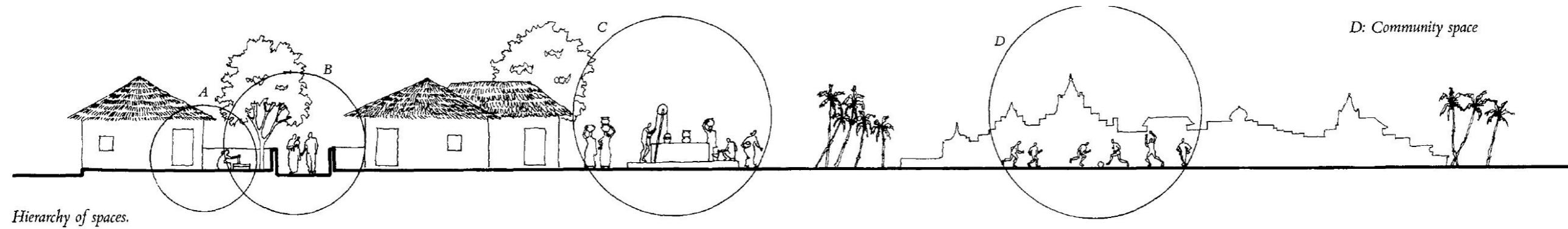


LIFE
BETWEEN
BUILDINGS

RECONSIDERING ECONOMIC
AND SOCIAL VALUES OF THE URBAN POOR

PAVLO GOROKHOVSKYI | 4740823



Hierarchy of spaces.

«SUCCESSFUL HOUSING IS A SEAMLESS CONTINUUM OF SPACES THAT GOES ALL THE WAY FROM THE MOST PRIVATE, TO SEMI-PRIVATE, TO THE PUBLIC. THIS IS WHY IT GENERATES COMMUNITY.»

