

# DHARAVI

## EVOLUTION

A sustainable, planning-led approach as an alternative  
to the current redevelopment process of Dharavi, Mumbai

MAY 2008



# DHARAVI EVOLUTION

The following pages represent the documentation of a unique opportunity. In what is alleged to be “Asia’s largest slum,” Dharavi, the HOK Planning Group has created a balanced and sustainable masterplan for sensitive redevelopment that is based on the following principles:

- 1) Respect for the preservation and enhancement of local culture and its important function in the greater framework of Mumbai;
- 2) Creation of transitional development and the maximising of cultural potential through enhancement of the physical environment;
- 3) Recognition of the need to accommodate modern real estate development as part of a larger development strategy for the Bandra Kurla Complex;
- 4) The need for commercial and preservation approaches to be integrated and linked harmoniously as part of a strategy that could be a model for “slum” redevelopment throughout greater Mumbai and all of India.

Our intent is to find a path that is both respectful and realistic. We believe that the cultural importance of the delicately scaled streets and the human-scaled physical nature of the villages are essential to Dharavi’s core lifestyle and sense of security. To rebuild with new technology, provide public services, create opportunities to continue intergenerational lifestyles and trades, and at the same time open doors that lead to transitional development, is the ultimate dream for city planners. In offering this plan, hewn much like the handicrafts of the Dharavi community – by our own community of designers and creative technical experts – we hope to humbly offer decision-makers a “planning-led” approach, unbiased by commercial objectives, but instead balanced by our sensitivity and experience in developing creative solutions that benefit all. The future of this community is in your hands.



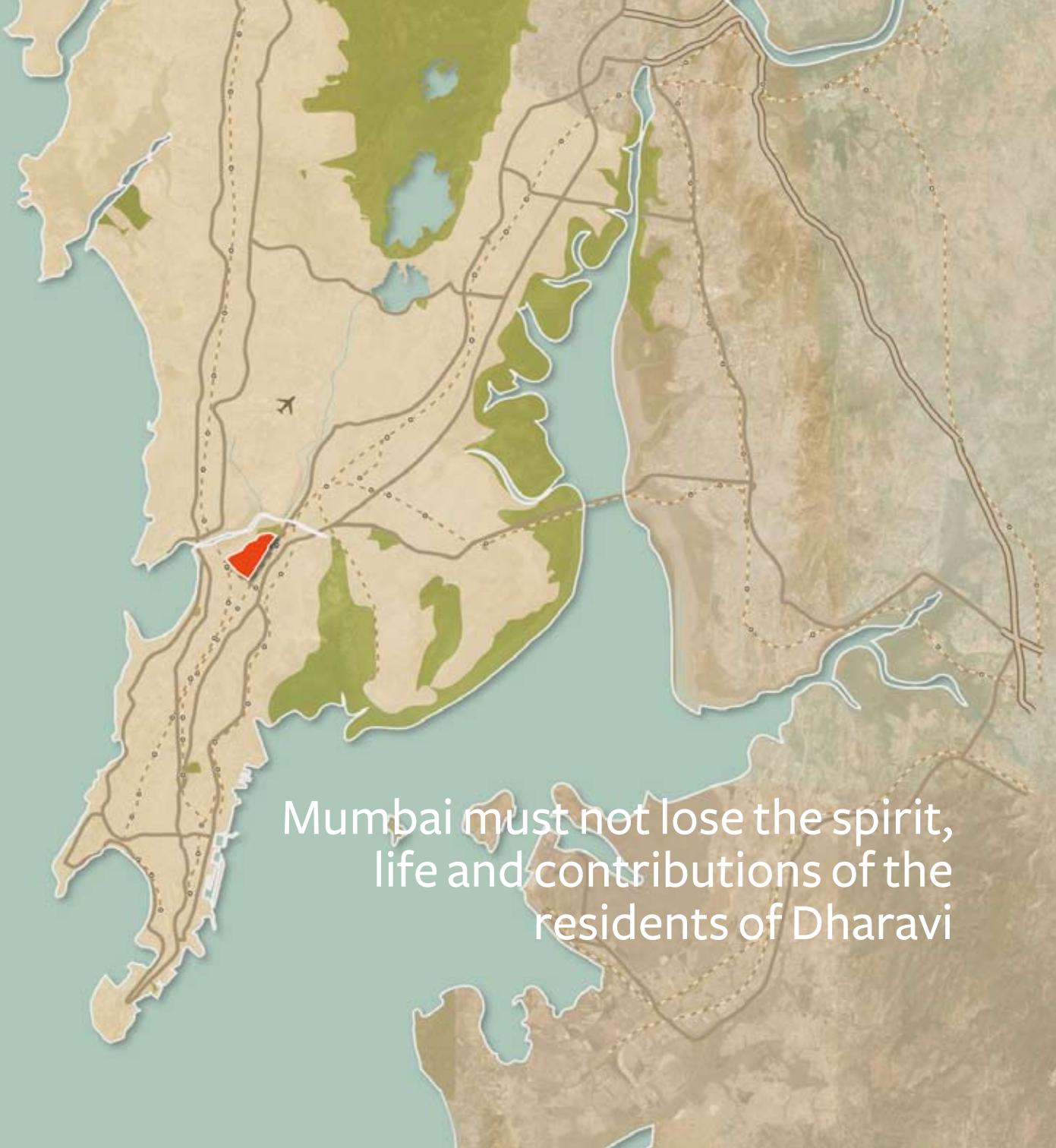
Steven Morris Townsend  
*the HOK Planning Group*  
*Senior Vice President and Regional Director (Asia-Pacific)*



