



**An Exhibition on People's Participation  
in the Mumbai Development Plan 2014 - 34**

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## **Other Publications in the Series**

Towards Inclusive and Equitable Cities - A Report on the National Symposium on Urban Planning and Governance

The Development Plan Story (Glimpses on Peoples Participation In the Development Plan)

## **For more details**

YouTube Channel: yuva india & <https://www.youtube.com/watch?v=m04znMa4qIE>

Blog: [towardsinclusiveandequitablecities.blogspot.in](http://towardsinclusiveandequitablecities.blogspot.in)

## **Graphics**

Purva Dewoolkar



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## ‘MUMBAI HUMARI HAI’<sup>1</sup> - AN EXHIBITION ON THE MUMBAI DEVELOPMENT PLAN

### Context

Mumbai's Development Plan is being revised. This will be the second revision since the first plan was made in 1967. The authorities up until now have not included the needs and concerns of the urban poor and marginalized in the city's plans – despite them forming a majority of the city's population. The revision of the Development Plan seems to be the appropriate time to tackle the varied developmental issues concerning Mumbai in an integrated and holistic manner. It is also a chance to change our methods, our actions and more importantly, an opportunity to change our city. It is the only opportunity that we have to rightfully claim the city as ours and to envisage the city not as Shanghai or Singapore, but a city of and by the common man; a city that validates and approves the existence of the poor and allocates resources equitably, giving priority to the needs of its citizens.

### Background

Planning, intervention and participation in the revision of the Development Plan (2014 -2034) has been at the collective level of the city, for which a multi- pronged approach with many stages has been adopted by the **Hamara Shehar Vikas Niyojan Abhiyaan Mumbai**. This is a campaign comprising of NGOs, CBOs, local actors and local movements.

As a part of this process, an exhibition was arranged during the National Symposium on Urban Planning & Governance organized by YUVA Urban on March 25<sup>th</sup> and 26<sup>th</sup> 2014. This exhibition attempted to focus on the process of revising the Development Plan, how planning affects the common man and the long term consequences of urban planning. This book is a version of the exhibition.

### Objectives of the Exhibition

1. To make people aware about the Development Plan

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<sup>1</sup> *Mumbai is Ours*

2. To showcase, in brief, the existing scenario of Mumbai with regards to certain key sectors
3. To highlight the implications of the Development Plan on the existing fabric of the city
4. The process of revising the Development Plan has a very small window for people's participation - this was a dual attempt made to make people aware about how and where to participate in the ongoing process

### **Significance**

This exhibition displays people's demands to be incorporated in the Development Plan. It seeks to suggest a process to create a Development Plan that responds to people.

The exhibition showcased the existing scenario of Mumbai, and issues with respect to the following themes:

- Housing
- Economy
- Transport
- Social Infrastructure
- Open Space & Environment
- Development Control Regulations

*We also have a Hindi version of this exhibition. In the coming months we aim to showcase this exhibition in various places.*



The name : The British settlers assumed the name to come from 'Bom Bahia' meaning 'the good bay' in Portuguese.

In May 1662, King Charles II of England got Bombay as dowry.



1600s

Bombay always had different names. Mumbai name came from the goddess Mumba Devi - she is the goddess without a mouth.

Using native labour, overtime the swamps were filled up and the seven islands were made into one single landmass.

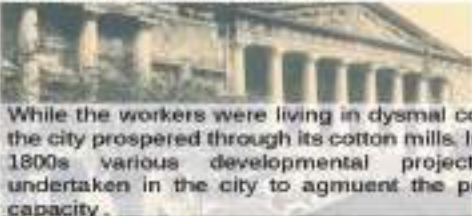
1700s



By the end of the 1700s it was "The Gateway to India" and emerged as a trading hub.

By 1870 there were 13 mills in Bombay. Cotton exports grew during the American Civil War. At the end of 1895 there were 70 mills; these grew to 83 in 1915

1800s



While the workers were living in dismal conditions, the city prospered through its cotton mills. In the late 1800s various developmental projects were undertaken in the city to augment the productive capacity.



These workers were accommodated in chawls with large families crammed into single rooms. The mills filled up Parel and then expanded westwards all the way to Worli. The high density of population, coupled with low wages and insanitary living conditions caused high morbidity rates in Bombay.

1950s

All through Bombay's history we see that planning has focused more on infrastructural investments for economic gain and not for wider public benefit. The cases of BIT, BDD and reclamation schemes in the 1900s highlight the same.

मुंबई  
हमारी  
है!



1960s

In 1960s, Navi Mumbai was imagined as a twin city to Mumbai with the aim of destressing Mumbai. However, the concept was sabotaged and the second Backbay reclamation was carried out, giving Mumbai its famous skyline.

All sections of society fought for a united Maharashtra with Bombay as its capital. The Samyuktha Maharashtra Movement ensured that Bombay remained with the common man and the working class. This remains etched in the memory of Mumbaikars in golden letters, as a battle fought, collectively and won.



2000s

What will make Mumbai into a Shanghai?



Planning in Mumbai until now has neglected its people, it has not recognized the contribution of people in the making of the city. This we feel is the right time to come together and alter such planning practices and claim our right to Mumbai.

# WHY WHAT IS

## WHY SHOULD ONE BE AWARE OF THE DP?

Why is my travel to work so uncomfortable?

Where are my amenities reserved?

Where is the access road?

yeh rasta mere plot ko kaat raha hai

Is there a school nearby?



speculation  
suggestion  
objection



### WHAT IS A DEVELOPMENT PLAN (DP)

THE DEVELOPMENT PLAN IS A **LEGAL DOCUMENT** WHEREIN LAND IS EARMARKED FOR SPECIFIC PURPOSES. CHANGES TO IT CAN BE MADE THROUGH **LEGAL PROCEDURES**.

### REVISION?

ACCORDING TO THE MR&TP ACT, THE DP HAS TO BE REVISED EVERY 20 YEARS. THE LAST TIME THE DP WAS PREPARED FOR MUMBAI WAS IN 1981, BUT IT WAS SANCTIONED ONLY 13 YEARS LATER IN 1994. THE DP IS NOW BEING REVISED AND WILL BE SANCTIONED IN 2014.

**IT WILL BE IN FORCE TILL 2034**

### WHO IS RESPONSIBLE FOR IT?

THE PUBLIC AUTHORITY RESPONSIBLE: **MUNICIPAL CORPORATION OF GREATER MUMBAI (MCGM)**.

FOR THE REVISION OF THE DP, THE MCGM HAS SELECTED **AN EXTERNAL CONSULTANT THROUGH A TENDERING PROCESS**.

## A PLAN FOR 20 YEARS

## IT WILL BE IN FORCE TILL 2034!

### LET ME CHECK !!

PEOPLE ARE UNAWARE OF THE FACT THAT A CITY LIKE **MUMBAI IS PLANNED** ALONG GUIDELINES

#### THE MR&TP ACT STATES

"**SUGGESTION AND OBJECTION OF THE PEOPLE THROUGH PUBLIC PARTICIPATION SHOULD BE TAKEN WHILE THE DRAFT DEVELOPMENT PLAN IS MADE.**" THUS GIVING **RIGHT TO THE PEOPLE** OF THIS CITY TO PARTICIPATE IN THE MAKING AND REVISION OF THE DEVELOPMENT PLAN **WE SHOULD BE AWARE OF OUR RIGHTS.**



# PROCESS

## CONTENTS OF THE DP

ACCORDING TO THE MR&TP ACT 1966

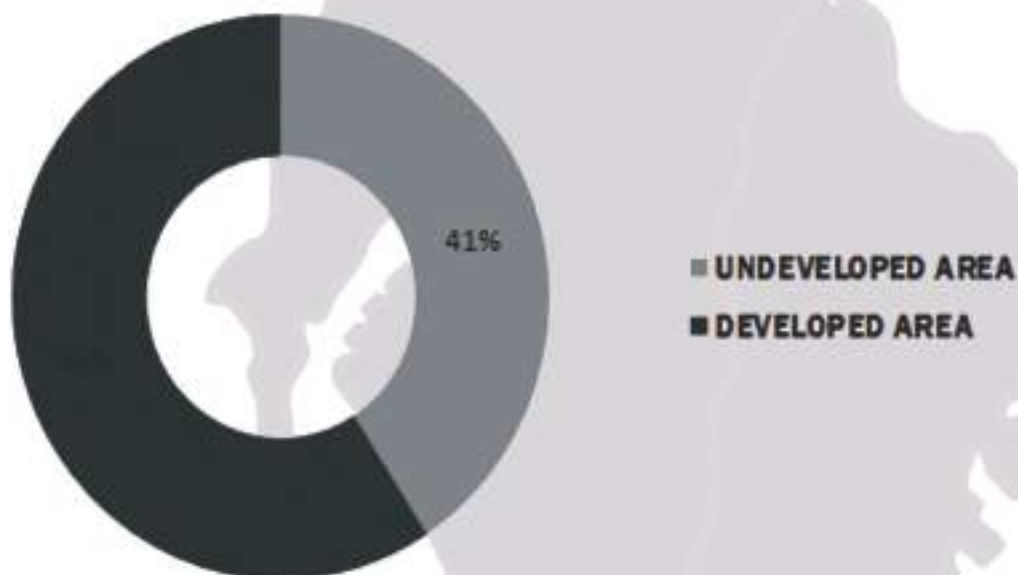
- “
- a) Proposals for allocating the use of land for purposes such as residential, industrial, commercial, agricultural, recreational;
  - b) Proposals for designation of land for public purpose, such as schools, colleges and other educational institutions, medical and public health institutions, markets, social welfare and cultural institutions, theatres and places for public entertainment, or public assembly, museums, art galleries, religious buildings and government and other public buildings as may from time to time be approved by the State Government;
  - c) Proposals for designation of areas for open spaces, playgrounds, stadia, zoological gardens, green belts, nature reserves, sanctuaries and dairies;
  - d) Transport and communications, such as roads, high-ways, park-ways, rail-ways, water-ways, canals and air ports, including their extension and development;
  - e) Water supply, drainage, sewerage, sewage disposal, other public utilities, amenities and services including electricity and gas;
  - f) Reservation of land for community facilities and services;
  - g) Proposals for designation of sites for service industries, industrial estates and any other development on an extensive scale;
  - h) Preservation, conservation and development of areas of natural scenery and landscape;
  - i) Preservation of features, structures or places of historical, natural, architectural and scientific interest and educational value;
  - j) Proposals of the Central Government, a State Government, Planning Authority or public utility undertaking or any other authority established by law for designation of land as subject to requisition for public purpose or as specified in a Development plan, having regard to the provisions of Section 14 or for development or for securing use of the land in the manner provided by or under this Act;
  - k) Proposals for flood control and prevention of river pollution;
  - l) The filling up or reclamation of low lying, swampy or unhealthy areas or levelling up of land;
- “

# OVERVIEW

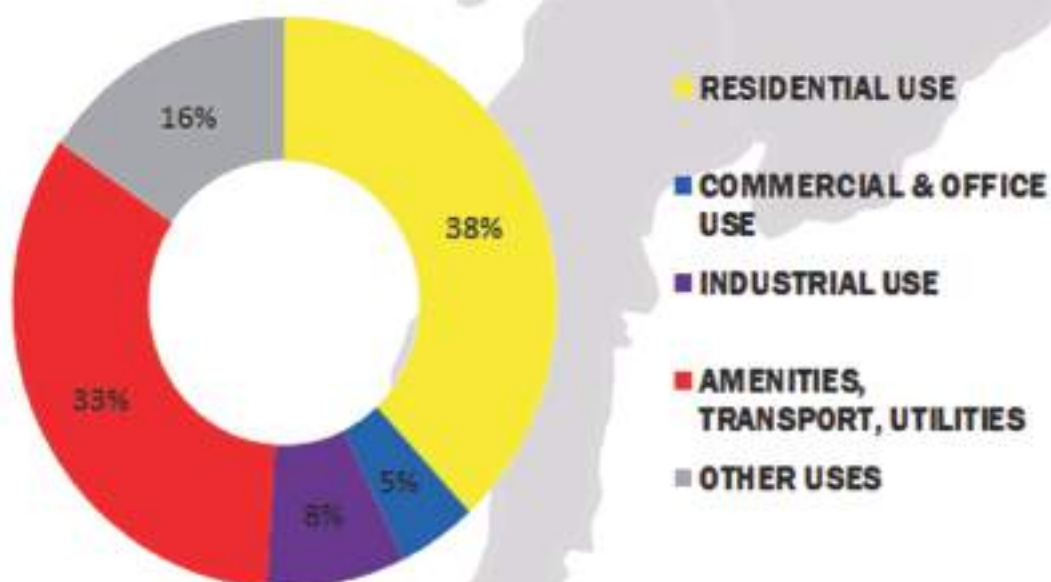
## MUMBAI

POPULATION : 12.44 MILLION (2011 CENSUS)

AREA : 458.28 SQKM.



