

PBL REDEVELOPMENT TEAM

Belapur



Co-funded by the
Erasmus+ Programme
of the European Union

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DESIGN BRIEF

REDEVELOPMENT OF ARTIST VILLAGE BELAPUR

ARTIST VILLAGE A SETTLEMENT DESIGNED BY CHARLES CORREA WAS A MASS HOUSING PROJECT COMPRISING OF HOUSES THAT WERE SOLD UNDER THE PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

ACCORDING TO THE PRESENT CONDITIONS THE LAND IS UNDER THE OWNERSHIP OF CIICO AND THE PLOTS ARE SOLD ON LEASE OF 80 TO 90 YEARS. PRESENTLY THE SITE HAS 550 FAMILIES LIVING IN G, G+1 AND MAX G+2 STRUCTURES ACCORDING TO THEIR FAMILY SIZES AND NEEDS.

THE BRIEF INVOLVES A COMPLETE REDEVELOPMENT OF THE AREA ACCOMODATING THE PRESENT POPULATION AND SOME PERCENTAGE OF ARTISTS TO REVIVE THE NAME ARTIST VILLAGE.

PROBLEMS ANALYSED ON THE EXISTING SITE.

- INITIAL HOUSES HAS TOILETS OUTSIDE
- VILLAGE BACKDROP IS NO LONGER NEEDED
- PARKING SPACES ARE NOT PROVIDED
- TRANSPORT FACILITIES ARE NOT FULLY DEVELOPED
- LACK OF COMMERCIAL SPACES
- NO EASY CIRCULATION
- STORM WATER DRAIN OVERFLOWS DURING MONSOON
- LACK OF MEETING SPACES TO CELEBRATE FESTIVALS OR TO CONDUCT CEREMONIAL FUNCTIONS
- ADULTS LACK RECREATIONAL FACILITIES
- SENIOR CITIZENS HAVE NO EXERCISING AND MEETING SPACES APART FROM SMALL COURTYARDS IN FRONT OF THEIR OWN HOUSES.
- NO COMMON ARCHITECTURE HAS BEEN FOLLOWED HERE AS ALL HAVE DEVELOPED THEIR INDIVIDUAL HOUSES ACCORDING TO THEIR OWN WHIMS AND FANCIES.
- NO FIRE PROTECTION.

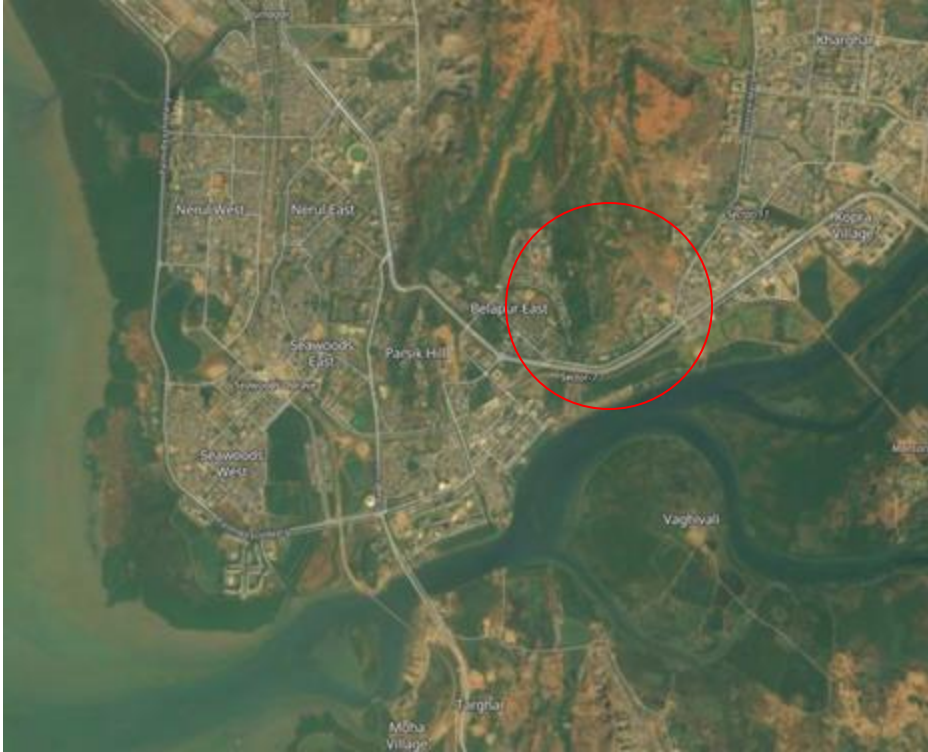
SPACES REQUIRED:

- 4 TYPOLOGIES OF HOUSING TO BE PROVIDED WITH INCREASED AREA .
- PARKING FOR TWO WHEELERS AND FOUR WHEELERS
- CLUB HOUSE.
 1. CEREMONY HALL WITH AN OPEN SPACE ATTACH TO IT FOR OUTDOOR EVENTS
 2. INDOOR GAMES AND OUTDOOR GAMES
 3. SWIMMING POOL
 4. LIBRARY AND BALWADI
 5. GYM
 6. PLAYGROUND
- MARKET
- JOGGING TRACKS AND OUTDOOR GYM
- OPEN MEETING SPACES FOR SENIOR CITIZENS