HOK believes Dharavi needs  
a culturally sensitive, unified  
redevelopment plan

The opportunity to showcase an approach that balances progressive redevelopment with paramount respect for Mumbai's rich heritage





Mumbai must not lose the spirit, life and contributions of the residents of Dharavi

## Today's redevelopment effort threatens Dharavi's contributions

At present, the Government of Maharashtra Slum Rehabilitation Authority (SRA) has embarked on a process for redevelopment that attempts to once again capture the latent potential of Dharavi. The intent of the SRA is laudable and has generated immense interest in the developer community to embark on this formidable task. However, the current developer-oriented process puts forth an approach based on divided, discrete superparcels that may disregard the generations of culture, scale and texture that define this vibrant and relevant community.

## A different approach could better serve Mumbai

As an alternative to the current redevelopment process of Dharavi, we feel the best approach to rehabilitating Dharavi is not to split the community into five disparate parcels, but instead understand its vital role in the City and in turn promote a cohesive, unified vision. Dharavi Evolution represents an interdisciplinary recommendation to improve quality of life while retaining the essence of Dharavi. This approach is built on three pillars of redevelopment.



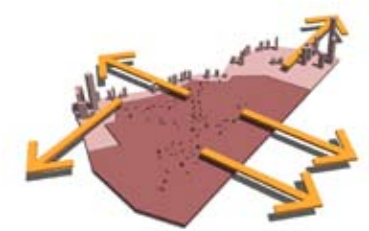
### REBUILD DHARAVI

in a responsible manner that will protect, improve and then sustain its invaluable economic and social contributions. New development is best focused around transit and value corridor along the river.



### REUSE THE EXISTING

fabric and function in designing a self-sustaining and self-regenerating community. This leaves more land to create quality redevelopment for Dharavi without losing essential scale, street life and jobs.



### INTEGRATE DHARAVI

to strengthen the synergies with the City of Mumbai and set new precedents in urban development and partnerships. Incremental implementation paces space availability in the market while keeping the community intact.

# A recognition of Dharavi's potential future role as the heart of old Mumbai



## REDEVELOPMENT THAT AFFIRMS DHARAVI'S ROLE IN MUMBAI

A flagship project that becomes the pride of Mumbai

Earmark suitable areas for new projects

Open and merge Dharavi into the existing urban fabric of Mumbai



## PRIORITISING DHARAVI RESIDENTS

Protect "cultural enclaves"

Building varying sizes of quality, simple homes

Design which adapts to the people and their culture



## IMPLEMENTATION THAT EMPOWERS THE COMMUNITY

Give a sense of ownership and title

Protect fragile social structures

Opportunity to grow, improve and build upon

Based on strong urban design principles balancing commercial viability with public benefit, Dharavi can serve as a model for redevelopment in Mumbai.

**CREATE A NEW LANDMARK**

in the West Business District for the west coast of Mumbai (for sale area)

