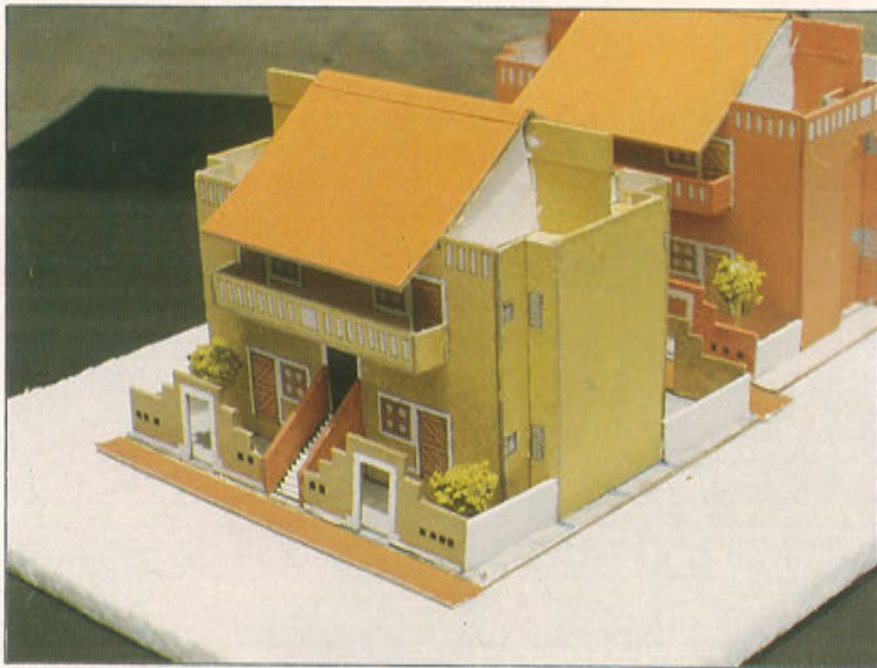


Housing for Annanagar, at Dharavi, Bombay

P.K. Das, A.I.I.A.



