

Local Area Planning

Kalyan – Dombivali

KRVIA Sem – III



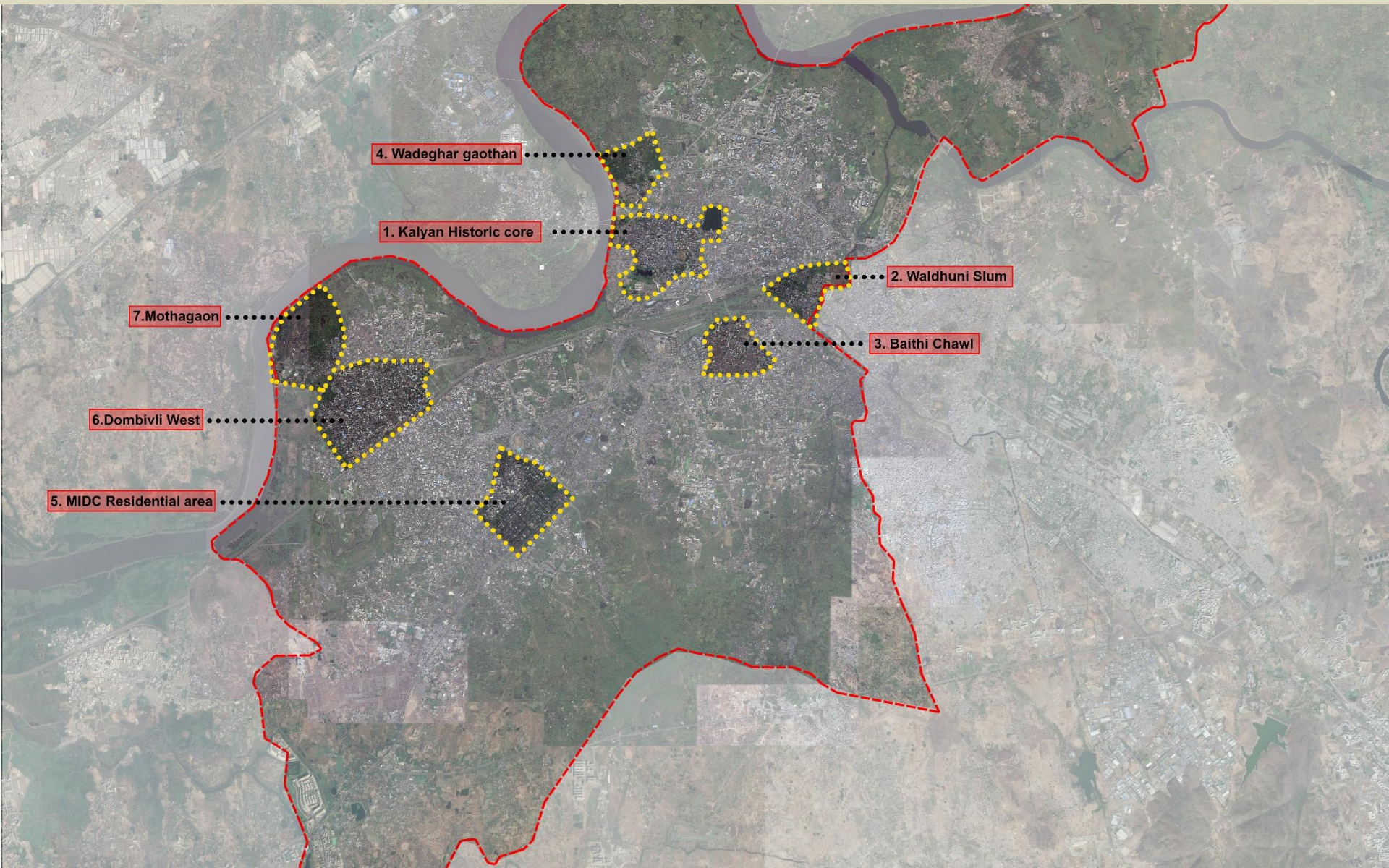
Local Dissemination Workshop
15th and 16th September, 2017. KRVIA, MUMBAI

B IN U COM
uilding inclusive urban communities



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Map showing all sites

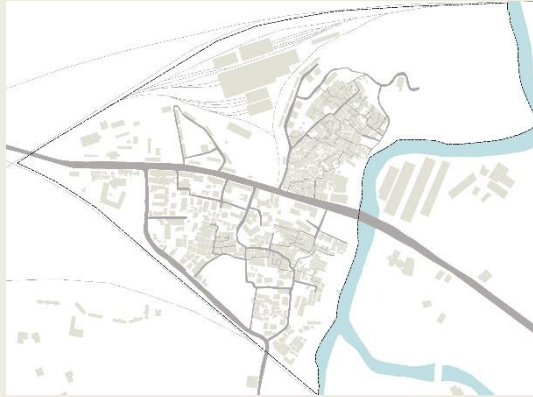


Characteristics of individual site



Conservation Site inner city kalyan

- The inner city of Kalyan has a great **historic significance** dating back to 2nd century.
- In the 7th century, The settlement flourished as one of the **5 major chief marts of India** as it was situated on the banks of Ulhas river and later rose to importance due to strong **Indo roman trade** links.
- The inner city, **derived its form** over the years which is strongly **influenced by the rule** of rulers in different eras.
- The fabric of the inner city is quite dense and is defined by the existence of **different communities** residing there.