**GIVE BACK TO THE CITY**

with riverfront improvements

**SEGREGATE INDUSTRIAL**

activities that are incompatible with residential uses

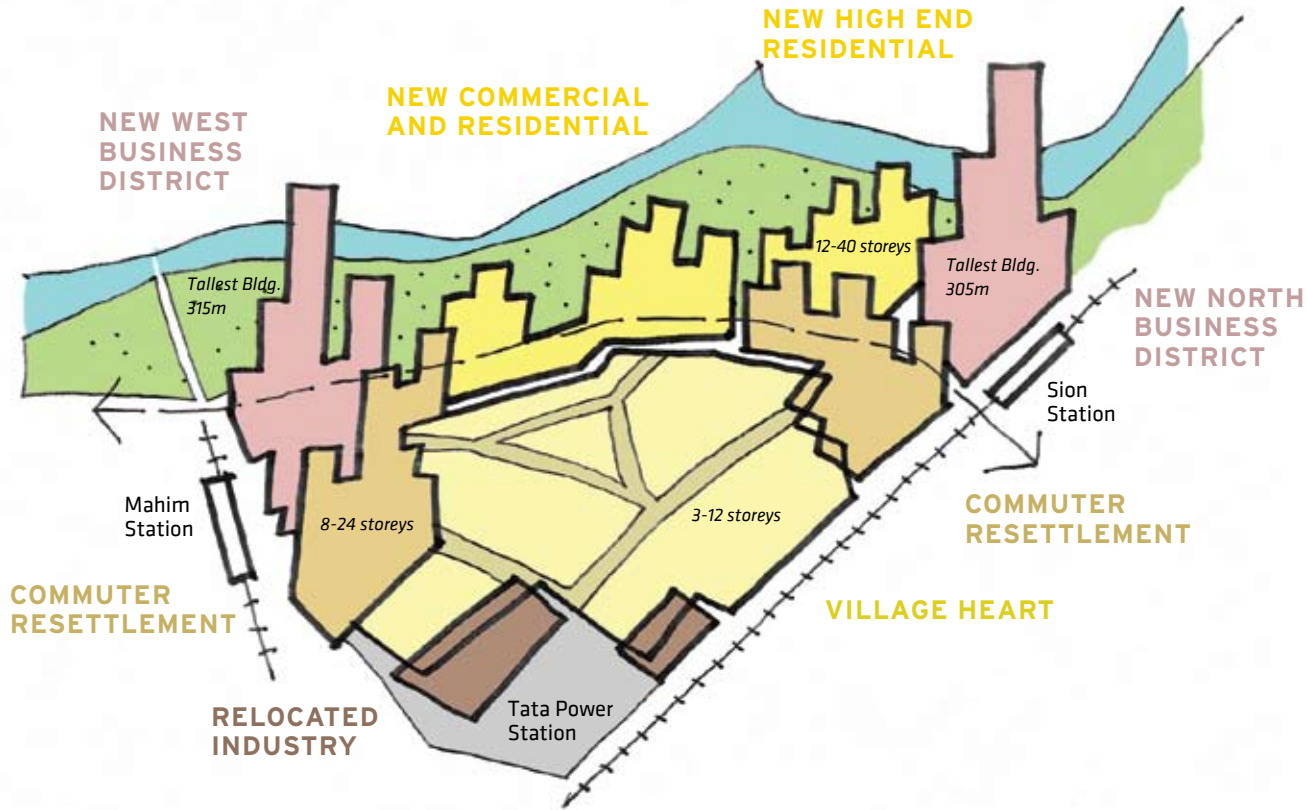
**REINFORCE THE CULTURAL**

and social heart of Dharavi

**EXPAND THE VALUE**

of the Bandra Kurla Complex by strategically positioning a North Business District (for sale area)

# A viable and equitable system of smaller, incrementally staged parcels supplants the idea of five divided development sites



## TOTAL DEVELOPMENT

**7.1 million sqm GFA**  
**220ha land area**  
**3.2 average FAR**

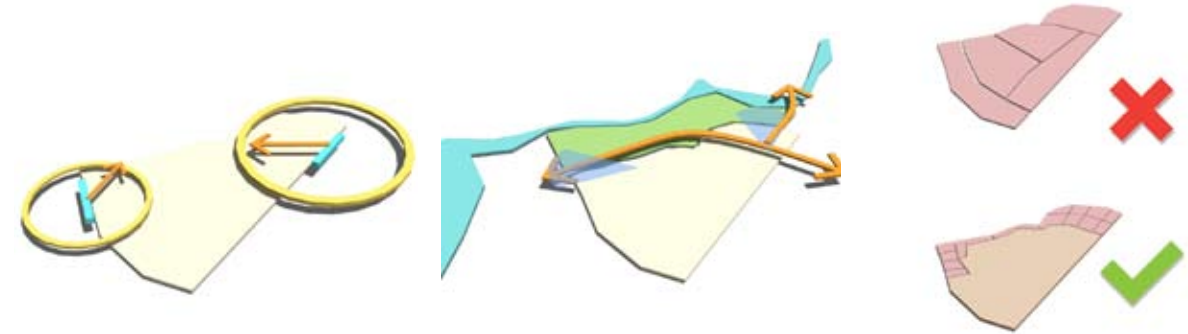
## NEW DEVELOPMENT

for sale  
 4 million sqm GFA  
 (half residential, half commercial)  
 55ha land area  
 25% of Dharavi  
 7.3 average FAR

## RESETTLEMENT

57,000 households  
 3.1 million sqm GFA  
 165ha land area  
 75% of Dharavi  
 1.9 average FAR

