

1955

1965

1975

1985

1995

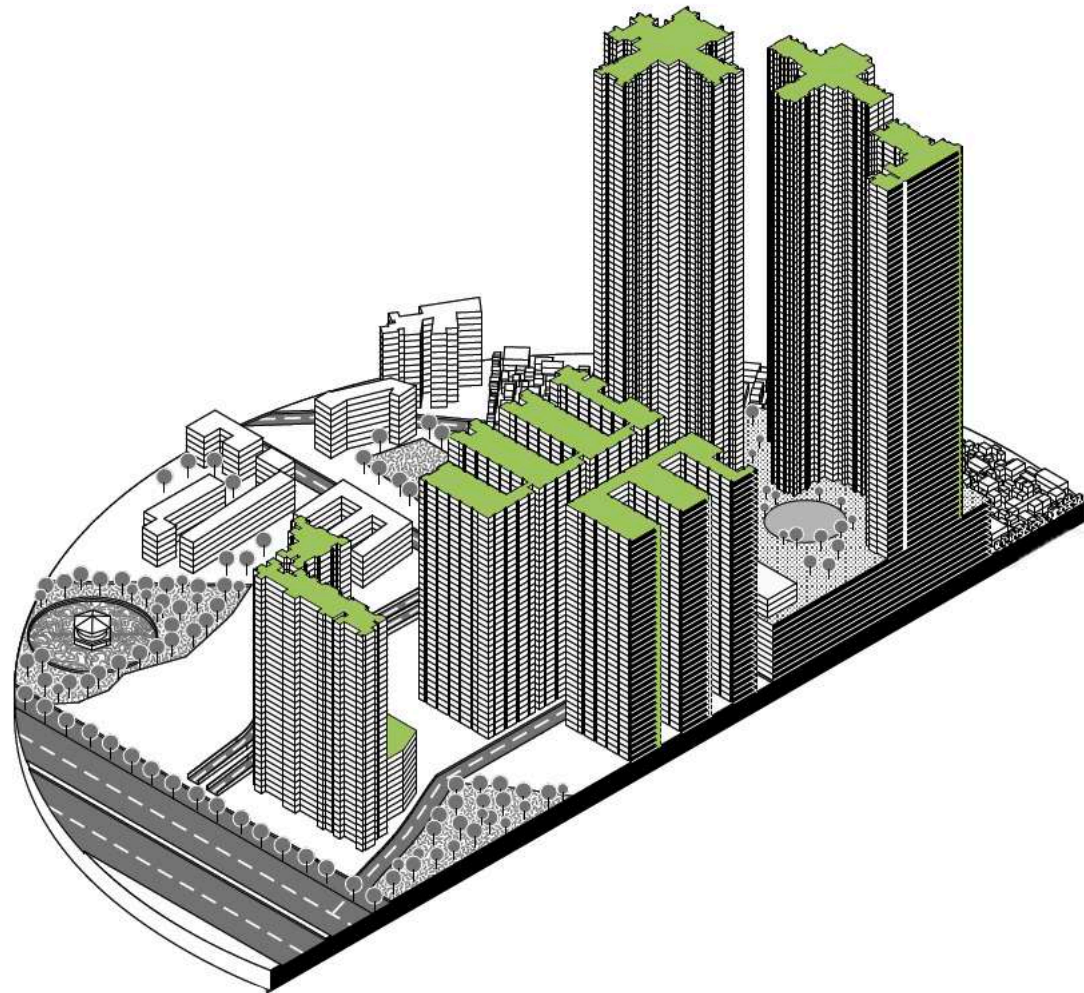
2005

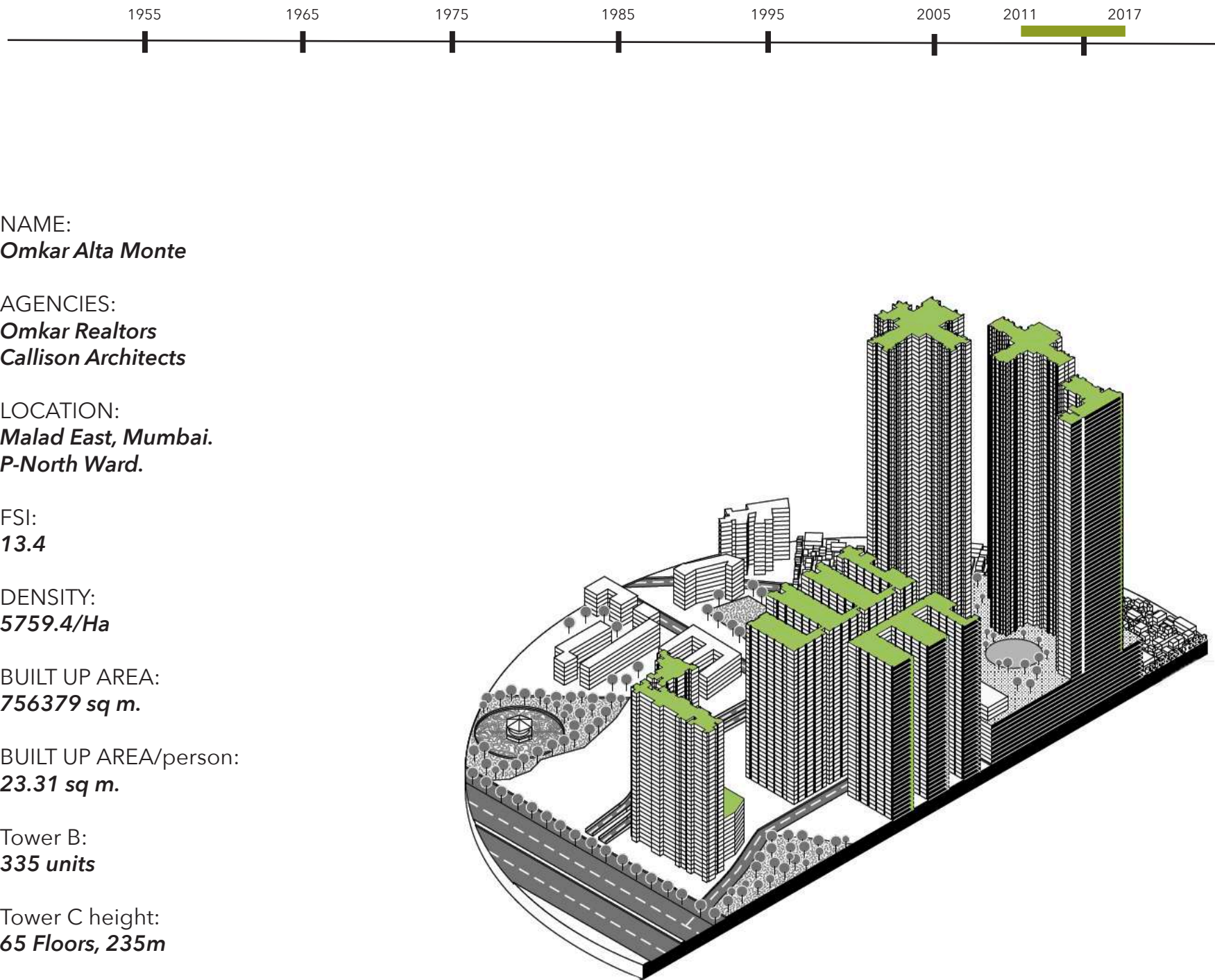
2015

FROM GROUND

TO SKY

*dignity
quality of life
housing
slum rehabilitation
mumbai*





1955

1965

1975

1985

1995

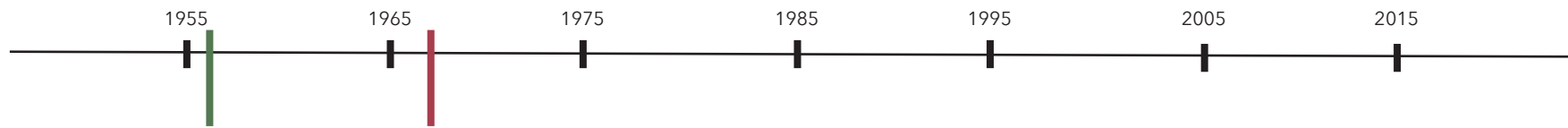
2005

2015

THE SLUM AREAS (IMPROVEMENT AND CLEARANCE) ACT, 1956

Central Government approves. The Act provides for the improvement and clearance of slum areas and protects tenants in such areas from eviction.

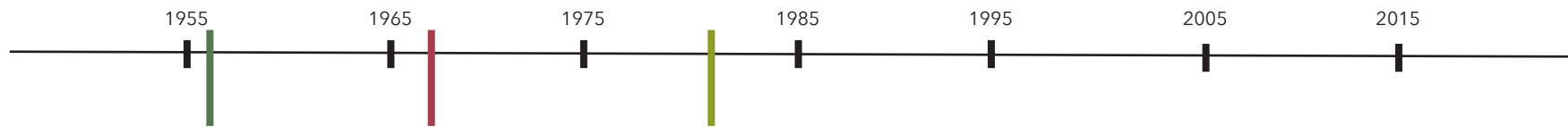




FSI (FLOOR SPACE INDEX), 1967

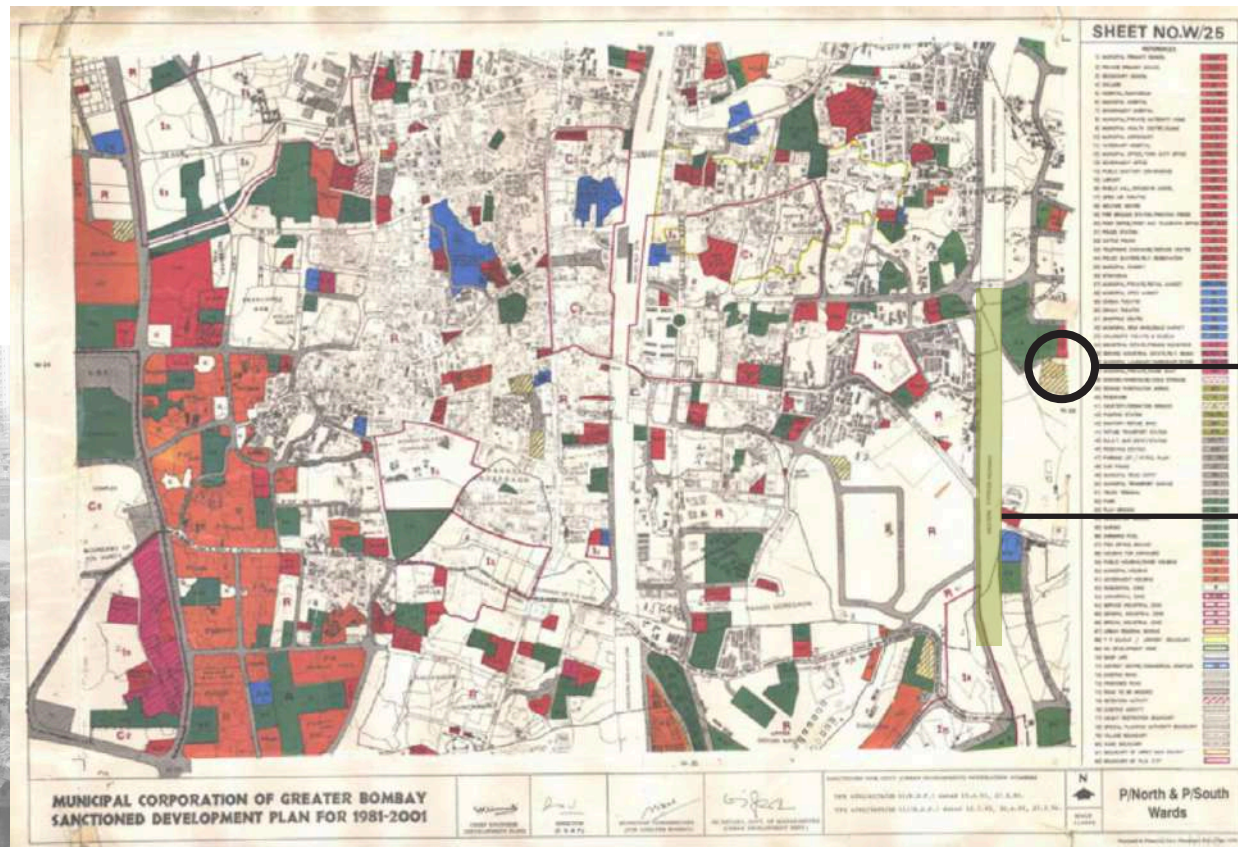
Introduced in Mumbai as a way to control the tenement density.
FSI is the ratio between the built-up area allowed and plot area available.





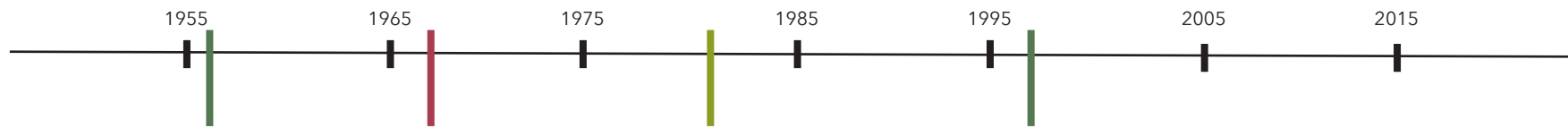
DEVELOPMENT PLAN FOR MUMBAI, 1981

In 1994, the development plan of Mumbai proposed in 1981 was approved and adopted by the government.



