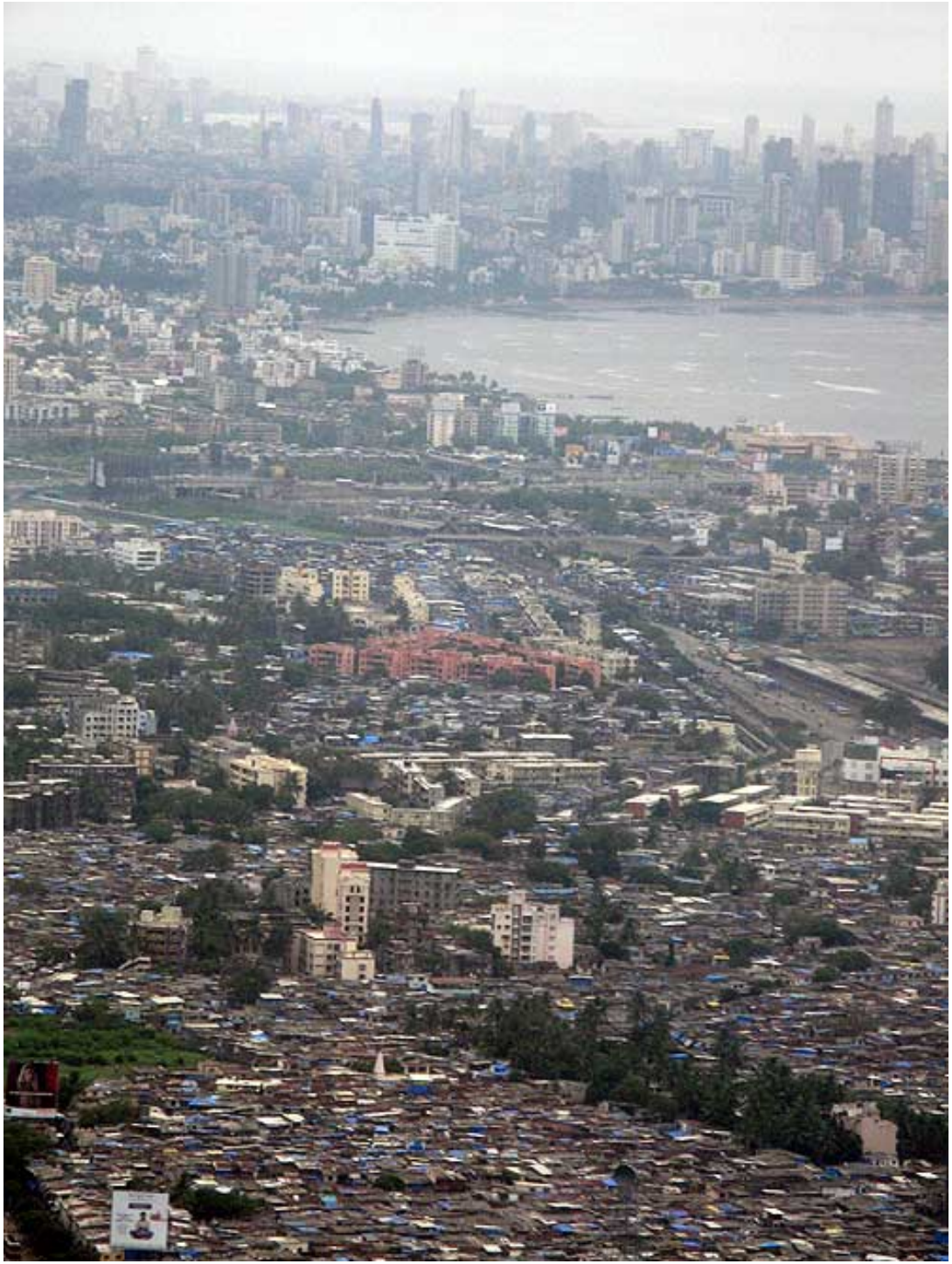
Presentation at UIA Congress, Torino 2008

DEMOCRACY, ARCHITECTURE & SOCIAL CHANGE

A CASE OF MUMBAI

P K Das Architect Activist



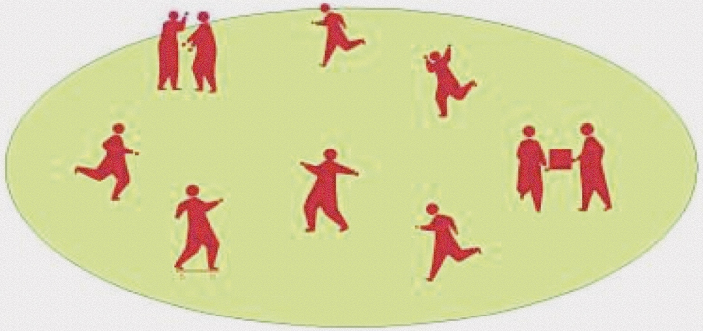




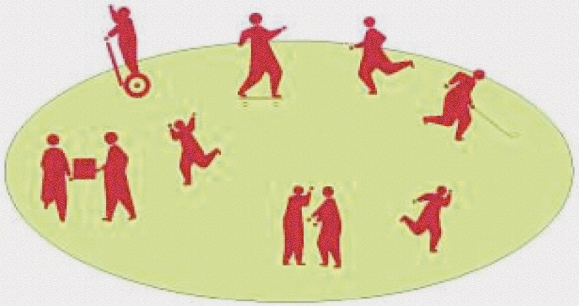




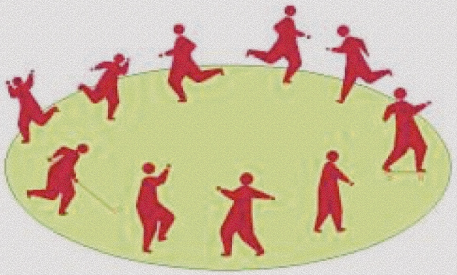




LONDON: 7.2 A/1000 PEOPLE



NEW YORK: 6 A/1000 PEOPLE



CHICAGO: 4 A/1000 PEOPLE



TOKYO: 0.9 A/1000 PEOPLE



MUMBAI: 0.25 A/1000 PEOPLE



COMPARISON OF AVAILIBILITY OF OPEN SPACES









INDIAN EXPRESS, 21.11.2002. MUMBAI NEWS

A community effort scripts a success story

THE development of the seafront at Carter Road and Bandra Bandstand has won international recognition, with the receipt of this year's award instituted by the Washington-based Waterfront Centre for Waterfront Development Projects. Selected among entries from all over the world, the award recognises the efforts of an entire community to 'retrieve its waterfront for the public'.

A few years ago, the 4.5-km stretch of the Bandra seafront was little more than a dumping ground, sewage disposal area and thickly peopled by encroachers. It was P K Das, an architect by profession and also among the architects of the save-the-waterfront scheme, who took up the cause of the depleting open spaces in Mumbai and conducted an extensive study of Mumbai's waterfronts. Soon, the Bandra West Residents' Association (BWRA), the Bandra Bandstand Residents Trust (BBRT), P K Das & Associates and Member of Parliament Shabana Azmi came together to save the Bandra seafront. What followed is a classic success story of citizens' civic efforts.



Bandra Bandstand after the redevelopment work

"We felt we needed to do something to protect our water-fronts," says Darryl D'Monte, president of BWRA and noted environmental activist. "So we got together and forged a partnership." Das handled the architectural inputs, Shabana Azmi contributed nearly Rs 1 crore from her MP's (local area development) funds and the residents took up the cause as one they all held dear.

That was perhaps when the mission's success was assured — For the first time, different organisations pitched in together. The government in the shape of the MHADA and the private citizens' forums worked in co-ordination to restore the picturesque coastlime at Bandstand and Carter Road. The results of the redevelopment efforts are in plain sight — palm trees, amphitheatres, a children's park, an art court.

Having re-designed the facade, there was still the question of maintenance. That's where Harsh Mariwalla of Marico Industries contributed his bit. Marico Industries has so far spent almost Rs 25 lakh towards the beautification drive and planted more than 30 species of palm trees. That's where the name Palm Promenade at Carter Road comes from. Another corporate, U S Vitamins, contributes to the maintenance of Bandstand.

The seafront has gradually grown into a buzzing cultural centre, where concerts, yoga and tai-chi sessions and plays are held. "There's a play every Friday, and in January 2003 we will be organising a major concert and a carnival too," says D'Monte.

— UJJAYINI DAS



AREA – 437 SQ KM
POPULATION – 1.5 MILION





PREAMBLE

WE THE PEOPLE OF INDIA having solemnly resolved to constitute India into a SOVEREIGN SOCIALIST SECULAR DEMOCRATIC REPUBLIC and to secure to all it's citizen

JUSTICE, social, economic and political
LIBERTY of thought, expression,belief, faith and worship
EQUALITY of status and of opportunity
and to promote among them all.
FRATERNITY assuring the dignity of individual and the unity and integrity of the nation.

IN OUR CONSTITUENT ASSEMBLY the twenty-sixth day of November, 1949, do, HEREBY ADOPT, ENACT AND GIVE TO OURSELVES THIS CONSTITUTION

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THE TIMES OF INDIA India Bus

Govt revises growth rate to 9.6%

1 Feb 2008, 0049 hrs IST,TNN

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NEW DELHI: The government on Thursday revised upwards the GDP growth rate for 2006-07 to 9.6% — the highest in 18 years — from 9.4% according to its previous estimate.

Though inflation combating has induced an element of moderation, finance minister P Chidambaram appeared confident of the economy achieving a 9% growth hat-trick.

A higher growth meant that economic activity in India was estimated at Rs 28.64 lakh crore, while per capita income rose to Rs 22,553, as against Rs 20,858 in 2005-06.

However, the revision did not alter the sweepstakes as even the 9.4% GDP growth was second highest ever. And, despite the higher growth rate in 2005-06, China retained the top slot.

The revisions put average growth over the past four years at 8.8%. But what was lost in the celebration of an improved performance was the fact that the growth in the last fiscal was achieved over a higher base in 2004-05 for which the estimates were revised from 9% to 9.4%.

The higher growth achieved in 2006-07 was on account of an upward revision in agricultural output estimates — and, growth rate which rose from previously estimated 2.7% to 3.8%, which was closer to the official target of 4%.

Similarly, in the latest estimates released by Central Statistical Organisation on

INFLATION AT 11.05% Double-digit nightmare

Prices have not risen this fast in 13 years. Home loans may get costlier. More bad news may follow

Gaurav Choudhury
New Delhi, June 20

AS FEARED, inflation has surged to double digits, and a reversal is unlikely soon.

