

Sl. no. 6

PART II

**DOCUMENTATION AND PROVISION
OF GUIDELINES
FOR DADAR PARSI COLONY,
MATUNGA CENTRAL,
HINDU COLONY
AND
KHODADAD CIRCLE PRECINCT**

SUBMITTED TO
MUMBAI METROPOLITAN REGIONAL HERITAGE COMMITTEE

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MIS - 2661

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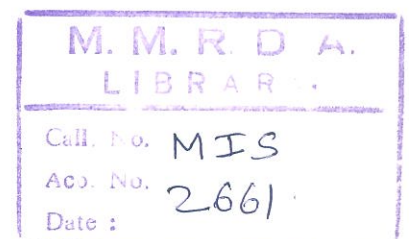
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EMERGING STRATEGIES

Part one of the project report concludes with identifying problems and opportunities within the precinct. While some of these problems are a result of the broad policies and physical guidelines, which are framed for the precinct, others are a result of shortcomings in the process of planning. It would therefore be necessary to formulate strategies, which can bring about a change at both these levels.

One of the immediate objectives for the precinct would be to arrest the causes that allow the ongoing process of decay. The possible direction for future also needs to be discussed in detail, which would entail taking a stance towards the process of conservation. The area is residential in character inhabited by strong communities and any change in the aspiration of the community would be reflected in the built fabric of the place. It should therefore be a conscious attempt, not to freeze change but to allow for change and let the community become a part of the decision making process.

This would require us to identify a broad framework of institutional mechanisms and physical tools, which would help in stopping the process of decay and allow future growth, sympathetic to the character of the precinct. Moreover the process should be sustainable and financially viable for the precinct.

The first set of changes should thus be brought in the planning process or in the institutional mechanisms.

It is an established practice, that the city planners, who have a cartographic view of the city and its neighbourhoods, have been the lead actors for framing guidelines for the city and its precincts. But due to this nature of relation the set of guidelines formed by them might not be sympathetic to the inhabitants of that neighbourhood who occupy that space. Thus any guidelines for the precinct should probably come from a consolidated effort of the inhabitants, the local level ward offices and the city planners. This would result in guidelines being sensitive to city level issues as well as neighbourhood issues.

The first part of the study, through questionnaires, gauged the ability or preparedness of the community to take part in the planning process and tried to understand their perception of the precinct.

However there need to be institutional mechanisms to include these inhabitants in the process of framing policies and guidelines for the precinct. A set of financial strategies to supplement the institutional strategies need to be devised so as to achieve any desired target set up by the planning committee.

Finally the process of planning and implementation needs to be detailed out. Also physical tools and mechanisms need to be formulated for the precinct, which would help arrest the decay of the precinct. These physical tools, for the precinct are only indicative and its implementation would be dependent on authorities indicated by the institutional mechanisms.

However these mechanisms should mainly aim at conserving the residential nature of the precinct as well as character of the open spaces, which is under threat. The areas, which would require closer investigation, are:

1. Changes in the landuse
2. Movement - vehicular (public and private), pedestrian in the precinct.
3. Legislative guidelines and bylaws, for the residential pockets controlling:
 - FSI
 - Ground Coverage
 - Setback
 - Building Heights
 - Landscape - Vegetation, Street Furniture, Residential Parking, Compound walls, Pavement.
4. Public Spaces in the precinct

2

INSTITUTIONAL STRATEGIES

At the onset it would be important to study some cases, with specific reference to organisational structure, where community involvement has been an integral part. Two cases can be cited. One in the Netherlands where the inhabitants in the old district of the city were involved in the conservation process of their neighbourhoods and the other in Mumbai, where the community is involved in the upkeep and maintenance of their area. (Appendix 1)

Lessons learnt from the above cases will be used to formulate an organisational set-up, where a project group can be identified. A look at the various actors in the precinct, governmental and non-governmental agencies involved in the process of urban conservation, and defining their role in the project group would be necessary. (fig 1, plate 1).

Fig 1, Plate 1 looks at the possible groups that could form the project group (Local development Committee LDC) and the role of other agencies in relation to it.

The Fig1 in this plate indicates the possible participants in the project group, the probable facilitators and the probable evaluators in the process. A horizontal integration has been sought within different agencies and actors. The project group as we see is primarily neighbourhood based like in the case of The Netherlands (Fig 2. Plate 1).

2.1 COMPOSITION OF THE LDC

The project group is explained in detail below. Fig 2. plate 1. shows the composition of the group.

Community- The community consists of the owners and tenants of buildings. The tenants are there since the Rent Control Act protects them from easy evacuation by owners, giving them virtually a right over the property. Most of the tenants in this neighbourhood have lived in these houses for a long period of time with very low rents. So while this paper does not seek to amend the Rent control Act because of its political implications, it seeks the participation of the tenants in the process of rehabilitation. Such tenants also include shopkeepers.

The precinct is divided into neighbourhoods, (plate 2) Each of these neighbourhoods would elect their own secretaries and would be allowed to formulate their own list of aspirations and needs. These would be brought forward to the LDC through their respective secretaries.

Government- There should be participation from the local ward office as well as the local councillor from the ward, who is an elected member. The MMRDA Heritage Committee should also be involved in this process.

NGOs- They build the capacity of the community as well as the local ward office to sustain the process. They are a very important agency because they have representatives in all the govt. agencies connected with urban conservation. So they would play an important role in bringing more co-ordination among these agencies.

Private Sector- The private sector would be represented both by the formal and the informal sector. The formal private sector would be in the nature of advertising companies, who are interested in the urban spaces and corporate offices, which could give money or directly maintain city gardens and squares. (fig 1. plate 4)

However the formation of this committee should be within the present legal framework. This is where the case study of Mumbai has relevance as the same could be followed. Thus we see that the LDC has two groups, the citizens association and the ward committee coming together with the co-ordination cell. The citizens association is formed out of the elected secretaries of different communities and is empowered by the Societies Act, 1860. The ward committee is formed by an act of the state legislature whose main work would be to initiate and sustain the process. The co-ordination cell is an informal group of government officials to advise the ward committee and the citizens association. The details of the LDC has been shown in (plate 3) .

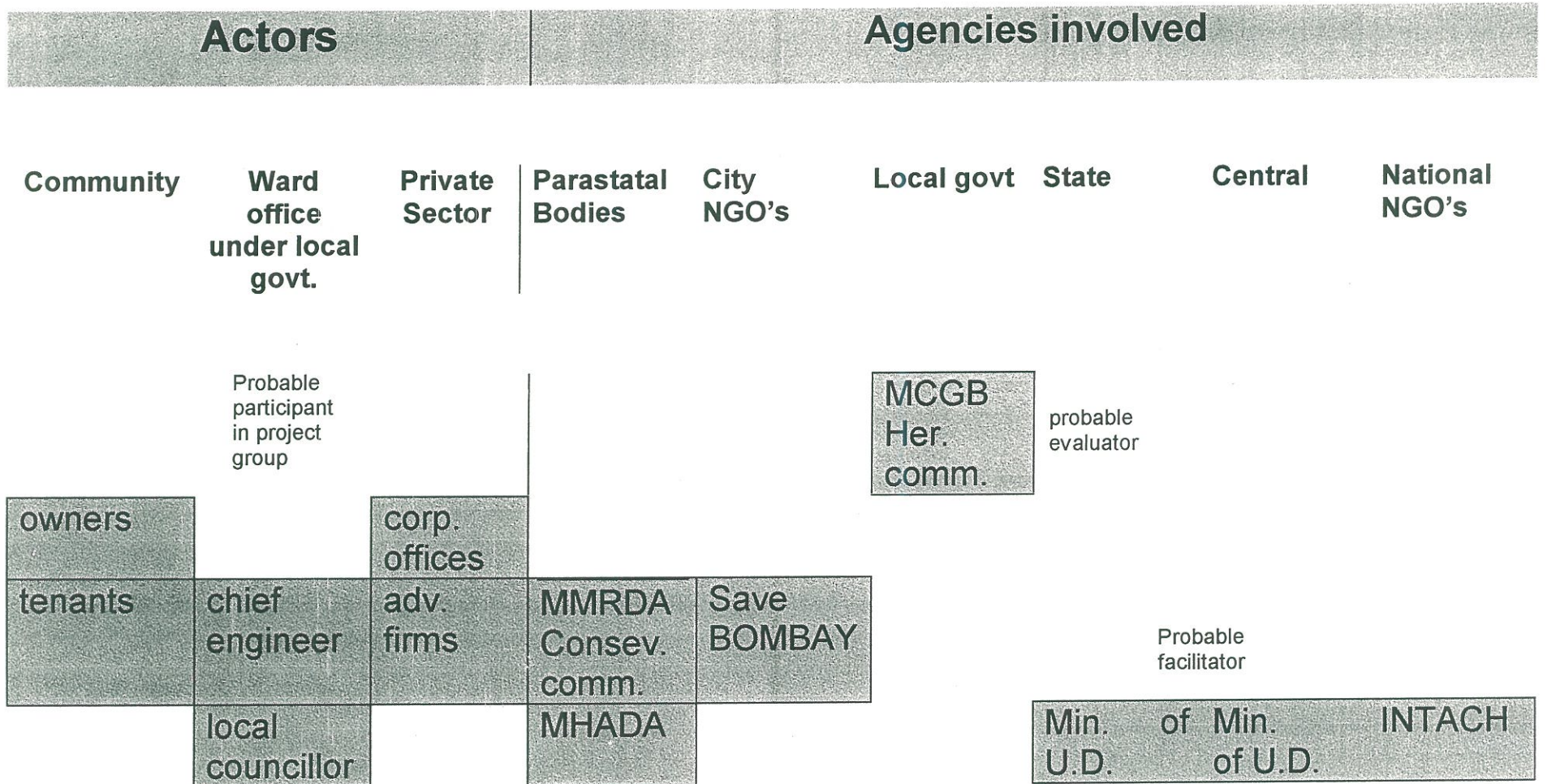


Fig 1. The actors and agencies and their different roles

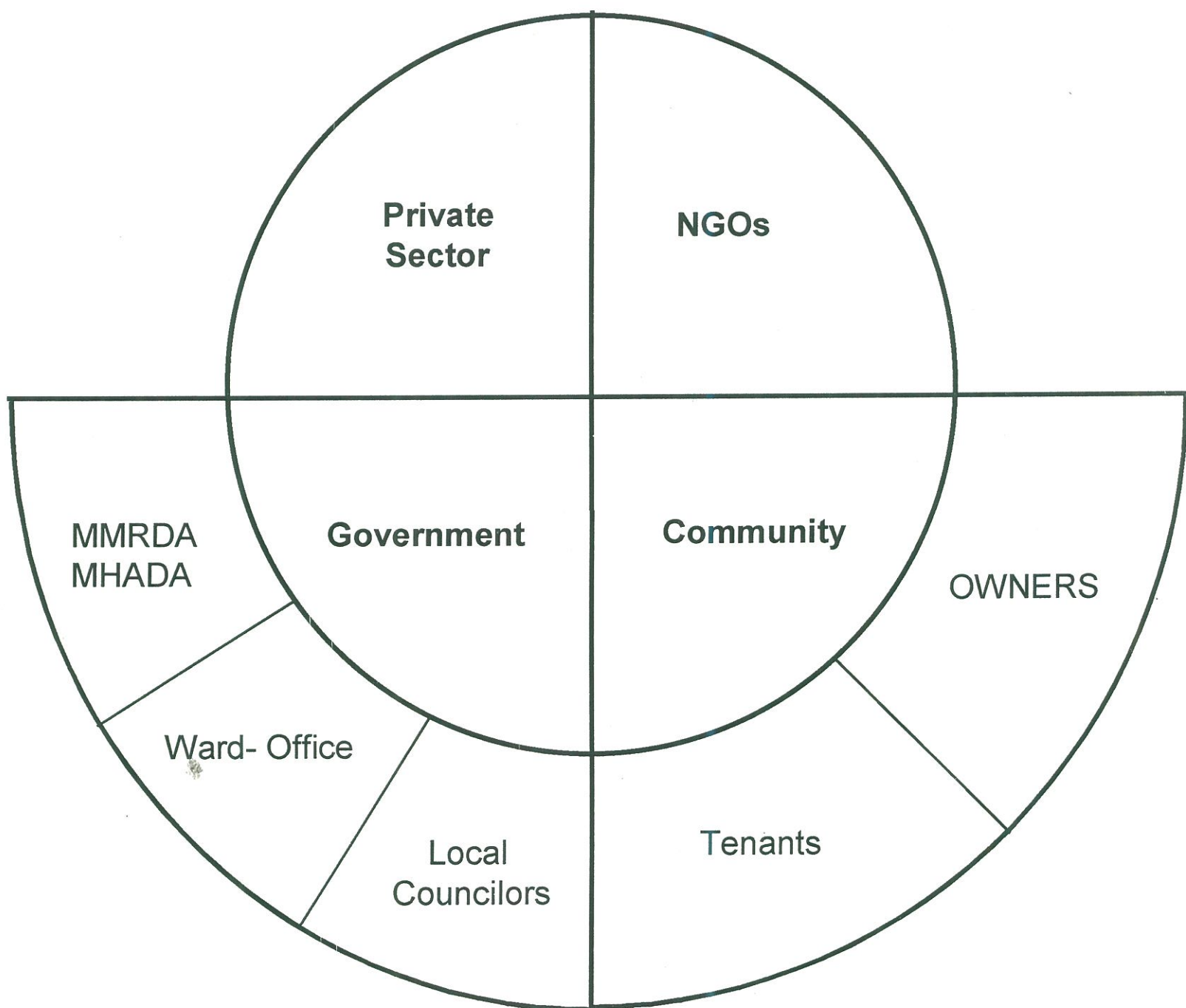


Fig 2. Shows the Composition of the Local Development Committee



Notes

The precinct shows a distinct community structure which can be broadly classified into five groups, which for the purpose of the study have been designated as Parsi Colony North, Parsi Colony South, Hindu Colony, Matunga South and Matunga North.

	WARDS COMMITTEE	COORDINATION CELL	CITIZENS' ASSOCIATION	INTEREST GROUP COMMITTEES
COMPOSITION	<ul style="list-style-type: none"> State Legislature decides composition and territorial area of the Wards committee. The ward Officer will be the chairperson of the Wards committee. 	<ul style="list-style-type: none"> Additional Municipal Commissioner. Ward Officer. Ward Representatives of the Departments of the BMC. M.L.A. M.P. The Heritage Society. Corporator. 	<ul style="list-style-type: none"> Secretaries Of the Interest group committees. The President to be duly elected by the members of the Citizens' Association. 	<ul style="list-style-type: none"> A selected number of representatives from the delineated area. A secretary , to be duly elected by the members of the delineated area.
LEGAL RIGHTS	Statutory body formed by act of the State Legislature.	Informal	<ul style="list-style-type: none"> Registered under the Societies Act, 1860, at the Charity Commissioner's office Right to sue or be sued in the name of the President or Any other competent person as specified in the Memorandum of Association. 	Informal
IMPLEMENTATION	<ul style="list-style-type: none"> Via Government Funding (upto Rs. 5,00,000) Via discussions with the Co ordination cell. 	<ul style="list-style-type: none"> Via various offices of Members. Discussions with citizens' Association. 	<ul style="list-style-type: none"> Via Legal status as a registered Society under the Societies Registration Act, 1860. Via discussion with the Co ordination cell. 	<ul style="list-style-type: none"> Via the citizens' Association. Via discussion with the members of the delineated areas.