Site of Omkar Alta Monte

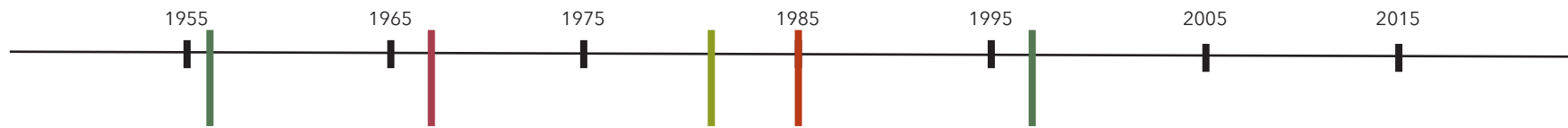
Expressway



CREATION OF SLUM REHABILITATION AUTHORITY, 1997

Government of Maharashtra creates the SRA (Slum Rehabilitation Authority) as the main agency to lead slum redevelopment in Mumbai.



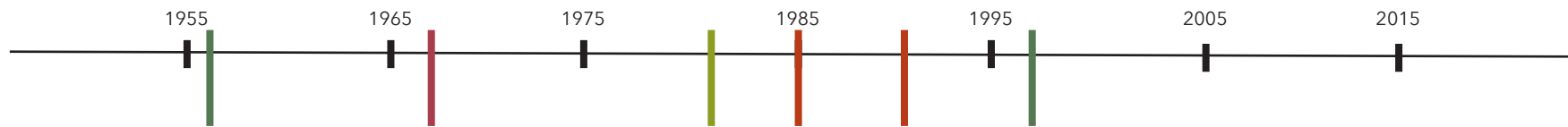


CUT OFF DATE FOR SLUM DWELLERS TO BE ELIGIBLE FOR REHABILITATION

The date kept changing with different governments in power.

- **1985**, Congress government
- **1991**, Shiv Sena-BJP government
- **2000**, Congress- NCP government



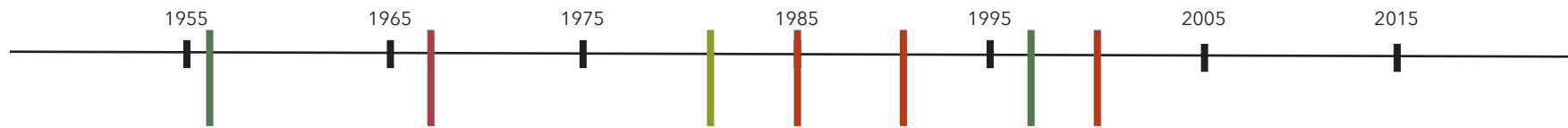


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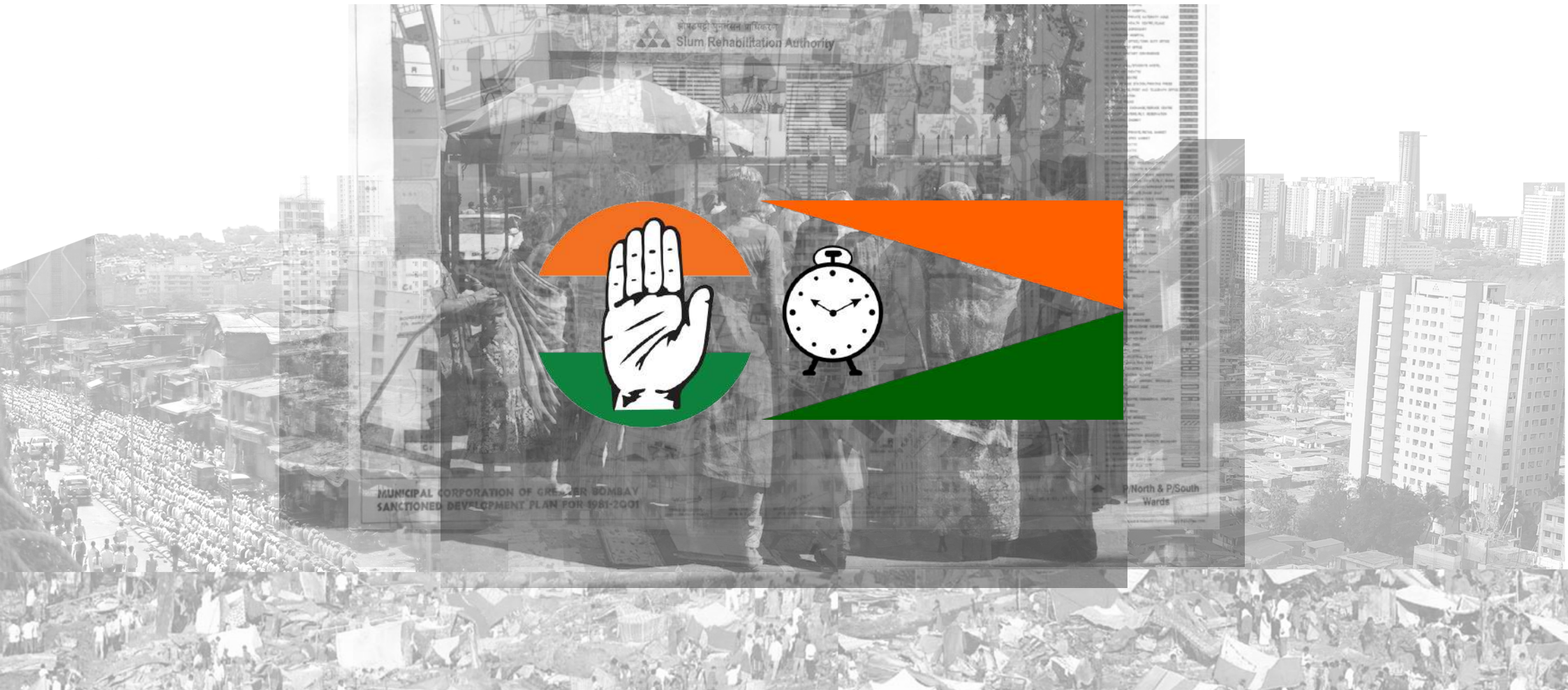


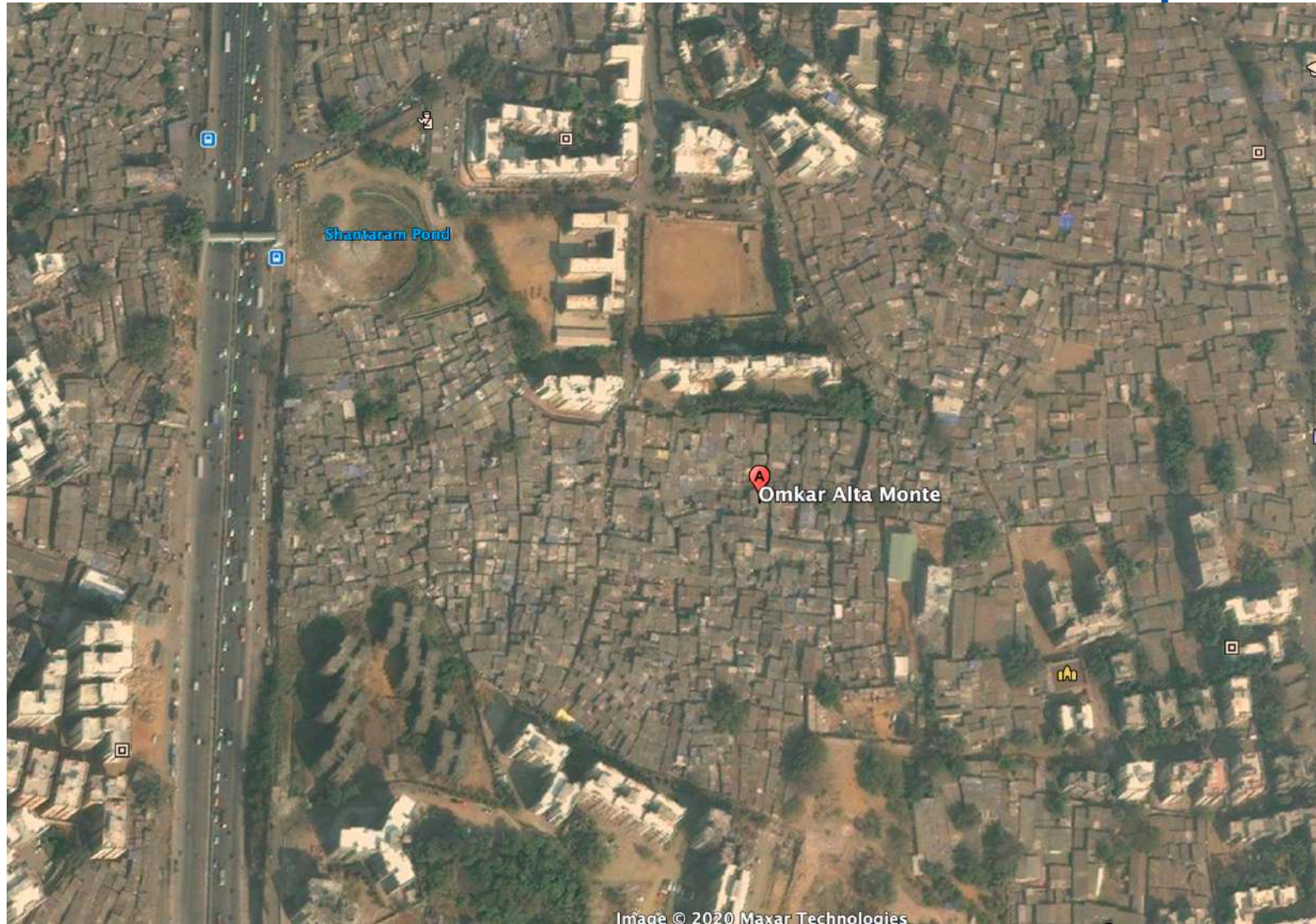
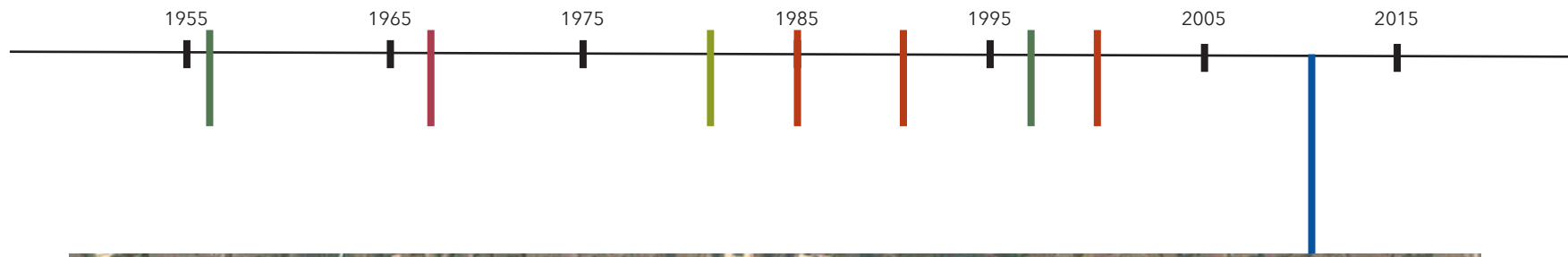


