

**“Remaking of Mumbai”**

*focusing on*

**Reconstruction of unsafe / dilapidated  
buildings**

*and*

**Upgrading of City Infrastructure**

*through*

**PPP** (Public Private Partnership)

by

**“Remaking of Mumbai Federation”**

We will neglect our cities to our peril,  
for in neglecting them we neglect the  
nation.



# Existing situation

- 20,000 Cessed Buildings exist in the Island City Of Mumbai (Colaba to Mahim).
- Many of these buildings were built during British Era to house Textile Mill Labour and were constructed in late 19<sup>th</sup> and early 20<sup>th</sup> Century.
- Many people have lost lives and property in the last few decades and the process is going to accelerate.

# History

- ❖ Landlord had no initiative to repair as rent frozen at 1940 level by Rent Control Act of 1947
- ❖ Since the sixties Government, Courts and NGOs have been aware of Gravity of Dilapidated Building related issues and danger to Human Life.
- ❖ As no funds were available for redevelopment Government established Bombay Repairs and Reconstruction Board in 1969 to repair and maintain these dilapidated bldgs.
- ❖ As the problem of collapsing buildings became grave the Government appointed the Sukhtankar Committee in 1995 which permitted Redevelopment with cap of 4 FSI.
- ❖ The capacity of 4 FSI was unviable therefore in 1999, the govt introduced cess building reconstruction policy with FSI incentive. This solution was worse than the cure.
- ❖ Then 26th July 2005 happened where hundreds of Mumbai Residents died and Bombay came to a standstill. The problems of dilapidated buildings became very grave.
- ❖ Anticipating the gravity of the problem and danger to human lives Lalit Gandhi evolved a policy that has turned into the “Remaking of Mumbai” win-win solution, which has the life danger as the cause and a World Class city as the resultant.

# THE HINDU

Online edition of India's National Newspaper

Sunday, Feb 19, 2006

## Mumbai building collapse kills 15

At least 15 people have died and another five have been injured when a building collapsed in a Mumbai suburb.

The wall of a partially-built warehouse crumbled, burying many of those working on the site under the rubble.

A police spokesman said all the victims were labourers, and that several people were still thought to be trapped under the rubble in an unknown condition.

There was no indication of the cause of the collapse, although such incidents are common in India.

Those injured were taken to a local hospital in a stable condition, reports said.

The Efe news agency reported that one of the owners of the site where the labourers were working was detained for questioning by authorities.



# THE TIMES OF INDIA

Powered by Indiatimes

31 Aug, 2005 | Updated at 1444 hrs IST

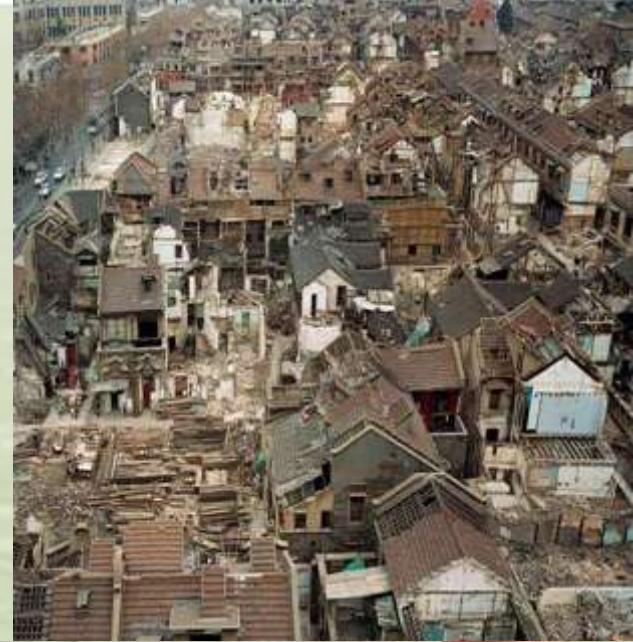
## India building collapse kills 10

Aug 23, 2005

A four-storey residential building collapsed in India's financial capital Mumbai early on Tuesday, killing 10 people and leaving at least 25 trapped in the debris, police and television news channels said.

Fire and police teams rescued 47 people from the building in the crowded Nagpada area of central Mumbai, formerly known as Bombay, a police officer said.

"There is a very large crowd now and the streets are very narrow, so rescue efforts have slowed down a bit," he said.



# HINDUSTAN TIMES

Special Correspondence

Aug 23, 2005

A four-storey residential building collapsed in India's financial capital Mumbai early on Tuesday, killing 10 people and leaving at least 25 trapped in the debris, police and television news channels said.

Fire and police teams rescued 17 people from the building in the crowded Nagpada area of central Mumbai, formerly known as Bombay, a police officer said.

"There is a very large crowd now and the streets are very narrow, so rescue efforts have slowed down a bit," he said.



## लोकसत्ता

मुद्रार्थ: अग्रकावार, २८ जानवरी २००५



26 July 2005



# Managing Committee

## Chairman

Lalit Gandhi

## President

Justice P N Bhagwati

## Vice Presidents

Girish Gokhale  
Anand Gupta  
Adolf Tragler  
Mukesh Mehta

## Secretary

Mayank Gandhi

## Jt. Secretaries

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Gurunath Dalvi  
Vijay Kalantri  
M. Morje  
Shankar Desai  
Vikas Narayan

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Vimal Punmiya

## Jt. Treasurers

Muhammadali Patel  
Shashank Ninawe  
S.G. Dharmadhikari  
S.H. Jain  
Yashwant Dalal  
Vinod Sampat

(Past President – Maharashtra Chamber of Housing Industry)

(Ex. Chief Justice of India)

(Ex. Mun. Commissioner – Mumbai)  
(Chairman Builders Assn. of India)  
(Director – Slum Rehabilitation Soc.)  
(Architect – Dharavi Redev. Project)

(Activist)

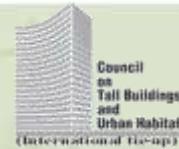
(Ex. MD Industrial Investment Trust)  
(President – Institute of Architects)  
(President – All India Assn. of Inds.)  
(Gen. Sec. – Flat Owners Assn.)  
(Past Pres. – Builders Assn. of India)  
(Vice Pres. – Tenants Assn. of India)

(Chairman – All India Business Council)

(Gen. Sec. – Fed. Of Assn. Maharashtra)  
(Principal – Raheja College of Architects)  
(Pres. – Ind.Soc. Structural Enggs)  
(Hon. Secy. – The Inst. of Engineers)  
(President – Estate Agent's Assn.)  
(President – Co.Op.Soc. Resident's Users & Welfare Assn.)

## Steering Group

- All India Assn. Of Industries
- All India Business Council
- Asmita College Of Arch.
- Builders Assn. Of India
- Estate Agents Assn.
- Fedn of Assn. Of Maharashtra
- Flat Owner's Association
- Indian Council of Foreign Trade
- Indian Concrete Institute
- Indian Merchants' Chamber
- Indian Soc of Strctural Enggrs.
- Institute Of Engineers (I)
- L.S. Raheja College of Arch
- Mahila Milan.
- Maharashtra Society's Welfare Assn.
- N S D F
- P E A T A
- S P A R C
- Slum Rehabilitation Society
- Tenants Assn. Of India
- Times Foundation
- ASIA CRE (Hong Kong)



# Members

## NGOs

## Associations

- Maharashtra Chamber of Housing Industry
- Confederation of Indian Industry (CII)
- Indian Soc of Structural Enggrs.
- The Inst. Of Engineers (I)
- All India Business Council
- Indian Council of Foreign Trade
- All India Assn. Of Industries
- Maharashtra Soc. Welfare Assn.
- Indian Merchants' Chamber
- Indian Concrete Institute
- Fedn. of Assn. Of Maharashtra
- Mumbai District Co-op Housing Federation Ltd
- Estate Agents Assn.
- Builders Assn. Of India
- Giants International
- Flat Owner's Assn.
- BAR Association of Bombay
- ASIA CRE (Hong Kong)
- CREDAI
- Property Redevelopers Assn.

- Slum Rehabilitation Soc.
- NSDF
- CITISPACE
- Clean Air
- Mahila Milan
- Times Foundation

- Tenants Assn. Of India
- PUKAR
- NAGAR
- PEATA
- SPARC
- Bombay First

## Academic Institutions

- Property Owners' Association
- Academy of Architecture
- The Indian Institute of Architects
- Sir J. J. College of Architecture
- IES College of Architecture
- Lt. B. H. College of Architecture
- Pillai College of Architecture
- B. M. College of Architecture
- D. Y. Patil College of Architecture
- Kamala Raheja Institute of Architecture
- Rizvi College of Architecture
- Indian Banks Association
- Asmita College Of Architecture
- L.S. Raheja College of Architecture
- Urban Design Research Institute (UDRI)

# INTERNATIONAL TIE-UPS



**Council  
on  
Tall Buildings  
and  
Urban Habitat**

**MOU** has been signed with the world's largest body

## **COUNCIL ON TALL BUILDINGS AND URBAN HABITAT (CTBUH)**

to support RoMF in Remaking Mumbai with Sector-by-Sector redevelopment.

The agreement will help to bring together all of the disciplines involved in creating the urban environment on a global basis.

RoMF has been appointed as the **country leader** and will be in a position to bring the best planners, architects, developers and consultants for rejuvenating Mumbai into a world class city.

### **Who Is CTBUH?**

The Council on Tall Buildings and Urban Habitat is the only non-profit organization that brings together all of the disciplines involved in creating the urban environment on a global basis.

### **A Tradition of Service**

CTBUH performs an invaluable service in a world of exploding populations, urban sprawl and new security concerns. Since it was founded in 1969, the Council has been actively creating and sharing new knowledge about the urban habitat, tall buildings and their growing impact on the urban environment.

### **Global Reach**

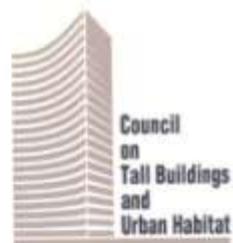
With an international membership representing a wide range of professions, including architecture, engineering, construction, city planning and other relevant social sciences, the Council is able to study and report on all aspects of urbanization, from safety issues and quality of life, to the need for economy in construction, and the revitalization of older urban areas.

### **Activities**

CTBUH disseminates its findings through world congresses; international, regional and specialty conferences; technical forums; special tasks forces; and workshops. Also through the publication of books, monographs, proceedings, special reports, a monthly e-newsletter and the CTBUH Review, a professional on-line journal containing refereed papers written by researchers, scholars and practicing professionals. The Council also maintains a searchable digital database with statistics on tall buildings worldwide. Through these major activities the Council seeks to help the urban habitat provide adequate space for life and work by utilizing the latest innovations and by analyzing all other important social and cultural variables that influence both the natural and human built environments.

### **CTBUH Executive Committee**

David Scott, Chairman  
212-896-3247  
[discott@ctbuh.org](mailto:discott@ctbuh.org)  
Antony Wood, Executive Director  
312-567-3307  
[awood@ctbuh.org](mailto:awood@ctbuh.org)  
Geri Kery, Manager of Operations  
312-909-0253  
[gkery@ctbuh.org](mailto:gkery@ctbuh.org)  
Ron Klemencic, Past Chairman  
206-292-1200  
[rklemeinc@mkac.com](mailto:rklemeinc@mkac.com)



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Illinois Institute of  
Technology  
S. R. Crown Hall  
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Chicago, IL 60616  
Phone: 312/909-0253  
Fax: 610/419-0014

[WWW.CTBUH.Org](http://WWW.CTBUH.Org)





## MEMORANDUM OF UNDERSTANDING BETWEEN REMAKING OF MUMBAI FEDERATION (ROMF) AND COUNCIL ON TALL BUILDINGS AND URBAN HABITAT (CTBUH)

### Article 1:

Memorandum of Understanding (MOU) between Remaking of Mumbai Federation (ROMF) and Council on Tall Buildings and Urban Habitat (CTBUH) Hereinafter referred to as the "Contracting Institutions" have agreed to broaden and deepen their mutual professional and pedagogical relations and cooperation in the interest of contributing to the Redevelopment of Mumbai.

### Article 2:

The main objectives of the relations and co-operation between the contracting institutions are:

- a) To achieve jointly coordinated and synchronized results in remaking of Mumbai with Sector to Sector redevelopment.
- b) RoMF to be the point of contact for international press, for building related stories within the country, either of general interest or related to a natural or man made disaster.
- c) RoMF to meet with the new developers , architects, engineers who plan to work in India to reveal them the local working practices.
- d) To formulate and guide the new approach in disciplines of concept, design and implementation of the projects related to City Re-development of Mumbai.
- e) CTBUH to recognise, broadly in consonance with the international best practices for recommendations and guidelines to give direction to ROMF to undertake and execute all such activities required for the fulfilment of objectives described above.

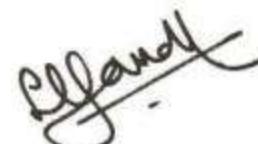
### Article 3:

With a view to achieving the objectives set forth in the preceding article, the contracting institutions undertake in accordance with the Acts, Statutes, Ordinances and Regulations governing the respective contracting institutions and in keeping with the various relevant provisions of law, the contracting institutions agree:

- a) To collaborate in conducting various activities of ROMF/ CTBUH in the area of City redevelopment.
- b) To exchange information, data and documents pertaining to various relevant activities.

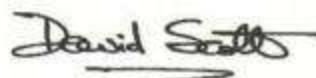
- c) To organise consultations, discussions, seminars and colloquia on research and in the areas of construction of Tall Buildings and Urban Habitat and build public opinion.
- d) To extend help and co-operation for mutual advantage in the area of Technology Transfer across the frontiers.

For Remaking of Mumbai Federation (ROMF)

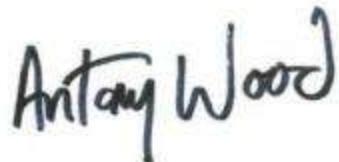


Lalit Gandhi, ROMF Chairman

For Council on Tall Buildings and Urban Habitat (CTBUH)



David Scott, CTBUH Chairman



Antony Wood, CTBUH Executive Director

## CERTIFICATE OF MEMBERSHIP

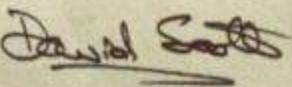
# Remaking of Mumbai Federation

is a member of the

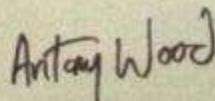
## *Council on Tall Buildings and Urban Habitat*

A professional society dedicated to providing international interaction and access to state-of-the-art knowledge on the design, construction, operation, and maintenance of tall buildings and their place in the urban environment. All benefits and privileges are hereby conveyed appropriate to the level of membership as designated below.