Interest rates are set to rise again and a further slowing of the economy looks imminent, as do some tough measures from the government and the Reserve Bank of India (RBI).

According to data released on Friday, the wholesale price-based inflation rate touched a 13-year high of 11.05 per cent in the week ended June 7, driven by a steep hike in oil prices ordered by the government earlier this month.

Experts said the inflation rate could remain double-digit for several months, as higher oil prices cascade through other sectors like transportation.

"These are indeed very difficult times," Finance Minister P.Chidambaram said. "The government is aware of the difficulties... we need to look at measures on both demand and supply sides."



"These are indeed very difficult times... The government is aware of the difficulties..."
P.CHIDAMBARAM
Finance minister

Shortly thereafter, the government announced subsidised sale of edible oil through ration stores across at least 15 states.

Still, household budgets will be under pressure, and for millions of home loan borrowers, the pinch will only get worse as their loans get costlier to service.

Most bankers expect the RBI to increase its key lending rate ahead of the July 29 review of the credit policy, and some said the hike would be more than expected.

Earlier this month, the RBI announced a surprise hike, from 7.75 per cent to 8 per cent, in the rate at which it lends to commercial banks in the short term.

"We are not looking at another 25 basis point (0.25 per cent) hike (in the repo rate). We are looking at more," said A. Prasanna, of ICICI Bank.

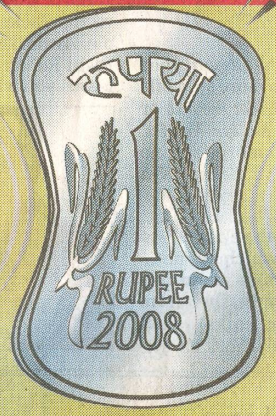
If that happens, banks will be forced to increase interest rates on home loans and other finances, which, in turn, could hurt the broader economy by slowing new investments.

gaurav.choudhury@hindustantimes.com

THE SQUEEZE IS ON

What's next?

- Experts say inflation will remain in double digits through the next quarter at least.
- RBI may further tighten credit policy, forcing banks to increase lending rates again.
- Home loan borrowers could be the worst hit. Monthly installments may rise, loan tenures may get longer.
- Government might adopt more measures to boost supply of commodities, although options are limited.



Remember this

- Investors should stay away from equities till inflation cools, say analysts.
- Fall in property prices expected as developers sell realty at lower rates to tide over cash crunch.
- Gold, say analysts, could be the safest investment.

» DETAILED COVERAGE, P25, 27

IMAGE: RAMESH PALAN

516 Number of points by which the Sensex fell after the inflation rate was announced. Investors were further spooked by indications of interest rates rising.











Mhada's Rs 4L hsg scheme gets mega response

Sanjay Hadkar



FLAT FRENZY: Applicants waited for their turn in serpentine queues

Yogesh Naik I TNN

Mumbai: The low-cost housing scheme initiated by the Maharashtra Housing and Area Development Authority (Mhada) has received an overwhelming response with the sale of over 48,000 forms in the first two days.

The authority is selling 870 flats of 180 sq ft each at Malvani, Malad, as part of its pilot project. The houses will be sold at Rs 4 lakh each and those earning less than Rs 8,000 are eligible for the scheme.

Mhada registered the sale of over 48,000 forms in the first couple of days

Mhada had realised that there would be a mad rush for the scheme and had given the contract of selling and accepting forms to HDFC Bank.

There were serpentine queues outside HDFC Bank branches on Tuesday and Wednesday. The police had to be called in at some places as there were law and order problems. In Borivli, the applicants pushed each other and also quarrelled with the police, who had been summoned by the branch manager.

L S Panchal (64), who stood in a queue for a long time, said, "I always dreamt of owning a flat but could not afford one. At present, I live in one room in a chawl with my wife, son and his family. If I get the Malvani flat, then some of us can move out."

Ameena Bi, a 45-year-old domestic help, patiently waited for her turn. She stays in a slum at Kandivli with seven members of her family. "My sons and I can afford to buy a flat. But we do not know about the procedures involved."

Senior IAS officer Swadheen Kshatriya, who promoted the concept of low-cost houses while drafting the housing policy, said, "This illustrates the need for it. We require more such schemes. The government is planning to build 26,000 such houses in Malvani; 16,000 houses will be reserved for mill workers."

The Mumbai board's chief executive officer of Mhada, H K Jawale, said the bank would sell forms, priced at Rs 100 each, till July 18.

"One of the biggest reasons for the rush is the low price of the flats. Besides, Malad is still considered closer to the city. Instead of going to faraway Virar or Kalyan, commuting from Malad is relatively easier," he said.

yogesh.naik@timesgroup.com






L&T Poclain
90



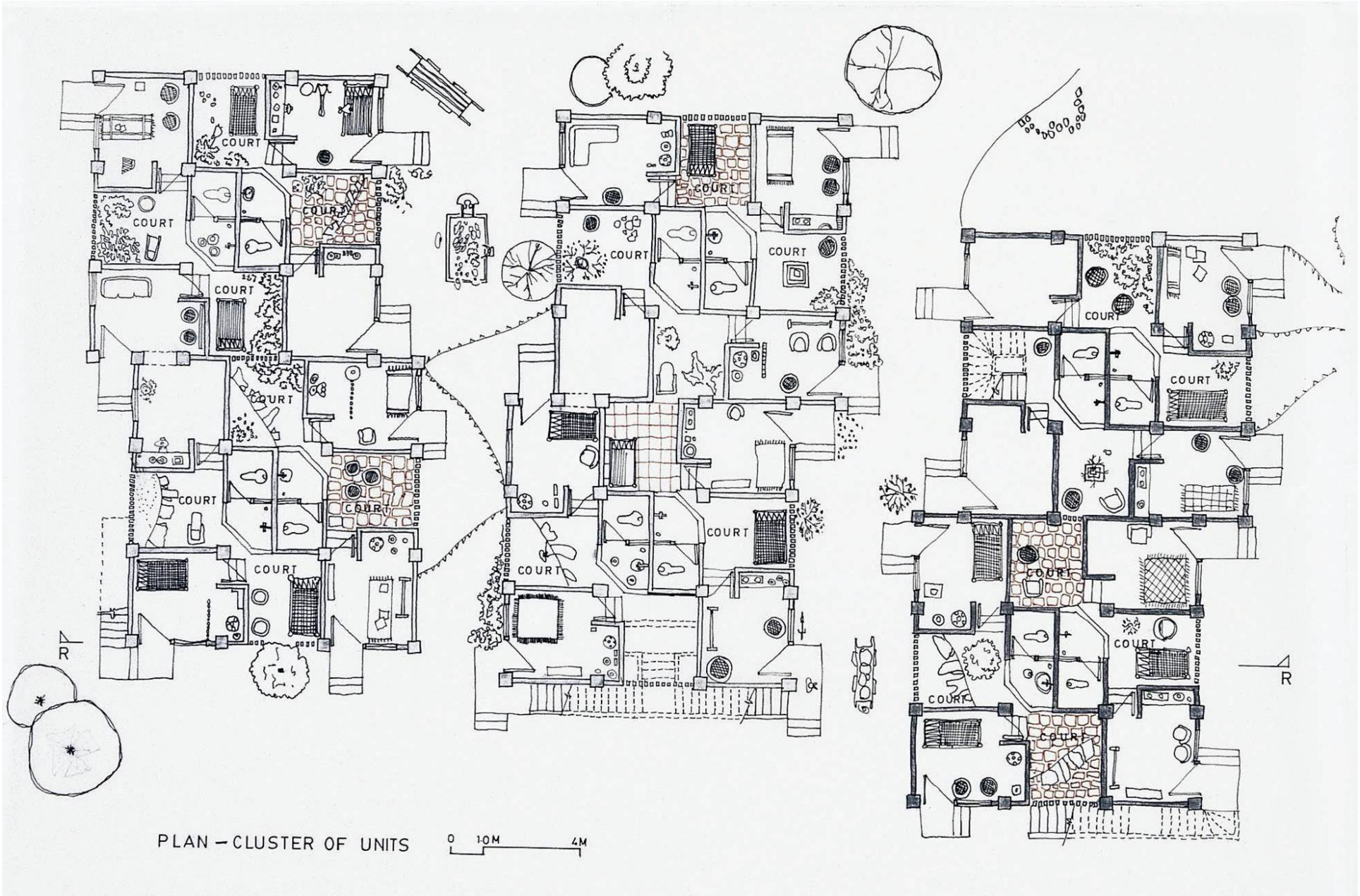





04/02/2007






COURT
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PLAN – CLUSTER OF UNITS
0 1·0M 4M