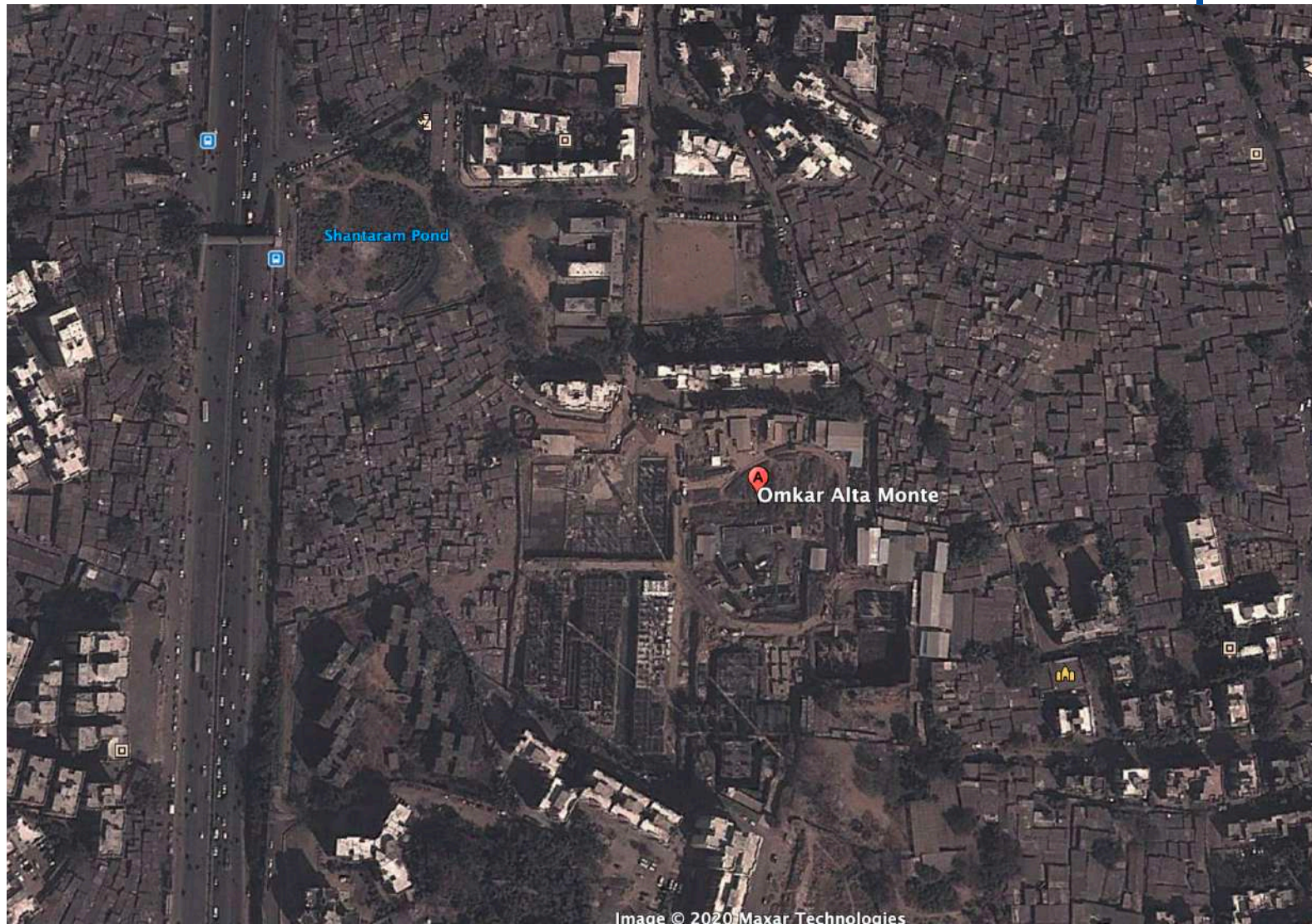
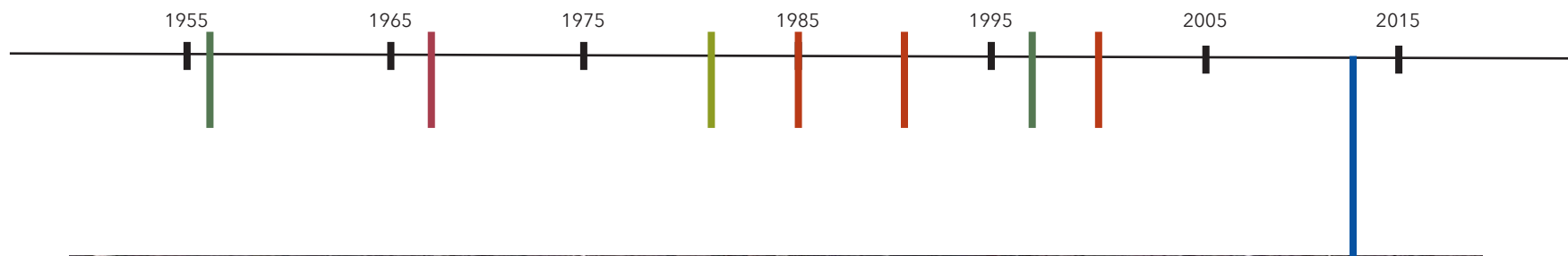
CUT OFF DATE FOR SLUM DWELLERS TO BE ELIGIBLE FOR REHABILITATION

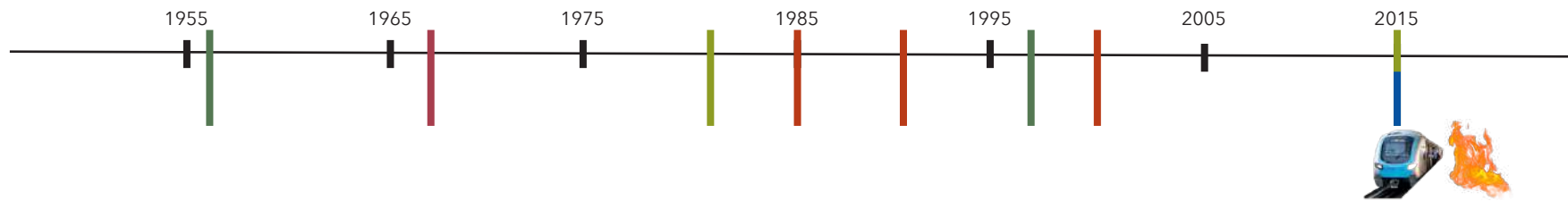
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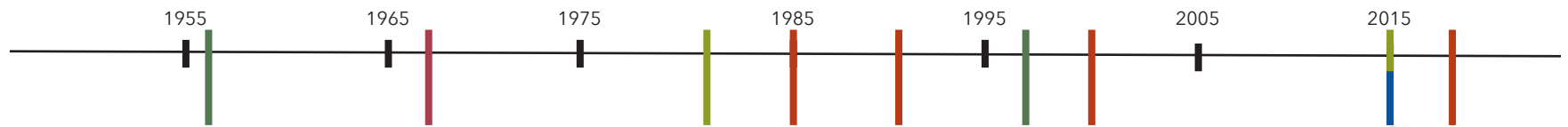








(L-R): Images from Google Maps, from newspaper articles

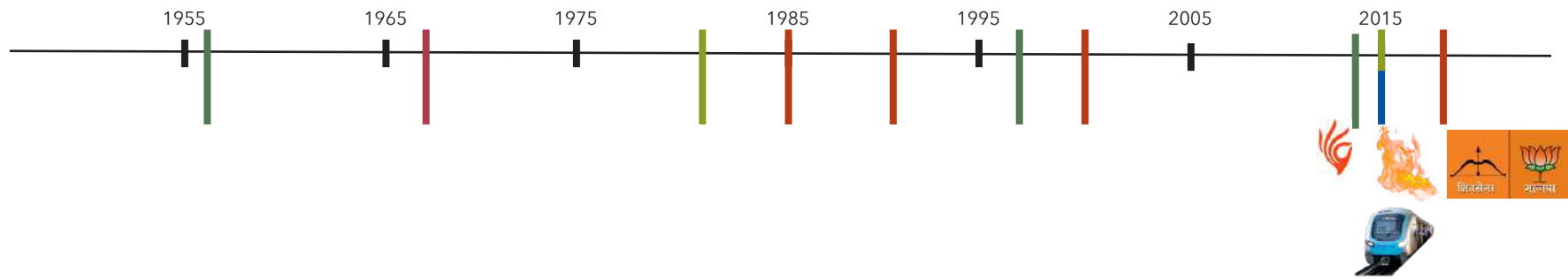


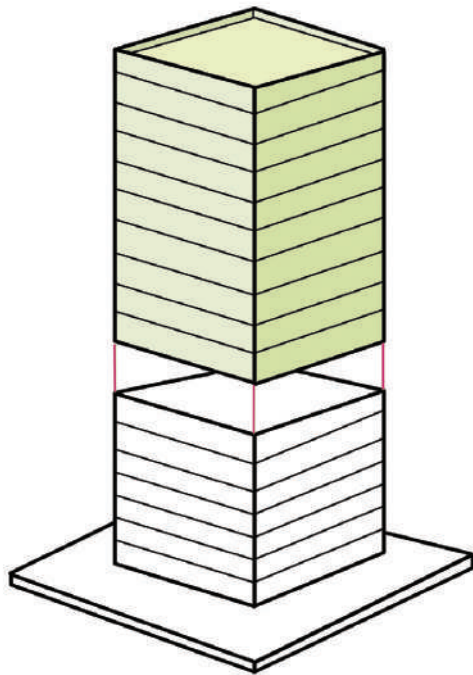
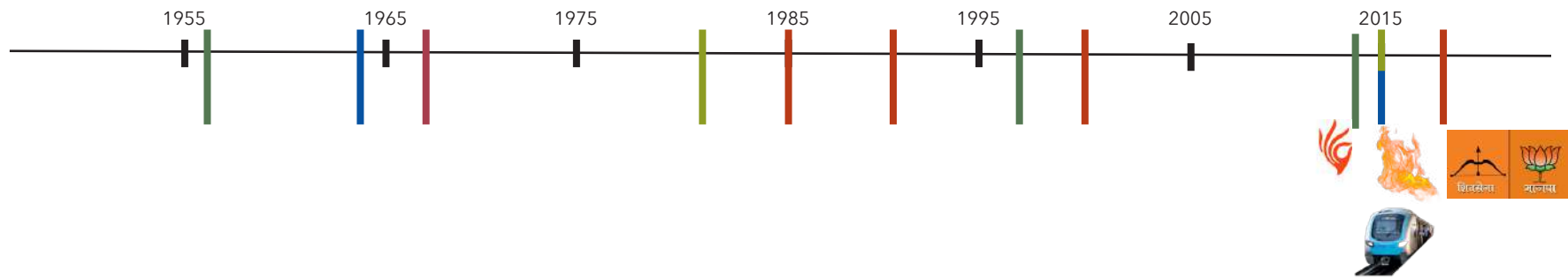
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- **BJP-Shiv Sena government decides all residents of slums in Mumbai are entitled to rehabilitation (2017)**

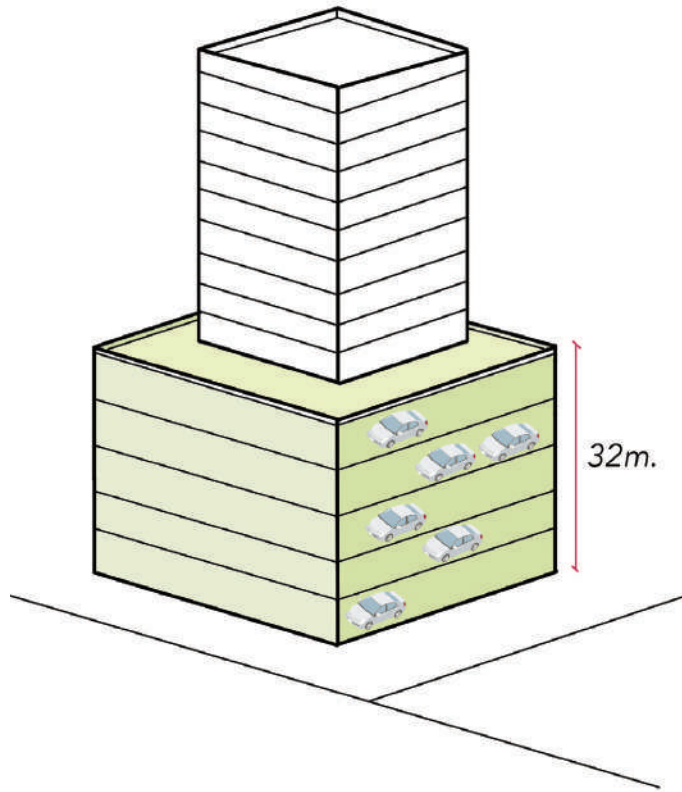
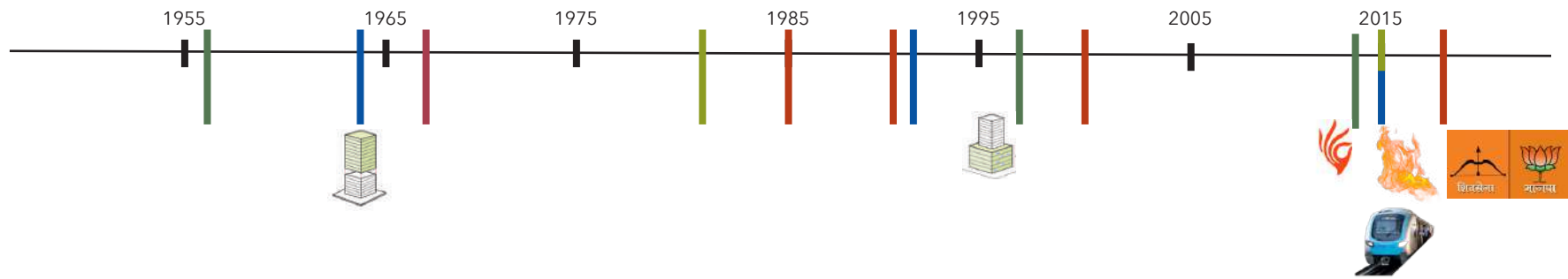




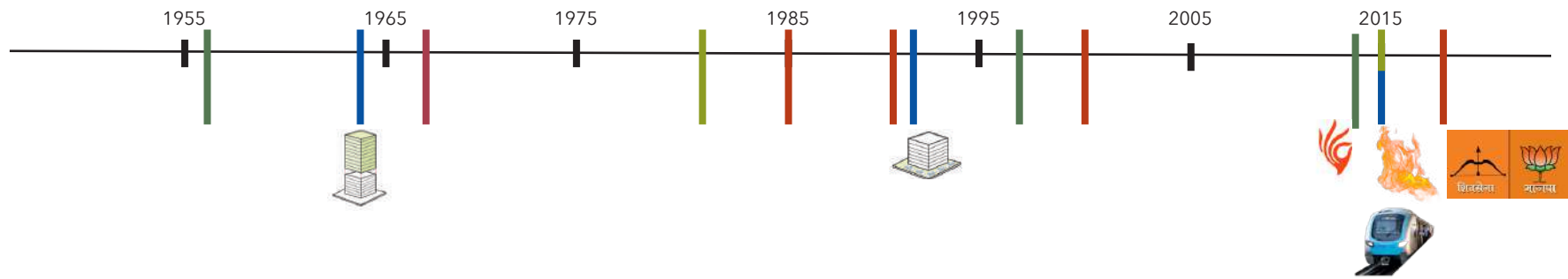


1964

Mumbai's planners first introduced **FSI** limits in Mumbai in 1964. The limits regulated the amount of floor area that could be built in various zones of the city.