CHARLES CORREA

INTRODUCTION

URBAN POPULATION
INDIA

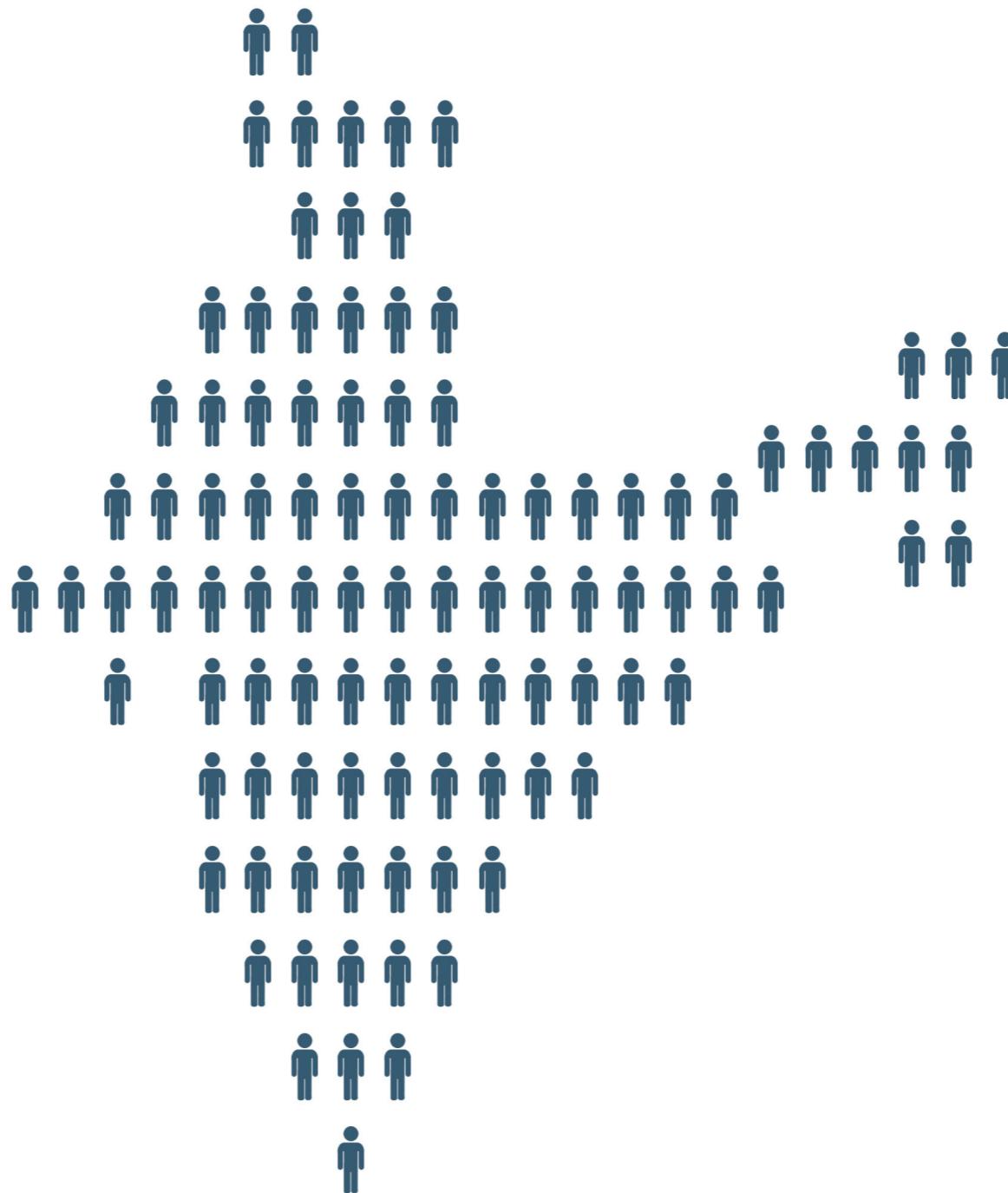
221 979 000
1990



UNITED NATIONS (2014). WORLD, URBANISATION PROSPECTS.
UNITED NATIONS, NEW YORK

