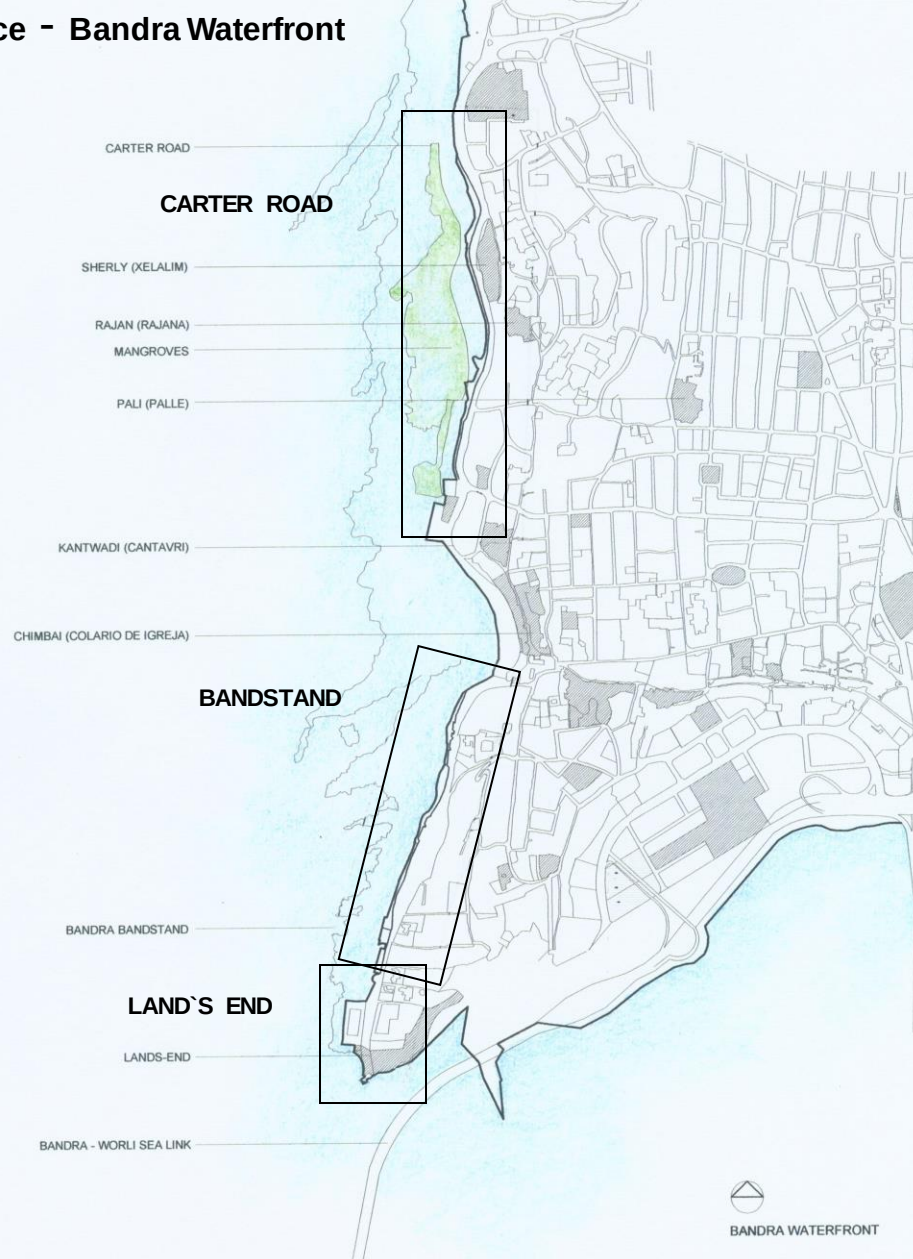
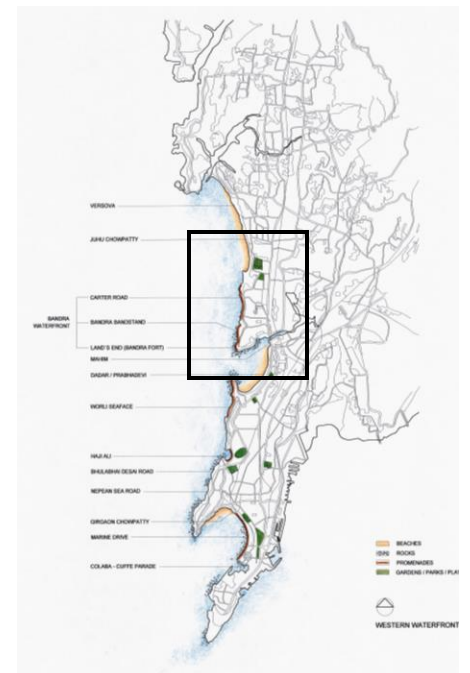


Reclaiming Public Space - Bandra Waterfront



'RECLAIMING PUBLIC SPACE' : A MOVEMENT FOR PROTECTION AND RESTORATION OF MUMBAI'S WATERFRONT



By Prajakta Samant

IF YOU want a house facing the sea in a prime area; rush to Carter Road, Bandra. Thousands of slumdwellers are scampering to mark their plots with stones and white tape wound around four sticks stuck in the seabed. These houses do not come cheap, at a limit of Rs 1 lakh on reclamation, but the plot costs nothing.

The planned mass-scale encroachment is on the entire stretch starting about the office of the assistant commissioner of police, north west zone, Rakesh Maria, till the fishermen's colony at Khar Danda. There are approximately 5,000 plots to grab and they are selling like hot cakes.

On questioning, the slumdwellers allege that member of Parliament Sunil Dutt has given them permission to build their hutments. Dutt is currently in the US and could not be contacted.

Throughout the day, especially at low tide, people are seen walking far into the sea to demarcate plots for their future huts.

Even the fear of the hut getting washed away by the sea does not deter them. "We will make a high foundation made of debris from construction sites all over the city. Then the hut will not get washed away," said a yellow-saree-clad woman wheeling and dealing with a man on the sandy seabed.

When asked what she was doing, the resident of the nearby Chuim fishing village replied, "Ghar ke liye nishan rakhne gate thi. Khoi banani hai (I had gone to demarcate the boundaries of my house)."

Understandably, residents of Carter Road are panicked. "We have been trying to get the Brihanmumbai Municipal Corporation (BMC) to give us No Objection Certificates to take over the development and maintenance of the promenade and beautification of Carter Road. Funds for the project have been released by Rajiya Sabha member Shabana Azmi," said one person. While the Collector has

The encroached land on the seacoast near Carter Road, Bandra (West). Picture by Prashant Nakwe

released Azmi's funds to MHADA who is executing the work, noted architect P K Das has designed the beautification of the 1.6 km long stretch.

Ten years ago BMC started dumping debris on Carter Road to construct a promenade like the one at Marine Drive and Worli Seaface. Residents then opposed the project and the matter went to court where the latter lost the case. In the meanwhile BMC shifted the funds allotted for the prome-

nade elsewhere and the half constructed walkway remained.

The Bandra West Residents Association (BWRA) then took up the work and got Rs 30 lakh from Azmi. But this is not enough and to get private sponsors the association need a Memorandum of Understanding (MOU) and a No Objection Certificate (NOC) from the BMC. The project file has been passing from one office to another for the past year and now slum-dwellers have discov-

ered this space.