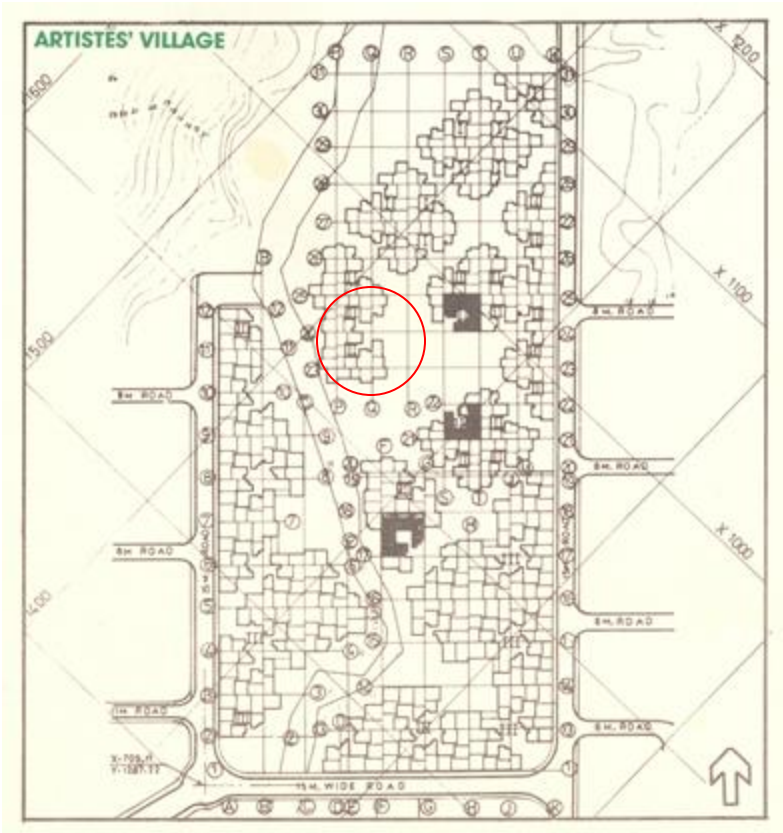
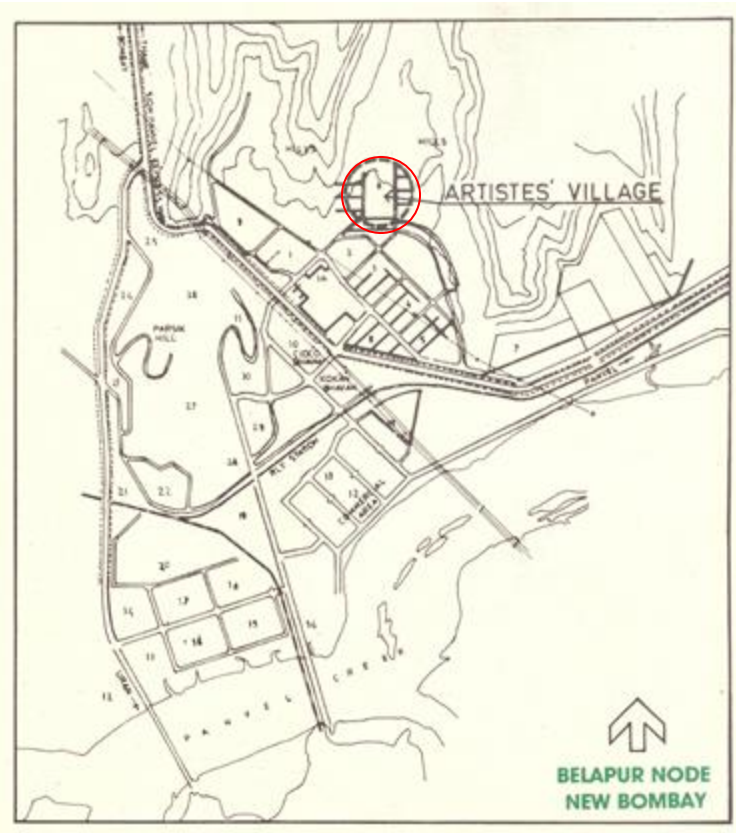
Research Question

As Belapur densifies, how can we incorporate the lessons from Artist village to build a more inclusive wider community while ensuring income generation activities?

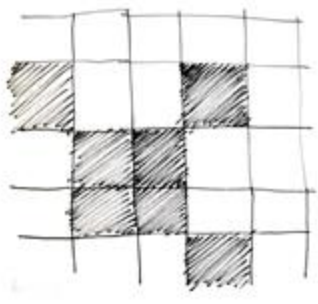
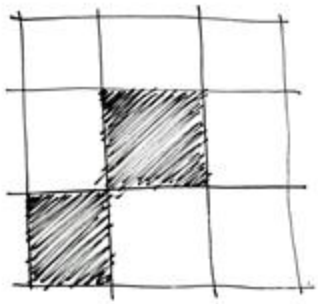
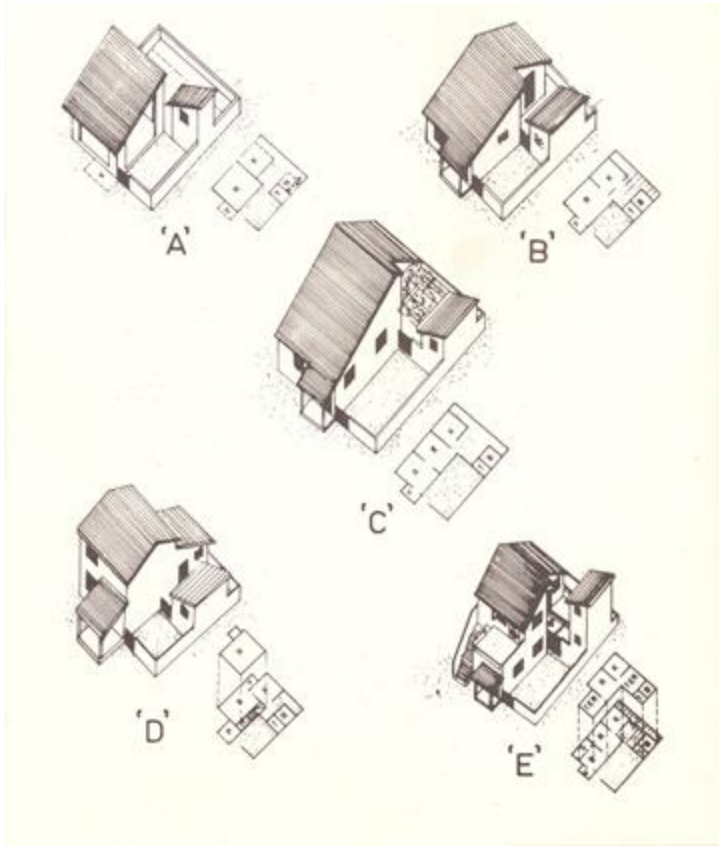
Location map