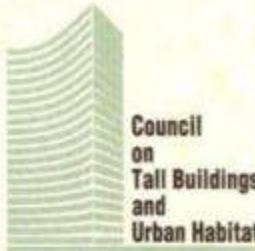
### **Supporting Contributor**



Chairman



Executive Director



Expires August 2008



**Council  
on  
Tall Buildings  
and  
Urban Habitat**

**Chairman**  
David Scott  
Arup

**Executive Director**  
Antony Wood  
Illinois Institute of Technology

**Past Chairman**  
Ron Klemencic  
Maghnuian Klemencic Assoc.

**Systems Director**  
Charles Killebrew  
Frickard Chilton Architects

**Manager of Operations**  
Geri Kery  
CTBUH

**Steering Group**  
Ahmad Abdellaziz  
Mir M. Ali  
Sabah Al-Rayes  
Carl Baldassarri  
W. Gene Corley  
Johannes de Jong  
Stephen Y. Desimone  
Mahjoub ElNimri  
James G. Forbes  
Thomas Friedstein  
Louis Geschwindner  
Timothy Johnson  
Jan Klerks  
Ryszard M. Kowalczyk  
Simon Lay  
Thomas McCool  
Moira Moser  
Gary Pomerantz  
Jerry R. Reich  
Mark Sarkesian  
Simon Strzelcik  
Brett Taylor  
George von Kien  
Steve Watts  
Kenneth Young

July 31, 2007

Mr. Lalit Gandhi  
Remaking of Mumbai Federation  
c/o 4<sup>th</sup> Floor, Lok Bhavan, Lok Bharti Complex  
Marol Maroshi Road, Andheri (E)  
Mumbai 400 059, India

Dear Mr. Gandhi:

Thank you for agreeing to serve as the Council on Tall Buildings and Urban Habitat's Country Leader for India. As you will read in the attached Five-Year Plan, the Council is placing an increasing emphasis on its international base. The role of Country Leader has been expanded and the responsibilities redefined to include the following:

- Represent the Council within your country of residence, and adjacent countries if there is no Country Leader identified.
- Represent your country within the Council.
- Be a point of contact for the international press, for building-related stories within your country; either general interest or related to a natural or man-made disaster.
- Meet with any new developers, architects, engineers who plan to work in your country to briefly describe working practices.
- Check that the Council's list of tall buildings in your country, and adjacent countries, is accurate.
- Track the number of members in your country.
- Prepare a brief annual report that shall: list the members in your country; confirm that the list of tall buildings for your country is correct; list any meetings with new developers, architects, engineers who plan to work in your country that originated from the CTBUH web-site; list any objectives and input you would like to have into the running of the Council.
- Country Leaders will find a replacement leader after a 3-4 year term. The new leader should belong to a different company/organization.

The benefits to being a Country Leader are:

- You would be named as the primary contact for your country, on both the CTBUH web site and with our list of press contacts.
- You would become a point of contact for international press and people interested in your country.
- You would automatically become entitled to be part of the CTBUH leadership (the Steering Group or special country committee).
- Each issue of the CTBUH Journal will include a one-page feature on one of the Country Leaders. Leaders of countries having ten or more paying members would have their profile featured on the CTBUH web site, together with links to their own site.

Once again, we appreciate your volunteering to take on this role and look forward to working with you in your new capacity as Country Leader for India.

Sincerely,

David Scott  
Chairman

Encl. (CTBUH Five-Year Plan)

# CTBUH Members

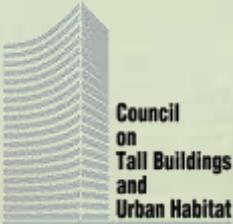


Council  
on  
Tall Buildings  
and  
Urban Habitat



Name of Organisations	Place	Name of Organisations	Place
Arup	USA	Kuwait Foundation for the Advancement of Sciences	Kuwait
The Blume Foundation	USA	Skidmore Owings & Merrill, L.L.P.	USA
Bovis Lend Lease S.r.l.		Tishman Speyer Properties	USA
Davis Langdon LLP	U.K	Walter P Moore	USA
DeSimone Consulting Engineers	USA	Omrania & Associates	Saudi Arabia
Gale International	USA	RISE International	USA
Illinois Institute of Technology, College of Architecture	USA	Leslie E. Robertson Associates	USA
KONE Oyj	Finland	Rosenwasser/Grossman Consulting Engineers P.C	USA
NBBJ	USA	Rowan Williams Davies & Irwin Inc.	Canada
Samsung Corporation (Engineering & Construction)	Korea	Solomon Cordwell Buenz & Associates, Inc.	USA
Schindler Elevator Corporation	USA	The Thornton Tomasetti Group	USA
Schirmer Engineering Corporation	USA	Woods Bagot	UK
WSP Group	UK	CPP, Inc.	USA
American Institute of Steel Construction, Inc.	USA	Dong Yang Structural Engineers	Korea
Zuhair Fayed Partnership	Saud Arabia	Dubai Waterfront	Dubai
Hongkong Land Ltd.	HongKong	T.R. Hamzah & Yeang Sdn Bhd, Arkitek	Malaysia
KLCC (Holdings) Berhad	Malaysia	Institute of Architectural Design	
Cosentini Associates	USA	NORR Architects & Engineers	Canada
CS Associates	USA	Palafox Associates	Philippine
CTL Group	USA	Pan Arab Consulting Engineers	Kuwait
Dar Al.Handasah (Shair and Partners)	Egypt	Pelli Clarke Pelli Architects	Connectient
DeStefano + Partners Ltd.	USA	Plannungsgruppe Droege Baade Nagaraj	Germany
Dunbar & Boardman	UK	STS Consultants Ltd.	USA
Terry Farrell & Partners	UK	Taylor Thomson Whitting Pty.Ltd.	Australia
Flack + Kurtz	USA	Tekla, Inc.	USA
FXFOWLE Architects P.C.	USA	The Calvin Group, LLC	USA
HP Konig, Heunisch and Partner	Germany	Traynor O'Toole Architects	UK
Magnusson Klemencic Associates	USA	University of Nottingham	UK
MulvannyG2 Architecture	USA	Vipac Engineers & Scientists Ltd.	Australia

# CTBUH Members



Aedas Ltd.	HongKong	Research, Shenzhen University	China
Arup	UK	Japan Iron and Steel Federation	Japan
BMT Fluid Mechanics Limited	UK	DHV Bouwen Industrie	Netherlands
Halvorson and Partners	USA	The Durst Organization	USA
Hyder Consulting Pty.Ltd.	Australia	Goettsch Partners	USA
Rolf Jensen & Associates, Inc.	USA	Gold Coast City Council	Australia
Larsen & Toubro Limited	India	GS Engineering & Construction	Korea
MACE	UK	Hallcrow Yoolles	USA
W.L. Meinhardt Group Pty.Ltd.	Australia	Haynes Whaley Associates, Inc.	USA
American Iron and Steel Institute	USA	Heller Manus Architects	USA
Aronsohn Consulting Engineers bv		Hijjas Kasturi Associates Sdn.	Malaysia
Boundary Layer Wind Tunnel	Netherlands	HOK, Inc.	USA
Laboratory (U. Western Ontario)	London	Hong Kong Housing Authority	HongKong
Buro Happold Limited	UK	Horvath Reich CDC Inc.	USA
Canary Wharf Group	UK	International Union of Bricklayers and	
Continental Automated Buildings		Allied Craftworkers.	USA
Association (CABA)	Canada	Dennis Lau & Ng Chun Man, Architects	
Cook +Fox Architects LLP	USA	& Engineers (HK) Ltd.	HongKong
Al Jazera Consultants	Kuwait	Lerch Bates Inc.	USA
Allford Hall Monaghan Morris LLP		Stanley D. Lindsey & Associates	N.A.
Altus Helyar	Canada	Margolin Bros. Engineering & Consulting Ltd.	Israel
Architectural Institute of Korea	Korea	McNamara/Salvia, Inc.	USA
Callison Architecture	USA	Middlebrook & Louie	USA
CB Engineers	USA	Axis Design Group Inc.	USA
CBM Engineers	USA	Miyamoto International, Inc.	USA
Chicago Committee on High-Rise Buildings	USA	Murphy/Jahn	USA
Connell Mott MacDonald	Australia	Nikken Sekkei Ltd.	Japan

## Tall Buildings

Planning, designing, marketing and managing of sustainable skylines for current and future generations



### Tall Buildings are an alchemical mix of real estate speculation, technological advancements & architectural experimentation –

Eric Howeter

The race to build super Tall Buildings has reached epic proportions as they are considered the solution to high demand for city centre office and residential space, as a tool for urban regeneration and as crucial landmarks to boost the brand identities of towns and cities.

#### Key Presentations from Statutory Boards:

**David Scott** Chairman  
**Council on Tall Buildings and Urban Habitat (CTBUH)**, USA  
Principal, Arup, New York

**Antony Wood**, RIBA Executive Director  
**Council on Tall Buildings and Urban Habitat (CTBUH)**, USA  
**Steven Bee** Director of Planning & Development **English Heritage**, UK

#### Key International Presentations & Distinguished Speakers:

**Ruan ZhenJi** General Manager of Technology Department  
**China Jin Mao Group Co., Ltd, Shanghai**  
**Cathy Yang** Assistant Vice President  
**Taipei 101, Taiwan**  
**Steve Watts** Partner and Leader, International Tall Buildings Group  
**Davis Langdon & Seah International**  
**Sam Casella, FAICP/PP President**  
**The Planning Authority LLC, USA** Former President  
**American Planning Association**  
**Stephen Ballesty** Immediate Past Chairman  
**Facility Management Association of Australia** Managing Director  
**Rider Hunt Terotech, Australia**  
**Paul Katz** Principal  
**Kohn Pedersen Fox, New York**  
**David Malott** Senior Associate Principal  
**Kohn Pedersen Fox, New York**

**Lalit Gandhi** Convener - Remaking of Mumbai Federation  
Chairman and Managing Director, Lok Housing and Construction Ltd  
**Mayank Gandhi**, Member Remaking of Mumbai Federation  
Director- Lok Housing and Construction Ltd  
**Stephen Perkins** International Marketing Director **HermanMiller**  
**Geoff Hardy** Managing Director- **Bassett Consulting Engineers**  
Director Buildings Australia, New Zealand & AsiaGroup  
**AECOM**  
**David Lee** Managing Director **Maunsell Structural Consultants Ltd.**  
**Tim Efthimiady** Asian Commercial Director, Construction Industry, Asia Pacific Region  
**Dow Corning**  
**Chris Sparrow** Director **Meinhardt China**  
**Dr Werner Wagner** Head Marketing Façade Systems  
**Sika Services AG Façade Systems, Switzerland**  
**Eric Darmenia** Product Line Director New Installation, Asia Pacific  
**Bernard G. Schwegler** Head of Top Range Division, China  
**Schindler China**

# International presentations

## Redevelopment of old & dilapidated buildings into Tall buildings in the city of Mumbai

- Reconstructing over 20000 old, dilapidated buildings into tall buildings
- Remaking of Mumbai federation with various stakeholders
- Land leveraging to create infrastructure and housing stock for the poor
- Setting standards in a developing country of engineering and technology in building construction,

**Lalit Gandhi, Convener Remaking of Mumbai Federation**

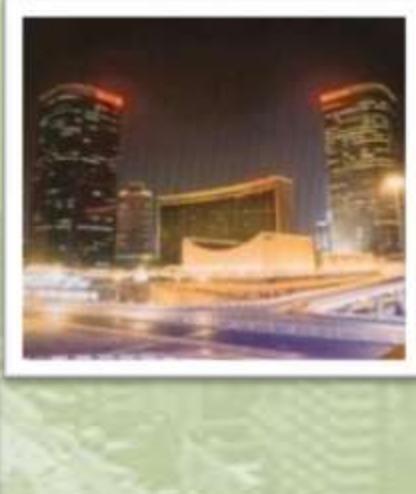
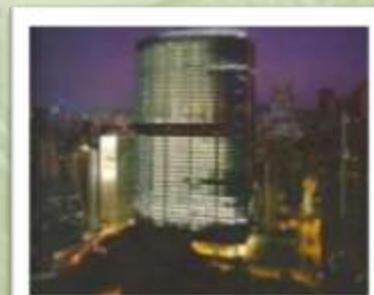
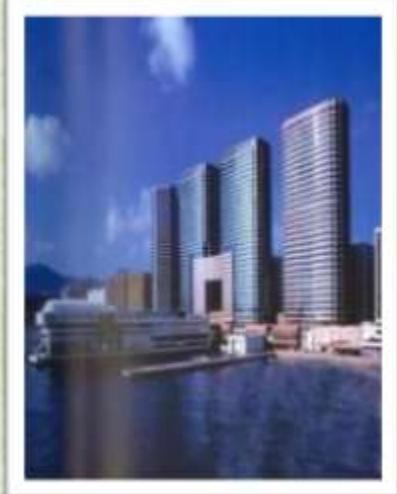
**Chairman and Managing Director Lok Housing and Construction Ltd**

**Mayank Gandhi, Member Remaking of Mumbai Federation**

**Director Lok Housing and Construction Ltd**

**17.20 Chairperson's Closing Remarks**

**17.30 End of Day One**



# International Presentations

## SPEAKERS & MODERATORS



John Tsang,  
Financial Secretary  
*Hong Kong SAR*



Nicholas Brooke, Chairman  
Professional Property Services Group



Kenneth Courtis,  
Founder & Managing Director  
*Next Capital*



Lalit Gandhi, Chairman  
*Remaking of Mumbai Federation*

FT GLOBAL CONFERENCE & EVENTS

**FT ASIA PROPERTY SUMMIT**

Boom or bubble?

