITUT
MAX MUELLER BHAVAN
MUMBAI



11) Charles Correa Gold Medal

Award for excellence in architectural thesis

Date: 19th February 2011

Venue: Rizvi College of architecture



Jury: Charles Correa, Kamu Iyer, Narendra Dengre, Ravi Hazra

The jury was held on 19th Feb. followed by an exhibition for 3 days 20th February to 22nd February held at the Rizvi College of architecture. The gold medal was awarded to Akansha Raina from School of Planning, Delhi for the thesis "Revitalization of central business district" special mention was given to Richa Mehta from KRVIA for her thesis named "water +edge – redesigning the waterscapes in jodhpur" .



12) Harvard Bombay Studio

Date: 21th February 2011

Venue: UDRI

Visiting Faculty - Alan Berger, Toni Conchetti, Rahul Mehrotra, 15 students.

The studio focused on the Back Bay area on mapping documenting and discerning the emergent patterns of urbanism in Mumbai and providing design solution to some of the perceived issues of the metropolitan area.



13) Negotiating Urban Form in Mumbai

Date: 25th February 2011

Venue: little theater NCPA

PROGRAM	
Negotiating Urban Form in Mumbai	
UDRI Workshop - 25 February 2011	
Little Theatre – National Centre for the Performing Arts, Nariman Point	
SESSION 1 – INTRODUCTION	
10.00 to 10.10	Introduction by Rahul Mehrotra
10.10 to 10.30	Pankaj Joshi - Issues for Urban Design in Mumbai
10.30 to 10.50	Vijay Sane - MMR Concept Plan and Urban Form
SESSION 2 – FSI and URBAN FORM	
10.50 to 11.10	Shirish Patel – Understanding FSI
11.10 to 11.30	Ajit Ranade – The Economics of Urban Form
11.30 to 11.50	V K Phatak –FSI-From Physical to Fiscal
11.50 to 12.30	Panel discussion chaired by Amita Bhide
12.30 pm to 1.30 pm	L U N C H
SESSION 3 – CONSERVATION AND URBAN FORM	
1.30 to 1.50	Qutub Mandiwala-Metamorphosis of Urban Chaos
1.50 to 2.10	Simpreet Singh-Public Participatory processes and Urban Form for Mumbai
2.10 to 2.30	Rupali Gupta and KRVIA team – Conservation and Urban Form
2.30 to 3.10	Panel discussion chaired by Ravindra Punde
3.10 to 3.40	T E A
SESSION 4 – ENVIRONMENT AND URBAN FORM	
3.40 to 4.00	Gautam Patel – Protecting the Environment
4.00 to 4.20	Anita Patel - Built form & the Health of the city
4.20 to 4.40	Sheela Patel - Environmental Rights Versus Housing Rights
WRAP UP	
4.40 to 5.20	FINAL PANEL Chaired by : Rahul Mehrotra Panelist : Gautam Patel , Sheela Patel, Ana Gelabert Sanchez, Pankaj Joshi, V K Phatak.
5.20 to 5.30	Release of Mumbai reader 2009 by Dean Mustafavi of GSD
5.30 to 5.40	Next Steps towards Development Plan by Pankaj Joshi



'Negotiating Urban Form in Mumbai'

Date : 25th February 2011

Venue: Little Theater

Time : 10.00 a.m

National Centre for the Performing Arts

NCPA Marg, Nariman Point

Mumbai 400 021

The aspect that has remained absent from the discussion about the city's development and future is the question of Urban Form and the practice of Urban Design as an instrument to modulate the city's physical form and its skyline. The abstract notion of FSI has not resulted in a legible physical form for city.

It is therefore crucial for the city to re-examine and evolve a position regarding the overall urban form and skyline of the city, both in response to its global aspirations as well as the multiple needs of its underprivileged local population. To this end, the Urban Design Research Institute is organizing a one day Workshop to discuss Urban Design in Mumbai and engage with the question of how Planners, Architects, Policy makers as well as Citizens can simultaneously negotiate rapid growth and conservation. The Conference is structured through several themes such as **the FSI and Urban Form, Conservation and Urban Form, Environment and Urban Form, Settlements and Urban Form.**

Please confirm your presence at the workshop by registering for it at publicforum@udri.org or call Rosaline Vaz : 022-65735773 / 022-22822924



Urban Design Research Institute,
No 43, V.B. Gandhi Marg,
4th floor, Kalaghoda, Mumbai 400 023
Email: info@udri.org Website: www.udri.org



National
Centre
Performing
Arts



South Asia
Initiative at
Harvard

The workshop was introduced by Rahul Mehrotra followed by a presentation by Pankaj Joshi on the issues for urban design in Mumbai.



Rahul Mehrotra



Pankaj Joshi

SESSION 1

1.1 Vijay Sane: MMR Concept Plan and Urban Form

Urban Form for Mumbai

This presentation identified five focus areas that would form the key to enhancing and further evolving the urban form for Mumbai. These are: heritage conservation, business districts, urban nodes, special precincts and urban waterfront.



Vijay Sane

SESSION 2:

2.1 Shirish Patel – Understanding FSI

Synopsis: There is an interlocking of four apparently independent parameters: The Built-up floor space per capita; the Public ground area per capita (including roads, parks and other public spaces; the Plot Factor, defined as the ratio of buildable plot areas to public areas in a locality; and FSI. Net Densities (population per unit of buildable area) and Gross Densities (population per unit of total area) are a consequence of these four parameters. The interconnections between them are explained in a new comprehensive graphical format. Looking at existing localities around the world as they appear on the graph may help us understand why certain areas work better than others. The graph also helps us understand the potentially disastrous consequences of recklessly increasing FSI without considering the local context.

2.2 Ajit Ranade – The economics of Urban Form

2.3 Vidyadhar K. Phatak - AMAZING FSI – FROM PHYSICAL TO FISCAL

This presentation unraveled the appearance of FSI in Mumbai planning norms and its subsequent evolution into a form of development currency.

The session ended with a panel discussion chaired by Amita Bhide



Shirish Patel



Ajit Ranade



V K Phatak



Panel discussion

SESSION 3

3.1 Qutub Mandwiwala – Metamorphosis of Urban Chaos

BHENDI BAZAAR REDEVELOPMENT PROJECT-SBUT

cBhendi bazaar built in the early 20th century is located in crowded locality of south Mumbai. This 16 acre Mixed Use project will bring about a transformation of Bhendi bazaar in which 281 old buildings will be replaced proposing multi storey residential buildings for 3266 families and 1200 businesses.

3.2 Simpreet Singh - Public Participatory Processes and Urban Form for Mumbai

The idea of particular type of Urban Form that Mumbai presently aims to achieve as a world class city, what it means and where it stands and might lead us to. The various trajectories of public participation that exist and have been brought in by legal and other transformations underway. Third highlight that

when we talk about participation, we are referring to the participation of citizens, and interrogate this idea of citizens and citizenship and what it encompasses.

3.3 Rupali Gupte – Mainstreaming Urban Form

Not ‘negotiating urban form’ but mainstreaming the process of urban form regulation.

As urban designers too, we do not have our own self-theorized language to speak of urban form. Urban form ideas today coming from our professionals are driven by ideas of the ‘clean’ and the ‘green’.

Questions of urban form are not taken seriously. They tend to get mixed up with other issues. Developments today are supply driven – usually by developers. Architects start with FSI making for a default urban form. Activists start with provision, which also results in a default urban form. The question is why are there no competitions? No evaluations? No urban designs of our city infrastructure? But also the main question now is how do we address this gap? We need a discursive space to evaluate and validate. Government needs to be serious and provide the enabling environment. Academia needs to be serious and not become handmaidens of the market.

The session ended with a panel discussion chaired by Ravindra Punde



Qutub Mandviwala



Simpreet Singh



Rupali g Gupte



Panel discussion

SESSION 4

4.1 Gautam Patel – Protecting the Urban Environment

Definitions are faulty. Classifying City and Forests under Urban or Environment.