"If not for delay from the BMC's red tape we would have got an NOC earlier, the promenade would have been ready and our security guards would have been in place," says a member of BWRA.

Maria has assured the residents that he will ensure that slums do not come up. "There is no chance that it will happen as my office is right there," he said.

A bird's eye view from a skyscraper on Carter Road reveals that the entire seafont is dotted with squares bound by stones. When MID-DAY staffers pretended to want a plot, the slum-dwellers revealed that most have been taken. "Some have taken more than two plots for themselves. They will construct plastic-walled huts and then sell them," said a man busy putting stones into the sea.

Even mangroves have not been spared; white tape is seen in the green-ery and some of the plants have been

Slumdwellers
indulge in mass
encroachment
along Carter Road

Nagar slum near Khar Danda is busy taking a plot for her daughter. "Getting a plot and then building a house is hard work and expensive. Just the reclamation will cost Rs one lakh. But it is better construct on your own as agents may dupe you," she said.

The BWRA meanwhile, has sprung into action and is planning to hire private security guards to protect the area, a move which will cost them Rs 35,000 per month.

"We have no choice. After knocking on BMC doors for months, we realise that authorities are of no help," said a resident.

DMC, Encroachments, S S Shinde said, "On last Saturday some people were arrested. Yesterday I myself went to the spot to investigate. We expect police to stop them. I think labourers from nearby construction sites are demarcating plots because they have heard some rumour that government is giving away the land. But we are working on it and people

Mayor gets a glimpse of brazen flouting of norms by builders

By Vidyadhar Date
The Times of India News Service

MUMBAI: Mayor Vishakha Raut got a glimpse of the brazen flouting of norms by builders in the construction of high-rise buildings in the Bandra Band Stand area in Mumbai during her visit to the seafront on Sunday.

The issue was not on the agenda as she was invited by the Bandra Band Stand Residents Association to inaugurate the beautification programme of the sea front. However, as she walked from the Fr Agnel Ashram, the venue of the meeting, to the sea front, local citizens complained to her about the havoc created by builders without any check from the civic authorities in the area.

Ms Raut strongly criticised the rampant corruption in certain municipal departments. Some employees were serving the interests of builders and others rather than the civic body or the citizens, she said.

"Three years ago the Taj Mahal hotel wrote to the ward officer in the area making an offer to beautify the area around the hotel. The ward officer did not care to respond for three years. This is what is happening," the Mayor said.

Ms Raut told the Bandra association that next time she would pay a surprise visit along with additional municipal commissioner Ratnakar Gaikwad to see the progress of the beautification work. "I will tell you a day in advance but don't inform the local ward office," she said.

She said the Versova beach was now cleaner than Juhu beach because of the civic programme of cleanliness which was supported by local citizens. Sponsors supporting the beautification drive in the Band Stand area would be allowed to put up advertisements, she said.

None of the concerned civic officials was present during the Mayor's visit on Sunday though they had been invited, association sources pointed out.

Local residents also complained against the hazards posed by a multi-storeyed luxury hotel coming up at Land's End and the Sea Rock hotel, which is closed since the bomb blast of 1993. When both the hotels start functioning and the already intolerable road traffic worsens, more people will be seriously injured. Two months ago a housewife Phyllis Rodrigues suffered a serious head injury when knocked down by a speeding car.

The Band Stand beautification programme includes cleaning of the coastline and creation of greenery on the seafront, reusing of debris dumped on the seaside to create tracks for walking, jogging and cycling and creation of natural sand beds, ideal as children's playing areas. The project is designed by noted architect P.K. Das.

It is also proposed to provide access to the sea at various places using the existing boulders to form natural steps, demarcate public facilities which would confine hawkers and food stalls to control throwing of garbage, afforestation of Land's End hill and daily monitoring and maintenance of the site with the support of the BMC.

Ms Raut's attention to the growing problems of the Bandra Reclamation was also drawn by Mr N.D. Dandavate, a retired deputy secretary and Mr R.D. Ranadive, a retired chief electoral officer of the Maharashtra government. The Anand Dham organisation in the area has proposed to the government to convert the large plot of Maharashtra housing and area development authority into a zone like the Vrindavan garden. Local citizens feel that the plot ought to be used for public benefit before it is grabbed by anti-social builders.

This area too, is facing serious traffic hazards and citizens are surprised that the traffic police do not in any way intervene when gigantic structures generating heavy vehicular traffic and car parking come up.

The Lilavati hospital is already causing a severe strain and when two major educational institutions, controlled by Congress politicians Chhagan Bhujbal and Vilas Deshmukh become fully operational the problem will become more serious. The civic body does not even meet its basic obligation of providing a footpath to the citizens, local residents point out.

Mr Amar Peswani, a civil engineer living at Band Stand, said some of the towering buildings coming up in the area flouted basic norms and did not even allow space enough for the fire brigade to enter the area. They were built right up to the edge of the road. Sources said the civic body should have acquired land in the area to widen the road. Now, the road will be intolerably congested.

Mr Ghanashyam Kalsekar, a lawyer whose family is living in Bandra for generations, was among the first to file a public litigation in the country.

Parentless Waterfronts

Several associations have come forward to save the city's waterfronts, fight the apathy and greed of politicians and builders. **Gurbir Singh reports**

Mumbai's 34-km Western waterfront is a unique asset of the city that can provide its people with unbounded possibilities. About 15 km of this coastline is also probably the only open space available for the city's masses to escape from their drudgery and claustrophobia. Witness the number of people who descend on Marine Drive, Girgaum Chowpatty or Worli Seaface on a Sunday evening for a breather. Yet today, most of these beaches and waterfronts are a mess of garbage and encroachments.

Slums occupy large parts of the city's coastline. On the Island city there is no more room for these habitations to expand, but slumlords continue encroaching on open spaces

by the marooned vessel 'Zhen Don' off Carter Road has now been re-voked by the suburban collector after sustained pressure from the Bandra West Residents Association. The local residents suspect that Rashmi Builders, the developer which has purchased the shipwreck, were basically interested in setting up a floating hotel project, and were constructing the

maintain their fishing harbour at Cuffe Parade that helped former chief minister A R Antyambitious plans to reclaim the waters of south Mumbai's Back Bay. Spurred by the high real estate values in Nariman Point, the Back Bay Reclamation plans were a disaster recipe for environmental disaster in crowded south Mumbai.

Pushing for an integrated preservation and development of the city's waterfronts, the Indian National Trust for Art and Cultural Heritage (INTACH) and the Mumbai Vikas Manch



Property Line

road for the project under the guise of clearing the sludge. "We are against this crass commercialisation. We want Carter Road to keep its role as a

Callous citizens, negligent government

p r e s e r v a t i o n

In the second part on Mumbai's waterfronts architect/activist P.K. Das talks about how the situation is going from bad to worse...

EIGHTY per cent of the city's population lives under inhuman conditions, while a relatively small segment has access to a substantial share of all amenities and services. Thus apathy and detachment. This has contributed immensely to rapid deterioration of public spaces — they are either owned or else not cared for.

Marginalisation of 'Kolis' — fisher folk communities who have been living for several years on waterfronts — is also an example of growing sense of detachments. Koli villages have been reduced to slum-like situations where even basic amenities are not provided. Instead, there has been continuous efforts to demolish and evict them, whether in Cuffe Parade, Bandra, Juhu or Versova. The threat to their existence is also a result of unsympathetic constructions around their settlements. The Bhai Bhandarkar movement to protect the Koli-rights is an important struggle for human rights and environmental protection.