September 5-6, 2007  
Four Seasons Hotel, Hong Kong

**Programme**

SEPT 5 - SUMMARY DAY 1

**15:35 KEYNOTE ADDRESS:  
The remaking of Mumbai**

**Lalit Gandhi**, Chairman, *Remaking of Mumbai Federation*  
**Mayank Gandhi**, Secretary, *Remaking of Mumbai Federation*

**16:05 PANEL DISCUSSION:  
India – a different story?**

The Indian market is in the spotlight. Billions of dollars have already been pledged to projects in India by overseas investors. According to Jones Lang LaSalle Meghraj, at least 50-60 specialised private equity funds with average capital of \$250-300 million are currently looking to invest in Indian property. But investment and development can lack balance in fast-growing economies such as India, where commercial land values are racing ahead of residential ones.

What are the prospects for investors in second and third tier cities?  
 What should the government be doing to create more supply?  
 Are Special Economic Zones the answer or are they too fragmented and numerous?  
 Where is the infrastructure to support new development?  
 What does the RBI's recent rate tightening mean for India's real estate market?

Panellists:

**Tanaji Chakrabarti**, President, Knowledge Centre, *Jones Lang LaSalle Meghraj*  
**Aashish Kalra**, Co-Founder and Managing Director, *Trikona Capital*  
**Raj Menda**, Managing Director, *RMZ Corp*  
**Bryan Southergill**, Vice President, *Morgan Stanley Investment Banking*

Moderator:

**Joe Leahy**, Mumbai Correspondent, *Financial Times*

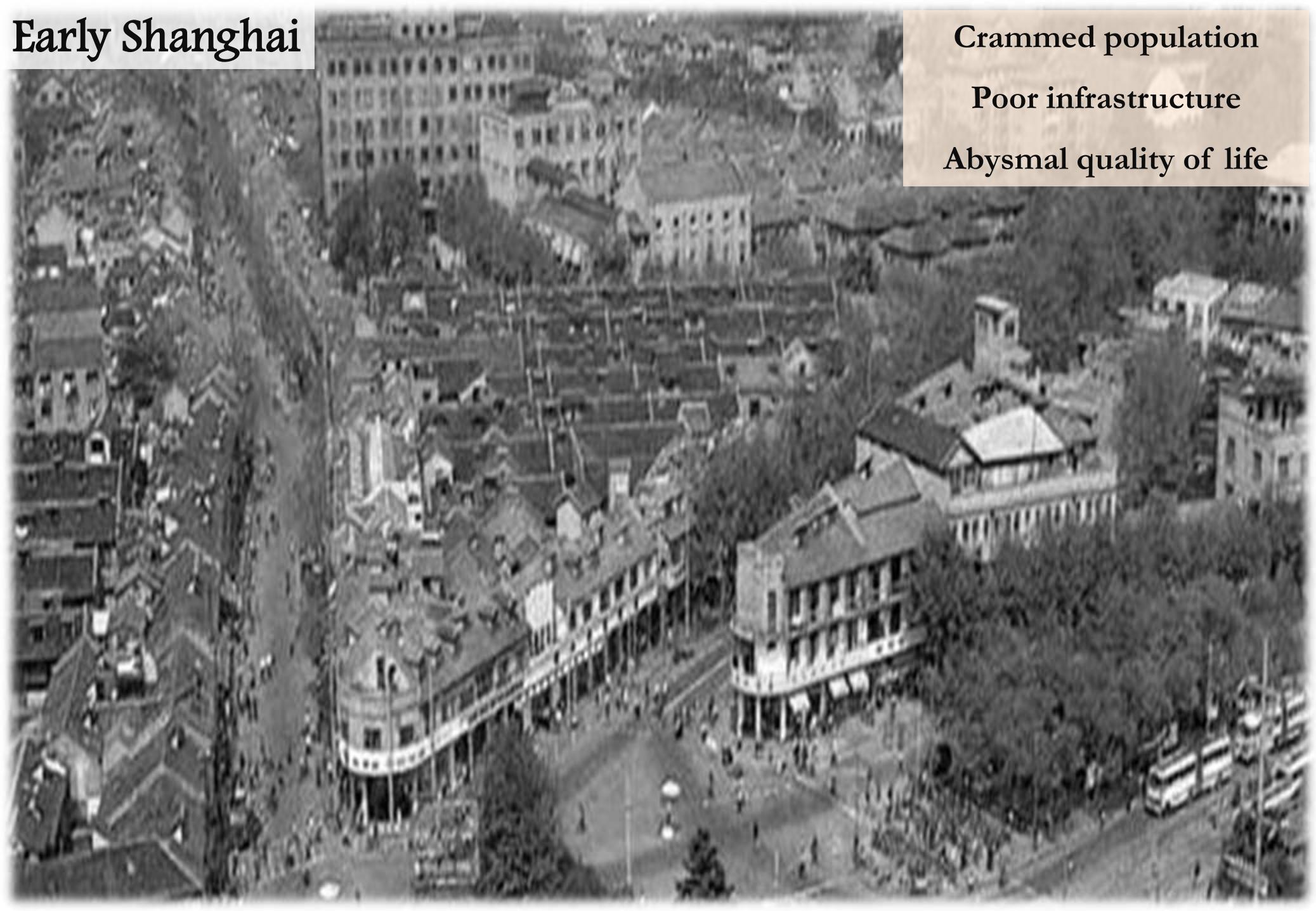
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Hong Kong, Singapore, Shanghai and many other cities were in much worse shape than the present Mumbai.

It is high time to muster strong political and administrative will and by applying innovative ideas, latest technology and the use of the public-private partnership ~ **remake Mumbai to**