Housing Units, Anna Nagar: A view of the model



Housing Units, Anna Nagar: A view of the model

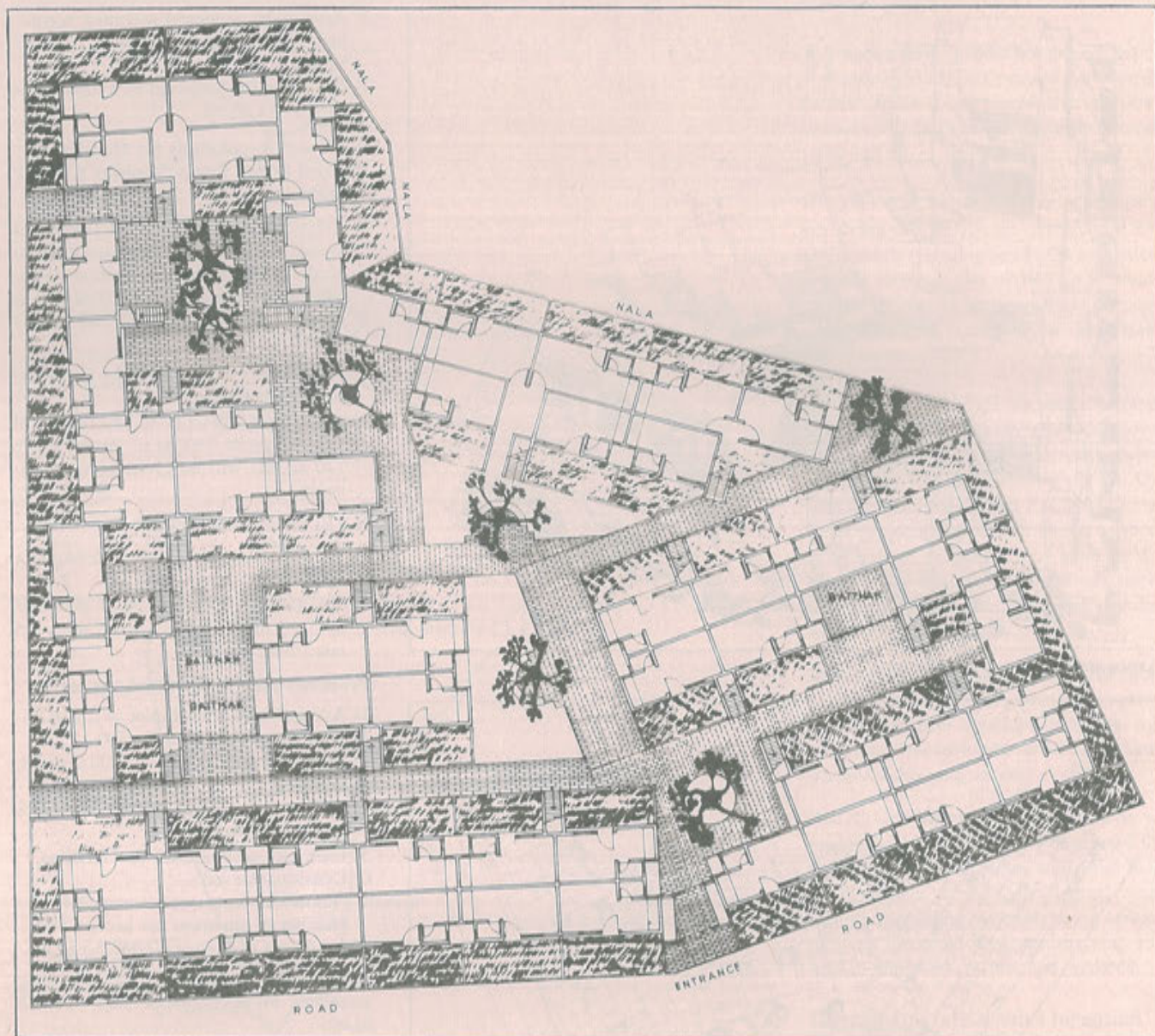
Dharavi as we all know is the largest slum in the country and probably is the largest in the world. It occupies 175 hectares of land and has a population of nearly 5,00,000. (The official figure being 2.5 lakhs population).

In 1887, Mr. Adamji Peerbhoy started the first tannery in Dharavi, exporting leather to Europe. Subsequently, many more tanneries opened up. As the local population, chiefly, fishermen did not take kindly to the new industry through the church a mission helped Tamil Christians to migrate to Dharavi to work in the tanneries and also to organise several small tanneries. At that time, Dharavi was the extreme north of the city of Bombay. Now of course, it is a prime location with both the Western Railways and the Central Railways connecting. Also, the two national highways i.e. the Western Express Highway and the Eastern Express Highway, run close to Dharavi. Dharavi has also become an important location due to the development of Bandra-Kurla business and commercial complex.

Today, a large variety and diversity of activities make Dharavi an important economic constituent of this city. 35% of its population are self-employed. Within Dharavi, 40% have permanent jobs, 15% have temporary jobs and 10% are unemployed.

Out of the 175 hectares of land in Dharavi, the B.M.C. owns 106 hectares. The state and central governments own 26 hectares and 43 hectares are under private ownership.

Dharavi today has become an important subject of discussion. After Shri Rajiv Gandhi as the President of the Congress party visited Dharavi, the government made pretensions about launching a few programmes for its development. Subsequently, upon becoming the Prime Minister, Mr. Gandhi announced a 100 crore aid for the development of slums in the city of which nearly 37 crore is earmarked for Dharavi alone. In order to carry out this programme, a special cell called the Prime Minister's Grant Project (P.M.G.P.) has been set up. They propose to spend Rs. 20 crore of the 37 crore for infrastructure, 10 crore for slum upgradation, 5 crore in alternate sites and 2 crore for construction of transit camps.



