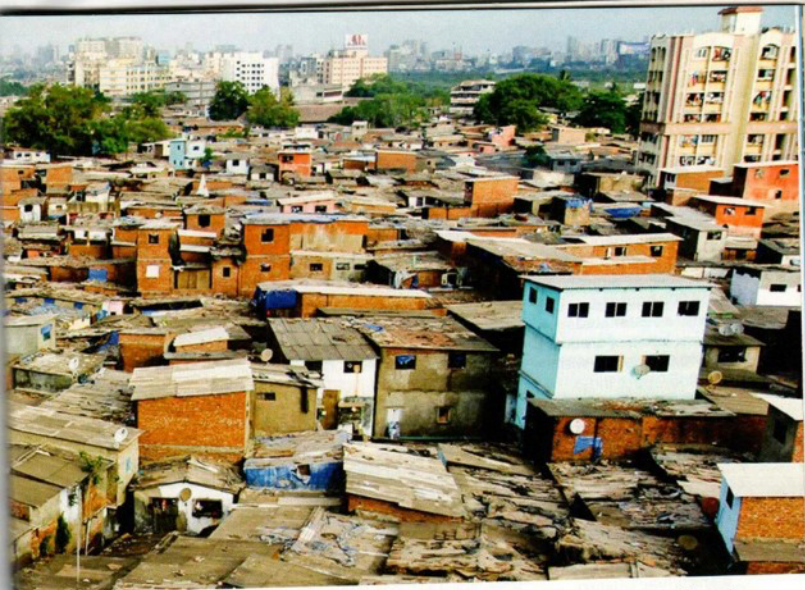


Dharavi Redevelopment Project

Better planning for more occupancy need of the hour

Dharavi, which spreads across 240 hectares, has earned the nomenclature of being Asia's most thickly populated and largest slum area in Mumbai. With the recent state government nod for redeveloping Dharavi, renowned architect and Chairman of Mahanagar Vikas Parishad Dilip Deshmukh shares his insight on the topic



The Dharavi Redevelopment Project (DRP) aims to rehabilitate almost 68,000 houses with an estimated population of around 3,40,000 people with 4 floor space index (FSI). Out of this, 13,000 houses will be provided for the less fortunate and deprived citizens of Mumbai who cannot afford houses in the open market. Consequently, these individuals will have an opportunity to buy houses at an affordable price.

The whole Dharavi is divided into five sectors. This sectorial planning for redevelopment of Dharavi has set an example for the future smart sectors in Mumbai and hope to make an extra-ordinary example in the development of Mumbai in

sectors.

The Maharashtra Housing and Area Development Authority (MHADA) is offering 300 sq ft carpet area to the eligible tenants residing in Dharavi. However, it should have been at least 400 sq. ft. ideally, out of which 100 sq. ft. could be offered on subsidized rate, that is, anything between affordable and market rate. Reason being, in the current scenario of those tenants who are staying, there are more than seven persons per tenement against four persons per tenement. So, if this is the case, then the re-development should also be in accordance with this situation. Therefore, the rehabilitation should be done keeping in mind the number of persons per tenement, which

may solve the crunch of space for tenants staying at present.

Though this may not sound easy, it can, however, be tackled through proper planning. The main hurdle could be the height of the building if given 400 sq. ft. carpet area per tenement is offered. However, this can be dealt with proper communication and permissions from the civil aviation department.

Today, the authority has planned for ground-plus 18 floors rehabilitation building in the sector five, which is developed by the MHADA.

The construction cost of rehab buildings may not be affordable for the builders if the project gets delayed. The project must be completed in distance,

Highlights of Dharavi Redevelopment Project

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- 13,000 houses will be provided for the less fortunate and deprived citizen of Mumbai who cannot afford houses in the open market
- The whole Dharavi is divided in five sectors. This sectorial planning for redevelopment of Dharavi has set an example for the future smart sectors in Mumbai
- MHADA is offering to the tenants 300 sq ft carpet area to the eligible tenants residing in Dharavi
- The DRP is estimated to be completed in a period of seven years from the date of award of the contract for the developer.

time and form formula. Further, it is necessary that the building material is easily available at nearby locations to reduce the cost of construction. It is also important to shift the existing tenants to the transit camps within the set time frame.

While not just tenements, but also the infrastructure needs to be developed as per the standards. To combat the traffic snarl and improve the infrastructure as per the requirement, it is very much important to create traffic



planning and additional road network. However, in order to make the project successful, a two-tier road network and a skywalk for pedestrians may be required to ease commuting woes of pedestrians. It would prove revolutionary development if MHADA has taken care of all these steps.

Similarly, the commercial establishments shall also be planned in such a way that either they are accommodated at the ground floor of the building or within the radius of 0.5 kilometres. All the rehabilitation buildings in sectors shall be connected to each other by way of bridges or passages or skywalks, so that fast evacuation can be possible in case of any emergency. All the buildings shall be constructed for at least

30 storeys and special sanction from the civil aviation authority should be taken. If everything goes according to the plan in the future (in the next five years), then the Mumbai airport is proposed to be shifted to Navi Mumbai International Airport and there will only be cargo traffic at Mumbai airport. On behalf of Mahanagar Vikas Parishad, it has been suggested to propose elevated runway at the height of 60 metres after Uran airport becomes fully functional.

It will not only give additional space or construction in the neighbouring suburbs extending up to the Gateway of India on one side and Borivli on the other. Therefore, all the buildings in Dharavi shall have capacity to take extra floors in order to rehabilitate tenants as well as commercial tenants in a proper way.

It is extremely important to make quality construction for all the rehabilitation buildings. And to monitor this, a separate vigilance committee shall be appointed. Also, this committee should be given powers to dismiss a developer in case of inferior quality construction. A separate tribunal should also be set up to handle all sorts of disputes arising under the DRP, so that the matters are dealt on fast track basis.

If Dharavi redevelopment project shall grant option to developers to construct in the city or suburb sale component, transfer of development rights (TDR) shall be linked with ready-reckoner and equivalent TDR based on ready-reckoner shall be given to the developers along with the land to make the

proposal viable and successful. It is extremely important for developers to make the job-card for the project, so that there will be no confusion as to what date the project shall be completed and these timeline and necessary support shall also be extended by the government to make the proposal successful. If this timeline is not met, then developers will be burdened with increased overheads and interest component which will affect the profit considerably. And then, the developer will not be enthusiastic to work for the project.

An advanced construction methodology with robotics support shall be taken up to complete the project in time.

Meanwhile, the authorities have a vital role to play in this

project. The success of the project is equally in the hands of the authority as well as the developers. A strong teamwork is required in any case for the success of DRP. The developer shall be asked to submit detailed planning and execution along with job card. A thoughtful standard operating practice shall be asked from the developers and same shall be approved by the respective authority. The authority shall not impose any limitation for working around the clock.

Dharavi's redevelopment has already suffered a lot in the past. And if there is no synergy between the government and the developer, then this project will be a big example in the global market that India with their own

developers and without any standard operating practices couldn't perform and may have to depend in the future on other substitutes.

The success of this project fully depends upon the financial and technical capabilities, including the vast experience of the developer and the optimistic approach of the authority in supporting the developers to make available all the peripheral services and infrastructure.

Essentially, it is necessary to rework backwards while planning the entire project and then the action plan needs to be initiated. In addition, a positive attitude needs to be adopted towards this project by officials of the government authorised bodies.

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Formation of Slum Rehabilitation Authority



Government launched comprehensive Slum Rehabilitation Scheme in December 1995