URBAN POPULATION
INDIA

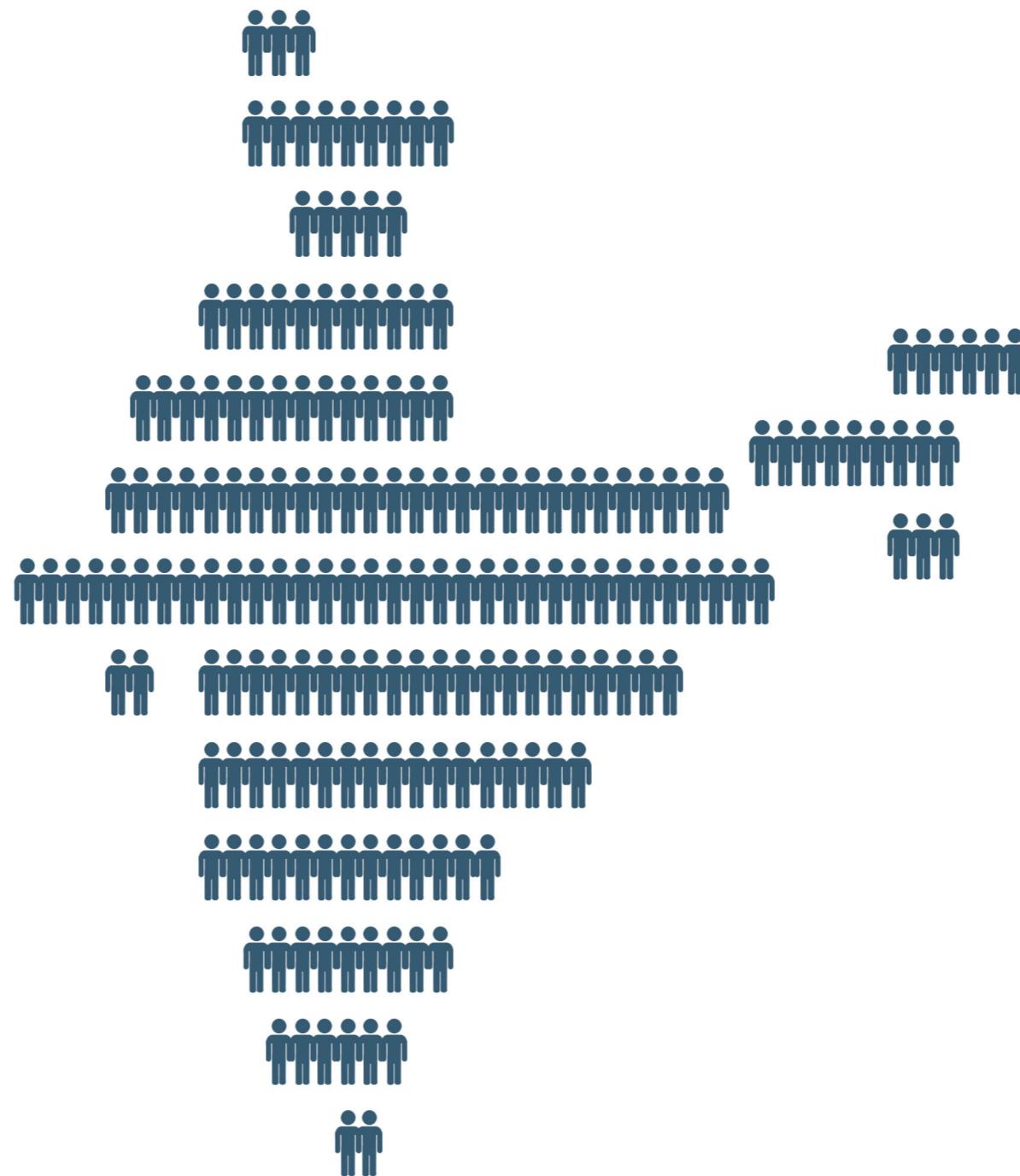
410 204 000
2014



UNITED NATIONS (2014). WORLD, URBANISATION PROSPECTS.
UNITED NATIONS, NEW YORK