Unfortunately, environmentalists — even though they are sincerely campaigning for forests, hills and water — have been ignoring human rights and housing. In

the case of Borivali National Park, five million people have built their houses here. Environmentalists have moved courts, which if up-hold their petition, there will be a large-scale demolition.

Simultaneously, various housing rights organisations have been fighting for the protection of the slums. As a result, progressive groups have moved apart on matters that require an integrated and unified struggle. Protection of the forest is important but its clearance programme must include plans for slum rehabilitation.

Detachments are further reinforced by a growing religious fundamentalism and communal fervour, leading to territorial control, whereby spaces are divided. This is publicly exhibited in temples or crosses or masjids in open spaces — pavements and waterfronts — and religious functions. The most prominent of these activities has been the Ganapati immersion. Mahim beach is often encroached upon by several Muslim festivals and gatherings. A similar event takes place on Dadar beach during Ambedkar Jayanti, a festival of the Neo-Buddhists.

Growing apathy is not only realised in individuals and groups but is also deep-rooted in the attitude of the government. Indiscriminate reclamation and supporting and nurturing anti-socials for encroaching upon open spaces are some examples. Construction of BMC's sewerage treatment plants by reclaiming large stretches of Bandra beach has completely damaged Mahim waterfronts. The corporation has not found it necessary to conduct a survey to identify alternatives where such projects could be built without damaging the environment. Several questions. No replies.

During one such discussion, the Additional Municipal Commissioner in-charge pointed out that they are concerned about environmental aspects in all such projects and therefore are carrying out tree plantation around the treatment plants.

The Marine outfall project by the BMC envisages

on the shores will continue to be discharged without treatment. There is no immediate plan for comprehensive networking of the sewerage system and implementation of the scheme to separate storm water drainage from sewerage. Also, if the Marine plan works, storm water drainage at Worli will continue releasing almost an equal amount of waste on the shores.

Proposals for flyovers and roads along the west coast without any plan for simultaneous development waterfronts is another example of government's detachment from sensitive environmental and social concerns.

Finally, the reluctance on part of the authorities to debate and disseminate information to the public about major proposals for development of open spaces and waterfronts, reflects an authoritarian, feudal and undemocratic attitude. In the case of the Marine-outfall, the BMC had promised to constitute a public committee to monitor the implementation of the programme. The public address was probably a clever move to calm down any opposition before the approval was received from the Ministry of the Environment. Since the approval has been received, the authorities have forgotten their promise.

SAVE MUMBAI'S



P K Das: Architect/activist

waterfronts

ULTIMATELY, due to lack of public control, apathy and growing detachments leading to environmental degradation, vital open spaces in the city and the waterfronts are being corroded and made inaccessible to public. This adversely affects the social, cultural and environmental conditions of the majority of the population. Therefore, radical interventions are required to restore and develop our waterfronts and public-spaces. These interventions suggest the following actions:

- Declare the waterfronts as conservation and restoration zone. A comprehensive development policy for the waterfronts be formulated and no major construction be allowed.

- The waterfronts must be primarily considered as public open spaces and not allowed for any restricted or private developments. These must remain the collective asset of the city and all its people.

- Surveys must be carried out to record all existing activities and occupations.

- Government should take lead in constituting people's forums in various parts of the city. These forums would co-ordinate and monitor restoration programmes and participate in the decision making process. Also campaigns must be carried out disseminating information for public awareness and to encourage peoples participation.

- Adequate sewerage, sanitation and garbage disposal systems must be implemented. Also it is important to install proper lighting in public spaces for security.

- Traffic movement to and around these areas must be reviewed and adequate parking and adequate public transport connections developed.

- Landscaping that includes, horticulture, pavings, edge walls and erosion protection, lighting, conveniences such as drinking water, toilets and phones must be developed along the waterfronts.

- To declare Koli settlements as protected areas and to prepare and carry out conservation and development plans.

























SC orders survey of encroachment-hit Bombay beaches

by Our Legal Correspondent

NEW DELHI

WITH a view to protect the various beaches and the seashore in Bombay from encroachments, the Supreme Court has asked two well-known advocates practising in Bombay – Mr Navroz H Seervai and Dr Dhnanjaya Chandrachud, to survey the concerned areas and submit a report with their suggestions to the court by August 31.

The Division Bench of Justices Kuldeep Singh and K S Paripoornan made the aforementioned order on Friday, in a public interest litigation moved by Mr Tushar Dedhia, a chartered accountant.

The petitioner has stated that the vast shoreline along Shivaji Park, Bandra, Juhu beach, Versova beach, Madh Island

(covering villages of Aksa, Erangal and Madh), etc were being gradually encroached by vendors, stall holders, film producers, horse owners and fishermen – thereby completely spoiling the environmental atmosphere.

Referring to the affidavits filed by the authorities concerned, which included, the Maharashtra Government, Municipal Corporation of Bombay, National Airport Authority (NAA) and Bombay Port Trust, the judges said: "We are *prima facie* of the view that horses and camel carts operating on the Juhu beach are adding to the pollution and are environmental hazards. As a result thereof a number of stables and hutments have come up. The beach near Seven Bungalows in Versova is stated to be occupied by unauthorised persons with or without the permission

of the Bombay Port Trust – we wish to have a correct picture in this respect".

The judges also observed that "there are 137 stalls operating at Juhu beach. Of these 74 had been given licence by the NAA and to the remaining by the State Revenue authority."

"Now whether these 137 stalls are causing pollution and are spoiling the environment of the beach? Whether apart from these stalls, any other stalls are operating unauthorisedly? To protect environment and reduce pollution is it necessary to remove the stalls from the Juhu beach or their number is to be decreased? These are some of the queries on which we would like to have assistance." The position regarding stalls at Shivaji Park and Versova may also be examined as part of the report, the judges said.

The court also wanted the two advocates to find out as to whether there was any mechanical process to clean the beaches and if not, whether the beaches were being kept clean.

The judges further stated that "we have been informed that untreated sewage from seven zones – Colaba, Worli, Bandra, Malad, Versova, Ghatkopar and Bandra, all totalling upto 940 million litres per day, is being discharged into the sea. We are of the view that the Municipal Corporation of Greater Bombay should set up sewage treatment plants in respect of all the seven zones before discharging the same into the sea. Untreated sewage cannot be permitted to be discharged into the sea".

Observing that there were 11 lakh hutments in 2000 slum pockets in the

two districts of Bombay (Bombay city and its suburbs), the judges said "we would like to have some suggestions towards reducing the slums and to improve sanitation and standards of slumdweller's.

"So far as Madh Island beaches are concerned – which is the authority having control over it? Is there a systematic development of the said beaches? Whether the rule of having no construction from high tide upto 500 metres is being followed and enforced? We would like Mr Seervai and Dr Chandrachud to examine the issue and assist the court."

"There is a proposal to construct a jetty at Madh-Versova. It seems no progress has been made in this respect. This may also be examined", the judges added.

Prop 26

Bandra residents stop illegal construction

Rajan Chaughule

Kaniza Lokhandwala

THIS is one instance when the authorities responded to the initiative taken by residents and demolished an illegal building on the coastline.