AREA UNDER SPECIAL PLANNING AUTHORITY: 43.23 SQKM  
PLANNING AREA UNDER THE MCGM : 415.05SQKM



### LAND USE BIFURCATION

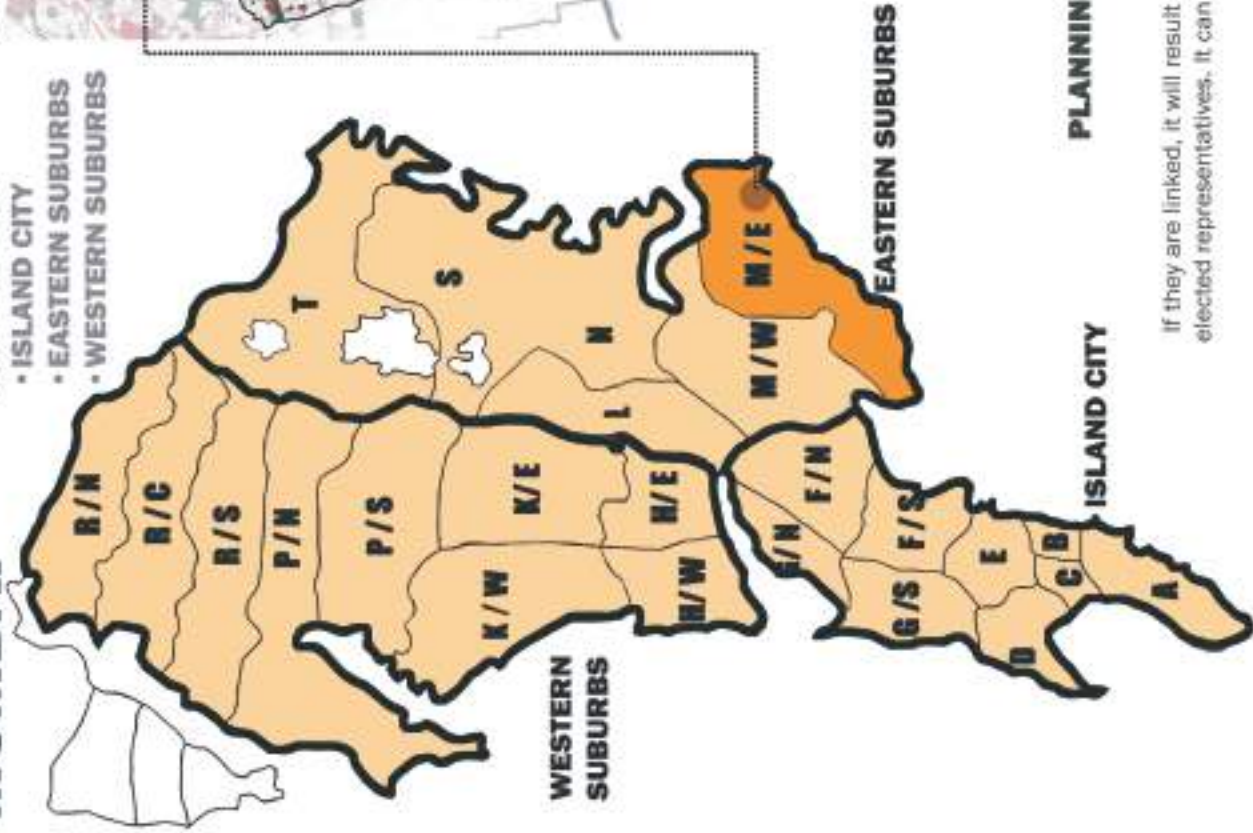


# LEVELS OF DISAGGREGATION

## MUMBAI

### 1. CITY LEVEL

- ISLAND CITY
- EASTERN SUBURBS
- WESTERN SUBURBS



### 2. WARD LEVEL



### 3. PLANNING SECTOR LEVEL



### WHAT IS A PLANNING SECTOR?

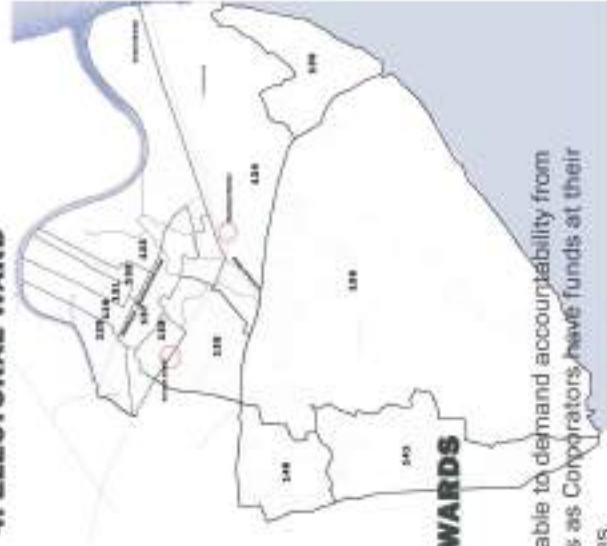
Mumbai city is divided into wards for administrative purposes

In the process of formulating the new Development Plan for Mumbai, the concept of planning sectors has been introduced. These are sub divisions within wards

These planning sectors are bounded by natural features or transport arteries or formed by a specific landuse

The objective of these sectors is that local facilities such as schools, health services, open spaces etc are accessible within each planning sector

### 4. ELECTORAL WARD



### PLANNING SECTORS AND ELECTORAL WARDS

#### DO NOT MATCH

If they are linked, it will result in better governance and citizens being able to demand accountability from elected representatives. It can link the planning exercise with resources as Corporators have funds at their disposal for provision of civic amenities.

# PROCESS

## PERPARING & SANCTIONING

### तैयारी और मंजूरी?

#### Preparing and Sanctioning Development Plans

- Declaration of intention to prepare Development Plan.
- Appointment of Town Planning Officer.
- Provision for survey and preparation of existing land-use map.
- Provision of Regional Plan to be considered.
- Submission of Draft Development Plan to the Corporation and its publication to invite suggestions/ objections.
- Receiving suggestions, objections to the Draft Development Plan.
- Hearing by the Planning Committee to suggestions, objections and modifications to the Draft Development Plan.
- Submission to the Corporation and then to the Government for sanctioning of Development Plan.
- Sanctioning of draft Development Plan post which it comes into operation and shall be called final Development Plan.

9 steps and the [Final Development Plan!]

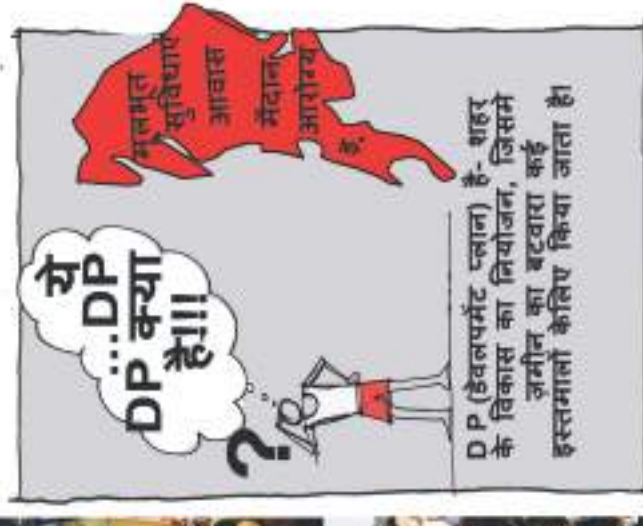
## बस ९ कदम और आखिर में विकास नियोजन !

## PEOPLE'S PROCESS

### A. INITIAL AWARENESS BUILDING PROGRAMS AND NETWORK BUILDING (JUNE 2011 – ONGOING)



LARGE SCALE TRAINING MEETINGS AND AWARENESS BUILDING WORKSHOPS



LARGE RALLIES WERE LED BY THE PEOPLE IN THE P/N WARD - JANUARY 2012



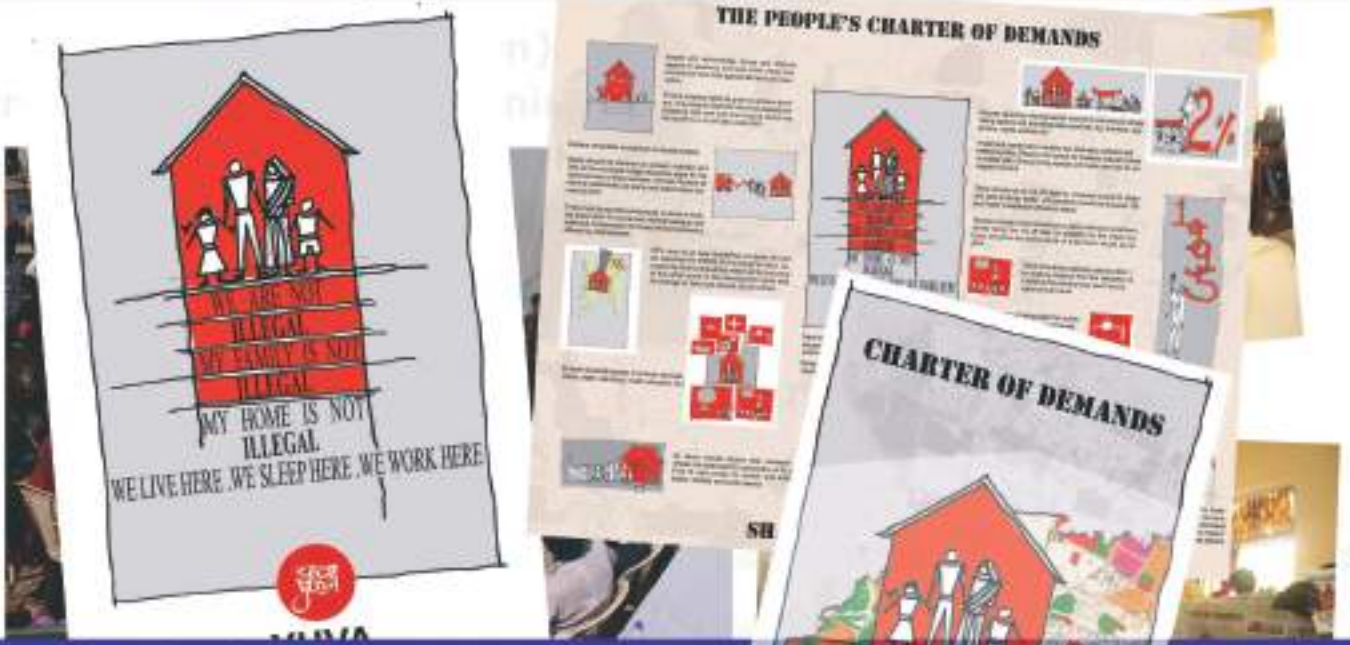
ACHIEVEMENTS:

1. PEOPLE BEGAN QUESTIONING THE PRINCIPLES BEHIND POLICIES AND DEVELOPMENTAL PROJECTS THAT ATTEMPT TO MAKE MUMBAI A "WORLD CLASS CITY"
2. COMMUNITIES BEGAN COMPREHENDING AND ACCEPTING THEIR STAKE IN THE REVISION OF THE DP
3. PEOPLE WERE EQUIPPED WITH THE SKILL TO BEGIN READING THE PLANS AND LOCATE THEIR SETTLEMENTS IN THE OFFICIAL DP MAPS