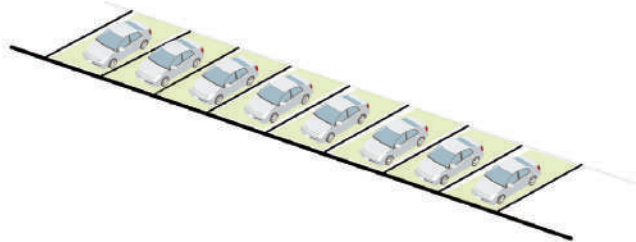


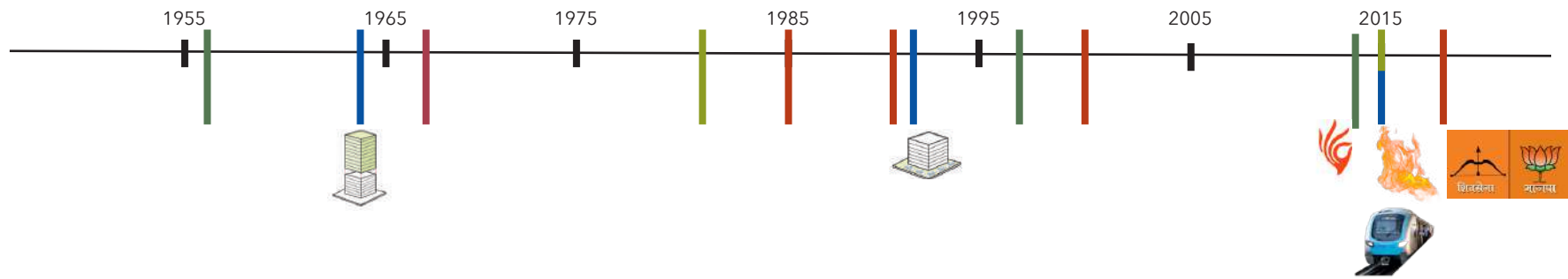
The DCR permits the **podium** to be 32m tall, around 10/11 floors.



1991

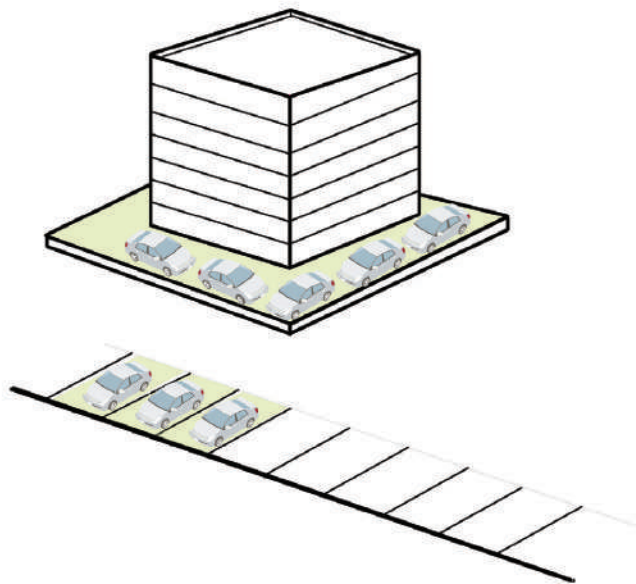
Builders could get an additional FSI of 4 if they constructed **public parking** lots on a portion of their land and handed them over for free to the BMC

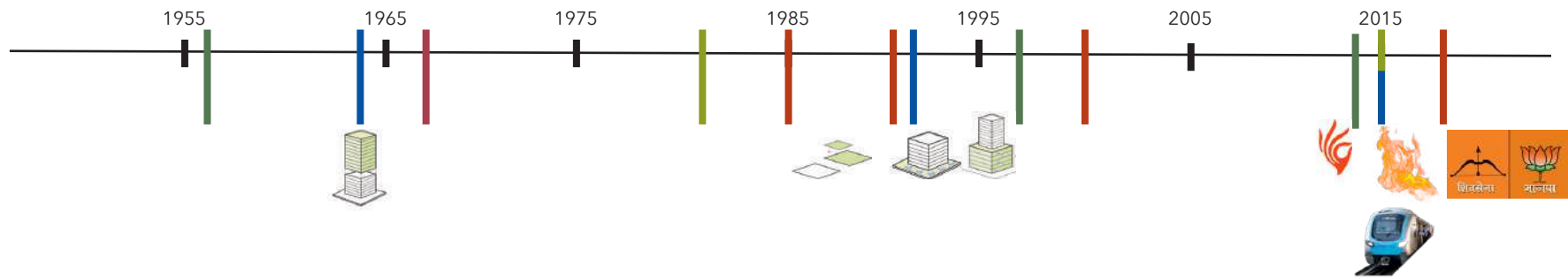




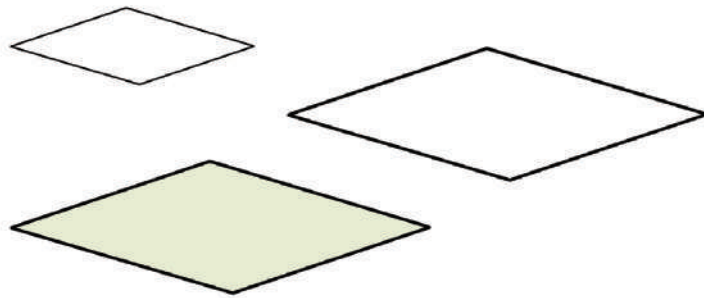
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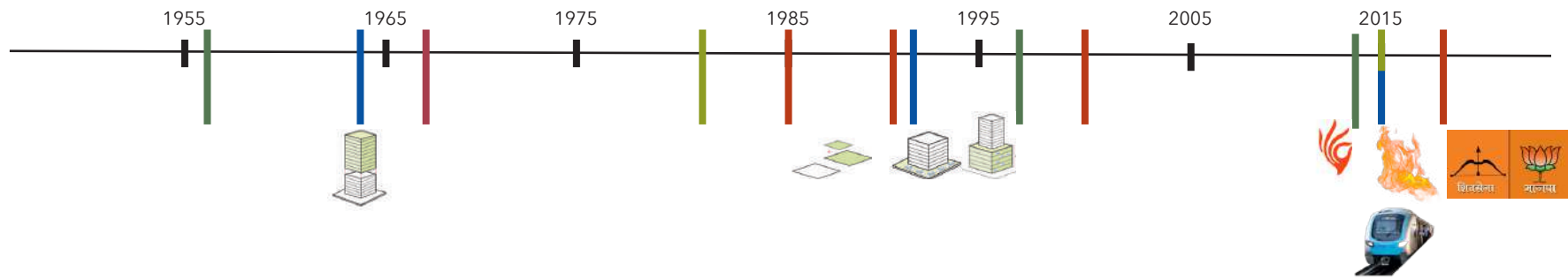




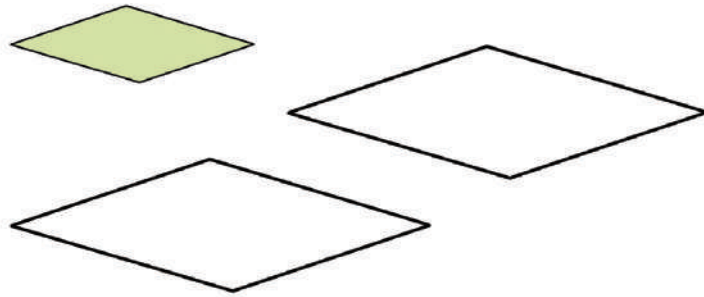
TRANSFERABLE DEVELOPMENT RIGHTS



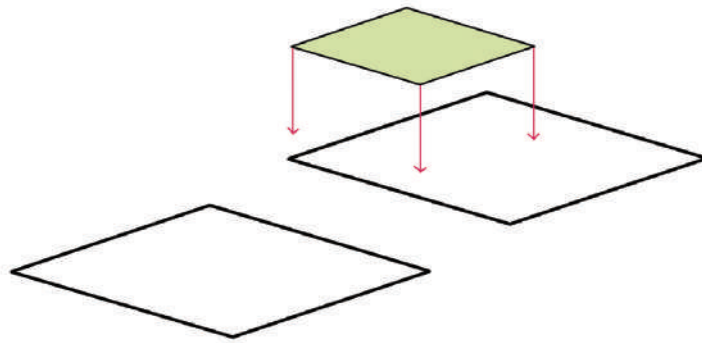
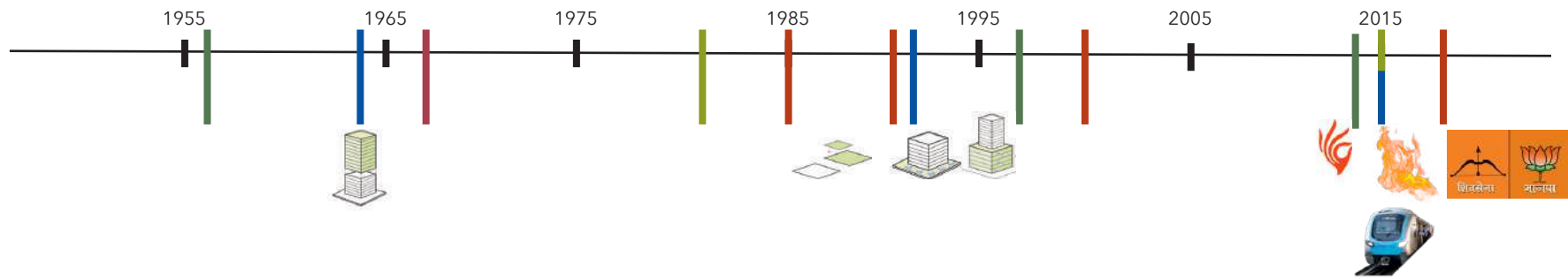
The TDR essentially **frees the development potential of the land from the land itself**. This usually happens when the use of the land is suspended because it is reserved for another purpose in the DP.



TRANSFERABLE DEVELOPMENT RIGHTS



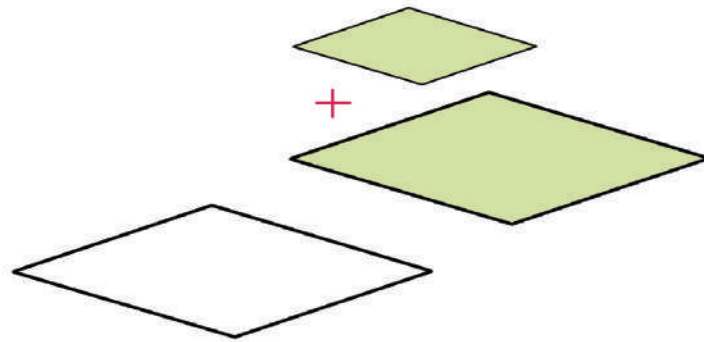
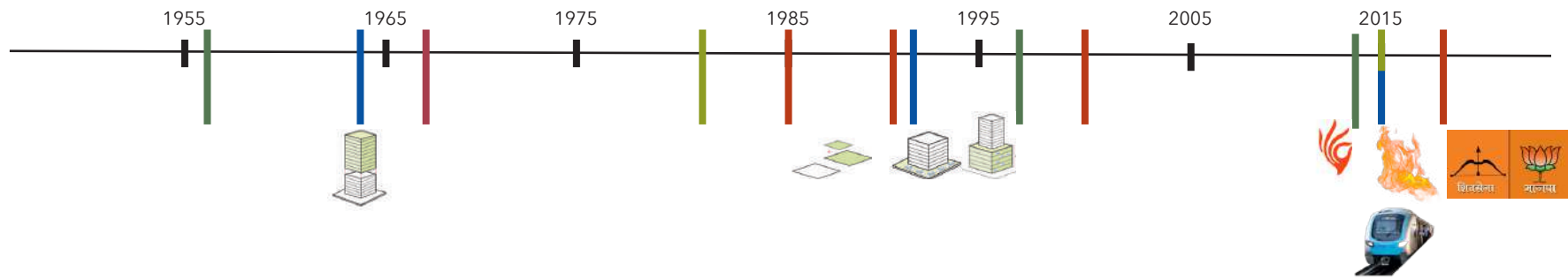
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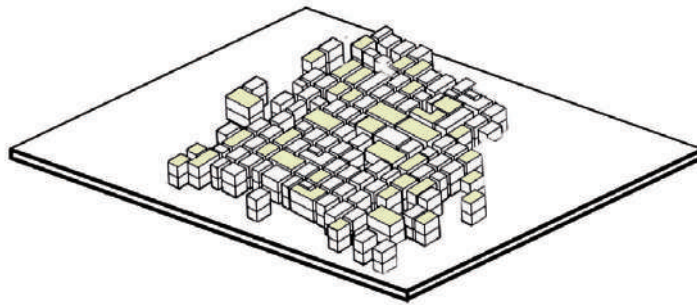
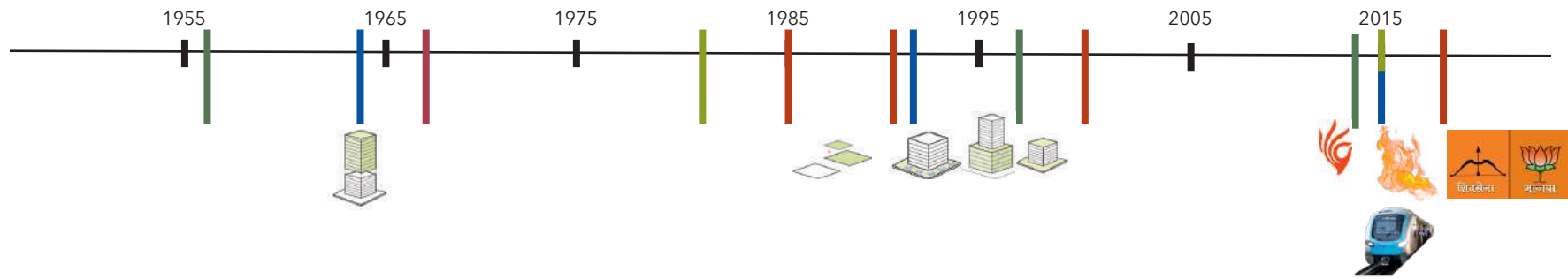
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TRANSFERABLE DEVELOPMENT RIGHTS