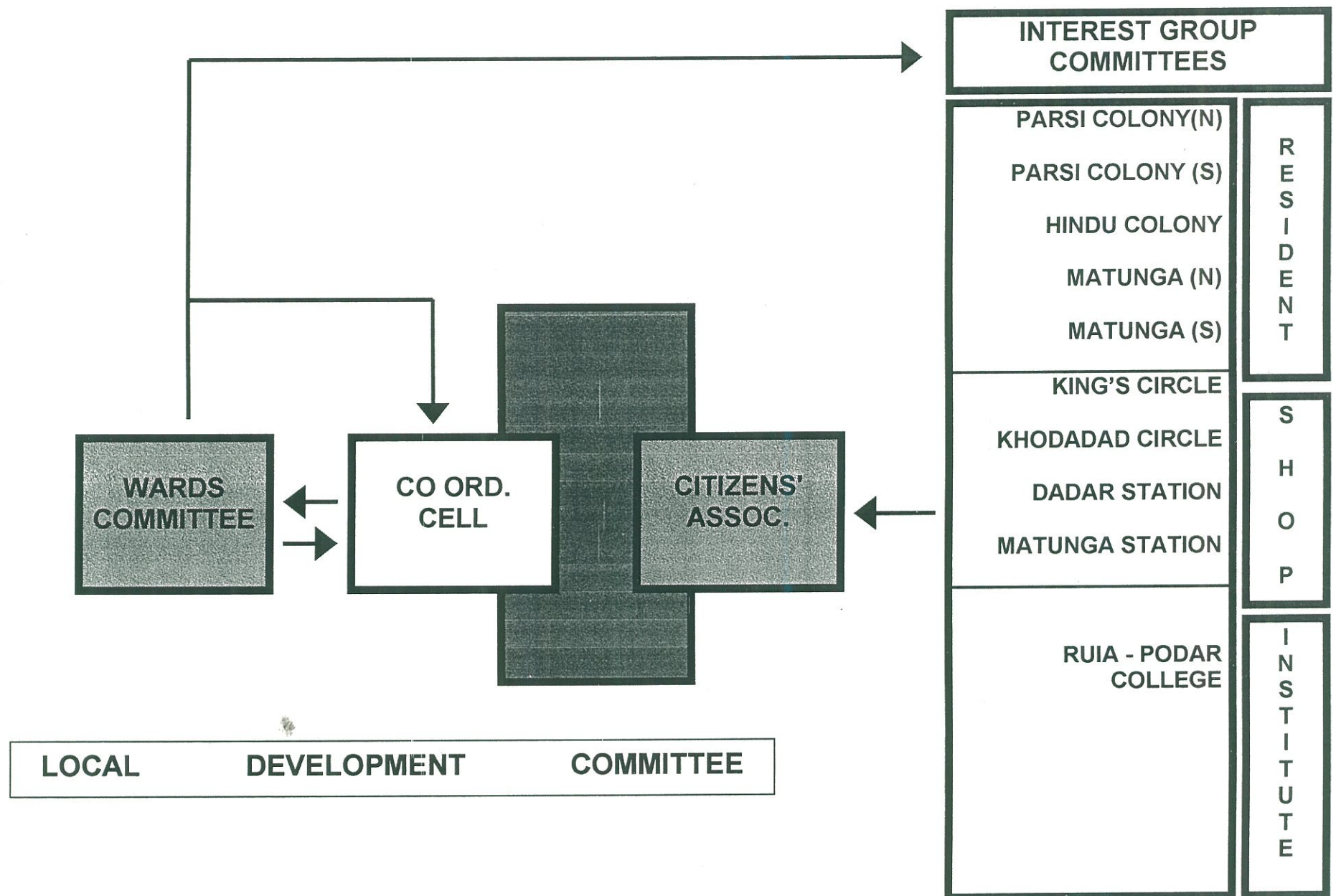


Fig 1. FORMATION OF LOCAL DEVELOPMENT COMMITTEE FOR THE PARSI COLONY, HINDU COLONY AND KHODADAD CIRCLE PRECINCT, DADAR, MUMBAI.

2.1.1 FUNCTION OF THE LDC

The project group also called the LDC should be empowered to carry out basic functions like:

1. managing a trust with the objective of generating money for the conservation of the precinct.. The possible sources of generation of funds will be seen later in this chapter.
2. make an annual policy plan in regard to the amount of work to be carried on in the precinct.
3. call consultants to draw out detailed land use plan based on the policy plan for the conservation of the precinct relating to
 - street furniture and urban signage
 - traffic movement and parking
 - location of informal sectors in the precinct
 - development or changes made by owners of their buildings within the precinct.
 - Maintenance of gardens, and roundabouts.

Such a detailed plan would have to be presented to the Heritage Committee under the MCGB for their approval.

4. review maintenance activities carried by individual owners in the precinct.

The financial aspect will be discussed under two heads. One would be direct financial sources obtained by the LDC and the other would be incentives, which have financial implications for the individual property -owner.

To this end, the central government which has recognised the importance of the inner city areas in cities, as evident from the objectives of the National Housing Policy, 1994 needs to provide incentives related to the conservation of historic residential properties to all those who play a role in it. The incentive could be in the form of tax relief, especially income tax, where central intervention is necessary. This forms a part of the long-term objectives, where national organisations like INTACH will play a very important role.

The direct financial sources to be generated by the LDC are detailed below:

Direct Sources

Local government - The present budget given to the local ward office for maintaining the area should be now integrated with the plan.

Private Sector - the private sector fund should be generated by selling spaces for advertisement in urban spaces and city gardens. Also investments made by private donors should be given an income tax relief.

Parastatal Bodies - The MHADA which funds repair work in the inner city of residential properties could fund the present amount of Rs. 400 /sqm for individual owners with the approval of the LDC. However the financial help by MHADA should come before the property gets dilapidated.

Informal sector - The informal sector would be ready to pay some nominal taxes once they are given some permanent location to sell their wares in the precinct. (Plate 4. Fig 2.)

Groups	Role
Community	Give feedback, participate in preparing policy plan, participate in implementation of project.
Government	Sustain the project, co-ordinating the planning and implementation of the project.
<ul style="list-style-type: none"> Local Ward Office Local Councillor MMRDA MHADA 	Give strategic guidance and identify resources. Give guidance in preparing the plan. Give guidance in preparing the plan.
NGO's	Build the capacity of the LDC and help to co-ordinate the various govt agencies.
Private Sector	Give feedback and help to generate resources for the precinct.

Fig 1. Role of the groups in the LDC

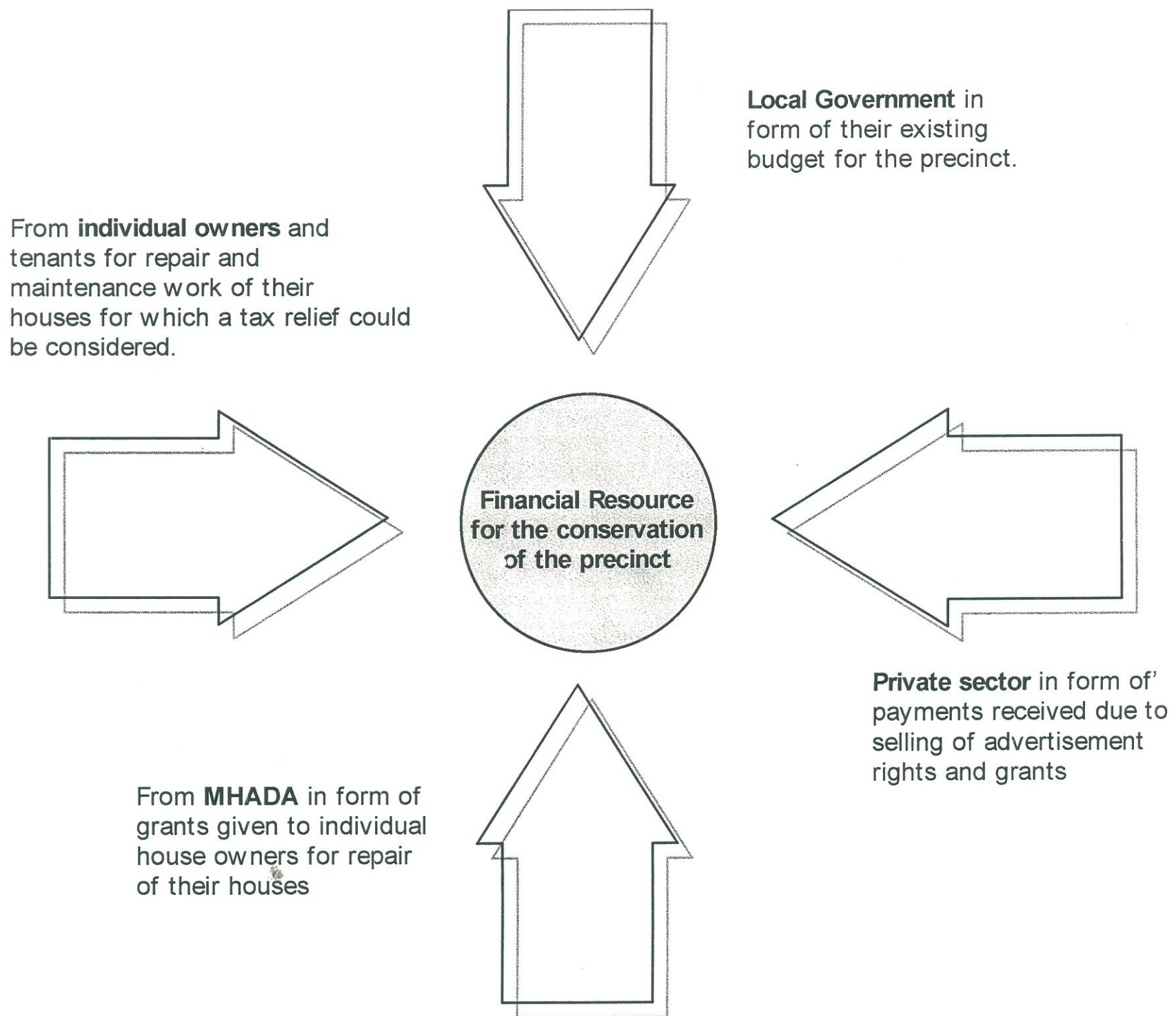


Fig 2. This shows the various financial resources for the Local Development Committee

4

THE PROCESS OF IMPLEMENTATION

In the earlier chapter we saw the formation of the project group (LDC) and the financial strategies that could be formulated to channelize the city's resources. Also the role of agencies playing an evaluatory and facilitatory role was mentioned. This chapter details out the process of planning and implementation. As mentioned earlier, it takes into consideration the present government set-up, the various institutions connected with conservation, so that it results in lesser conflict and no duplication of functions. It clearly recommends the functions, which the authorities are supposed to perform. To recapitulate once more the government bodies concerned with urban conservation is the Heritage Committee under the MCGB and the Conservation Committee under MMRDA. Both their functions are currently different. The Heritage committee evaluates and then approves plans for the MCGB in conservation precincts and the MMRDA Conservation Committee prepares strategic plans for these precincts. The different stages of planning, evaluation and implementation, and the authorities to be involved can be shown in the table below (Plate 5).

Authorities	Stages	Preconditions
PLANNING		
LDC	<ul style="list-style-type: none"> Prepares a policy plan after taking suggestions from the community, local government and the MMRDA Conservation committee Appoint consultants with the help of the MMRDA Conservation committee to draw a land use plan 	<ul style="list-style-type: none"> Forming the LDC and giving it a legal base Capacity of LDC needs to be built for preparing policy plans
Consultants	<ul style="list-style-type: none"> Conducts Surveys Draws up Land use Plan based on policy plan 	
LDC	<ul style="list-style-type: none"> Reviews plan of the Consultants and suggest changes if any Accept proposals from individual owners for repair development and maintenance work if any for forwarding to the Heritage Committee under MCGB 	<ul style="list-style-type: none"> tools and mechanisms to be used by individual owners need to be legalised.
EVALUATION		
Heritage Committee under the MCGB	<ul style="list-style-type: none"> Reviews the plan for its heritage issues and development control regulations. Accepts it for implementation if found compatible for the city. Reviews the changes or maintenance activities carried on by individual owners and recommends for income tax relief if found compatible. 	<ul style="list-style-type: none"> Presently within capacity of the institution Increased co-ordination with tax dept if policy to give tax relief is introduced by central govt. co-ordination with MHADA and Heritage Committee
LDC	<ul style="list-style-type: none"> In cases where owner requires financial help for maintenance he is recommended to MHADA by the committee integrates all possible financial resources from <ol style="list-style-type: none"> the local govt budget from private donors in form of payments received by selling of advertisement space and grants. Integrates the plan to be employed for the precinct with the plan by individual owners looks into the possible agencies for the implementation of the project like the line agencies, private contractors. This will be done with the help of the consultant and the local ward office representative who is in the LDC 	<ul style="list-style-type: none"> Takes help from Ngo's present within the team to identify possible sources. Co-ordinates with various line agencies to carry on work
IMPLEMENTATION		
Local Government/ Pvt. Cont.	<ul style="list-style-type: none"> Implements the projects with the help of the consultants and the LDC Private contractors should implement the work of individual owners in the precinct. 	<ul style="list-style-type: none"> Co-ordinates with various line agencies
LDC	<ul style="list-style-type: none"> Reviews the work and receives feedback from the community. Reviews the work by individual owners and approves for tax relief if it meets the requirements of the plan reviewed and approved by the Heritage Committee. 	<ul style="list-style-type: none"> Co-ordination with tax dept
REVIEWING		
MMRDA Heritage committee + MCBG Heritage Committee	<ul style="list-style-type: none"> Reviews the work of the LDC and prepares a strategic plan for other area in the inner city 	<ul style="list-style-type: none"> Needs to set a Steering Com. with staff trained in strategic planning. Capacity available within the MMRDA. Only has to co-ordinate the various resources available

5

PHYSICAL TOOLS AND MECHANISMS

5.1 The Landuse Proposals

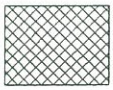
In the earlier part of the study we have identified the incompatible land use present in the precinct. Some of these need to be relocated so as to attain a better quality of life in the precinct. The opportunities for relocation however need to be identified near the precinct (plate 7). Some underused pieces of land near the precinct have been identified, which can be used to shift the incompatible uses. These include the Kohinoor mills, a sick industrial cotton textile mill and the Leprosy Home. Any redevelopment of the mill would grant one third of the space to the city, which could be used to house the interstate bus terminus. The Leprosy home also lies underused and can be conveniently shifted to the outskirts of the city so that the land is relieved to shift incompatible activities.



Notes
 This plate shows incompatible landuse patterns such as off-street parking of private cars and buses, taxi stands, hawking zones and an inter-city traffic interchange. These have taken shape due to factors such as the change in their relationship of the precinct to the city and due to increase in the vehicles owned by individuals and the institutions.



INCOMPATIBLE LOCATIONS OF LANDUSES



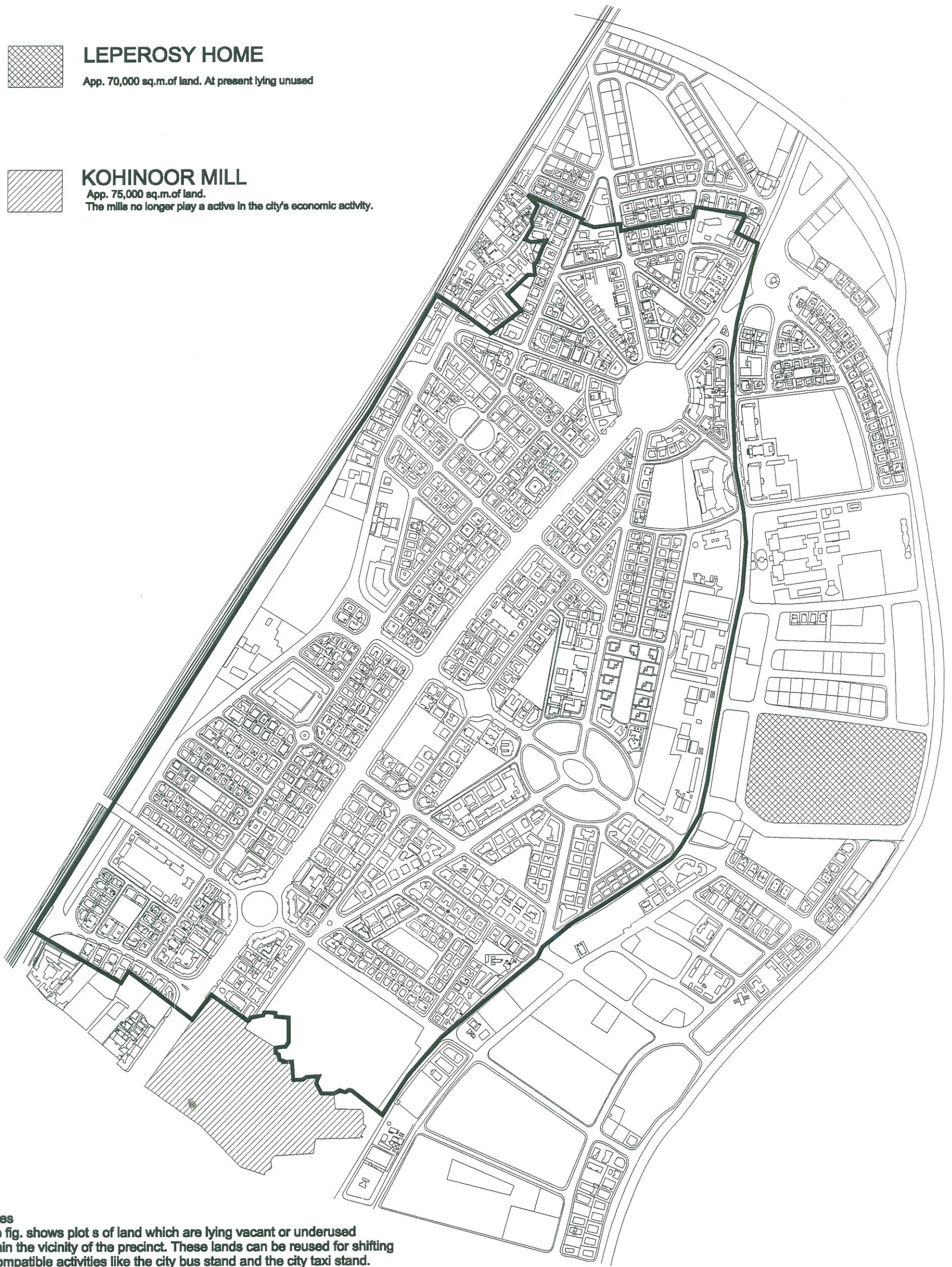
LEPEROSY HOME

App. 70,000 sq.m. of land. At present lying unused



KOHINOOR MILL

App. 75,000 sq.m. of land.
The mills no longer play a active in the city's economic activity.