**“A WORLD CLASS CITY”**

# Early Shanghai



Crammed population

Poor infrastructure

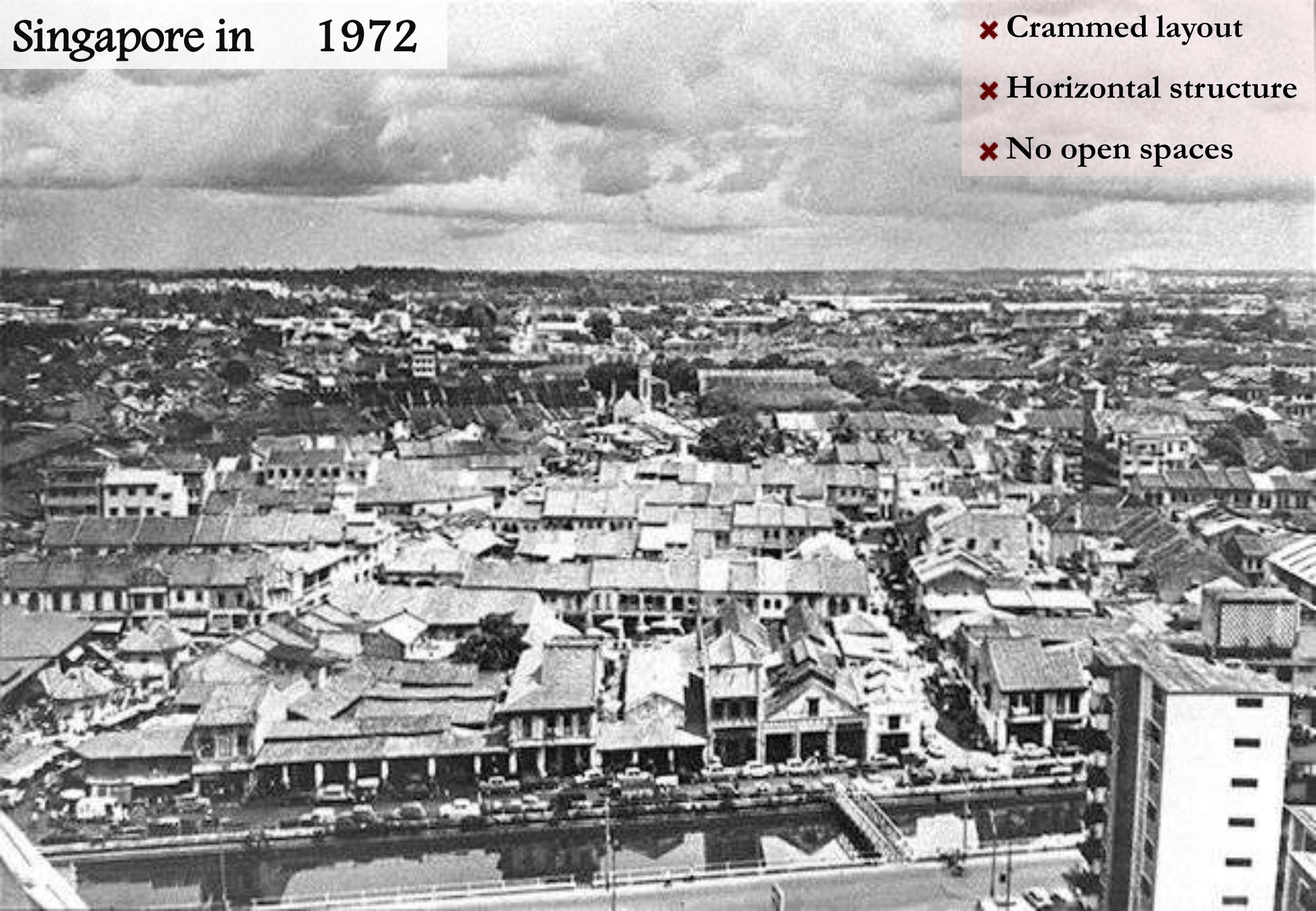
Abysmal quality of life

Shanghai 2006

- ✓ Block-by-block development
- ✓ Strong political and administrative will

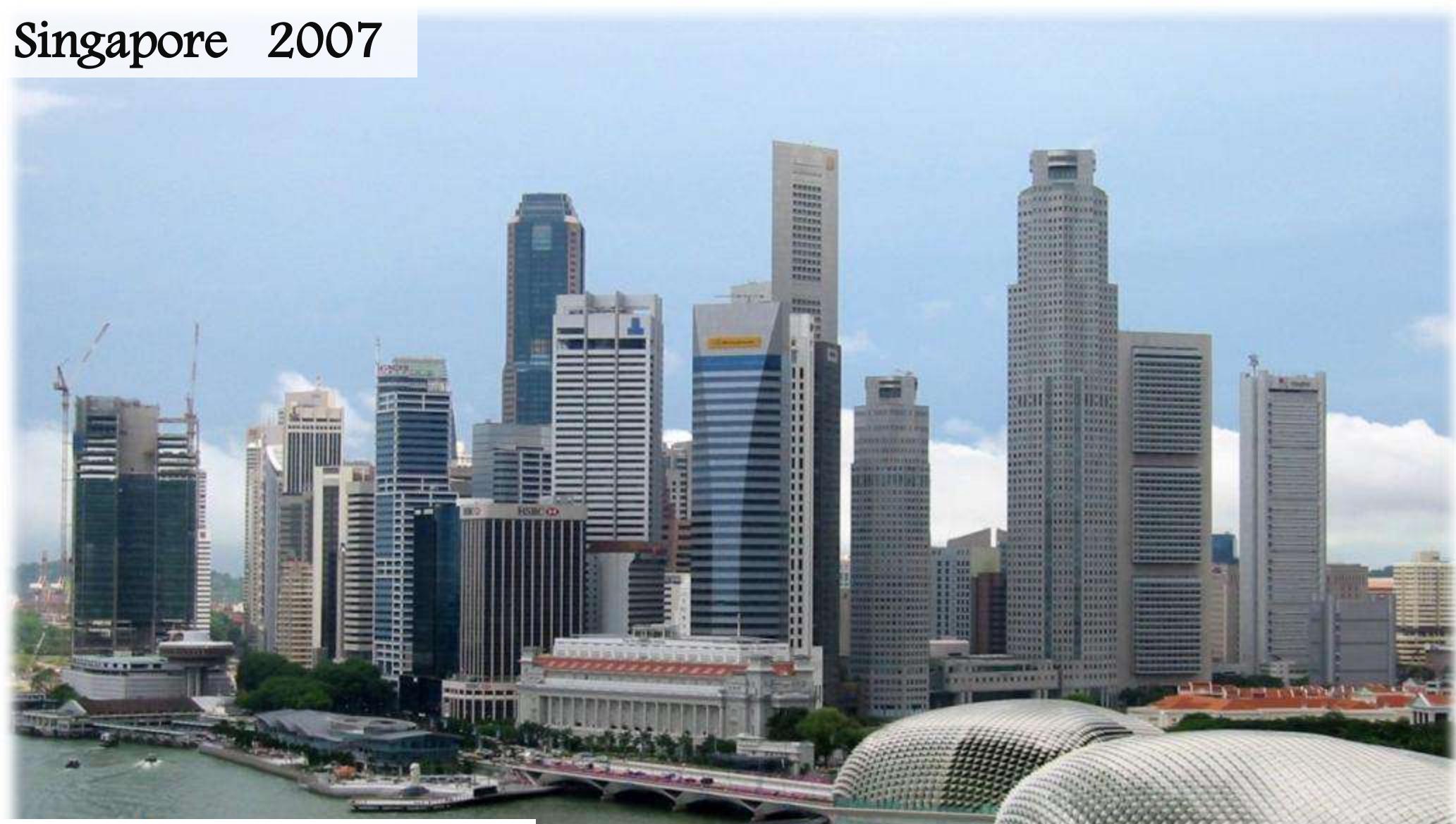


Singapore in 1972



- ✗ Crammed layout
- ✗ Horizontal structure
- ✗ No open spaces

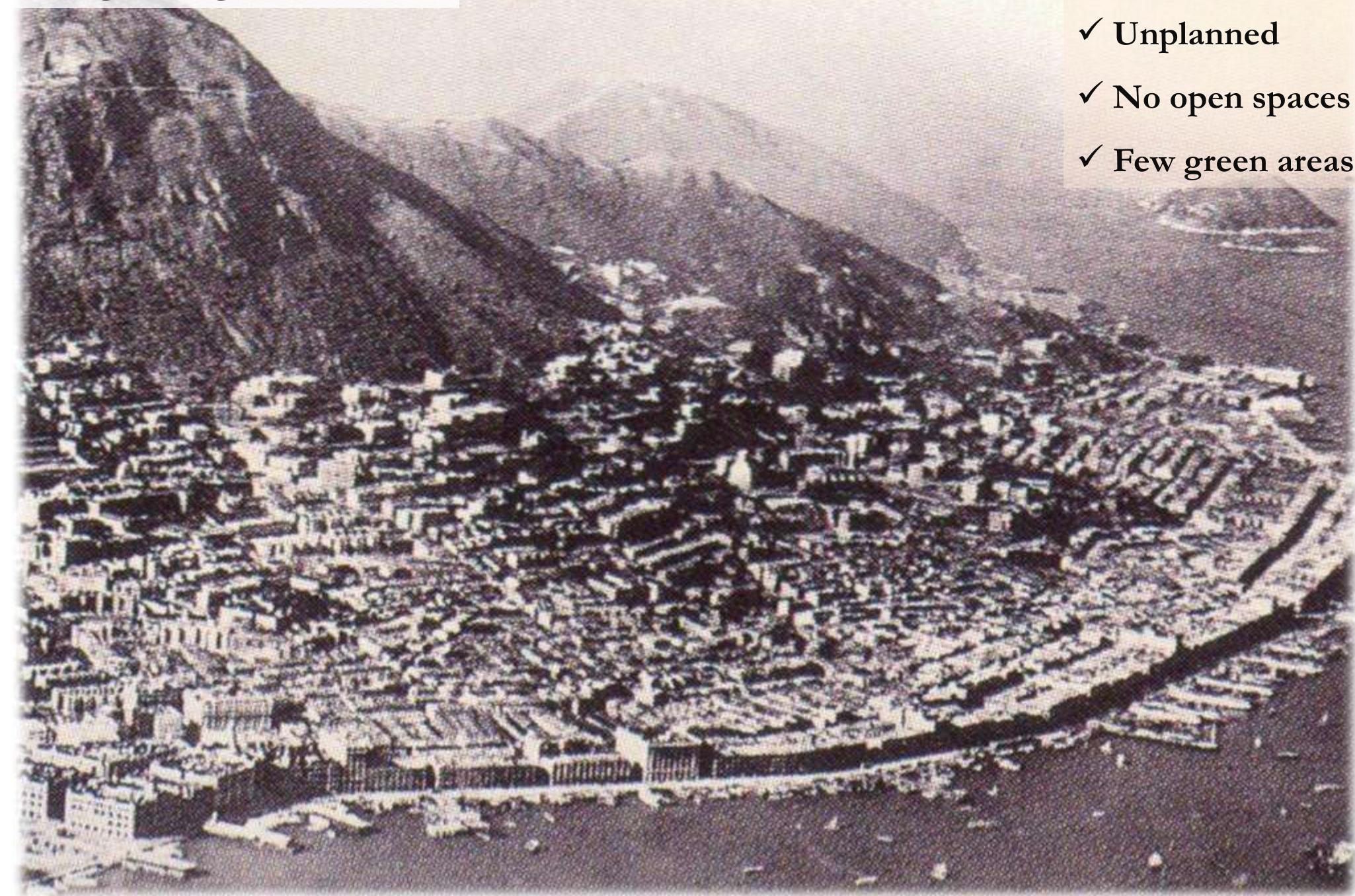
# Singapore 2007



- ✓ Vertical growth
- ✓ Block-by-block development
- ✓ High FSI

# Hong Kong in 1965

- ✓ Low shanties
- ✓ Unplanned
- ✓ No open spaces
- ✓ Few green areas



# Hong Kong in 2007



- World Class city
- Tall vertical structures
- Sector~by~sector massive development
- Open spaces and greenery
- FSI of 5 ~ 35

# Remaking of Mumbai

The tragedy of 26/7 in Mumbai and the subsequent response by policy makers, experts and public opinion have resulted in various studies, which have some common recommendations

Jawaharlal Nehru National Urban Renewal Mission (JNNURM) – Central Government

State Housing Policy – State Government

City Development Plan – Mumbai Municipal Corporation

Chief Minister Task Force – Public and Private Experts

Vision Mumbai – Expert Panel

Alain Bertaud's Report on Cess Buildings – World Bank Report

Development study of Shanghai, Hong Kong, Singapore and similar cities

## Recommendations

- Public – Private Partnership for planning, fund raising and Implementation
- Infrastructure Development
- Sector – by – Sector Development
- Fund Creation by leveraging land assets and change in Floor Space
- Involvement of stakeholders in the process of planning
- Neutral Monitoring Authority for successful Implementation

# **Concept Formation for “Remaking of Mumbai”**

## **Step 1. CPMC – City Planning and Monitoring Company**

Public Private Partnership for Regulating, Planning and Monitoring

### **Objectives**

- Formation of a City planning and monitoring corporate through a SPV on a PPP basis
- Create mode of implementation by Sector – by – Sector Development Scheme
- Address all other categories of development
- Involve global and top quality professionals
- Create Financial Tools
- Create Accountability and transparency structure through Corporate Governance

### **Functions**

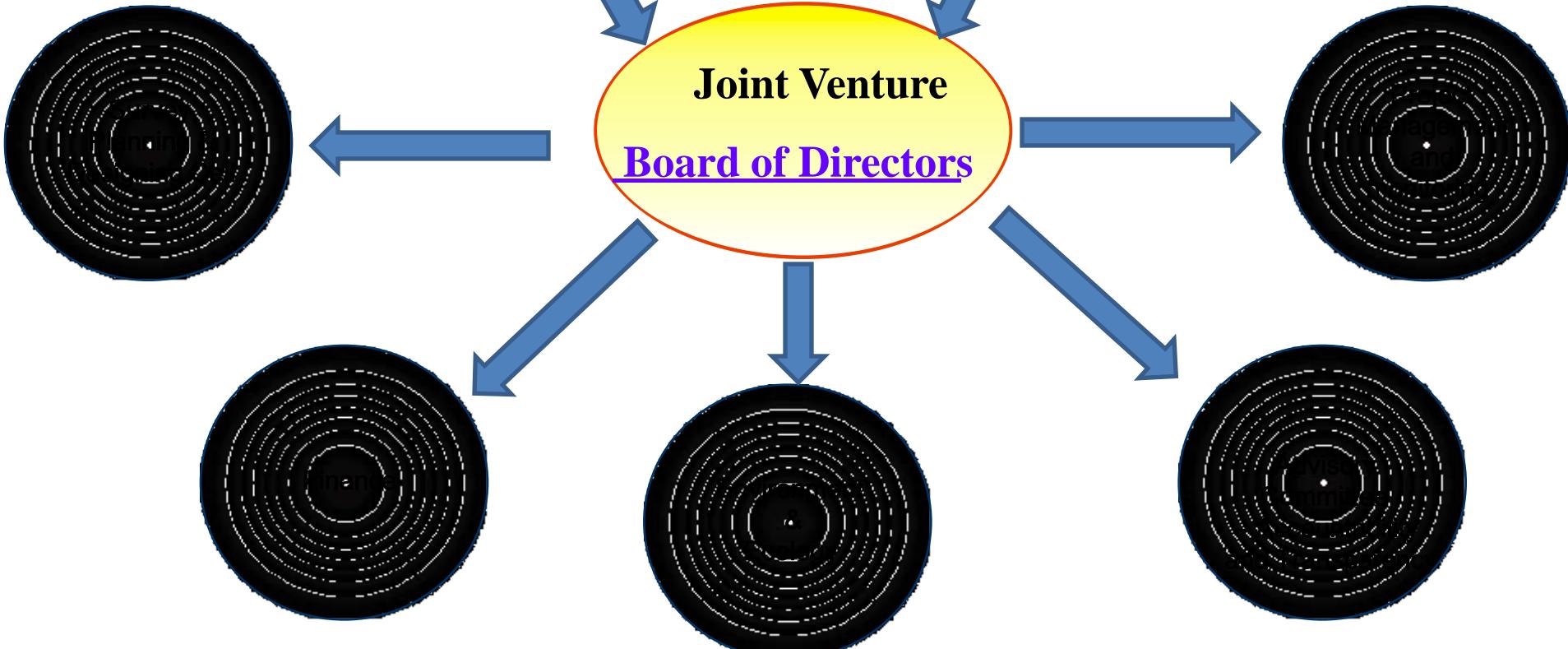
- Survey and Study
- Sectorial planning pertaining to dilapidated bldgs
- Pro-active facilitating
- Prequalification of Sector Developers
- Execution of social infrastructure
- Enabling laws / rules
- Rehousing of tenants, landlords etc
- Monitoring quality, time and aesthetics by international project management firms

MCGM, MHADA,  
MMRDA, MSRDC,  
MIDC, MSEB,  
CIDCO, BEST etc.  
and Central  
Government bodies  
like Bombay Port  
Trust, Railways,  
Airport Authorities of  
India, MTNL

# CPMC - City Planning and Monitoring Company

## Structure

Members of various  
associations and  
chambers of the  
federation, national  
and international  
developers,  
consultants,  
collaborators,  
planners, designers,  
FI's, FII's etc



Historically, urban development was more often a haphazard, incremental event than a deliberate planned process.

All countries which have created **World Class Cities** in a short period of time have adopted the cardinal principle of

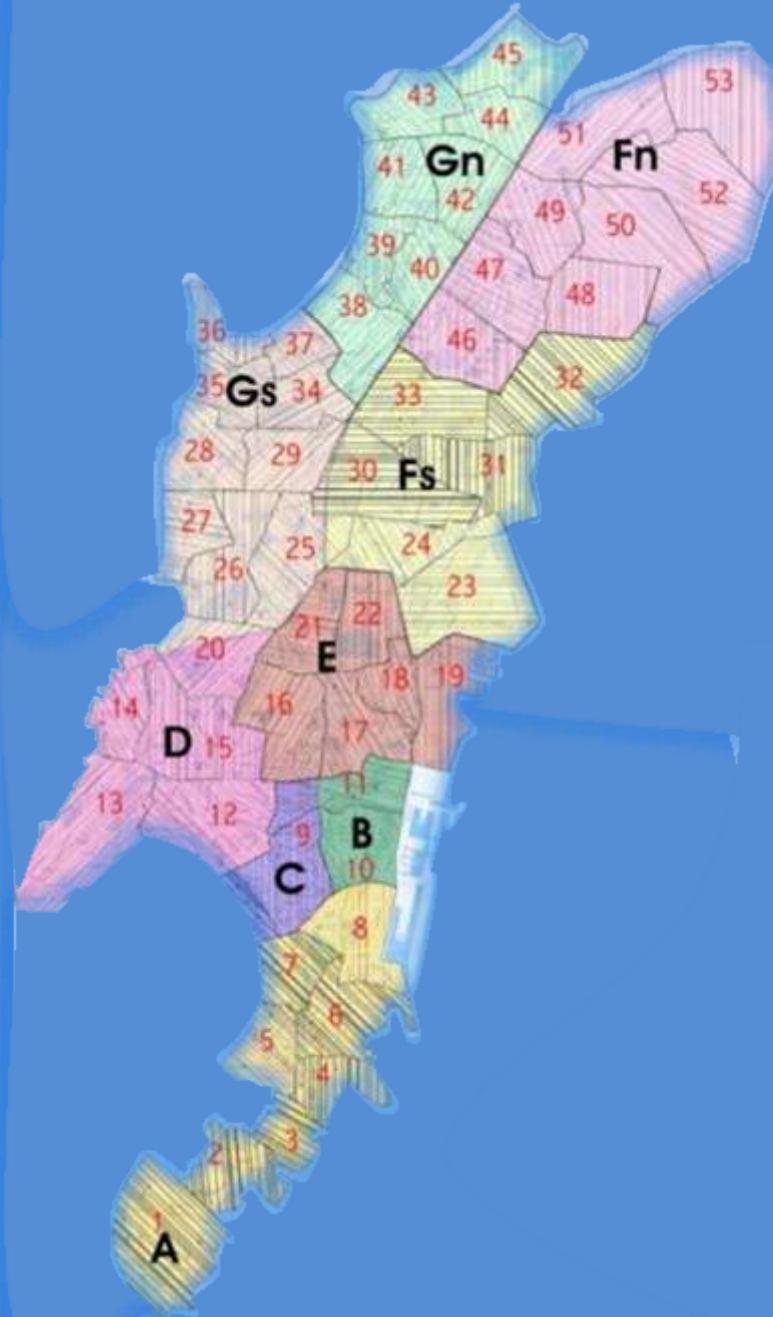
**Sector - by - Sector Development**  
as *important, practical and common factor* .

# Mumbai ~ Sectors

Island City area – 75 km<sup>2</sup>

Sectors- 53

Avg sizeof each Sector – 280  
acres



# Maharashtra State Housing Policy 2007 some excerpts of redevelopment



- Incentivizing redevelopment through cluster approach.
  - Facilitate market oriented redevelopment strategy.
  - Promote higher FSI to large cluster redevelopment.
  - To transform the fractured development in to cohesive urban unit as laid down in Development Plan
  - Promote better living environment & living standards
  - To facilitate development and proper maintenance of infrastructure
  - To generate surplus tenements for rehabilitation of the occupiers who are on the master list of MHADA
  - MHADA will play the nodal role in the cluster approach
  - MHADA shall be a signatory to all the agreements to provide greater acceptability and credibility amongst the tenants and landlords.
- 
- In order to accelerate the redevelopment of old and dilapidated buildings, it is proposed to encourage redevelopment projects through joint ventures in which MHADA along with the tenants, landlords and private developers will come together for undertaking redevelopment of cluster

# Expression of Interest by GoM for Urban Renewal



## EXPRESSION OF INTEREST FOR URBAN RENEWAL SCHEME

**Invitation for "Expression of Interest" to evolve strategy, comprehensive physical development plan, implementation plan and actual development with the cluster approach, for the depressed and congested areas of Mumbai.**

Government of Maharashtra had initiated a pilot study in four different areas in the city of Mumbai, largely consisting of old ceased buildings and aging infrastructure. The pilot studies were conducted to understand the land use pattern, physical conditions of buildings, socio-economic profile of the residents as well as environment related issues. Urgent need for redevelopment in three areas was underlined by the pilot study.

The Government desires to adopt an innovative and unique approach to achieve the said objective with the cluster or precinct as a unit instead of a building. The approach shall take into consideration the findings and practical solutions suggested in the study and shall be based on stakeholders' approval. A pilot project is, therefore, proposed to be implemented on experimental basis.