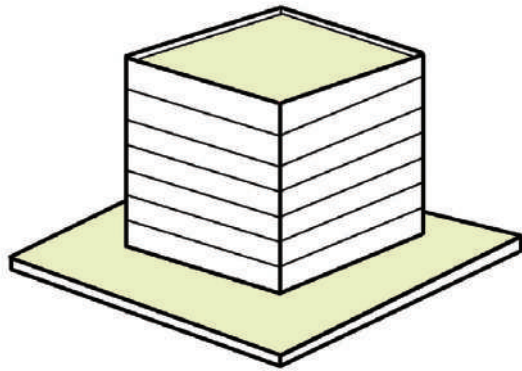
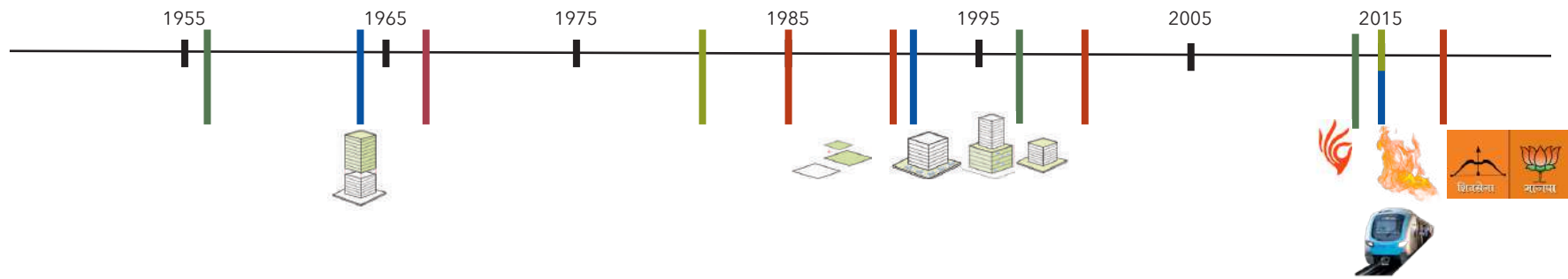
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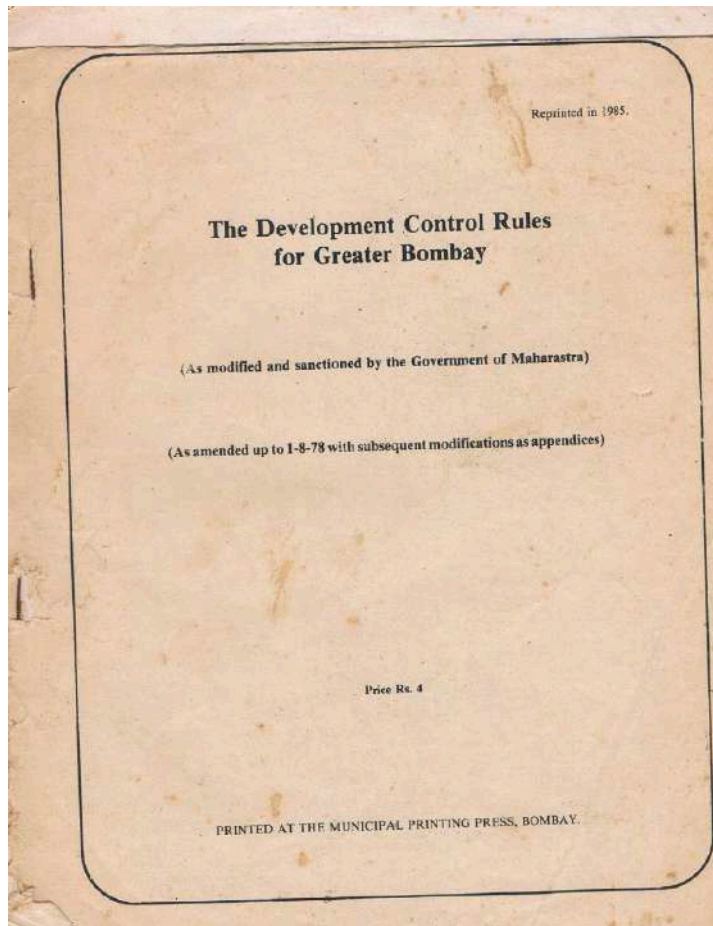
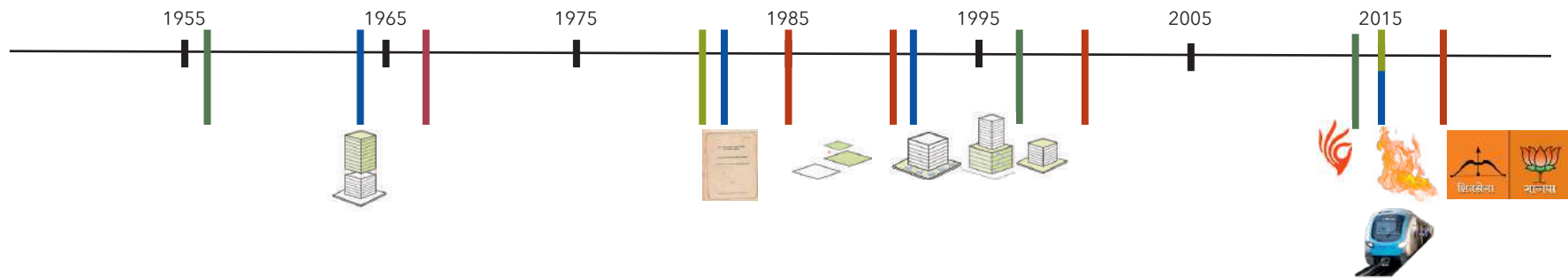
1991

There is an **additional FSI available for Rehabilitation** of Slum Dwellers, which allows for an FSI of 4 or higher for high density slum redevelopment and resettlement areas.



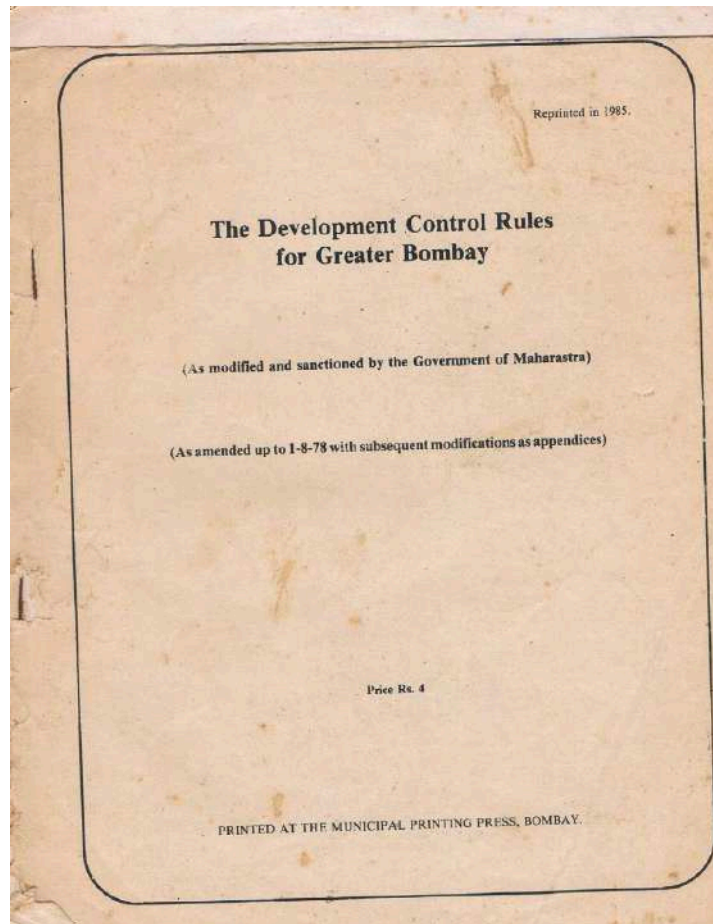
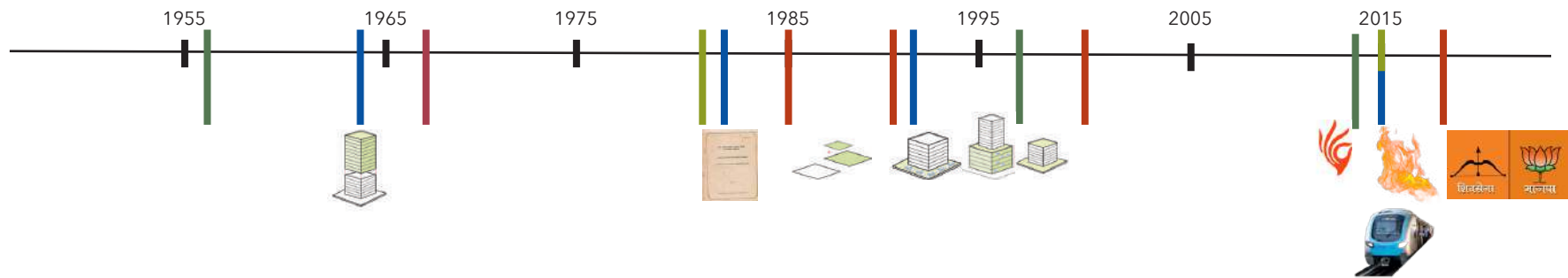
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DEVELOPMENT CONTROL REGULATIONS

minimum required spaces



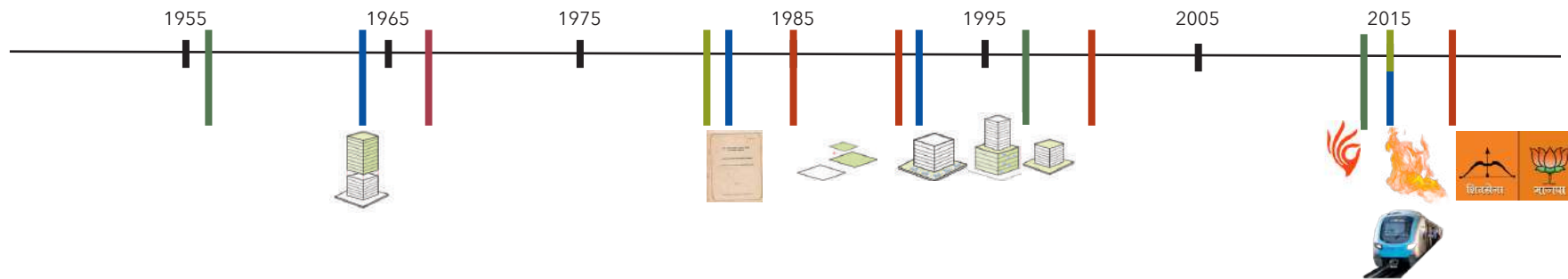
DEVELOPMENT CONTROL REGULATIONS

minimum required spaces

Regulation	General DCR till Aug 2018	R&R / Slum Redevelopment Schemes	NBC
Distance Between	2 X (Building Height/3)	3 m minimum	2 x (Building Height/3) then +1 m for every 5 m

Regulation	General DCR till Aug 2018	R&R / Slum Redevelopment Schemes	NBC
Windows	Window should be 1/6 of room area ie 17 % of room area. Alcove kitchen window not required		Openable area Should be 17% of room area - 25% more for kitchen

Regulation	General DCR till Aug 2018	R&R/Slum Redevelopment Schemes	NBC
Minimum Density	For plots 1 ha and above 267 Du/Net Ha/FSI 200Du/Net Ha/FSI	500 DU/ net ha 650 DU/ net ha	Not Prescribed
Maximum Density	600 DU/Net Ha/FSI Island City 450 Du/Net Ha/FSI Suburbs	Not Prescribed	500 DU/ gross ha



WHY IS THE MOST BASIC 'QUALITY OF LIFE' BEING FURTHER COMPROMISED?