Location map



Artist village: Charles Correa



Site Analysis - Value workshop



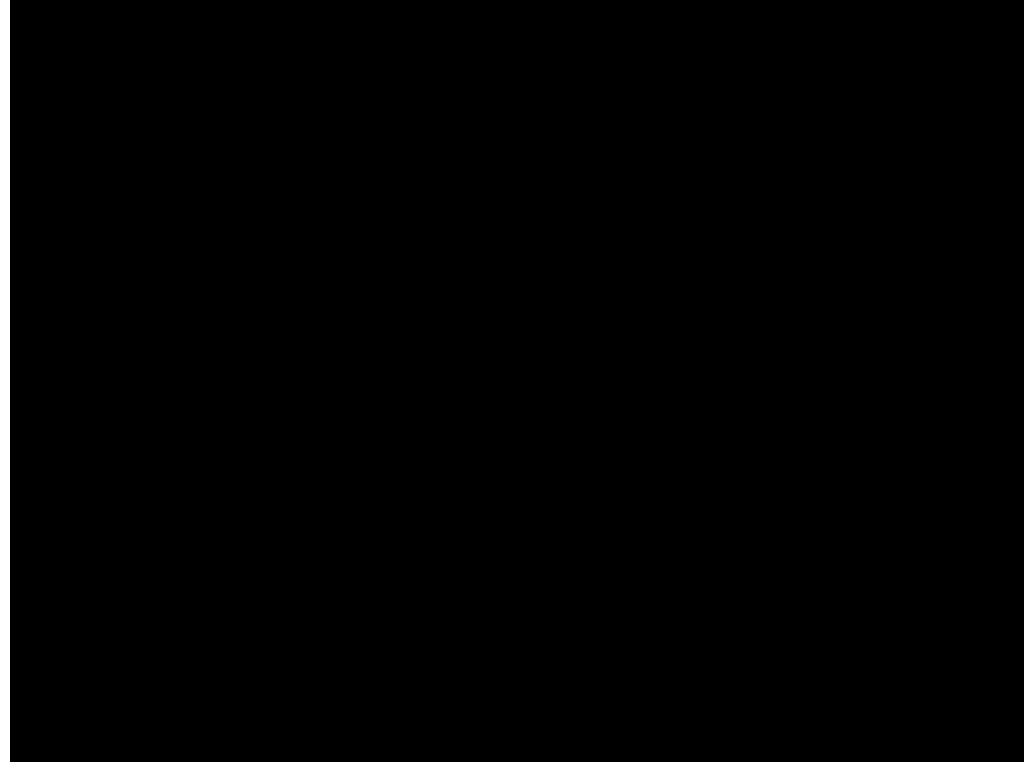
Interview Exercises

Interview questions

Value prioritising



Site analysis



Interviews: Artist village residents



"This is a very beautiful village, surrounded by hills. You see, you get fresh air, **It's very healthy**. Artist village is the best place..."

Bansilal Alag
85 Years old

"Here You don't feel like you are in Bombay, This is like a village, **evergreen valley...**"

Jyoti Rode
50 Years Old



Interviews: Artist village residents



"It is only the place where retired people can stay... It is **retired people heaven...**"

Nadir Uddia Sheikh
85 Years old

"I am living with my wife in artist village, all of my sons and daughter are settled...I feel there is **no society here**, we are of our own... "

S.C Sarkar
65 Years Old



Interviews: Artist village residents



“The Artist Village is unique... We **gather and play** in nearby garden”

Chirag Lanjekar
21 Years old

“We used to play a lot in courtyard when we were a child, now **no** children cares about **playing outside** mostly...We played Holi festival together.....”

Kinchan Sirke
30 Years Old

A large black question mark is centered within a light gray square box with a thin black border.

Interviews: Artist village residents



“The village used to be full of artists...now they have all left...the **image of the village has changed**...people do not respect the architects intentions and have **built huge houses**”

Prakash Ghumrea
64 years old

“First we have to think of the **needs of the people** before the ideas of Charles Correa...we **need to sustainable architecture in the future**”

Hardick Ramdas Atak
25 years



Interviews: LIG residents



“We don't want to move to high rise buildings because then we would have to pay very **high maintenance costs** up to 5000 per month...”

60 Years old

“We need the slums as much as they need us, **we work together very often**. I married a girl from the slum, she is now a dentist assistant, they are as capable as everyone else...”

42 Years old



Interviews: LIG residents



“We are the original Adivasi, since **our land was taken to build Artist Village**, we must travel 30 minutes to our farms. We don't expect anything to be done by the government, nothing is going to change, but I am happy my children are in school, even though it is **expensive...**”

Man
51 Years Old

“It is safe to move around alone, but it would be nice to have a library and a college, instead of going to **central Mumbai to study.....**”

Woman
17 Years Old



Interviews: LIG residents



"We left Rajasthan because of increasing water scarcity... we now **rent an apartment and run a shop** just outside the Artist Village... If we had more money we would like to buy the apartment"

Family from Rajasthan

"Our families are **poor**, we live in the houses outside of the Artist Village, we would like to live in the Artist Village...We hope to **move to Mumbai for work** in the future"



Family from Rajasthan

Interviews: Informal settlement



"We are **celebrating the harvest**, it is the first of the season"