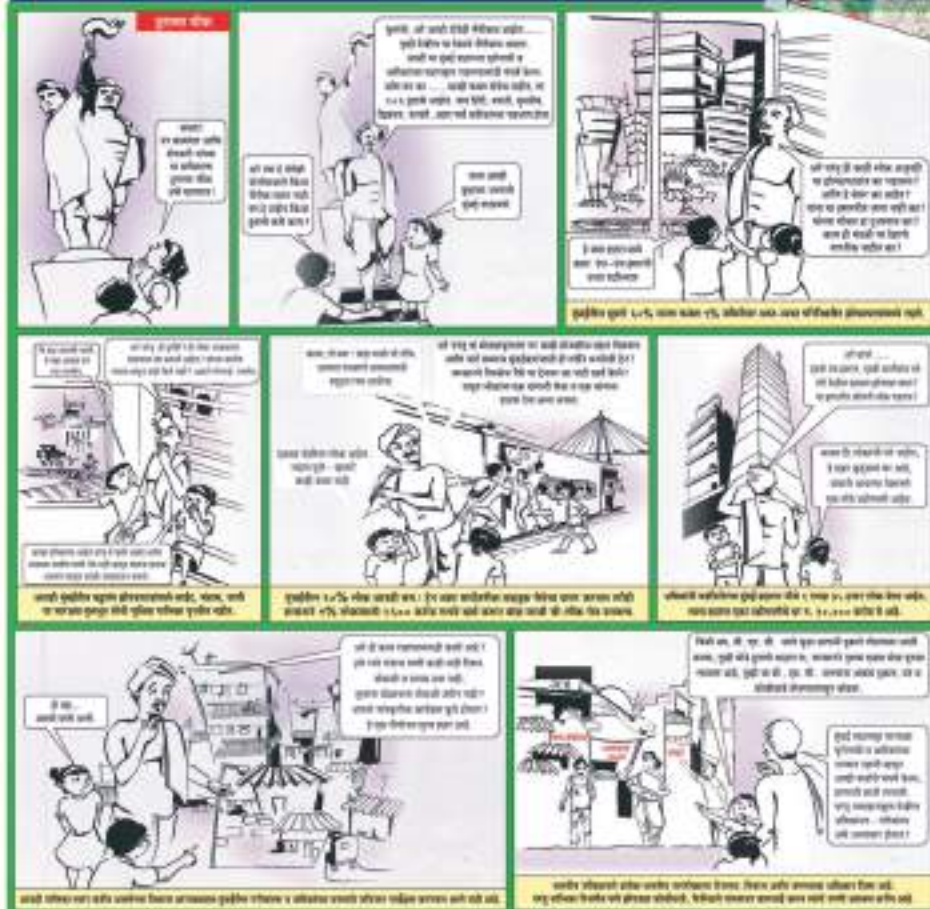
# PROCESS

## PEOPLE'S PROCESS

### A. INITIAL AWARENESS BUILDING PROGRAMS AND NETWORK BUILDING (JUNE 2011 – ONGOING)



मुंबईचा नविन विकास आराखडा (२०१४ - २०३४) पुन्हा बनविण्याची प्रक्रिया चालू आहे. ह्या पुर्ण प्रक्रियेत आपण सहभाग घेवुया व सर्वांच्या विकासा करिता हस्तक्षेप करूया.



प्रिय मुंबईकरां... संघर्ष हा आपल्या महाराष्ट्राचा इतीहास राहीला आहे, वारकरी ते कामगार चळवळ आपण नेहमीच चूकीच्या गोष्टींना विरोध केला आहे. आज मुंबई शहराची जी बजबजपूरी माजली आहे. ती सुधारायची असेल तर तुम्हाला तुमच्या शहरात सर्वांसाठी सर्व सुविधा (घर-मैदान-शाळा-हॉस्पिटल) हव्या असतील तर उठा आणि मुंबईच्या जमिनीच्या होणाऱ्या वाटपात आपला हक्क मागा. म्हणजेच २०१४-२०३४ च्या विकासा आराखड्यात आपल्या सुविधांसाठी राखीव जमिन मागा.



# PROCESS

## PEOPLE'S PROCESS

### B. 'GROUND TRUTHING' STUDY IN P-NORTH WARD (MARCH 2012 – JUNE 2012)

THE SECOND STEP WAS A GROUND TRUTHING STUDY THAT WAS CARRIED OUT IN P/N WARD

THE STUDY AIMED TO BE A THOROUGH FIELD-BASED RESEARCH TO FIND OUT HOW THE 20 YEARS OF THE LAST DP (DP '91) HAD FARED FOR THE POOR BY CHECKING THE ACTUAL GROUND CONDITIONS.

USING THE FINDINGS OF THE STUDY, A SET OF CONCRETE DEMANDS WAS RAISED FROM COMMUNITIES AT THE SETTLEMENT LEVEL AS WELL AS THE WARD LEVEL. THE STUDY WAS PUBLISHED UNDER THE TITLE OF "MUMBAI DEVELOPMENT PLAN - ITS IMPLEMENTATION AND BIASES" AND HAS BEEN WIDELY CIRCULATED AND ACCEPTED AS THE ONE OF THE PRIMARY STUDIES ON THE IMPLEMENTATIONS OF DP IN MUMBAI.



Consultations for preparation of P/North 'ground truthing' study with various experts in the field of Urban Planning and Development

URL: <http://www.mumbainewsline.com/Data/DP%20Implementation%20Study%20Final%20Report%20-%202008%20.pdf>



Release of P/North 'ground truthing' study with EPJ chief - Saravani Akhavan on the occasion of World Human Rights Day

### C. THE EXISTING LAND USE (ELU) SURVEY AND PEOPLE'S INTERVENTION (OCTOBER 2012 – FEBRUARY 2013)

A LARGE SCALE EFFORT WAS MADE TO START VERIFYING THE EXISTING LAND USE MAPS RELEASED BY THE MCGM

THE ELU MAPS FORM THE BASIS OF THE CREATION OF A PROPOSED DEVELOPMENT PLAN AND ARE AN ABSOLUTELY ESSENTIAL PART OF THE WHOLE PROCESS OF PLANNING.

THE VERIFICATION PROCESS BEGAN IN P/N WARD. IT BROUGHT UP MANY DISCREPANCIES IN MAPPING AND THE MCGM ACKNOWLEDGED THE CONCERNS

IN THE CONSEQUENT MEETINGS WITH THE AUTHORITIES THE MAPS WERE RECTIFIED.



To: The Chief Executive P/North Ward Municipal Corporation of Greater Mumbai, Mumbai, Maharashtra 400011

Date: 30.10.2012

Sub: On concerns regarding the Existing Land Use (ELU) survey and the existing land use Development Plan (DP) in P/North Ward.

Dear Sir,

We, YCVF, wishes are working with the various poor throughout the country for their rights and on self, Home and Human settlements - is only one of the reason to do this. Urban

ELU intervention Submission of letter to BMC regarding mistakes in P/North

Sl. No.	Particulars	Remarks	Rectification
1	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
2	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
3	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
4	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
5	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
6	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
7	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
8	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
9	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential
10	Industrial/Commercial/Residential	Area of 1.5 hectares in P/North Ward	Industrial/Commercial/Residential

ELU intervention: Submission of list of mistakes in P/North as pointed out by YCVF



Media coverage of P/North Map showing mistakes published and by YCVF

Media coverage of ELU intervention in P/North by YCVF

# PROCESS

## PEOPLE'S PROCESS

### D. EXPANSION OF ELU VERIFICATION

THE AIM WAS TO INVOLVE AS MANY COMMUNITIES IN THE PROCESS AND FIND STAKEHOLDERS WITHIN THE COMMUNITY WHO WOULD ENSURE THAT THE ELU MAPS WERE RECTIFIED AND THEIR SETTLEMENTS WERE MAPPED PROPERLY.



**Land use plan: NGOs spot 227 errors in two wards**  
Linah Baliga, TNN | Jan 22, 2013, 05:58AM IST

MUMBAI: If one goes by the survey done in the existing...

### 'Civic body has flawed land use plan for Koliwad'as'

NGO Finds 70 Errors In Mapping  
Linah Baliga | ...

#### EARLIEST INHABITANTS OF MUMBAI



ELU SURVEY & ITS ERRORS

#### BMC junks local use survey 'flawed'

The BMC has rejected the survey... KOLIS, THEIR HISTORY AND AN INHABITED BY...



### More flaws in land use survey

NGOs demand people's role in such exercises to avoid mistakes

#### Deadline to accept suggestions/objections may be extended

The civic body is likely to extend the deadline for accepting suggestions/objections...

...the BMC office at Chhatrapati Shivaji Maharaj... Chief engineer of the BMC...



### Resettlement areas marked as slums in BMC's land-use plan

When a resettled area is marked as a slum, it opens up the land for redevelopment schemes, say experts



#### About M Ward

M Ward includes parts of Chhatrapati Shivaji Maharaj, Vardha, Shivaji Maharaj and Chhatrapati Shivaji Maharaj...

### E. RESULT: MEETING WITH MCGM

AS A RESULT OF THE EXTENSIVE ELU INTERVENTION - THE PRESSURE CREATED AND THE REPEATED CALLS FOR ANSWERS REGARDING THE DP, A MEETING WAS SCHEDULED BY THE STANDING COMMITTEE CHAIRPERSON - YUVA WAS ONE OF THE ORGANIZATIONS INVITED.

**THIS WAS THE FIRST MEETING REGARDING THE DP WHERE OFFICIALS OF THE MCGM INTERACTED WITH THE PUBLIC AND MADE SOME ASSURANCES**

# Citizens will now help prepare new dvpt plan: BMC

**MORE TRANSPARENCY** Civic body promises to make all reports, maps on development plan process accessible to public

# PROCESS

## PEOPLE'S PROCESS

F. DEBATE AND INQUIRY WAS INITIATED INTO VARIED SECTORS WITHIN THE DP

THIS WAS DONE THROUGH A COLLECTIVE PROCESS WHERE DIFFERENT GROUPS CAME TOGETHER AROUND ISSUES SUCH AS HOUSING, INFORMAL LIVELIHOODS, EDUCATION, HEALTH, GENDER ETC.



G. IN MAY 2013, THE DP CAMPAIGN 'HAMARA SHEHAR VIKAS NIYOJAN' WAS CONCEIVED

**ISSUES THE DP DOES NOT ADDRESS**

**MUMBAI HAS  
40 KOLIWADAS  
222 ADIVASIPADAS  
189 GAOTHANS**

**10 % OF THE TOTAL  
POPULATION OF THE  
CITY COMPRISES OF  
DISABLED PERSONS**

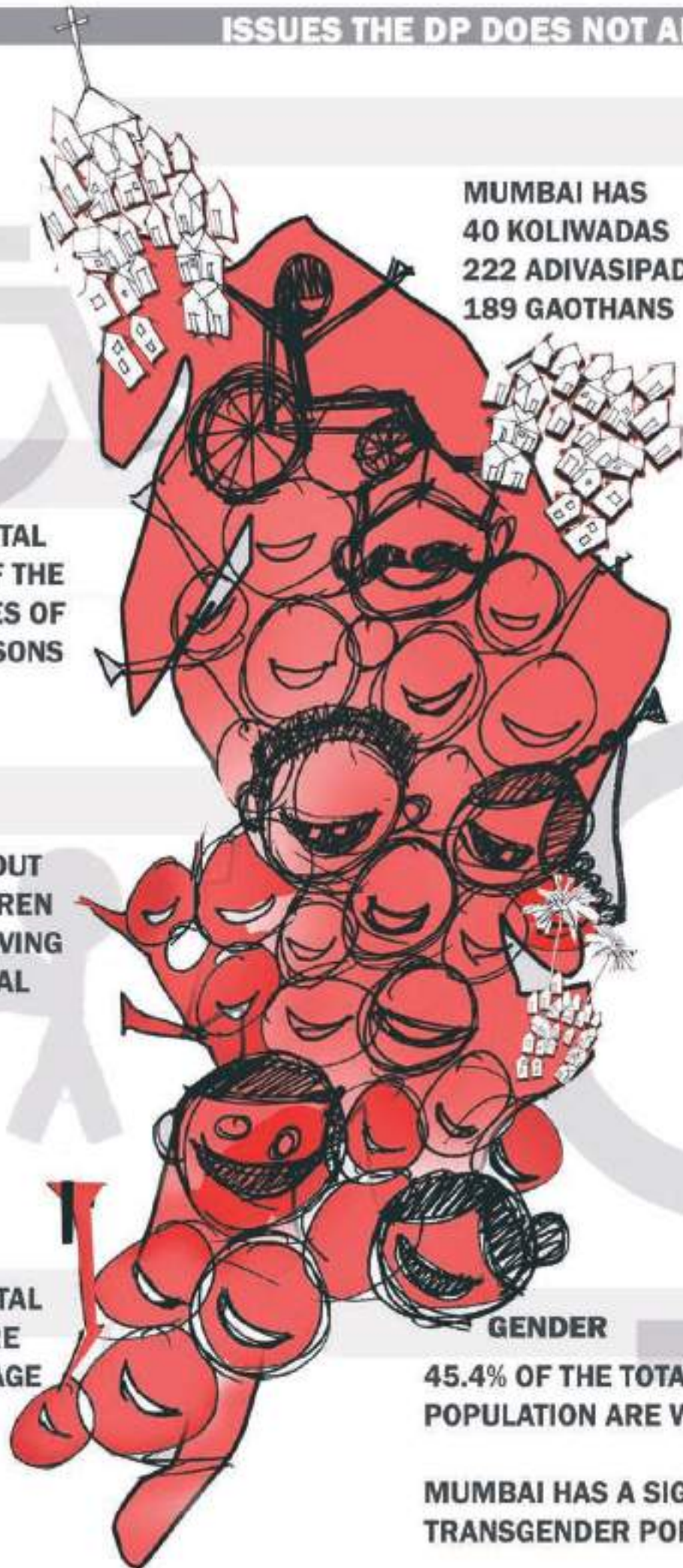
**THERE ARE ABOUT  
15 LAKH CHILDREN  
(0-18 YEARS) LIVING  
IN THE INFORMAL  
SETTLEMENTS**