On Saturday morning, a builder brought some labourers along and lay the foundation for a building on the coastline adjacent to Chimbai Road in Bandra West. However, E Pereira, landlady of the Belle Vue building adjacent to which the construction was going on, along with other residents of Chimbai Road, raised a hue and cry. The builder threatened them with dire consequences if they called the police. But undeterred, the residents called Rakesh Maria, additional commissioner of police (north west), who immediately sent a police squad and demolished the construction.

The residents then lodged a formal complaint with the suburban collector since the land comes under his jurisdiction.

Said Pereira, "The collector denied giving permission for construction of the building. The collector's office has given *pautis* (receipts) only to fishermen to use the coastline for drying fish and fishing nets. But the builder has exploited the fishermen and taken the *pautis* from them. On the basis of these, they now claim that they have the right to carry out construction activity."

While bamboo poles and broken nets can still be seen lying on the plot of land next to Belle Vue, the residents explained that the place is no longer frequented by fishermen. They complained that the BMC ward office has not been giving them permission to repair their homes as these come under the coastal regulations zone. "How can the builder then flout the rules and claim that he has the permission?" asked the residents.

The coastline near Chimbai Road is dotted with illegal constructions which are creating a lot of problems for the residents. The presence of anti-social elements and selling of illicit liquor are just a few of the problems along the coastline. A



The site for an illegal building, the construction of which was thwarted by alert residents and the authorities

broken storm-water drain is used by the urchins for bathing.

Having lived with such problems for long and with the authorities turning a blind eye to the situation, the residents have realised it's time they took the initiative themselves. Since they cannot do anything about the illegal hutments which already existed, they have decided not to allow any new constructions take place in the area.

Citizens inspire Bandra face-lift

Nasser Lalljee

Bandra

ON this waterfront, there is certainly no Marlon Brando, but the people of Bandra Bandstand certainly have their own heroes.

It is to the credit of these heroes who set about saving a coastline that had been endangered by indiscriminate dumping. The movement took off with the Mohalla committee, which was formed in 1993, when a group of people started taking an interest in civic problems. They formed the Bandra Bandstand Residents Association in 1996, which was later converted to a trust in 2000.

The blatant dumping of rubbish along their precious coastline outraged the sensibilities of the local residents who had earlier fought it out in the court and got 1,500 trucks of debris removed from the area facing the Bandstand Fort. Once this was done the group moved ahead to try and reclaim whatever was left of the coastline. The idea was to prevent it from encroachments, particularly those that had come up in the area around the Searock hotel.

The citizens had already conceived of a promenade, prepared a plan and worked with architect PK Das, who designed and implemented it. Plans were approved by the BMC, MSRDC, collector, and other concerned bodies. The funds were provided by Shabana Azmi, MP, Rajya Sabha, under the MPLAD scheme for the infrastructure. But seeing the manner in which the work was proceeding, and the effort being poured by the locals, more money was

invested into the project.

The construction started in May 1999. Exactly one year later May 2000 saw the Naval Police Band inaugurate the promenade at bandstand. Then came the Art fair on November 27, 2000. This was followed by a party for the under-privileged children in December 2000. An interactive play to highlight the problems of the common man was held next on the May 6, 2001.



The variety of events held at the promenade has brought the citizens closer to each other and there is a growing sense of camaraderie among all those who come here. They voluntarily stop people from creating nuisance, throwing rubbish as they have developed a sense of ownership.

The promenade is now almost complete, and a 1.6 km stretch of reclaimed land, from Bandstand to St. Andrews Church corner, has been saved from certain disaster. Encroachment and other such nuisances would have certainly destroyed the entire already endangered coastline.

"The people have developed a good trust and funds are slowly trickling in." The association and

locals are appealing to every flat-owner in Bandstand to pay Rs 20 per month. Apart from this certain sponsors have taken a keen interest and have contributed towards the development of gardens and other features.

If this example is emulated, a number of public spaces will be reclaimed by the people, for the people.

TOI July 18 Sunday . 1999.

MUMBAI

Winds of change sweep across Mumbai's vandalised waterfronts

By Gunwanthi Balaram

MUMBAI: "In a city gasping for breath, it is quite dreadful," observes British architect and 'Bombay boy' Pierre d'Avoine, "that Mumbai's greatest open spaces, its waterfronts, are being so vandalised that its people can derive little benefit from them." Treated as dumping grounds for debris, garbage and sewage, or as free sites for encroachment, several of Mumbai's waterfronts are actually shunned by its residents. So, it is heartening to find some citizens' groups and architects launching joint initiatives to nurse their bit of waterfront back to life—as in Bandra, for instance.

Walk along the Bandra waterfront now, and you will find that the dramatic black rocks along the old Band Stand are rising from the debris, as it were, as are the mangroves off Carter Road. What's more, a new promenade is being constructed along these contours of seafront so people can take a brisk walk and get a breath of fresh air.

The Bandra project, on which work started a couple of months ago, is part of architect and housing activist P.K. Das' masterplan for the restoration of the city's waterfront. Drawn up over two years ago, the masterplan looks at the phased rejuvenation of three types of waterfront areas—public spaces like beaches and waterfront promenades; native settlements like fishing villages; and seaside heritage precincts like the Worli, Mahim, Bandra and Vasai forts.



Hemant Shirodkar

CITIZENS' WALK: The landscaped promenade at Bandra Band Stand, master-planned by a local architect, will involve citizens' participation in its execution and maintenance

To begin with, he is sensibly tackling public spaces. These include 14 independent schemes estimated to cost about Rs 1 crore each to execute. Committed to the rules of the coastal regulation zone, the architect is anti-reclamation and believes instead that "it is important to stop the abuse of our existing waterfronts and work within the existing realities to progressively restore and preserve their natural beauty".

His restoration projects envisage the creation of landscaped walkway, pedestrianisation, seating, lighting, security, drainage, planting of suitable trees and shrubs and the installation of plaques on the history of the waterfront/neighbourhood. "Above all, they involve citizens' participation in execution and maintenance."

The Bandra scheme is being executed under the supervision of a team of local residents' associations with an initial grant from Rajya Sabha MP and actress Shabana Azmi. She has donated Rs one crore from her MP's constituency development fund to the Bandra-Juhu waterfront development programme—Rs 30 lakhs each for Carter Road and Band Stand and Rs 40 lakhs for Juhu.

"We will mobilise donations to carry on the upgradation work, and collect a small monthly maintenance fee from our 1,200 members to maintain the promenade. There will be no entry fee and everybody is welcome to use the promenade," say Arup Sarbhadiary and Ka-

mala Soni of the Bandra Band Stand Residents' Association. "Impressed by the work so far, new sponsors are coming forward," adds a Carter Road resident.

"I'm thrilled, my faith in the abilities of the local citizens' groups and the architect of the scheme has been vindicated," says Shabana Azmi. "Such localised initiatives are the best alternative to large grandiose plans which move away from citizens rather than draw them in. They also cut across class barriers," maintains the MP, adding that she intends to continue to support them in every way she can.

Work on the Juhu project will commence next month, according to Ms Azmi. It envisages sprucing up the beach as well as the 'influence areas', i.e. the Juhu-Tara Road and the seven axis roads leading to the beach, and creating a plaza around the Shivaji statue with proper sanitation facilities for both hawkers and visitors.