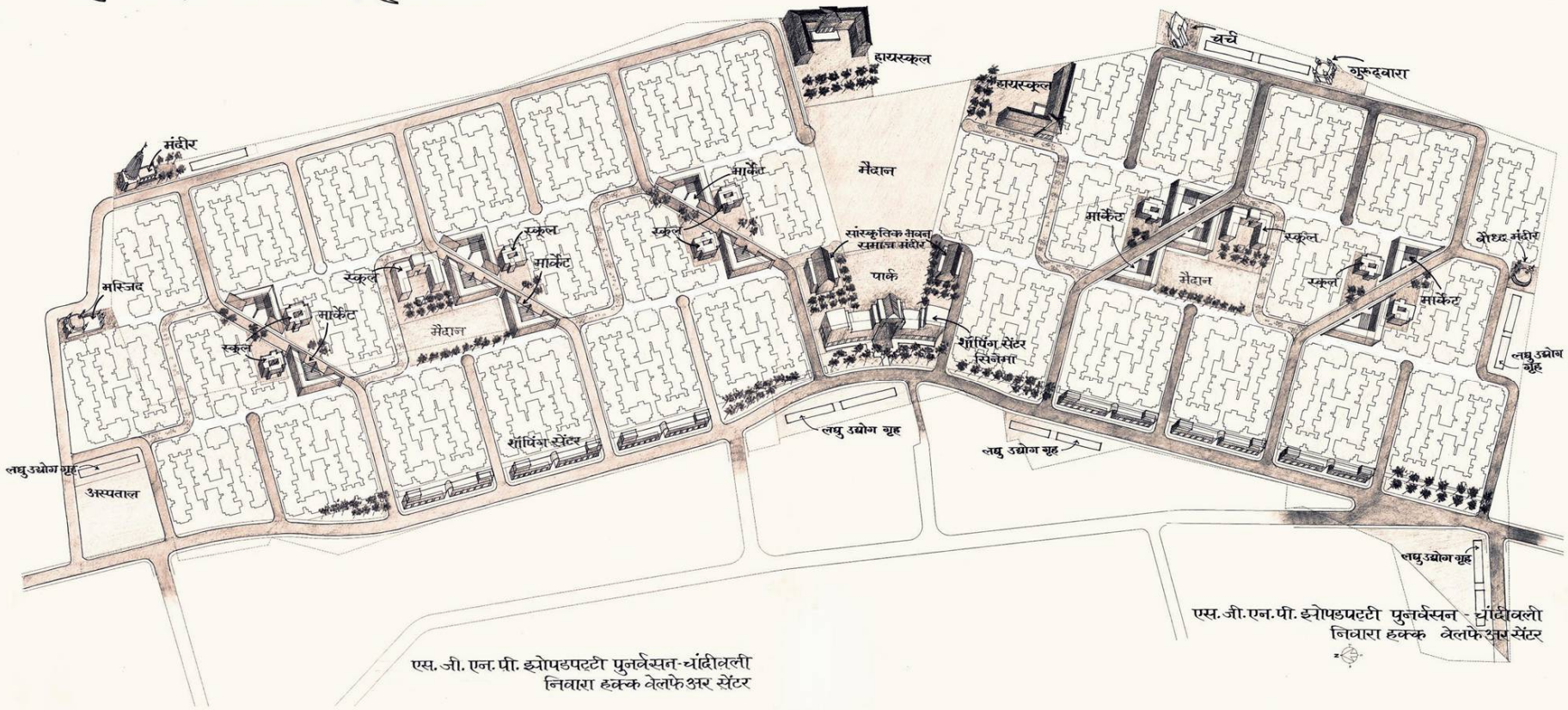


यहाँ हमारे अपने घरों के साथ-साथ खुले मैदान और कई सामाजिक सुविधायें होंगी.

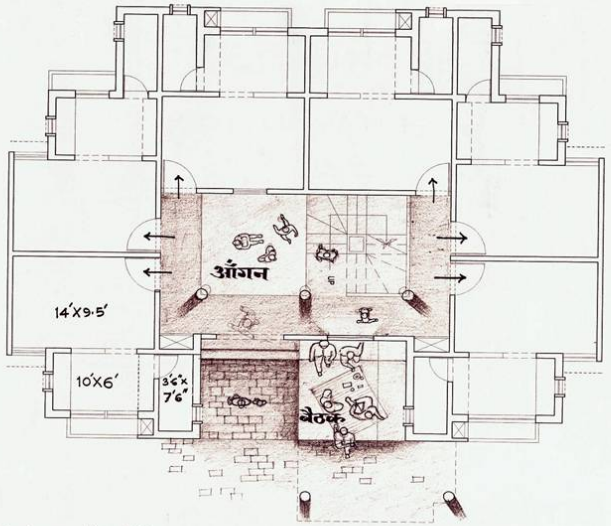
- वाडीकी रचना परिचित समुहों और सोसायटियों को कायम रखेगी.
- सार्वजनिक सहभाग और व्यवस्थापन नियंत्रण इस रचना का मुख्य हेतू रहेगा.
- इमारतें सिर्फ पाँच मंजिली होंगी.

- एक बडा चार एकर क्षेत्र का मैदान शहर का केंद्रबिंदू होगा, इस के व्यतिरिक्त एक एकर के दो और खेल मैदान और हर वाडी में दो चौक होंगे.
- कुल सोलह स्कूल होंगे, जिसमें दो हायस्कूल, चार सेकंडरी स्कूल और दस प्रायमरी स्कूल होंगे.
- दो अस्पताल और कई छोटे क्लिनिक और दवाखाने आरोग्य विषयक हर जरूरतों को पूरा करेंगे.
- दो बडे सांस्कृतिक भवन और कई धार्मिक स्थल सामाजिक और सांस्कृतिक गतिविधीयों को बढावा देंगे.
- रोजगार उपलब्धी के लिए हमारे शहर में २५० लघु उद्योग गृह बनाये जायेंगे.

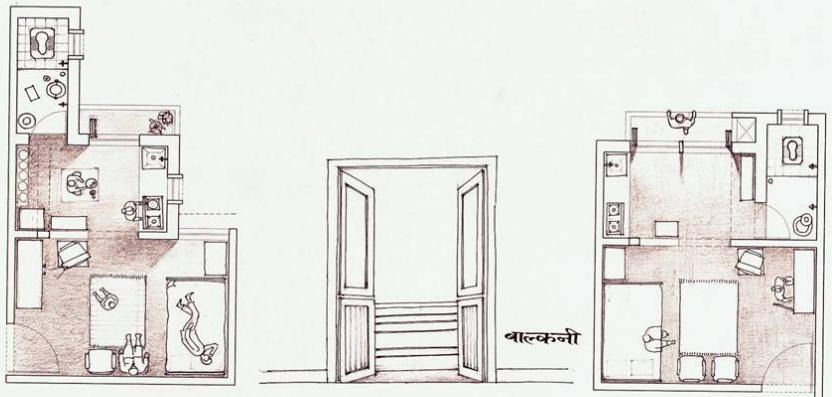
हमारा नया शहर.....



मेरा घर



इस बिल्डिंग में मेरे घर के साथ-साथ और 33 घर होंगे. हर मंजिल पर ७ घर होंगे. बिल्डींग में बैठक और आँगन भी होगा. आँगन के जरिये बिल्डींग में उजाला आयेगा.



मेरे घर में एक कमरा, एक रसोईघर और एक संडास-बाथरूम होगा. इसका क्षेत्र २२५ स्क्वे.फू. (कार्पेट) होगा. हर कमरे को बाहर से सीधी खिडकी होगी.
रसोईघर के साथ बाल्कनी होगी, इसका उपयोग बैठने, कपडे सुखाने और अन्य कामों के लिए होगा. बाल्कनी से घर में उजाला आयेगा और हवा खेलेगी.









NGO, not developer, will construct slum project

Feb 6 2003 · TOI Thursday

TIMES NEWS NETWORK

Mumbai: Nagari Nivara Hakk Samiti, an NGO fighting for housing rights under the leadership of actress and MP, Shabana Azmi, will be building India's largest rehabilitation project for the urban poor at Chandivli. As many as 16,500 families displaced from the Borivli national park will be accommodated in a township to be developed on 1.89 lakh sq.metres of land.

General secretary of the Samiti P.K. Das, who is an architect, told TNN on Wednesday that the project will be undertaken by the Samiti and not by Sumer corporation to whom the land belongs. He said following a PIL filed by environmentalists about 65,000 families who had encroached on the national park had to be moved out. Of them, 33,000 families were entitled to rehabilitation since their huts existed prior to 1995. As per the policy of the Maharashtra government, those occupying pre-1995 structures were eligible to alternate accommodation.

Mr Das said Sumer Corporation approached the Samiti with an offer to give 1.89 sq.metres of its land at Chandivli, which was earlier used for quarrying, for rehabilitating 16,500 families. The balance area of 1.24 lakh sq. metres owned by the firm was in the no-development zone. "In return, the company would get transfer of development rights (TDR) that it could sell in the open market. The TDR is being given strictly as per government policy under the slum rehabilitation act and there is absolutely no illegality involved," he maintained. The entire project is transparent, he noted.

The township project will cost about Rs 420 crores. Each of the 16,500 families will contribute Rs 25,000 and the remaining amount will be given by Sumer corporation. The township will consist of 14 schools, two hospitals, six places of worship, 700 shops, two community halls, 180 welfare centres, 180 balwadis, a four-acre maidan and 26 neighbourhood open spaces.

When pointed out that the MMRDA had earlier rejected this plot for the rehabilitation of slum-dwellers since it had huge craters, Mr Das said with proper filling this land could be used for constructing the township. "The cost will go up because of the filling that is needed, but technically it is possible to build on this land," he noted. Mr Das said the project proposal would be jointly submitted by the NGO and the state government to the high court which is hearing the PIL.

Mr Das and Shabana Azmi made a power point presentation of the project to chief minister Sushilkumar Shinde here on Monday. Referring to the stay granted by Mr Shinde to the release of TDR to Sumer corporation, Mr Das said the CM, who had taken charge barely a fortnight ago, wanted to study the project thoroughly before taking a final decision. Hence he has temporarily stayed the grant of TDR pending an intra-department review, he noted. Asked about the huge profits that Sumer corporation stands to make by selling the TDR, Mr Das said the gain accruing to the developer was bound to be huge since the land being used for slum rehabilitation is vast. "The important thing to note is that there is total transparency in the project," he observed.

New township raises the bar for slum rehab

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

Madhurima Nandy
Mumbai, May 1

SAVITA RAO is looking forward to a good night's sleep after three decades of disturbed slumber. She has just moved into a spanking new studio apartment in Chandivli, 15 km south of her ramshackle tenement bordering Sanjay Gandhi National Park.

"Every night, we would sleep in fear that a leopard would pick up our children," said Rao, 45, who lived on the edge of the forest.

On Tuesday, Rao and other families were re-housed as part of a slum upgradation scheme. Some of them turned emotional, their eyes glistening with tears as they accepted keys to their flats in a 45-acre township that raises the bar for slum rehabilitation projects .

Instead of the unimaginative and shoddily constructed buildings that are the hallmark of slum rehabilitation projects, the Chandivli township has been designed from the bottom-up, with the socio-economic needs of low-income groups in mind (see 'The new design'). In the past, poor design has contributed to slum dwellers selling out and moving back to shanty towns.

If the township succeeds, it could become a model for other projects. The success of slum upgradation is critical for improving the deplorable living conditions of half the city's residents, and a prerequisite for Mumbai becoming a world-class finance hub.

The Chandivli slum re-housing project is also the largest in Asia. By the end of the year, twelve thousand families will move in: equivalent to one-fourth the population of the city's 'A' ward, consisting of Colaba, Cuffe Parade and Fort. In ten days, one third of them will have shifted.

The township is unique also because groups usually at loggerheads with one another have collaborated: the government, builder Sumer Corporation, independent architect P.K. Das and NGO Nivara Hakk Suraksha Samiti.