Waldhuni

- The site is well connected with **Kalyan railway station** and **Kalyan-Badlapur road**
- It is **embedded between two railway** lines one going towards Pune and other towards Nashik
- To the west flows the Walldhuni nallah having it's source from Ulhas **river forming a natural boundary** to the site.
- The site consist of **two distinct localities** ie. Ashoknagar and Shivajinagar
- The site also consist of **30 % railway land and around 26 acres** of land reserved for establishment of **Buddha Bhoomi Foundation**.



Bathi chawls

- Baithi chawls are the typology that came about as result of an **inadequate affordable housing** in the city.
- Baithi chawls are **the gated communities** that were formed by uniting 4 to 5 housing units to form a single chawl. And also they only ground structure typologies.
- The site has **good connectivity** with the adjacent areas as it is well connected to the kalyan railway station to the north and pune link road (highway) from the south.
- The chawls settlement is informal due to no **regulations and policies** taken into consideration while construction.



Wadeghar

- Wadeghar is located at the Foot of Durgadi Fort.
- It is a Village , that was **historically important** from the Shivaji Maharaj's reign as, the village had **big wadas with stables** which were used to rear horses
- The main occupation of the village was **agriculture** , It mainly had paddy fields along River Ulhas.
- The Village also practiced **fishing** as an **occupation**.
- The **Aagris and the Koli community** are the dominant communities in the village.
- Currently , most of the Aagri people are engaged in **Construction material supply Business** and many own **Brick kilns** in that area.



MIDC Residential Area

- **Planned area** vs. **unplanned area**
- Ownership of whole land is of **MIDC**
- **All nalas are along the roads**
- **All nalas are manmade**
- whole unplanned area is Marked as **Enchroachment in MIDC plan**
- **Gaonthan area and plotted development**, both have been observed
- **Formal and Informal** types of housing



Dombivli west

- Proximity to **Dombivli Railway Station**
- Highly **active zone** in Dombivli
- **Gaonthan area and plotted development**, both have been observed
- **Formal and Informal** types of housing
- High percentage of **unauthorized properties**
- The site might undergo significant changes as **ongoing proposals for connectivity** shall influence existing mobility patterns in future



Mothagao

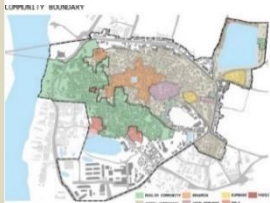
- Gaonthan has a history of more than 100 years
- also witnessed the Mughal era
- The **industry of pulling sand** from river at Retibundar is
- catering from generations
- The Ulhas river passing by mothagao.
- **Proposed flyover** connecting Mothagao to thane as well as proposed ring road passing through
- new townships along proposed flyover.
- Mothagao **under rapid development**

Site findings vs Local interaction

Conservation Site

Site Findings

- communities based on religion & livelihood.
- social realm
- network of water systems



Waldhuni, Kalyan

- Communities & ownership patterns
- religious and community spaces
- Encroachments
- Housing typology & building conditions



Baithi Chawl

- Under utilized spaces
- No space for social activities
- Traffic congestion



Kalyan : Gaothan Wadeghar Gaon

- DP roads are followed 38% of the Gaothan will get affected
- Road widening needed



Dombivali (West)

- Encroachment
- Settlement like Chawls, CHS, bungalow and slums
- Informal markets
- Congested areas
- Light & ventilation
- Mobility
- open spaces
- Over-consumption of FSI



Dombivli M.I.D.C. Residential Area

- Illegal constructions
- Accessibility
- No maintenance
- Pedestrian infrastructure



Mothagao

- Housing typologies gaothan, old & new chawls
- Builder based development Underutilized open land.
- Agricultural to NA
- Drainage system
- Refurbishing rivers



Local Interactions



- Relevance of heritage landmarks
- Local dynamics & community conflicts
- Infrastructural issues
- Change in livelihood and economic status



- Health issues
- open drainage
- public toilet maintenance
- Dilapidated structures
- Flooding



- Transformation
- Open space & Garbage
- Infrastructure
- Drainage
- High tension line & housing



- Existing dumping ground
- drainage systems



- Better housing schemes
- No specific zones for informal markets
- streets pedestrians-friendly



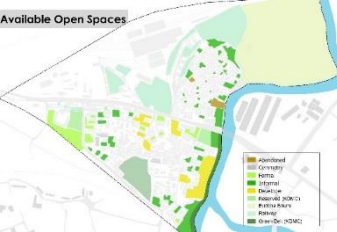
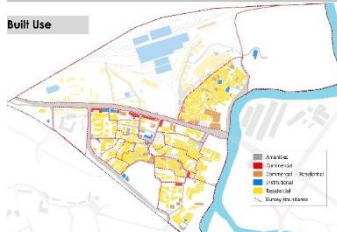
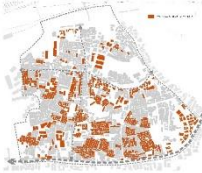

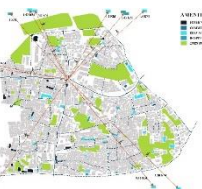


- Light ventilation
- sanitation service
- parking space
- Improper connectivity
- open spaces, schools and hospitals