Several agencies, including the traffic police, the taximen's and hawkers' unions, residents' groups and the National Airport Authority have been consulted on the issue and have agreed to cooperate in the Rs 2.4 crore project, adds Mr Das. The plans for the Dadar-Prabhadevi waterfront have also been cleared by the BMC, and the architect and local citizens' groups are discussing how best to implement the programme. "Hopefully, it will all come together. It's hard work, but very rewarding," he says.



Objectives of the Movement

- Need for city planning and Urban development to respond to and integrate natural and environmental conditions.
- Preservation of natural resources.
- Conservation of our coastline.
- Protection of public assets.
- Collective control and democratization of public space
- Social and Cultural identity and neighbourhood development.
- Citizen's participation in city governance.
- Promoting partnership's between the public, the government and private enterprises.
- Promoting a comprehensive and all inclusive planning and design process with citizens' participation.
- Cost-effective technology , economy of material use and construction.
- Declare fishing villages as special planning zone.
- Undertake slums redevelopment of existing slums along the coastline.

Conservation & Redevelopment - Bandra Bandstand

































Conservation & Redevelopment - Carter Road

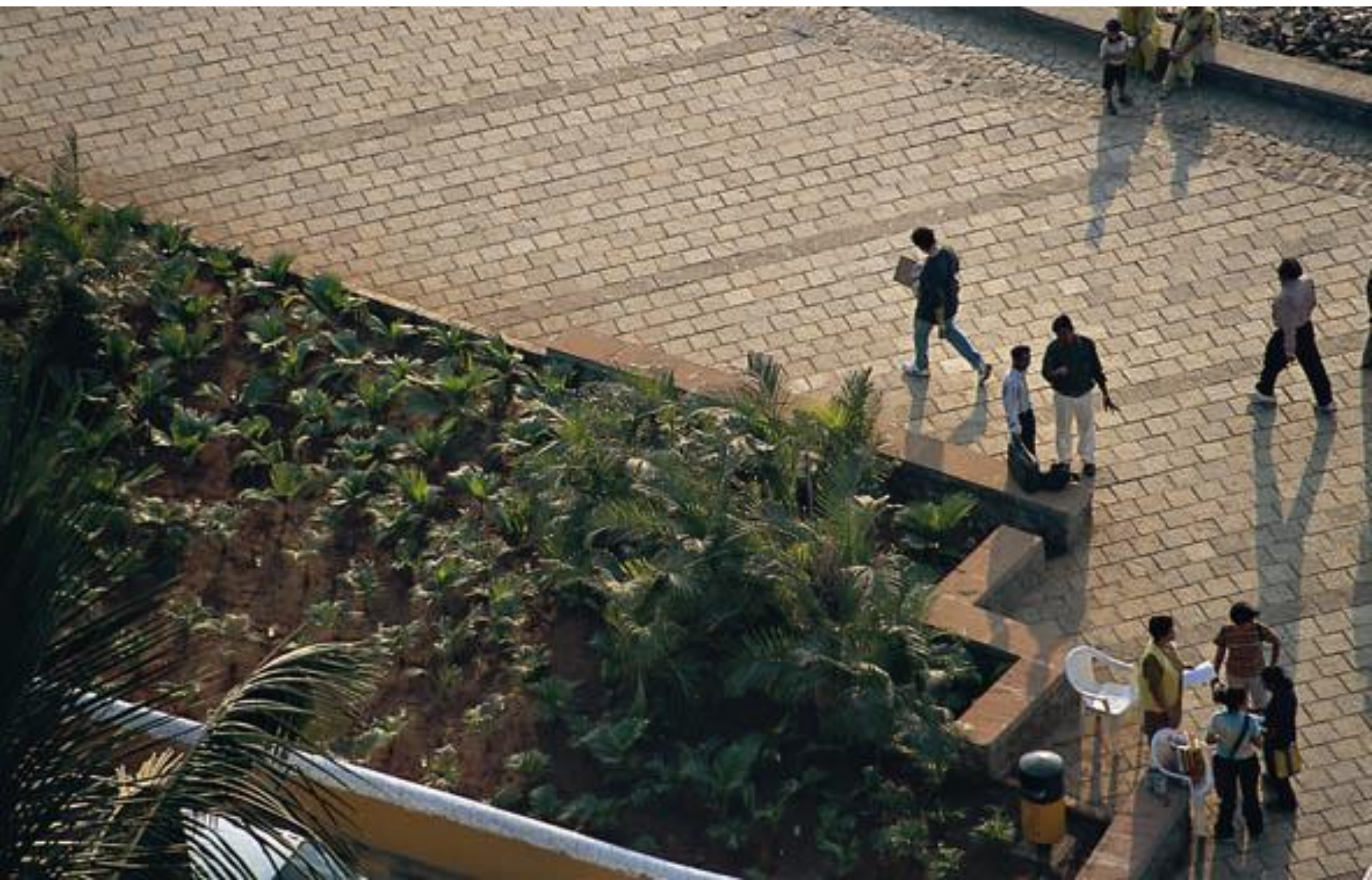








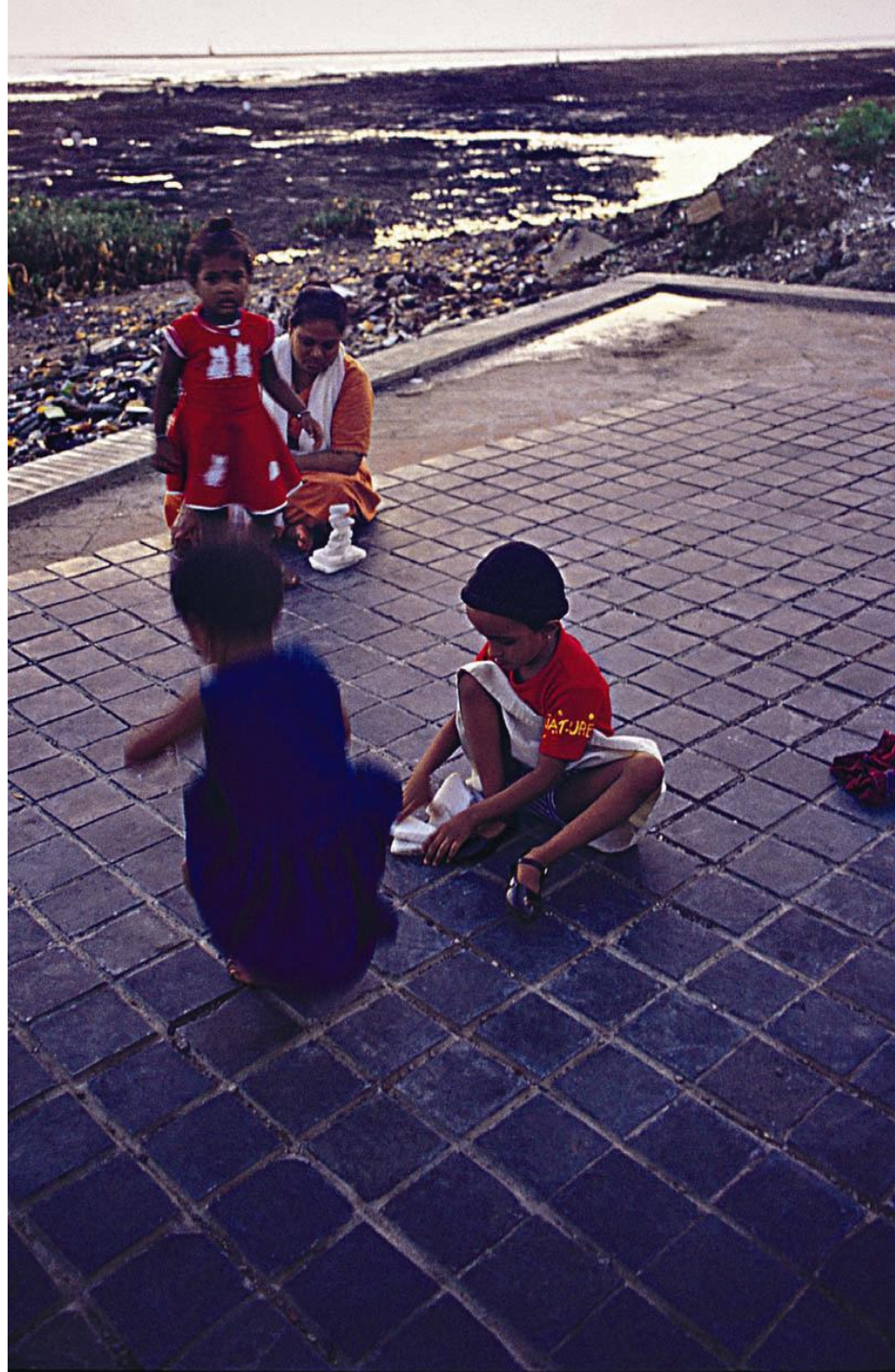












Time For Celebration & Solidarity











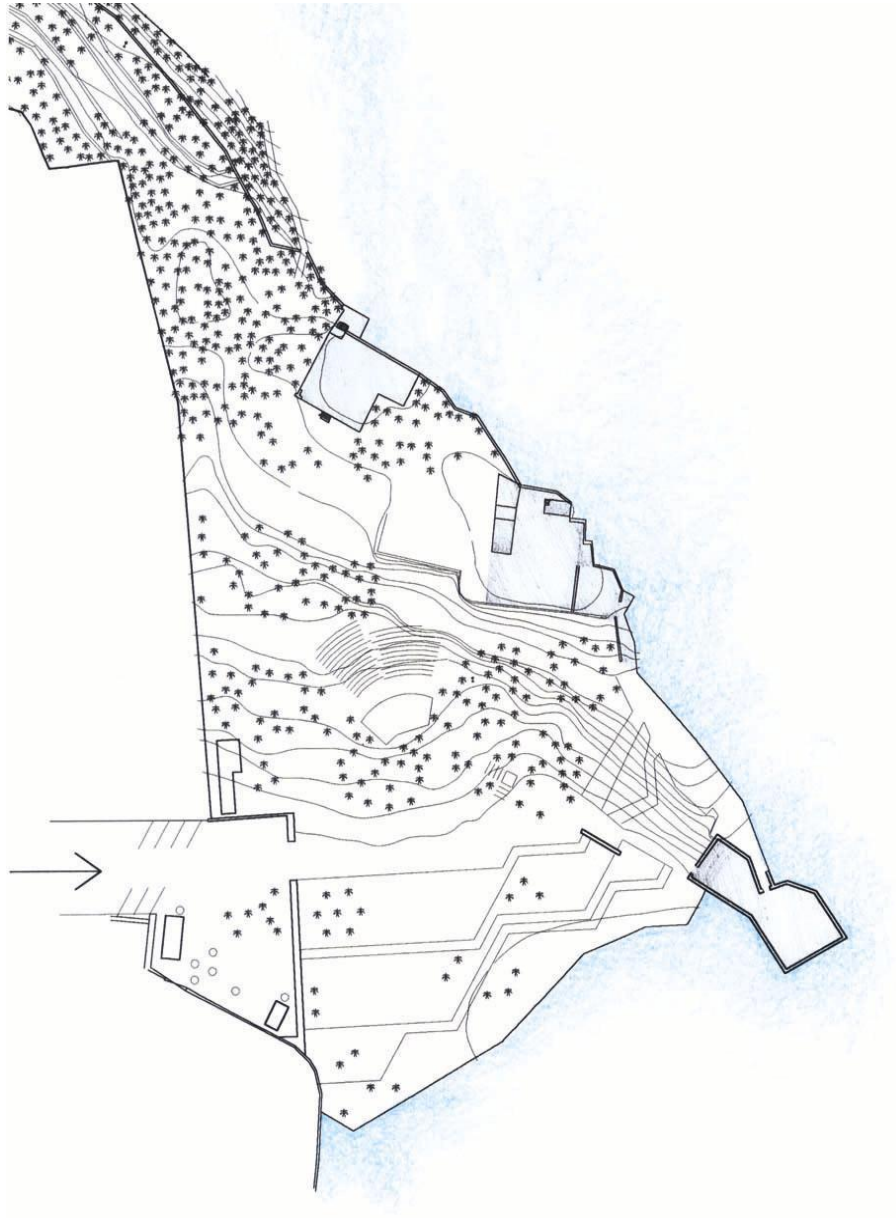








Conservation & Redevelopment - Land's End











INDIAN EXPRESS, 21.11.2002, MUMBAI NEWS

A community effort scripts a success story

THE development of the seafront at Carter Road and Bandra Bandstand has won international recognition, with the receipt of this year's award instituted by the Washington-based Waterfront Centre for Waterfront Development Projects. Selected among entries from all over the world, the award recognises the efforts of an entire community to 'retrieve its waterfront for the public'.