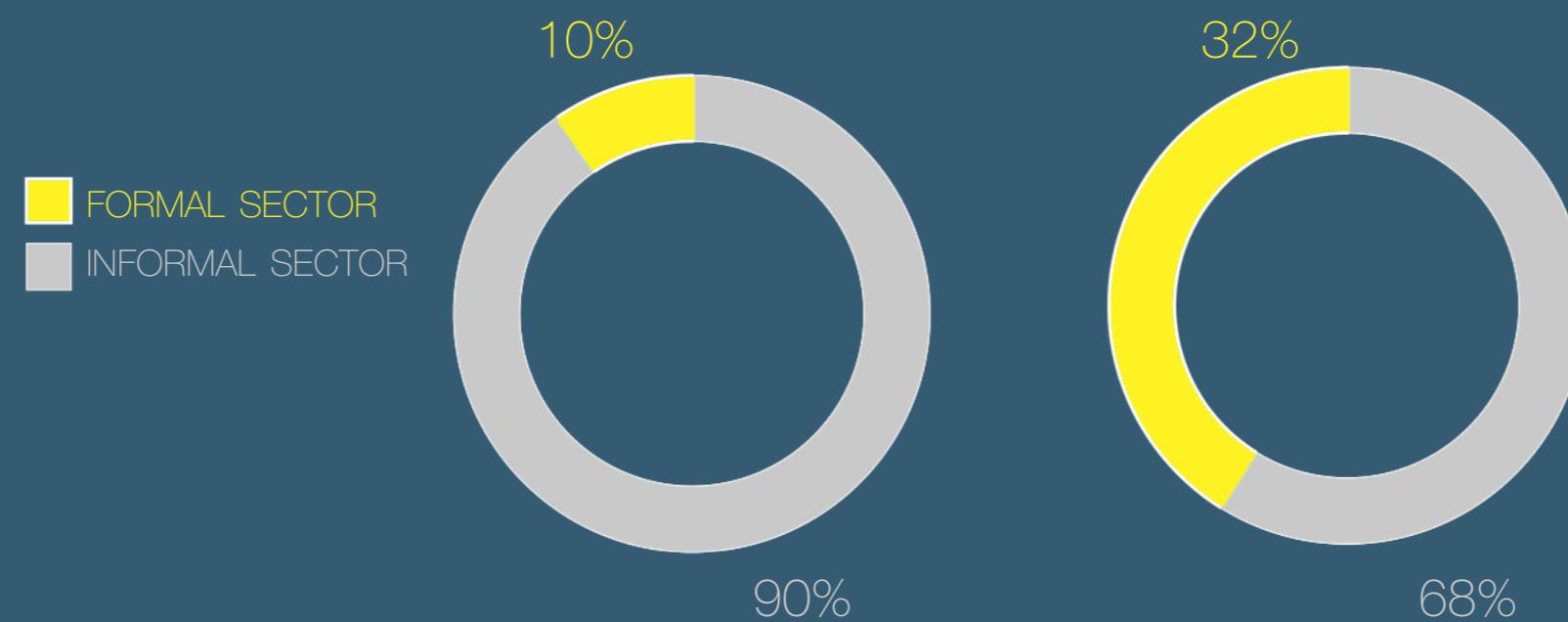
URBAN POPULATION
INDIA

814 399 000
2050



UNITED NATIONS (2014). WORLD, URBANISATION PROSPECTS.
UNITED NATIONS, NEW YORK

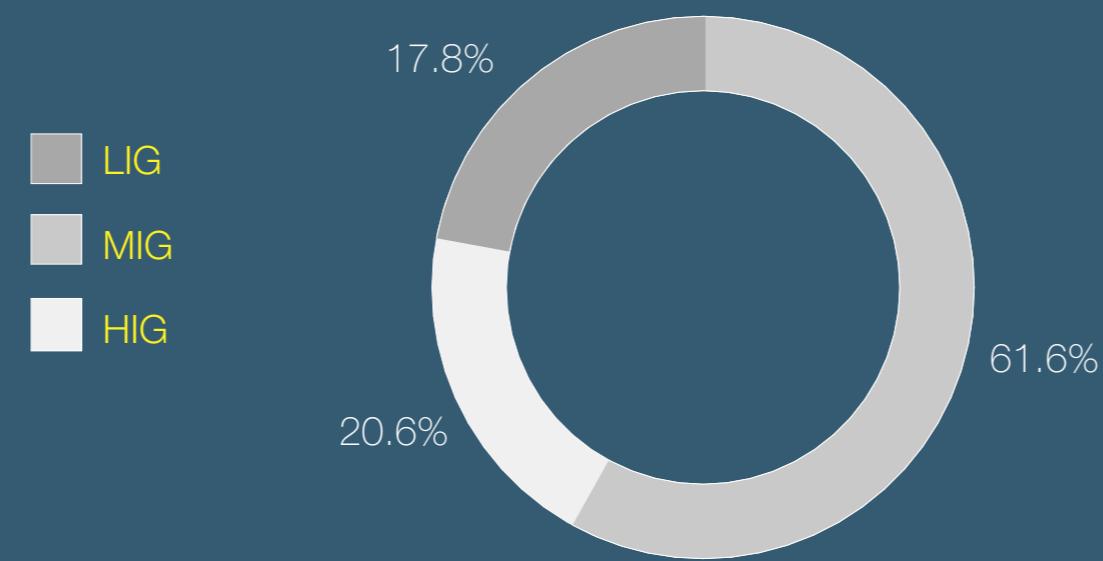