The Development Control Rules for Greater Bombay

(As modified and sanctioned by the Government of Maharashtra)

(As amended up to 1-8-78 with subsequent modifications as appendices)

Price Rs. 4

the building and the percentage of building area does not exceed 25 per cent of the area of the site, when the least dimensions of the site is not less than that specified in the table below for different floor space indices :

Floor Space Index	Least Dimension of site
	Feet
1.00	60
1.33	80
1.66	90
2.45	120
3.30	140

(b) The open spaces for the above purposes shall alternatively be as follows :—

For heights of buildings upto 30 feet the minimum width of open space shall be 12 feet or 10 per cent of the long dimension of the building whichever is higher.

For heights of buildings above 30 feet upto 80 feet in addition to the minimum open space required for heights of 30 feet there shall be a minimum open space at the rate of 1 foot for every 3 feet or fraction thereof for heights above 30 feet.

For heights of buildings above 80 feet upto 100 feet there shall be a minimum open space of 30 feet.

For heights of buildings above 100 feet, in addition to the minimum open space required for heights of 100 feet there shall be minimum open space at the rate of 1 foot for every 3 feet or fraction thereof for heights above 100 feet subject to a maximum of 50 feet.

TABLE LXVII
Required Open Spaces for the Different Heights of Building.

Height of building above ground level	Required open spaces
---------------------------------------	----------------------

(v) Height above average ground level for Open Spaces.—For the purpose of rules (11) (12), 22(i) and 23, the height of the building shall be measured above the average level of the site determined by the Commissioner.

(vi) Open spaces separate for each Building or Wing.—The open spaces required under these rules shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these rules for the purpose of light and ventilation of the wings :

Provided that the open space between two wings may be allowed to be reduced to the open space required according to the height of the higher wing on condition that the other wing does not rely on common space for light and ventilation and that the length of the same is restricted to the width of common open space.

12. Narrow Plots.—For the purpose of this rule, narrow plots are those that are less than 30 ft. in width or depth.

(i) The sub-rules (i), (ii) and (iii) of rule 11 shall apply.

(ii) No dimension of a building shall exceed 100 ft.

(iii) (a) Where the depth is less than 50 feet but not less than 38 ft. the rear open shall not be less than 10 ft. provided that the building does not take its light and ventilation from this side.

(b) Where the width of the plot is less than 50 ft. but not less than 38 ft. the side open spaces may be allowed to be reduced to 10 ft. on condition that the building does not derive its light and ventilation from side open spaces.

Store-rooms and staircases shall be deemed to be adequately lighted and ventilated from a minimum open space of 10 ft.

(iv) Where either the depth or width is less than 38 ft.

(a) For plots less than 38 ft. in depth notwithstanding the provisions of Rule 11 (i) the front setback may be reduced to 10 ft. in the suburbs and

5. Zones or Districts.—For the purpose of the Development Plan and these rules Greater Bombay has been divided into the following classes or zones :—

- (1) (a) Residential, (b) Residential with shop lines along streets ;
- (2) Commercial ;
- (3) Industrial; (a) General, (b) Special and
- (4) Green or No Development zones.

6. Boundaries of Zone.—The zones are located and bounded as shown on the Development Plan. In the Development Plan for Suburban and Extended Suburban area, the Commercial Industrial and the Green Zones are clearly bounded and marked and the remaining areas shall be deemed to be in the Residential Zones.

Part II RESIDENTIAL ZONES

7. Use provision in Residential Zones.—In residential zones building or premises shall be used only for the following purposes and their accessory uses :—

- (i) Any residences ;
- (ii) Customary home occupations.
- (iii) Medical and dental practitioners, clinics and dispensaries and group Medical Centres.
- (iv) Professional offices and studies of a resident of the premises and incidental to such residential use, not occupying a floor area exceeding 200 sq. ft.
- (v) Residential hotels or lodging houses in independent buildings or parts of buildings or on separate floors thereof with the special written permission of the Commissioner, who will take into consideration suitability of the site, size and shape of the plot, means of access, water and sanitary arrangements etc., before granting the permission.
- (vi) Education Buildings including hostels, religious Buildings, community halls and welfare centres and gymnasiums, except trade

(c) Staircase portions shall be such as to be easily accessible from the entrance and shall serve various classes expeditiously.

(vi) (a) : Public Libraries, Museums and Aquariums :—
*** (b) art galleries with the special written permission of the Commissioner who will take into consideration the suitability of site, size and shape of the plot, means of access, etc., and may impose such conditions as he deems fit.

(vii) Club houses not conducted primarily as a business ;

(ix) Correctional or mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals (except veterinary hospitals) with the special written permission of the Commissioner provided that those principally for contagious disease, the insane or for correctional purpose shall be located not less than 150 ft. from any adjoining premises ;

(x) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any obnoxious nature and located on a site not less than 10 acres in area and when the laboratory is kept at least 100 ft. from any of the boundaries of the site and the accessory residential buildings 100 ft. from the laboratory ;

(xi) Public Parks or private parks which are not utilised for business purposes.

(xii) Bus, trolley bus, railway stations, taxi-stands and heliports ;

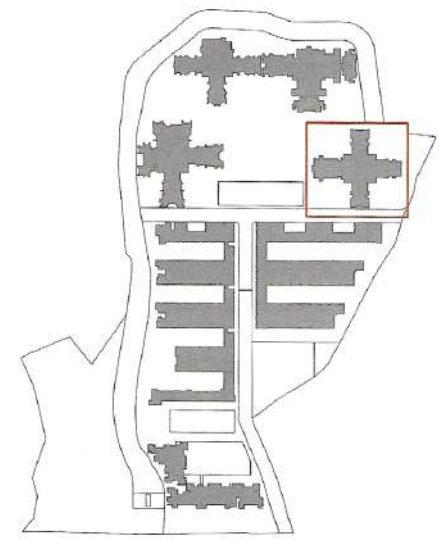
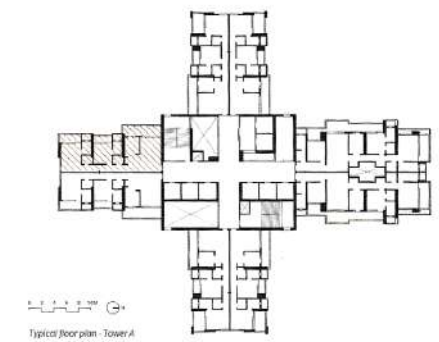
(xiii) Radio broadcasting station, race tracks, parks, stadiums and playfields for business purposes with the special written permission of the Commissioner ;

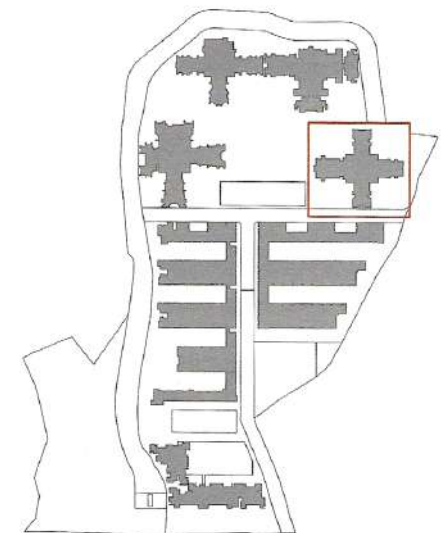
(xiv) Places for disposal of human bodies subject to the approval of the Corporation ;

(xv) Police Stations, Telephone Exchanges, Government & Municipal Sub-Offices, Postal & Telegraph Offices, branch Offices of Banks, Electric Sub-stations, Fire Stations, Pumping Stations & Sewage disposal Works & Water Supply installations including its ancillary structures.

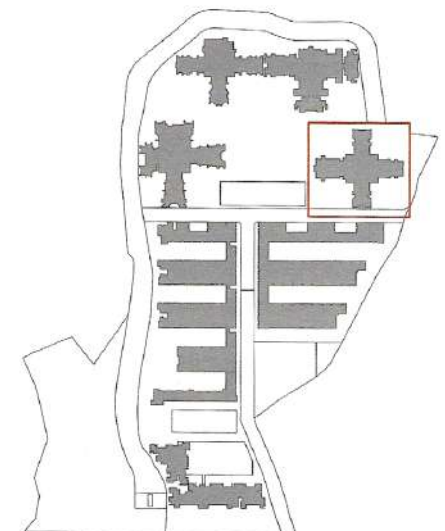
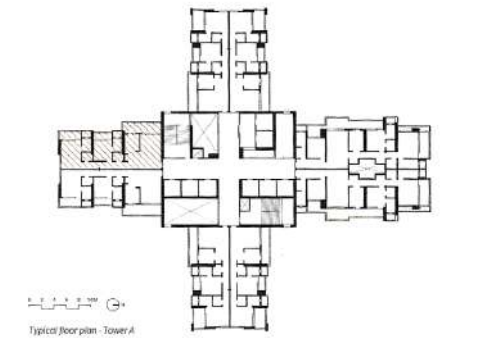
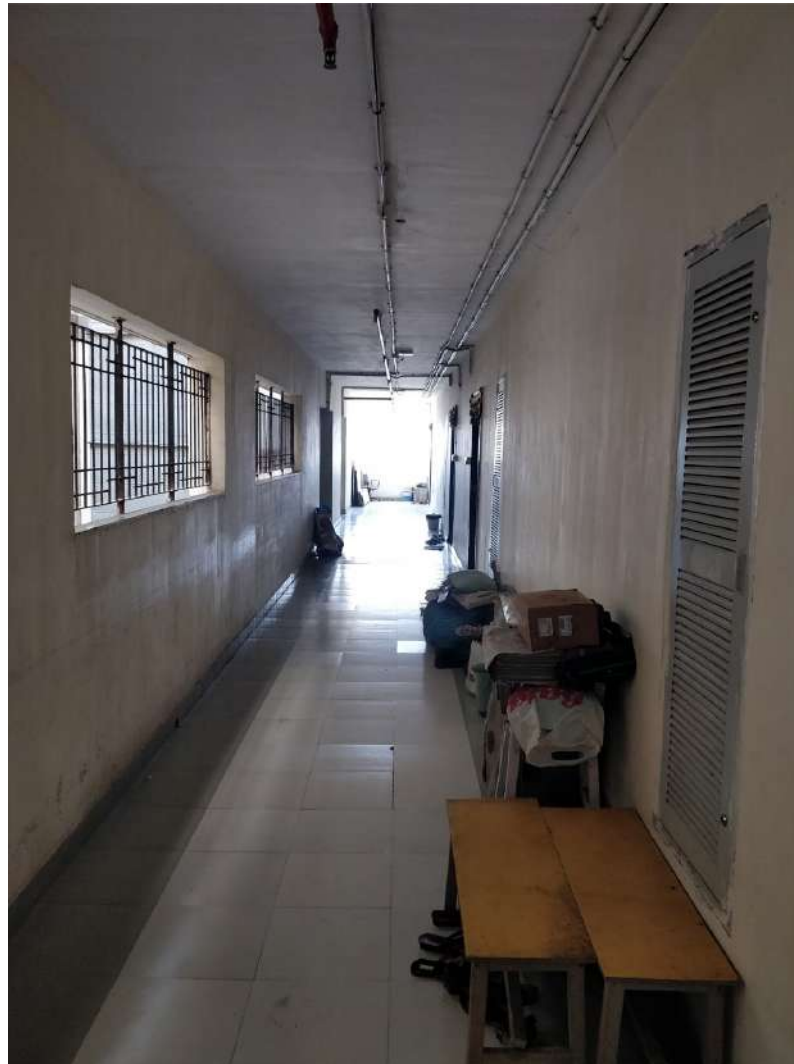
(xvi) Petrol filling and service stations not employing more than 9 persons and also petrol less than 1000 cc. in any one tank.