Notes

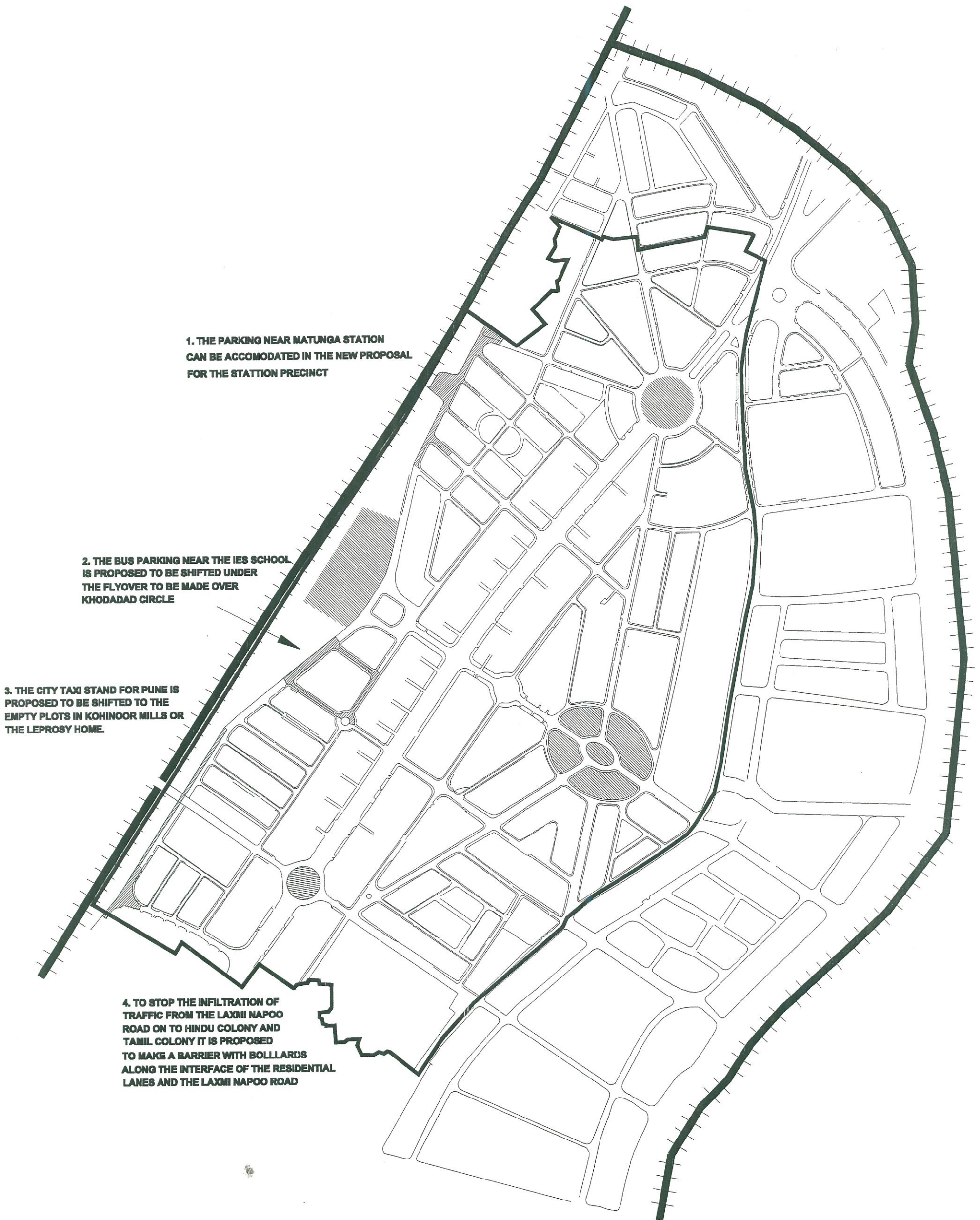
The fig. shows plots of land which are lying vacant or underused within the vicinity of the precinct. These lands can be reused for shifting incompatible activities like the city bus stand and the city taxi stand. This would go a long way to improve the quality of the precinct.



5.2 The Movement System

The precinct has a lot of problems related with parking. The city taxi terminus is proposed to be shifted in the empty underused plots which have been identified earlier. The parking which spills over from the Laxmi Napoo road to the Hindu colony and the Tamil colony have been stopped by proposing no entries into the lanes from the main road. The parking problem in the Matunga station area can be resolved by the new proposal (plate 8).

It has been established that the precinct has a lot of through fare traffic, which disturbs the residential nature of the precinct. However the construction of the flyover on the Baba Saheb Ambedkar road will reduce the thoroughfare traffic to a great extent. However to further reduce the traffic, some of the roads can be made into one way through fares (plate 9).



**1. THE PARKING NEAR MATUNGA STATION
CAN BE ACCOMODATED IN THE NEW PROPOSAL
FOR THE STATION PRECINCT**

**2. THE BUS PARKING NEAR THE IES SCHOOL
IS PROPOSED TO BE SHIFTED UNDER
THE FLYOVER TO BE MADE OVER
KHODADAD CIRCLE**

**3. THE CITY TAXI STAND FOR PUNE IS
PROPOSED TO BE SHIFTED TO THE
EMPTY PLOTS IN KOHINOOR MILLS OR
THE LEPROSY HOME.**

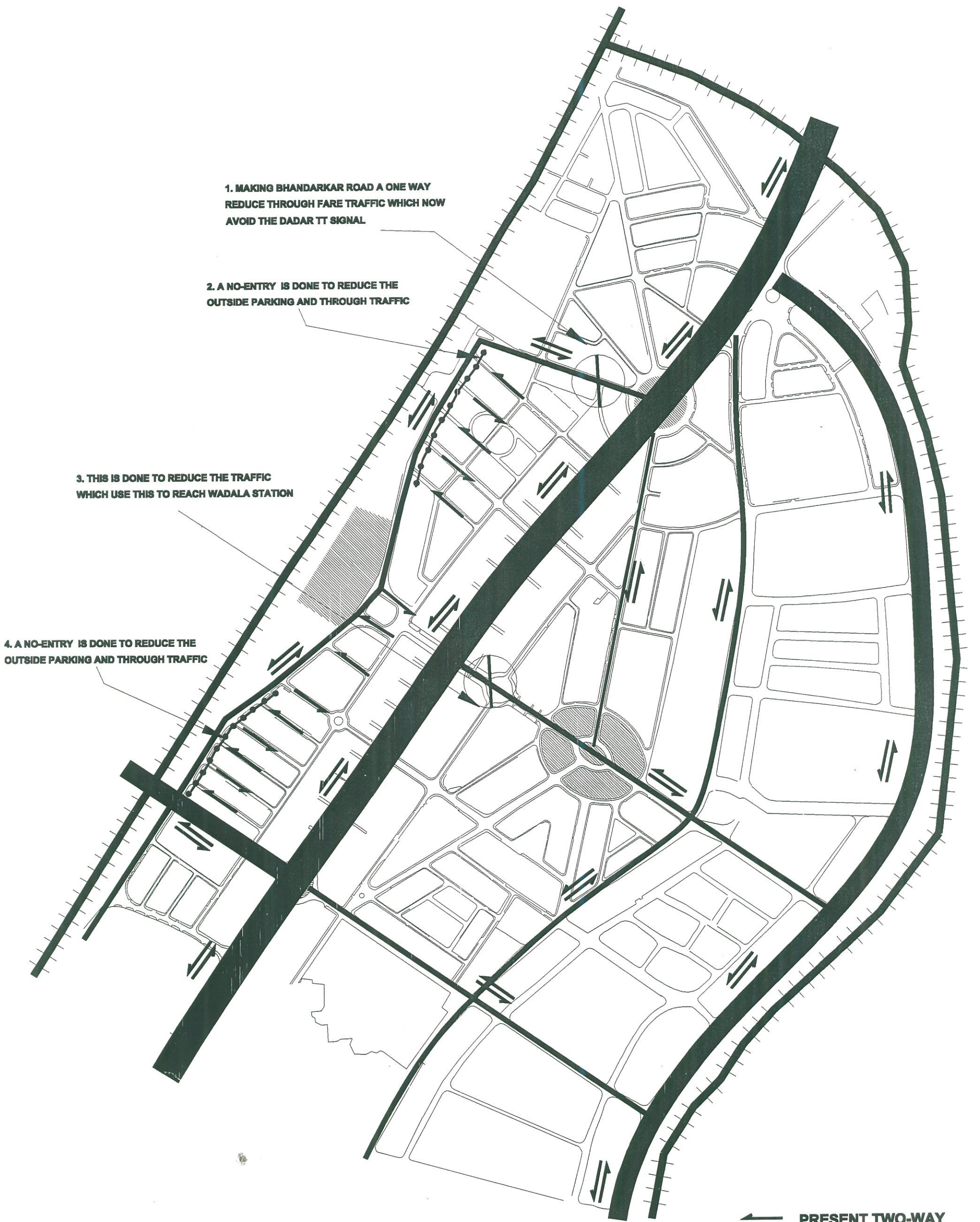
**4. TO STOP THE INFILTRATION OF
TRAFFIC FROM THE LAXMI NAPOO
ROAD ON TO HINDU COLONY AND
TAMIL COLONY IT IS PROPOSED
TO MAKE A BARRIER WITH BOLLARDS
ALONG THE INTERFACE OF THE RESIDENTIAL
LANES AND THE LAXMI NAPOO ROAD**

Notes

The fig shows the proposals for solving the parking problems in the precinct. Though there is a high vehicle ownership discouraging outside vehicles from coming in the precinct would go a long way to better the quality of the environment



PROPOSALS FOR PARKING



1. MAKING BHANDARKAR ROAD A ONE WAY
REDUCE THROUGH FARE TRAFFIC WHICH NOW
AVOID THE DADAR TT SIGNAL

2. A NO-ENTRY IS DONE TO REDUCE THE
OUTSIDE PARKING AND THROUGH TRAFFIC

3. THIS IS DONE TO REDUCE THE TRAFFIC
WHICH USE THIS TO REACH WADALA STATION

4. A NO-ENTRY IS DONE TO REDUCE THE
OUTSIDE PARKING AND THROUGH TRAFFIC

⇄ PRESENT TWO-WAY
→ PRESENT ONE-WAY

Notes
By discouraging traffic to enter from the Baba Sahib Ambedkar road
on to the Laxmi Nappoo road and Lady Jehangir road, the load on the
precinct can be reduced.

0 50 100 200 500 m.

PROPOSALS TO PRESENT TRAFFIC MOVEMENT

5.3 Legislative Guidelines for residential areas.

Firstly it would be necessary to designate the study area as a heritage precinct, where a set of special guidelines would have to be formulated.

— Already done

The first set of legislative guidelines should indicate a set of development control rules to be devised for the precinct, which should arrest the process of decay of the fabric of the place and allow for sensitive development.

Should come from this study

A look at the earlier rules set by the Bombay Improvement Trust shows that the precinct development was controlled through tools governing the building height, ground coverage and side and front set back which led to a conducive builtform (plate 10).

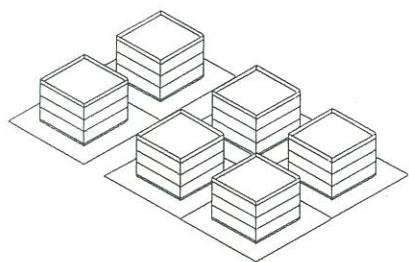
However later guidelines controlling the FSI for the precinct were detrimental to the urban fabric. Further deterioration would happen if the CESS rules are made applicable for the precinct.

Changes suggested are done with an objective to keep the overall built form and open space relation intact (plate 11) within the precinct, while allowing individual owners to change their properties. The rules would aim to control the building height, ground coverage and the setbacks of the property.

Apart from these, there should be urban design guidelines, which control the nature of landscape and street furniture in the residential neighbourhoods in the different hierarchies of streets identified. (plate 12 and 13).

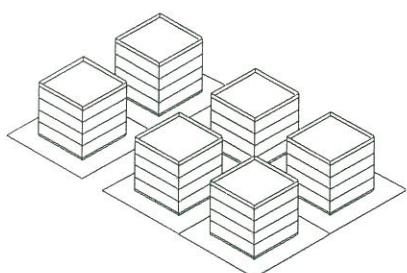
EARLIER SET OF D.C. RULES	IMPLICATIONS	PRESENT D.C. RULES	IMPLICATIONS	SUGGESTED CHANGES
<p>Jurisdiction Bombay Improvement trust and later under Land and Estate Department</p>	<p>Makes it sensitive to site conditions</p>	<p>Jurisdiction Brihanmumbai Municipal Corporation</p>	<p>Site seen as a part of greater Mumbai with global rules applicable which fail to recognise the physical and community structure of the site</p>	<p>Jurisdiction Delineate the site, give it the status of a heritage precinct. Give more power to the ward office + heritage committee+ residents (the LDC). (refer institutional mechanisms)</p>
<p>Ground coverage 1/3 of total site</p>	<p>Footprint of the built controlled.</p>	<p>Ground coverage Not applicable</p>	<p>Not very sensitive to site Infrastructural problems or development. With additional FSI and relaxation of certain rules the building heights and ground coverage are affected with no sympathy towards scale or scape of the street and neighbourhood. (refer drawing)</p>	<p>Ground coverage Can be kept the same.</p>
		<p>FSI 1.33</p>		<p>FSI 1.33</p>
		<p>CESS FSI increased to 2.5</p>		<p>CESS Should not be made applicable to the precinct, but can be given as TDR</p>
<p>Height restriction G+2</p>	<p>Streetscape and townscape acknowledged.</p>	<p>Height restriction Not applicable</p>		<p>Height restriction. (G+5) maximum in case of streets on BabaSaheb Ambedkar road and G+4 maximum on other streets. However not exceeding the given FSI in any case. (Refer plate 9)</p>
<p>Setback Specific street frontage and requirement of neighbouring property based setbacks but not denying light, ventilation and fire protection requirements. Min of 3m all around. (refer drawing)</p>	<p>Streetscape and townscape acknowledged.</p>	<p>Setback Global street-frontage based setbacks depending upon light and ventilation requirements, fire protection and street widths. Set back for cess buildings are 1.5 m on the rear and the sides. In the front it is also 1.5 m unless mentioned by the rules.(refer drawing)</p>	<p>Streetscape townscape and the ensemble of the builtforms destroyed.</p>	<p>Setback A standard set of setback rules for the whole precinct should be developed. Should be a minimum of 3m all around (Refer proposed plate 8)</p>
				<p>TDR As the cess rules should not apply here proper incentives should be given to the owner by means of TDR</p>