PERCENTAGE OF WORKERS IN FORMAL AND INFORMAL SECTORS IN INDIA AND MUMBAI



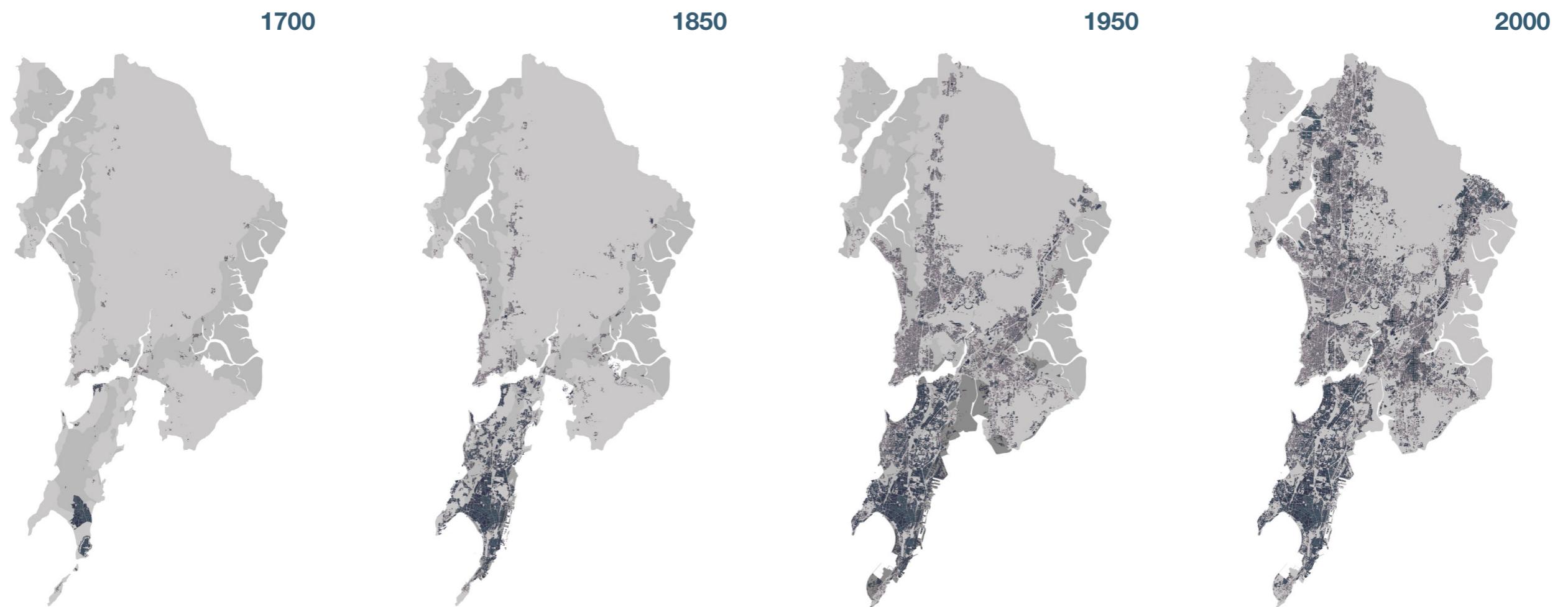
DISTRIBUTION OF WORKFORCE IN INDIA FROM 2007 - 2017