(L): Images by Parth Solanki; Drawings from State of Housing Volume 2, Mapping of Precedents and Prototypes

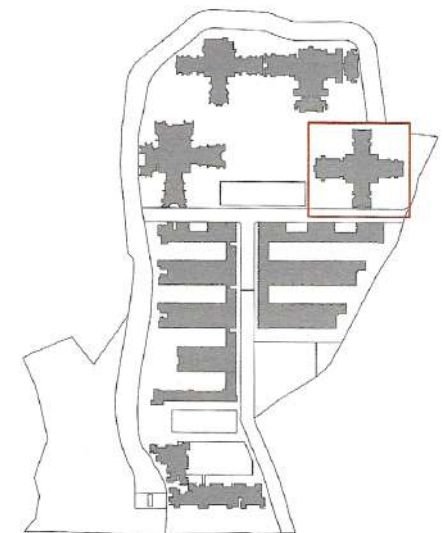
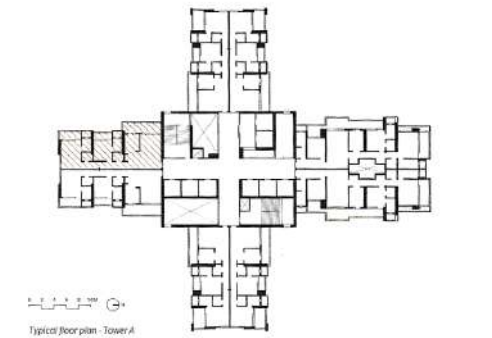
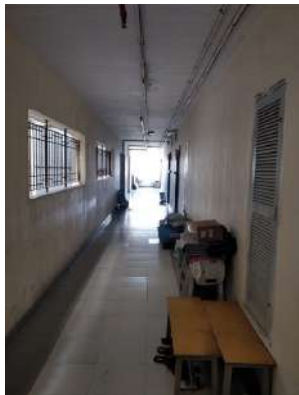




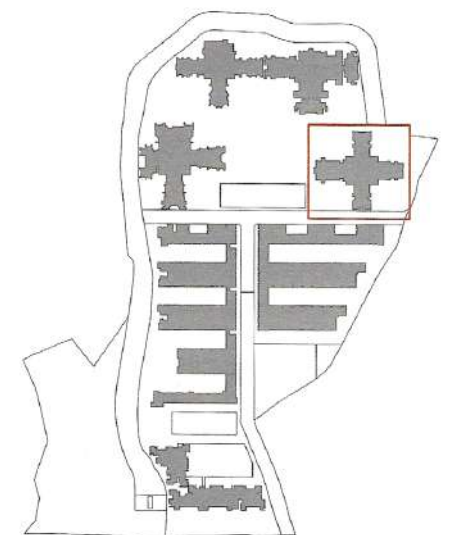
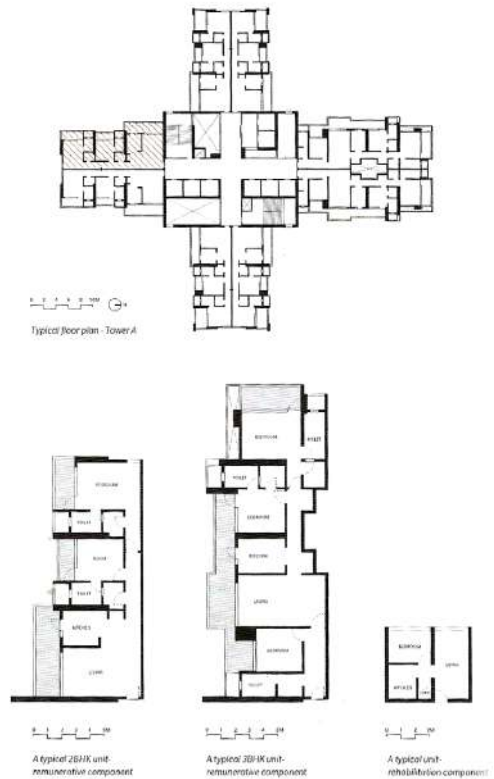
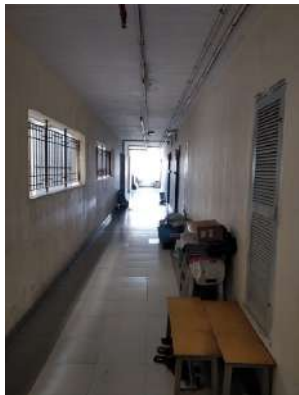
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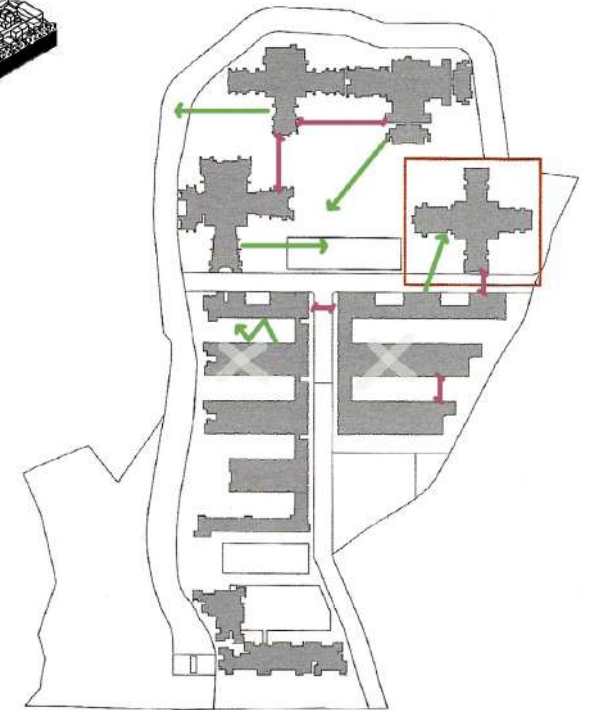
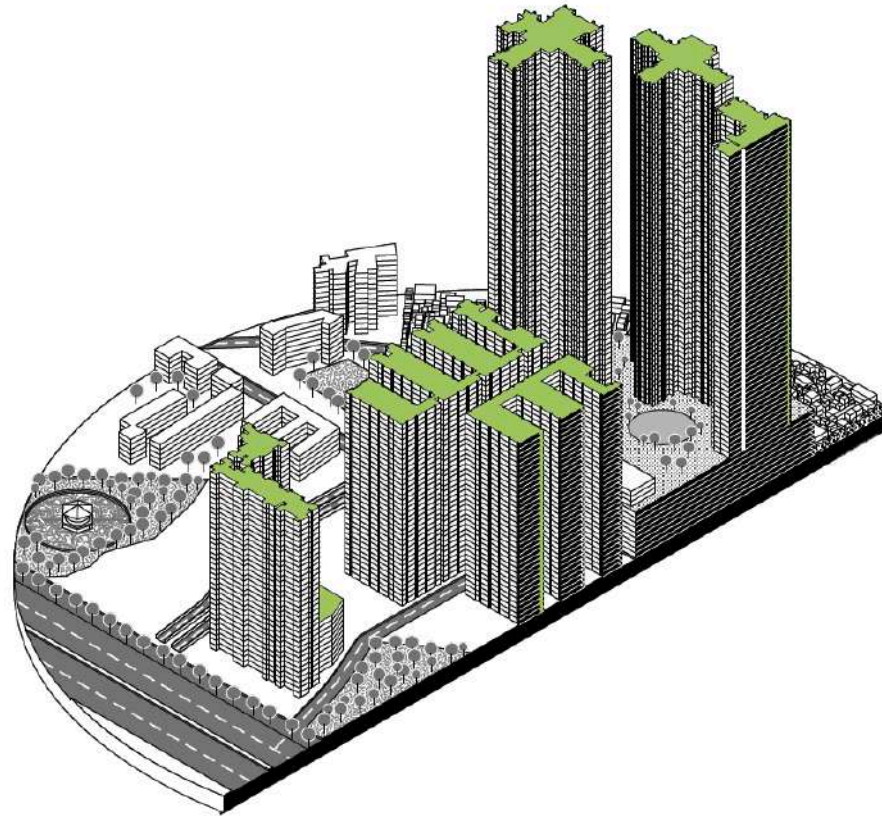
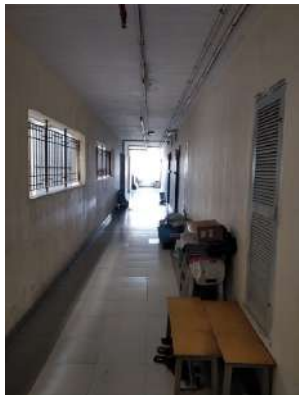
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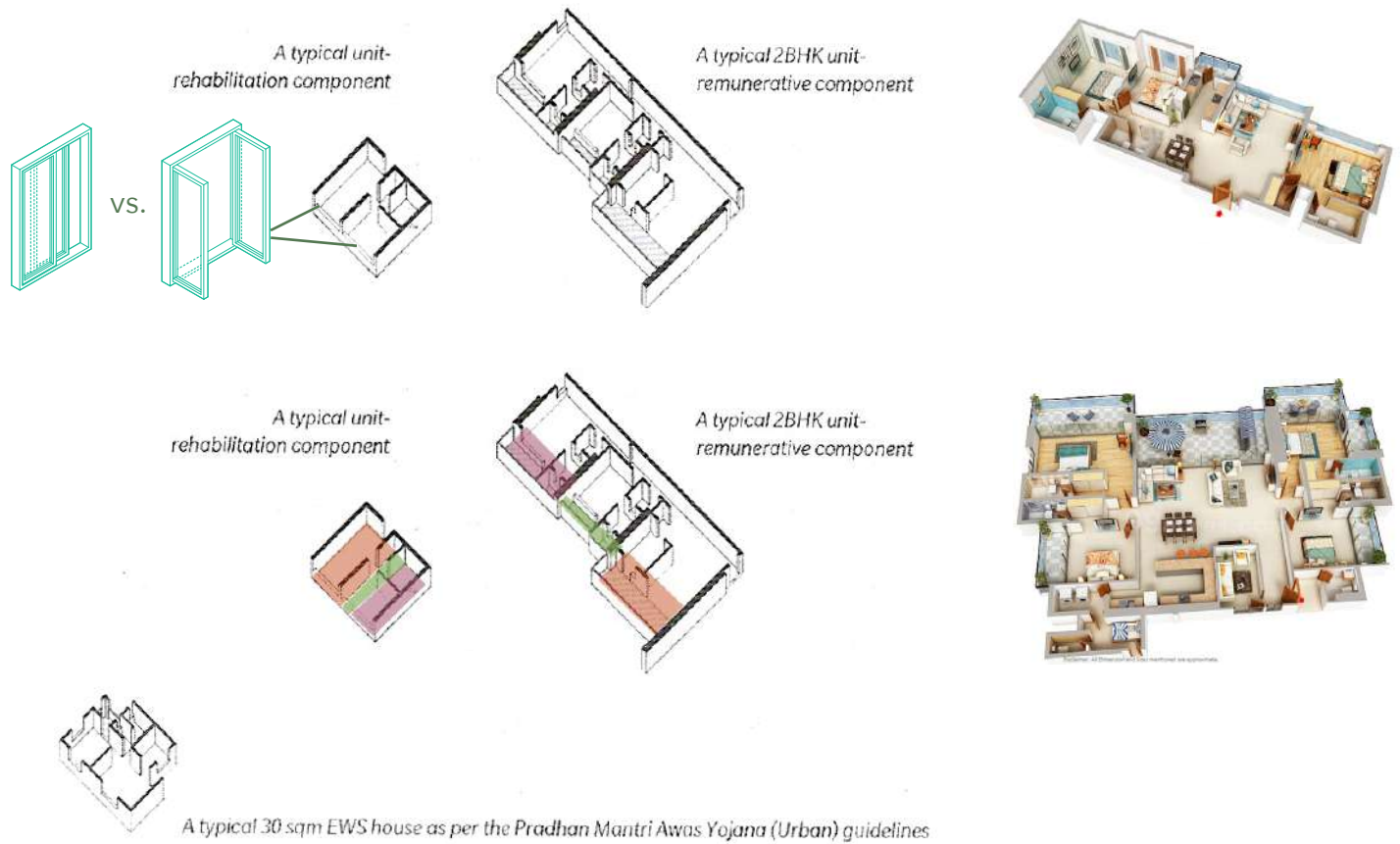
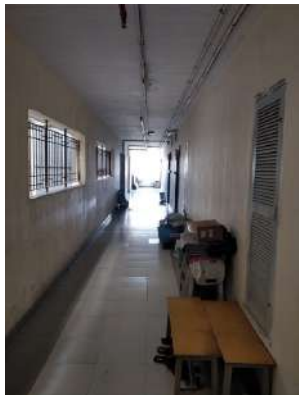
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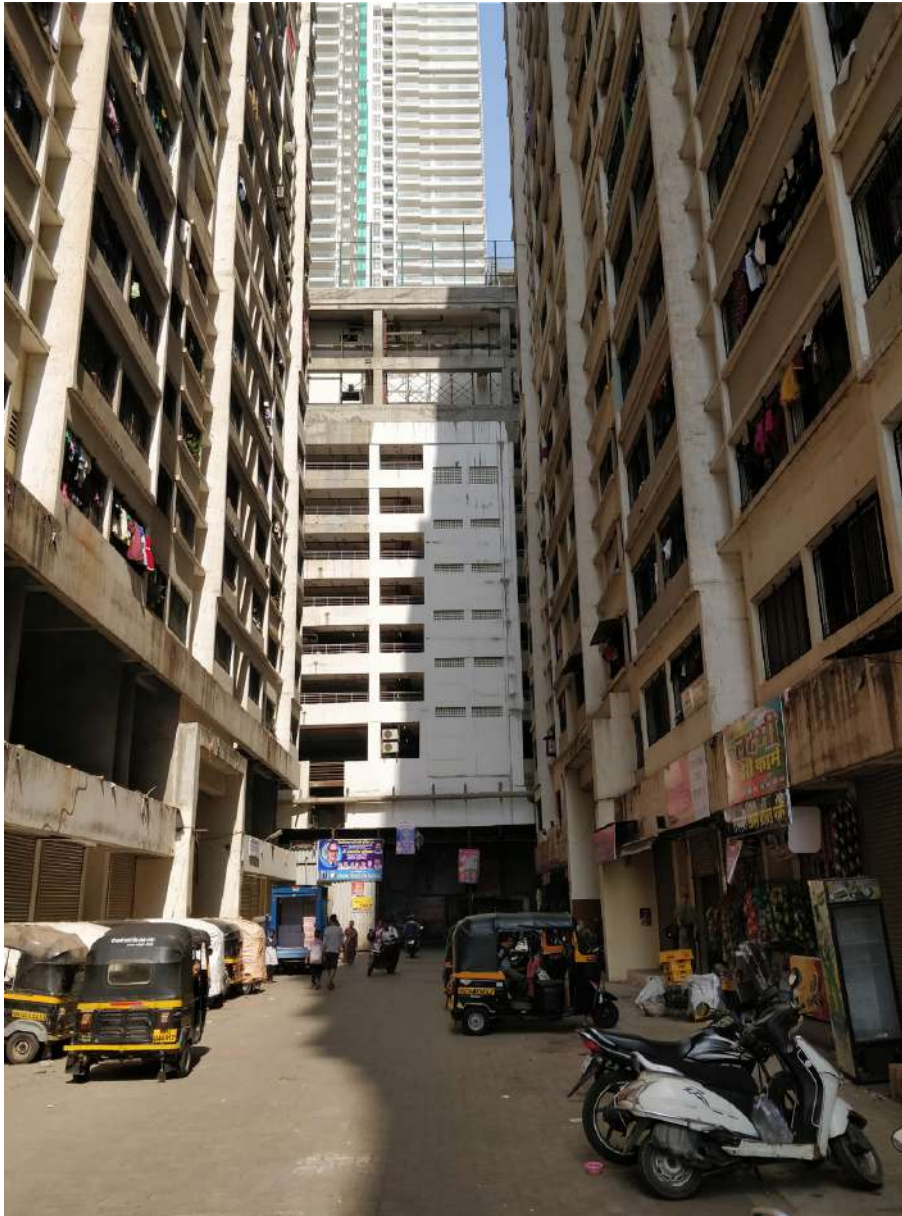