Focus new development where there is true value: waterfront and transit



## NODES AROUND TRANSIT

Higher density transit-oriented development creates economies of scale, and taller buildings reduce land take needed for infrastructure

Provide modern apartment housing that is close to transit options for residents to commute to work

Easy access to transit discourages private vehicle use, relieving regional roadways and inner urban areas from congestion

## CAPTURE VIEW AND VALUE

Generate value through height in areas with good views and high visibility

A strong, clear address keeps new development distinct from the traditional identity of Dharavi

New development along open space edges will protect it from future encroachment

## FLEXIBLE PARCELISATION

Relieves individual developers from individual responsibility to work with Dharavi residents, leaving collective responsibility to fund an independently managed comprehensive system

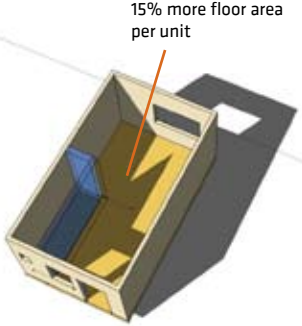
A comprehensive redevelopment scheme will protect interests of Dharavi residents and provide them with a good, harmonious physical environment

# We imagine a Dharavi that is low rise, high in density, economically sustaining and permanent



### RETAIN LOWER SCALE TO PRESERVE STREET LIFE

- Avoid residents in towers with no work space
- Do not discontinue residents' ability to pursue active social lives outside their homes
- Retain the unique and diverse fabric and sensibility of Dharavi's streets



### BUILD QUALITY, PERMANENT STRUCTURES

- Build quality homes that are safe, less fire prone, and protected from the elements
- Provide clean water, sanitation and electricity
- Design homes with good ventilation and plentiful natural light

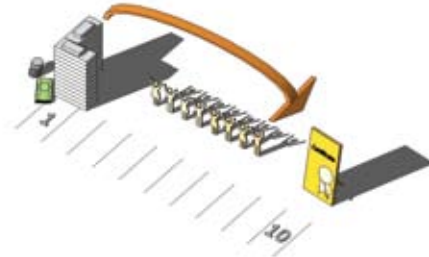


### ENSURE ECONOMIC ACTIVITY IS MAINTAINED

- Unit design to be completely flexible to preserve a work-live lifestyle
- Most work should stay within the neighbourhood
- Move polluting industries to a dedicated area for cleaner environment and better service



A redevelopment plan that is logical, easy to implement and provides a cohesive platform for different groups to move ahead



**KEEP DHARAVI RUNNING**

Incremental moves keep villages intact and in proximity to historical location

Phased construction allows for minimum disruption to businesses and short time frames for household relocation

Protect the overall fragility of the Dharavi economic engine as it serves vital needs for the entire city

**RESIDENTS TAKE A STAKE**

Community responsibility for maintenance engenders pride and identity

Idea similar to microfinancing uses commitment of households to the upkeep of redevelopment rather than outside capital

Reduces need for oversized infrastructure

Peer pressure as a tool to ensure the quality of environment

**OWNERSHIP OVER TIME  
A TRANSPARENT  
ENTITLEMENT SYSTEM**

Secured title awarded after ten more years of tenure and minimal capital investment

Redevelopment pays for most but not all of reconstruction

Social volunteerism and community participation as key factors to earn title

Preferential occupation of low floor units for families with disabled and elderly



- 1. Mahim Station
- 2. Sion Station
- 3. West Business District
- 4. North Business District
- 5. Redeveloped villages
- 6. Relocated incompatible industries
- 7. Commuter Resettlement

0 250m



# A strategic rehabilitation of the Dharavi community which is viable and generates economic value for everyone

## Next steps

The HOK Planning Group has passionately given shape to this redevelopment strategy, aiming to foster open-mindedness with the decision-makers that have the ability to shape the future of this great City of Mumbai. We feel that Dharavi's redevelopment presents the City with a highly visible and wonderful opportunity...

**To pause and rethink the current redevelopment strategy;**

**To bring all stakeholders to the table and discuss the implications under various redevelopment scenarios;**

**To methodically establish a larger urban vision;**

**To not lose the current momentum and interest toward the redevelopment of Dharavi;**

**To evolve Dharavi into its future without losing its past, by ensuring opportunities for all.**

**Dharavi Evolution represents an important first step in furthering the dialogue toward these objectives.**

If you would like further information or to discuss Dharavi Evolution, we welcome your participation at

<http://dharavievolution.typepad.com>

or contact HOK India Business Development Manager Abraham Boyd at

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Thank you.

# Project Team

The Dharavi Evolution project was developed largely through the personal dedication of the following people, as part of a world-wide interdisciplinary team:

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