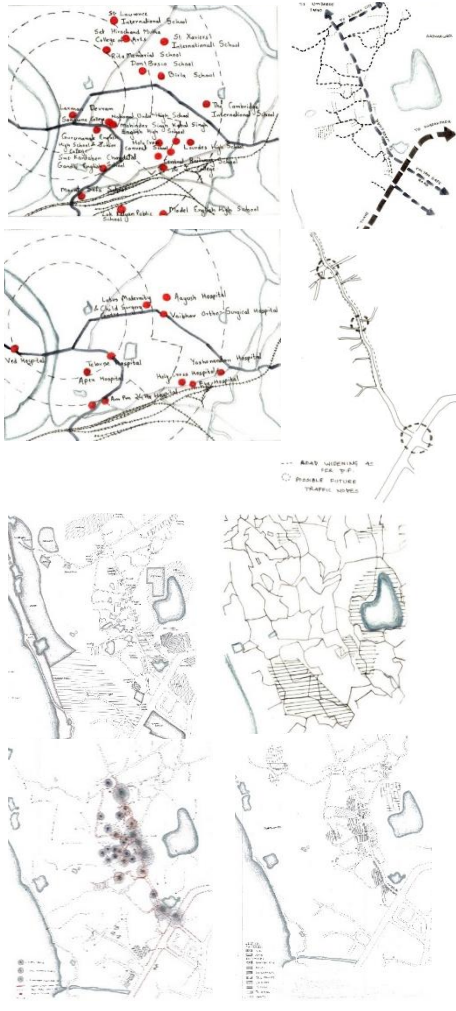


- Open spaces
- No amenities
- Water logging
- dilapidated condition
- Garbage & river
- infrastructure

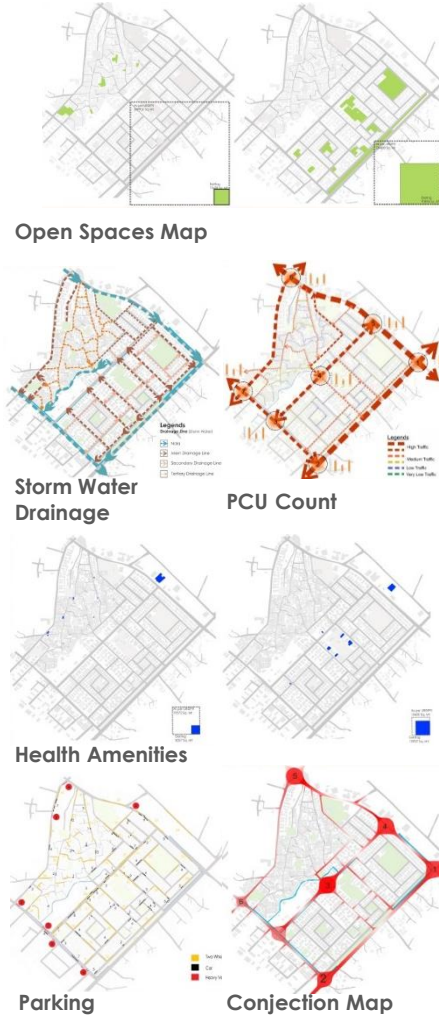
Site Analysis

| Inner city, Conservation site | Waldhuni, Kalyan west | Baithi Chawl |
|--|--|---|
|  <p>Other Areas in the Area</p> <p>The inner city area is a mix of old and new buildings, with a high density of population. The area is characterized by narrow streets and a mix of residential and commercial buildings. The area is also known for its historical significance and cultural heritage.</p> <p>LANDSCAPE AND ECOLOGY</p> <p>The landscape is a mix of urban and natural elements. The area is characterized by a mix of built-up areas and open spaces. The ecology is a mix of urban and natural elements, with a high density of population and a mix of residential and commercial buildings.</p> <p>FESTIVALS & PROCESSION ROUTES</p> <p>The area is known for its festivals and processions. The routes are marked on the map, showing the paths of the festivals and processions. The area is also known for its historical significance and cultural heritage.</p>  | <p>Available Open Spaces</p>  <p>Built Use</p>  | <p>HOUSING/ AMENITIES</p>  <p>INFRASTRUCTURE</p> <p>ACCESSIBILITY TO HOUSES AND OPEN SPACES</p>  <p>SITE AND SERVICES</p>  |