Where do you classify poverty? Reinterpret

The top down decision making process- We know what's good for you messes the planning process

How is the City and the Law viewed in popular culture: City is seen as fallen into greater lawlessness and poorer environment (movies such as Batman, Matrix)

Redemption in Nature

Even Housing for the poor requires Open Space/Environment

4.2 Anita Patil Deshmukh – Built Form and the Health of the City

Urban planning and design have a particularly important role in terms of influencing the urban physical environment that has a critical impact on health of the citizens; physical health, mental health and social cohesion.

This presentation discussed the impact, giving examples of key health objectives for urban planners and the design concepts executed in the global cities that have improved the overall health metrics.

4.3 Sheela Patel – Environment rights versus Housing Rights

The session ended with a panel discussion chaired by Rahul Mehrotra. Ana Gelabert Sanchez spoke about urban design issues in the city and ways to resolve them. The Mumbai Reader 09 was released by Mustafavi (Dean of GSD) .



Gautam Patel



Sheela Patel



Panel discussion



Mustafavi releasing the Mumbai Reader 09

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.

In the last four months the Research and Resource Centre has made following new additions:

Books	55
Reports	73
Research Reports	7
Clippings	2019
CD Rom	127
Photographs	NIL
Maps	2

Urban Analysis and Research Group

The Development plan project by the UDRI benefits from expert opinion on the city itself. The need for such a group was also reiterated by various groups that have agreed to be a part of the UDRI Development Plan Project. With the new development plan being under review the discussion of an alternate development control regulation that directs an Open/Equitable/Efficient Mumbai is of urgency today. In the context of government sanctioning indiscriminately high FSI there is a need to start thinking right now on various planning strategies that have impacted the urban form. Hence a group named the “Urban Analysis and Research Group” was formulated. This group is coordinated by the Urban Design Research Institute.

Participants:

The group currently consists of Ajit Ranade, Alpa Sheth, Amita Bhide, Anirudh Paul, Anuj Bhagwati, Cyrus Guzder, Debi Goenka, Gautam Patel, Shirish Patel, Shyam Chainani, V K Phatak, Vikas Dilawari and Pankaj Joshi

First Meeting:

Creation of an urban think tank to ideate on government policies and resolutions.

Discussion of Resolution No. TPB 4310/1534/CR-111/2010/UD-11

Commission a study on FSI consumption in the city

Carrying capacity of the city

FSI and its relation to urban aspirations

FSI consumption study to trigger infrastructure development

Safety of tall buildings during seismic activity

Oversupply of commercial properties

Water distribution and consumption in the city

Water & solid waste recycling

Proposal for Wadala truck terminal into mixed use, mixed income neighborhood

Resolutions -

Inclusion of a planner (V.K. Phatak), economist (Ajit Ranade), social scientist (Amita Bhide)

UDRI to moderate an online discussion group and meetings to be held on the 2nd & 4th Wednesday of every month.

Second Meeting:

Recap of previous ideas that revolved around the GR on high FSI

Application of Acts

SEZ and its role in the country

Carrying capacity of a region

Opening up of more land for development

Report on FSI

Land use and transport infrastructure

Cannot have large plots of land with 4 FSI (eg. of Daravi, Mill Lands etc), Daravi draft DCR

Metro land should contribute to infrastructure development

Re-housing and no free housing

Creation of an artificial demand of FSI

Resolutions -

Meet Principal Secretary-UD (T C Benjamin) and discuss his views on FSI within the city

Conduct ground work on the status of FSI transaction within the city

Edits on the online group (objectives and issues on usability)

Third Meeting:

The draft of the letter to UD Secretary in response to the formation of the FSI Committee and its Terms of Reference was discussed

Fourth Meeting:

The finalized letter in response to the appointment of the FSI committee was signed by group members. (This letter is annexed as Annex 1) The draft Maharashtra SEZ Act was discussed.

Fifth Meeting: 28th September 2010

Resolutions –

Edits were made to the draft SEZ letter.

Sixth Meeting: 2nd November 2010

Resolutions – The UARG finalized and signed the SEZ letter to be sent to the Chief Minister. Please see Annex 2

Seventh Meeting: 7th December

Resolutions –

It was decided that the UDRI would work with Mr Phatak to determine the available developable land in each ward. The non-developable land such as opens spaces, major roadways, Railway land, CRZ, defence land, Port area, BARC, National Parks, Salt pans, Marshy areas to be determined.

The UDRI is determining these figures using ward maps

Eighth Meeting: - 1st February 2011

Resolutions: It was decided to resend the UARG letter concerning the SEZ to the New Chief Minister Prithviraj Chauhan and to request a meeting with him.

UARG Research Initiatives

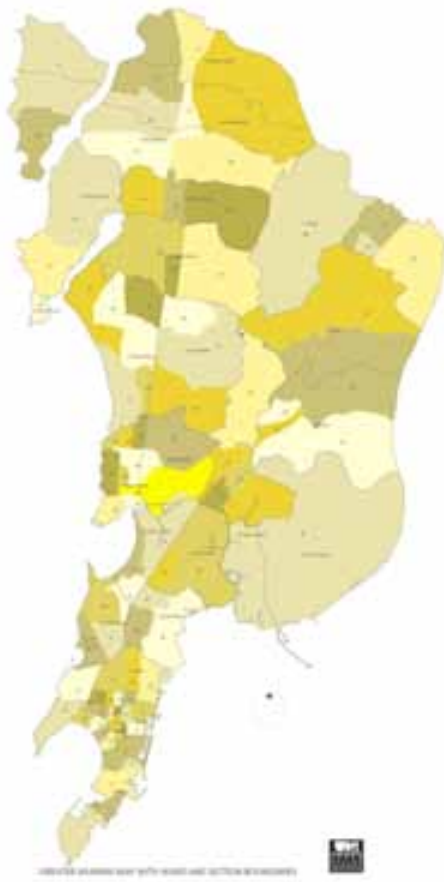
Mr Shirish Patel and Mr V K Phatak have initiated a research initiative that focuses on FSI and density.

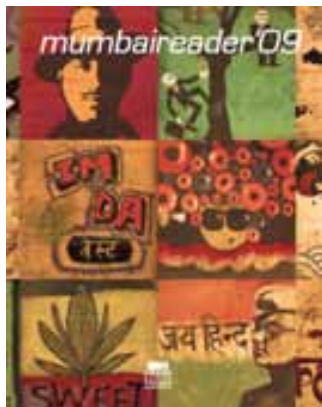
Research Methodology

The research is carried out in the following steps.

- Analyzing the island city, suburbs and the rest of Mumbai Metropolitan Region and acquiring the areas (ward wise) for the whole city. Mumbai is divided in 24 wards and these wards are subdivided in 88 sections.
- Acquiring the conservation areas in each ward like mangroves, national park, Mandala hills, marshy areas, lakes and Aarey milk colony.
- Acquiring the regional infrastructure areas in each ward like airport, roads, university, railways, BARC and MPBT.
- Adding the conservation area and the regional infrastructure area for each ward to get the non developable area.
- Acquiring the developable area for each ward by subtracting the non developable area from the total ward area.
- Desirable and probable range of Per Capita Built Up Area 5 to 25 m² and Per capita ground area for roads, open spaces, schools, hospitals etc. 5 to 20 m² and hence mean FSI
- Varying FSI of every ward that gives the mean FSI.

This is to be co-related to the census information that is available for 88 sections in Mumbai





Mumbai Reader 2009

The Mumbai Reader as indicative is a collective project intended to be a research monograph focusing on Urbanism within Mumbai.

Call for articles for the reader was sent late March this year and articles were received between May and June. Compilation of newspaper clippings, initial proofreading and creating an image bank for this edition of the reader was done with the assistance of Aditi Pinto who was hired between 21st of June till the 16th of July.

The final list of articles and information compiled is as follows.