**41 % OF THE TOTAL  
POPULATION ARE  
BETWEEN THE AGE  
OF 13 TO 35**

**GENDER**

**45.4% OF THE TOTAL  
POPULATION ARE WOMEN**

**MUMBAI HAS A SIGNIFICANT  
TRANSGENDER POPULATION**



# HOUSING

## OVERALL SCENARIO OF MUMBAI



60% OF US MUMBAIKARS LIVE ON ONLY 8% OF MUMBAI'S LAND



IN 1995 : 8 LAKH HOUSES PROMISED  
IN 2013 : ONLY 1.5 LAKH HOUSES BUILT

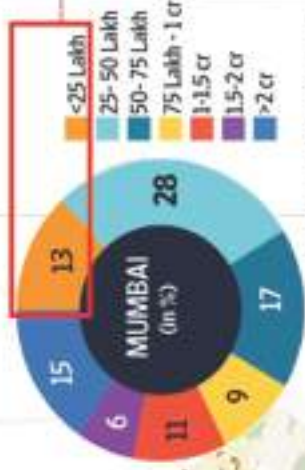
Before



SLUMS IN PRIME LOCATIONS HAVE BEEN SELECTED BY BUILDERS

After

CITY-WISE DISTRIBUTION OF RESIDENTIAL BUILDINGS IN VARIOUS PRICE CATEGORIES, 2013



Source : Urban Form Research



THE NEED FOR AFFORDABLE HOUSING IS INCREASING BY THE DAY  
MHADA HAD PROPOSED TO DEVELOP 40 LAKH HOUSING UNITS OUT OF WHICH ONLY 1.5 LAKH WERE INITIATED



HIRANANDANI DEVELOPERS



Source : According to district level data from census 2011, released by the Census Directorate, Google Images



# HOUSING

## ISSUES

### OBEROI SPLENDOR : SELECTIVE DE-RESERVATION?

Located in Andheri (E) Adjoining the Jogeshwari-Vikhroli Link Road (JVLR), has easy access to the Western Express Highway, the commercial area of SEEPZ and access to the vast greens of Aarey colony to the north



**1991 : Land marked as No Development Zone (NDZ)**



**2001 : NDZ per DP ('91) changed to Special Tourism Zone (STZ) - used as Fantasy land**



**2008 : Land kept vacant**



**2013 : DP reservations were further changed from STZ to Residential Zone (RZ)**



**Oberoi Splendor BUT THE ADJACENT SLUMS ARE STILL UNDER NDZ**

### ATRIA SHOPPING MALL: HOUSING THE DISHOUSED?



**FSI OF 1.33 WAS PERMISSIBLE; INSTEAD THE DEVELOPERS WERE GRANTED FSI OF 2**



**HOUSING FOR DISHOUSED**  
Located on Dr Annie Besant Rd, Worli. Was constructed on land which was reserved for public housing

**A 3 ACRE PLOT, 1885 TENEMENTS FOR SLUM DWELLERS AND A MUNICIPAL PRIMARY SCHOOL WAS TO BE CONSTRUCTED.**

**THE CONSTRUCTION WAS ALSO IN VIOLATION OF THE CRZ NOTIFICATION**



**Interior of the mall**  
Source : Google Images, Google Earth (<http://www.mcgm.gov.in/>), Who are the real estate developers?



**Hoodtop pitch**  
Source : Google Images, Google Earth (<http://www.mcgm.gov.in/>), Who are the real estate developers?

# HOUSING

## INFORMATION

### 1991 DP

HOUSING FOR DISHOUSED

HD

URBAN RENEWAL SCHEME

PUBLIC HOUSING/DHOBI HOUSING

PH/DH

T P SCHEME /

MUNICIPAL HOUSING

M

AIRPORT BOUNDARY

GOVERNMENT HOUSING

GH

RESIDENTIAL ZONE

R

### 2014 DP

#### RESIDENTIAL

Main Code	Sub Code	Subject Category	Type (For Identification on Field)	
R	R1	Individual Housing	R1.1	Primary Residential Zone
			R1C	Residential with Commercial
	R2	Apartments / Multifamily	R2.1	Primary Residential Zone
			R2S	Residential with Shopping
			R2C	Residential with Commercial
			R2.1	Primary Residential Zone
	R3	Government / Municipal Staff / Quarters / Housing	R3.1	Primary Residential Zone
			R3S	Residential with Shopping
	R4	Chawls	R4.1	Chawls Predominantly Residential
			R4S	Chawls with Shopping
			R4C	Chawls with Commercial
			R4I	Chawls with Industry
	R5	Slums/ Clusters	R5.1	Slum Predominantly Residential
			R5C	Slum with Commercial
			R5I	Slum with Industrial

**WHY IS THAT MAJORITY OF MUMBAIKARS DO NOT HAVE PROPER HOUSES TO LIVE IN?**



# ECONOMY

## OVERALL SCENARIO OF MUMBAI

68% OF MUMBAI'S LABOUR FORCE BELONGS TO THE UNORGANISED SECTOR



3.50 lakh

HAWKERS



HAWKERS



ALL TIERS OF SOCIETY IN THE CITY ARE UTTERLY DEPENDENT ON THE INFORMAL SECTOR

20,000  
WASTE PICKERS



WASTE PICKERS

the  
informal  
sector

1 lakh

NAKA WORKERS



NAKA WORKERS



THE INFORMAL SECTOR MAKES OPTIMUM USE OF AVAILABLE SPACE

# ECONOMY

## ISSUES

MILLS TO MALLS

JUPITER MILLS TO INDIA BULLS FINANCE CENTER



In 1961, 65% of Mumbai's workforce was employed in the **formal sector**, and 35% in the **informal sector**. The massive retrenchment that began in 1970's has resulted in the job loss of mill workers. Most of them have been forced to eke out a living in the informal sector of the city's economy.

By 1991, only 35% of the workforce were employed in the **formal sector**.

Source : Brauneck, 2008, <http://ecocommons.com/secure/133254/133254.pdf> (for the text) and <http://www.mumbai.gov.in> (for the image)



20% OF THE HAWKERS ARE THOSE WHO HAVE BEEN RETRENCHED FROM MILLS OR OTHER INDUSTRIES

## DHARAVI : A CASE

A CHURNING HIVE OF WORKSHOPS WITH AN ANNUAL ECONOMIC OUTPUT OF OVER 3000 CRORE A YEAR

Source : THE ECONOMIST, 2003, JANUARY 2005



"PLANS TO RAZE AND REDEVELOP DHARAVI INTO A 'NORMAL' NEIGHBORHOOD HAVE STIRRED A DEBATE ABOUT WHAT WOULD BE GAINED BUT ALSO ABOUT WHAT MIGHT BE LOST"



VARIED IMAGINATIONS FOR DHARAVI

TO THIS

Source : GOOGLE MAPS

# ECONOMY

## INFORMATION

### 1991 DP

MUNICIPAL/PRIVATE/RETAIL MARKET	<b>MRM/PRM</b>	MUNICIPAL SEMI WHOLESAL MARKET	<b>MWM</b>
MUNICIPAL OPEN MARKET	<b>OM</b>	CHILDREN'S THEATRE & MUSEUM	<b>CTH</b>
CINEMA THEATRE	<b>CN</b>	COMMERCIAL ZONE	<b>C1 \ C2</b>
DRAMA THEATRE	<b>DTH</b>	SERVICE INDUSTRIAL ZONE	<b>I1</b>
SHOPPING CENTRE	<b>SC</b>	GENERAL INDUSTRIAL ZONE	<b>I2</b>
		SPECIAL INDUSTRIAL ZONE	<b>I3</b>

### 2014 DP

#### COMMERCIAL ACTIVITIES

Main Code	Sub Code	Subject Category	Type (For Identification on Field)	
C	C1	Retail Markets	C1.1 Municipal Market	
			C1.2 Shopping Centre	
			C1.3 Mall	
			C1.4 Informal Market	
			C1.5 Weekly Market	
	C2	Wholesale Market	C2 Wholesale Market	
			C3.1 Hotels/Boarding/ Lodges	
	C3	Hotels	C3.2 Star Category Hotels	
			C4.1 Godowns	
	C4	Storages & Warehouses	C4.2 Warehouses	
			C4.3 Cold Storages	
			C5 Other Commercial Activity	
	C5	Other Commercial Activity	C5 Other Commercial Activity	
				Shop Line

**WHY IS PLANNING BLIND  
TOWARDS INFORMAL  
ECONOMY THAT SUSTAINS  
THE CITY?**





# OPEN SPACES | NATURAL AREAS

## ISSUES

### GOREGAON SPORTS CLUB : A 'RECREATIONAL GROUND' FOR WHOM?

Spread over **15 acres**

According to the '91 DP of Mumbai, the land on which the entire facade has been erected was reserved for a **Recreational Ground (RG)**



Source : Google Image, Google maps <http://www.mcgm.gov.in/>

According to Clause 2, Part I of the Maharashtra Region Town Planning Act (MRTP), 1966, 'recreational ground' falls under the category of 'amenity' – which essentially means that it should be open for public use but such sports clubs are never open to the public.

### KANJURMARG DUMPING GROUND

CRZ Violations by the MCGM

BMC is in possession of 141 hectares of land but has environmental clearance for only 65 hectares



Source : <http://timesofindia.indiatimes.com/city/mumbai/Follow-coast-at-body-suggestors-High-court/articleshow/1996626.cms?fromemail=PM>  
 (imagery) : Google Earth

### BANDRA KURLA COMPLEX: AN ENVIRONMENTAL DISASTER

Developed by **MMRDA** in the early 90s as a **commercial centre - Area: 730 acres**

BKC has been built mostly on reclaimed Mithi river wetland and by destroying the mangrove jungle.