Site Plan



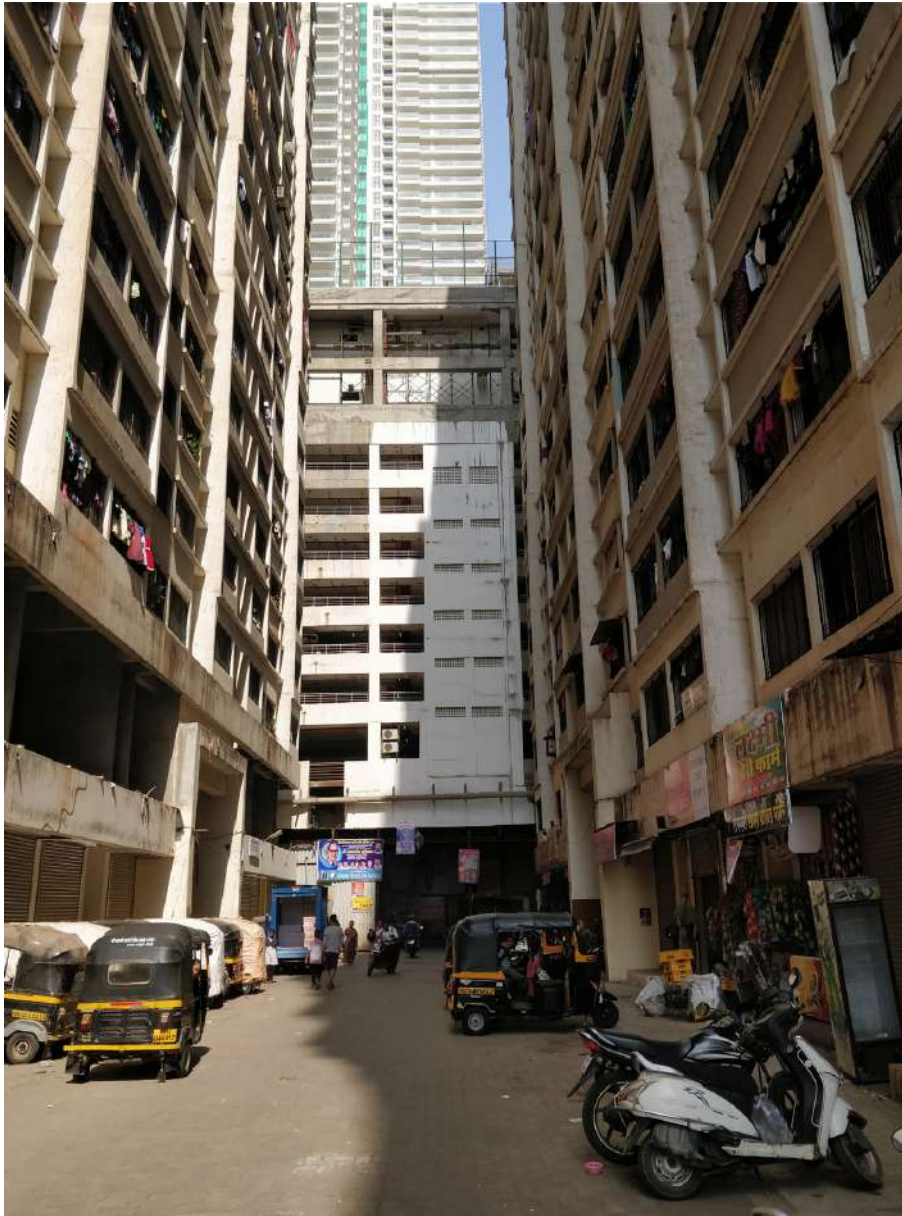
(L-R): Images by Parth Solanki; Axo from SPA+re office; Drawings from State of Housing Volume 2, Mapping of Precedents and Prototypes





The city transforms with time, does the housing?

Looks over the national park, and a large slum area.
What relationships does it form with the city?

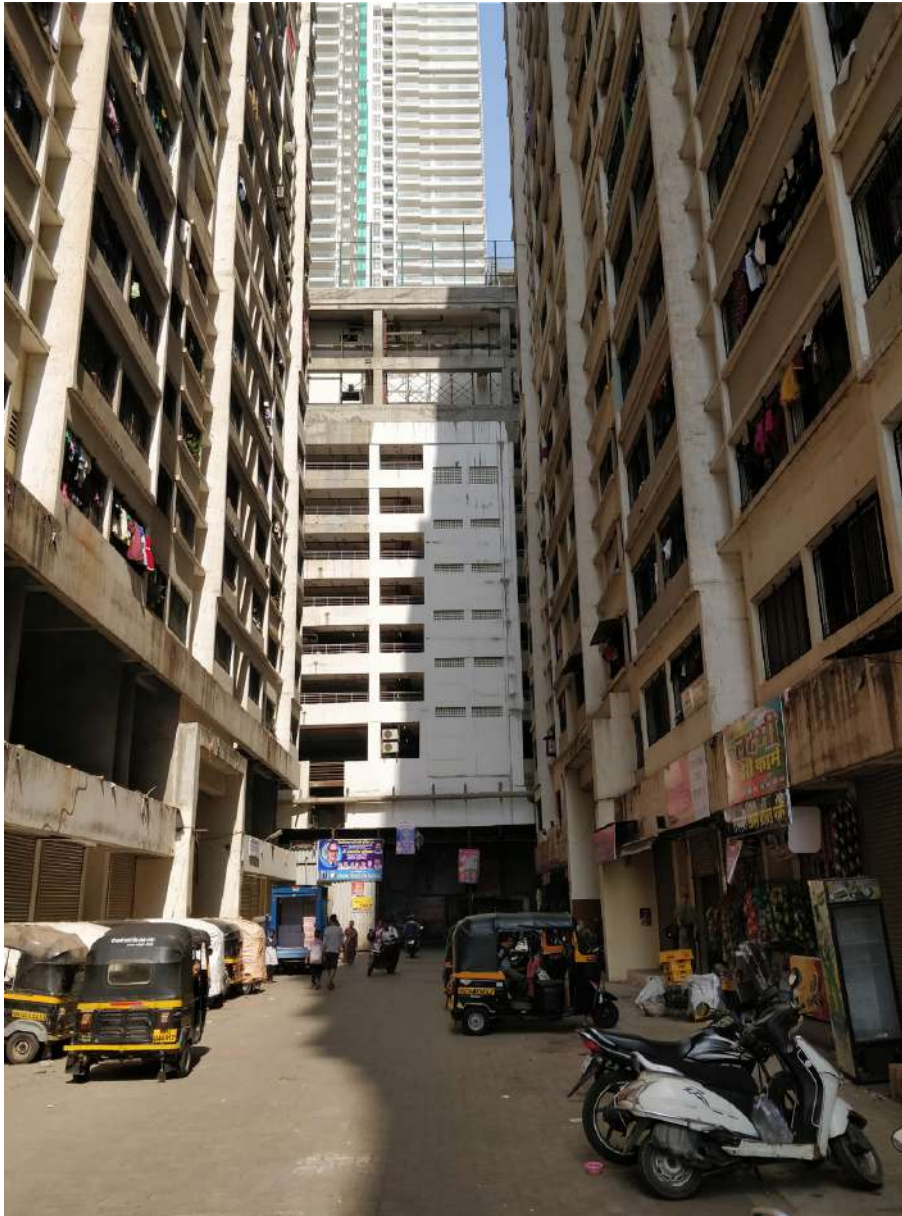


This project was built specifically keeping privacy in mind.
Privacy, for who? From whom?

The city transforms with time, does the housing?

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Is there any value in creating a relationship
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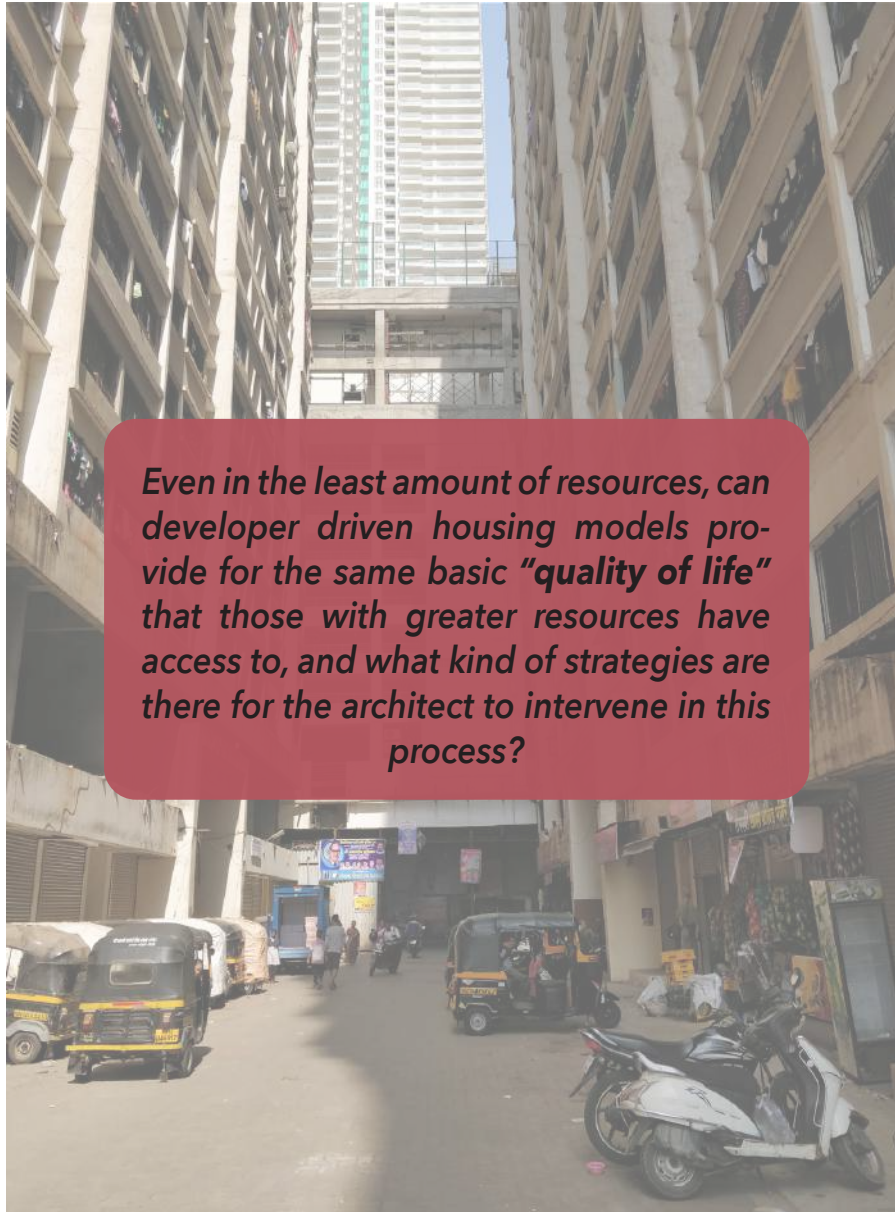
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What aspects of their lifestyles and needs have
been/should be taken into account with as much
sensitivity as the saleable component?

Can the site be apportioned differently? If the bigger houses are getting more area and therefore already more light and ventilation, can the podium go underneath the SRA housing?



Even in the least amount of resources, can developer driven housing models provide for the same basic “quality of life” that those with greater resources have access to, and what kind of strategies are there for the architect to intervene in this process?

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