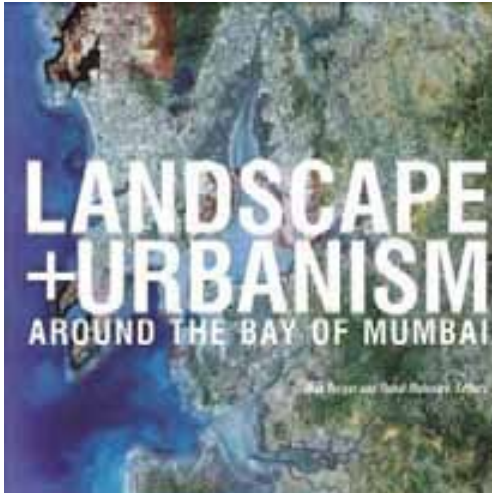
01	Swapna Banerjee-Guha	India's New Urban Policy and Contemporary Urban Planning: Socio-Spatial Injustices in Mumbai's Redevelopment
02	Sudha Mohan	Issues, Challenges and the Changing Sites of Governance: Self Organising Networks in Mumbai
03	Sheilu Sreenivasan	Dynamic Municipal Commissioner unleashes Senior citizens civic movement
04	P K Das	Planning for Mumbai : The Neighbourhood way Case Study - 'Vision Juhu'
05	Sharit K. Bhowmik	Politics of Urban Space in Mumbai: 'Citizens' versus the urban working poor
06	Ian Nazareth, Shashank Shrivastav	Rajiv Gandhi Sea Link
07	Nidhi Jamwal	No Vacancy
08	Shirish Patel	Dharavi: Adjusting to the Urban Poor
09	Rahul Srivastava, Matais Echanove	Learning From Dharavi
10	Jeb Brugmann	Mumbai's Biggest 'Slum' Deserves Its Own Award: Protection as a UN World Heritage Site
11	Ranjit Kandalgaonkar	Development Control Regulations No.33
12	Navtej Nainan	Building Boomers and Fragmentation of Space in Mumbai
13	R.N. Sharma	Urban Renewal and Its Implications to Resettlement & Rehabilitation (R&R)
14	Amita Bhide	From The Margins: The Experiences of Low Income Communities In Mumbai vis-à-vis Changing patterns of Basic Service Delivery
15	RB Bhagat, Grace Bahalen	Access to Civic Amenities in Slums of Mumbai
		UDRI
16	Jaideep Gupte	Security Provision in Slum Re-Settlement Schemes in Mumbai – A Case Study of the Lallubhai Compound Settlement, Mankhurd

17	Vinit Nikumbhm	Walkability in Mumbai
18	Ranjit Kandalgaonkar	A Study of Trust Buildings
19	John Hutnyk	Spectacular Transports in London
20	Naresh Fernandes	Anger management
21	Kaiwan Mehta	Ornament and Crime
22	Kainaz Amaria	Metro under execution
23	Aditi Pinto	Monorail/ Wadala Truck Depot/ MUTP
24	Gaele Lesteven	Traffic congestion in Mumbai: Will public authorities take the opportunity to leapfrog?
25	Kalpna Sharma	Folly on private wheels + Invisible environmentalists
26	Citispace	Let to CM Ashok Chavan in regards to stay on Caretaker Policy
27	Shirin Bharucha, Nayana Kathpalia Kathpalia	The Many Crosses of the Cross Maidan Garden
28	Shilpa Ranade, Shilpa Phadke, Sameera Khan	Entry Restricted: Open Public Spaces in Mumbai
29	Save Rani Bagh Botanical Garden Action Committee	Save Rani Bagh
30	Rachel Lopez, Deepanjana Pal, Bijal Vachharajani, Suhani Singh	Life in a Bubble
31	Darryl D'Monte	Skyscrapers in Mumbai: High-rise fantasies
32	Shalini Nair	Million Dollar Apartments, But No Place To Call Home (Housing in the City of Extremes)
33	Sidh Losa Mendiratta	Uncovering Portuguese histories within Mumbai's Urban History
34	Aroon Tikekar	The Death of Mumbai University + Whose Mumbai, Meri Jaan?
35	Mustansir Dalvi	Bombay, or what's left of it
36	Vidyadhar K Phatak	Planning Fable/ Evolution of Currency in Mumbai/ Three Short Stories
37	Vyjayanthi Rao	Slum as Theory

Design of the publication unlike to previous editions have been undertaken in-house to cut production costs. Shashank Shrivastava, architect and freelance graphic designer was a part of the project team assisting in design and data compilation from the 5th of July till the 8th of October. Proofreading was undertaken by Sarita Manu and the recommended revisions incorporated.

Quotations were sourced from both Jak and Prodon Printers for the printing of the reader. Prodon has been selected as the printer. Books (1000 copies) will be delivered to the UDRI on the 10th of February. The launch of the reader is scheduled on the 25th of February during the UDRI workshop 'Negotiating Urban Form in Mumbai'.

Publications



Landscape and Urbanism around the Bay of Mumbai

The UDRI under the Bombay Studio has partnered with the Massachusetts Institute of Technology's Urbanisation Laboratory wherein after a study of the bay of Mumbai ideas for the region by the studio participants has been compiled in the fore mentioned document. UDRI who have been co-publishers for the project has borne the responsibility of production. Work on production commenced August last year. After costs and paper specification were finalized the received files were corrected for colour and incidental text edits/revisions at Jak Printers. The publication is currently on its print run. We will receive the consignment of 500 copies during the last week of August.

Staff Augmentation and resignations

(Other than Existing)

1) Documentation Coordinator:

July 2010

The Documentation Coordinator assisted in the formulation of reports, power point presentations, publications, brochures and posters for interactive workshops, keeping minutes of the meeting under stringent deadlines. The Documentation Coordinator also assisted in translating reports and in the coordination of Public Forum support activities

2) Intern and Architect:

July 2010

An intern was given the job of digitizing the Existing Development Plan of Mumbai into AutoCAD Format required for phase 2 of the project. This will form a unique resource in the UDRI and will be utilized for the Public information charrette envisaged later in the project.

An architect, Ankit Bahrgava was hired on a project basis to design the FMP report in the months of October 2010 thru January 2011. He will come back to work on the FMP public meeting presentations in the months of March and April 2011

3) Resignations:

October 2010

The Director-Public Forum, Omkar Gupta resigned in October 2010 to continue his career. He will be sitting for the IAS exams in 2011 and is currently preparing for the exams

The documentation coordinator – Prutha Lanjerkar resigned in October 2010

4) New Hiring

December 2010

An architect, Mithila Manolkar was hired on a full time basis to provide support to the DP project.

An intern Salmaan Khan has been hired to assist with the project from December 2010 to March 2011

Annex 1- UARG letter to FSI committee



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

Principal Secretary – Urban Development Department
Chairman
Review Committee for FSI policy in Mumbai
Urban Development Department
Government of Maharashtra
Mantralaya

28th September 2010

Dear Sir,

Re: **Resolution No TPB 4310/1534/CR-111/2010/UD-11**
Formation of a Committee to review the FSI policy of Mumbai City

1.0 We understand that the Development Plan (DP) for Mumbai is to be revised for the period 2014-2034 as per the provisions of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966, section 38. Under this provision a complementary Development Control Regulation (DCR) will also be developed which will define land use, Floor Space Index (FSI) and density patterns. In the light of this, the need for the formation of the above committee is not very clear to us.

FSI, by itself, is not an independent point of discourse to be taken up by a separate committee but comes under the purview of the development plan to be created as per the MR&TP Act, 1966 which prescribes in detail the elements of the development plan. Therefore this committee cannot prescribe the FSI regime for the city and its decisions have no legality nor is it constitutionally correct as the committee will be interfering with decisions that are within the purview of the local authority.

We are of the opinion that there should be a stay on any further amendments to the DCR or granting of additional FSI until this larger review is undertaken for the preparation of the DP.