**E Block** : MMRDA's Head Office on the course of the Mithi River



**G Block** : About 250 acres of the total 730 acres of wetland with jungle have been reclaimed



Source : URBAN TRYPHON



Source : MUMBAI MANGROVES/WORDPRESS

The construction of the retainer wall will stop the water flow from the Mithi river to the mangroves


**Slums have been demolished in the name of CRZ violations. BKC today stands illegally violating CRZ notifications thus exemplifying the two sets of laws, one for the influential and other for the poor.**

Source : MUMBAI MANGROVES/WORDPRESS

## INFORMATION


# 1991 DP

RECREATION GROUND  **RG**

NO DEVELOPMENT ZONE 

GARDEN  **G**

SWIMMING POOL  **S**

FISH DRYING GROUND  **FG**

# 2014 DP

## NATURAL AREAS AND OPEN SPACES

Main Code	Sub Code	Subject Category	Type (For Identification on Field)
N		Natural Areas	Forest
			Mangrove Forest
			Mud Flats
			<b>N1.4</b> Hills
	<b>N2</b>	Waterbody	<b>N2.1</b> River/ Creeks/ Natural Water Courses
	<b>N2.2</b> Lakes		
	<b>N2.3</b> Tanks/ Ponds		
	<b>N3</b>	Open Spaces	<b>N3.1</b> Playground
	<b>N3.2</b> Recreation Ground		
	<b>N3.3</b> Parks and Garden		
<b>N3.4</b> Clubs & Gymkhanas			
<b>N3.5</b> Promenade			
<b>N3.6</b> Beach			
<b>N3.7</b> Swimming Pool			

**INSPIRE OF THE LACK OF OPEN SPACE IN MUMBAI, THEY ARE INCREASINGLY PRIVATISED OR IN OTHER CASES DESTROYED IN THE NAME OF DEVELOPMENT**







# ISSUES

## EDUCATIONAL AMENITIES

**M EAST WARD HAS THE LOWEST HUMAN DEVELOPMENT INDEX IN MUMBAI, AND THE HIGHEST SLUM POPULATION. EVEN IN A WARD LIKE THIS, LAND RESERVED FOR PUBLIC SCHOOL IS USED FOR A PRIVATE INTERNATIONAL SCHOOL WHICH IN NO WAY RENDERS ACCESS TO THE LOCAL POPULATION.**



**RBK INTERNATIONAL ACADEMY**



Location : Mankhurd Link Road, Govandi



### **BMC SCHOOL IN THE SAME LOCALITY**

Location : Shivaji Nagar, Govandi

### **HIGHEST NUMBER OF SCHOOL DROP OUTS IN M EAST WARD.**

*\*Source :Analysis by Tata Institute of Social Sciences (TISS), Indian express, Jun 03, 2013*

# SOCIAL INFRASTRUCTURE

INFORMATION

## 1991 DP

PUBLIC SANITARY CONVENIENCE	PSPC	MUNICIPAL PRIMARY SCHOOL	M.P.P
LIBRARY	UB	PRIVATE PRIMARY SCHOOL	P.P.P
PUBLIC HALL/STUDENTS HOSTEL	PH/SH	SECONDARY SCHOOL	S.O.S
OPEN AIR THEATRE	OAT	COLLEGE	A
WELFARE CENTRE	WC	HOSPITAL/SANITORIUM	H/S
FIRE BRIGADE STATION/PRINTING PRESS	FB/BPP	MUNICIPAL HOSPITAL	M + H
POST OFFICE/POST AND TELEGRAPH OFFICE	PO/PT & T	GOVERNMENT HOSPITAL	G + H
POLICE STATION	PS	MUNICIPAL/PRIVATE MATERNITY HOME	M + MH
CATTLE POUND	CP	MUNICIPAL HEALTH CENTRE/CLINIC	M + HC
TELEPHONE EXCHANGE/SERVICE CENTRE	TE/TC	MUNICIPAL DISPENSARY	M + D
POLICE QUARTERS/RLY. RESERVATION	PQ/RLY. R	VETERINARY HOSPITAL	V + VH
MUNICIPAL CHOWKY	M.C.KY.	MUNICIPAL OFFICE/TOWN DUTY OFFICE	M.O./T.D.
GYMNASIUM	GYN	GOVERNMENT OFFICE	G.O.

## 2014 DP

SOCIAL AMENITIES					
Main Code	Sub Code	Subject Category	Type (For Identification on Field)		
S	S1	Welfare Activities	S1.1	Welfare Centre	
			S1.2	Public Hall	
		Entertainment Centres	S1.1	Auditorium/ Theater	
			S2.2	Cinema/ Multiplex	
		S2	Recreational Activities	S2.3	Open Air Theatre
				S2.4	Cultural Centre
	S3.1			Art Gallery	
	S3.2			Museum	
	S4	Religious Spaces	S3.3	Aquarium	
			S4.1	Temple	
			S4.2	Church	
			S4.3	Mosque	
S4.4			Gurdwara		
S4.5			Parso-Agari		
S6	Law & Order	Other Social Amenities	S4.6	Jain Temple	
			S4.7	Synagogue	
			S4.8	Buddhist Temple	
			S4.9	Other Religious	
			S6.1	Police Station	
			S6.2	Police Chowky	
			S6.3	Court	
			S6.4	Prison	
			S6	Other Social Amenities	

## 2014 DP

MEDICAL AMENITIES					
Main Code	Sub Code	Subject Category	Type (For Identification on Field)		
M	M1	Dispensary	M1.1	Municipal Dispensary	
			M1.2	Community Dispensary	
			M1.3	Veterinary Dispensary	
	M2	Maternity Home	M2.1	Municipal Maternity Home	
			M3	M3.1	Municipal Hospital
				M3.2	Private Hospital
	M5	Other Medical Services	M3.3	Government Hospital	
			M5	Other Medical Services	
			M5.1	Hindu Traditional or Electric	
			M5.2	Muslim Cemetery	
			M5.3	Christian Cemetery	
			M5.4	Buddhist Cemetery	
M6	Cemetery	M5.5	Composite Cemetery		
		M5.6	Jewish Cemetery		
		M5.7	Tower of Silence		
M6.8	Other Cemetery				



## EDUCATIONAL AMENITIES

Main Code	Sub Code	Subject Category	Type (For Identification on Field)
E	E1	Primary School	E1.1 Municipal Primary School
	E2	Integrated School	E2.1 Secondary School
			E2.2 Primary cum Secondary School
			E2.3 Special School
	E3	Colleges	E3.1 College
			E3.2 Polytechnic
			E3.3 Professional College
			E3.4 University/ IIT
			E3.5 Civic Training Institute
			E3.6 Other Educational Amenities

## OFFICES

Main Code	Sub Code	Subject Category	Type (For Identification on Field)
O	O1	Offices	O1.1 Municipal Offices
			O1.2 Government Offices
			O1.3 Municipal Chowkies
			O1.4 Town Duty/ Octroi Offices
			O1.5 I.T & I.T. Enabled Offices
			O1.6 Other Offices

## INDUSTRIAL USE

Main Code	Sub Code	Subject Category	Type (For Identification on Field)
I	I1	Industry	I1 Industrial
			I1.1 Industrial Estate
	I2	Film Industry	I2.1 Film City
			I2.2 Film Studio
			I2.3 Processing Units
	I3	Other Industrial Use	I3 Other Industrial Use

# TRANSPORT

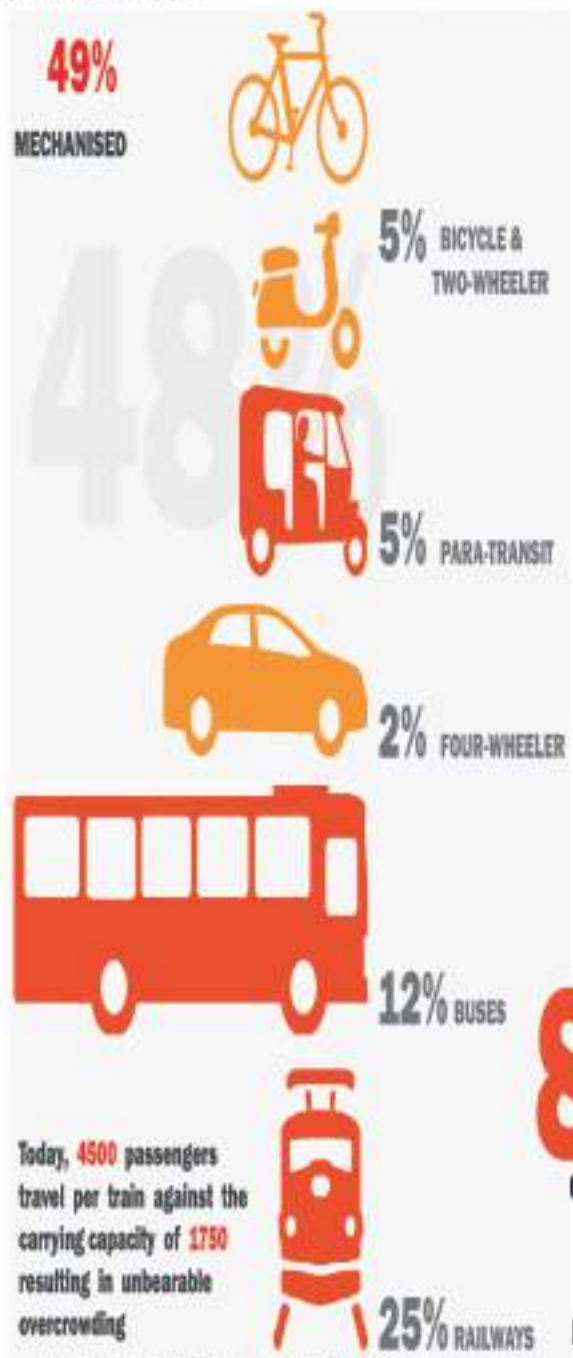
## OVERALL SCENARIO OF MUMBAI

CONSTRUCTION OF ROADS AND BRIDGES - **RS 5,441 CRORE** (MCGM ANNUAL BUDGET 2014)

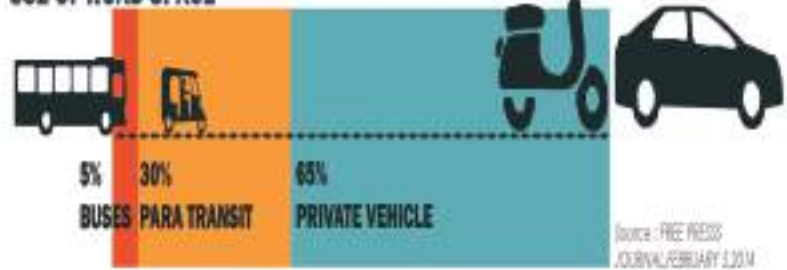


TRIPS GENERATED

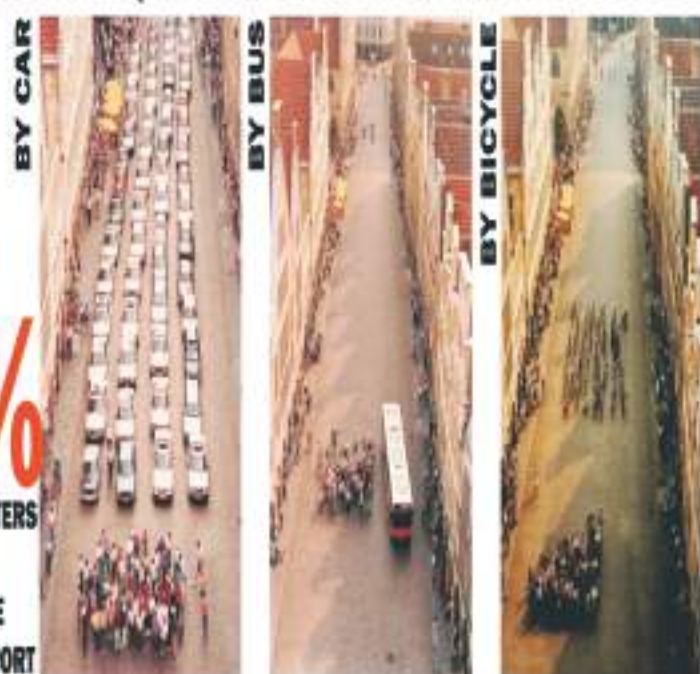
ROAD BASED TRIPS



USE OF ROAD SPACE



AMOUNT OF SPACE REQUIRED TO TRANSPORT THE SAME NUMBER OF PEOPLE



**88%**  
OF THE COMMUTERS IN MUMBAI USE PUBLIC TRANSPORT

Source: MCGM PREPARATORY STUDIES DEVELOPMENT PLAN FOR GREATER MUMBAI 2014-2034

Source: The Hindu, January 1, 2014

Poster in city of Münster Planning Office, August 2011

Credit: FreeOffice City of Münster, Germany

# TRANSPORT

## ISSUES

### BANDRA - WORLI SEA LINK

TOTAL LENGTH: 5.6 KILOMETRES (3.5 MI)

**COST : INR 1.600 CRORES**

**DIFFERENCE 2.4 KMS**



A. Bandra  
B. Worli

OLD ROUTE  
8 KMS

NEW ROUTE  
5.6 KMS



**OPERATES AT ONLY 15% CAPACITY DUE TO ITS EXCLUSIONARY TOLL**

These kind of projects cater mostly to motorists, who only constitute 8% of the commuting public.

**PROPOSED COASTAL ROAD**  
8000 CRORES OF PUBLIC MONEY WILL BE SPENT TO BUILD A ROAD WHICH WILL BENEFIT ONLY 1 LAKH OF MUMBAI'S 120 LAKH POPULATION.

Petitioning Government of Maharashtra, Brihanmumbai Municipal Corporation

**Stop the Coast Road project**

**ONLY 1% OF MUMBAI'S POPULATION WILL BE BENEFITED**

### ENVIRONMENTAL CONCERNS

Impact on tidal circulation and coastal erosion are some of the major environmental concerns raised that arise from the project making its execution explicitly dependent on the environmental clearance to be sought from the MoEF.