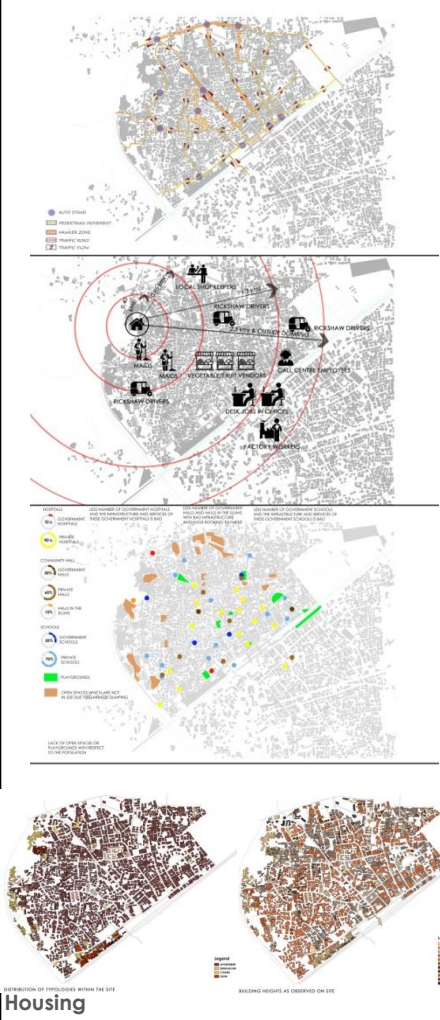
Wadeghar, Kalyan west



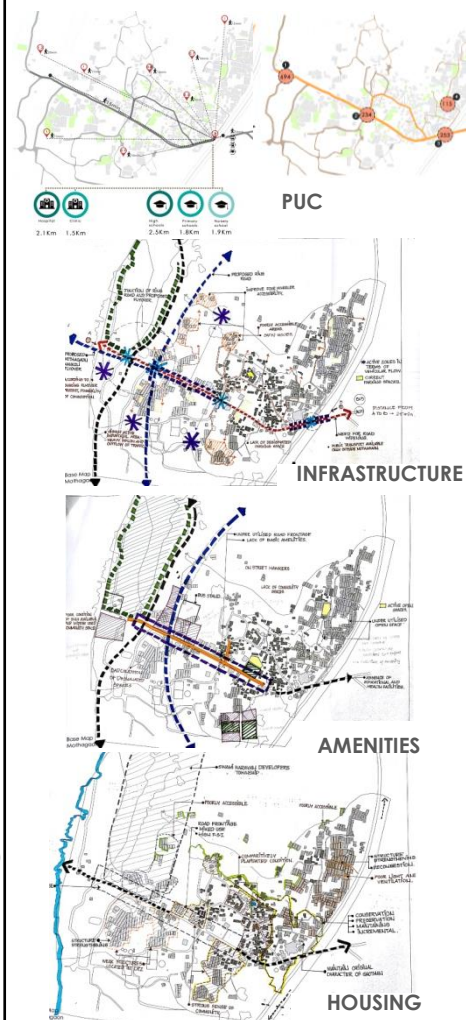
MIDC, Dombivli



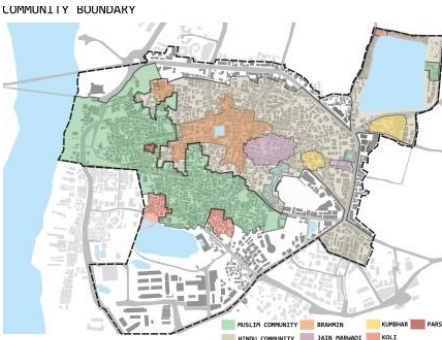
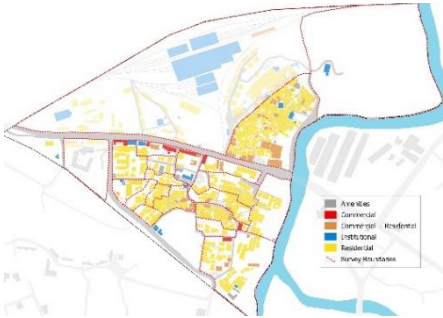
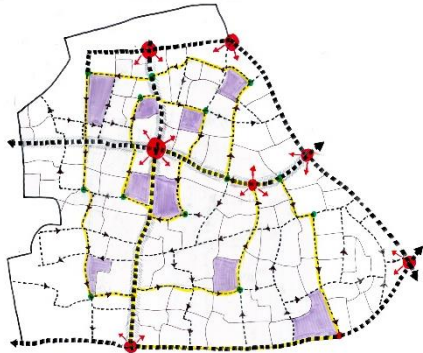
Dombivli west



Mothagao, Retibandar

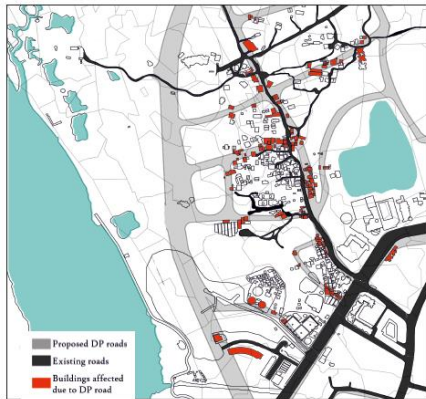


Site Issues

| Inner city, Conservation site | Waldhuni, Kalyan west | Baithi Chawl |
|---|---|--|
| <p>Housing</p> <ul style="list-style-type: none"> Historical typologies Housing & livelihood DCR & gaathan reservations, lower FSI <p>Mobility</p> <ul style="list-style-type: none"> Congested bazaar streets Street parking & congestion Overlap of different transports. <p>Services & amenities</p> <ul style="list-style-type: none"> No public toilets Open playgrounds not used fishermen & kumbhars, no bazaar space Community specific requirements <p>Landscape & ecology</p> <ul style="list-style-type: none"> Transformation of activities & lake ownership Lake & city Wells & water bodies concretized <p>COMMUNITY BOUNDARY</p>  | <p>Amenities</p> <ul style="list-style-type: none"> Poor public toilets Open spaces Amenities like hospitals, schools, gym etc Rampant garbage dumping <p>Infrastructure</p> <ul style="list-style-type: none"> Poor roads Green space & pavements Waste collection infrastructure Street lights & neighborhoods Water supply Sanitation facilities <p>Ecology</p> <ul style="list-style-type: none"> Water logging Disease Untreated sewage to nallah Concretization of nallah <p>Housing</p> <ul style="list-style-type: none"> Ownership Housing condition Personal toilets  | <p>Housing –</p> <ul style="list-style-type: none"> Housing condition Unclear ownership New development, no rules & regulation Less FSI restricting new development High incentive demand <p>Site and services-</p> <ul style="list-style-type: none"> Sewage system Waste management Parking area <p>Mobility-</p> <ul style="list-style-type: none"> Accessibility problem Road and nodes No pedestrian pathway <p>Amenities-</p> <ul style="list-style-type: none"> No public amenities like hospital ,school, college, open spaces.  |

Wadeghar, Kalyan west

- pedestrian network.
- transport nodes.
- No public transport.
- Dumping on road.
- open spaces.
- community spaces.
- Sanitation & drainage problem.
- Loss of connect between the river and the gaathan.
- Need for market area.
- Poor infrastructure.
- maintenance of public toilets.
- Dumping ground in vicinity.