Woman
50 years old

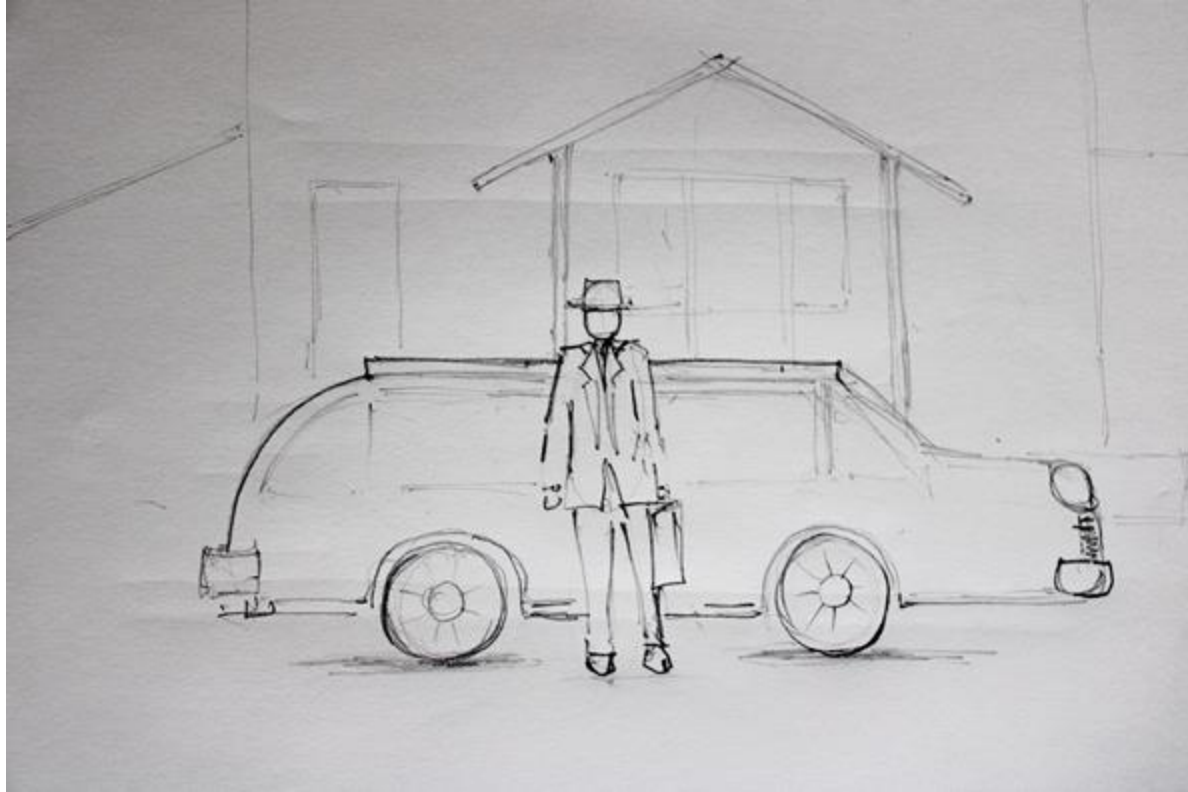


"They came 15 years ago, they work on the **farms and clean for residents** in the village...they are damaging the natural landscape and fighting with the bank who own the land"

Prakash Ghumrea
64 years old



Artist village residents



Low income residents



Informal housing residents



Research process: Finding the research question



Values of Belapur community



Economic stability



Ownership



Community identity



Wellbeing and health

Community groups - Belapur



Artist village residents



Low income residents



Informal housing
residents

Community groups - Belapur



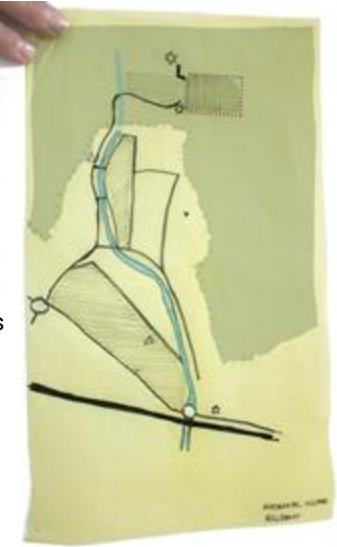
To mumbai - Jobs, entertainment, international travel