Nivara Hakk initiated the project eight years ago after environmental groups took legal action to get the slums removed on the grounds that they were encroaching on the park. The NGO has been closely involved with the project to ensure that the quality of construction is good and that the allocation of flats is fair and transparent, its activists said. Other slum re-housing projects have been ridden with corruption on these two fronts.

madhurima.nandy@hindustantimes.com

PHOTO: MANOJ PATIL/HT



The new design

- A township spread over 45 acres in Chandivli
- Very close to the up-market Hiranandani Gardens in Powai
- 12,000 housing units spread over 15 clusters, with 16 buildings in each cluster
- Four buildings in a sub-cluster, which open out into a courtyard to enable community bonding
- No dormitory-type corridors, but two flats on each side for good ventilation
- A small foyer in every building, in an effort to create more communal space
- Well lit and ventilated flats
- Nicely tiled bathrooms
- Drying balconies
- Central maidan
- Three parks

A NEW BEGINNING: Asha Giri Goswami in the balcony of her Chandivli flat.

UNLIKELY PARTNERS



Shabana Azmi
Member of Nivara Hakk Suraksha Samiti

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



Vilasrao Deshmukh
Chief Minister, chairman of SRA

The township shouldn't become an improved slum. Workshops should be held to make sure that residents take appropriate care.



P.K.Das
Architect and member of Nivara Hakk Suraksha Samiti

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



Ramessh Shah
Partner in Sumer CCorporation, a construction firm

It's a very importaant project for me. I spent three-and-aa-half years from morning to night oon the site. It is a one-of-a-kind project in India.

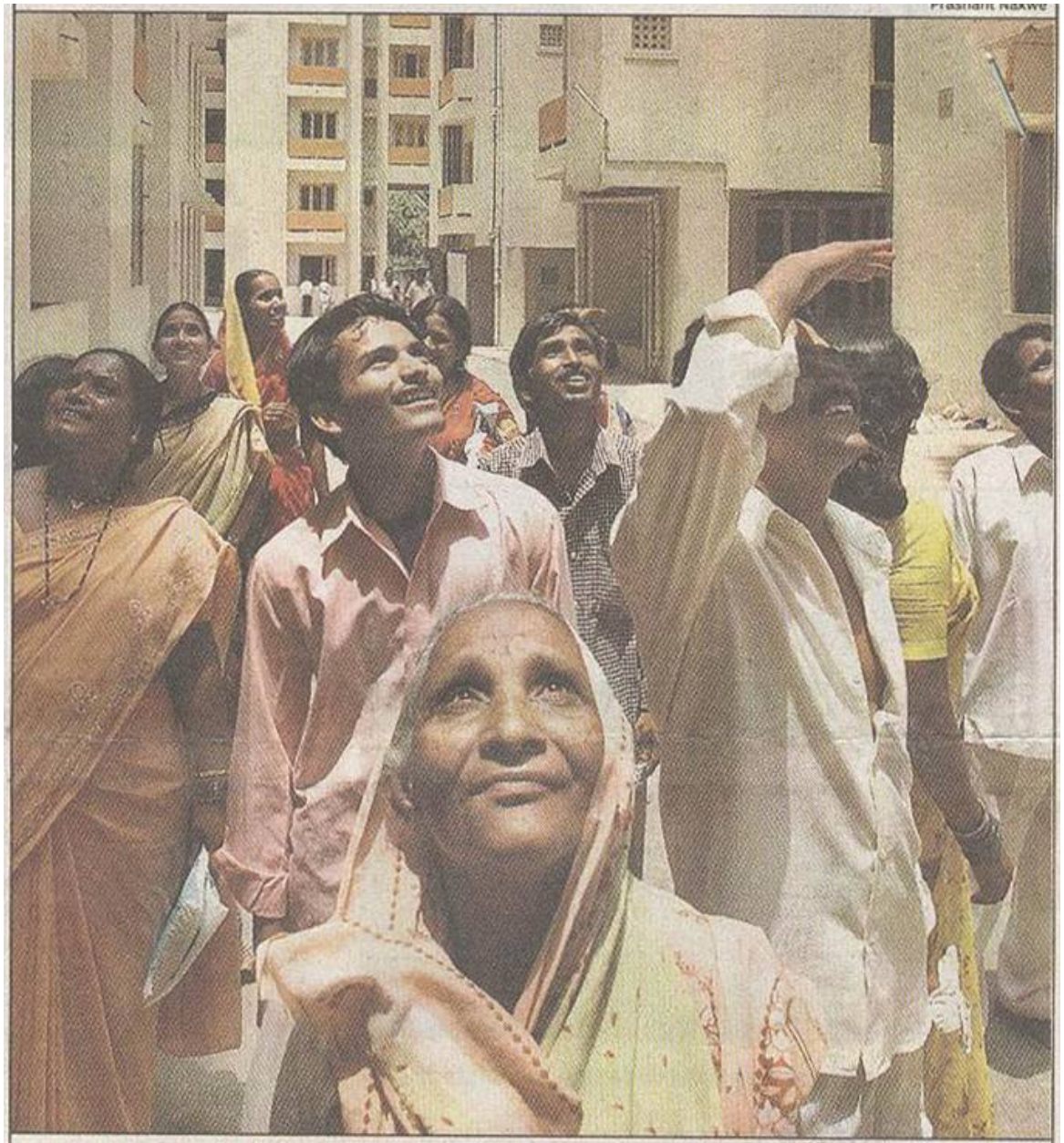
'I'll never give this house up'

Madhurima Nandy
Mumbai, May 1

ASHA GIRI Goswami, 40, has never lived in a high-rise building. After 20 years of living precariously in a shanty town on the fringes of Sanjay Gandhi National Park, on Tuesday she finally entered her home.

"This township was a dream for all of us and we have seen it develop from scratch," she said. An added surprise was that she was allotted a top-floor flat. "I have never lived at such a height before," she said, smiling. "I hope the wind doesn't blow us away!"

Goswami and her husband came to Mumbai 20 years ago from West Bengal. Her husband worked as a plumber and she sold bangles and other costume jewellery that she made at home. Will she eventually sell the house? "Never!" she replied emphatically. "We have struggled for years along with Nivara Hakk to get our own place. We would never give it up."



NEW LIFE IN A HIGH-RISE: Slumdwellers who once resided in the Sanjay Gandhi National Park look skywards at their new multi-storeyed dwellings in Chandivali on Tuesday. The 30 families were the first of a group of 4,142 households which will be shifted in the next ten days. **Reports and more pictures on P 5**











Parentless Waterfronts

Several associations have come forward to save the city's waterfronts fight the apathy and greed of politicians and builders. **Gurbir Singh** repo

Mumbai's 34-km Western waterfront is a unique asset of the city that can provide its people with unbounded possibilities. About 15 km of this coastline is also probably the only open space available for the city's masses to escape from their drudgery and claustrophobia. Witness the number of people who descend on Marine Drive, Girgaum Chowpatty or Worli Seaface on a Sunday evening for a breather. Yet today, most of these beaches and waterfronts are a mess of garbage and encroachments.

Slums occupy large parts of the city's coastline. On the island city there is no more room for these habitations to expand, but slumlords continue encroaching on open

by the marooned vessel 'Zhen Don' off Carter Road has now been revoked by the suburban collector after sustained pressure from the Bandra West Residents Association.

The local residents suspect that Rashmi Builders, the developer which has purchased the shipwreck, were basically interested in setting up a floating hotel project, and were constructing the



Property Line

road for the project under the guise of clearing the sludge.

"We are against this crass commercialistion. We want Carter Road to keep its

maintain their fishing harbo Cuffe Parade that helped former chief minister A R Antu ambitious plans to reclaim the w of south Mumbai's Backb Spurred by the high real estate ues in Nariman Point, the Backb Reclamation plans were a su recipe for environmental disaster crowded south Mumbai.

Pushing for an integrated prese vation and develop ment of the city' waterfronts, the In dian National Trust for Art and Cultural Heritage (INTACH) and the Mumbai

UP FOR GRABS

Slumdwellers indulge in mass encroachment along Carter Road

By Prajakta Samant



The encroached land on the seacoast near Carter Road, Bandra (West). Picture by Prashant Nakwe

IF YOU want a house facing the sea in a prime area, rush to Carter Road, Bandra. Thousands of slumdwellers are scampering to mark their plots with stones and white tape wound around four sticks stuck in the seabed. These houses do not come cheap, at a limit of Rs 1 lakh on reclamation, but the plot costs nothing.

The planned mass-scale encroachment is on the entire stretch starting about the office of the assistant commissioner of police, north west zone, Rakesh Maria, till the fishermen's colony at Khar Danda. There are approximately 5,000 plots to grab and they are selling like hot cakes.

On questioning, the slumdwellers allege that member of Parliament Sunil Dutt has given them permission to build their hutments. Dutt is currently in the US and could not be contacted.

Throughout the day, especially at low tide, people are seen walking far into the sea to demarcate plots for their future huts.

Even the fear of the hut getting washed away by the sea does not deter them. "We will make a high foundation made of debris from construction sites all over the city. Then the hut will not get washed away," said a yellow-saree-clad woman wheeling and dealing with a man on the sandy seabed.

When asked what she was doing, the resident of the nearby Chuim fishing village replied, "*Ghar ke liye nishan rakhne gaie thi. Kholi banani hai* (I had gone to demarcate the boundaries of my house)."

Understandably, residents of Carter Road are panicked. "We have been trying to get the Brihanmumbai Municipal Corporation (BMC) to give us No Objection Certificates to take over the development and maintenance of the promenade and beautification of Carter Road. Funds for the project have been released by Rajya Sabha member Shabana Azmi," said one person. While the Collector has released Azmi's funds to MHADA who is executing the work, noted architect P K Das has designed the beautification of the 1.6 km long stretch.

Ten years ago BMC started dumping debris on Carter Road to construct a promenade like the one at Marine Drive and Worli Seaface. Residents then opposed the project and the matter went to court where the latter lost the case. In the meanwhile BMC shifted the funds allotted for the promenade elsewhere and the half constructed walkway remained.

The Bandra West Residents Association (BWRA) then took up the work and got Rs 30 lakh from Azmi. But this is not enough and to get private sponsors the association need a Memorandum of Understanding (MOU) and a No Objection Certificate (NOC) from the BMC. The project file has been passing from one office to another for the past year and now slum-dwellers have discovered this space.

"If not for delay from the BMC's red tape we would had got an NOC earlier, the promenade would have been ready and our security guards would have been in place," says a member of BWRA.

Maria has assured the residents that he will ensure that slums do not come up. "There is no chance that it will happen as my office is right there," he said.

