

APPENDIX VI
URBAN DESIGN REPORT

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1. Introduction

Mumbai Originally a group of seven marshy islands on the west coast of India and a fishing village until the 16th century. As the Island become more commercialized, The residential development of the British and Wealthy Indians moved towards Northern side of the island, Which developed faster after Independence due to congestion on main island.

These together form Mumbai area of 437.71 Sqmt. Today Mumbai is the Largest city in India with a population of 11.99 million(2001 census).The population growth during last decades has been moderate at about 1.8 to 1.9 per annum, primarily due to an economic slow down and saturation in population densities in the island city area of greater Mumbai.

City accounts for about 1.2% of the total population in India and for about 12% of state of Maharashtra.

2. Coastal Road The Proposal-

Mumbai being island city, surrounded on three sides by Arabian Sea, sea links were planned on the western flank and the trans-harbour link on the east to connect the island city to the main land.

According to The CRZ notification dt.06.01.2011 issued by the Ministry of Environment and Forests, Govt. of India (MOEF, GOI) now makes it possible to envisage coastal roads on stilts. Hence The Committee recommended about 35.6 km. coastal freeway comprising a combination of coastal roads based on reclamation, bridges, elevated roads and tunnels on western side of Mumbai.

The Committee recommended this coastal freeway system to resolve the traffic congestion in Mumbai and to enable creation of the much needed recreational open spaces.

3. Urban design strategy-

The construction of coastal Road based on reclamation would help generate large green public spaces. The city currently has very little open space .The availability of open space per 1000 persons in the city is merely 0.03Ha as compared to the norm of 0.2 Ha. In the last two decades Only 360 Ha of land has been acquired for public amenities in the city at cost of 22,140 Cr. By adopting present cost of acquisition (Viz. Rs. 60 Cr. Per Ha)

Now it is not possible to have more open area for the city due to high density of population and non- availability of land.

Coastal road project generates about approx 91 Ha land of which 75 Ha of green space is usable(in 4500 Cr. As per valuation). These all green spaces along seaside can be developed for public by creating cycling tracks, Promenades, Landscape, Theme parks playgrounds etc.

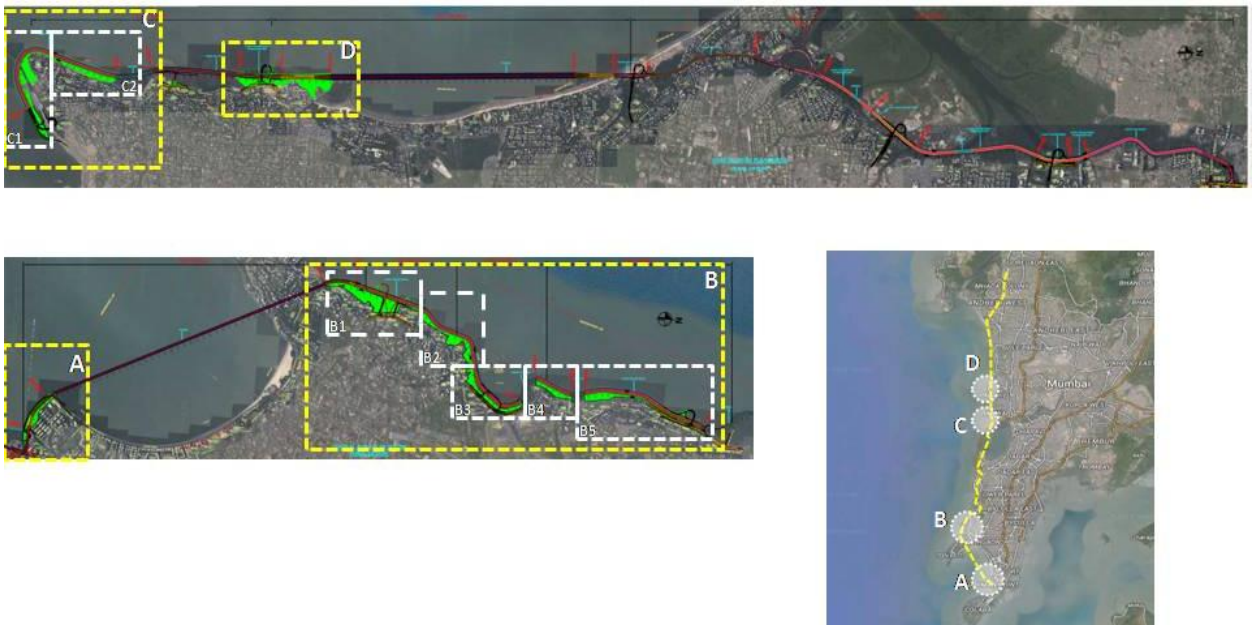
We are not clear about what constitutes an ideal environment for a happy human being. One common measure for how clean a mountain stream is, is to look for trout. If you find the trout, the habitat is healthy. It's the same way with children in a city. Children are a kind of indicator species. If we can build a successful city for children, we will have a successful city for all people.