Annex A outlines the steps that will be necessary to be followed to arrive at a rationalisation of FSI for Mumbai as this needs to be linked to the broader development plan exercise.

2.0 It is necessary to curtail the dilution of the DCRs, in particular the numerous modifications to section 33. In addition it is felt that the new DCRs proposed in the new DP should address the following issues:

- 2.1 The DP should formulate clear guidelines for built form, based not merely on FSI, but emphasising instead aspects such as plot size and dimensions, location, access and infrastructure availability. The new DP should take into consideration the implications of net FSI as it converts to gross FSI for each locality. Alternative parameters such as number of units (which delimits the number of persons) permissible for a particular location may be a more appropriate measure than FSI for the purpose of residential construction.
- 2.2 In order to strengthen the character and realise a cohesive urban form, each area and heritage precinct must have individual development parameters in the DCR.
- 2.3 The DP should look at creating a simplified DCR that is legible and therefore easier to follow as well as monitor which will eliminate the loopholes that the current DCR provides.



Continuation sheet

- 2.4 The current DCR provides two separate standards for SRA schemes and for other buildings. This has created severely sub-standard housing, overrun with crime and disease creating poorer communities. Such double standards are to be removed from the new DCR. All new housing should follow the same minimum standards for open space, light and ventilation and should not be dependent on the occupier's ability to pay for it.
- 2.5 The current DCR is simply a set of rules for property development. The new DCR should provide guidelines for the larger urban development plan or concepts that can create legible city spaces that take into account the characteristics of particular areas, infrastructure availability or connectivity. FSI should be used as a tool in this larger form-making for the city.

3.0 Simply increasing the FSI will not address the need for affordable housing in the city but will instead simply contribute to the luxury housing market. There is an urgent need to create a framework for developing rental housing both by private and government agencies in order to address the affordable housing shortage of almost 60 percent in the city.

4.0 There is an urgent need to de-commodify TDR and remove the need for a piecemeal evaluation of FSI. The new DCR should ensure that the development rights of every developer are governed by a set of clear and transparent rules that are non-negotiable.

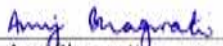
We would be happy to meet you in person to elaborate further our concerns regarding implications of piecemeal assignment of FSI and our studies relating to this matter.

Yours Sincerely,


Ajit Ranade


Alpa Sheth


Anirudh Paul


Anuj Bhagwati



Cyrus Guzder

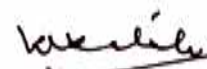

Debi Goenka


Gautam Patel


Shirish Patel


Vikas Dilawari


Pankaj Joshi


V K Phatak



ANNEX A

Steps to arrive at a rationalisation of FSI for Mumbai
continuation sheet

- 1.0 Do a mapping of the existing pattern of FSI consumption in Mumbai and as stated in the Request for proposal for the preparation of the Development Plan for Greater Mumbai 2014-2035 prepared by the MCGM. The mapping should include the following attributes
 - a) Land Use
 - b) Floor Space and its use
 - c) Population and Employment (formal and informal)
 - d) Real Estate Prices
 - e) Present land use zone
 - f) Identification of individual Educational, Healthcare and Recreational facilities with detailed attributes like land and floor space, strength in terms of number of students, beds, ownership etc.
 - g) Similar data about fire stations, police stations public parking etc.
 - h) Environmental status (This could be based on the annual Environmental status Report brought out by MCGM)
 - i) Proneness of the area to natural hazard
 - j) Slums and their rehabilitation
 - k) Infrastructure facilities.
- 2.0 Do survey and correlate FSI to the infrastructure social as well as physical that is available. The factors to consider in determining carrying capacity as stated in the report on Mumbai Carrying Capacity by Conservation Action Trust are:
 - i) **Land-use and housing:**
 - a) Provision and maintenance of open spaces
 - b) Provision of Pedestrian footpaths and access ways
 - c) Provision of affordable housing and rental housing without displacement of communities
 - d) Location of Employment and facilities for self employment
 - e) Protection of Environment including salt pans, mangroves and CRZ.
 - f) Protection of Mumbai natural drainage channels
 - g) Mitigation of heat islands through provision of tree cover
 - h) Recharging of ground water.
 - ii) **Water**
 - a) Increase per capita supply of water currently placed at 90 liters per capita per day (lpcd) to the MCGM planned figures of 240 lpcd. This water needs to be equitable distributed to all residents and establishments in the city.
 - b) Improvements to water supply infrastructure to remove contamination that is occurring
 - c) Completion of the underground water pipeline project
 - d) Implementation of Rain water harvesting systems in new and existing buildings
 - e) Implementations of Gray water treatment facilities.



continuation sheet

- iii) **Sewerage, Storm Water and Municipal Solid Waste**
 - a) 100% of generated sewage to be channeled through MCGM drainage network
 - b) Waste water projected to increase in line with water demand projection.
 - c) Achieve treatment capacity planned for 2025 of 2,600 MLD and achieve 100% treatment of sewage to 'consent standard'
 - d) Waste production per capita to grow by 1-1.33% per year
 - e) Provide public toilet blocks to remove open defecation.
 - f) The design frequency for Mumbai storm water drains capacity to be for maximum rainfall occurring once in ten years to prevent the flooding condition of 26/7/2005
 - g) Existing landfill sites expected to reach capacity by 2010-12. Identification of new landfill sites
 - h) Need to increase provision of recycling
 - i) Implement separation of solid waste at site to bio degradable and non degradable and treatment of degradable waste on-site
 - j) Facility for treatment of bio-medical waste
- iv) **Energy**
 - a) As household income grows the per capita energy consumption also grows.
 - b) Promote the use of low energy bulbs and appliances
 - c) Promote renewable energy sources
- v) **Transport**
 - a) Encourage Public Transportation over Private to cater to growing demand efficiently.
 - b) Improve pedestrian infrastructure
 - c) Completion of project such as Mumbai Metro, Mono Rail, BRTS, provision of Bus rails, Station Area Traffic Improvement Schemes, Sewri-Nhava Sheva Sea Link.
- vi) **Education**
 - a) Improve quality of education, address social problems behind nonattendance
 - b) Infrastructure needs to follow trends of northward population
 - c) Improve Teacher to student Ratio in classrooms
- i) **Healthcare**
 - a) Achieve WHO standard of one bed per 500 population
 - b) Ensure equitable distribution of hospitals through wards.
 - c) Ensure Private hospitals provide subsidized treatment to the poor.
 - d) Mitigate many common health problem caused by poor sanitation, water and air and by providing green spaces for recreation.



continuation sheet

- 3.0 Develop some relational benchmarks between infrastructure and density. Some of the parameters that need to be considered when assessing the FSI potential of an area are:
- a) UTILITIES: Minimum diameter of water pipes, sewage pipes that service the area along the entire length of the system.
 - b) PHYSICAL INFRASTRUCTURE: Width of roadways and number of units being serviced by the roadway.
 - c) PHYSICAL INFRASTRUCTURE: Connectivity by public transport.
 - d) PHYSICAL INFRASTRUCTURE: Clear width of footpaths for pedestrians to nearest transit point.
 - e) SOCIAL INFRASTRUCTURE: No of schools/unit, hospital beds/unit, no of clinics/unit
 - f) SOCIAL AMENITIES: Cultural Centres, Religious Centres, Squares and meeting spaces.
 - g) PHYSICAL AMENITIES: Availability of Parks/person and distance of the facility from units. Minimum size of open space, level of maintenance and facilities provided.
 - h) LIVELIHOOD: Location and types of employment/working population
 - i) ENVIRONMENTAL RESERVATIONS: Environmental protection norms measured by mapping of the areas required for sustainable environment vs actual areas made available on ground.

Annex 2- UDRI letter on SEZ Act



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

10th September 2010

Honourable Chief Minister
Government of Maharashtra
Mantralaya
Mumbai 400030

13/09/10
मुख्य मंत्रालय, महाराष्ट्र
मुंबई ४०० ०३३

Maharashtra Special Economic Zones and Designated Areas Act, 2010

Honourable Chief Minister,

We understand that a bill to enact the SEZ Act has been formulated with the intention to attract foreign direct investment for accelerating the pace of economic growth and seeks to create a simple and transparent system and procedures for enhancing productivity and the ease of doing business in Maharashtra.