Artist village residents



To mumbai - Jobs, entertainment

Low income residents



To mumbai - Jobs

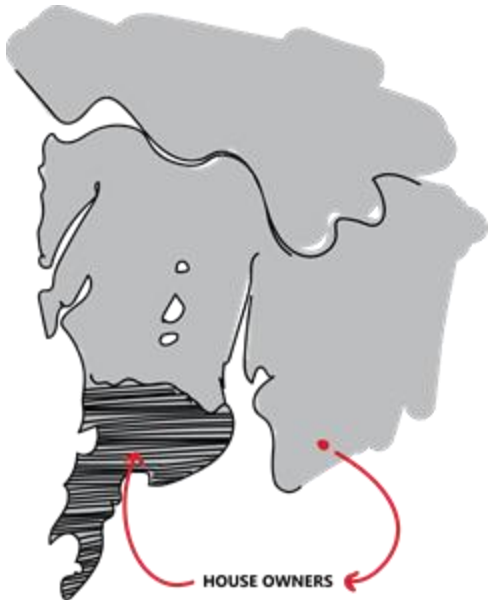
Informal housing resi



Existing challenges



Value speculation



Existing challenges



Floods

Existing challenges

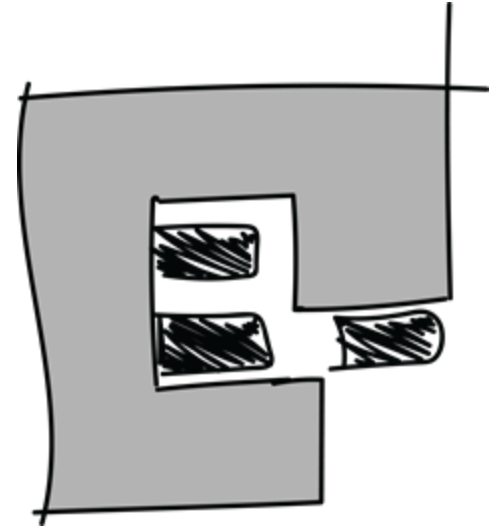


Maintenance costs

Existing challenges



Lack of parking spaces



Existing challenges

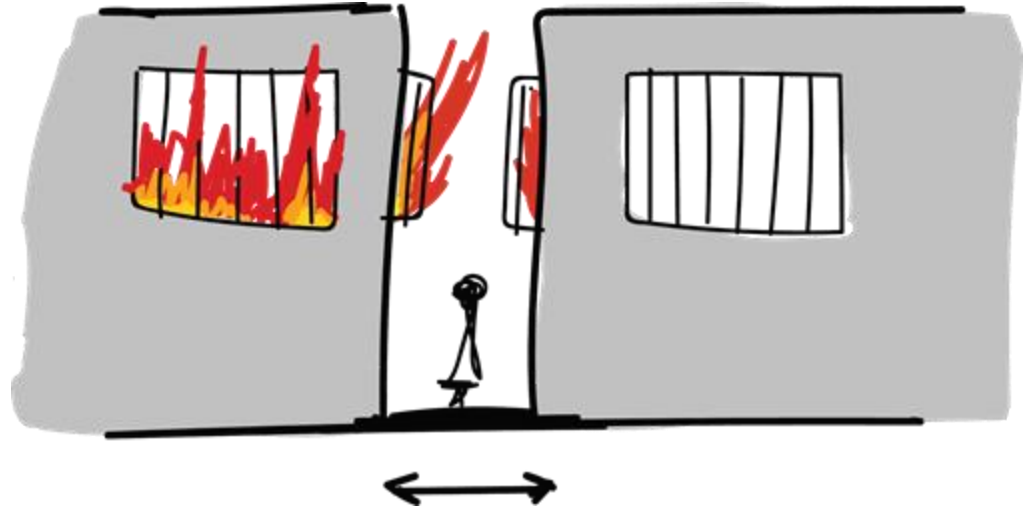


Safety concerns

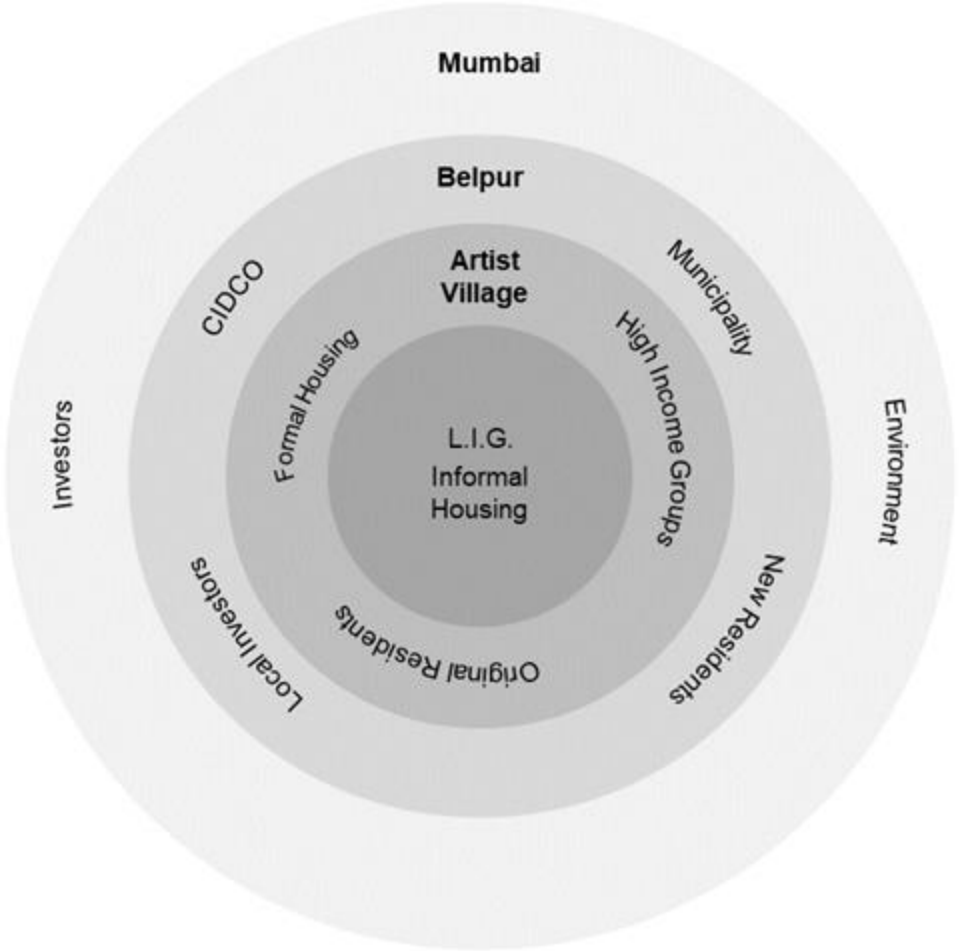
Existing challenges



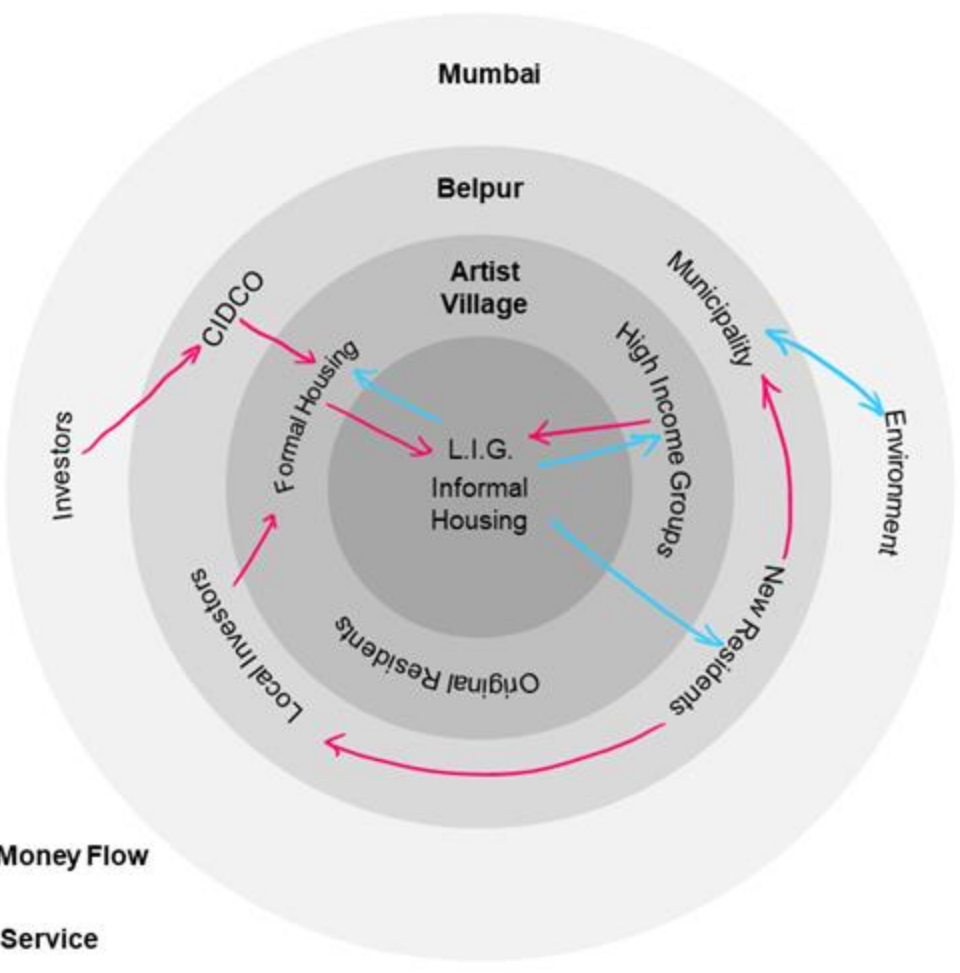
Fire hazards



Wider community / stakeholders



Wider community/
income & services



Money Flow

Service

Social values

Enviroment/ Artist Village



Values of Belapur community

Economic stability

Wellbeing and health

Community identity

Ownership

Our values and priorities

Economic stability

Wellbeing and health

Inclusivity

Density

Environmental sustainability

Community Identity

Ownership

Incrementalism

Research Question

As Belapur densifies, how can we incorporate the lessons from Artist village to build a more inclusive wider community while ensuring income generation activities?