- Enrique Penalosa, *Former Mayor of Bogota, Colombia*

4. Master plan –

Reclamation is done at specific locations along the stretch of Coastal road which are creating Urban spaces for City. These reclaimed portions are divided in zones and subzones to put forward the proposal

The zones marked are Zone-A, Zone-B, Zone-C and Zone-D



4.1 Zone A-

It is located in Nariman Point area .It has approx 5.5 Hacters of Usable reclaimed land This is the point where Coastal road starts. This area is Commercial district and it comes under A ward. Population trend of this area as follows

Ward	Census 2011 (Including notified areas under SPA)		
	Slum population	Slum population %	Total population
A	63,400	34.27	1,85,014

In this area around 6,94,000 people come for work as per 2011 Census. As per Survey per capita natural open space in area is 4.23 Sqmt/person.

As per the survey Though open spaces in this zone are well distributed through the city and are easily accessible to people at the neighbourhood level within 500-800m from their homes, as per MMREIS data, only 47.63% of the existing open spaces are free and open to the public implying that there is much lower actual per capita open space availability.

There is proposed Ferry terminal at the same point.

• **Materplan key proposals -**

- i. Intermodal Hub- People will change mode of transport from Bus to ferry, or Private vehicle to Public transport
- ii. Bus Terminal- Buses from North side of Mumbai shall arrive this point It will serve as termination point for the buses.
- iii. Park and ride to accommodate increasing parking requirement.
- iv. Promenade which will continue from existing marine drive will have cycle track, Seating areas.
- v. Landscape areas with jogging track, flower garden, kids Play area, Public toilets.

4.2 Zone B

Zone B is divided in B1, B2, B3, B4, B5 subareas which is located in D ward and G/S ward. It shall create approx 40 Ha of Usable reclaimed land.

Population trend in D ward is as follows.

Ward	Census 2011 (Including notified areas under SPA)		
	Slum population	Slum population %	Total population
D	33,000	9.51	3,46,866

And population coming for work is 190 thousand.

As per the survey Per capita natural open space is 4.36 Sqmt. Per person.

Zone B1, B2, B3 is located in the area.

This area has Mahalaxmi temple, Haji Ali which area most visited tourist attraction points of Mumbai as well as market places like Hira panna And reclaimed area is in 1-2 Km range of densely populated areas such as Grant road, Shapur Baug, Madanpura, Nagpada.

- **Materplan key proposals -**

- Park and ride to accommodate increasing parking requirement.
- Promenade which will continue from Priyadarshini park to Haji Ali will have Cycle track and Seating Decks .
- Landscape areas with jogging track, flower garden, kids Play area, Public toilets.
- Provision of Playground for public use only.
- Flee market places near Mahalaxmi temple and Haji ali.
- Amusement parks
- Bus stops with connecting pedestrian bridges.

4.3 Zone B-4, B-5 comes under G/Sward.

Population trend of G/S ward

Ward	Census 2011 (Including notified areas under SPA)		
	Slum population	Slum population %	Total population
G/S	78,300	20.73	3,77,749

And population coming for work is 308 thousand. As per the survey per capita natural open space in area is 5.53 Sqmt/person.

This area has Nehru planetarium one of the important tourist attraction point.

- **Materplan key proposals -**

- Promenade with Cycle track and Seating Decks .
- Landscape areas with jogging track, flower garden, kids Play area, Public toilets.
- Science park.
- Public toilets.

4.4 Zone C and D

This area falls under H/W ward. It shall create 24 ha. of Usable Reclaimed land.

Population trend of the ward

Ward	Census 2011 (Including notified areas under SPA)		
	Slum population	Slum population %	Total population
H/W	1,18,500	38.53	3,07,581

And population coming for work is 164 thousand.

As per survey Per capita natural open space is 2.15 Sqmt. Per person.

Zone C has proposal of Ferry terminal and Band stand fort as tourist attraction point. It is also divided in C1, C2 Zone of which C1 zone is dedicated to City services. Zone C-2 will be used for public purpose.

- **Master plan key proposals for zone C1 -**

- i. Promenade with Cycle tracks and Seating Decks integrating with existing band stand landscape development.
- ii. Landscape areas with jogging track, flower garden, kids Play area, Public toilets.
- iii. Intermodal transport terminal.
- iv. Park and ride.
- v. Public toilets.

4.5 Zone D

This reclamation is located in Khardanda village. Here the space formed can be used for the welfare of the village

- i. Landscape areas with jogging track, flower garden, kids Play area,
- ii. Public toilets.
- iii. Fish drying areas.
- iv. Community ground for village and Public which will cater for fish festivals and other etc.
- v. Play ground

5. Conclusion-

These reclaimed urban spaces will lead towards DP plan 2014-2034 goals of competitive City, Inclusive city and sustainable city. Mumbai will get more open space and will interact more with its existing Sea front.

	Population	Open space land area in Ha.	Open space per capita land area (Sqmt Pp.)
Greater Mumbai- (As per census 2011)	12442373	6011.22	4.83
Greater Mumbai-(As per 2034 assumption With decadal growth of 3.87%)	13950000	6086.22	4.36

Approx 75 Ha of additional usable reclaimed urban space to the city helps to maintain ratio of Open space per capita Land area for the future population.

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