Cluster Plan showing paved paths and baithaks.

In May 1987, the Government of Maharashtra sanctioned the Master Plan of Dharavi. Accordingly, it is estimated that 45,000 families will be allowed to continue living in Dharavi and the balance 10,000 families will be moved out. They have also selected two sites for rehabilitation of 2,700 families out of the 10,000 to be displaced. These, however, are all based on the official population figures.

The Prime Minister's Grant Project Scheme's responsibilities include monitoring the various infrastructure work, build-

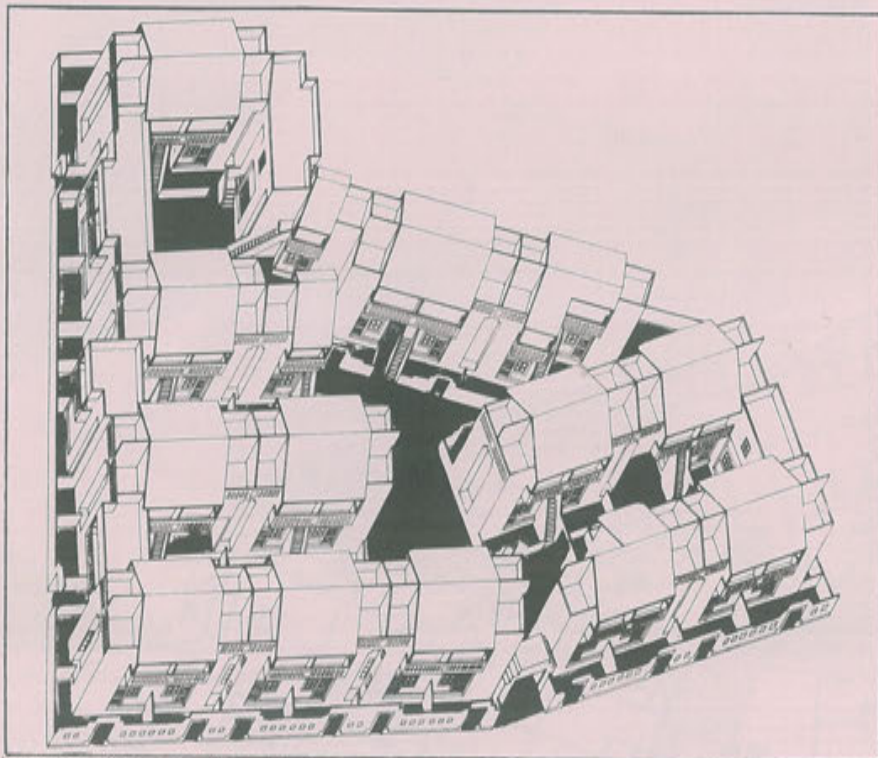
ing the transit camps, helping people in registration of societies and also helping the societies in obtaining loans for housing. In this process, people of Annanagar appointed me as their Honorary Architect. Annanagar has 1,100 families proposed to be reconstructed in 6 phases. We have already submitted our designs to the P.M.G.P. for the first phase having 188 families. We expect to start the construction of this phase by December, this year.