ORIGINAL BOMBAY IMPROVEMENT TRUST GUIDELINES

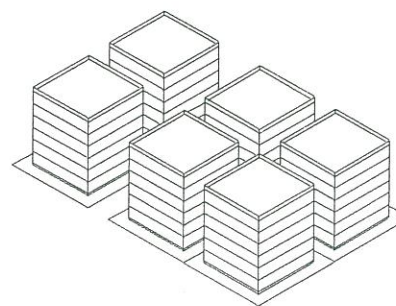


1/3 GROUND COVERAGE
G+2 BUILT

PRESENT DEVELOPMENT CONTROL RULES

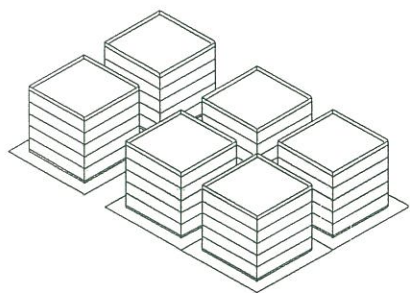


PRESENTLY FLOOR IS BUILT OVER ORIGINAL
STRUCTURE TO CONSUME FSI OF 1.33



IF RECONSTRUCTION OF CESS BUILDINGS
WITH 3 M SETBACK ON ALL SIDES
AND FSI OF 2.5 IS ALLOWED

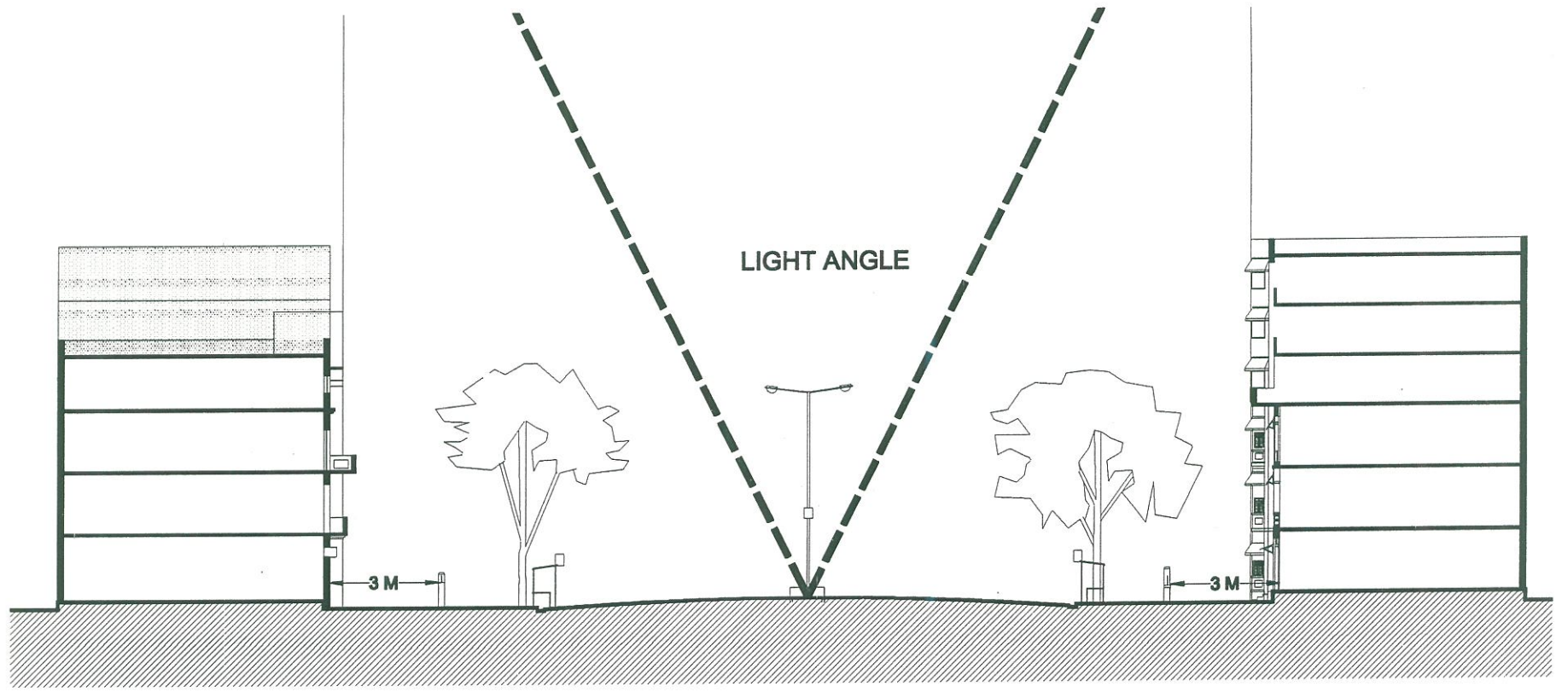
PROPOSED D.C. RULES



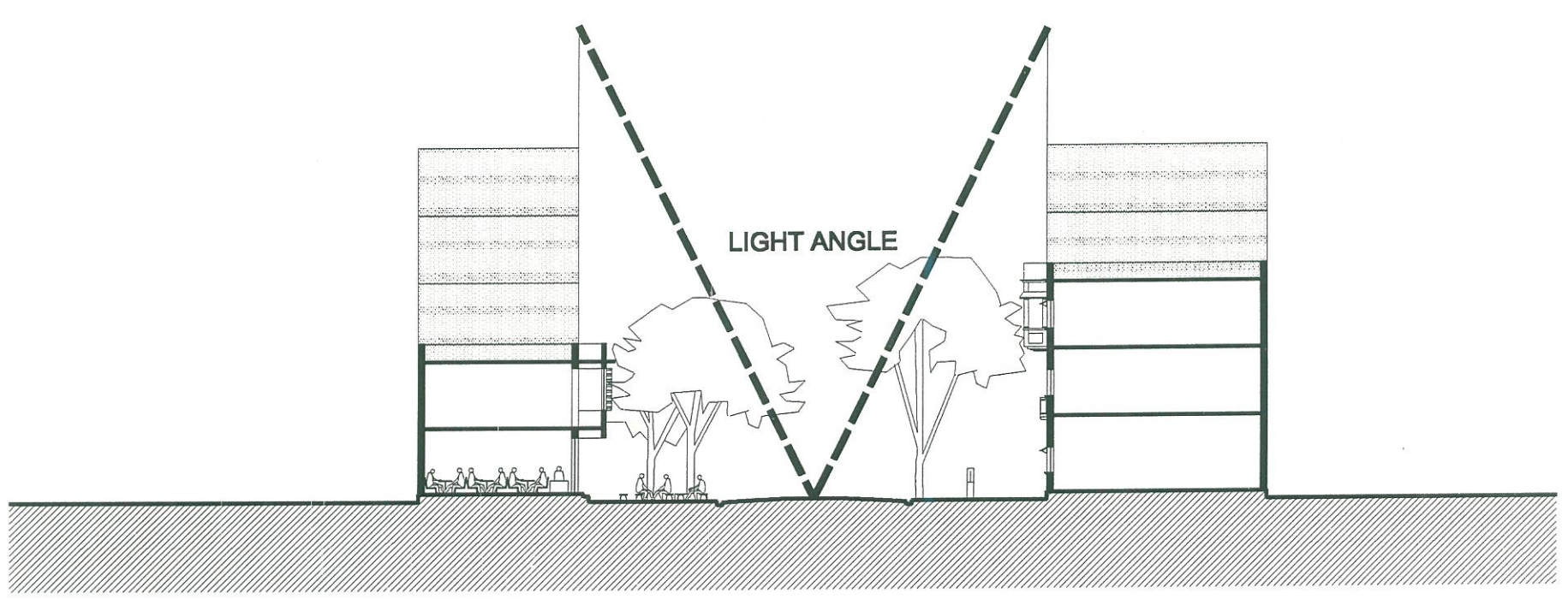
3 M SETBACK ON ALL SIDES
G+4 BUILT
REMAINING FSI IS GIVEN AS TDR

Notes

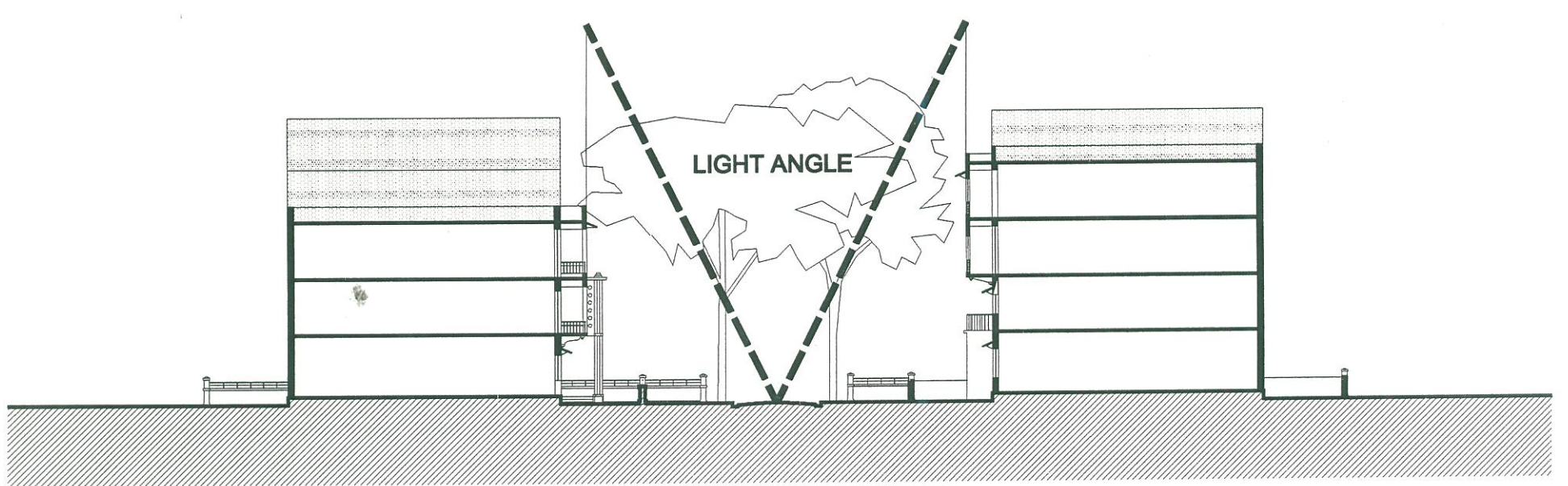
The fig. shows the differences in builtform in various cases with different set of bylaws. The bylaws under the BIT was sympathetic to the nature of the precinct. However the proposed suggestion would essentially guide the height, ground coverage and setback of builtform, which would help to retain the character of the precinct.



HIERARCHY 1



HIERARCHY 2

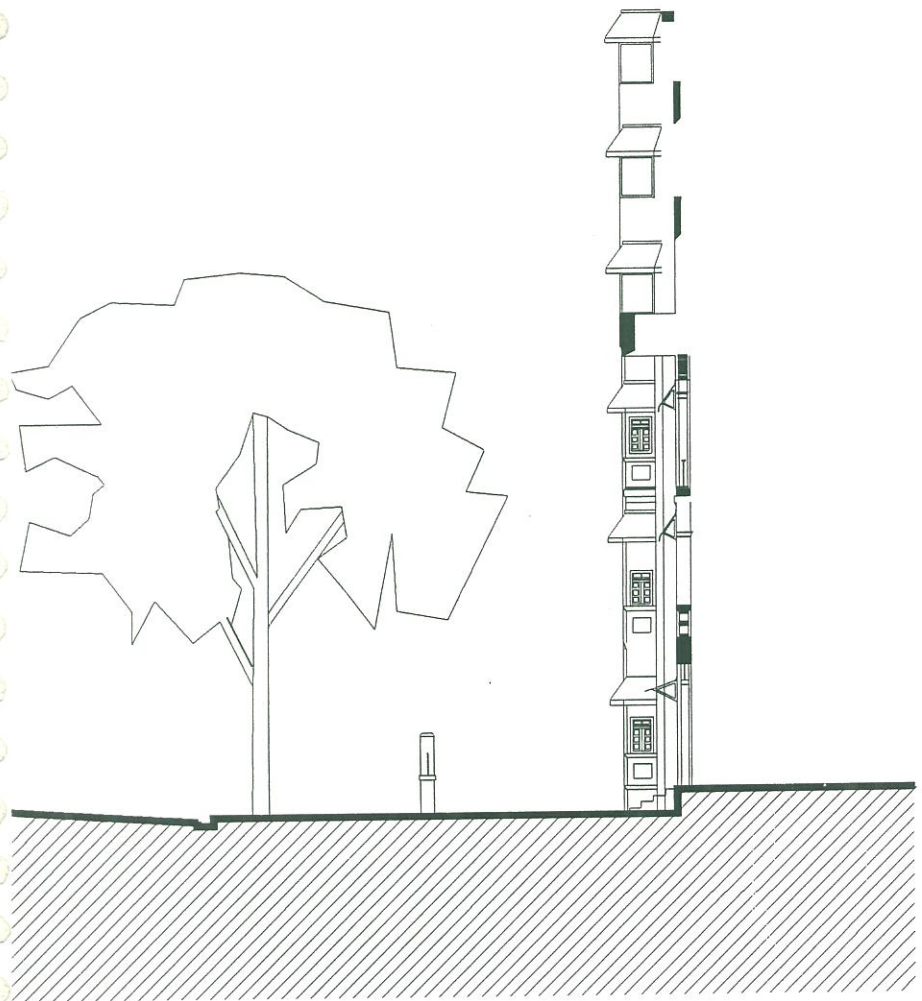


HIERARCHY 3



Notes
This plate shows the 3 different street hierarchies and the maximum permissible building heights.

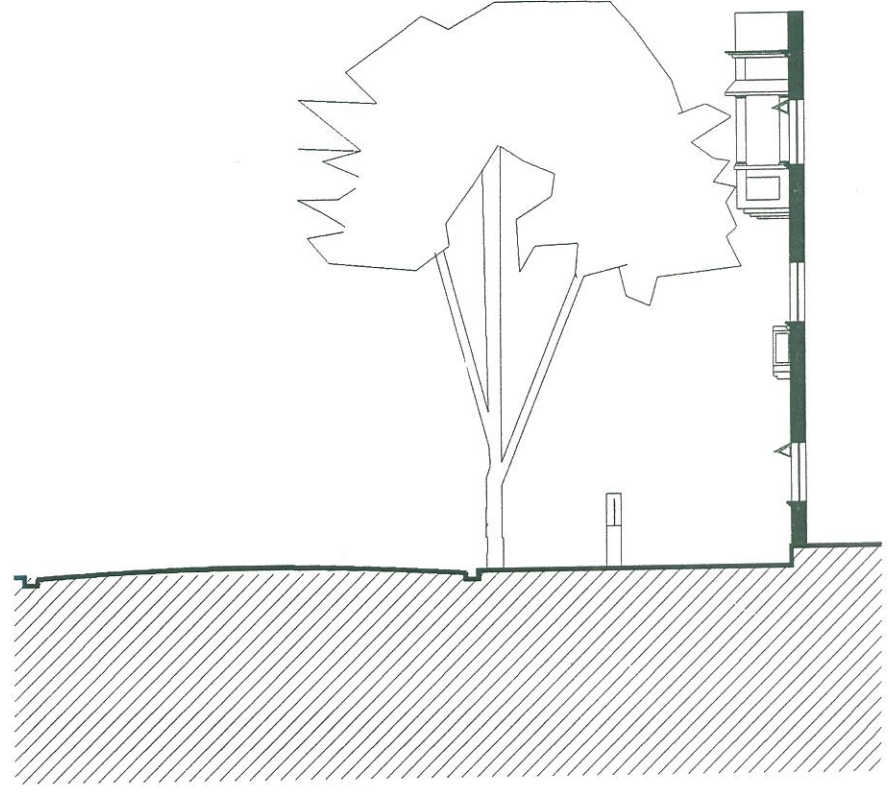
 MAX. PERMISSIBLE HEIGHT



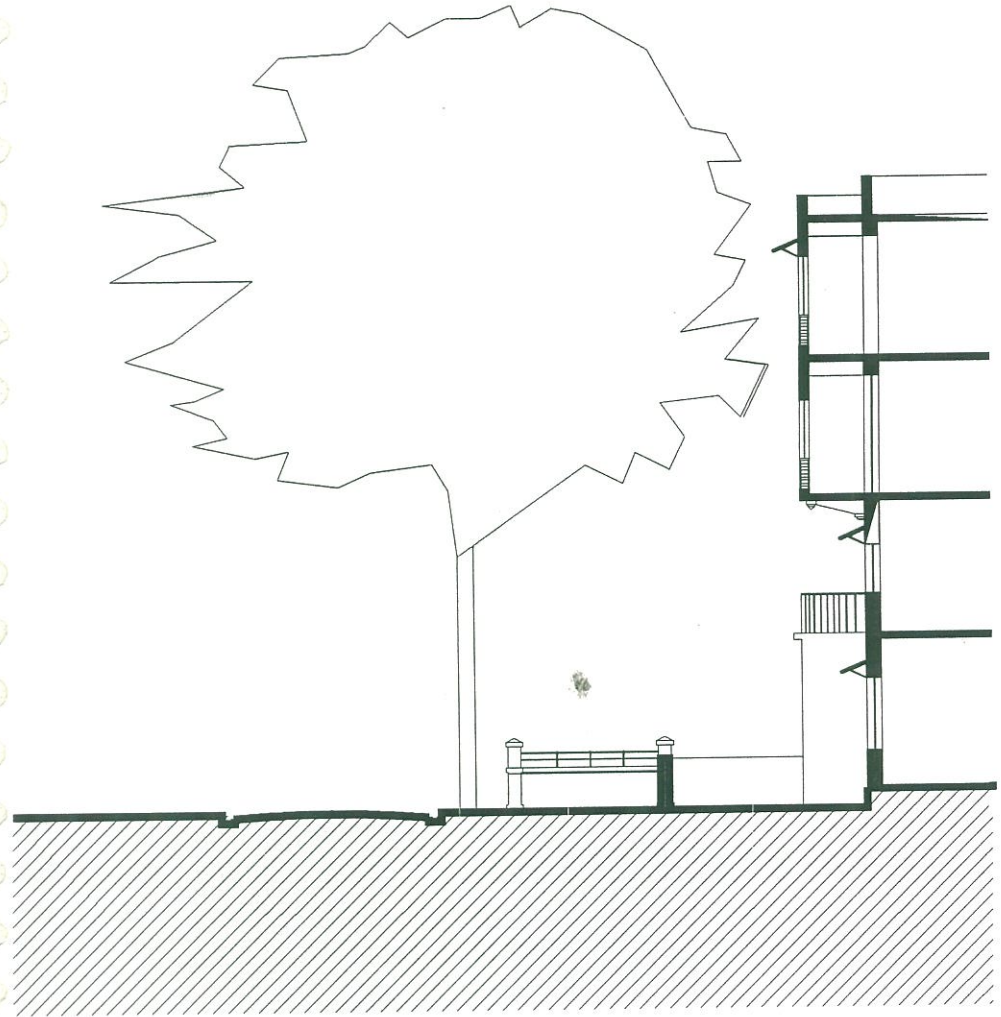
VEGETATION	TO BE RETAINED
PAVEMENT	SIMILAR PAVING THROUGHOUT. FOR PAVEMENT EDGE DETAIL REFER APPENDIX 2
COMPOUND WALL	SOLID UPTO 1M, TRANSPARENT ABOVE. TOTAL HT. 1.8M
STREET FURNITURE	SIGN BOARDS, ADVERTISEMENT HOARDINGS, DUST-BINS, SEATING AS INDICATED IN APPENDIX 2
SET BACKS	3M

DETAIL OF HIERARCHY 1

VEGETATION	TO BE RETAINED
PAVEMENT	SIMILAR PAVING THROUGHOUT. FOR PAVEMENT EDGE DETAIL REFER APPENDIX 2
COMPOUND WALL	SOLID UPTO 1M, TRANSPARENT ABOVE. TOTAL HT. 1.8M
STREET FURNITURE	SIGN BOARDS, ADVERTISEMENT HOARDINGS, DUST-BINS, SEATING AS INDICATED IN APPENDIX 2
SETBACKS	3M



DETAIL OF HIERARCHY 2



VEGETATION	TO BE RETAINED
PAVEMENT	SIMILAR PAVING THROUGHOUT. FOR PAVEMENT EDGE DETAIL REFER APPENDIX 2
COMPOUND WALL	SOLID UPTO 1M, TRANSPARENT ABOVE. TOTAL HT. 1.8M
STREET FURNITURE	DUSTBINS, SIGN BOARDS AS INDICATED IN APPENDIX 2
SETBACKS	3M

DETAIL OF HIERARCHY 3

Notes
This plate shows detail legislative mechanisms for the precinct in all the 3 identified street hierarchies, for vegetation, pavement, compound walls, street furniture and setbacks.