Proposals are now invited from Residents/resident Associations suggesting a plan for redevelopment of a selected cluster area in the Island City of Mumbai, within the broad parameters detailed below. The Government will select one such proposal as a pilot and facilitate the development of such a project. The experience from the pilot project will be used for devising a long-term strategy for redevelopment of such areas.

### Parameters for the Scheme:

1. Minimum Area of a cluster shall be 10 Ha. (25 acres)
2. The selected area shall have well defined boundaries and will consist of mixed land use.
3. The selected area shall preferably have a population of around 10,000.
4. The selected area shall preferably have a large number of old and dilapidated properties, which are in need of redevelopment.

Those interested can send their applications before 15th November 2007 to:

Secretary (Special Projects)  
**GAD, Room No. 155, 1st Floor, Main Building, Mantralaya,  
 Madam Cama Road, Mumbai - 400021.**



## नागरी पुनर्बाधिणी प्रकल्प चाबवू इच्छिणान्यांकहिता सूचना

मुंबईमधील जुन्या आणि दाटीवाटीच्या वस्तीची सुरांघटीत पहिले ने पुनर्वाना करण्यासंबंधात धोरण असेहुन त्याची अंभलवजावणी करण्यासाठी इच्छुक नागरिक/संस्थांकडून अर्ज मागविण्यात येत आहेत. महाराष्ट्र सरकारने मुंबईमधील दाटीवाटी असलेल्या, तसेच मोडकळीस आलेल्या करपात्र इमारतीची बहुसंख्या असणाऱ्या विभागांचा प्राथमिक अभ्यास केला आहे. या अभ्यासाद्वारे जमिनीचा वापर, विभागामधील इमारतीच्या वांधकामाची स्थिती, अशा विभागात राहणाऱ्या लोकांची सामाजिक व आर्थिक पार्श्वभूमी, तसेच तेथील पर्यावरणाशी निगडीत प्रश्न जाणून घेतले आहेत. या अभ्यासातून चारपैकी तीन विभागांमधील इमारतीची तातडीने, संघटीतपणे पुनर्वाना करणे आवश्यक आहे असा निष्कर्ष निघाला आहे.

जुन्या विभागांची पुनर्वाना करताना एकाएका इमारतीची पुनर्बाधिणी करण्याएवजी नावीन्यपूर्ण तसेच संघटन पद्धतीने (कलस्टर) करणे अपेक्षित आहे. प्रत्येक विभागासाठी विशिष्ट विकास धोरण इष्ट ठोल असे अभ्यासातून दिसते आहे. अशी पुनर्बाधिणी करण्यापूर्वी विभागातील इमारतीच्या सद्विधेत हितांटापुढे मांडणे आणि त्यास त्यांचा पाठिंबा मिळविणे आवश्यक असेल. या पद्धतीने पुनर्विकास करण्याचा एक नमुनाप्रकल्प मुंबईमध्ये प्रायोगिक तत्वावर गवाविण्यात यावा असे शासनाचे उद्दिष्ट आहे.

त्यासाठी स्थानिक नागरिक, गृहसंकुले वा संस्थांकडून मुंबई बेटावरील एका विभागाची गटबांधणी (कलस्टर) पद्धतीने पुनर्बाधिणी करण्यासाठी संविधित इच्छुकांकडून अर्ज मागविण्यात येत आहेत.

उपलब्ध अर्जांमधून एका पथदर्शक प्रकल्पाची निवड करून त्याच्या विकासाला मदत करून, महाराष्ट्र सरकारके त्यावर देखरेख ठेवली जाईल. अशा पथदर्शक प्रकल्पातून मिळालेला अनुभव मुंबईमधील पहीक इमारतीच्या दूरगामी, सर्वकाश पुनर्वाना कार्यक्रमासाठी मार्गदर्शक ठोल अशी अपेक्षा आहे.

प्रकल्पासाठी निवड करताना खालील निकांचांचा विचार केला जाईल –

१. पुनर्वित इमारत प्रकल्पाचे क्षेत्रफल (कलस्टर) किमान १० हेक्टर (२५ एकर) असावे.
२. सदर क्षेत्रफलाच्या चतु:सीमा सुविहित असाव्यात. तसेच अशा विभागात जमिनीच्या वापरात विविधता असणे आवश्यक आहे.
३. प्रकल्पाच्या क्षेत्रफलात सुमारे १०००० लोकवस्ती असावी.
४. अशा प्रकल्प क्षेत्रफलामध्ये जुन्या आणि मोडकळीस आलेल्या इमारतीचे प्रमाण जास्त असणे आवश्यक आहे.

### सचिव (विशेष प्रकल्प)

सामान्य प्रशासन विभाग, रुम नं. १५५, पहिला मजला,  
 मंत्रालय मुख्य इमारत, मादाम कामा रोड, मुंबई - ४०००२१.  
 दूरध्वनी : ०२२-२२०२७१५१

# **"REMAKING OF MUMBAI"**

Pilot Project in Ward C  
through  
**Public Private Partnership**



**RoMF** Remaking of Mumbai Federation

# Existing Scenario – C3 & C4 – Pilot Sector

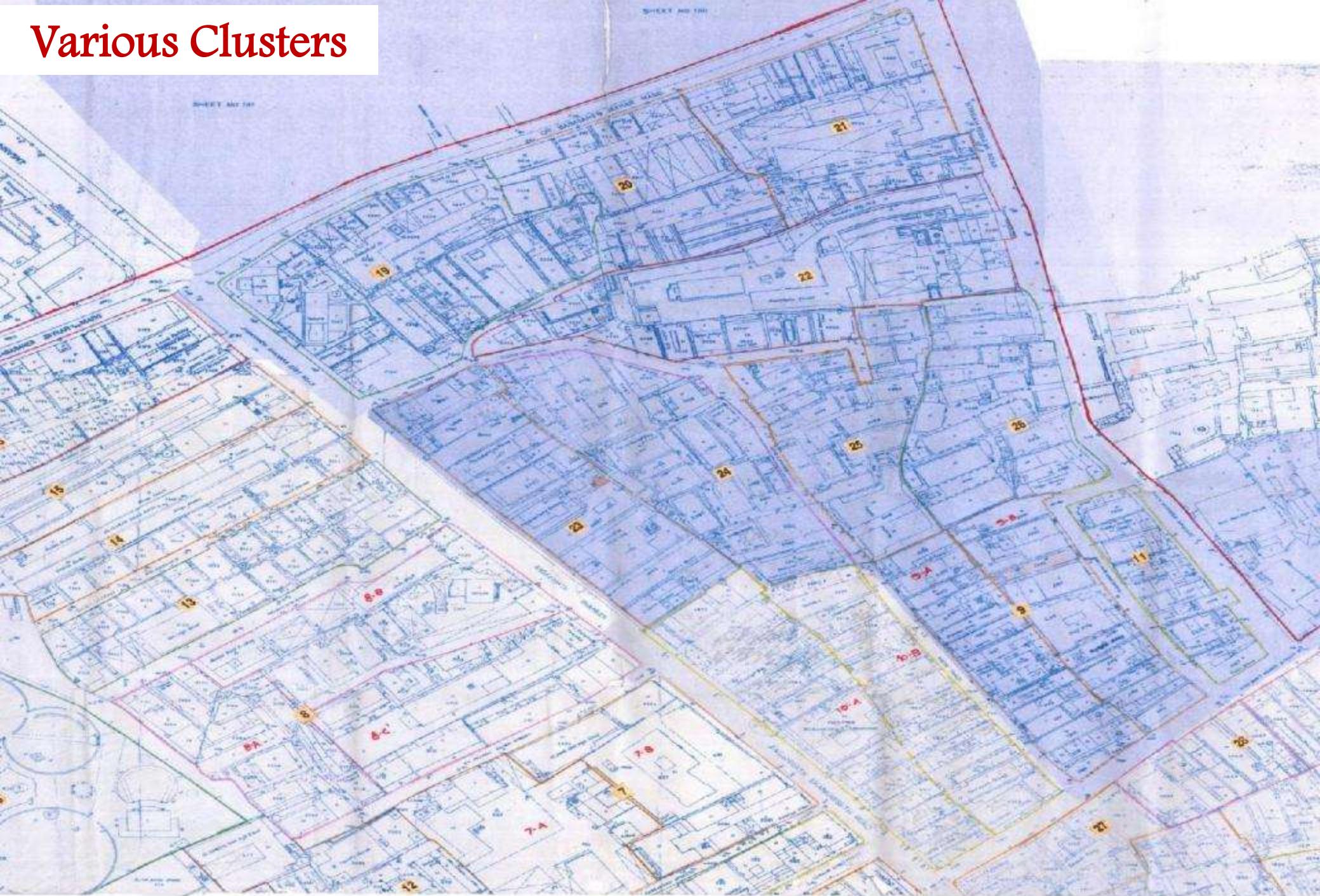


■ Total Area	212 acres
■ Number of Buildings	2, 202
■ Cessed Buildings	1, 777
■ Population	96, 673
■ Night time : Day time ratio of	
■ Population	1 : 5
■ Avg size of tenements	125 sq. ft
■ Avg Utilized FSI	2.81

# Location of Proposed Sector



# Various Clusters



## Clusters 9,10 & 11



# Summary of Area

CLUSTER NO.	NO. OF BLDGS.	GROUND AREA (SFT.)	CONSTRUCTION AREA (SFT.)	FSI
1	12	53,400	92,993	1.74
2	12	37,226	103,148	2.77
3	32	48,444	126,227	2.61
4	43	75,628	160,027	2.12
5	16	30,716	92,727	3.02
6	40	110,825	155,398	1.40
7	9	98,330	168,562	1.71
8	31	147,367	283,325	1.92
9	31	106,789	278,141	2.60
10	31	102,232	267,616	2.62
11	18	26,851	80,375	2.99
12	12	102,401	210,310	2.05
13	24	65,181	135,185	2.07
14	11	59,720	110,356	1.85
15	2	52,334	108,651	2.08
16	45	64,600	180,157	2.79
17	1	142,359	420,154	2.95
18	1	182,871	568,713	3.11
19	34	118,920	220,154	1.85
20	17	42,333	84,766	2.00
21	14	64,299	128,723	2.00
22	10	59,270	122,136	2.06
23	12	64,293	140,140	2.18
24	28	67,336	160,752	2.39
25	13	53,771	110,136	2.05
26	8	60,215	121,259	2.01
27	10	25,346	60,123	2.37
28	5	24,238	60,143	2.48
29	10	35,898	75,124	2.09
30	26	50,829	110,487	2.17
31	11	56,576	122,258	2.16
32	17	29,461	65,854	2.24
33	18	41,295	85,237	2.06
34	18	46,707	95,746	2.05
35	25	58,077	126,100	2.17
36	5	18,131	20,158	1.11
37	5	63,445	125,365	1.98
38	1	66,360	170,354	2.57
39	1	5,308	11,035	2.08
40	6	33,993	75,136	2.21
AVERAGE	17	64,834	145,831	2.22
TOTAL	665	2,593,376	5,833,251	2.22