The construction of the project involves reclamation of as much as 8km of mangrove tracts and 350 km of rockshore in the sea.

in February 2013, the BMC called for private consultants to conduct detailed analysis, surveys and to pitch a proposal to obtain an environmental clearance.

July 2013: After a receiving entry a single response details four agencies submitted proposals to select an agency.

The BMC is said to have decided to be made to the Coastal Regulatory Zone notification of







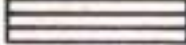
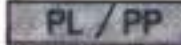

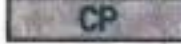


**FORMER CHIEF OF TRANSPORT & COMMUNICATIONS DIVISIONS, MMRDA - MR. A. V. GHANGURDE**

**"THE HIGHWAY NETWORK DEVELOPMENT IS GENERAL, ELEVATORS AND ELEVATED BRIDGES IN PARTICULAR, IS ENCOURAGING PRIVATE TRANSPORT AND NEGLECTING THE PUBLIC TRANSPORT."**

# TRANSPORT

## INFORMATION

### 1991 DP

MUNICIPAL TRANSPORT GARAGE		B.E.S.T. BUS DEPOT/STATION	
TRUCK TERMINAL		RECEIVING STATION	
EXISTING ROAD		PARKING LOT / PETROL PUMP	
PROPOSED ROAD		CAR POUND	
ROAD TO BE WIDENED		MUNICIPAL ROAD DEPOT	

### 2014 DP

#### TRANSPORT AND COMMUNICATION

Main Code	Sub Code	Subject Category	Type (For Identification on Field)			
T	T1	Transport	T1.1 Bus Depot			
			T1.2 Bus Stations			
			T1.3 Railway Stations			
			T1.4 Railway Yards/ Siding			
			T1.5 Railway Terminal			
			T1.6 Airport			
			T1.13 Public Parking			
			T1.14 Public Parking Building			
			T1.16 Municipal Transport Garage/ Workshop			
			T1.17 Sea Port/ Dockyards/ Jetties			
			T1.18 Truck Terminals, Check Post & Freight Complexes			
			T1.19 Petrol Pump, Gas Stations			
			T2.1 Post and Telegraph Office			
			T2.2 Telephone Exchange			
			T2.3 Television Stations			
			T2.4 Radio Station			
			T2.5 RadioTransmission			
				T2	Communication	

**WHY IS THE GOVERNMENT INVESTING CRORES ON INFRASTRUCTURE THAT ENCOURAGES PRIVATE VEHICLES?**



# POLICY | DCR

## DCRS ALTERED 220 TIMES OVER 20 YEARS = 1 CHANGE/MONTH

THE DP & DCRS ARE FORMULATED SIMULTANEOUSLY. DEVELOPMENT CONTROL REGULATIONS (DCRs) ARE LEGAL MANDATES THAT REGULATE THE DEVELOPMENT / REDEVELOPMENT OF MUMBAI.

### DCR 58 - MILL LAND KAMALA MILLS



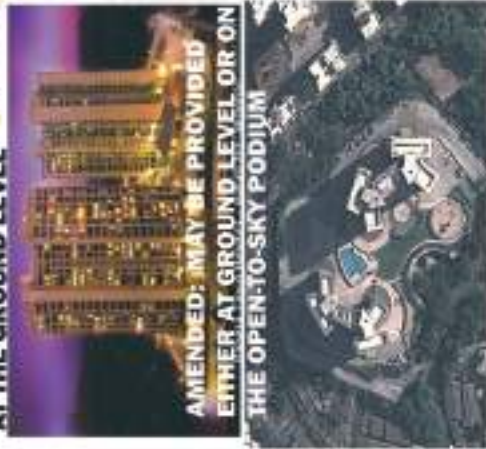
ORIGINAL 58

AMENDED 58



THE ORIGINAL DCR 58 ALLOWED FOR ALL MILL LANDS TO BE DIVIDED BY THE ONE THIRD FORMULA

### DCR 23 MINIMUM SPACE OF 15-25% AS OPEN (RECREATIONAL) AT THE GROUND LEVEL



AMENDED: MAY BE PROVIDED EITHER AT GROUND LEVEL OR ON THE OPEN-TO-SKY PODIUM

ONLY LAND THAT IS VACANT ON MILL PROPERTIES, WOULD BE DIVIDED BY THE ONE-THIRD FORMULA FROM 166 ACRES THE CITY'S SHARE FELL BELOW 58 ACRES

## EXAMPLES OF DCRS

DCR 9 - ABOUT DEVELOPMENT OF LANDS WHICH ARE RESERVED FOR CERTAIN PURPOSES IN THE DEVELOPMENT PLAN

DCR 17 - ABOUT PUBLIC STREETS AND MEANS OF ACCESS

DCR 23 - ABOUT RECREATIONAL SPACES

DCR 29 - OPEN SPACE REQUIREMENTS

DCR 32 - FLOOR SPACE INDEX AND TENAMENT DENSITY

DCR 33 - ADDITIONAL FSI

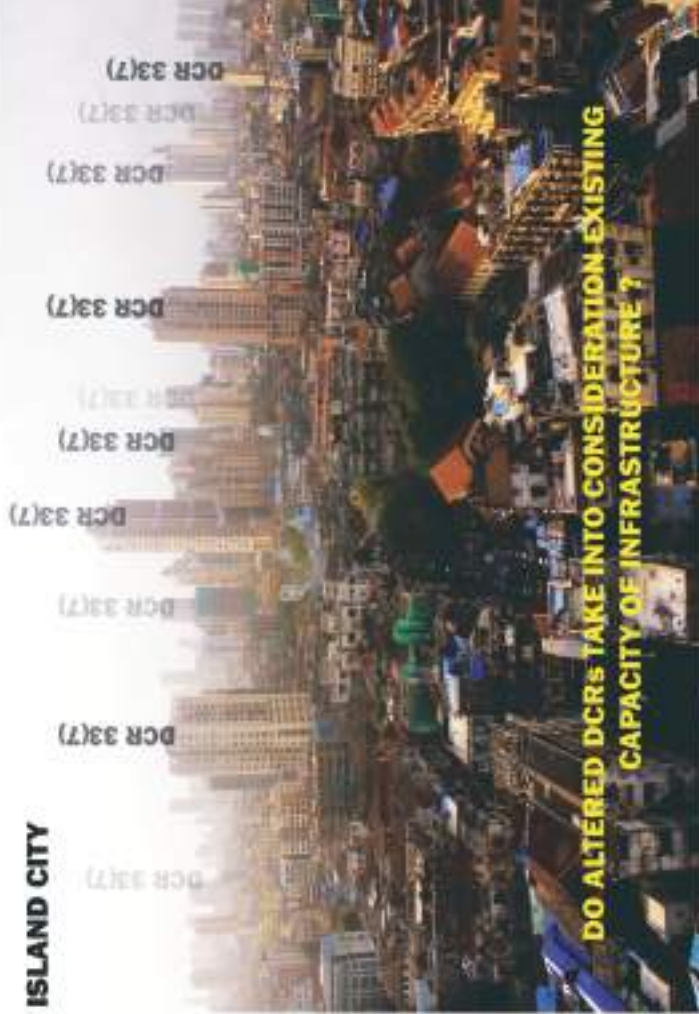
DCR 34 - TDR

DCR 37 - OCCUPANT LOAD

DCR 42 - LIGHTING AND VENTILATION

DCR 43 - FIRE PROTECTION REQUIREMENTS

Source: Reference Charles Correa plan, UDRI Mumbai Reader, Google Earth



ISLAND CITY

DO ALTERED DCRs TAKE INTO CONSIDERATION EXISTING CAPACITY OF INFRASTRUCTURE ?

### RESETTLEMENT COLONY

DCR 32 - FLOOR SPACE INDEX AND TENAMENT DENSITY

FOUR TIMES THE DENSITY THAN SPECIFIED IN THE UDPFI STANDARDS



ARE DCRs ADHERED TO WHEN HOUSING THE POOR?





## Our Vision for Mumbai's Development



## PEOPLE'S VISION DOCUMENT FOR MUMBAI'S DEVELOPMENT PLAN (2014 - 2034)

### List of Contributors

Ankur Mumbai	FACE	VASHBH
Access for all	FOHIE	National Bawkers Federation
ABAPT	GSA Foundation	Vinoda Viketan College of Social Work
AJES	Ghar Bachao Ghar Banao	Xivara Bakk Suraksha Samiti
AJTEC	Girni Kamgar Sangharsh Samiti	MF
Amishra Seva Samitha	LEBA	Anvairama Sanaj Vikas Kendra
Ashara Women's Resource Centre	Hamra foundation	OHF
Alternative Realities	Bomless Collective	Pobochan
Apnanya	Bezaad Center, Delhi	Pratham
AYIBH	HDS	Rashtriya Apang Vikas Mahasangh
Awan e Nisvan	ROBILA	SABER
Awas Adhikar Sanyakti Kruti Samiti	Janta Jagruti Manch	Sodhavana Sangh
Asad Bawkers Union	Jai Hindustan Bawkers Union	Solam Bombay Foundation
Balprabhalata - CRU	Jai Jagruti Kendra	Salam Baulak
BHWA	Jai Swasthya Abhiyaan	Somata Foundation
BHUBH	JUBI	Save the Children
BK92	Koshik Project	Seva Kendra Badar
BUID	KRYVA	Shreeer Vikas Manch
Care Foundation	Lok Satta Andolan	Shikshan Bajrikaran Virodhi Manch
CDT	Hajjis	Shree Hathi Sangathan
CHAT	Maharashtra Marchhannar Kruti Samiti	Shramik Hathi Bai
CHD	Maharashtra Sarvodaya Mandal	Shum Rehabilitation Society
CHI	Maharashtra Yuva Parishad	Sajya Foundation
Center for Social Action	Bahila Vikas Parishad	Tara Foundation
Chaitine YUYA	Mojjed	Tata Institute of Social Sciences
Bomboso Balprabhalata	BISA	UBH
FOHF	Model Youth Association	VABA
Ekama Vikas Parishad	Mumbai Festival Song	Vanashakti
FAPW	Mumbai Vikas Samiti	YUYA
	Mumbai Waterfronts Center	

## PEOPLES VISION DOCUMENT

**HOUSING** - THE PEOPLE'S VISION DOCUMENT PROMOTES "HOUSING FOR ALL". THE GOVERNMENT NEEDS TO PLAY A MORE PROACTIVE ROLE TO PROVIDE FOR THE POOR, RATHER THAN PRODUCING HOUSING FOR PROFIT THROUGH THE REAL ESTATE "MARKET."

- **RESERVATION OF LAND BELOW EXISTING INFORMAL SETTLEMENTS FOR PUBLIC HOUSING**
- **INCLUSIONARY RESERVATION OF 60% FSI FOR EWS AND LIG IN ANY HOUSING DEVELOPMENT IN MUMBAI**
- **SLUM IMPROVEMENT AND PROVIDING ADEQUATE SERVICES AND AMENITIES FOR SLUM AND PAVEMENT DWELLERS**
- **SLUM REDEVELOPMENT TO BE UNDERTAKEN BY STATE AGENCY AS AGAINST PRIVATE DEVELOPERS**

**EDUCATION** - THE RIGHT TO EDUCATION IS A FUNDAMENTAL RIGHT. THE SEVERE SHORTFALL AND UNEQUAL DISTRIBUTION OF SCHOOLS, HIGH DROPOUT RATE, POOR INFRASTRUCTURAL STANDARDS AND PRIVATIZATION OF EDUCATION IN THE CITY REQUIRES THAT STATE RUN EDUCATION BE STRENGTHENED TO ENSURE ACCESS TO EDUCATION FOR THE MOST MARGINAL AND VULNERABLE GROUPS.

- **RESERVATIONS FOR BOTH PRIMARY AND SECONDARY SCHOOLS IN THE DP - AT LEAST 2797 SCHOOLS, AS AGAINST THE PRESENT 1249 PRIMARY AND 49 SECONDARY SCHOOLS - WITH REQUISITE INFRASTRUCTURE, FACILITIES AND SAFETY STANDARDS**
- **PRIMARY AND SECONDARY SCHOOLS SHOULD BE WITHIN 1 AND 3 KM WALKING RADIUS RESPECTIVELY. ALL OTHER RTE NORMS SHOULD BE FOLLOWED**

**HEALTH** - CONSIDERING THE PRESENT SKEWED AND NON EQUITABLE DISTRIBUTION OF HEALTH SERVICES IN THE CITY; THE DP SHOULD BE BASED ON THE PRINCIPLE OF UNIVERSAL ACCESS TO HEALTH CARE REGARDLESS OF INCOME LEVELS, SOCIAL STATUS & GENDER. MOREOVER, A COMPREHENSIVE RANGE OF CURATIVE, SYMPTOMATIC, PREVENTIVE AND PROMOTIVE HEALTH SERVICES SHOULD BE MADE AVAILABLE AT PRIMARY, SECONDARY AND TERTIARY LEVELS.