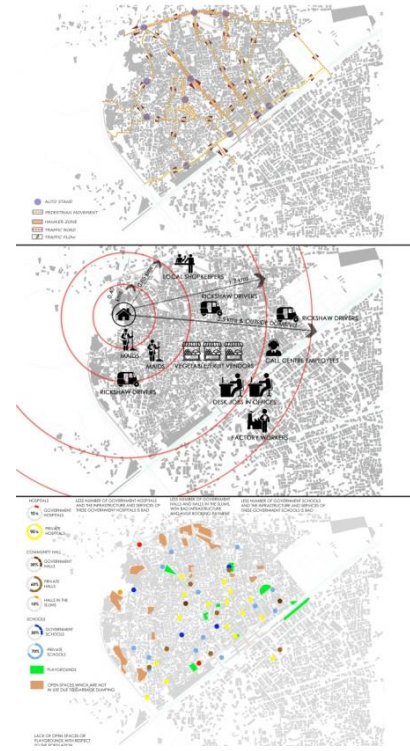
MIDC, Dombivli

- open spaces in unplanned area
- Conflict between KDMC and MIDC
- communities spaces.
- open spaces & services.
- Haphazard & illegal growth.
- interaction between the people of planed and unplanned area.



Dombivli west

- Housing -** affordable housing conditions Demolition & resettlement
- Site & Services -**
- Water logging
- Mobility -**
- Parking, accessibility and public transport issues
- Amenities -**
- More open spaces needed



Mothagao, Retibandar

- Housing -** houses & better services. Builder based development character of gaathan. Need of policies.
- Infrastructure** Public Transport. Waste management Inadequate Infrastructure. Water Logging Poor road accessibility.
- Amenities-** open & recreational spaces. Public parking. Community gathering spaces
- Economy -** Scope for Enterprises . Commercial potential along proposed flyover connecting to thane.
- Ecology-** environmental impact & future development. Conservation of natural recourses & water edge



Individual Matrix

Waldhuni

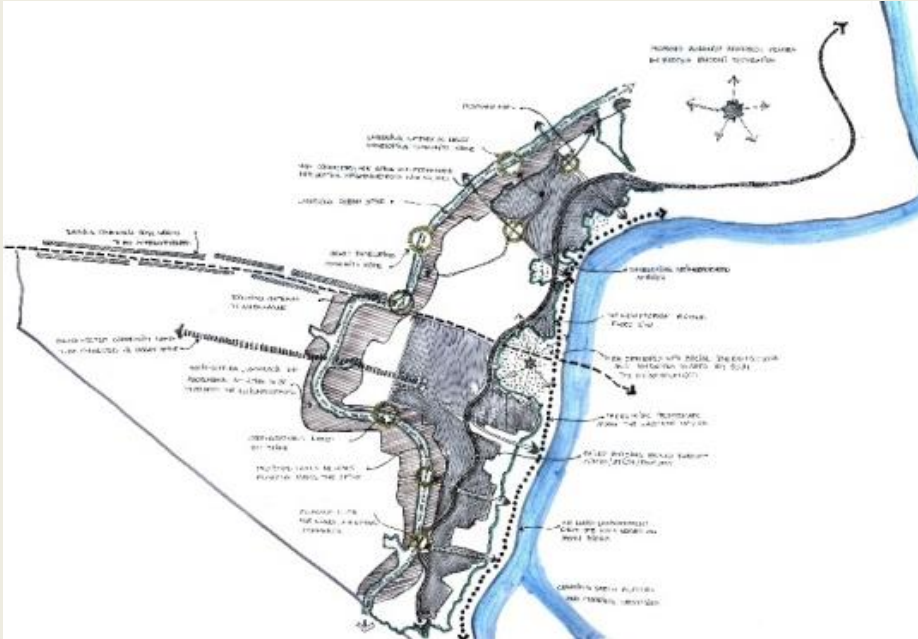
| Feedbacks | Issues |
|---|--|
| Meeting 1 : Shivaji Nagar <ul style="list-style-type: none"> Improvement and development in public toilet Good roads Need of open spaces and gardens Gym Greenery along pavement Government hospital to be built behind school no. 8 Garbage is dumped on open space Problem of water logging near public toilets. Flood control No street lights Issue of ownership and rights | <div>Amenities</div> <div>Infrastructure</div> |
| Meeting 2 : Ashok Nagar : Urdu School <ul style="list-style-type: none"> Short duration of Water supply Unhygienic and insufficient toilets Absence of accessibility Absence of hospitals and clinics Unhealthy Sanitation & poor living conditions Flooding and water logging Better Housing | <div>Housing</div> |
| Meeting 3 : Ashok Nagar : Buddha Bhoomi Foundation <ul style="list-style-type: none"> Unhygienic Toilets. Lack of Open Spaces. Improper accessibility Absence of hospitals, schools and colleges Water supply insufficient, and broken water pipelines, lack of electricity Security issues Removal of slums and introduce new buildings with school, colleges Dump near nallah and open grounds plantation of trees Every house should have a personal toilet | <div>Accessibility</div> <div>Ecology</div> |