A few years ago, the 4.5-km stretch of the Bandra seafront was little more than a dumping ground, sewage disposal area and thickly peopled by encroachers. It was P K Das, an architect by profession and also among the architects of the save-the-waterfront scheme, who took up the cause of the depleting open spaces in Mumbai and conducted an extensive study of Mumbai's waterfronts. Soon, the Bandra West Residents' Association (BWRA), the Bandra Bandstand Residents Trust (BBRT), P K Das & Associates and Member of Parliament Shabana Azmi came together to save the Bandra seafront. What



Bandra Bandstand after the redevelopment work

followed is a classic success story of citizens' civic efforts.

"We felt we needed to do something to protect our water-fronts," says Darryl D'Monte, president of BWRA and noted environmental activist. "So we got together and forged a partnership." Das handled the architectural inputs, Shabana

Azmi contributed nearly Rs 1 crore from her MP's (local area development) funds and the residents took up the cause as one they all held dear.

That was perhaps when the mission's success was assured — For the first time, different organisations pitched in together. The govern-

ment in the shape of the MHADA and the private citizens' forums worked in co-ordination to restore the picturesque coastline at Bandstand and Carter Road. The results of the redevelopment efforts are in plain sight — palm trees, amphitheatres, a children's park, an art court.

Having re-designed the facade, there was still the question of maintenance. That's where Harsh Mariwalla of Marico Industries contributed his bit. Marico Industries has so far spent almost Rs 25 lakh towards the beautification drive and planted more than 30 species of palm trees. That's where the name Palm Promenade at Carter Road comes from. Another corporate, US Vitamins, contributes to the maintenance of Bandstand.

The seafront has gradually grown into a buzzing cultural centre, where concerts, yoga and tai-chi sessions and plays are held. "There's a play every Friday, and in January 2003 we will be organising a major concert and a carnival too," says D'Monte.