A bird's eye view from a skyscraper on Carter Road reveals that the entire seafront is dotted with squares bound by stones. When **MID-DAY** staffers pretended to want a plot, the slum-dwellers revealed that most have been taken. "Some have taken more than two plots for themselves. They will construct plastic-walled huts and then sell them," said a man busy putting stones into the sea.

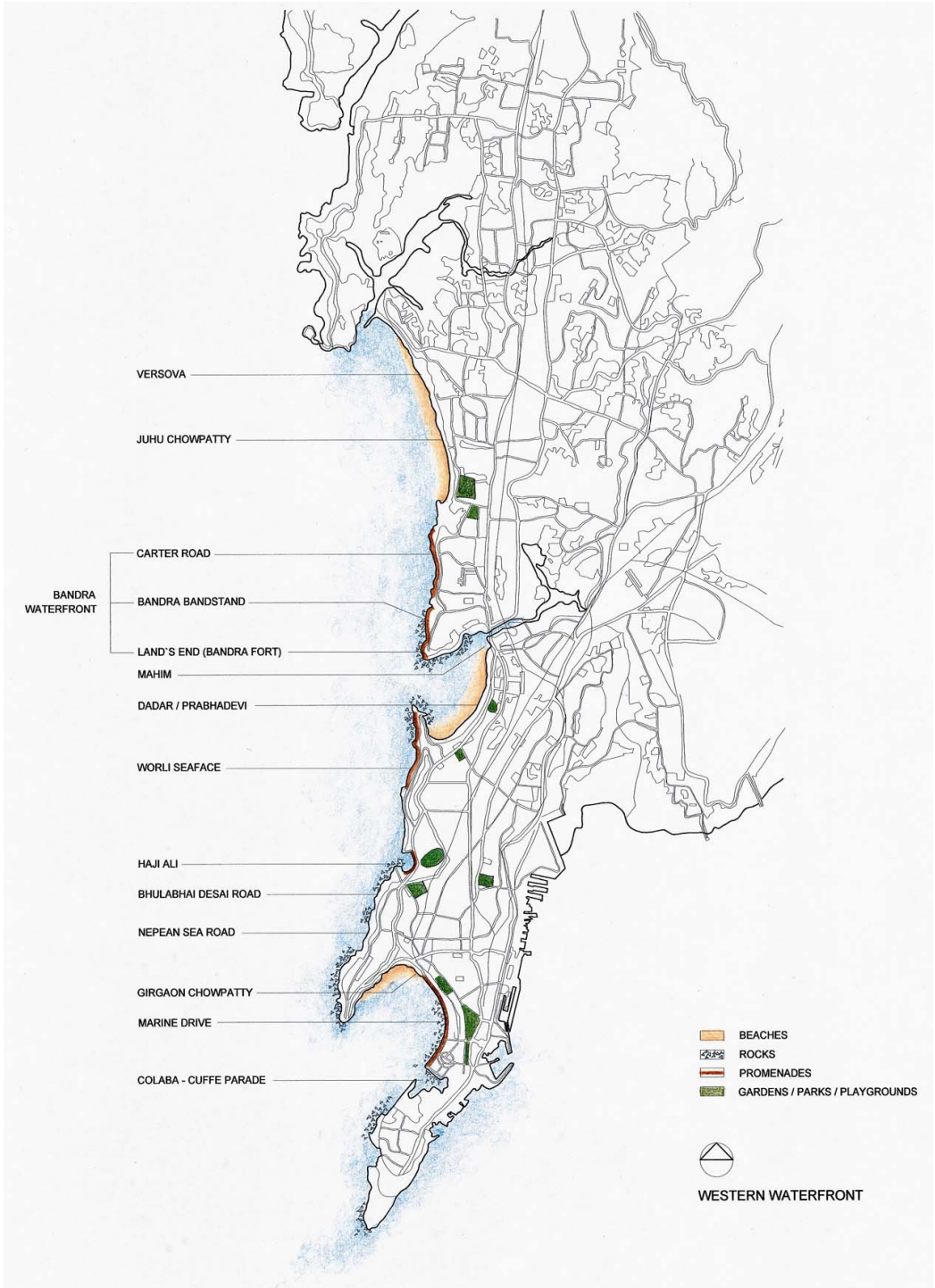
Even mangroves have not been spared; white tape is seen in the greenery and some of the plants have been

Nagar slum near Khar Danda is busy taking a plot for her daughter. "Getting a plot and then building a house is hard work and expensive. Just the reclamation will cost Rs one lakh. But it is better construct on your own as agents may dupe you," she said.

The BWRA meanwhile, has sprung into action and is planning to hire private security guards to protect the area, a move which will cost them Rs 35,000 per month.

"We have no choice. After knocking on BMC doors for months, we realise that authorities are of no help," said a resident.

DMC, Encroachments, S S Shinde said, "On last Saturday some people were arrested. Yesterday I myself went to the spot to investigate. We expect police to stop them. I think labourers from nearby construction sites are demarcating plots because they have heard some rumour that government is giving away the land. But we are working on it and need


VERSOVA
JUHU CHOWPATTY
BANDRA WATERFRONT
CARTER ROAD
BANDRA BANDSTAND
LAND`S END (BANDRA FORT)
MAHIM
DADAR / PRABHADEVI
WORLI SEAFACE
HAJI ALI
BHULABHAI DESAI ROAD
NEPEAN SEA ROAD
GIRGAON CHOWPATTY
MARINE DRIVE
COLABA - CUFFE PARADE
BEACHES
ROCKS
PROMENADES
GARDENS / PARKS / PLAYGROUNDS
WESTERN WATERFRONT











Citizens inspire Bandra face-lift

Nasser Lalljee
Bandra

ON this waterfront, there is certainly no Marlon Brando, but the people of Bandra Bandstand certainly have their own heroes.

It is to the credit of these heroes who set about saving a coastline that had been endangered by indiscriminate dumping. The movement took off with the Mohalla committee, which was formed in 1993, when a group of people started taking an interest in civic problems. They formed the Bandra Bandstand Residents Association in 1996, which was later converted to a trust in 2000.



The blatant dumping of rubbish along their precious coastline outraged the sensibilities of the local residents who had earlier fought it out in the court and got 1,500 trucks of debris removed from the area facing the Bandstand Fort. Once this was done the group moved ahead to try and reclaim whatever was left of the coastline. The idea was to prevent it from encroachments, particularly those that had come up in the area around the Searock hotel.

The citizens had already conceived of a promenade, prepared a plan and worked with architect PK Das, who designed and implemented it. Plans were approved by the BMC, MSRDC, collector, and other concerned bodies. The funds were provided by Shabana Azmi, MP, Rajya Sabha, under the MPLAD scheme for the infrastructure. But seeing the manner in which the work was proceeding, and the effort being poured by the locals, more money was invested into the project.

The construction started in May 1999. Exactly one year later May 2000 saw the Naval Police Band inaugurate the promenade at bandstand. Then came the Art fair on November 27, 2000. This was followed by a party for the under-privileged children in December 2000. An interactive play to highlight the problems of the common man was held next on the May 6, 2001.

The variety of events held at the promenade has brought the citizens closer to each other and there is a growing sense of camaraderie among all those who come here. They voluntarily stop people from creating nuisance, throwing rubbish as they have developed a sense of ownership.

The promenade is now almost complete, and a 1.6 km stretch of reclaimed land, from Bandstand to St. Andrews Church corner, has been saved from certain disaster. Encroachment and other such nuisances would have certainly destroyed the entire already endangered coastline.

"The people have developed a good trust and funds are slowly trickling in.". The association and locals are appealing to every flat-owner in Bandstand to pay Rs 20 per month. Apart from this certain sponsors have taken a keen interest and have contributed towards the development of gardens and other features.

If this example is emulated, a number of public spaces will be reclaimed by the people, for the people.

THE TIMES OF INDIA - 'WESTSIDE PLUS'
MAY 29, 2001

TOI July 18 Sunday . 1999.

MUMBAI

Winds of change sweep across Mumbai's vandalised waterfronts

By Gunwanthi Balaram

MUMBAI: "In a city gasping for breath, it is quite dreadful," observes British architect and 'Bombay boy' Pierre d'Avoine, "that Mumbai's greatest open spaces, its waterfronts, are being so vandalised that its people can derive little benefit from them." Treated as dumping grounds for debris, garbage and sewage, or as free sites for encroachment, several of Mumbai's waterfronts are actually shunned by its residents. So, it is heartening to find some citizens' groups and architects launching joint initiatives to nurse their bit of waterfront back to life—as in Bandra, for instance.

Walk along the Bandra waterfront now, and you will find that the dramatic black rocks along the old Band Stand are rising from the debris, as it were, as are the mangroves off Carter Road. What's more, a new promenade is being constructed along these contours of seafront so people can take a brisk walk and get a breath of fresh air.

The Bandra project, on which work started a couple of months ago, is part of architect and housing activist P.K. Das' masterplan for the restoration of the city's waterfront. Drawn up over two years ago, the masterplan looks at the phased rejuvenation of three types of waterfront areas—public spaces like beaches and waterfront promenades; native settlements like fishing villages; and seaside heritage precincts like the Worli, Mahim, Bandra and Vasai forts.

Hemant Shirodkar



CITIZENS' WALK: The landscaped promenade at Bandra Band Stand, master-planned by a local architect, will involve citizens' participation in its execution and maintenance

To begin with, he is sensibly tackling public spaces. These include 14 independent schemes estimated to cost about Rs 1 crore each to execute. Committed to the rules of the coastal regulation zone, the architect is anti-reclamation and believes instead that "it is important to stop the abuse of our existing waterfronts and work within the existing realities to progressively restore and preserve their natural beauty".

His restoration projects envisage the creation of landscaped walkway , edestrianisation, seating, lighting, security, drainage, planting of suitable trees and shrubs and the installation of plaques on the history of the waterfront/neighbourhood. "Above all, they involve citizens' participation in execution and maintenance."

The Bandra scheme is being executed under the supervision of a team of local residents' associations with an initial grant from Rajya Sabha MP and actress Shabana Azmi. She has donated Rs one crore from her MP's constituency development fund to the Bandra-Juhu waterfront development programme—Rs 30 lakhs each for Carter Road and Band Stand and Rs 40 lakhs for Juhu.