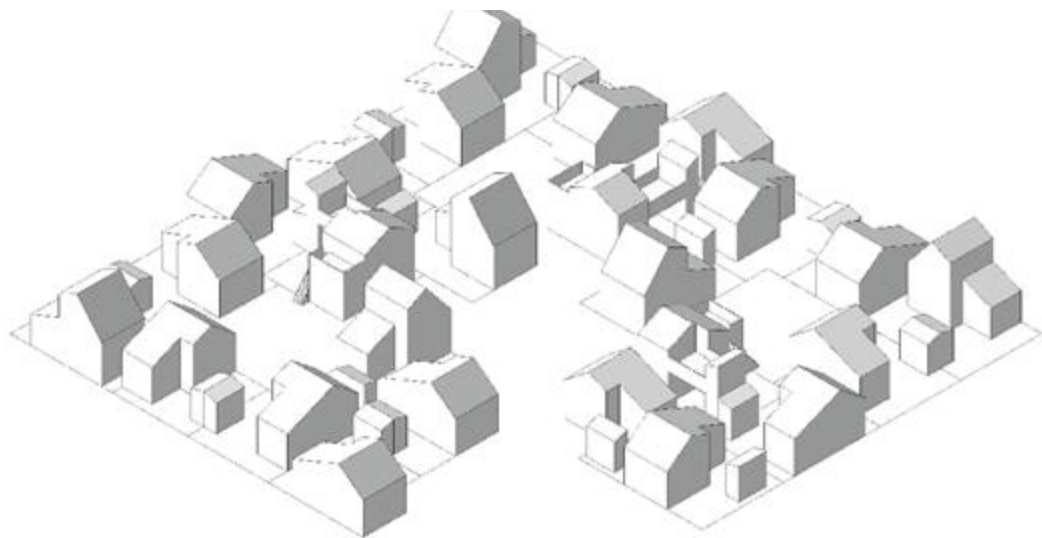
"People don't move to the city for housing, they move to the city for jobs"

Charles Correa

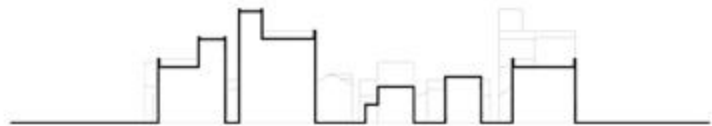
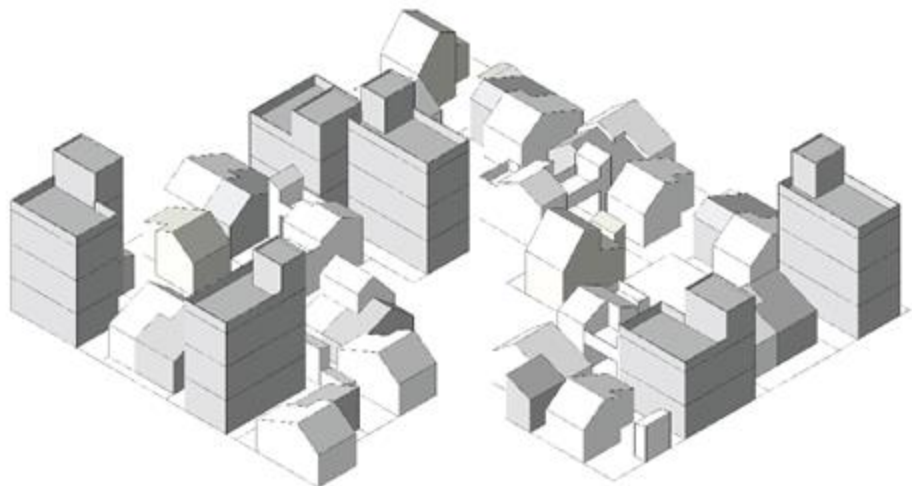
Design thinking



Initial scheme



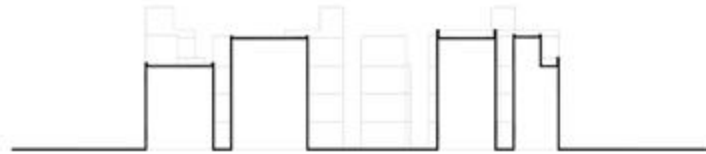
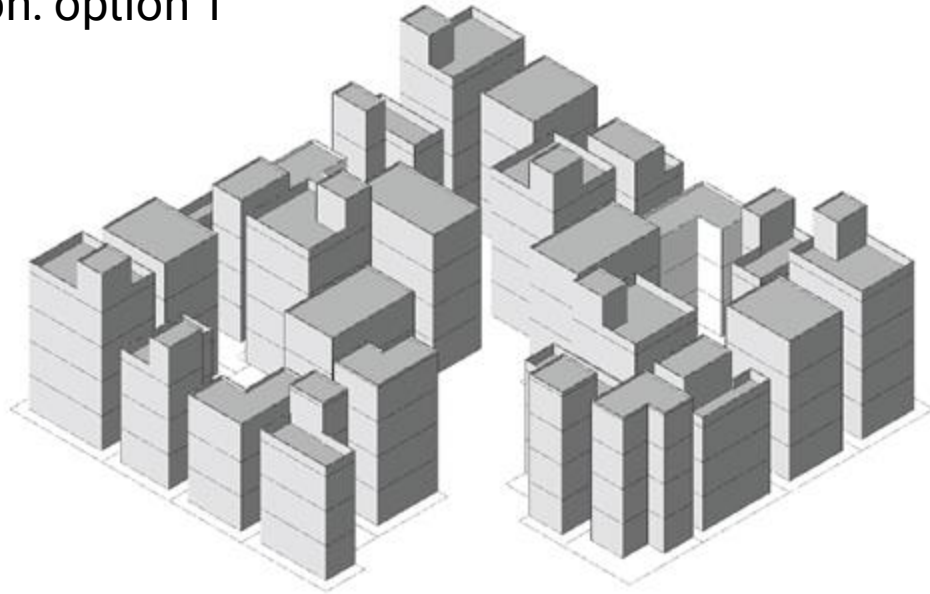
Development by residents