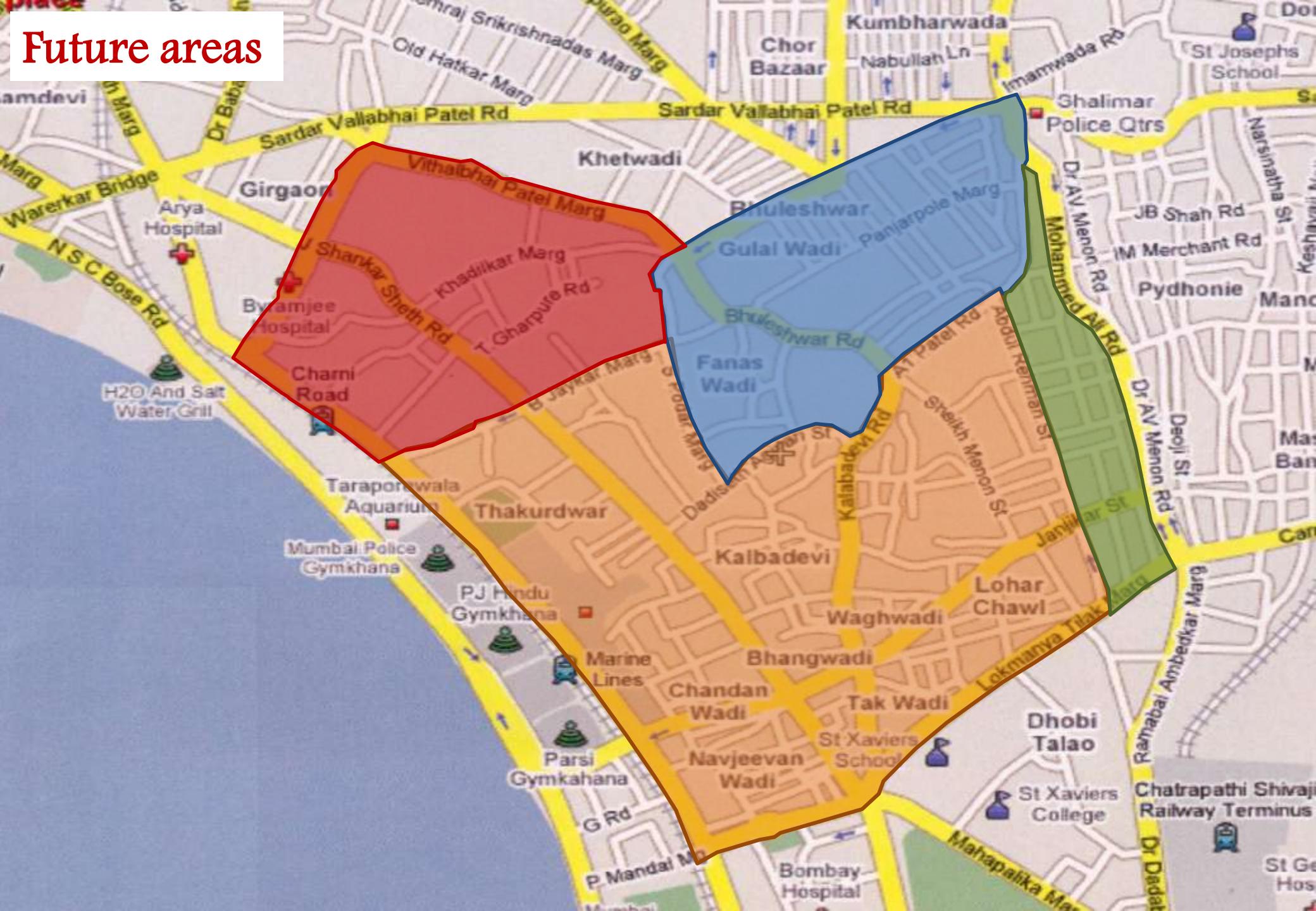
# Summary of cluster 9

SR. NO.	C.S. NO.	BUILDING NAME	LAND LORD'S NAME	GROUND AREA (SFT.)	ESTIMATED BUILT UP AREA (SFT.)	ESTIMATED TENEMENTS	ESTIMATED VOTERS	REMARKS	Appx. FSI Used
1	2016	DELUXE HOUSE	Dhankumar Thakordas Javeri & others	4,507.36	8,210	16	36	P.D	1.82
2	2015	LEELADHAR JAMNADAS BLDG.	Liladhar Jamnadas & others	2,356.12	7,580	10	20	P.D	3.22
3	2014	MEHTA BLDG.	Himatlal Manilal Mehta	2,174.17	7,374	11	32		3.39
4	2013	JAGJEEVAN MANSION	Maneklal Jagjivan & others	4,056.52	18,425	51	41	K.S.	4.54
5	2012	GANDHI BLDG.	Manilal Bajmi Gandhi & others	2,862.91	4,187	20	44	A.S.	1.46
6	2011	MOTI BLDG.	Vitthal das Madhav & others	7,571.27	27,024	74	170	P.D	3.57
7	2010	HEMCHAND M. SINGHANIA BLDG.	Mahavirprasad Sitaram Singhania & others	5,676.98	20,240	65	158	P.D	3.57
8	2009	RATAN NIWAS	Vinodchandra Harilal Gandhi & others	2,465.12	6,768	18	54	P.D	3.41
9	2008	RUGTHA BLDG.			1,644	14	40		
10	2008	ZUHARMAL VILASRAI RUGTHA BLDG.	Mahavir Badridas & Jagmohan Rungta	7,035.43	16,830	10	19		2.39
11	2007		Purshottam Govindji & others	4,597.32	9,818				2.14
12	2006		Vaman Shridhar Apte & others	13,297.10	28,875				2.17
13	2005	PAREKH BLDG.	Rangildas Lallubhai	11,551.72	16,520				1.43
14	2004	KARSANDAS PREMJI BLDG.	Karsandas Premji	3,319.78	13,497	26	63		4.07
15	2003	KARSANDAS PREMJI BLDG.	Karsandas Premji	4,084.50	13,800	32	73		3.38
16	2002	RAMNIKLAL MAGANLAL BLDG.	Harkuver Balkrishna & others	2,357.09	4,284	2	7		1.82
17	2001	VINAYAK DARSHAN BLDG.	Gokuldas Dharamsey & others	2,285.21	4,721	12	25		2.07
18	2000	NAYAK NIWAS	Keroba Raghaba	2,447.15	3,608	3	7	A.S.	1.47
19	1999	DINKAR NIWAS	Dinkar Kodarmal	2,285.21	4,800	4	16	K.S. / A.S.	2.10
20	1998	HARI BHAVAN	Haridas Narandas & others	3,337.75	9,262	24	83	B.O.	2.77
21	1997		Purshottam Bhawan	2,321.15	3,582				1.54
22	1996		Purshottam Bhawan	3,184.85	2,335				0.73
23	1/1996	PARMANAND CHANDAN TEA	Permanand T. Chandan & others	2,905.95	3,588	2	7		1.23
24	1995	DEVIDAS BHUVAN	Balkrishna Bhaichand Savji 7 others	2,447.15	8,560	17	51		3.50
25	1994		Liladhar Yashwant Kothare & others	2,824.93	4,420				1.56
26	1993	SHREE DARSHAN	Gangaram Vinayak & others	3,184.85	5,301	8	20		1.66
27	1992	HOMI HOUSE	Hiralal Gaurishankar & others	2,896.91	4,822	6	16		1.66
28	1991	KARNAL KIRTIKAR SMRUTI BLDG.	Mrs. Sunanda Dinanath Kirtikar	3,544.67	6,414	8	25		1.81
29	1990	ZAVERCHAND THAKARSI	Zaverchand Thakersey & others	1,486.49	4,748	11	28		3.19
30	1989	NAND BHUVAN		8,960.71	3,608	25	59		0.40
31	1/1990	DILIP NIWAS	Dilipkumar Kantilal & others	714.79	3,296	6	9		4.61

# Building Survey record

SRL NO.	FLR. NO.	ROOM NO.	RES./ SHOP/ OFF.	NAME	NO. OF PERSONS	TEL. / MOB. NO.	BUSINESS TYPE	NATURE OF BUSINESS	SIGNATURE
1	5	102	Res.	K.C. Doshi	8	2205 7187	-	-	
2	5	101	Res.	R.P. Shah	4	2200 3083	-	-	
3	5	100	Res.	Rajnikant	4	-	-	-	
4	5	99	Res.	Meena Patil	4	2201 8534	-	-	
5	5	98	Res.	Bharat Shah	4	2205 1043	-	-	
6	5	97	Res.	Close	-	-	-	-	
7	5	96	Res.	Close	-	-	-	-	
8	5	95	Res.	Shashikant	5	2208 5210	-	-	
9	5	94	Res.	Beena R. Doshi	4	-	-	-	
10	5	93	Res.	Shiddhi Patil	10	2201 8534	-	-	
11	5	92	Res.	Deepak H. Patel	4	-	-	-	
12	5	91	Res.	Jayesh	6	2206 3094	-	-	
13	5	90	Res.	Close	-	-	-	-	
14	5	89	Res.	Girish Parmar	5	2206 6819	-	-	
15	5	88	Res.	Close	-	-	-	-	
16	5	87	Res.	Charmi Lakhani	5	2209 4728	-	-	
17	5	86	Res.	Rajendra Shah	4	2205 4211	-	-	
18	5	85	Res.	Lalit Jain	2	98920 05221	-	-	
19	5	84	Res.	A.C. Jain	6	2206 2331	-	-	
20	4	83	Res.	R.S. Jain	6	2208 5162	-	-	
21	4	82	Shop	M. Dinesh Kumar	2	2201 6859	Cloth	Wholeseller	
22	4	81	Res.	Pritesh Desai	4	2209 3559	-	-	
23	4	80	Res.	R.S. Jain	2	2208 5162	-	-	
24	4	79	Shop	Natwarlal	1	2205 8873	Cloth	Wholeseller	
25	4	78	Shop	Keshar Bhavani	-	2208 4771	Cloth	Wholeseller	

# Future areas





Arabian Sea

## Arial View of Proposed Sector

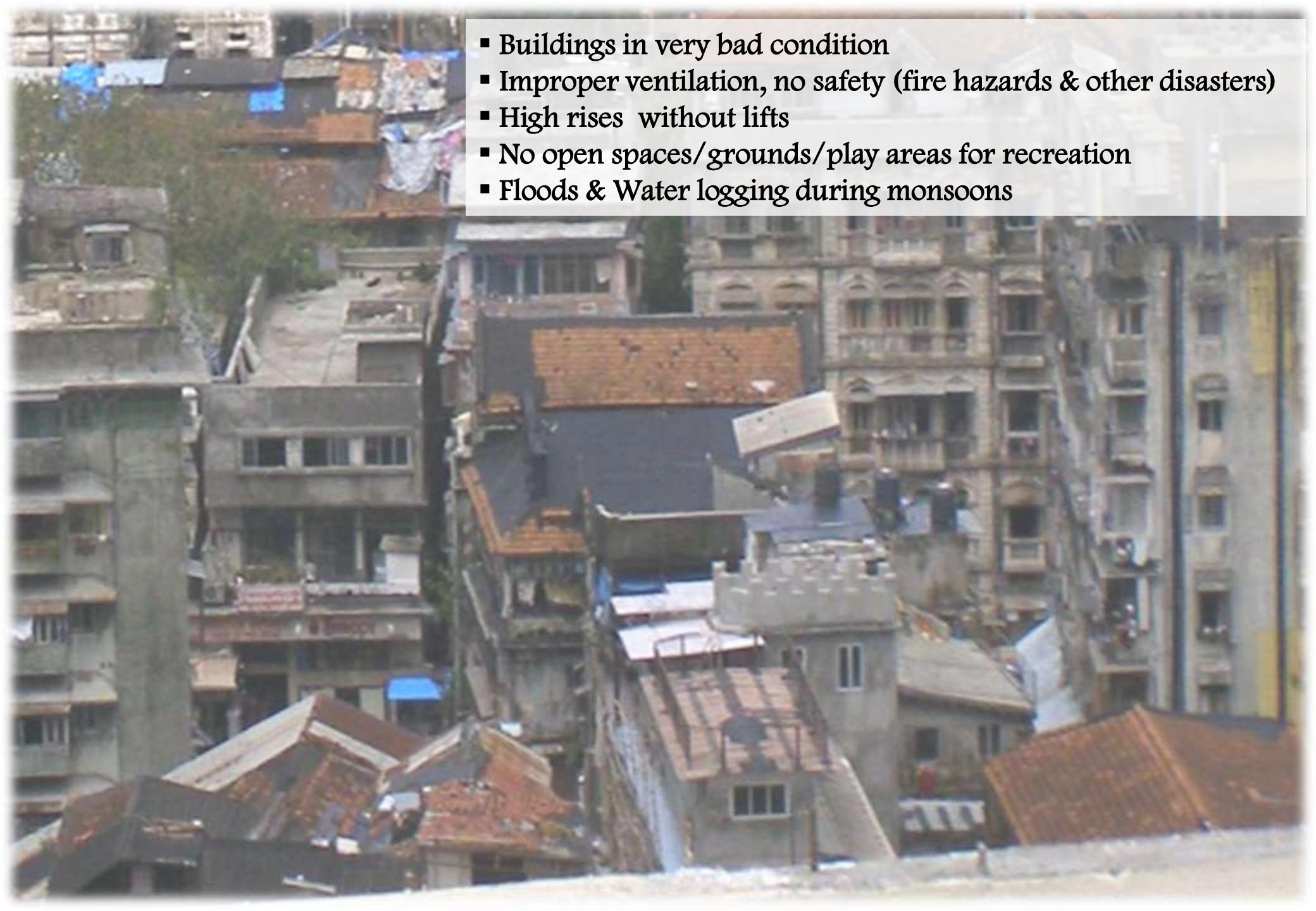
Wankhede  
Stadium

Azad Midan

Chatrapati Shivaji  
Terminus

- Predominant chawls
- Incremental development & awkward planning
- Inadequate roads & other infrastructure facilities
- Traffic congestion & inadequate space for vehicular parking



- 
- Buildings in very bad condition
  - Improper ventilation, no safety (fire hazards & other disasters)
  - High rises without lifts
  - No open spaces/grounds/play areas for recreation
  - Floods & Water logging during monsoons

# Old, Dilapidated Buildings



# Abysmal Infrastructure



# Local Workers



# Traffic and Parking Issues



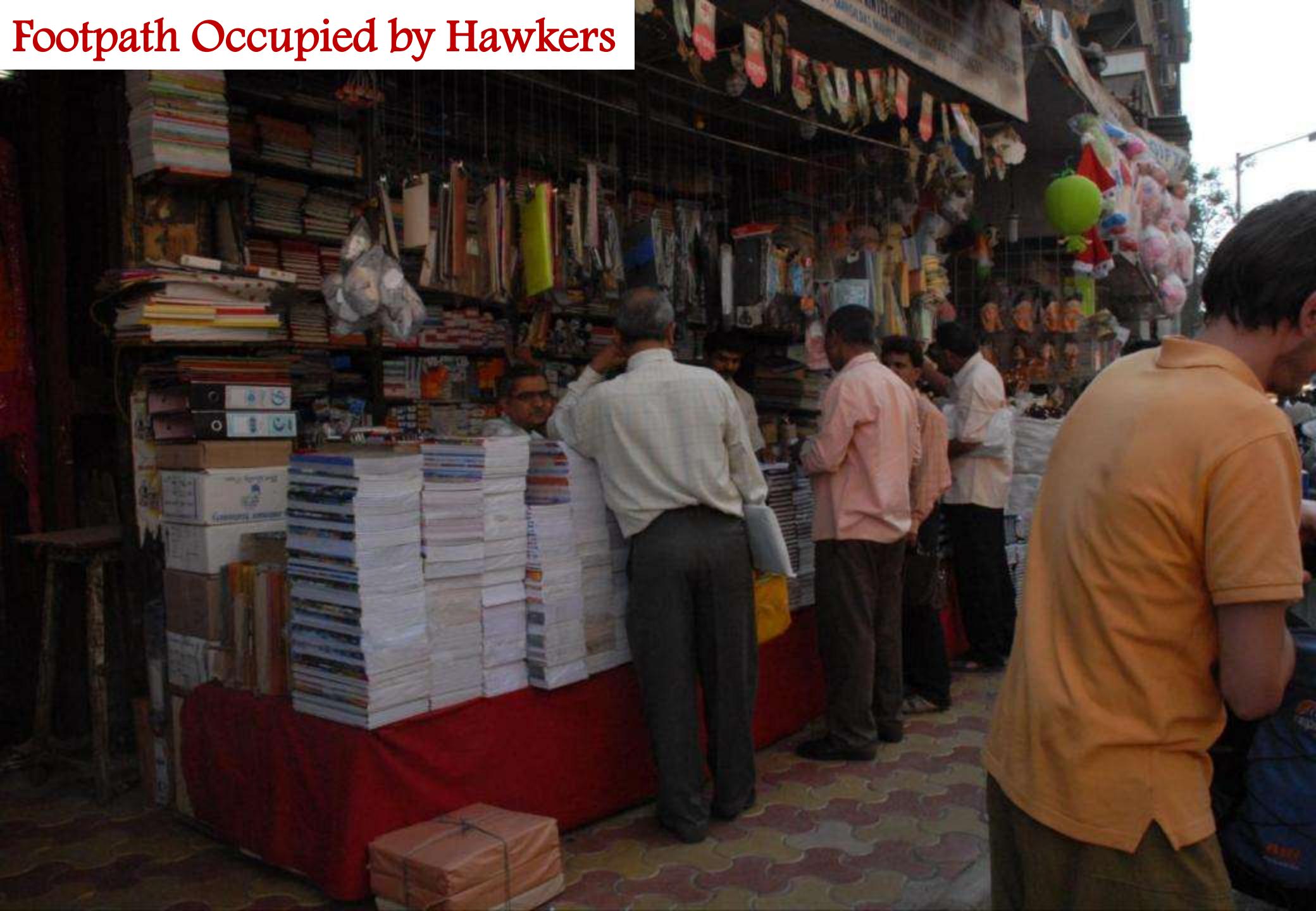
# Crowded streets



# Insufficient Storage Spaces



# Footpath Occupied by Hawkers





Quality of Life



## Strategy for redevelopment ~ Residential

- Redevelop old buildings by shifting tenants to temporary accommodation.
- Give financial guarantees to the tenants to re-shift them to new buildings in a particular time frame.
- Give a substantial share to owners in the redeveloped buildings.
- Create a corpus fund to take care of the increased maintenance cost of the tenants in the new building.
- Redevelop the entire sector by using vertical housing, thus freeing space for open areas, infrastructure augmentation; play grounds, public amenities etc.