The majority of the housing units have

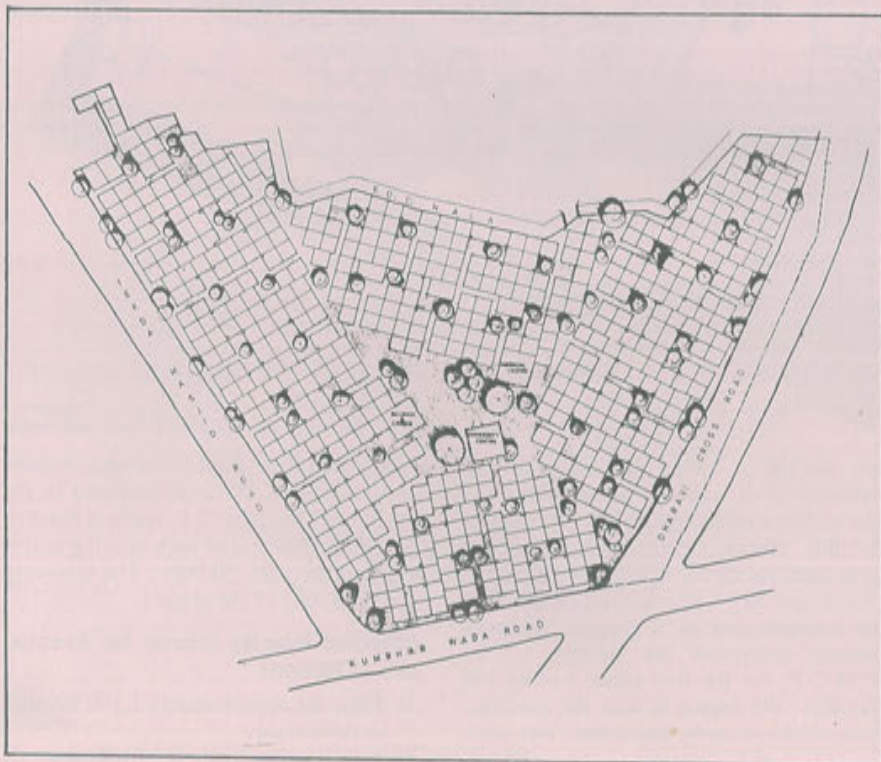
an area of 180 sq.ft. This has been decided on the basis of the areas recorded in the photopass. The P.M.G.P. has laid this as a condition. The cost of each housing unit is approximately Rs. 30,000/-. The following is a brief data of the project.

Proposed Housing Scheme for Annanagar — Dharavi

- 1) There are approximately 1,100 families in Annanagar.
- 2) Total land area of Annanagar is 23392.5 sq.mt.



Axonometric view of the cluster



Site plan showing central chowk with community facilities.

- 3) Area under proposed widening according to Development plan is 1525.29 sq.mt.
- 4) Nett area for proposed development is 218767.11 sq.mt.

Rules and Regulations for Housing in Dharavi as per Prime Minister's Grant Scheme

- 1) Tenement areas in the new development would be based on the existing areas recorded in photopasses made in 1976. The basis for residential units as well as for residential-cum-commercial units is as follows:

Areas upto 135 sq.ft. will be given 180 sq.ft. (carpet area).

Areas from 136 sq.ft. to 180 sq.ft. will also be given 180 sq.ft. Areas above 180 sq.mt. will be given same as existing.

- 2) FSI permissible = 1.33
- 3) Maximum density allowed 266/Acre or 665/hectare (families)
- 4) Compulsory open spaces for buildings upto 10 mts. front 1.5 mts., Rear 1.5 mts., Side 1.5 mts.

Proposed Plan layout for Annanagar

- 1) Average area of each plot = 28 sq.mt.
- 2) Total number of plots = 500.
- 3) Total area under plots = 14000 sq.mt. which is 65% of the total plot area.
- 4) Open space 7867 sq.mt. which is 35% of the total plot area.
- 5) Each plot accomodates two families.
- 6) Density achieved —
 Number of tenement per acre 201
 Number of tenement per hectare 502
 Land area of 8 chawls 6443.56 sq.mt.

Area under proposed road widening according to development plan 1118.88 sq.mt.

Nett area for proposed development 5324.68 sq.mt.

Average area of each plot 28 sq.mt.
 Number of plots 140.

Area under plots 3920 sq.mt. which is 73% of the total area of 8 chawls

Open spaces 1404.88 sq.mt. which is 27% of the total area of 8 chawls F.S.I. permissible = 1.33

Total Built-up area permissible = 2082 sq.mt.

Built-up area as per our proposal = 4422 sq.mt.

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