Today / FSI 0.8



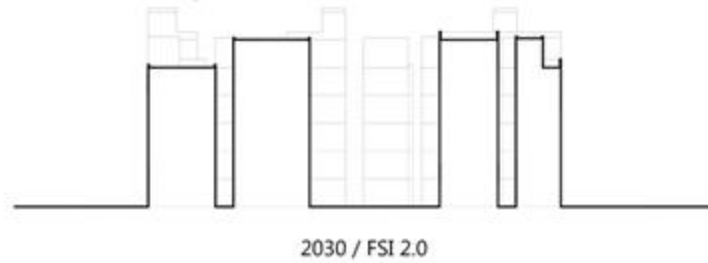
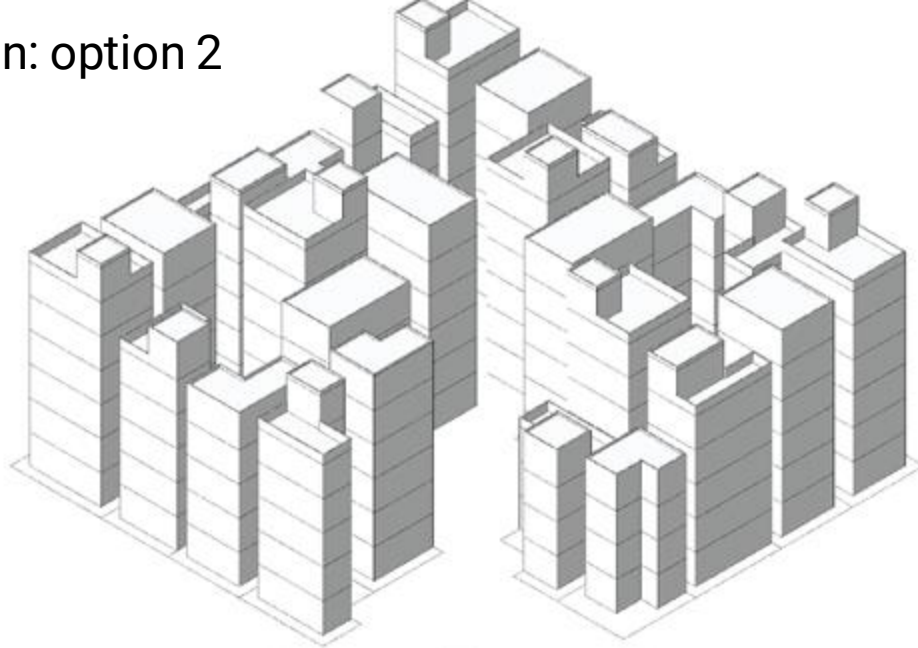
Future densification: option 1



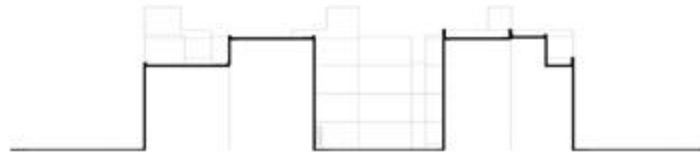
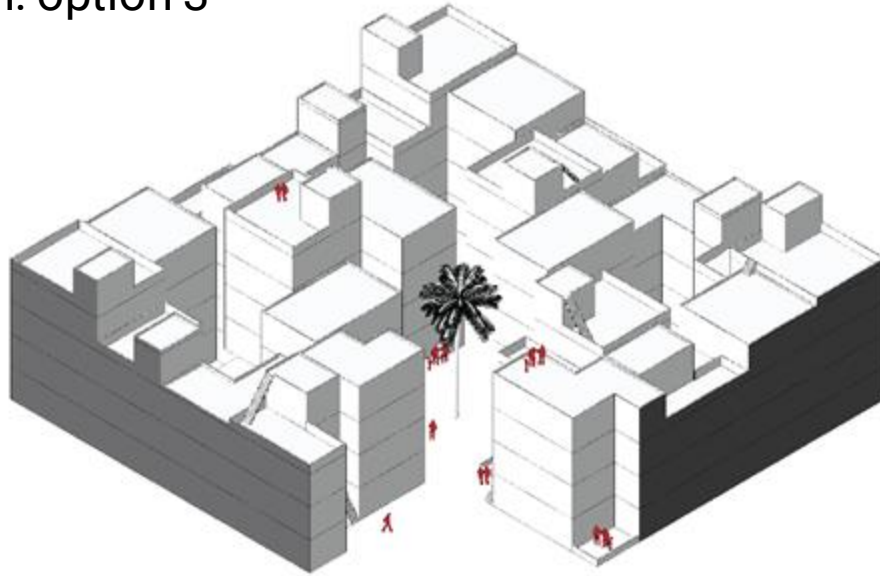
2030 / FSI 1.4