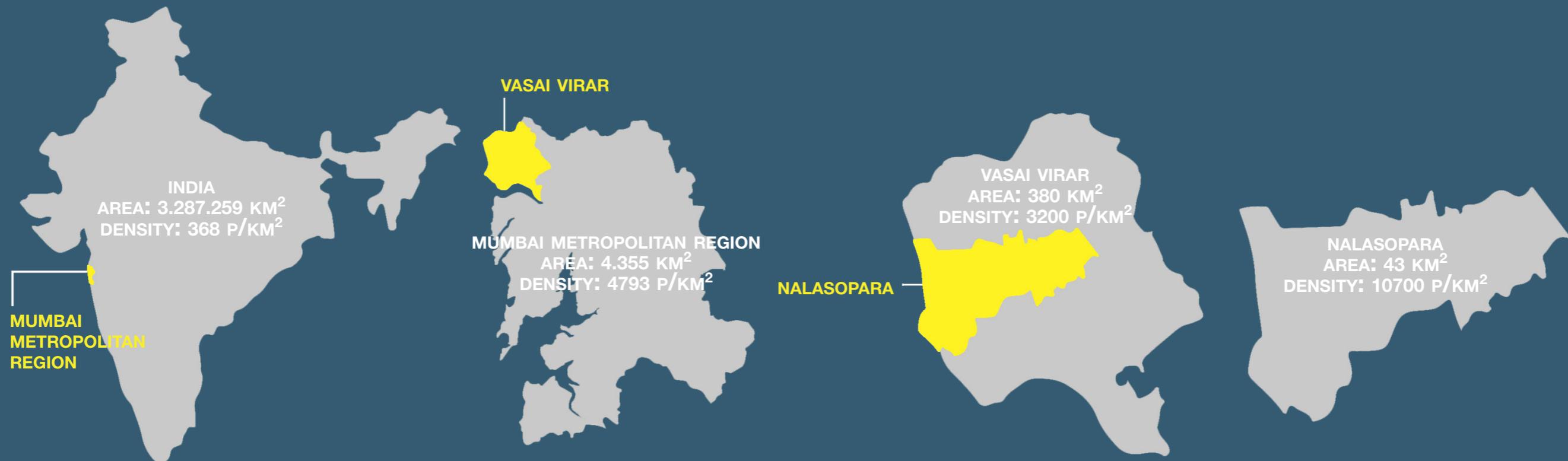
INCOME GROUP DISTRIBUTION IN INDIA



URBAN GROWTH
MUMBAI



COMPARISON OF POPULATION DENSITY OF INDIA, MUMBAI METROPOLITAN REGION, VASAI-VIRAR AND NALASOPARA