5.4. PUBLIC SPACES

The public spaces are treated as sub precincts and separate strategies are formulated for each of them based on the nature of space and their problems identified. Thus in nodes like Khodadad Circle and Maheshwari Udyan, which form a cohesive physical whole, the character of these should be highlighted by controlling the urban signages, landscape elements, street furniture and activities on them. In institutional nodes like Ruia and Poddar College spaces like the maidan and the street side restaurants should be organised as they go a long way to give a character to this precinct. In Five garden activities which are incongruous to the nature of the circle should not be allowed. Ideally Matunga station requires a complete redevelopment to reorganise the present activities around it. The details of the urban spaces and the strategies recommended have been shown in (plate 14).

Public Spaces

	Interest groups	Characteristics	Problems	Strategies	Techniques
Five Gardens	<ul style="list-style-type: none"> • Residents - young and old, • Lovers • Informals, • Trade Unions • Children 	Garden, Street furnitures, landscape	traffic, encroachments, incompatible landuse, insensetive landscape additions	Control the undesirable changes through a set of tools and mech.	An urban design control for street furniture,
Ruia + Poddar College	<ul style="list-style-type: none"> • Students • Residents • Informals • Sports Clubs • Shopkeepers 	Maidans, landscape,	encroachments	Control the undesirable changes through a set of tools and mech.	
Maheshwari Udyan	<ul style="list-style-type: none"> • Shopkeepers • Residents • Informals • Public • Commercial org. 	Garden, Street furnitures, landscape	Informals, Garden, Urban signages, street furniture	Control the undesirable changes through a set of tools and mech.	
Khodadad Circle	<ul style="list-style-type: none"> • Shopkeepers • Residents • Informals • Public • Commercial org. 	Historic buildings, Interchange, shopping,	Traffic, Informals, Urban signages, insensetive additions to street furniture and landscape	Try to establish the cohesive character for the precinct	New urban design guidelines for the precinct which takes the flyover into consideration
Matunga Station	<ul style="list-style-type: none"> • Shopkeepers • Residents • Informals • Public • Commercial org. 		Traffic and Parking, Urban signages, informals, landscape	An urban renewal scheme should be suggested	

5.4.1. Khodadad Circle

An alternative plan to arrange the present activities has been suggested keeping in consideration the new flyover for this node (plate 15). It keeps the parking and the informal out of the circle and takes them below the flyover. Revenue as fixed by the local development committee should be generated out of these activities, which would be used to maintain the precinct. The possibility of arranging urban signages (refer Appendix 2a) so as to free the facades of the buildings has been shown. The possibility of using a similar paving material, lighting up buildings would go a long way to strengthen the cohesive character of the circle. However the phases of implementing the project should be decided by the local development committee according to the resources available to them.

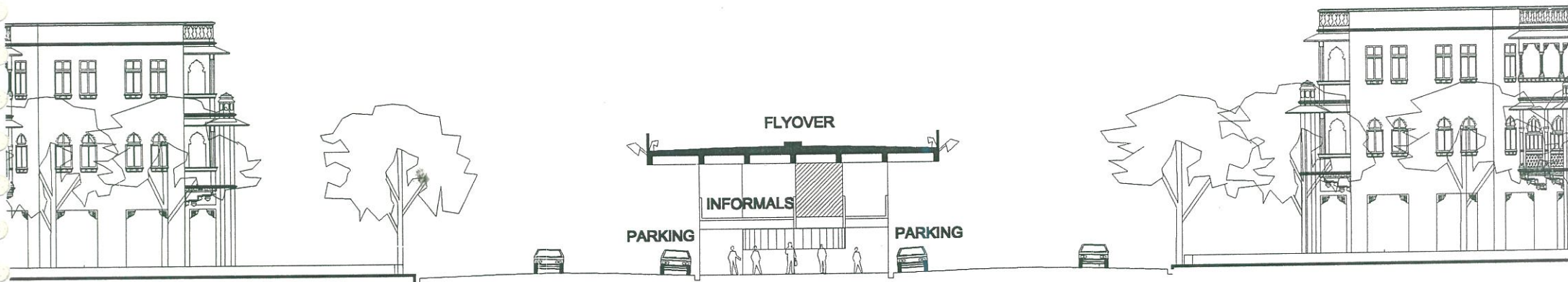
5.4.2. Maheshawari Udyan.

This circle is similar to Khodadad circle. Therefore the strategies adopted would be same. However it houses a childrens play area in the centre which needs to be made safely accessible from the pedestrian pavement (plate 16). A skywalk which can be a part of the play area is suggested. Also this skywalk connects an important pedestrian way from Matunga station to the institutional node of VJTI, Don Bosco and Khalsa college.



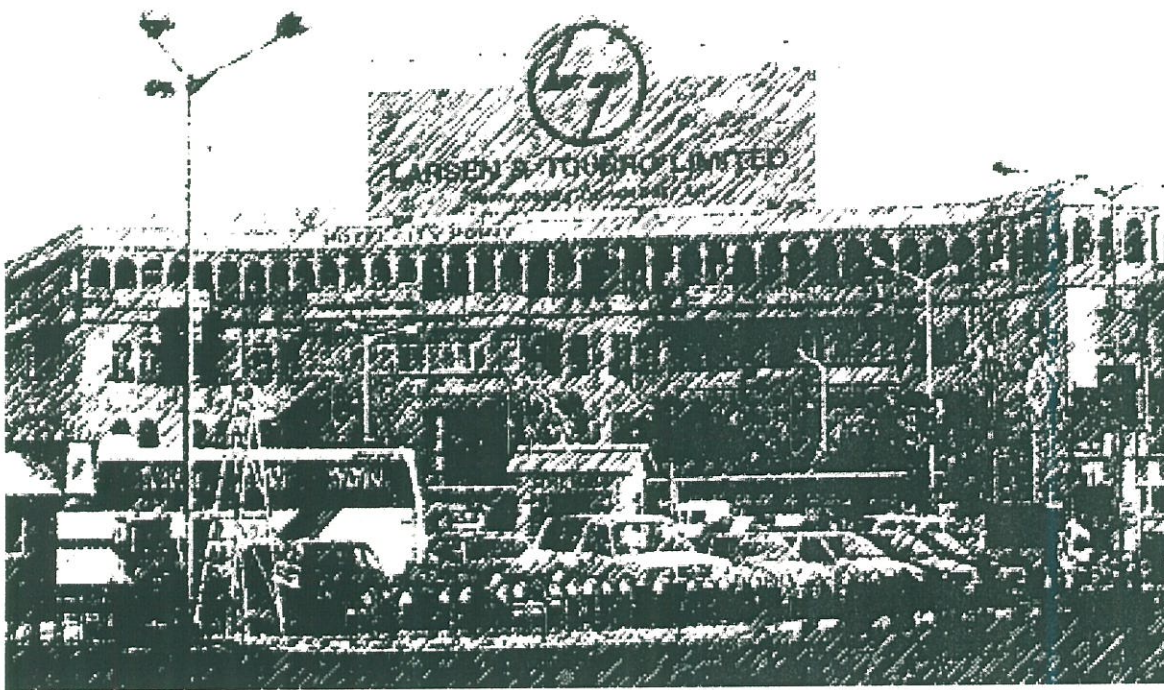
PLAN

-  GUTTER HOLE
-  SIGNAL
-  MANHOLE
-  FIRE HYDRANT
-  ELECTRIC/ TELEPHONE BOX
-  SIGN BOARD (REFER APPENDIX 2)

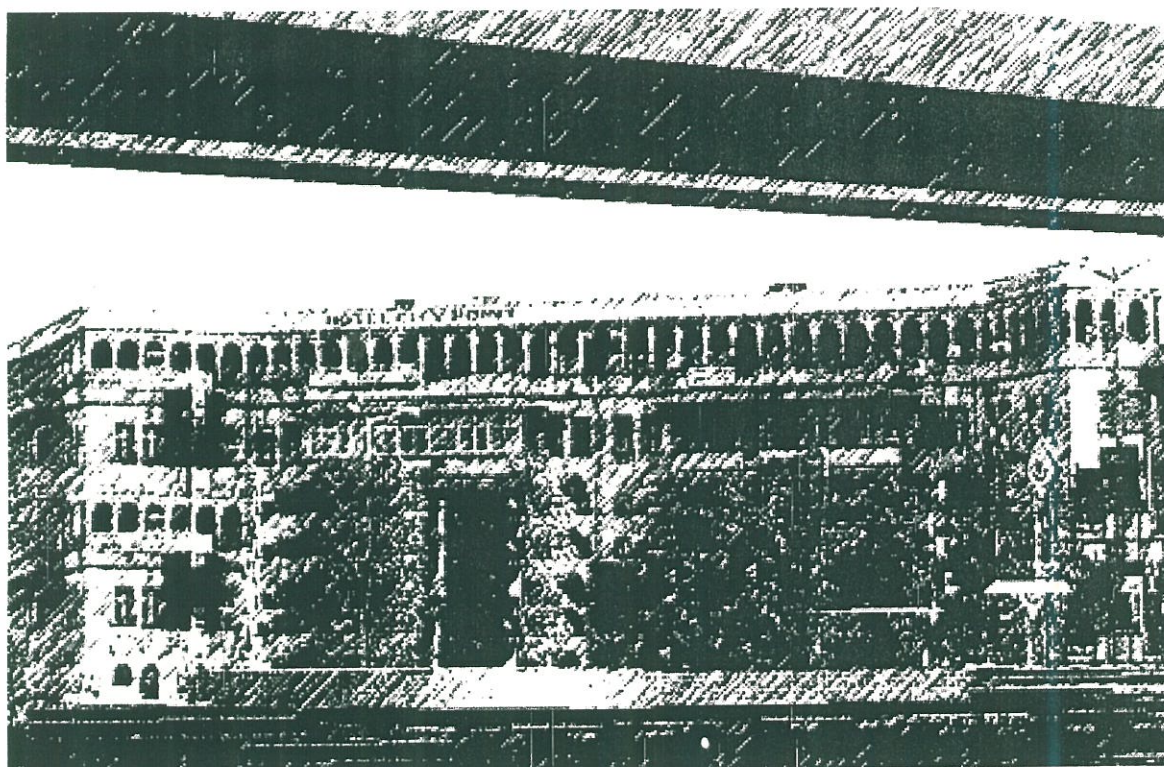


SECTION

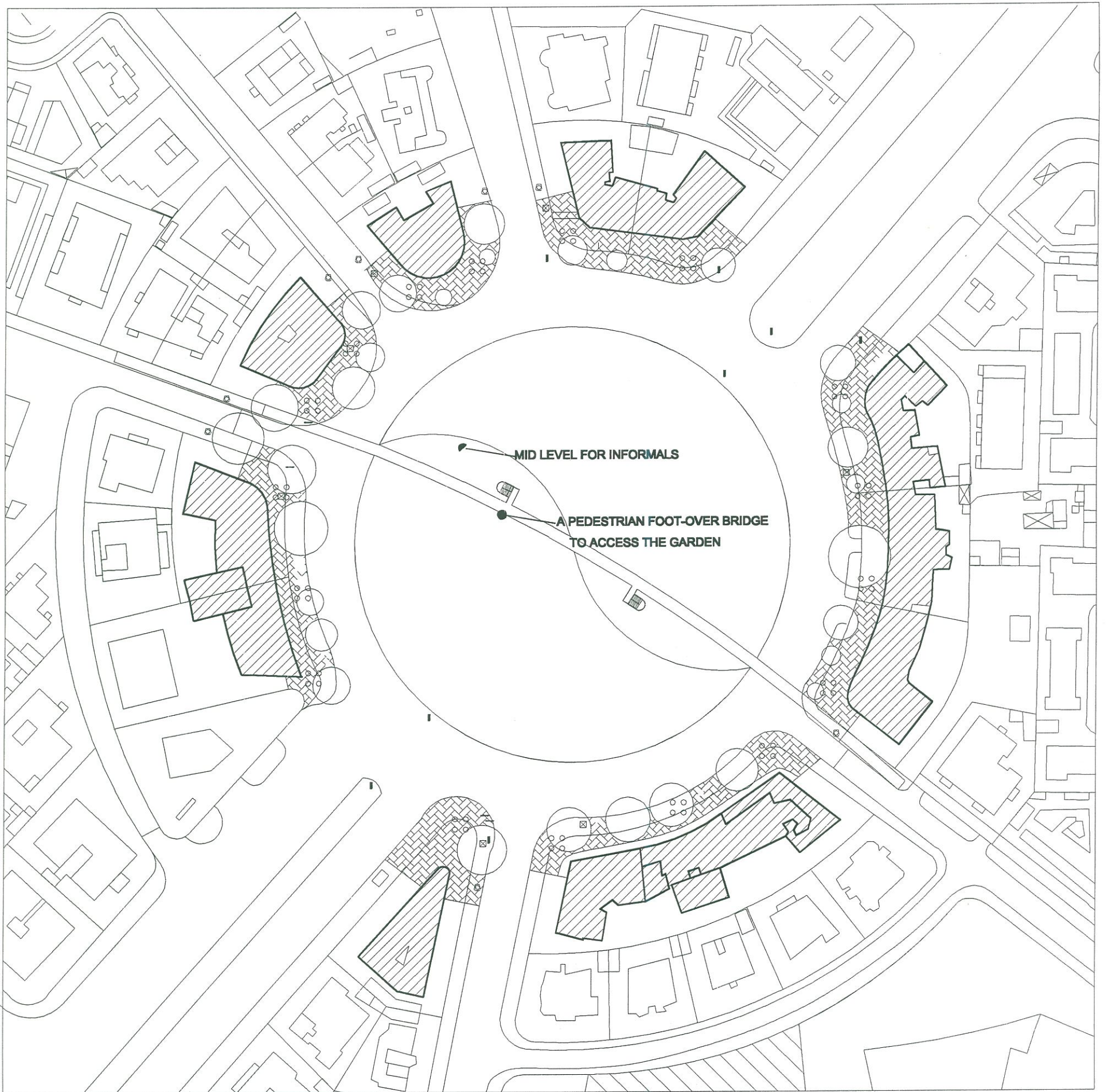
Notes
 The space below the fly-over is used for informal shops and for parking. The urban space around the circle is organised and a proposal for street furniture and landscaping is provided. For detail refer appendix 2.



EXISTING



PROPOSAL



PLAN

-  GUTTER HOLE
-  SIGNAL
-  MANHOLE
-  FIRE HYDRANT
-  ELECTRIC/ TELEPHONE BOX
-  SIGN BOARD (REFER APPENDIX 2)

0 10 50 75m.