We are sure that you are aware that two of Mumbai largest SEZ's covering over 12,000 hectares are being proposed across the Bay of Mumbai in counterpoint to the thriving city. It is self explanatory that any development in this area will have a huge impact on the growth of the City of Mumbai which is currently operating over capacity.

Any development here needs to look at the future growth potential of the city so that the demand for affordable housing, public transport infrastructure, and connections to the hinterland can be addressed for the future sustainability of this great metropolis.

Giving over a large portion of this land for the development of the SEZ will not benefit the larger interests of the City of Mumbai and its citizens for the reasons outlined below:

1) Planning Integration with the surrounding hinterland: In case of requirement to integrate services and infrastructure across and through the SEZ a planning mechanism will be needed. This is especially required where SEZ surround existing villages. **How will the government be able to ensure the integration of the SEZ territories in the larger planning of the region?**

2) Planning guidelines for New Towns : The proposed Act states that it will follow the National Building Code for individual buildings. However it removes the applicability of Chapter VI of the Maharashtra Regional and Town Planning Act, 1966. (MR&TP Act) What will be the planning norms that will be followed in the preparation of development plans for these special planning Authorities? How would you ensure that democratic planning principles are employed for this process?



Continuation sheet

3) This bill proposes that SEZ's be made independent entities outside the scope of local bodies like the Municipal Corporation or Council, or the Gram Panchayat. **Our primary concern is that without the role of elected representatives of the people, how will these new townships be part of a democratic and transparent system? This bill challenges the fundamental right of every citizen of India to express/represent himself.**

4) Implementation of Environmental Norms: There is no clear mention in the SEZ Act that provisions for safeguarding the environment both within the designated SEZ zone as well as the area surrounding the SEZ zones will follow all Indian Environmental Acts, Rules and Regulations. Of special concerns will be the pollution of coastal areas and oceans that are shared with non SEZ areas and the application of Environmental Pollution control Norms, protection of waters and forest reservations, mangroves and wetland ecology, maintenance of CRZ regulations and Management of Solid waste and sewage. This is a matter already of great concern in the existing city areas and uncontrolled development across the bay will only aggravate the problem.

5) Protection of rights of existing communities in the area: The land acquisition process should provide for an inclusive development that will benefit the largest number and cross section of the population already occupying this hinterland. The benefits of industrialisation and economic growth cannot be concentrated in the hands of a few private developers.

6) Creation of self sustainable Economic Zones: One understands that the SEZ are created as self sufficient zones that will be able to recycle energy waste and resources within its land area without undue resource drain from the surrounding hinterland. In this regard SEZ's as independent autonomous zones must provide for their own waste generation, water collection and purification, recycling and reprocessing of gray water and waste recycling without depending on the state for supply of resources and service. Mumbai is already in a parasitic relationship with the hinterland in regards to resources such as water and power. If groundwater shall be used for SEZ's then it must be understood that the ground water resource belongs to the larger community and not simply the SEZ. Uncontrolled water pumping from wells will adversely affect the water table on which others depend for their livelihood. Any new development should be able to not only sustain itself but also alleviate Mumbai resource drain on the hinterland.

7) Market Monopoly in the provision of essential infrastructure and services: The SEZ and Designated Area Authority will have a clear market monopoly in the provision of essential services and infrastructure. This is a completely unacceptable state of affairs compounded by the lack of any democratic representation by the users of the SEZ.

8) Protection of right of workers and labourers: Existing State Labour laws will not be applicable, yet there is a need to ensure some protection of the rights of workers as well as the provision of services for female employees, the upholding of the principles of equal opportunity and the rights of children within the bill. It is also necessary that there are stipulations for the provision of housing and support services for the workers in the SEZ that



continuation sheet

fulfil their needs and aspirations and that any new townships in the area should enhance the quality of life of those who live and work there.

9) Social Exclusion: Permission is required to be sought from the SEZ Authority before entering the SEZ. What stops the creation of Exclusive zones where entry is restricted to only a few privileged classes? This is a common practise in smaller gated communities being built around the nation. In the case of an SEZ it can be exclusion zones at an unacceptably large scale (The Maha Mumbai SEZ itself will be 10,000 hectares).

10) National Security: How can the government ensure security not just within the SEZ but also from elements that may be operating from within the SEZ. What stops the SEZ Authority from creating its own personal armed mercenaries? The removal of the SEZ from the jurisdiction of the Maharashtra Private security Guards Act, 1981 means that the security forces within the SEZ no longer fall within the larger umbrella of the State Police Force and are no longer answerable to the state.

11) Performance of Developer: The bill does not have in place a clause for repeal of powers vested in the SEZ on non performance of target economic and employment generation goals. A exit strategy needs to be built in for the state to be able to reclaim power of the SEZ in case of non performance or failure to provide any value addition to the Indian Economy. **These target goals should be defined at the very outset and monitored in a transparent manner.**

12) Transparency in governance of SEZ. As the SEZ's have been constituted for the larger economic benefit of the country it must fall under the category of a public Authority and be subject to the "Right to Information Act".

As these areas demarcated as SEZ play a significant role in the expansion of the city and the alleviation of pressures for land and access for the city, this land should be part of the larger regional plan for the city and should be firmly controlled by a larger plan made by city development authorities.

We would be grateful if we could meet with you in person to explain further the concerns that have been outlined above.