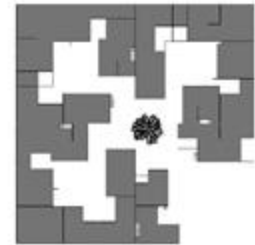
Future densification: option 2



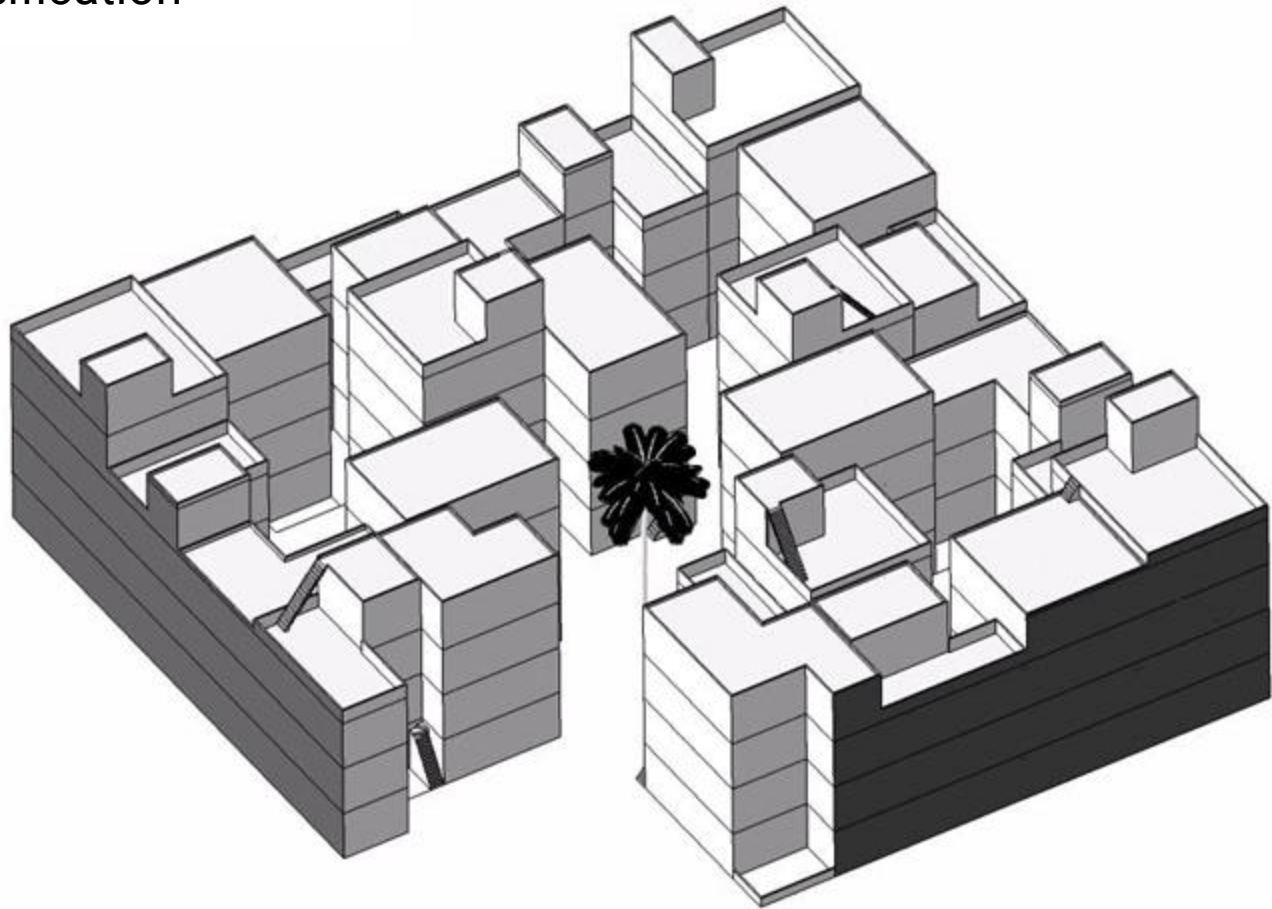
Future densification: option 3

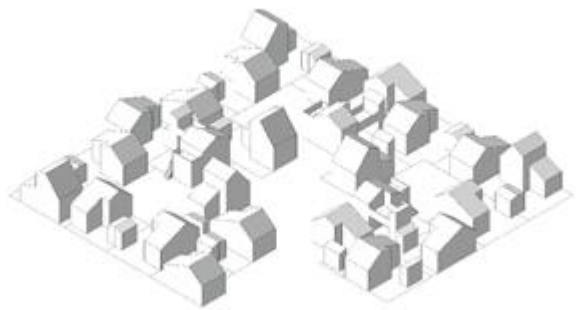


2030 / FSI 2.0

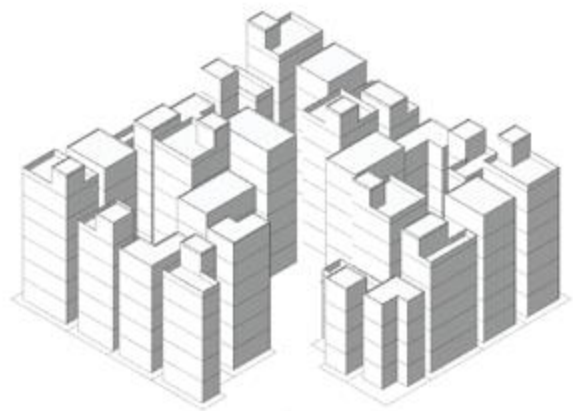


Future densification

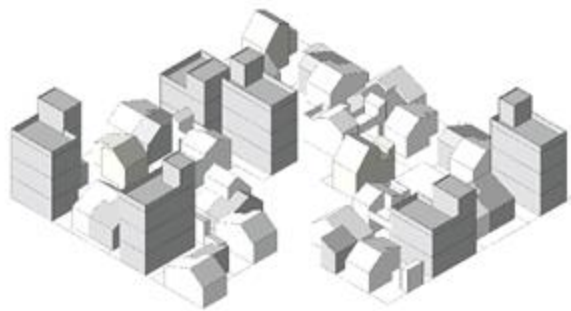




1985 FSI 0.4



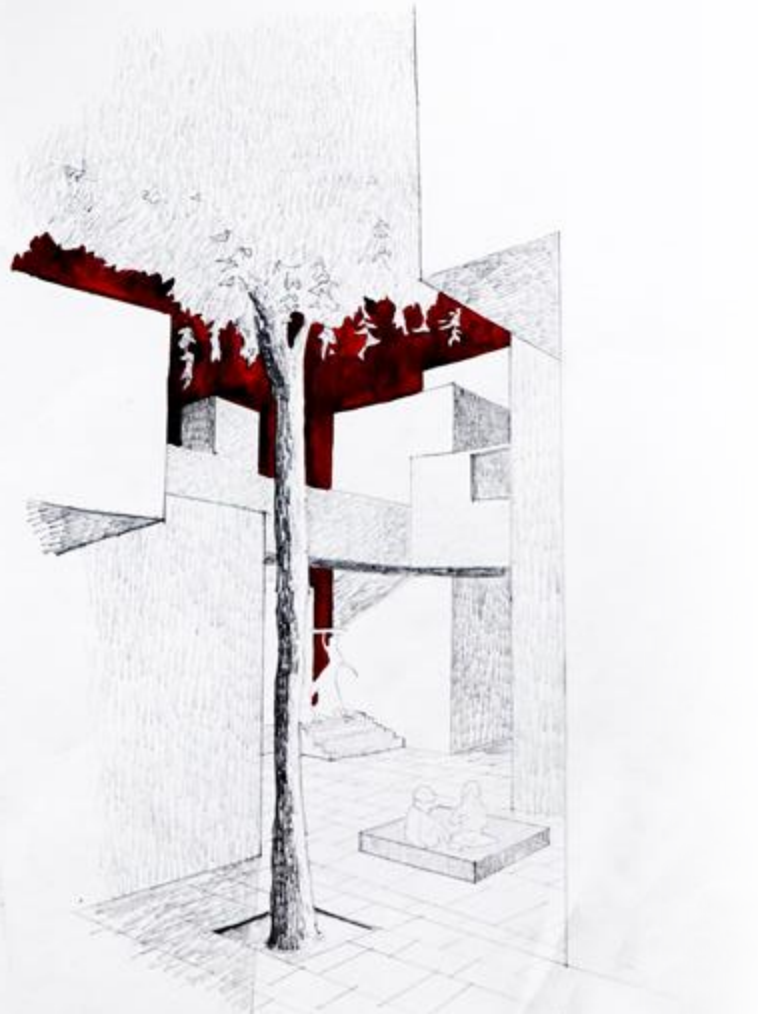
2030 FSI 2.0



2019 FSI 0.8



2030 FSI 2.0



"Making housing is like a bird building its nest, you start with a basic house, but you have to let people change it to their own needs."

Charles Correa



Questions?