— UJJAYINI DAS

Heritage awards highlight city's hidden treasures

By Gunvanthi Balaram
Times News Network

BAI: This time, the winning number is 1. It's made up of a shrine, a shop, a sarkari mansion, a naval dockyard, a central hall and a citizen's initiative. They are the winners of the Indian Heritage Society's urban heritage awards for prizes which were handed out by Mayor Julio Ribeiro and bureaucrat Augusto Lago at a happy little ceremony at the park in Colaba on Saturday evening. All Saints Church at Malabar Hill, the Bombay Paperie on Bombay Samachar in the Fort area, the Victoria Memorial for the Blind conference centre at Gulshan Mahal at Films Division on the Road, the Naval Dockyard at Lion and the BMC Hall won awards in the best-kept or best-restored Heritage category.

Bandra Bandstand Residents' bagged the Citizen's Award for creating a beautiful and sorely needed public promenade along a vanished 1.5-km strip of waterfront. This was done with a grant from Rajya MP Shabana Azmi, donations from and excellent technical inputs by architect P.K. Das and structural engineer Sarbadhikary.

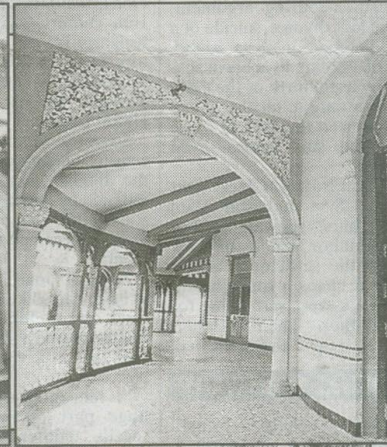
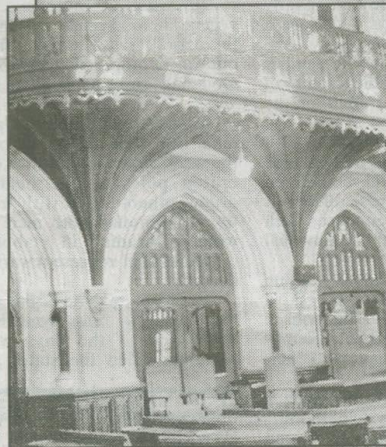
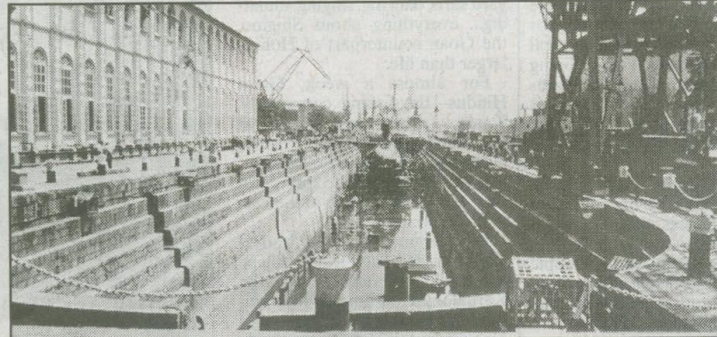
Judges for this ninth round of IHS (first instituted in 1988) were his- Mariam Dossal, architect Uttam C. and urban planner G.S. Alekundi.

Expressed by the "concern and pride" which the winners were maintaining in heritage properties, the judges pointed out that some had struggled to raise funds for the restoration and called in restoration professionals to carry out the job while others had used their own money and imagination to do so.

The beautifully-kept All Saints Church was commended for the congregation's "to preserve this structure in physical and spirit". Indeed, no alterations have been made in this cozy 120-year-old little church designed in "modern style" by

Mant of the Royal Engineers—for the bell tower being dismantled being irreparably damaged in a fire in 1951. As the good Rev Roy says, "All of us enjoy basking in All Saints' old-world architectural grace. And more than our gardener Ramdas, who recently turned the church precinct into a garden of sylvan serenity."

The church was built, interestingly, to be as "a chapel of ease" to the local—that is, as a chapel for the convenience of people living some distance away. Given that it was an eight-mile car-drive from Malabar Hill to the church, the local English populace successfully petitioned Henry Arthur Douglas, shop of Bombay, in 1875 for a chapel at Malabar Hill. In 1880, the government acquired a site for the shrine (and also



WINNERS ALL: (Clockwise from top) The Naval Dockyard, Gulshan Mahal, Bandra Bandstand promenade and the Corporation Hall which bagged the IHS Awards for 2001.

pitched in with half its cost) and the church was inaugurated on January 16, 1882.

The Bombay Paperie, a shop set up one year ago by Neeta Premchand, who is passionately involved in reviving the craft of paper-making by hand, won the award for putting an old space to adaptive re-use. The shop, located in a colonial Fort building, has a vast wooden floor and spartan white walls adorned with ethereal paper artifacts.

"When the space was given to us, it was filled with modern floor tiles, carpets and Formica workstations. Since we were in a hurry to open, we thought we'd leave the decor as it was. But then we discovered there were termites in the wood and that it would have to be stripped. And what emerged was this amazing Burma teak floor," said a chuffed Ms Premchand. "We also learned that it was an East India Co

building. We recreated the space to mind the building's antiquity, but so well with the craft we are trying to live. Isn't it appropriate that we're motoring a craft that's 300 years old that's nearly 200 years old?"

The Victoria Memorial School for the Blind has also been thoughtful in its interior restoration. After receiving a grant from Standard Chartered, it commissioned architects Jal Kishore Desai, who believe that the school should be a place where the challenged among us deserve an airy, bright and well-equipped centre in their 1914 Edwardian schoolhouse.

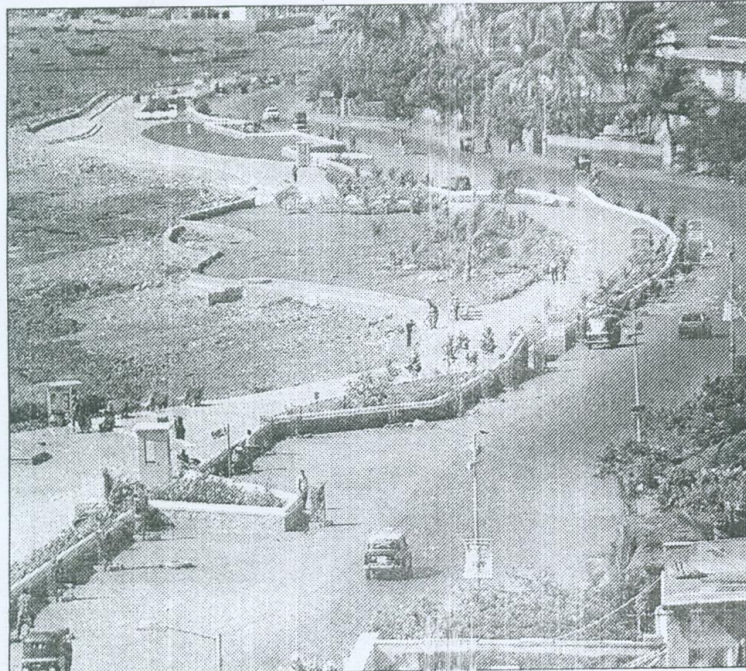
While such endeavours are common in private institutions, and in institutions they are a pleasure. So, the central government's bouquet for having Gulshan Mahal, a ruined 19th century mansion at the Films Division complex, partially restored. As did the BMC for its interest to call in INTACH to convert the old corporation hall from the

Much has been written about the job carried out at the hall by Vikas Dilawari, Tasneem P.N. Mehendale and company. No need to go into it again. Highlighted efforts of the PWD and Ulhas Rane and Subodh T. Gulshan Mahal together again for special mention.