- **1500 DISPENSARIES ARE TO BE PROVIDED AS AGAINST THE CURRENT 340 IN THE CITY. SWASTHIYA CHOWKIES SHOULD BE PROVIDED IN INFORMAL SETTLEMENTS HAVING A POPULATION MORE THAN 10,000**
- **ACCORDING TO STANDARDS, 250 UHC'S NEED TO BE PROVIDED AS AGAINST THE PRESENTLY EXISTING 4**
- **ACCORDING TO STANDARDS THERE SHOULD BE 300 MATERNITY HOMES AS OPPOSED TO 28 WHICH CURRENTLY EXIST**

**TRANSPORT** - IN MUMBAI, MORE THAN 85 PERCENT OF THE POPULATION USE PUBLIC TRANSPORT. HENCE IT IS IMPERATIVE THAT IMMEDIATE ACTIONS ARE UNDERTAKEN TO STRENGTHEN THE EXISTING OVERSTRETCHED PUBLIC TRANSPORT SYSTEM AS OPPOSED TO MERELY PROPOSING NEW INFRASTRUCTURE FOR PRIVATE VEHICLES. SEA-LINKS AND COASTAL ROADS WHICH OFTEN REQUIRE HUGE INVESTMENTS AND ENVIRONMENTAL COSTS AND ARE UNDER-UTILISED, BENEFITTING LESS THAN 1 PERCENT OF THE POPULATION. APART FROM ADDING TO THE CONGESTION AND POLLUTION IN THE CITY, THEY HAVE SEVERE ENVIRONMENTAL AND SOCIAL IMPACT ON COASTAL ECOLOGIES AND COMMUNITIES.

- **DCRS THAT PROMOTE PARKING AND CAR USAGE, BY PROMOTING FREE PARKING SPACES FOR ADDITIONAL FSI, E.G. DCR 33(24) AND DCR 33(36) NEED TO BE SCRAPPED AND DCRS FOR PARKING REQUIREMENTS SHOULD BE ALTERED TO DE-PROMOTE CAR USAGE AS IS BEING IMPLEMENTED IN CITIES LIKE NEW YORK AND HONG KONG**
- **TO ENSURE SAFE AND CONVENIENT WALK ABILITY, CONNECTIVITY OF PEDESTRIAN INFRASTRUCTURE TO MAJOR ORIGIN AND DESTINATION LOCATIONS MUST BE STUDIED AND IMPLEMENTED WITH AMENDMENT OF DCRS TO INCLUDE THE PAVEMENT AND STREET GUIDELINES**

**SOLID WASTE MANAGEMENT** - THERE IS A NEED TO LOOK FOR PLANNING SOLUTIONS AND ALTERNATIVES TO THE UNSUSTAINABLE, CENTRALIZED WASTE MANAGEMENT SYSTEM EMPLOYED BY THE MCGM. THERE IS A NEED TO INTRODUCE DECENTRALISED SYSTEMS FOCUSED ON RECYCLING AND REUSE WHERE WASTE IS CONSIDERED A RESOURCE IN AN EFFORT TO MOVE TOWARDS A MORE SUSTAINABLE ECO-PRODUCTIVE CITY.

- **PROVISION OF DECENTRALIZED WASTE SORTING, COMPOSTING UNITS, COMMUNITY URBAN FARMS AND BIOGAS PLANTS; RESERVATIONS TO BE MADE FOR THESE IN THE DP. SOME AREAS WITHIN EXISTING OPEN SPACES IN THE CITY SHOULD BE RESERVED FOR COMPOSTING AND REGENERATION OF SOIL**
- **ALLOTMENT OF AT LEAST 2000 SQ M AREA FOR SORTING SHEDS IN EVERY ADMINISTRATIVE WARD**
- **FORMALIZATION OF THE WORKFORCE WHO RUN THIS SYSTEM. WASTE PICKER ORGANIZATIONS AND UNIONS SHOULD BE LOOPED IN. THIS SYSTEM WILL BE ABLE TO ACCOMMODATE ALL CURRENT INFORMAL WASTE-PICKERS, ASSURE THEM BETTER PAY, BETTER WORKING CONDITIONS AND HELP MOVE TOWARDS A MORE DIGNIFIED LIVELIHOOD**

**OPEN SPACES** - MUMBAI HAS AN AVERAGE OF AROUND 1.1 SQ M OR 0.03 ACRE OF OPEN SPACE PER 1000 PERSONS WHICH IS FAR LESS THAN THE IDEAL RATIO OF OPEN SPACES SUGGESTED BY THE NATIONAL COMMISSION ON URBANISATION (1988) (I.E. 4 ACRES PER 1,000 PERSONS). THE PROBLEM LIES NOT ONLY IN THE PERCENTAGE OF AVAILABLE OPEN SPACE - ACCESS TO THESE LIMITED AVAILABLE SPACES ARE INCREASINGLY PRIVATIZED AND EXCLUSIVE TO THE UPPER CLASSES. THE PROPOSED DP SHOULD ENSURE IMPROVEMENT IN ACCESS TO OPEN SPACES AND FORMULATE POLICIES TO MAXIMIZE OPTIMUM USE OF OPEN SPACE IN THE CITY.

- **MAPPING OF PRIVATE AND PUBLIC OPEN SPACES CLEARLY AND A POLICY TO OPEN THE PRIVATE ELITE CLUBS AND GYMKHANAS TO THE PUBLIC**
- **THE CITY NEEDS TO HAVE A SET HIERARCHY OF OPEN SPACES AND EACH HAVE DIFFERENT DEGREES OF ACCESSIBILITY AT THE LOCAL, WARD AND CITY LEVELS**

**CHILD-FRIENDLY MUMBAI** - THE CONCEPT OF "CHILD FRIENDLY CITIES" ENSURES THAT CITY GOVERNMENTS CONSISTENTLY MAKE DECISIONS IN THE BEST INTERESTS OF CHILDREN AND THAT THE CITY IS A PLACE WHERE CHILDREN'S RIGHTS TO A HEALTHY, CARING, PROTECTIVE, EDUCATIVE, STIMULATING, NON-DISCRIMINATING, INCLUSIVE, CULTURALLY RICH ENVIRONMENT IS TAKEN CARE. INDIA IS UNCRC SIGNATORY AND IT HAS NOT INITIATED ANY STEPS IN FORMULATING GUIDELINES FOR LOCAL BODIES TO FRAME LAWS AND GUIDELINES IN ENSURING THE PARTICIPATION OF CHILDREN IN LOCAL PLANNING PROCESS. WE BELIEVE THAT THE DP REVISION PROCESS CAN BE ONE OF THE RIGHT SPACES TO FRAME SUCH GUIDELINES MAKING MUMBAI A CHILD FRIENDLY CITY.

- **AS PER THE JUVENILE JUSTICE ACT 2000, THE FUNCTIONING OF OBSERVATION HOME, CHILDREN HOME, SHELTER HOME (DAY NIGHT) SHOULD BE UNDERTAKEN BY THE BMC ALONG WITH PROVIDING ONE SHELTER AND ONE CHILDREN HOME PER WARD.**
- **THE DP NEEDS TO CONSIDER THE SPACE FOR CHILD LEARNING CENTERS (CLC'S) WHERE THEY CAN EXPLORE THEIR SKILLS. THESE CENTERS WILL ALSO IMPLEMENT THE COMPONENT LIKE EVENING MEAL FOR CHILDREN WHICH ARE NOT CONSIDERED IN ICDS. SUCH CENTERS CAN BE THERE IN EVERY COMMUNITY OF 10,000 PEOPLE.**

## PEOPLES VISION DOCUMENT

**YOUTH – FRIENDLY MUMBAI** - YOUTH CONSTITUTE 40.6 PERCENT OF THE TOTAL POPULATION – A LARGE PERCENTAGE OF THEM ARE EMOTIONALLY AND PSYCHOLOGICALLY VULNERABLE; THERE ARE AMONG THEM A LARGE NUMBER OF HOMELESS, MIGRANTS, UNEMPLOYED AND SCHOOL OR COLLEGE DROPOUTS. TO ENSURE PHYSICAL, MENTAL AND PSYCHOLOGICAL WELLBEING AND TO IMPROVE THEIR OVERALL SOCIO ECONOMIC CONDITION THE DP SHOULD ADEQUATELY PROVIDE BASIC AMENITIES FOR THEIR EDUCATION, EMPLOYMENT, LIVELIHOOD, SHELTER, HEALTH, SAFETY, CULTURAL AND RECREATIONAL ACTIVITIES TO ENSURE EQUAL ACCESS AND OPPORTUNITIES TO ALL.

- **PROVISION OF TRAINING CENTRES FOR VOCATIONAL TRAINING, OPPORTUNITIES FOR SELF EMPLOYMENT, EMPLOYMENT EXCHANGES AND INFORMATION CENTRES IN EVERY WARD**
- **PROVISION OF SHELTERS FOR VULNERABLE YOUTH OR ADEQUATE HEALTH FACILITIES AND COUNSELLING CENTRES WITH EASY ACCESS.**
- **PROVISION OF AFFORDABLE RENTAL HOUSING, YOUTH HOSTELS AND SHELTERS FOR STREET CHILDREN**

**GENDER SENSITIVE MUMBAI**- WOMEN CONSTITUTE ABOUT 45 PERCENT OF THE CITY'S POPULATION. THERE IS ALSO A SIGNIFICANT TRANSGENDER POPULATION IN THE CITY. THE DP NEEDS TO INCORPORATE RECOMMENDATIONS FROM A GENDERED PERSPECTIVE WITH AN ANALYSIS OF GENDER ACCESS (OR THE LACK OF IT) TO THE CITY AS STUDENTS, WORKERS, HOMEMAKERS ETC. INCLUSION AND ACCESS TO ALL IS HEAVILY DEPENDENT ON ASPECTS SUCH AS SAFETY IN PUBLIC SPACES, AVAILABILITY OF TRANSPORT, EASE OF MOBILITY, ACCESS TO HOUSING, AMENITIES AND LIVELIHOOD; THESE RELATIONSHIPS SHOULD INFORM THE PLANNING PROCESS.

- **PROVISION OF HOSTELS FOR WORKING WOMEN, CENTERS FOR TRAINING AND UP GRADATION OF SKILLS**
- **PROVISION OF ADEQUATE PUBLIC TRANSPORT, AND THE CREATION OF CONTIGUOUS SPACES FOR WALKING, AND PEDESTRIAN ROUTES IN DIFFERENT PARTS OF THE CITY, (NEAR STATIONS, THROUGH SLUMS ETC.) WITH MIXED USE SHOPS AND HAWKERS TO ENSURE SAFETY**
- **PROVISION OF NIGHT SHELTERS FOR WOMEN AND TRANSGENDERS AT MAJOR TRANSPORT HUBS SUCH AS INTERSTATE BUS STOPS AND RAILWAY STATIONS**

**DISABLED – FRIENDLY MUMBAI** - DISABLED CITIZENS IN THE CITY FORM AT LEAST 10 PERCENT OF THE CITY'S POPULATION. THE DP REVISION PROCESS IS THE RIGHT SPACE TO ASSERT THE RIGHTS OF THE DISABLED TO EQUAL ACCESS TO THE VARIOUS FACILITIES AND PUBLIC SPACES IN THE CITY.

- **AT LEAST 75 INTEGRATED SCHOOLS IN MUMBAI AND THEIR DEMARCATION IN THE COMING DP**
- **TO MAKE MUMBAI BARRIER FREE: BMC SHOULD APPOINT A COMMITTEE THAT FORMULATES DESIGN SPECIFICATIONS AND ISSUES GUIDELINES, AND EXPERT ADVICE ON MAKING MUMBAI BARRIER FREE**

**INCLUSION OF HAWKERS AND INFORMAL SECTOR** – 80% OF MUMBAI'S WORKFORCE IS INFORMAL THEIR CONTRIBUTION IN MAKING THE CITY HAS TO BE RECOGNIZED WITHOUT WHICH THEY WILL BE LEFT WITHOUT ANY PLAUSIBLE SHARE IN THE CITY'S DEVELOPMENT PLAN.