Baithi Chawl

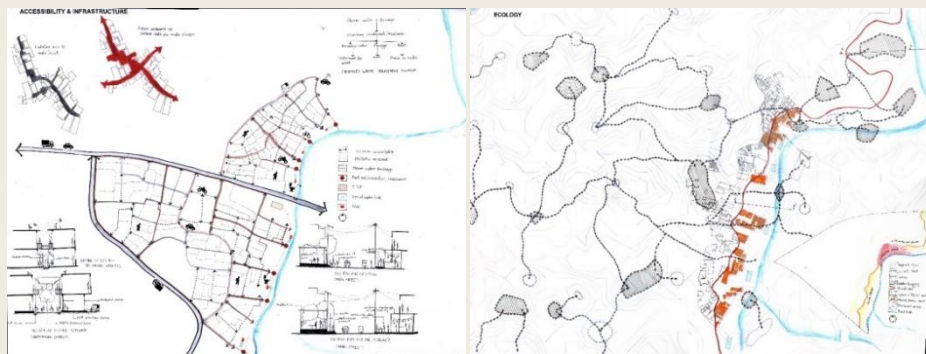
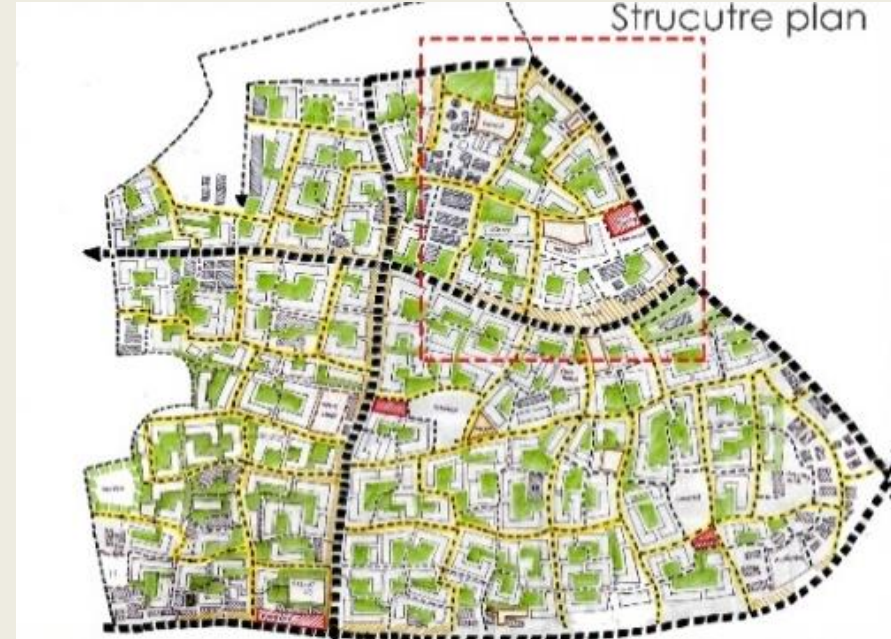
| FEEDBACK FROM VARIOUS PEOPLE | IDENTIFICATION OF THE ISSUES FROM FEEDBACKS |
|--|---|
| MLA ,CORPORATORS AND BUILDERS <ul style="list-style-type: none"> UNABLE TO COPIUP WITH THE INCREASING DEMANDS OF LOCAL RESIDENTS LACK OF STRONG POLICIES FOR REDEVELOPMENT UNCLEAR OWNERSHIP PATTERNS DIFFICULTIES IN IMPLEMENTATION OF THE DEVELOPMENT PLAN LACK OF AWARENESS AMONG THE PEOPLE REGARDING THE DEVELOPMENT P | <div>AFFORDABLE HOUSING</div> |
| SCHOOL STUDENTS AND TEACHERS <ul style="list-style-type: none"> LACK OF CLEAN AND ACCESSIBLE PUBLIC REALMS AND OTHER URBAN SPACES LACK OF PROPER WASTE DISPOSAL AND SEGREGATION LACK OF LIVEABLE ENVIRONMENT AND SAFETY ISSUES AMONG STUDENTS NARROW ROADS CAUSES CONGESTION IN SCHOOL PREMISES | <div>POLICY MAKING FOR THE AREA</div> |
| WOMEN PARTICIPATION <ul style="list-style-type: none"> LACK OF CONNECTIVITY TO SOME AREAS NEED FOR WASTE MANAGEMENT PROGRAMMES LACK OF PUBLIC INFRASTRUCTURE UNPLANNED DRAINAGE SYSTEMS FEARS OF GETTING RELOCATION AND DISPLACEMENT PROVIDING SUFFICIENT RESOURCES DURING REDEVELOPMENT AND CONSTRUCTION PERIOD WATER LOGGING IN RAINY SEASON LACK OF SAFETY INFRASTRUCTURE IN THE AREA LACK OF ACCESSIBILITY | <div>INFRASTRUCTURE AND AMENITIES</div> |
| GENERAL PUBLIC PARTICIPATION <ul style="list-style-type: none"> LACK OF PROPER DRAINAGE MANAGEMENT ROAD WIDENING IN MANY AREAS AND LACK OF CONNECTIVITY INDIVIDUAL PLOTS WERE DEVELOPED WHICH LED TO LACK OF LIGHT AND VENTILATION LACK OF PUBLIC AMENITIES AND INFRASTRUCTURE OWNERSHIP PATTERN IS UNCLEAR LACK OF SUSTAINABLE DEVELOPMENT LACK OF KNOWLEDGE REGARDING THE LANDUSE NO CONSIDERATIONS FOR ADJACENT CONDITIONS | <div>SITE AND SERVICES</div> |