## Strategy for redevelopment ~ Commercial

- Clear some residential areas by shifting residents to transit accommodations.
- Create shopping plazas, wholesale markets and commercial buildings as per plans in thus cleared areas.
- Re-shift the residential tenants into various buildings that will be made parallelly, as a part of area development.
- The area that is cleared after demolition of existing markets etc after they have been shifted in new premises will be planned for residential rehab building or for other commercial area's redevelopment.
- Redevelop the entire sector by using vertical structures, thus freeing space for open areas, infrastructure augmentation; play grounds, green areas, public amenities etc.

# Proposed Infrastructure

## Water

- Rain water harvesting
- New 12" to 18" water supply pipes
- Using existing wells by augmenting their size, accessibility and potentiality.
- Recycling of water
- Possibility of using reverse osmosis for desalination of the water.

## Sewerage and storm water drains

- Using suggestion of BRIMSTOWAD for augmenting lines, pipes and gutters.
- Installing new sewerage and drainage lines and augmenting connectivity.

## Electrical supply

- Creating alternate sources of energy like solar, wind and biogas.
- Planning low energy, sustainable buildings.
- Underground electric lines

# Proposed Infrastructure

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## Roads

- Multiplying size of roads - hierarchy
- Better connectivity
- Excellent quality surface
- North-South flyover for smooth flow
- Multi level pedestrian and traffic movement
- Pedestrian friendly & two wheeler lane

## Telephone & Cable

- Separate Utility ducts

## Garbage collection & disposal

- Each building to have garbage ducts and incinerators for disposal.

## Area Advantage

- Vertical growth - Open spaces will be to the extent of over 70 % of the ground coverage and therefore lots of green, open areas, gardens, parks and water bodies
- Augmented infrastructure - roads,, maidans, community areas like navratri mandals, ganesh mandals, religious areas, water bodies etc.
- Wherever feasible, Podiums above Parking lots from where the tall buildings start will be connected vide broad, open spacious walkways (similar to Hongkong
- Terraces will have fountains, gardens and street furniture
- Public amenities
- Temples, jain derasars, masjids, agiaries, all religious and places with Heritage value will be restored & maintained.
- Recent and new buildings, schools, health centers etc will be maintained and augmented.
- Roads will be a network of hierarchy beginning from the broad boulevard to avenues to streets to lanes.
- Separate Pedestrian & two wheeler lanes
- In short planning will be designed to create WORLD CLASS AMENITIES & AREA

# Tenants' Advantage

- Avg area of 125 sq ft of each tenement will be given as per government policy which is minimum 225 sq ft and equivalent upto 750 sq ft and 750 sq.ft to people using tenements above 750 sq ft.
- We request the government to increase the minimum area and to waive the rule of giving only 750 sq ft to people who are using more. Therefore average personal area will be at least 200% more.
- Temporary accommodation will be in area which will be within or close to the Area under consideration
- Financial guarantees will be given along with penalty clause for timeframe for rehousing
- Two level Grievance Council consisting of ex-judges, ex-bureaucrats and eminent citizens will be created for accountability and transparency.
- Corpus fund to ensure free maintenance.
- Planning of Rehab buildings will be designed to create revenue by extra parking areas, hosting of hoardings and hiring of community halls
- Each tenant will be handed over a debenture which will give him a free accommodation as per government rules and another convertible debenture which will convert into equity of the Remaking of Mumbai Federation's commercial arm

## Landlord's advantage

- Instead of around 33% that they get from tenant's sale, as and when it happens, landlords will get 10 % of the betterment rehab area. In financial terms, if you consider that the rehab area is on an average twice of existing area (considering that on an average over 200% area will be given to tenants) and that the new global buildings will be sold at almost three times today's price. Therefore at one shot, the landlord will get much more than it would get over a period of time.
- For example, if one is a landlord of a building of 1000 sqft, then at today's price of Rs 5000, over many years it would get Rs 16.50 lakhs. If we have to give 2,000 sq ft as Rehab and at a minimum sale rate of Rs 15000 per sqft, he would get at one shot at 10% around Rs. 30.00 lakhs.
- Each landlord will be handed over a debenture which will give him a free accommodation as per government rules and another convertible debenture which will convert into equity of the Remaking of Mumbai Federation's commercial arm

# Traders and Shopkeepers advantage

- Offices will be located in separate tall, sustainable, low maintenance world class buildings close to the stations with all amenities including greenery, open space and other facilities
- For general localized shopping like Ration and Provision stores, chemists, retail stores, restaurants, coffee shops, daily need shops, pan walla etc, the lower two floors on the podium in each rehab buildings will be created. Pedestrians will be passing these stores while moving. Some of the stores will be inside the walkways.
- For wholesale, semi-wholesale markets, retail shopping areas, we are suggesting creation of global standard markets and retail complex managed by co-operatives of shopkeepers and traders. These beautiful, efficient structures would also have large parking areas, open spaces, accessibility and traditional ethos while imbibing the best global practices. Amenities which attract customers to major shopping plazas like children area, good security, excellent management, cleanliness, food plaza, entertainment sector etc will be planned along with revenue generating methods like parking areas, hoardings and advertisement space, community areas for storage etc.
- This is in sync with our philosophy of protection and growth of the interest of small shopkeepers and traders with a view to offer low cost - high quality material to its customers, increase employment and business and withstand the onslaught of major business houses.
- Each trader and shopkeeper will be handed over a debenture which will give him a free accommodation as per government rules and another convertible debenture which will convert into equity of the Remaking of Mumbai Federation's commercial arm

# Advantages for the hawkers and laborers

- Increased work opportunities for laborers
- Dormitories with clean beds, kitchen and toilet blocks
- Separate hawking zones will be created at various places for fruit and vegetable vendors, food stalls (khau gallis), cutlery and small item vendors.
- Back lanes in markets and shopping areas for loading and unloading.
- Increased public toilets and rest rooms.



# Limited JV with MHADA

## Sharing of Premises between MHADA and RoMF

<b>Rehab component</b>	<b>100 %</b>	<b>Min 225 / 300 sqft or equivalent present area to each tenement</b>
<b>Owner share</b>	<b>10%</b>	<b>of Rehab component</b>
<b>Corpus Fund for main.</b>	<b>5%</b>	<b>of Rehab component</b>
<b>Developer share</b>	<b><u>65%</u></b>	<b>of Rehab component</b>
	<b><u>80 %</u></b>	
<b><u>Extra</u></b>		
<b>FSI for MHADA share</b>	<b>10%</b>	<b>of Rehab component ( approx. 5500 tenements)</b>
<b>FSI for Infrastructure to GoM:</b>	<b>10%</b>	<b>of Rehab component (approx Rs 1500 crores for Mumbai Infrastructural Fund)</b>

# Action Plan

Step 1

- Create a “Core Founder Committee” for Remaking of Mumbai

Step 2

- Create a “Remaking of Mumbai Federation”

Step 3

- Build a consensus on the concepts

Step 4

- Signing of MOU with GoM / Gol through advocacy, mass mobilization and /or judicial intervention

Step 5

- Forming SRC (SPECIAL REDEVELOPMENT COMMITTEE)- A Joint Venture Company on PPP basis

Step 6

- Evolving Rules & Procedures by SRC

Step 6

- Building teams for tasks

Step 7

- Implement scheme on the ground

# Public Meeting held on 4<sup>th</sup> November-07



Massive Public meeting of over 10,000 tenants, landlords and all local representatives



Mr. Lalit Gandhi  
Chairman ROMF



Mr. Paras Golecha  
Presi. Hindustn Chambers  
Of Commerce



Mukesh Mehta  
(Architect – Dharavi Redev. Project)



Mr. Mahabaleshwar Morje



Mr. Raj Purohit  
Local MLA, Presi  
Bhadut Ekta Sangh



Mr. Janak Sanghvi  
Local Corporator



Mrs. Vishakha Pednekar  
Local Corporator



Mr. Virendra Kapadia  
Presi. Landlord Assn.

# Public Meeting held on 4<sup>th</sup> November-07



# Public Meeting held on 4<sup>th</sup> November-07



Shri Lalit Gandhi, Chairman of ROMF  
reading the Resolution in meeting



public has raised their hands for supporting the resolution

**Shri Vilasraoji Deshmukh  
Hon'ble Chief Minister of Maharashtra  
Mumbai.  
04-11-2007**

## RESOLUTION

We, the tenants and landlords of various clusters of dilapidated buildings of 'C' Ward support the proposal of REMAKING OF MUMBAI FEDERATION as shown in their presentation to develop 'C' Ward area into a model World class city based on GOVERNMENT OF MAHARASHTRA's new Housing Policy and accordingly based on the pre-requisites as specified by Special Project Department of the GOVERNMENT OF MAHARASHTRA.

We, the tenants and landlords hereby authorize REMAKING OF MUMBAI FEDERATION to submit a proposal on our behalf to the GOVERNMENT OF MAHARASHTRA for the development of clusters of buildings located in 'C' Ward and to get approval for the development of the same on the basis of the scheme as mutually agreed by REMAKING OF MUMBAI FEDERATION and the GOVERNMENT OF MAHARASHTRA.

# Public Meeting held on 19<sup>th</sup> January-08



Massive Public meeting of tenants, landlords ,shop owners, office owners and traders with local representatives of all Political Parties (Congress, NCP, Shiv Sena , & BJP)



Welcome address by Mr. Lalit Gandhi (Chairman ROMF)

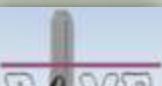
Audio/video presentation given by Mr. Mayank Gandhi

Support Speech by Mr. Bashir Patel (NCP) , Mr.Arvin Nerkar (Shiv Sena), Mr. Bhai Jagtap (Congress),Mr.Raj Purohit (BJP)