"We will mobilise donations to carry on the upgradation work, and collect a small monthly maintenance fee from our 1,200 members to maintain the promenade. There will be no entry fee and everybody is welcome to use the promenade," say Arup Sarbhadikary and Kamala Soni of the Bandra Band Stand Residents' Association. "Impressed by the work so far, new sponsors are coming forward," adds a Carter Road resident.

"I'm thrilled, my faith in the abilities of the local citizens' groups and the architect of the scheme has been vindicated," says Shabana Azmi. "Such localised initiatives are the best alternative to large grandiose plans which move away from citizens rather than draw them in. They also cut across class barriers," maintains the MP, adding that she intends to continue to support them in every way she can.

Work on the Juhu project will commence next month, according to Ms Azmi. It envisages sprucing up the beach as well as the 'influence areas', i.e. the Juhu-Tara Road and the seven axis roads leading to the beach, and creating a plaza around the Shivaji statue with proper sanitation facilities for both hawkers and visitors.

Several agencies, including the traffic police, the taximen's and hawkers' unions, residents' groups and the National Airport Authority have been consulted on the issue and have agreed to cooperate in the Rs 2.4 crore project, adds Mr Das. The plans for the Dadar-Prabhadevi waterfront have also been cleared by the BMC, and the architect and local citizens' groups are discussing how best to implement the programme. "Hopefully, it will all come together. It's hard work, but very rewarding," he says.














UNION BANK OF IN


MASTER DINANATH ROAD
MANGROVES
PATHWAY
CHILDREN'S PARK
MASTER DINANATH ROAD
AMPHITHEATRE
MANGROVES
DOG'S PARK
MANGROVES
ROCKS
A R A B I A N S E A
EXISTING BMC PROMENADE
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Putting the fort back in B

HEPZI MUTHIAH

FTER transforming the Bandra coastline, Bandraites are now getting restoring the glory andra Hill or a, from where gets its name. We ing about that rav- ece of land on which he once-majestic Fort.

roposal to restore green the hill has nt to the state's e Committee for its l and work is d to start soon. A er work begins, you able to enjoy a stroll, he benches and even all programmes on - exactly like the Road Palm ade - not to men- oy the grand view of other points of i - Worli and n Point - from the

a Sabha Member of ent Shabana Azmi ting her MP's fund roject too, after funded the prome- t Bandstand and Road.

e project cost is Rs 1 f which Rs 20 lakh n sanctioned by a Azmi's MP fund," chitect P K Das. may follow if need- islator Baba i has sanctioned Rs from his MLA fund. tying up with spon- r the rest of the ."

s conceptualised the and is working with ndra Bandstand nts Trust on it. Azmi was not available for ent.

e BBRT intends to the greenery of the ravaged hill and lop the fort area. ill used to have trees and the BBRT s to carry out planta- efore this monsoon," ustee Arup dhikary.

-greening of the hill the only item on the a. Das' proposal les conserving and developing the ruins of the Byramjee Jeejabhoy Villa atop the hill, putting steps and benches on the hill, make pathways of sand and gravel, and restoring the ruined contours of the hill by earth terracing.

Lighting and security cabins along with seaside wall construction will also be taken up to prevent accidents on the hill. There is no provision for any gate but entry points are planned in such a way as to be defined by shrubs and other plantation. Though no entry fee will be charge, entry timings for the fort area will be restricted.

Permission for the development of this land has already been received from the Brihanmumbai Municipal Corporation and the suburban collector.

The plan has received in-principle approval from the Heritage Committee, since the Bandra Fort or the Castella de Aguada, is a Grade III structure, says Arup Sarbadhikary.







Plans Are Ready For The Dadar-Mahim Seafront Makeover. But Can They Plug Illegal Drains, Resettle Slums Quickly?

SLUMBAY WATCH

Uma Kadam



A walk on the beach at Dadar can be compared with a stroll through a garbage dump, say some residents

Clara Lewis | TNN

Faced with a barrage of criticism regarding the poor upkeep of Mumbai's western waterfront, the civic administration is now planning a beach nourishment plan along 4.5 kms of the Dadar-Prabhadevi seaface. The project, which includes building promenades and restoring gardens along the seaface, is aimed at restoring a beach that has been washed away under waves of sewage, flotsam and debris.

The stretch to be covered is from the Hinduja hospital end at Mahim to Worli village and will take around two years to complete from the day work commences. "We are planning to appoint a consultant to revive this beach which, at present, is bereft of sand," said R A Rajeev, additional municipal commissioner.

The project is estimated to cost around Rs 12-15 crore and will require sand to be imported from other beaches (and even the desert) to make the stretch more hospitable to residents and holidaying crowds.

Work is likely to start in six months to a year, and would be a daunting task considering that it would require diverting sewage lines which spew out waste on to the beach, resettling slum dwellers living nearby, and coordination between agencies because land comes under the collector's jurisdiction and the revamp is being planned by the civic corporation.

> The BMC's beach nourishment plan would require tonnes of sand to be imported and spread out along the 4.5-km-long stretch between Mahim and Worli

The blueprint is based on an idea put forward by architect P K Das who has also been involved in the beautification and restoration of Carter Road, Bandra Bandstand and Juhu beach. "Das will be appointed as a consultant since he already has a plan ready," said Rajeev.

Of late, BMC has been repeatedly censured by activists and citizen groups regarding the plight of Mumbai's beaches including those at Versova, Dadar and Marve. Mahim resident Ravi Thatte, who is also on a civic supervisory panel, says, "The beach is polluted by untreated sewage from illegal drains. BMC had appointed a contractor to clean up the beach, but he's not doing a very good job. There are also two slums in the area. Restoring the beach is a grandiose plan and will take a lot of doing."

It was former Lok Sabha speaker and Dadar resident Manohar Joshi who set the ball rolling for the Dadar revival plan after a visit to Bandra where the waterfront had been restored. Joshi proposed that a wall be constructed to prevent the beach from further erosion. Eventually, the idea of a wall was shot down when environmentalists pointed out potentially adverse effects. "Sea-wall construction is now banned in the US as well as central Europe. It is believed that it damages the environment by restricting the natural cycle of in and outflow of water. Also the impact of construction of a sea-wall is felt at other beaches where the displaced water reclaims its space," said Das.

Joshi's suggestions, however, spurred a group to work on an alternate plan. To start with, a coastal and hydraulic study was carried out by DHI (India) Water and Environment Pvt Ltd at the site. This included drawing up a description of the area's coastline, an assessment of the wave climate and hydrodynamic conditions in the bay, and compiling recommendations on how to implement the project.

The study found the Dadar-Prabhadevi stretch to be a shallow tidal beach, narrow and sloping. Government's efforts to protect the coast had resulted in rubble encroaching upon it. Besides drains open onto it and unplanned constructions have contributed to the debris and pollution.

BEACH REVIVAL

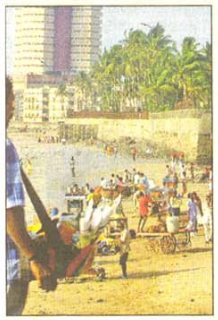
Phase I

This includes a proposal to increase the width of the beach from 5 metres to 50 metres across a stretch of 1.5 km from S K Bole Marg to Suryavanshi Kshatriya Sabhagriha Marg.

Phase II

This includes redevelopment of the beach at Hinduja Hospital, Keluskar Marg (North & South), Mayor's Bungalow, development of two gardens — Baji Prabhu Udyan and Sant Dnyaneshwar Udyan — apart from creation of access roads and promenades

Total cost: Rs 12-15 crore



IMPLEMENTATION SCHEDULE

- Beach nourishment by bringing in sand from other places: 9 months
- Redevelopment of two gardens along the waterfront: 4 months
- Promenades to be built at two locations: 6 months
- Extension of drains to divert the sewage: 4 months
- Building access roads: 6 months

SHIFTING THE SAND

- Since the bay at Dadar-Mahim has very little sand, it has been decided to bring it in from outside.
- "Roughly around 300 trucks per day for 6 months or six barges a day for four months will be sufficient to create the beach. While the sea will continue to wash away sand it will also bring it back and the loss will be minimal," said P K Das, architect in charge of the project.
- Sand will be brought in from other beaches, and may be even the desert. Some replenishment of sand may also be required every 5-10 years.

Citizen activism hits Mumbai's waterfront

TIMES NEW NETWORK

Mumbai: Increased awareness and activism on the part of citizens has over the last decade helped spruce up some stretches of the western waterfront. It started with Girgaum Chowpatty in 1999 when Shiv Sena leader Pramod Navalkar, a minister in the then ruling Sena-BJP government, took the lead in cleaning the beach.

"Girgaum is a typically middle-class dominated locality and there are few places where these people can go for fresh air or relaxation. At that time Chowpatty was infested with beggars, vagrants, malishwallas, hawkers and it was rather unsafe for a family to spend a late evening, so I decided to restore it to these people," says Navalkar.

Navalkar being in the ruling party certainly helped as he received cooperation from the collector's office and the police. BMC now ensures the beach is clean at all times with the help of private contractors, a police watch tower and eight policemen who guard it at all times. What's more, a food court has ensured that stalls have been herded at one end and are not scattered all over like earlier.

A similar initiative worked at Bandra Bandstand and Carter Road too following an incident in 1997-98 when a ship named Zendong ran aground off the Bandra coast. With the authorities unwilling to clear the wreck, there were reports that it would be converted into a floatel. "It was then that we went to court against the proposal and won. Architect P K Das had a plan for the beautification of the beach and it served as a main catalyst to restore the beach," said Roshan Daboiwala, a longtime resident and member of the Carter Road Residents' Association.

Das, she said, also helped obtain funds from then MP Shabana Azmi to implement it. Azmi gave Rs 1 crore each to the Carter Road and Bandstand beaches. Today, not only do residents and visitors enjoy an unrestricted view of the sea, but the promenades have ensured that the beach is not encroached upon.



▲ Juhu too benefitted from a residents' initiative when local groups approached the Bombay high court in 2002 seeking the cleaning up of the city's largest beach.

▼ The Bandstand makeover was aided by funding from the local Member of Parliament Shabana Azmi who used part of her constituency funds to spruce up the area



▼ The Girgaum Chowpatty stretch, once infested with vagrants, beggars and hawkers, has been cleaned up and a food court built at one end to decongest the beach



Chimbai beach to get facelift

Residents' efforts to save seafront forces a reluctant BMC to take charge

Sayli Udas Mankikar
Mumbai, June 26

BANDRA MAY soon have another waterfront to be proud of. If everything works well, the little known and disappearing Chimbai Beach will get a makeover with features like promenades and fish-food courts.