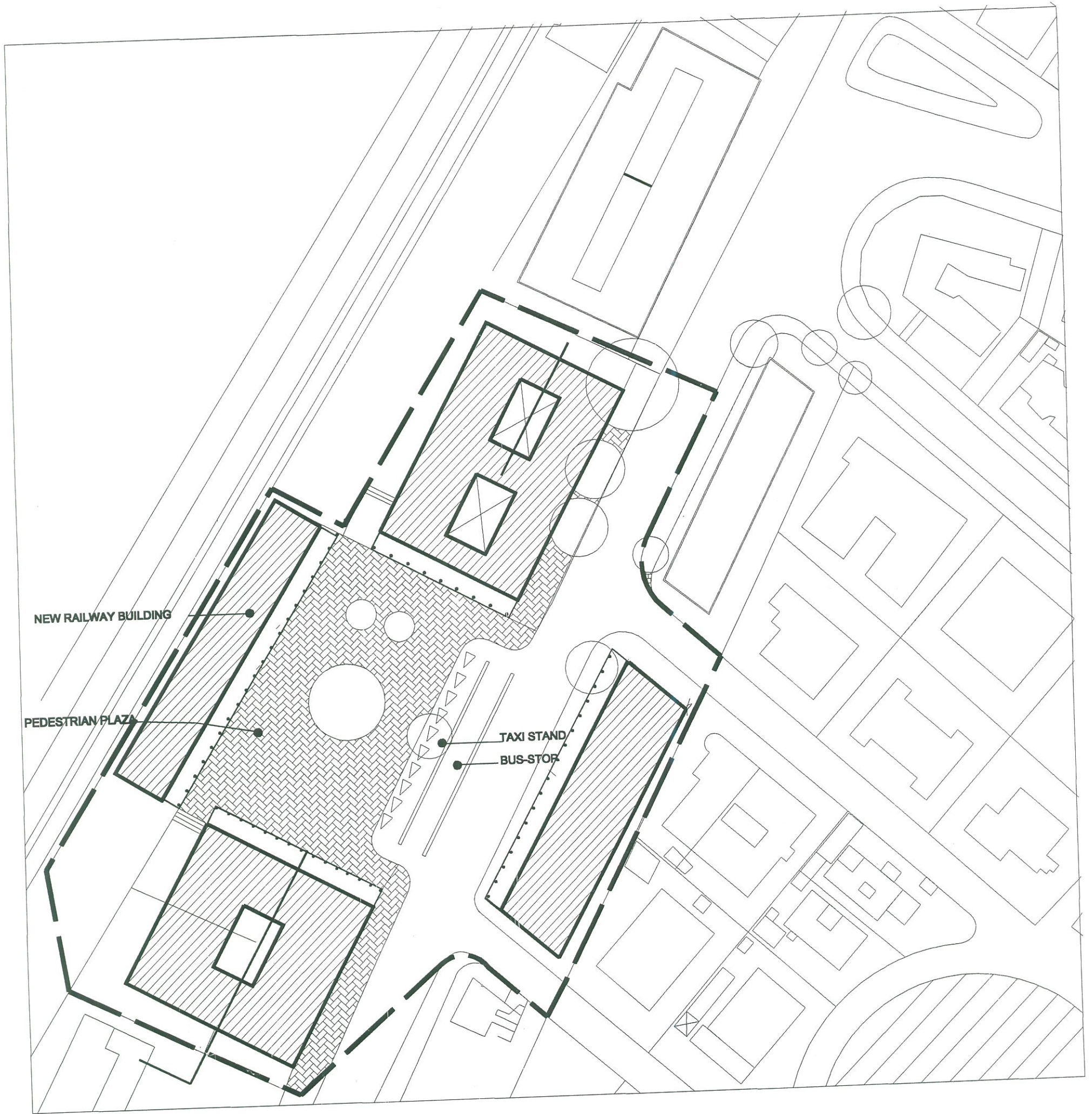
SECTION

Notes

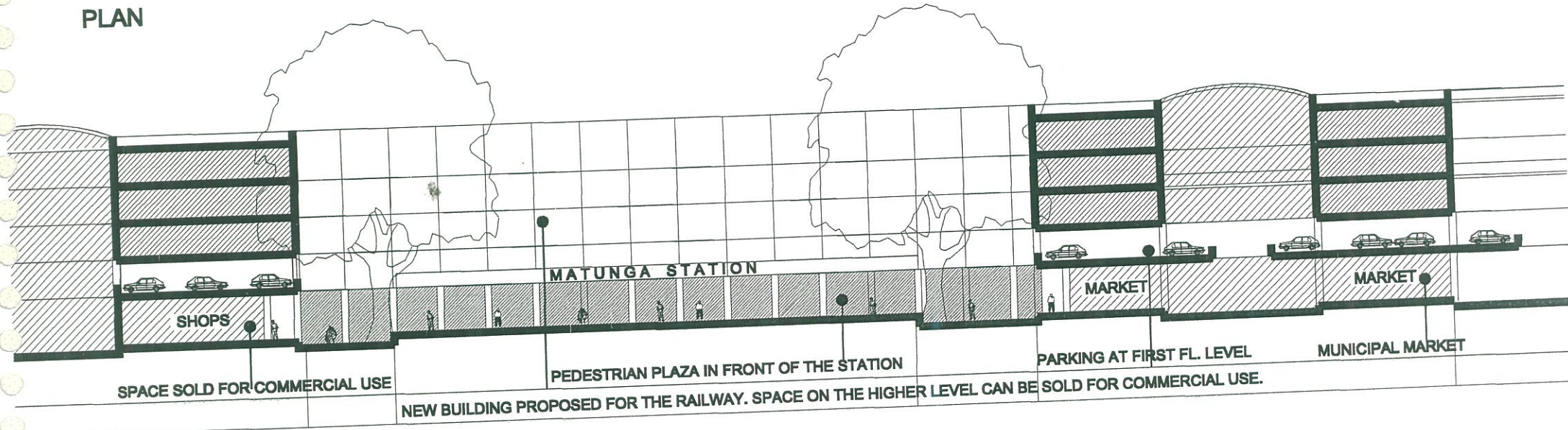
Since Maheshwari Udyan shows lesser signs of decay and the only contradictory landuse being the garden in the middle of the traffic, the proposal for this urban space includes a pedestrian foot over bridge to access the garden and the other side of the road. The underside of the bridge also houses informal shops.

5.4.3. Matunga Station

The precinct requires a new urban design plan, which can be achieved by pooling in the land belonging to the surrounding plots, including the railways for a comprehensive development. Such a pooling would benefit all parties concerned as there could be 30% more floor space, which can be sold as commercial space. Also the character of the space would be improved by creating a pedestrian plaza in front of the station and organizing the taxi and bus stands. (plate 19).



PLAN



SECTION

Note: A complete renewal has been proposed for the Matunga station area. 30% additional space can be thus generated, which can be sold in the open market to make the project viable. This will also help solve the problem of conflict of land-use in the space.

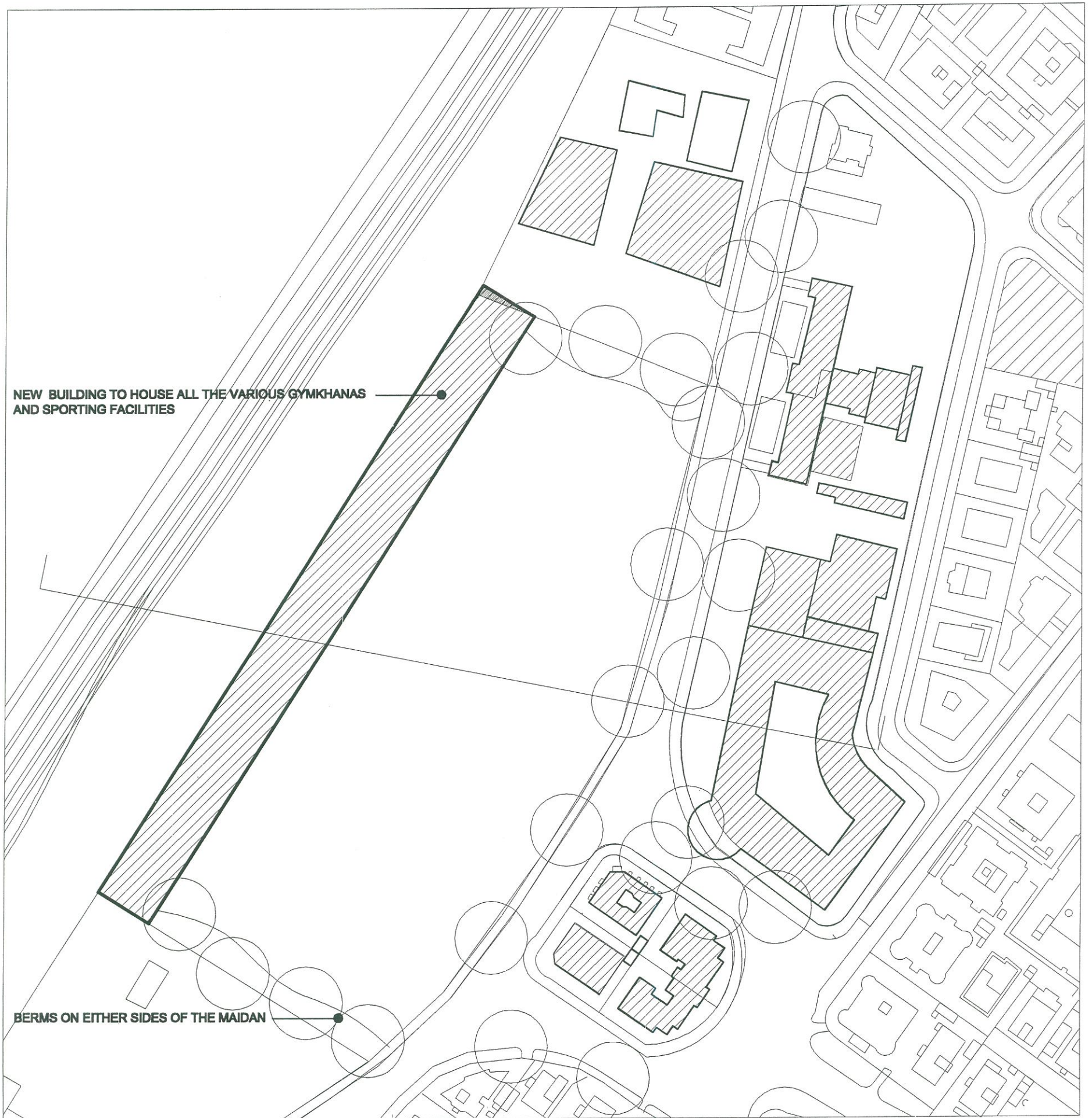
MATUNGA STATION (PROPOSAL)

5.4.4. Ruia – Poddar Node

The institutional character of this precinct needs to be strengthened. Thus the maidan in front of the institution needs to be maintained to retain its institutional character. Thus guidelines controlling the edge of the maidan, the paving pattern on the walkways and street furniture are suggested to enhance the character of the maidan and the precinct. (plate 20)

5.4.5. Five Gardens

A physical plan indicating the landscape features, street furniture (plate 21) needs to be established for this precinct immediately .



NEW BUILDING TO HOUSE ALL THE VARIOUS GYMKHANAS AND SPORTING FACILITIES

BERMS ON EITHER SIDES OF THE MAIDAN

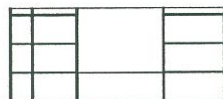
PLAN

- | | | | |
|-------------|-------------------------|------------|--------------|
| GUTTER HOLE | SIGNAL | MANHOLE | FIRE HYDRANT |
| LAMP POST | ELECTRIC/ TELEPHONE BOX | SIGN BOARD | |



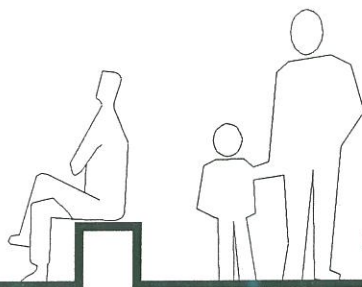
NEW BUILDING TO HOUSE ALL THE VARIOUS GYMKHANAS AND SPORTING FACILITIES

MAIDAN



SECTION

MAIDAN



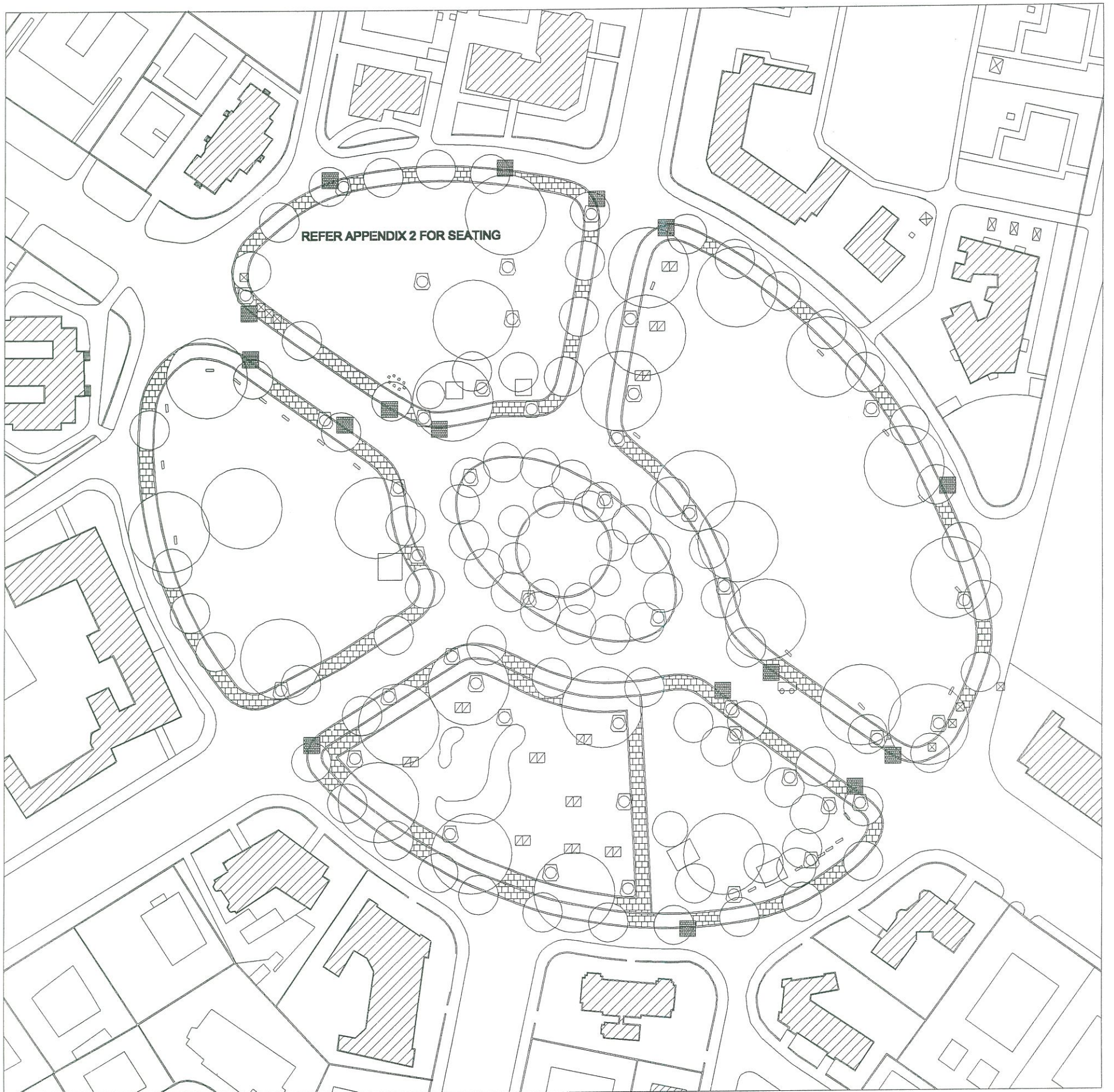
PAVING TO BE MAINTAINED SIMILAR THROUGHOUT THE SUB-PRECINCT.

DETAIL AT A

3000 MM

Notes

Since the Ruia-Poddar sub-precinct has retained its institutional character, the only intervention proposed in the precinct is for the maidan, which is the lung of the place.



PLAN

GUTTER HOLE	BUS STOP	SEATS	CHILDREN'S PLAY EQUIPMENT
LAMP POST	HAWKER	SIGN BOARD	

0 10 50 100M

Notes
 Since it was observed in the study that the furniture in the garden was insensitive towards the overall character, there is a proposal for a new design.

6

CONCLUSIONS

The proposals contain few salient point, which can be summed up as:

1. The precinct should be designated as a heritage precinct which is composed of different residential neighbourhood and public spaces.
2. There should be an Local Development Committee formed to manage and maintain the precinct.
3. The incompatible landuses can be shifted to underused areas adjacent to the precinct.
4. The residential nature of the precinct should be maintained by controlling traffic and parking in the precinct.
5. For development in residential area the building height, ground coverage and setbacks need to be controlled.
6. Public spaces have a diffrenrent set of guidelines which need to be implemented as according to the availibility of funds

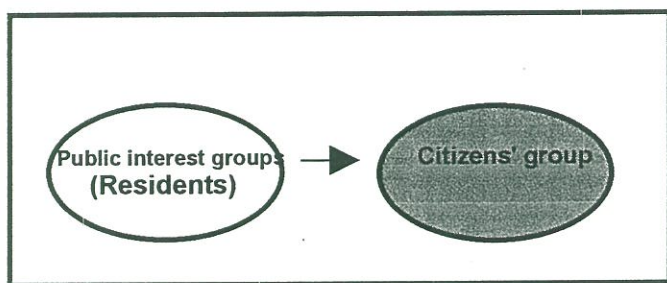
The discretion of implementing a set of physical guidelines for the precinct, should be given to the LDC. Also the method of implementing should be decided by them, according to the financial resources available. The implementation of these guidelines would go a long way to change the planning process and allow its decentralization. It would also integrate the planning process with conservation. However the process will have to be initiated by the MMRDA with support from the BMC to implement it.