Also on dais local corporators Smt. Vishakha Pednekar, Smt. Minal Juwadkar

Smt. Gulshan Salim Chauhan, Mr.Janak Sanghavi and Smt Anahita Mehta

# Public Meeting held on 19<sup>th</sup> January-08

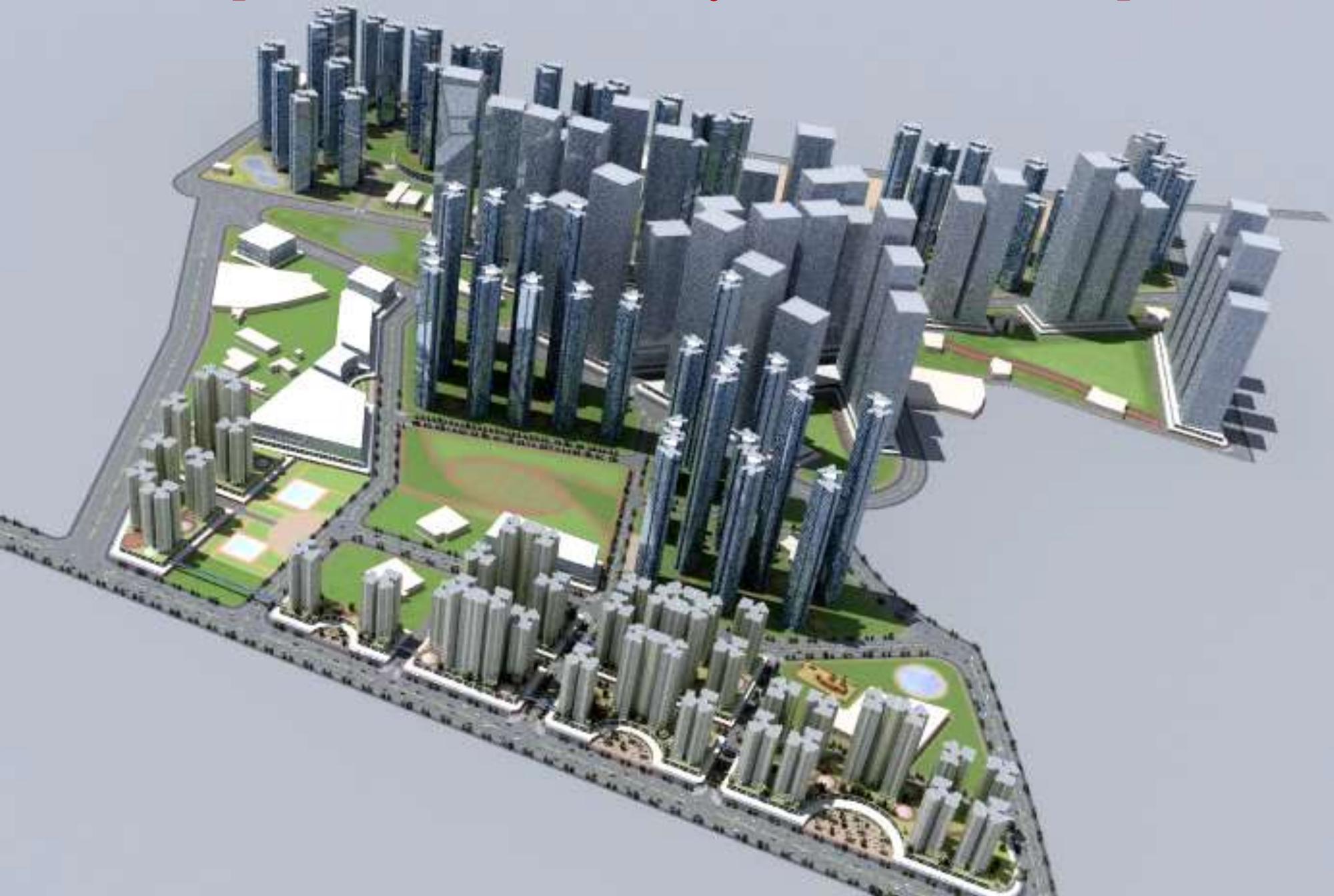


# Development Plan Of Pilot Project

## (An illustration)



# Development Plan Of Pilot Project ~ An Artist Impression



# Inter connecting Walkway



## Inter connecting Walkway



# Inter connecting Walkway



# Inter connecting Walkway



**Broad, wide Roads**



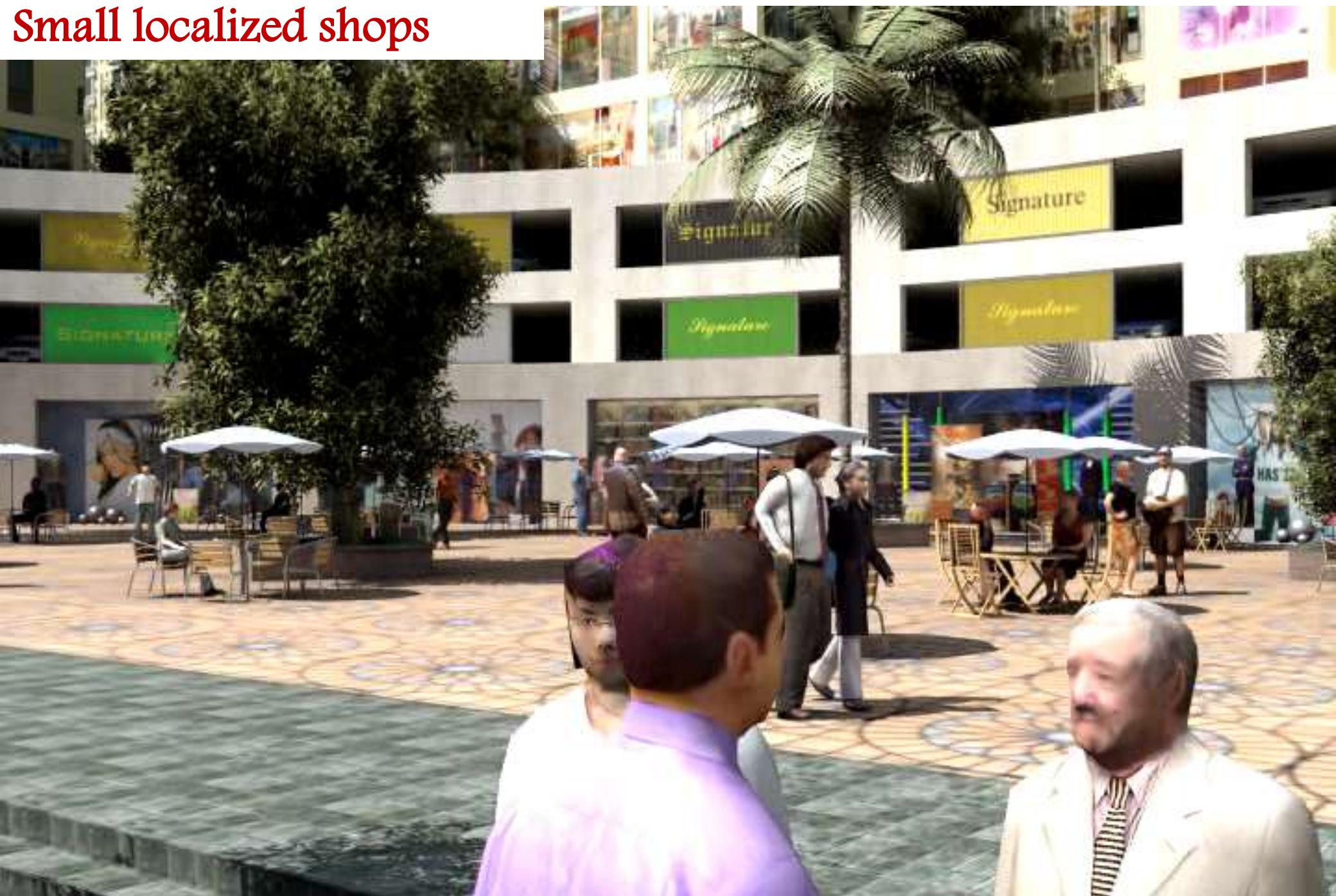
**Broad, wide Roads**



# Inter-Building Shopping



## Small localized shops



# Terrace Shopping



# Terrace Shopping



# Terrace Level Shopping



Broad Walkways



## Parks, Playgrounds & Artist Square



## Other Amenities



# Well designed Gardens



# Jogger's Park



# Public Library



# Public Library



# Better Parking Places



FreeFoto.com

# Street Hawkers



# COMMERCIAL BUILDINGS



# COMMERCIAL BUILDINGS



# COMMERCIAL BUILDINGS



# Street Level Shopping



# Markets



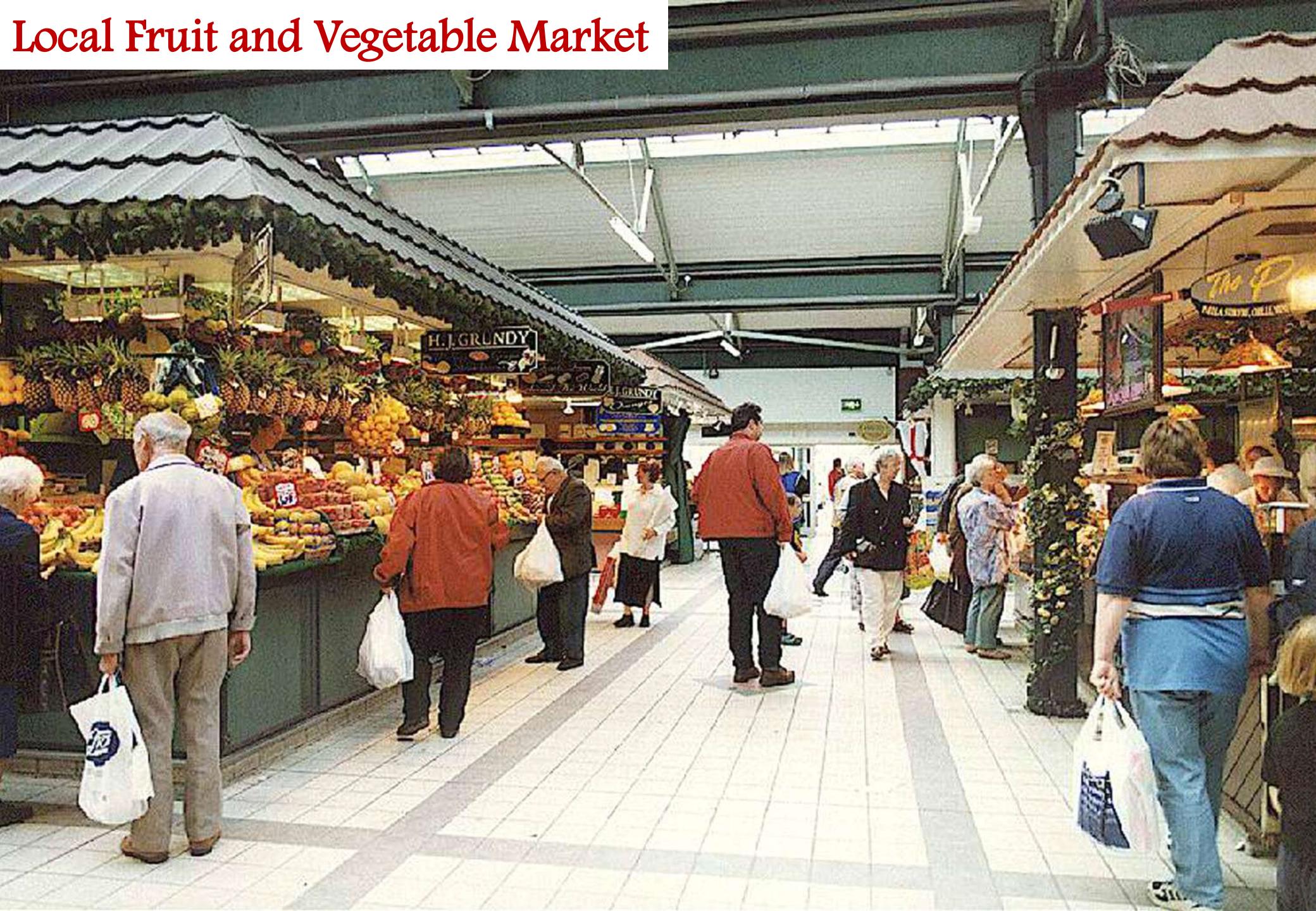
# Fruit & Vegetable Wholesale Market



# Textile Wholesale Market



# Local Fruit and Vegetable Market



# Paper Market



**Mumbai of our Dreams**

**S V P. Road**



Mumbai of our Dreams

Girgaum Road



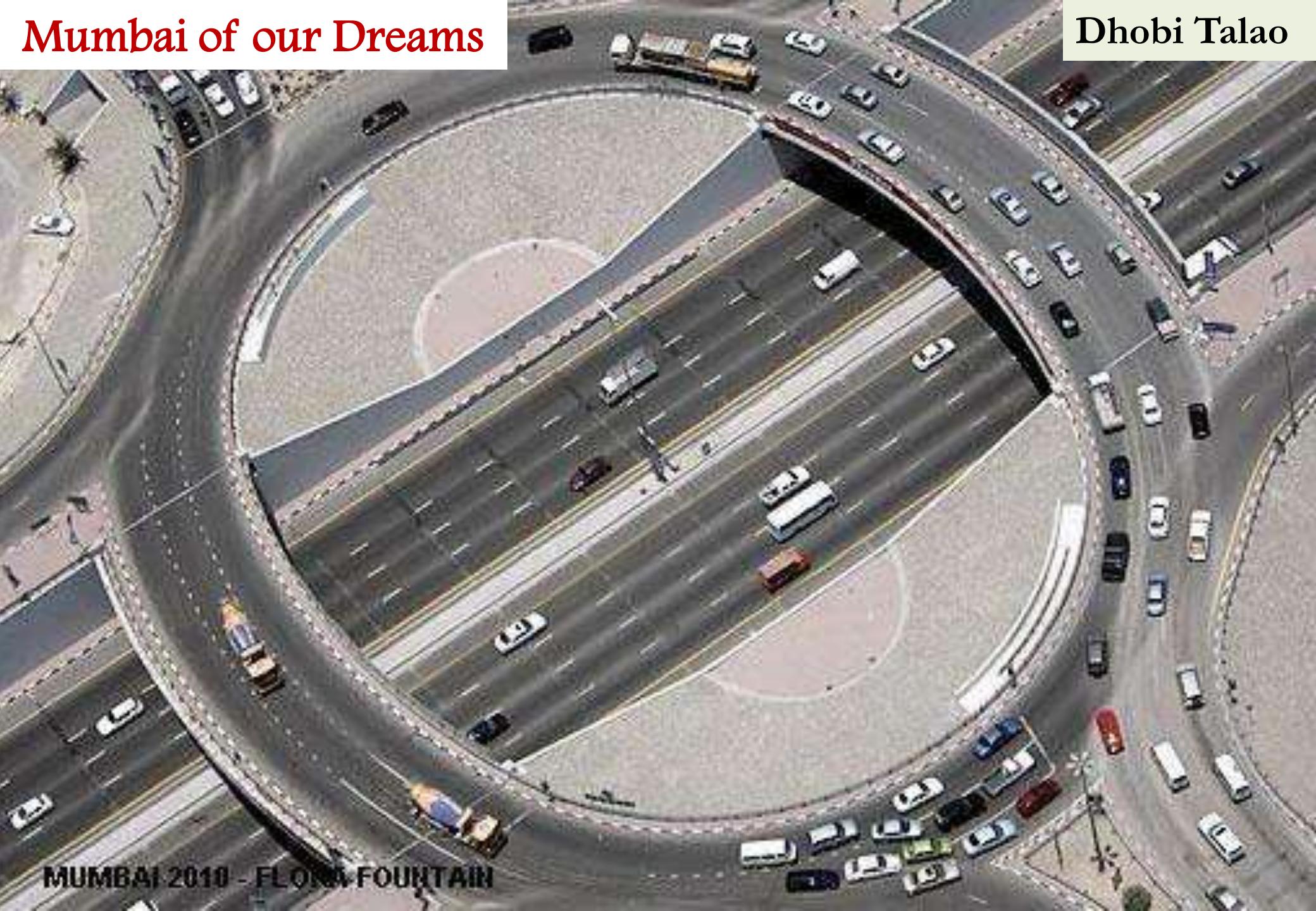
Mumbai of our Dreams

Dadi Seth Agiary Lane



Mumbai of our Dreams

Dhobi Talao



MUMBAI 2010 - FLOW & FOUNTAIN

Mumbai of our Dreams

Kalbadevi Road



# Mumbai of our Dreams



# Mumbai of our Dreams



umbai of our Dreams



# Mumbai of our Dreams



# Mumbai of our Dreams



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Do not doubt that a small group of thoughtful people could change the world. Indeed, it's the only thing that Ever has.

*-Margaret Mead*



All of the great leaders have had one characteristic in common; it was the willingness to confront unequivocally the major anxiety of their people in their time. This, and not, much else, is the essence of leadership.



**Smt. Sonia Gandhi**

President of the Indian  
National Congress

**John Kennedy Galbraith**



**Shri Vilasrao Deshmukh**

Hon'ble CM of Maharashtra



**Dr. Manmohan Singh**

Hon'ble Prime Minister of India