Inferences and structural plan

Waldhuni, Kalyan



Baithi chawl , Kalyan

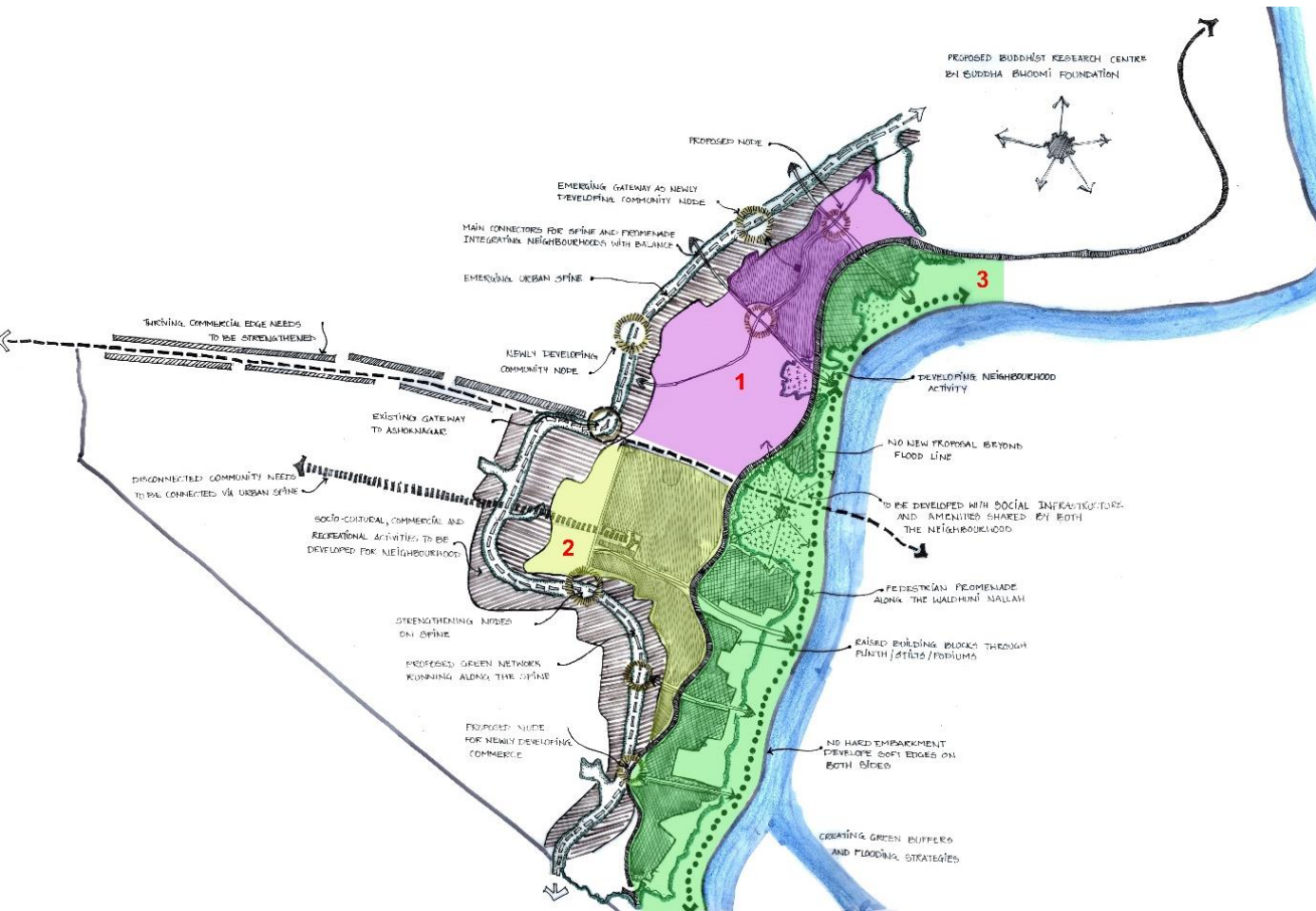


Site feedbacks

| Waldhuni, Kalyan west | Baithi Chawl (Informal settlements) |
|---|---|
| <p>Feedback after showing structure plan -</p> <ul style="list-style-type: none"> • Different scenarios of housing displayed to people and they responded positively to the drawings and understood proposed strategies. • Few People at Shivajinagar have agreed for site amalgamation. • Some people were not ready to put money for developing new houses and they were expecting free housing from government. • Some people were ready to implement proposal made by us but were afraid because of ownership issues. • Various questions like funding, plot area, housing area, amenities, personal toilets, loans, governments contribution, ownership etc. were raised | <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> -Ready for redevelopment through amalgamation. -Demand for incentives in the form of money, area ,TDR,FSI. -Want change in policy related to housing development • Site and Services- <ul style="list-style-type: none"> -Underground sewage system -Waste treatment and management Demand for public parking • Mobility- <ul style="list-style-type: none"> -Ready for leaving setback in the process of road widening if incentives and rental are given. -Agreed with the proposed accessibility • Amenities- <ul style="list-style-type: none"> -Satisfied with the proposed public amenities like school and hospital which was there urgent need. -They wanted to know the specific use of open spaces. |



Individual Projects



Project 1: Ashoknagar:

Housing scenarios, integrating better amenities and infrastructure along the main transect

Project 2: Shivajinagar:

Housing scenarios, integrating better amenities and infrastructure

Project 3: Water front

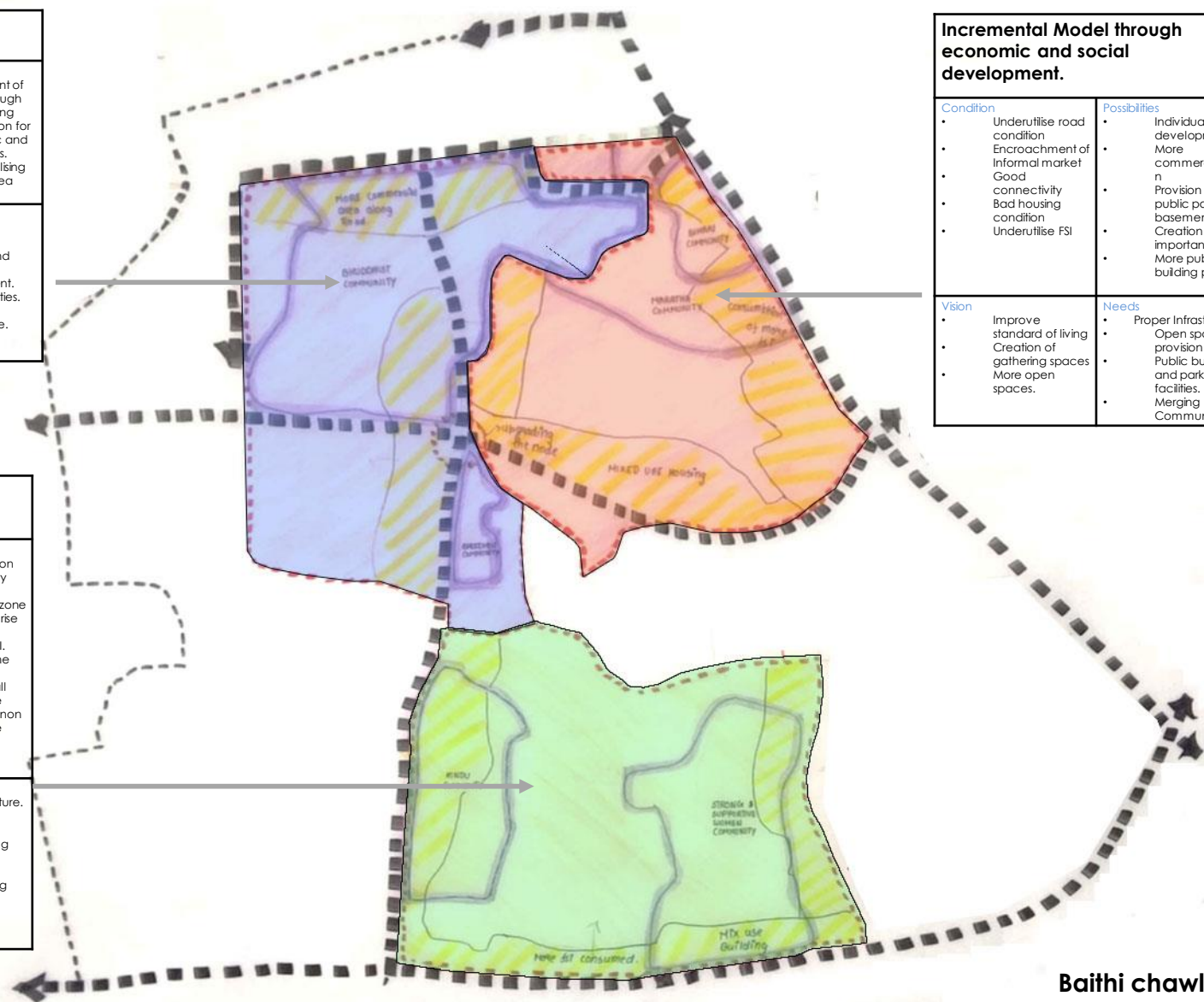
Development and design intervention for risk prone housing

Waldhuni, Kalyan

| In situ Redevelopment for single community | |
|--|--|
| Condition <ul style="list-style-type: none"> • Bad condition housing • No clear landownership • High density area • Strong social bonding | Possibilities <ul style="list-style-type: none"> • Development of housing through social bonding • More provision for social, public and open spaces. • Commercialising road side area |
| Vision <ul style="list-style-type: none"> • Improve standard of living • Creating hygienic condition • Proper infrastructure and amenities • Retaining strong community bonding | Needs <ul style="list-style-type: none"> • More Public Building. • Garbage and waste management. • More amenities. • Proper Infrastructure. |

| Inclusive Housing | |
|---|--|
| Condition <ul style="list-style-type: none"> • Bad condition housing • Narrow roads • Less FSI • Consumed More Co-operative housing society. | Possibilities <ul style="list-style-type: none"> • Amalgamation of community • Creation of commercial zone • Building high rise structure by increasing FSI. • Densifying the area • Combining all co-operative housing and non co-operative housing together. |
| Vision <ul style="list-style-type: none"> • Improving standard of living • Legalising the area through proper rules and regulation • Proper parking, open space and social space. | Needs <ul style="list-style-type: none"> • Proper Infrastructure. • Open space provision • Public building and parking facilities. • Good housing condition |

| Incremental Model through economic and social development. | |
|---|--|
| Condition <ul style="list-style-type: none"> • Underutilise road condition • Encroachment of Informal market • Good connectivity • Bad housing condition • Underutilise FSI | Possibilities <ul style="list-style-type: none"> • Individual plot development • More commercialization • Provision of public parking at basement level • Creation of important nodes • More public building provision |
| Vision <ul style="list-style-type: none"> • Improve standard of living • Creation of gathering spaces • More open spaces. | Needs <ul style="list-style-type: none"> • Proper Infrastructure. • Open space provision • Public building and parking facilities. • Merging various Communities. |



Baithi chawl , Kalyan