7

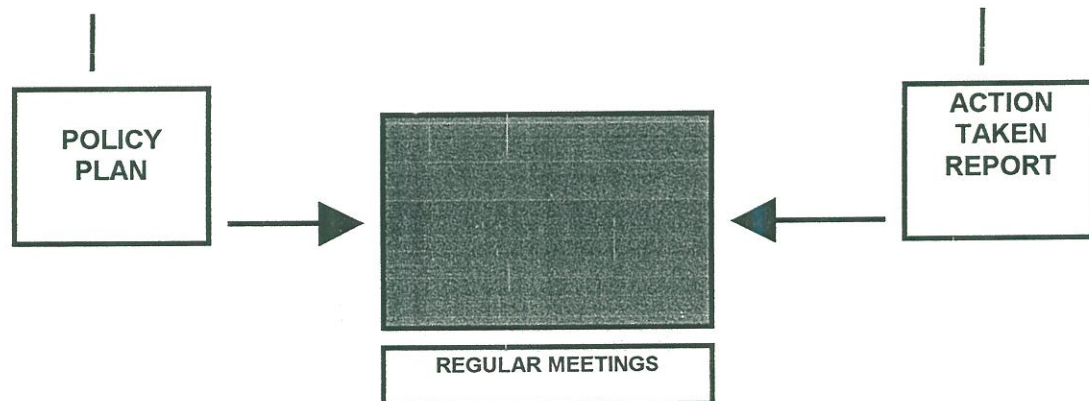
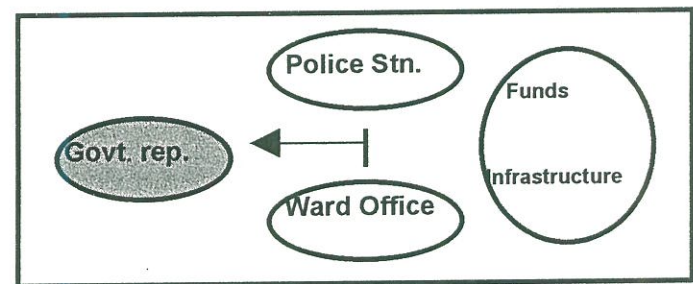
APPENDIX

COLABA CUFFE PARADE CITIZENS' GROUP	
COMPOSITION	<ul style="list-style-type: none"> • 350 residents from the area (delineated as "A"- ward). • President, Secretary, Treasurer elected every two years from amongst the members.
LEGAL RIGHTS	<ul style="list-style-type: none"> • Official directive from the Municipal Commissioner, the Police Commissioner to the relevant ward office and Police stations. • Not a formally registered body.
IMPLEMENTATION	<ul style="list-style-type: none"> • Via discussions with various Government officials at regular meetings. • Points of concern regarding the environment are put forward in the name of the Citizens' group and an Action Taken Report is submitted by the concerned govt. official.

CITIZENS' GOVERNMENT REPRESENTATION



GROUP



6

CONCLUSIONS

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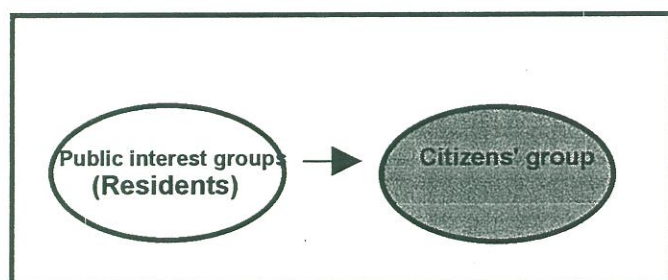
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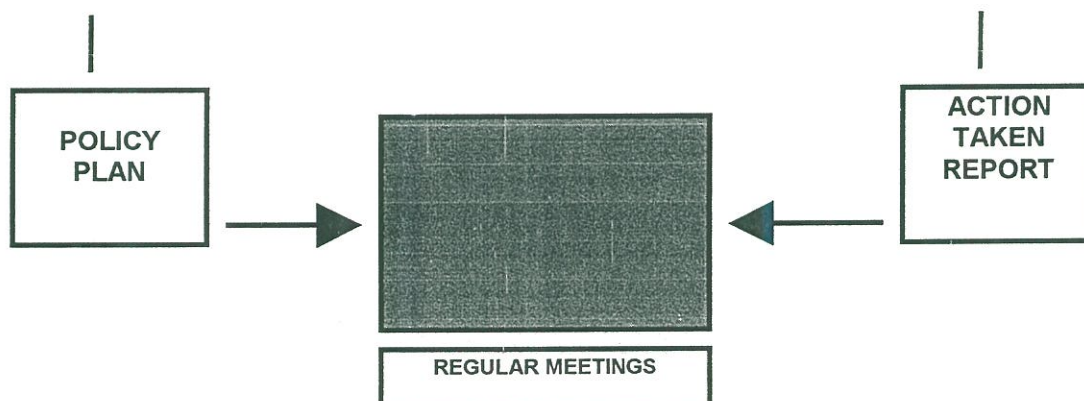
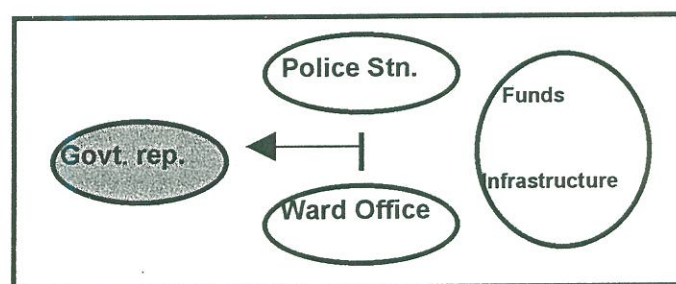
7 APPENDIX

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CITIZENS' GOVERNMENT REPRESENTATION



GROUP



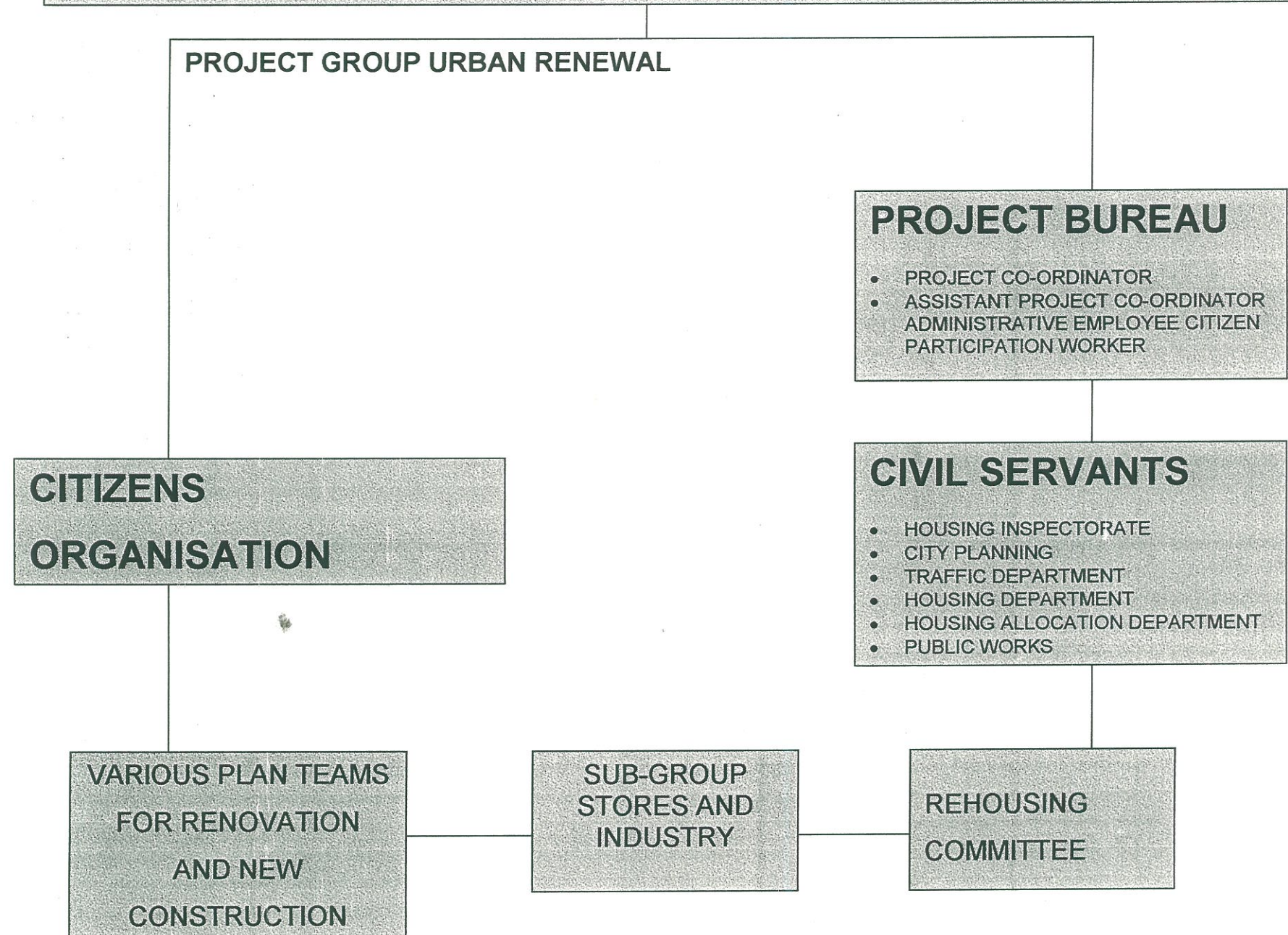
	CITIZENS	PROJECT BUREAU	CIVIL SERVANTS	STEERING COMMITTEE
COMPOSITION	<ul style="list-style-type: none"> • Representative citizens' organisation. • External experts. • Social workers. 	<ul style="list-style-type: none"> • Project co-ordinator. • Assistant Project co-ordinator • Administrative employee. • Citizen participation worker. 	<ul style="list-style-type: none"> • Housing Inspectorate. • City planning. • Traffic department. • Housing department. • Housing allocation department. • Public works • Real estate department. 	<ul style="list-style-type: none"> • City council. • Court of mayor. • Alderman.
LEGAL RIGHTS	Legal Empowerment via VOS (Bill on organisation of Urban renewal), 1973.	Via citizens' demands based on VOS (Bill on organisation of Urban renewal), 1973.	Via offices of the government.	Elected representatives.
IMPLEMENTATION	Via interaction with the Project Bureau in the district.	<ul style="list-style-type: none"> • Via the Project Bureau office located in the district. • Via interaction with the residents of the area. 	Via offices of the government.	Via offices of elected representatives.

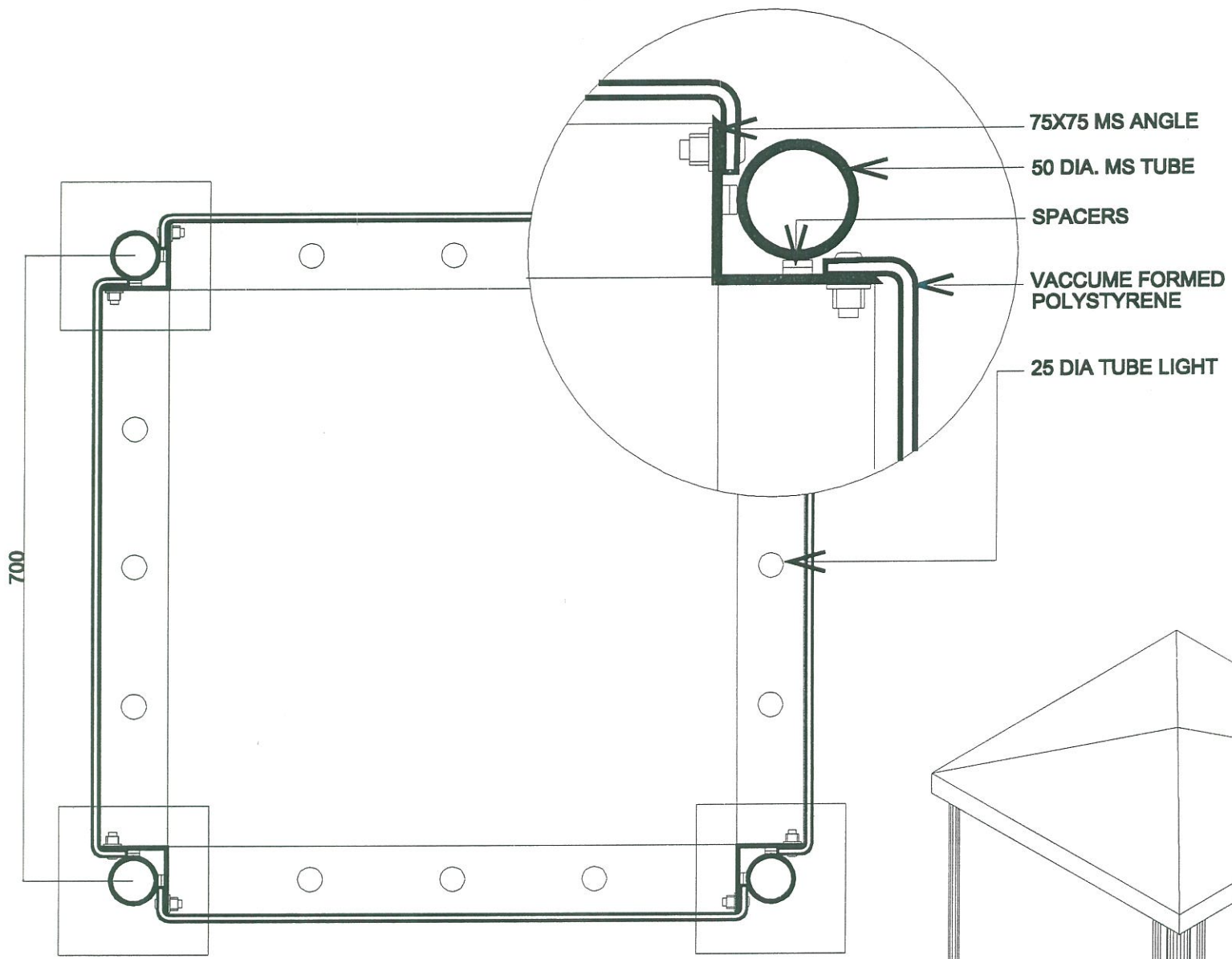
Note: The following set of demands was set as a pre-condition before any combined group of citizens and government officials was formed:

- Project groups to have one more seat for inhabitants than for civil servants.
- Inclusion of an independent expert.
- Project groups to have majority representation from tenants.
- Setting up of a project bureau office in the district.
- An over all policy plan for the district; to evolve into a land use plan.