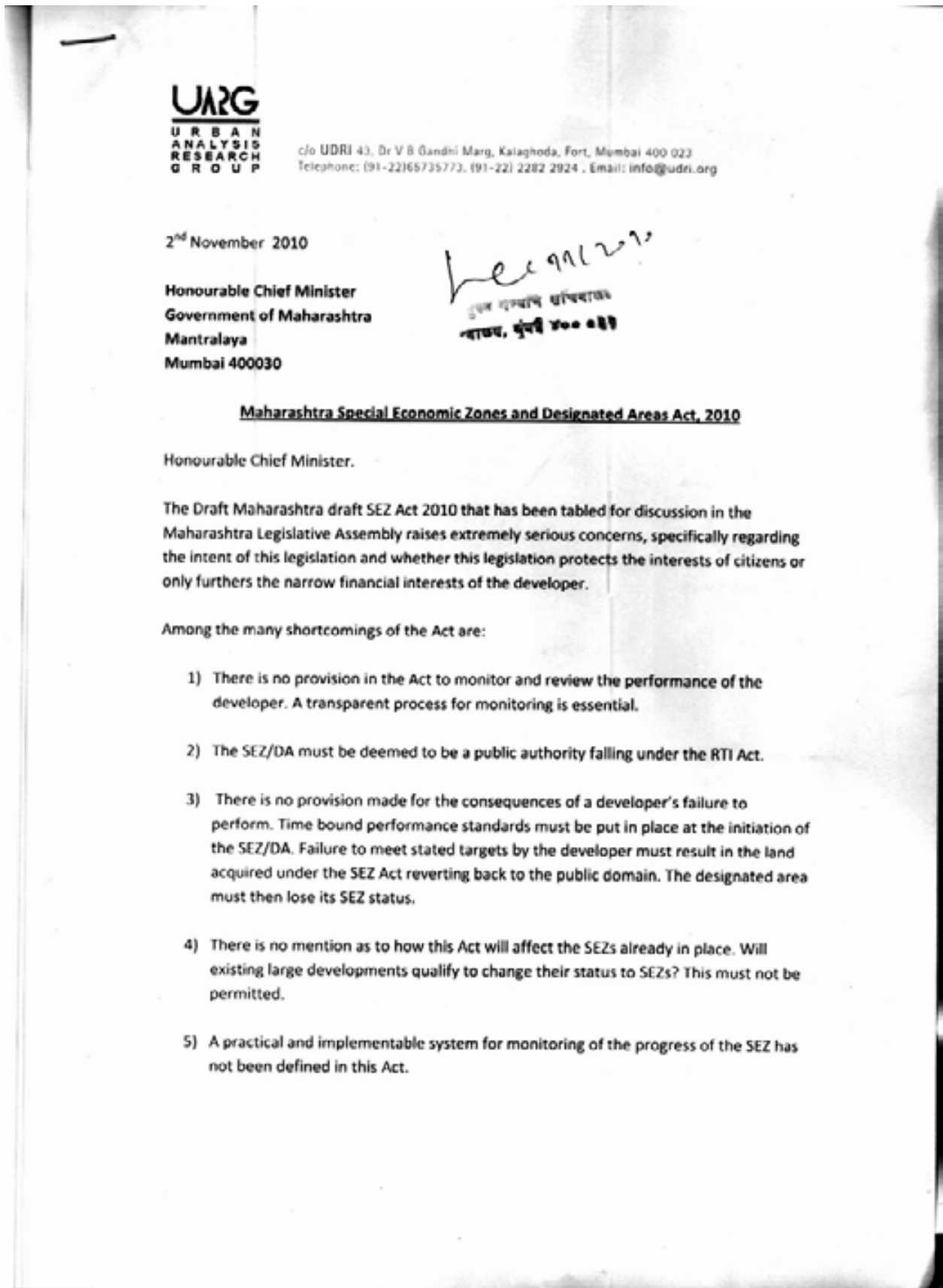
Yours Sincerely,

For the Urban Design Research Institute



Pankaj Joshi
Executive Director


Annex 3- UARG letter on SEZ Act

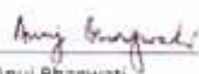


- 6) There should be a clear provision in the SEZ/DA draft Act to the effect that the SEZ/DA cannot be used for real estate development by the developer. This is logical since the Act allows the acquisition of land for the greater public good.

We would be grateful if we could meet with you in person to explain further our concerns about this Act.
Yours Sincerely,


Ajit Ranade


Alpa Sheth


Anuj Bhagwati


Cyrus Gunder


Gautam Patel


Shirish Patel


V K Phatak


Pankaj Joshi

CC: Principal Secretary, Urban Development I, Government of Maharashtra, Mantralaya

Annex 4- Submitted by UDRI for inclusion in report to Chief Minister

Impact of Current Urban Policies in Mumbai and Systemic Issues

**Report prepared for the
Chief Minister
Government of Maharashtra
December 2010**

Development Plan for Mumbai 2013-2034

The Current Development Plan for Mumbai was prepared in 1981 and ratified in 1994. The implementation on ground of this plan is only about 20% due to lack of finances and other resources. Over the years legal and illegal encroachments and sometimes sanctioned modifications have contravened the very plan. It is necessary that any plan made for the city should be for the people and by the people and the that this will allow the plan to be guarded by the very people who it is meant for so that it cannot be subverted by private interests.

The Development Plan (DP) for Mumbai is to be revised for the period 2014-2034 as per the provisions of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966, section 38. Under this provision a complementary Development Control Regulation (DCR) will also be developed which will define land use, Floor Space Index (FSI) and density patterns. This plan is to be prepared and implemented by the Municipal Corporation of Greater Mumbai (MCGM).

The MR&TP Act prescribes that the new Development Plan should be presented for Public Comment before it is adopted by the State. This process of public participation needs to be strengthened and supported at every area /Ward level by creating public awareness about the Development Plan. This Public Participatory process needs to be made a more integral part of creating the new development plan. The UDRI is already in the process of raising awareness and creating channels for informing this process through public participation.

In the light of the upcoming DP there should be a stay on any further amendments to the DCR or granting of additional FSI until this larger review is undertaken for the preparation of the DP.

Floor Space Index

FSI has become the most coveted commodity for builders and has lead to scams and corruption at a scale that is finally now become publicly proven. This fixation on FSI has resulted in a blinkered approach to development where sellable floor area supersedes all ot

FSI, by itself, is not an independent point of discourse but comes under the purview of the development plan to be created as per the MR&TP Act, 1966 which prescribes in detail the elements of the development plan. Annex A outlines the steps that will be necessary to be followed to arrive at a rationalisation of FSI for Mumbai as this needs to be linked to the broader city planning exercise.

TDR

There is an urgent need to de-commodify TDR and remove the need for a piecemeal evaluation of FSI. The new DCR should ensure that the development rights of every developer are governed by a set of clear and transparent rules that are non-negotiable.

It is necessary to track the parcelling generating the TDR and map it to the parcels receiving TDR and thereby begin to identify which areas should be designated as receiving parcels in order to achieve the overall development objectives of the city.

Development Control Regulations

It is necessary to curtail the dilution of the DCRs, in particular the numerous modifications to section 33. In addition it is felt that the new DCRs proposed in the new DP should address the following issues:

Built form, Amenities and Infrastructure to determine buildable area (FSI)

The DP should formulate clear guidelines for built form, based not merely on FSI, but emphasising instead aspects such as plot size and dimensions, location, access and infrastructure availability. The new DP should take into consideration the implications of net FSI as it converts to gross FSI for each locality. Alternative parameters, such as number of units (which delimits the number of persons) permissible for a particular location, may be a more appropriate measure than FSI for the purpose of residential construction.

Strengthening the Character of existing Heritage Precincts.

In order to strengthen the character of heritage neighbourhoods and realise a cohesive urban form, each area and heritage precinct must have individual development parameters in the DCR.

Simplifying the DCR

The DP should look at creating a simplified DCR that is legible and therefore easier to follow as well as monitor which will eliminate the loopholes that the current DCR provides

Removing Double standards - DCR 33(10), Appendix IV

The current DCR provides two separate standards for SRA schemes; building under 33(7) (cessed buildings); 33 (10) (Cluster developments) and for other buildings. This has created severely sub-standard housing, overrun with crime and disease creating poorer communities. Such double standards are to be removed from the new DCR. All new housing should follow the same minimum standards for open space, light and ventilation and should not be dependent on the occupier's ability to pay for it.

DCR to be a tool for creating legible urban neighbourhoods and good urban design

The current DCR is simply a set of rules for property development. The new DCR should provide guidelines for the larger urban development plan or concepts that can create legible city spaces that take into account the characteristics of particular areas, infrastructure availability or connectivity. FSI should be used as a tool in this larger form-making for the city. If this is not done the city of Mumbai will deteriorate into a cacophony of competing forms with no coherent usable spaces in the public realm that can create identity for the city.

Adoption of Heritage Listing

The Mumbai Metropolitan region Heritage Conservation Society (MMRHCS) proposed listing of all the Heritage buildings in the MMR. Heritage buildings have been documented and graded and submitted to the MMR HCS and has been approved by the Mumbai Heritage Conservation Committee (MHCC). However the list is still pending with the Municipal Commissioner/Urban Development Department (UDD) and needs to be published. In the meantime irreplaceable heritage precincts and buildings are being destroyed.

Guidelines for Heritage Precincts that have been approved by the MHCC have been forwarded to the Municipal Commissioner/UDD and those need to be notified.

All buildings which are being taken out of the purview of the Heritage regulations due to modification in DCR 33 (5) (6) (7) (8) (9) (10) need to be reinstated.

The MMRHCS has appointed a high power committee to prepare a white paper on incentivising owner/occupier of heritage properties for better maintenance/upkeep of heritage properties/assets. The recommendations from these should be implemented.

Cluster Re-development Policy 33 (7) and 33(9)

Old localities in the city differ widely from one another. Their problems are different. Some have important heritage buildings and heritage precincts that must be preserved in character as they add great historical and cultural value to the city. Other differences are the present condition of the buildings in the locality- in some case these are seriously dilapidated, in other localities they are in excellent condition and it would make no sense to destroy them. The quality of infrastructure and amenities also vary from one locality to another.