The Chimbai beach is a one-km stretch between Joggers' Park and Bandra Bandstand.

Credit goes to the local residents, who have been fighting to save the beach for two years. Impressed by their efforts, the Brihanmumbai Municipal Corporation (BMC) has now taken over to develop the seafront. The BMC has appointed architect P.K. Das as a consultant.

PEOPLE POWER

"We will spend Rs 4 crore for this public-private project. We will meet the architect and then discuss the plans with the stakeholders around the area," said Anil Diggikar, additional municipal commissioner (Projects). The plan also includes a drying area for local fishermen.

The beach — an extension of Chimbai fishing village — is a sorry picture. A number of illegal structures line the narrow lanes leading to the waters, while rocks bordering the sea have been dumped with debris.

"We will replace this with sand-terraces, promenades and resting areas. There will also be a food court on weekends where locals will make fish delicacies," said Das.

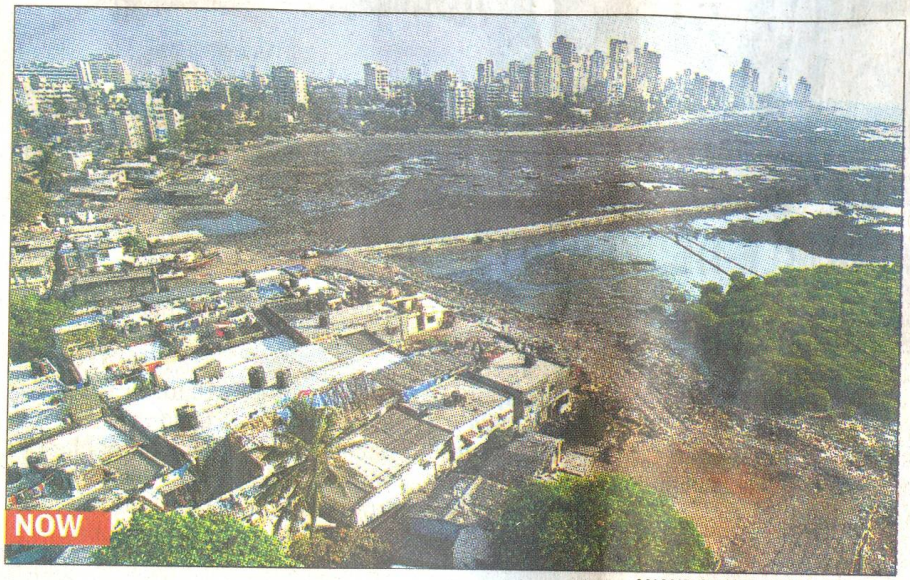
"This would not have been possible without the persistent effort of citizens."

It all began after the fisher folk of Chimbai approached the H-West Ward Residents' Trust to stop the Maritime Board from constructing a 'tsunami wall' along the coastline after the 2005 deluge. "The flooding was actually because of the debris," said Shyama Kulkarni, chairman of the trust.

The BMC had then expressed its inability to clear the debris saying JCBs could not reach the beach. But Bandra resident Vickram Rao, using personal funds, cleared 40 truckloads of debris from the site. A surprised BMC then took over.

"We are glad the plan has moved ahead, while the BMC and collector have promised to clear the encroachments," Kulkarni said, adding that there were still about 100 truckloads of debris on the site.

sayli.mankikar@hindustantimes.com



ANAND SHINDE/HT FILE PHOTO

Bandra's Chimbai beach stretches from Joggers' Park to Bandstand.



Gateway revamp plan gets civic panel nod

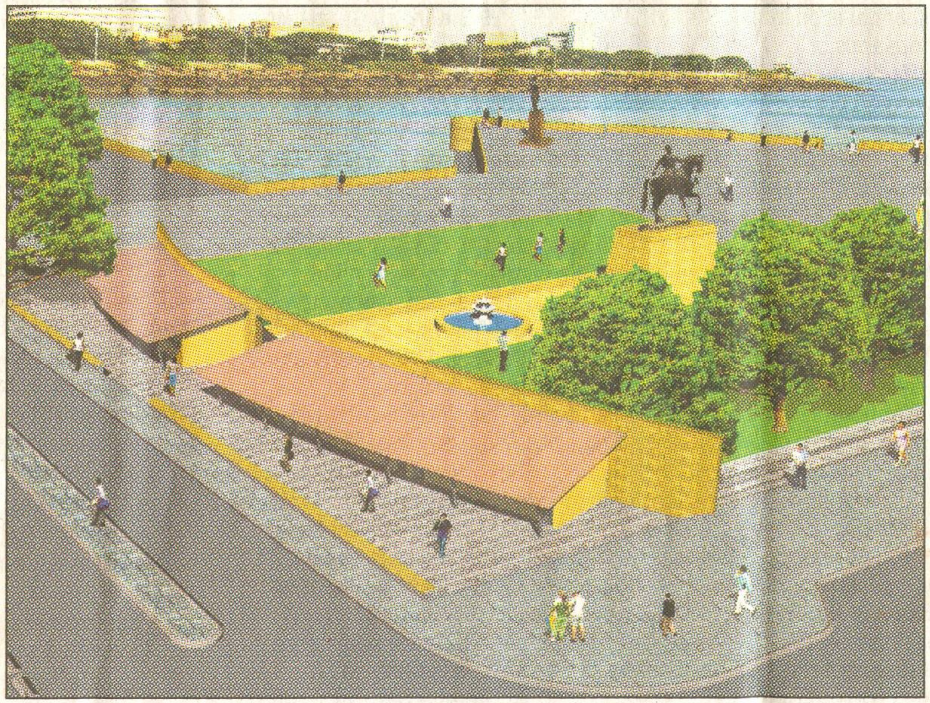
TIMES NEWS NETWORK

Mumbai: The Gateway of India precinct makeover plan got its initial boost on Wednesday with the civic standing committee clearing the Rs 4.5 crore phase 1 of the project.

While the Grade 1 heritage monument itself would remain untouched, phase 1 would include expanding the pedestrian space in the precinct as well as relocating all the public amenities at a facility centre.

The facility centre to be located behind the Shivaji statue will house all the existing ticket counters that currently clutter the pathway to the precinct. It will also have public toilets, a police chowky, a BMC conservancy chowky, an MTDC stall and the existing Aarey stalls.

"The plan is to create more area for public movement. For this, we will have to remove the barricade around the garden at Gateway and include some of it in the paved portion. In a nutshell, the phase 1 of the plan will look at enhancing pedestrian movement over vehicular movement and at augmenting the public facilities," said P K Das, architect for the Indian National Trust for Art & Cultural Heritage (Intach), which has been awarded the contract for drawing up Gateway revamp plan.



MAKEOVER: An artist's impression of the proposed revamp of the Gateway of India

Even though the work of executing the plan was awarded to Prime Engineers on Wednesday, standing committee member Ravindra Pawar opposed the idea. "The plan makes no provision for parking based on the argument that most people who come to Gateway use public transport or tourist vehicles. The cars belong to those who visit the nearby Taj hotel. How can they go ahead with the plan without permission from the traffic department?" asked Pawar. Satish Mathur, joint commissioner of police (traffic), said he was yet to get a copy of the plan.

According to Das, the precinct would be made into a no-parking zone. "The world over, no monument allows parking in its precinct. The Taj hotel has provisions for underground parking which it has closed down for some reason and many of its cars are parked outside. All this would be cleared up soon. Parking space for tourist buses and cars will be taken care of in phase 2," said Das. He added that phase 2 would look at whether the area from the museum to Regal theatre can be converted into a BMC parking zone.

"Also the BMC is proposing to build an underground parking lot near Regal theatre," said Das.

Get ready for a clean Juhu beach

In 12 weeks, relocate food stalls and build car park, orders high court

EXPRESS NEWS SERVICE
JUNE 28

ONE of Mumbai's busiest beachfronts will soon bid adieu to the chaos created by more than 100 hawkers. It will also sport a gateway to the beach and several public conveniences.

Thanks to an order delivered by the Bombay High Court on Monday, the three-year-old Juhu beach restoration and redevelopment plan spearheaded by residents has now received a major impetus.

A division bench of acting Chief Justice A P Shah and Justice S U Kamdar directed the relocation of 125 food stalls at the central chowpatty along the Juhu Tara Road within 12 weeks.

The petition was filed by 120 local residents' associations, Rotary Clubs and hotels.

Accordingly, the central chowpatty will get a podium that will act as the gateway to the beach.

Before it is built, 125 bustling food stalls selling piping-hot *vada paav*, *masala dosa* and *pav bhajis* will be relocated to a yet-to-be built food court at the northern end of the central chowpatty.

The facility, says the order, should have hygienic surroundings, water connections and a garbage disposal and drainage network.

Each stall owner will have to deposit Rs 40,000 with the suburban district collector that would entitle him to a 2 m x 1m built-up space to be built by the Maharashtra Housing and Development Authority.

The food court, the high court said while considering objections raised by the Chhatrapati Shivaji Smarak Samiti, will be located 60 feet from a statue of Chhatrapati Shivaji standing at the elbow of Juhu Tara Road.

A concrete ramp will scythe through the food court and take beach-goers to the shore.

According to the plan, a ramp has been built at the northern section of the central chowpatty to facilitate Ganapati immersions. Public convenience centres will also be built at the central chowpatty.

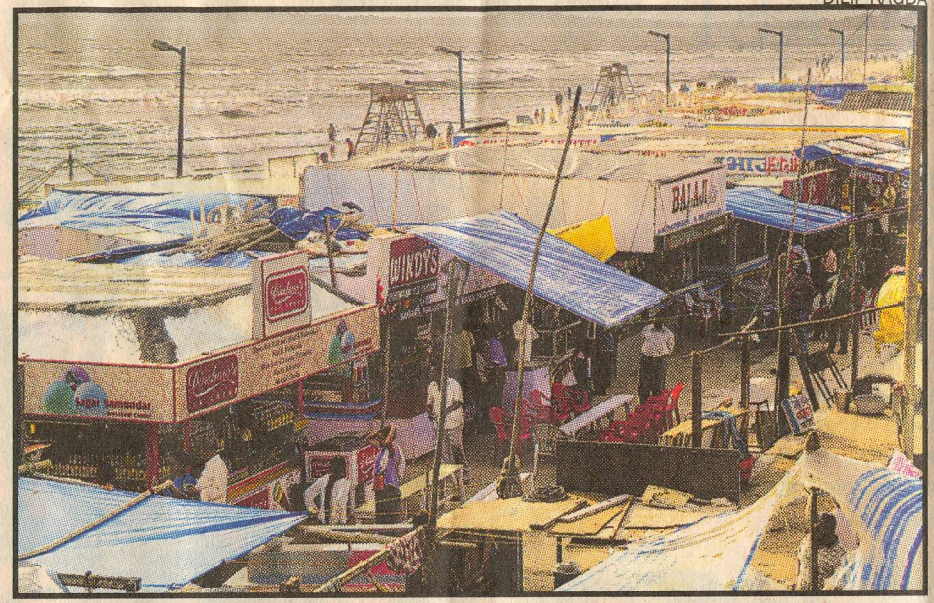
The high court has also ordered the civic authorities to return land being used as a parking lot to the Airports Authority of India, which had leased it to the civic body.