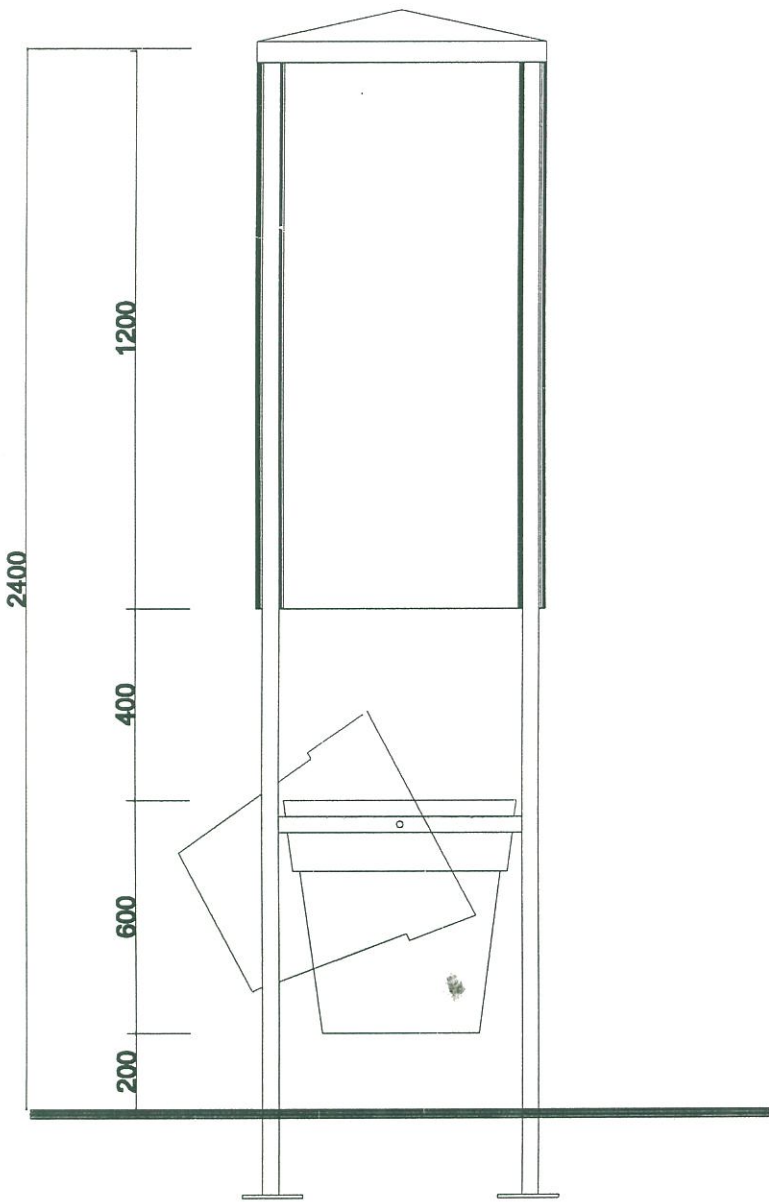
STEERING COMMITTEE – URBAN RENEWAL

CITY COUNCIL COURT OF MAYOR AND ALDERMAN

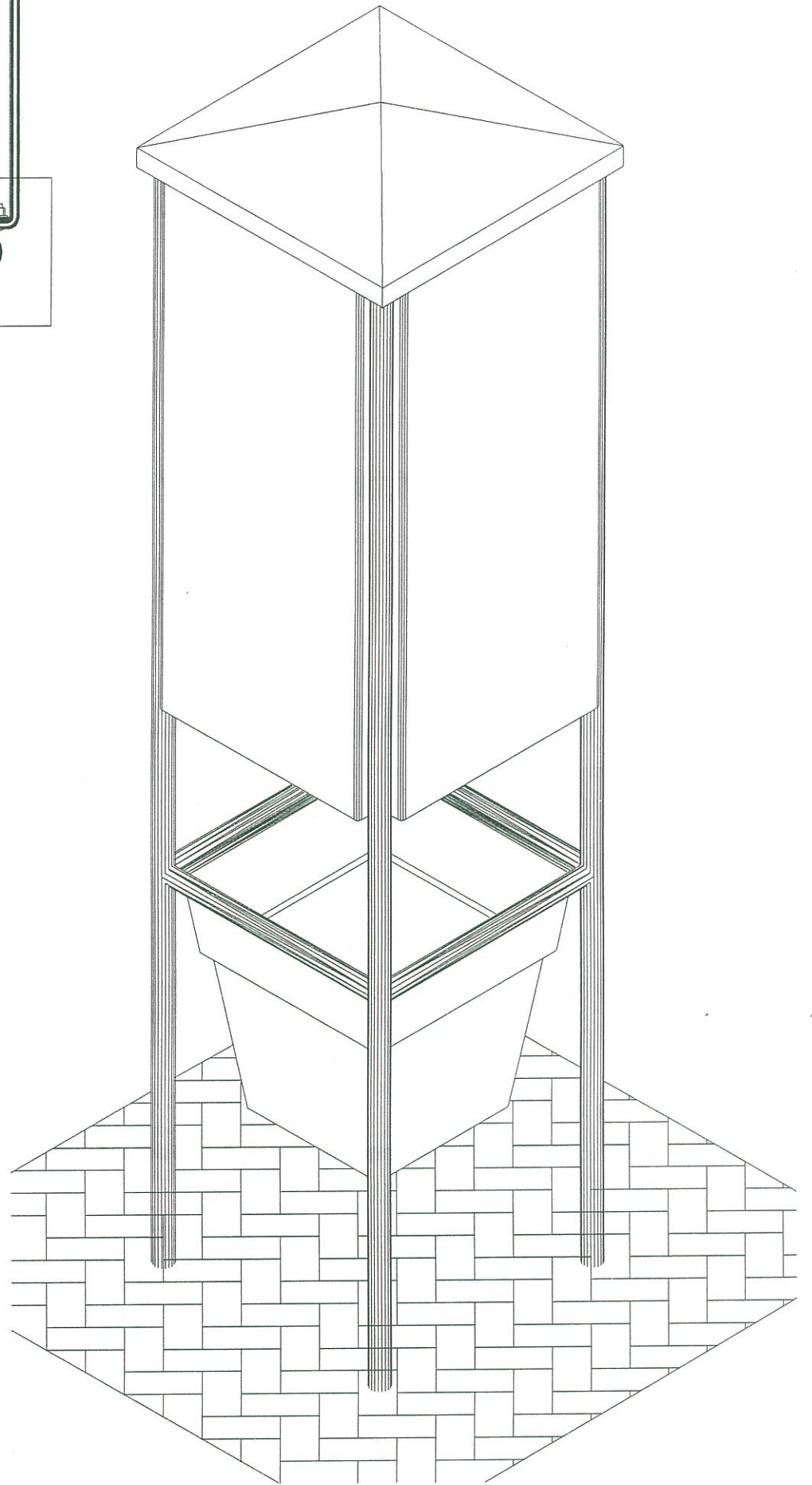




PLAN

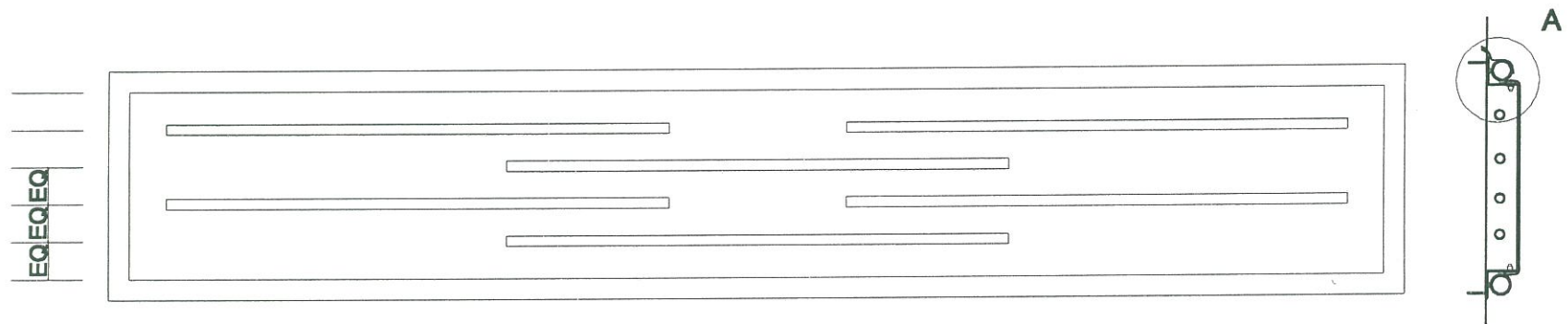


ELEVATION





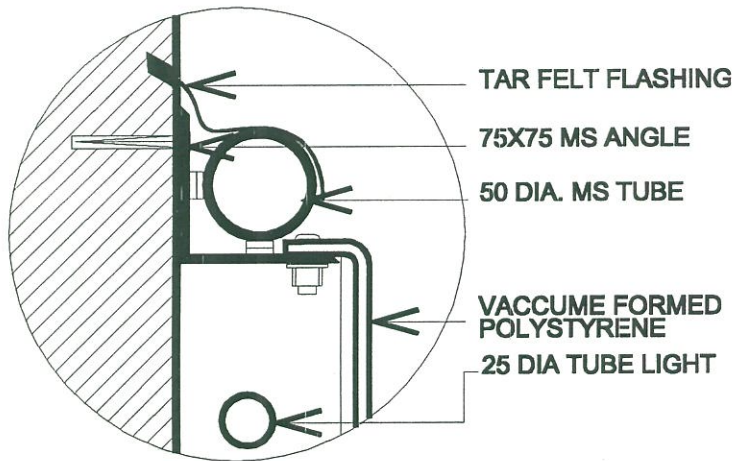
ELEVATION



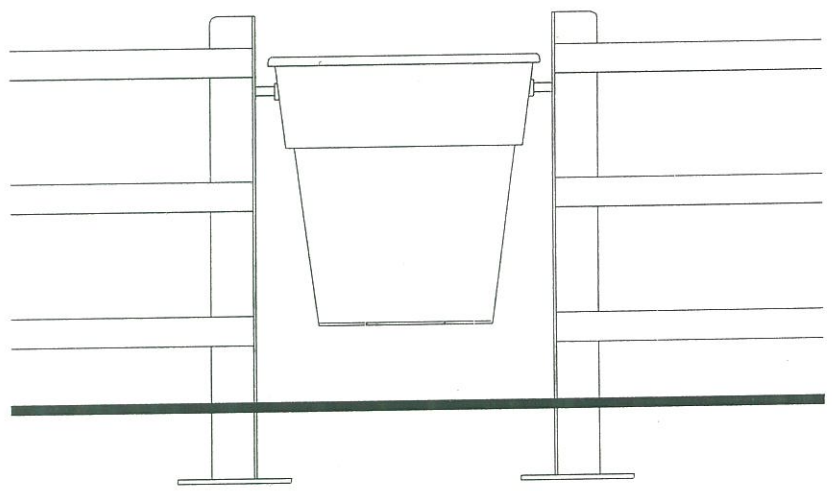
SECTION SHOWING TUBE LIGHT ARRANGEMENTS



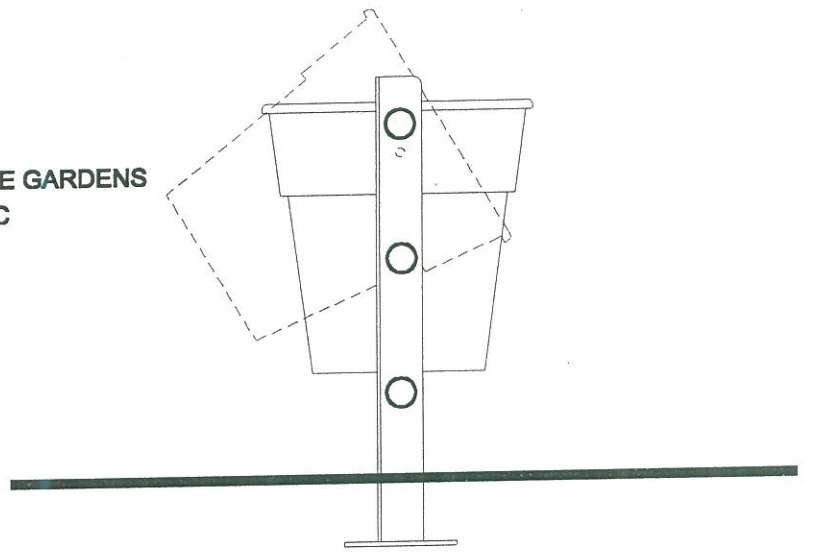
PLAN



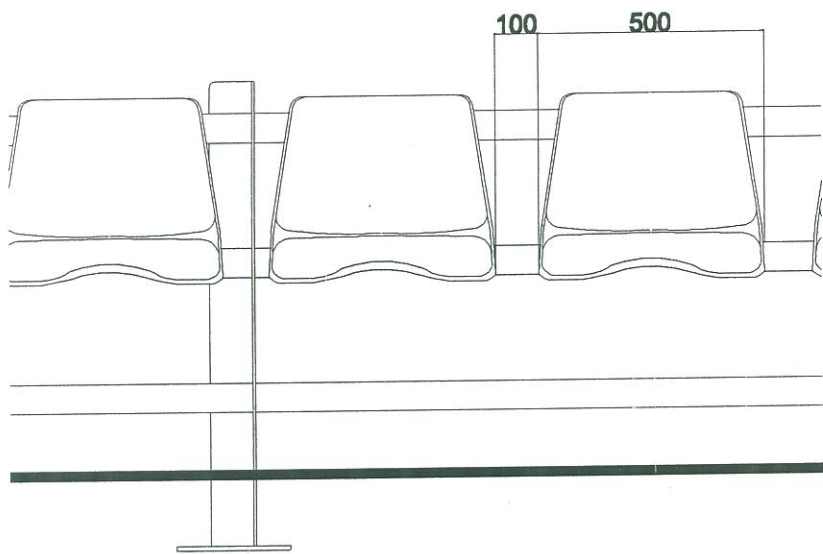
DETAIL AT A



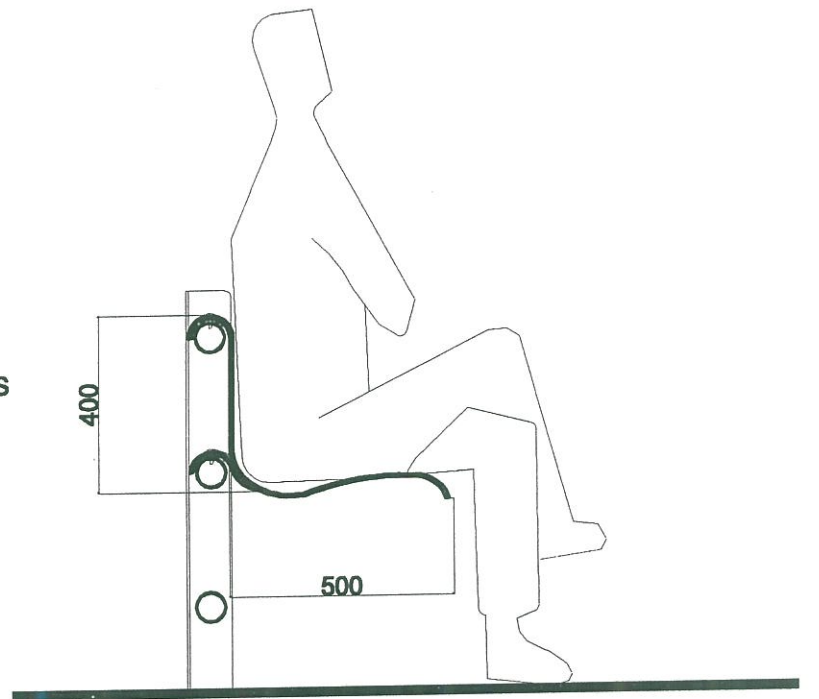
GARBAGE CANS AT FIVE GARDENS
PROVIDED AT 100 M C/C



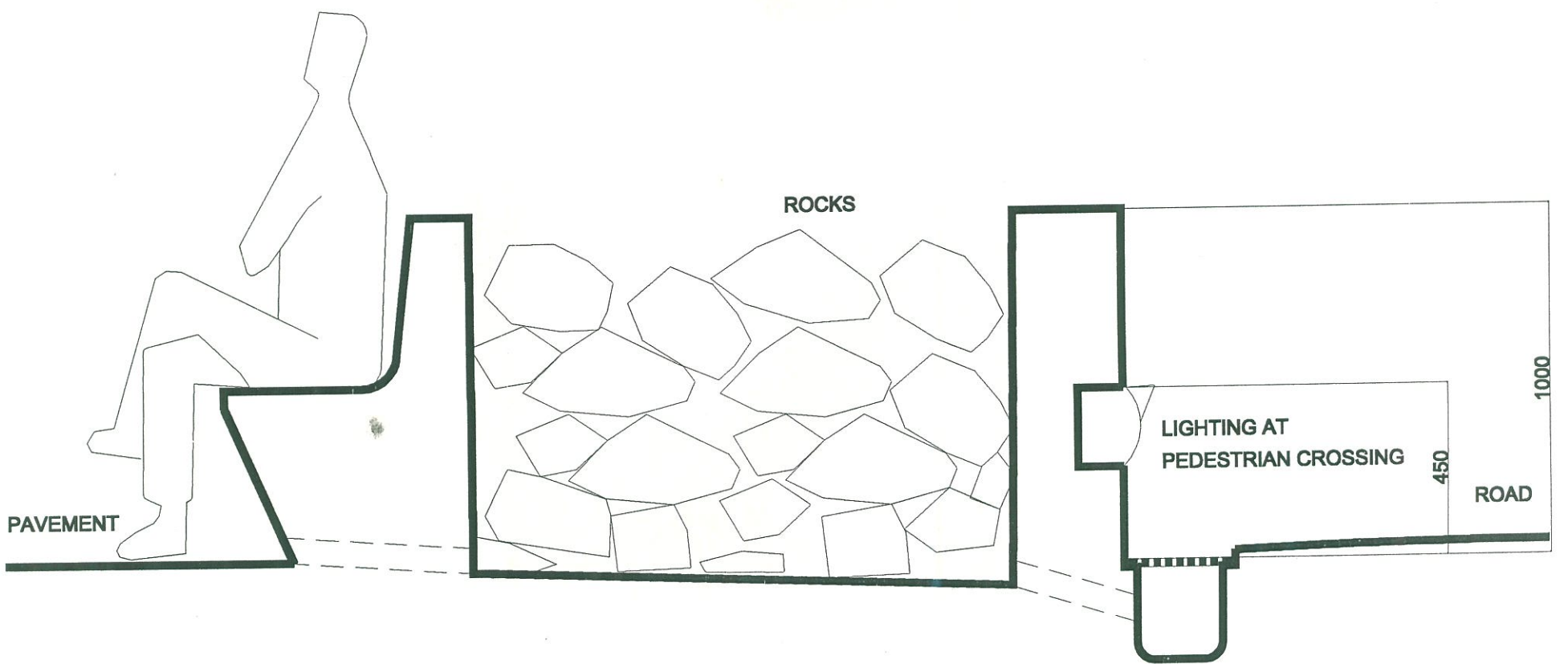
GARBAGE CANS AT FIVE GARDENS



CAST IN FIBER SEATS



SEATINGS AT FIVE GARDENS



SECTION THROUGH PAVEMENT AT KHODADAD CIRCLE