- **AFTER A COMPREHENSIVE ELU MAPPING, SHOULD RECOGNIZE AND NOTIFY THAT THERE EXISTS AN INFORMAL LAYER OF INFORMAL LIVELIHOOD AREAS WHICH NEED TO BE SAFEGUARDED AND INCLUDED IN THE DEVELOPMENT PLAN. EG: HAWKING AREAS, NAKKA WORKERS, TAXI AND AUTO STANDS ETC.**
- **PLANNING FOR INFORMAL SECTORS: TO HAVE A CLEAR SPATIAL STRATEGY TO ACCOMMODATE ALL THE INFORMAL SECTOR LIVELIHOODS PRESENTLY ACTIVE IN THE CITY, AND TO FORM NORMS AND DESIGN GUIDELINES FOR THE PROTECTION OF THE SAME IN THE DEVELOPMENT PLAN**

**INCLUSION OF KOLIWADAS, GAOTHANS AND AADIVASIPADAS** - CERTAIN GUIDELINES AND PROVISIONS FOR THE PROTECTION AND DEVELOPMENT OF URBAN FISHING VILLAGES IN MUMBAI NEED TO BE ARTICULATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT CONTROL REGULATIONS IN ORDER TO PROTECT THE FISHING COMMUNITY'S TRADITIONAL RIGHTS TO HOUSING, LAND, LIVELIHOOD AND THE VILLAGE COMMONS.

- **FORMULATION OF GUIDELINES FOR SELF DEVELOPMENT OF URBAN FISHING**

**VILLAGES, WHICH INCLUDE PROVISION OF LONG TERM HOUSING NEEDS, AMENITIES AND INFRASTRUCTURE. THESE PROVISIONS AND GUIDELINES SHOULD INCLUDE**

**ASPECTS SUCH AS VILLAGE BOUNDARIES, PERMISSIBLE LAND USES AND CONTROL OVER LAND, URBAN FORM CONTROLS, TERMS OF SALE, TRANSFER OF OWNERSHIP, PROVISION OF INFRASTRUCTURE AND AMENITIES ETC.**

- **PROVISIONS TO SECURE URBAN VILLAGE LANDS AND VILLAGERS LIVELIHOODS IN THE REVISED DP.**

**INCLUSION OF HOMELESS** - AT LEAST 1.5 LAKH HOMELESS CITY-MAKERS WHO CONTRIBUTE TO THEIR CITIES WITH CHEAP LABOUR BUT DO NOT HAVE A ROOF OVER THEIR HEADS REMAIN CRIMINALIZED AND MARGINALIZED BY THE STATE AND THE SOCIETY ALIKE AND THE STATE REFUSES TO RECOGNIZE THEIR NUMBERS IN THE CITY. THE DP SHOULD RECOGNIZE THE HOMELESS AS AND TREAT THE ISSUE OF SHELTERS AND AFFORDABLE HOUSING FOR THE HOMELESS AS A HUMAN RIGHT ISSUE.

- **PROVISION OF AT LEAST 135 HOMELESS SHELTERS IN THE CITY ACCORDING TO THE SUPREME COURT ORDER. TO EMULATE DELHI MASTER PLAN AND ENSURE THAT ENOUGH PROVISIONS AND RECOGNITION OF HOMELESS RESIDENTS ARE INSTITUTIONALIZED IN THE MAP MAKING PROCEDURE**

- **PROVISION OF A SPECIAL HOUSING SCHEME [LIKE THE MAHATMA GANDHI PATH KRANTI YOJNA (MGPKY) FOR PAVEMENT DWELLERS], THUS ENSURING THAT HOMELESS ARE NOT FATED TO LIVE IN HOMELESS SHELTERS FOR THEIR WHOLE LIFE; A LOWER CATEGORY HOUSING BELOW THE EWS TO ALLOW AFFORDABLE HOUSING TO THE HOMELESS CITY- MAKER**

### **PEOPLE'S PARTICIPATION IN THE PROCESS OF GOVERNANCE AND DEVELOPMENT**

- THE RIGHT TO TAKE PART IN THE CONDUCT OF PUBLIC AFFAIRS MEANS THAT EVERY PERSON IS ENTITLED TO PARTICIPATE IN, CONTRIBUTE TO, AND ENJOY CIVIL, ECONOMIC, SOCIAL AND POLITICAL DEVELOPMENT. PARTICIPATION OF CITIZENS IN GOVERNANCE OF CITIES HAS LONG BEEN AN APPRECIATED GOAL. IN URBAN AREAS, WHERE A LARGE PROPORTION OF PEOPLE LIVE IN SLUMS, INCLUSIVENESS ACQUIRES NEW MEANING - THAT OF PEOPLE'S PARTICIPATION IN THE PROCESS OF GOVERNANCE AND DEVELOPMENT.

- **THE AREA SABHA STRUCTURE PROPOSED IN THE COMMUNITY PARTICIPATION LAW (CPL) SHOULD BE IMPLEMENTED IMMEDIATELY TO CREATE THE LEGITIMATE FORUM FOR PEOPLE'S PARTICIPATION**

- **THERE IS A NEED TO BRING ABOUT AN AMENDMENT IN MRTP ACT WHICH SHOULD**

**SPECIFICALLY MENTION THE PROCESS & SCOPE FOR PEOPLE'S PARTICIPATION**

- **THE "PROPOSED LAND USE" SHOULD BE PREPARED AND MADE PUBLIC. ALL WARD OFFICES SHOULD HAVE THE READY REFERENCE COPY OF SUCH DOCUMENT. THE DOCUMENT MUST BE OPEN TO SCRUTINY THROUGH WARD LEVEL MEETINGS**

# PROCESS

## PEOPLE'S PROCESS

**L. THE RELEASE OF PEOPLE'S VISION FOR MUMBAI IN AZAD MAIDAN (22 OCTOBER 2013)**



**DP revision to account for urban poor**



**J. WINDOW OF PARTICIPATION PRESENTED BY THE MCGM CITY-WIDE THEMATIC CONSULTATIONS (NOVEMBER 2013 - FEBRUARY 2014)**

ON 29TH NOVEMBER 2013, A CONSULTATIVE MEETING WAS CALLED FOR BY THE MCGM TO REACH OUT TO VARIOUS CIVIL SOCIETY ORGANIZATIONS, NGOS, CBOS, OFFICIALS AND INDIVIDUALS WITH REGARDS TO THE 'PREPARATORY STUDIES' CONCEPTUALIZED BY THE CORPORATION AS THE MCGM'S VISION DOCUMENT FOR THE DEVELOPMENT PLAN (DP) OF MUMBAI.

**ALL ORGANIZATIONS APPRECIATED THE MCGM FOR ITS ACKNOWLEDGEMENT OF PEOPLE'S PARTICIPATION AND THEIR ENDEAVOUR TO MAKE THE DP PROCESS MORE PARTICIPATORY. IT WAS CONSIDERED A SUCCESS FOR THE PEOPLE'S CAMPAIGN.**

THEREAFTER, CONCERNS WERE RAISED BY THE PEOPLE'S ORGANIZATIONS WITH REGARDS TO THE 'PREPARATORY STUDIES'. IT EXCLUDED MANY DEMANDS OF THE MAJORITY, DESPITE THE PEOPLE'S CAMPAIGN CONSTANTLY PRESSURIZING THE CORPORATION REGARDING THE SAME.



**THE MEETING WAS CONCLUDED WITH THE DECISION THAT THE MCGM WOULD ANCHOR VARIOUS THEMATIC, SECTOR-WISE CONSULTATIONS SUPPORTED BY ESTABLISHED NGOS WORKING ON THE PARTICULAR THEMES.**



Thematic consultations during the month of January 2014

# PROCESS

## ACHIEVEMENTS

**THEMATIC CONSULTATIONS RESULTED IN A CONSOLIDATED RESPONSE TO THE PREPARATORY STUDIES**

ONLINE LINK:  
[HTTP://WWW.YUVAURBANINDIA.ORG/DATA/RESPONSE%20TO%20THE%20MCM%20PREPARATORY%20STUDIES\\_FINAL.PDF](http://www.yuvaurbanindia.org/data/response%20to%20the%20mcm%20preparatory%20studies_final.pdf)

### Response to the MCGM's Preparatory Studies Report for the Development Plan 2014-34

Hamara Shehar, Hamara Vikas, Hamara Nyojan, Abhiyan Mumbai

## ACHIEVEMENTS

**'Include slum population in DP'**

**SUMMARY**  
 The representatives fielded to conduct an in-depth survey and publish a map of all slum-occupied land with the size of areas and the population there.

**provide infra support for unorganised sector workers'**  
 This study also suggests using areas underneath the monorail, flyovers by accident...

**Hawkers might soon get new space**  
 This is perhaps the first time development plan will make provisions to resettle them

**HOPE FOR HAWKERS**  
 The MCGM has announced a 3-year plan to resettle hawkers in the city. The plan is to provide them with a dedicated space for their activities. The plan also includes provisions for the hawkers to be organized into a cooperative society.

**NGOs plan to help city of slums**  
 A group of NGOs has announced a plan to help the city of slums. The plan includes providing infrastructure, social services, and employment opportunities for the slum dwellers.

**Activists question DP draft's claim of 18% dip in city's slum population**  
 Activists have questioned the draft Development Plan's claim that the city's slum population has decreased by 18% since 2011. They argue that the data is outdated and does not reflect the current reality of the city's slums.

**FAR FROM GROUND REALITY?**  
 The BMC's slum census data is far from ground reality. The data shows a significant decrease in the number of slums and slum dwellers, which is not supported by field observations and reports from slum dwellers.

**POPULATION IN NEWEST WARD**  
 The population in the newest ward of the city is significantly higher than the population in the other wards. This is due to the high density of slums in the ward and the lack of infrastructure and services.

1. This is the first time that the MCGM has invited citizen's suggestions and organized public consultations at such a wide scale

2. This is the first time that the demands of many marginalized sections demands were linked to the Development Plan and were given recognition in the city planning process

3. The consultations offered a window, not only for organizations, but for people to express and register their concerns in the planning process

4. An interface was created between MCGM officials and activists

5. 'Way forward' actions were promised as a result of these consultations:

A. Mapping of Koliwadras, Adivasipadas, Gaothans B. Infrastructure for unorganised sector workers C. Slums were recognized as an integral part of the city and talks on planning solutions were initiated

## PEOPLE'S PROCESS

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# APPEAL

NOW I WILL  
LEARN ABOUT  
THE DP!!

NOW WHERE SHOULD  
I PARTICIPATE?



LET'S  
GO!!!

I AM READY!!!

LET'S  
DO IT!!

**COME TOGETHER AND PARTICIPATE IN THE DP REVISION  
PROCESS IN THE FOLLOWING WAY :**

**FACEBOOK :** [HTTP://WWW.FACEBOOK.COM/PAGES/  
MUMBAI-DP-CAMPAIGN](http://www.facebook.com/pages/mumbai-dp-campaign)

**BLOG :** [HTTP://MUMBAI-DP-CAMPAIGN.BLOGSPOT.IN/](http://mumbai-dp-campaign.blogspot.in/)

**EMAIL:** MUMBAI DPFORUM <[MUMBAIDPFORUM@GMAIL.COM](mailto:MUMBAIDPFORUM@GMAIL.COM)>

**MONTHLY MEETING:** EVERY FOURTH FRIDAY

**MCGM WEBSITE:** [HTTP://WWW.MCGM.GOV.IN/](http://www.mcgm.gov.in/)



## ABOUT YUVA URBAN

YUVA is a voluntary development organization established in 1984. We have over the years questioned social structures along the side of the poor with the aim of empowering them to participate in a process of meaningful change. YUVA's engagements are derived from the paradigm of Human Rights. The foundation of engagement lies in defending, promoting, restoring and creating the civil, political, social, economic and cultural rights of the poor at the individual and collective level.

YUVA Urban works to build linkages between grass root experiences and the larger context of urbanization at the national level. YUVA Urban strengthens the capacities of communities to understand and respond effectively to local development issues. YUVA's strength lies in grassroots intervention through which policy engagement takes place.



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[www.yuvaindia.org](http://www.yuvaindia.org)

youtube link:  
<https://www.youtube.com/watch?v=m04znMa4qIE>