Cluster Redevelopment should focus on entire localities and on improving amenities and public spaces for all. There should be no relaxation of Open Space requirements or fire safety or health and sanitation standards under 33(9). All buildings should have adequate light and ventilation as it is a prerequisite to healthy living conditions.

Heritage buildings in Cluster Redevelopments should be required to be restored back to their original condition and new buildings should be designed to enhance the neighbourhood style in which they are located.

There is no single solution, and no uniform rules that can be designed in the abstract that will equally well serve all localities. It is critical to balance the need of rebuilding individual buildings with that of improving the locality in terms of infrastructure – physical and social. That is what is overlooked by both DCR 33(7) and 33 (9)

We suggest that detailed and comprehensive solutions need to be evolved for the redevelopment of each area that include recommendations for legislative changes if any, a scheme for financing the redevelopment, an implementation plan set within an anticipatory time frame, and a plan for community participation for developing the scheme further in detail.

Creation of Affordable Housing Stock

Simply increasing the FSI will not address the need for affordable housing in the city but will instead simply contribute to the luxury housing market. As Mumbai's economy is driven by a large migrant population there is an urgent need to create a framework for developing rental housing both by private and government agencies in order to address the affordable housing shortage of almost 60 percent in the city. The long term solution also lies in a suitable amendment to the rent Act, coupled with a withdrawal of the policy of providing free housing.

To create rental housing the State should abolish the Slum Rehabilitation Authority (SRA) schemes and convert free housing to state administered rental housing. In providing building permits to all privately developed housing projects the city can require that a percentage of all such new apartment units are built as rental housing.

Property Taxes

Affordable rental housing (rented for 10 to 12 Rs a square foot) will serve to relocate people out of slums. The government needs to subsidize the land in their control for affordable rental housing. Money for the construction has to be raised by levying the correct property taxes in the city. Revision of rates for property taxes are already under review and it is necessary that this is implemented as soon as possible.

Rent Control -33 (7)

It is time for the Maharashtra State government to make a bold move and repeal Rent Control.

In doing this a large number of dwellings located within the island city will become available in the open rental market and will also lead to better maintenance of rent controlled buildings. This will greatly ease the demand for housing in the island city and provide greater mobility allowing people to move freely within greater Mumbai and closer to their work place as need dictates. This in turn will relieve the stress on the public transport system.

The case of the Mill Lands and the Eastern Waterfront

In order to open up land for affordable housing and public amenities in the city the UDRI has consistently maintained the need to holistically integrate the mill lands into the urban planning of the city. Sadly however, these mill lands are in the hands of private interests when in fact they had been leased for the purpose of creating employment and opportunity for the citizens of Mumbai. That this has been allowed to happen is indeed a great shame for the state and central government. However it is still not too late to reconsider this decision.

The eastern waterfront belonging to the MbPT is likewise not being utilised for the greater good of the city but has been piecemeal sublet by the central government in order to raise revenue.

Open Space

It is clear that Mumbai desperately needs to augment the amount of public open spaces for the physical, mental and social health of the city's residents. The following is the proposed administrative and procedural steps the BMC and citizens can take to augment and save the city's existing open spaces: (For a more detailed report on an Audit of Open spaces conducted by UDRI please see Annex B)

The City must augment the amount of open space in the city and declare these open spaces absolutely sacrosanct.

Give total custody of the open space to the local ward office and the concerned assistant municipal commissioner and Zonal Deputy Municipal Commissioner directly liable for preservation and maintenance of the reserved open space in order to decentralise the many responsibilities of the BMC . Currently, playgrounds, recreation grounds and gardens are the responsibility of the Superintendent of Gardens, a centralized office within the BMC under the Department of Gardens and

Zoos. Ward Offices and Ward Officer (Assistant Municipal Commissioner) position were created for exactly the purpose of decentralizing the many responsibilities of the BMC to the Ward, or local level. Having a local, close-by office that monitors and maintains the open spaces also lets residents in the Ward to have logistically closer and accessible public office to contact when encroachments or a threat of losing public open space occurs. Vigilance and monitoring open spaces can be facilitated easier at the Ward level through the Ward Office's Assistant Engineer (Maintenance). However, giving the local Ward Office the responsibilities maintenance of public open spaces will not eliminate opportunities for corruption and bribery. To tackle this problem, ward level public accountability must be made a priority. In all development proposals affecting a reserved open space, public notices must be issued at the Ward level so local residents can express objection or at least become aware of any proposal with a consequent effect on reserved open space in the ward area.

Implement without delay the securing of open spaces physically from encroachments. A permanent fence to prevent further encroachment, a water connection/bore well line, a security guard and a gardener at the open space will be necessary. This phase requires a minimal amount of capital investment. After securing the public open space, only then can basic improvements and specific management changes for each individual open space be made. Allow citizen's groups to adopt individual open spaces

SEZ's in Mumbai and Mumbai Hinterland

SEZ puts control of large part of Mumbai & its hinterland in the hands of Private Developers. As these areas demarcated as SEZ play a significant role in the expansion of the city and the alleviation of pressures for land and access for the city, this land should be part of the larger regional plan for the city and should be firmly controlled by a larger plan made by city development authorities

Systemic Issues

The local government is responsible for the implementation of the Development Plan for Mumbai and not the state. The State has to cease its interference in local governance and instead help strengthen the local body by building capacity for urban planning and implementation.

The state government has undermined the functioning of the local government. These should be rectified at the earliest as follows:

a. Restructure the Office of the Municipal Commissioner

The State Government created the institution of the Municipal Commissioner who, in effect, is the chief Executive of the Municipality. His powers to veto or redirect expenditure have, effectively, done away completely with citizens' participation through elected Corporators, centralising power in the office of the Municipal Commissioner. This power needs to lie with the Mayor of the City of Mumbai as the head Executive of the Municipal Council.

b. State Government to stop pandering to the Land Mafia

Taking recourse to section 37 of the MR&TP Act, the State Government has virtually undermined all planning norms in the City by enacting all kinds of modifications which have led to the de-reservation of zoning required for city amenities and open spaces, the removal of the ceiling on FSI, leading to unsustainable densification in city areas which are without supporting infrastructure; all of this, substantially at the behest of those vested interest best referred to as the "land mafia"

c. Citizens Tendering of Suggestions and Objections is a sham exercise.

The process of hearing suggestions and objections from citizens prescribed in the MR&TP Act have consistently been implemented as sham exercises by the state government. No feedback is received on objections received from citizens and the consideration taken in making the final decision which is nothing less than insulting to citizens who wish to participate in the decision making process.

d. Build the capacity of the Local government and empowering Citizen Participation

Local government is not empowered, leadership is not democratised and local government is not accountable either for planning or implementation, even at Ward level. Unless the Government follows in practise it's declared intention of pursuing the spirit of the 74th Amendment and the JNNURM principles, where planning, execution and monitoring activities of civic works are devolved down to the Ward level, and even below that, to more manageable administrative units, we will be only paying lip service to these lofty principles.

e. Provide public access to GIS systems as a tool in public participatory planning

In order to empower the local government and the citizens, information bases held with the State Government agencies such as the Mumbai Metropolitan Regional Development Authority (MMRDA) and local government bodies such as the MCGM should be consolidated in a publicly accessible information system that is designed for public participatory design processes.

f. Coordinate MMRDA's infrastructure plans with the Development Plan at local level

The MMRDA's regional plan and infrastructure development project should also be subject to the same public participatory process prescribed in the MR&TP Act as the MCGM's Development Plan, as the larger infrastructure projects are often introduced without any input from the local area residents who are impacted hugely by these projects.