It will be revamped to accommodate more vehicles — 185 two-wheelers and 152 four-wheelers.

The Rs 1.5-crore plan also includes clearing eight access lanes, creating a small park and removing encroachments including private bungalow extensions.

Counsels Shiraz Rustomjee and Jamshed Mistry represented the petitioners.

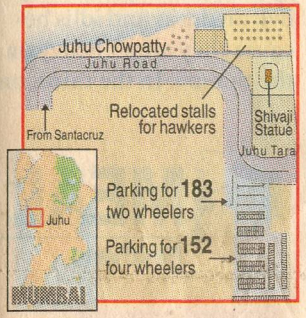
DILIP KAGDA



Nearly 125 bustling food stalls selling piping-hot *vada pav*, *masala dosa* and *pav bhajis* will be relocated to a yet-to-be built food court at the northern end of the central chowpatty

THE PLAN

- 125 food stalls to be relocated to proposed food court
- Podium to be built as gateway to the beach
- Parking lot to be revamped to accommodate more vehicles
- Ramp to facilitate Ganapati immersions
- Encroachments including bungalow extensions to be cleared



A Slumdwellers' Initiative To Help The Poor & A Plan To Turn Waterfr

GIVING MUMBAI A SEA-FRONT CHANGE

TIMES NEWS NETWORK

Mumbai: When a lackadaisical city government allowed one of its biggest assets—the waterfronts—to deteriorate into dumpyards and be used as open-air toilets, a determined group of citizens thought it was time to take charge. Over the last six years, thanks largely to a citizens' initiative, about seven kilometres of Mumbai's western waterfronts have been reclaimed and turned into what architect P K Das calls the city's "cultural forecourts".

On Thursday, this perseverance finally paid off when the Mumbai Waterfront Improvement Centre (MWIC), a recently registered trust, shared the $100,000 Deutsche Bank Urban Age Award with another organisation for helping "transform the lives of Mumbai's citizens".

Das, one of the four trustees who received the award on behalf of the MWIC, has been largely credited with transforming Bandra Land's End and the Bandstand and Carter Road promenades, as well as the 4-km stretch of Juhu beach. He has done all this with the active support of resident associations and funds from local MPs.

A maverick housing activist, Das said he faced threats of physical violence when food stalls that had encroached on Juhu beach were sought to be relocated. "Our waterfronts are now unbarricaded public spaces, which are truly open and democratic in nature," he told TOI after receiving a Rs 10 lakh cheque, the MWIC's share of the award.

Civic activist and co-trustee of the MWIC, Darryl D'Monte, who has been in the forefront of maintaining the two Bandra promenades, said, "It has been sometimes a long and painful struggle to get these projects going.







PUTTING A SHINE ON OUR SHORES: The Bandstand promenade is a popular evening haunt for people from across Mumbai. (Above left) At the Khar end, the Carter Road promenade is designed to project into the rocks. (Above right) Strollers at Carter Road. (Below, from left) Actress and MP Shabana Azmi, Deutsche Bank chairman Josef Ackerman, architect P K Das and his MWIC colleague with their Rs 20 lakh cheque

Very often we have to do so in spite of the authorities. Six years after the inception of the two promenades in Bandra, we are facing opposition from the Maharashtra Maritime Board, which thinks it owns these public properties."

D'Monte accused the board of refusing the citizens' association permission to repair the sea walls, repave the structures and remove unauthorised encroachments.

The MWIC plans to utilise the prize money to push its plan for the Dadar-Prabhadevi beach, which is about 4km long and suffers from erosion. "The nourishment plan aims to check the erosion and to regain the beach for public use in one of the most congested areas of the island city," said the MWIC.

The Versova waterfront is the other project that Das plans to take up. The centre also proposes to survey and map water bodies, rivers, creeks and seafronts so it can plan public spaces.



PTI

THEIR ACHIEVEMENTS

- Helped build the Carter Road promenade at Bandra, transforming what was a neglected and encroached seafront into a lively place for the public
- Similarly helped transform the Bandstand promenade
- Spruced up Land's End, where Bandra fort stood, and built an amphitheatre there
- Helped spruce up Juhu beach, especially by relocating ugly and intrusive food stalls to a proper food court

ON THE ANVIL

- A plan to reinvigorate the Dadar-Prabhadevi beach, which is 4km long and suffers from erosion. The MWIC wants the public to use the beach again
- Reviving and sprucing up the Versova waterfront
- Proposal to study, survey and map rivers, creeks, other water bodies and seafronts so more public spaces can be created
- Hold workshops, spread information

THE GOAL: TO OPEN UP OUR WORLD

The Mumbai Waterfront Improvement Committee (MWIC) was registered as a trust only a couple of months ago, but it has been involved in transforming the city for several years now. Its main aim is to create places along waterfronts, and maybe even other water bodies, for the public to relax and snatch much-needed moments of leisure.

"The 44 kilometres of the western coast have never been considered in the planning and development process as an integral part of the city's land. On the contrary, the waterfronts have been constantly abused by reclamation, sewage disposal and encroachment. Yet, for the millions who live in our crowded city, the waterfronts are the only major open spaces—whether it is Marine Drive or Chowpatty, Haji Ali or Worli Seaface, Dadar beach or Bandra Bandstand, Carter Road or Juhu beach, or Versova," states the project description of the MWIC.

Excellence on the Waterfront

The Waterfront Center

Waterfront Center
Annual Award
Honor Award

"Clearwater Citizens Award"

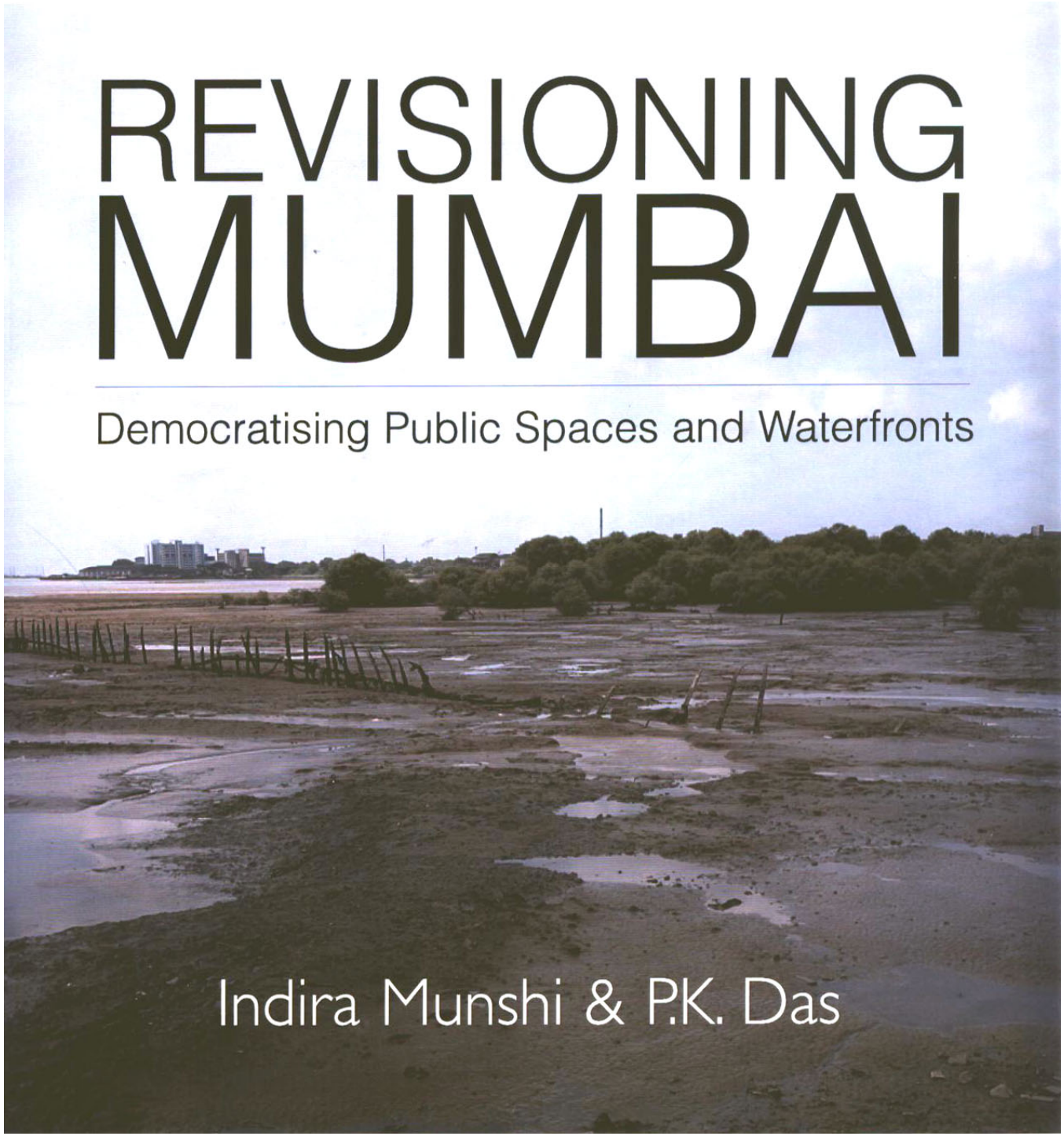
Bandra Band-stand & Carter Road Waterfront Development

Bandra West Residents Association
Mumbai, India

for a quality waterfront project selected in a juried competition

November 15, 2002

Larry Beasley
Chair, Waterfront Center Jury


REVISIONING
MUMBAI
Democratising Public Spaces and Waterfronts
Indira Munshi & P.K. Das






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