Using photographs of the original home, built in 1830 by the Hyderabad, as a guide, and traditional artisans, their work brought its splendid old stained glass ventilators, patterned clay dados, a cast iron spiral staircase carved details to shining life. The house has an interesting history, bought over from the Nizam in Kutchi aristocrat Kasamally Peerbhoy, whose family lived there until the mid-1940s, when it became a warehouse. After Independence, it was acquired by the government to house its document division. After a couple of decades, the FD moved into new buildings, and the house, it fell to rack and ruin. It has now been rectified—and the building is being happily used as a set by private film units.

The judges and the IHS were appreciative of the navy's efforts to keep the ensemble of 19th-century structures within the Naval Dockyard but also open up the historical precinct to the people. The navy conducts a festival within the precinct once a month, an appointment on a Sunday morning for those who haven't gone on it much. Architect Harshad Bhatia and architect Garware of the IHS recommended you a peek into the magnificent history of Mumbai.

'Play'ing up the promenade success



Proud achievement: The Bandra Bandstand 'Back to Nature' promenade
PIC: VUAYANAND GUPTA

SUN MIDDAY 6TH MAY 2001
SKIMMY GUPTA

AFTER creating a promenade that is envied for its success in beating the odds, the sea, the establishment and apathy, the Bandra Bandstand Residents Trust (BBRT) is moving into phase two of its 'Back to Nature' project.

And the members are celebrating the event with a play. *Whose Mumbai is it anyway?* will be staged at Bandra Bandstand's 'Back to Nature' promenade today at 6.15 pm. Admission is free and the motive singular — to increase awareness for the project.

The movers behind the Bandstand promenade beautification switch to next gear with a play

BBRT succeeded in securing the seafront against degradation. Now it intends to continuously beautify it by bringing about a change in local

lifestyles in the direction of reducing, reusing and recycling. The members perceive this as the only way to preserve the earth's resources in the interest of the coming generations. The eventual goal is to make the area a zero-garbage zone.

Dr Radhika Ramasubban, trustee, BBRT told MID-DAY, "There is round-the-clock security around this promenade to curb nuisance. Cleanliness is ensured by our cleaners who work in shifts."

The play troupe, Clean Air Island, is a non-government organisation (NGO) that has been active partners with the Brihanmumbai Municipal Corporation and other NGOs currently engaged in the ongoing zero-garbage pilot project in the Colaba area. They have performed over 100 shows of the play all over Mumbai in the last several months — at various companies during lunch hour, at residential complexes, schools, colleges and as dinner and lunch theatre at hotels.

The 'Return to Nature' promenade is the culmination of a five-year struggle by the citizens of Bandstand to reclaim this beautiful Mumbai waterfront. Almost lost to mindless landfill operations, land grab attempts and wilful degradation, it is today one of the most imaginatively restored public spaces in the city.

The design for the promenade was developed and implemented by architect P K Das, aided by a generous grant by Shabana Azmi from her MP fund, for the improvement of the waterfront.

The ongoing struggle now is to sustain what has been achieved — freedom from noise and dirt pollution and encroachments, and from threats to law and order by the activities of food shops, vendors and anti-social elements.

news

Carter Road gets a touch of class

The seafront at Bandra is being given a complete makeover

MUKESH PARPIANI

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COME Sunday evening, Carter Road is the place to be. This seafront at Bandra, which is one of Mumbai's most picturesque, is being given a complete makeover, thanks to the initiative of the Bandra West Residents Association (BWRA), the Rs 1 crore contributed by Shabana Azmi from the MP's Local Area Development Fund, and sponsorship by Marico Industries.

The new look — including a promenade a la Bandstand, a children's park, a dog park, and a small amphitheatre — will be spruced up for a two-hour jamboree on Sunday.



GET A LOAD OFF:
The Palm Promenade at Carter Road was not made just for walking

Art by the bay

A two-day art fair is being held at Bandra Bandstand this week.
Anil Thomas finds out what it's all about

Everything is attainable if one follows his gut feeling and is driven by the endeavour to excel. This is what the Bandra Bandstand Residents Trust has proved to one and all.

The trust is organising a two-day art fair, the first of its kind, on November 24 and 25 at the Art Course in the newly developed 'Back to nature' promenade along B J Road at Bandstand, Bandra.

The project commenced about a year ago with the main objectives of restoring the beauty of one of the old waterfronts of the city, and protecting the coastline from erosion caused by indiscriminate dumping of earth and rubble.

This whole project was planned was to prevent encroachers and hawkers, and to create a safe place for walking and relaxing, especially for senior citizens and children.

Rekha Rao, a member of the trust,

says, "The project is unique because it is not another of the routine government projects. Rather, it is a collaboration between local citizens who have

around
town

got together to form the Bandstand Residents Trust."

Many people have contributed to this cause immensely. **Shabana Azmi**, MP and actress, has provided funds for the infrastructure through the MP's Local Area Development (MPLAD) scheme and the Government. Architect **P K Das** has drawn up the plan for the waterfront and is the cementing force between all these groups.

"We have felt that the shoreline was being neglected and we thought something had to be done before this wonderful place went to the dogs," said a resident, who has been staying there for the past 40 years.

The Art Fair will have sculptures, ceramics and metal crafts from students of the Sir J J School of Art and youngsters who would be given an opportunity to showcase their talent. The stage has been perfectly set to enjoy art in a perfect ambience and will attract a wider audience.

In future, the trust plans to have a carol-singing session during the Christmas season. Some years ago, groups used to come every Sunday and play some soothing music. But that stopped after a while.

Such activities can now be restored, thanks to this trust.

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PAINTED GLORY: The Back to Nature promenade at Bandra Bandstand. Pic by **Prashant Nakwe**

hitlist

the list | mid-day | monday november 20 2000

3

Indian Architect & Builder
&
Samsung
present



'Shramdān'

CITATION FOR OUTSTANDING CONTRIBUTION
TO MUMBAI'S PUBLIC SPACES

Presented to : BANDRA WEST RESIDENT'S ASSOCIATION

PEOPLE...and architecture
at the Kala Ghoda Fest 2003
February 9, 2003



Excellence on the Waterfront



WATERFRONT CENTER
ANNUAL AWARD
HONOR AWARD

"Clearwater Citizens Award"

*Bandra Band-stand & Carter Road
Waterfront Development*

*Bandra West Residents Association
Mumbai, India*

*for a quality waterfront project selected in a
juried competition*

November 15, 2002

A handwritten signature in black ink, appearing to read "Larry Beasley", written over a horizontal line.

*Larry Beasley
Chair, Waterfront Center Jury*

Juhu Beach



[c] **Public Conveniences:**

Adequate public conveniences at 2 locations is proposed by renovating and expanding existing dilapidated facilities.

(d) **Gandhi Garden:**

Redevelopment of existing Gandhi garden and repairs and reconstruction of a central ramp to facilitate Ganpati immersion.



(e) **Drop-off Bays:**

Construction of a footpath and planned drop-off bays for vehicles.

Dadar Prabhadevi Waterfront : Overview