Annex 5- FORT letter to Chief Minister

FORT FEDERATION OF RESIDENTS TRUST

C/O UDRI, 43 DR V B GANDHI MARG
KALGHODA FORT, MUMBAI 400 021
TEL: 6571 5771, 2282 2924
E MAIL: info@udri.org

Honorable Chief Minister
Government of Maharashtra
Mantralaya
Mumbai 400 030

17th March 2011

Dear Sir,

Fort Management Plan Initiative

The Federation of Residents Trust (FORT) consisting of the Residents Association of the FORT precinct was formed in order to generate a holistic plan for the Fort area that would look at issues of traffic and transportation, open spaces, solid waste management and heritage conservation that could not be addressed by local residents groups alone.

We have been working to improve our neighborhoods and the heritage fabric since the early 1990's and the Urban Design Research Institute (UDRI) in collaboration with all of the FORT members has undertaken extensive ground surveys of the fort precinct. Based on these surveys we have identified issues that we feel are of the urgent need of attention. These are as follows:

- The design of pedestrian footpaths
- Locating and designing bus stops
- The taxi system
- Traffic interchange nodes
- Introduction of a Fort Circulator
- Pedestrian Crossings
- Parking Management
- Pedestrian streets and parking streets
- Hawking guidelines
- Social Amenities: toilets, water fountains, seating
- Signage and Way finding
- Solid waste management

For each of these issues we have looked for solutions both within the informal usage patterns that have emerged in the fort as well as solutions that have been attempted in other cities. From these we have extracted those that might be usefully applicable to our own situation. Below please find a synopsis of the recommendations that have been put together in a report prepared by the UDRI as an Annex to this document

Page 1/6

16/3/2011
मुख्यमंत्री सचिवालय
पत्राचार, मुंबई ४०० ०३२

Each of these recommendations have been elaborated and illustrated in a recommendation report prepared by the UDRI. We will be happy to make a detailed presentation of these recommendations if you will be able to give us an opportunity to meet with you in person

Thanking You,

For the Federation of Residents Trust:

Ms. Shirin Bharucha	OVAL Trust	
Ms. Remu Jhaveri	Colaba Tourist Welfare Association	
Dr. H M Vakil	Maharshi Karve Road Residents Association	
Ms. Smita Krishna	Heritage Mile Association	
Mr. Ashad Mehta	Oval Cooperage Residents Association	
Mr. Mehli R Cama	Horniman Circle Association	
Ms. Sunayana Sadarangani	Marine Drive Residents Association - D Road	
Mr. S M Pathania	Ballard Estate Welfare Association	
Mr. Ashok Rao	Federation of Churchgate Residents Association	
Mrs. Swarna Kohli	Nariman Point Churchgate Citizens Association	
Mr. Maneck Davar	Kalaghoda Association	
Ms. Kunti Oza	Clean Mumbai Foundation	
Mrs. Priya Ubale	CLEAN- Sweep Forum	
Ms. Meher Rafat	CLEAN-Air	
Mrs Neera Punj	CitiSpace	
Mrs. Nayana Kathpalia	NGO Alliance for Governance and Renewal (NAGAR)	

ANNEX

1.0 Way Forward – Designated Open Spaces

- 1.1. Ensure visibility and accessibility of Open Space
- 1.2. Remove encroachments
- 1.3. Secure Open Space with appropriate fencing.
- 1.4. Limit Parking in urban courtyards and plazas to create public space.
- 1.5. Provide seating, landscaping, garbage receptacles, paved walkways, lighting and information signs.
- 1.6. Re-designate open spaces to reflect usage and design/landscape open space to benefit usage.
- 1.7. Ensure that all open spaces are open to the public from 6AM to 9 PM at the minimum

2. Way Forward – Pedestrian Movement

- 1.1. Remove obstacles to pedestrian flow and grade changes in pedestrian path by redesigning curb cuts and junctions
- 1.2. Ensure that footpaths are designed with clear demarcation of utility zone, Curb Zone, Building facade zone and Pedestrian Way and each of them is sized appropriately.
- 1.3. Ensure that trees planted are surrounded with a grating that is level and flush with the pavement. Trees should not obstruct sight lines at junction, pedestrian crossings and bus stops. Plant more trees wherever possible.
- 1.4. Ensure that the utility placed in the zone are organized in the relevant sections and do not create an obstruction either to pedestrians or to sight lines.
- 1.5. Bus stops to be designed with 8 foot wide curb in front to allow passengers to wait safely. Multiple bus stop routes converging at a single bus stop should be redesigned or re-timed.

- 1.6. Bus stops to be designed to facilitate queuing and waiting. Remove rear advertisement panel.
- 1.7. Provide safe pedestrian crossing with properly timed signals and marking in line with pedestrian path.
- 1.8. Enforce safe motorist and pedestrian behavior with support of the police. Enforce stopping of vehicles before the stop line at pedestrian crossings.
- 1.9. Redesign major pedestrian crossings such as church gate and university and fountain junctions as scramble crossings. (as in Japan or the UK)

3. Way Forward – Pedestrian Streets

- 3.1. Heavy flow commuter paths through dense urban fabric to be pedestrianised
- 3.2. In heavy shopping and commercial used streets, parking only pedestrian zones to be demarcated to prohibit thru traffic
- 3.3. Route outside fire station to be pedestrianised and left clear for the fire trucks to move.

4. Way Forward – Parking

- 4.1. Re-price parking to reflect the actual cost of public space occupied by parked car.
- 4.2. Encourage short term parking and discourage long term parking.
- 4.3. New Residential societies to build their own parking structures or pay parking charges the same as commercial parking.
- 4.4. Old Residential building to be allowed on street parking at the rate of one car per apartment unit minus the number of cars parking slots available within the society. (i.e.: number of apartment units – parking slots in society = number of car passes assigned for street parking) All cars in excess to pay parking charges the same as commercial parking.
- 4.5. Cancel all licenses of garages which are used for non-parking usage.
- 4.6. Provide special parking zones for tourist buses
- 4.7. Define and enforce loading and unloading times for all vehicles servicing the fort
- 4.8. Provide clear and well designed parking signage

Page 4/6

5. Way Forward – Transport Interchange

- 5.1. Redesign critical commuter junctions to give priority to pedestrians at grade
- 5.2. Create pedestrian plaza in front of CST and Church gate stations to facilitate interchange from trains to taxis and buses.

6. Way Forward – Fort Circulator

- 6.1. Implement the Fort Circulator in collaboration with BEST by defining the bus stops, route and dedicating buses for this purpose
- 6.2. Create awareness of the route and service

7. Way Forward – Social Infrastructure

- 7.1. **Water Fountains,** Revive the heritage pyavs and make them usable as public drinking water fountains
- 7.2. Provide more drinking water fountains in suggested localities in the utility zones of pavement or other appropriate spaces
- 7.3. **Toilets,** Ensure that toilets are not an obstruction on the pavement
- 7.4. Implement a stronger cleaning and maintenance regime for the toilets that have already been built
- 7.5. Provide new toilets in the locales identified
- 7.6. **Public Seating:** Provide more formal and informal seating area in public squares and in the utility zones of pavement and under trees.

8. Way Forward – Solid Waste Management

- 8.1. Locating, sorting and cleaning facilities for rag pickers in the fort. Formalisation of Rag-pickers association.
- 8.2. Locate area composting units in A ward which is furthest from the city land fill. This to be supplied with waste from large institutions and markets. Also large establishments such as Hotels, Clubs and Markets to implement their own composting facility on site.

Page 5/6

- 8.3. Implementing an on-call waste pick up system for construction debris. Dump trucks to be monitored by GPS to prevent illegal land-filling. MCGM to charge for this service
- 8.4 Bio medical waste- include smaller clinics and dispensaries to be included for service in existing pick up routes
- 8.5 In Lieu of the door to door pick up system being implemented by the BMC and the removal of TDP's and dumpsters (a good policy) it is essential that extra services be provided for pick up of waste from large generators such as restaurants, markets etc.
- 8.6. Locate trash cans in all public spaces and along pavements with a system for waste pick up and replacement of damaged trash cans
- 8.7. Activation of Cleanliness Marshalls
- 8.8. Provide Cleaning areas for hawkers in designated hawking zones such as food plazas and designated food streets.