NALASOPARA GROWTH



NALASOPARA GROWTH

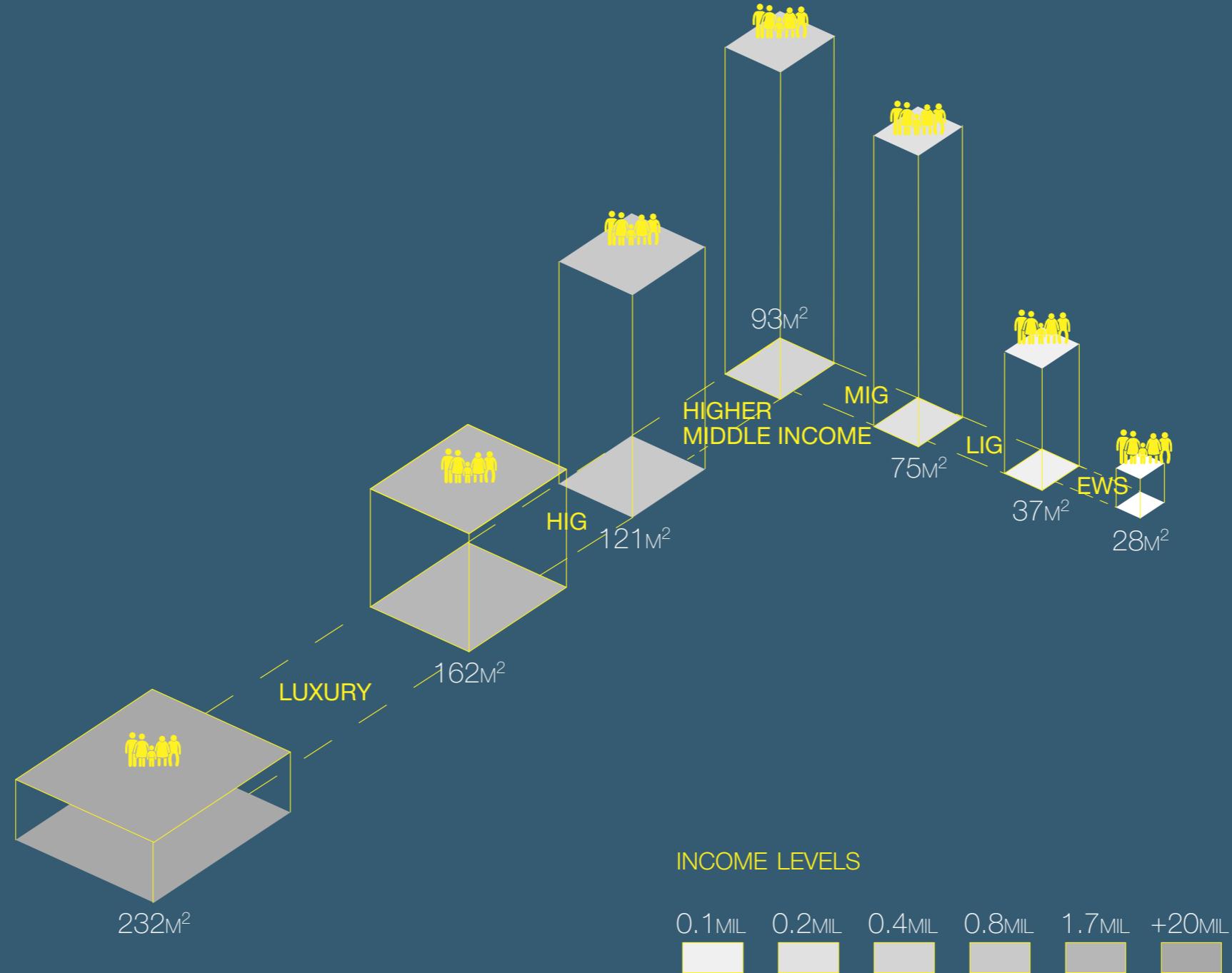


MHADA DEVELOPMENT

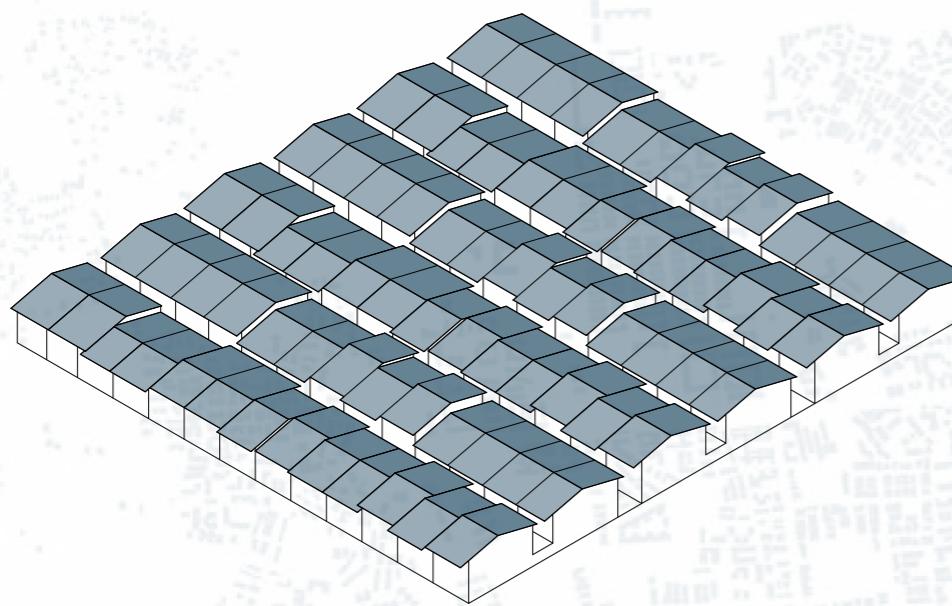




HOUSING AFFORDABILITY AND INCOME GROUP CLASSIFICATION



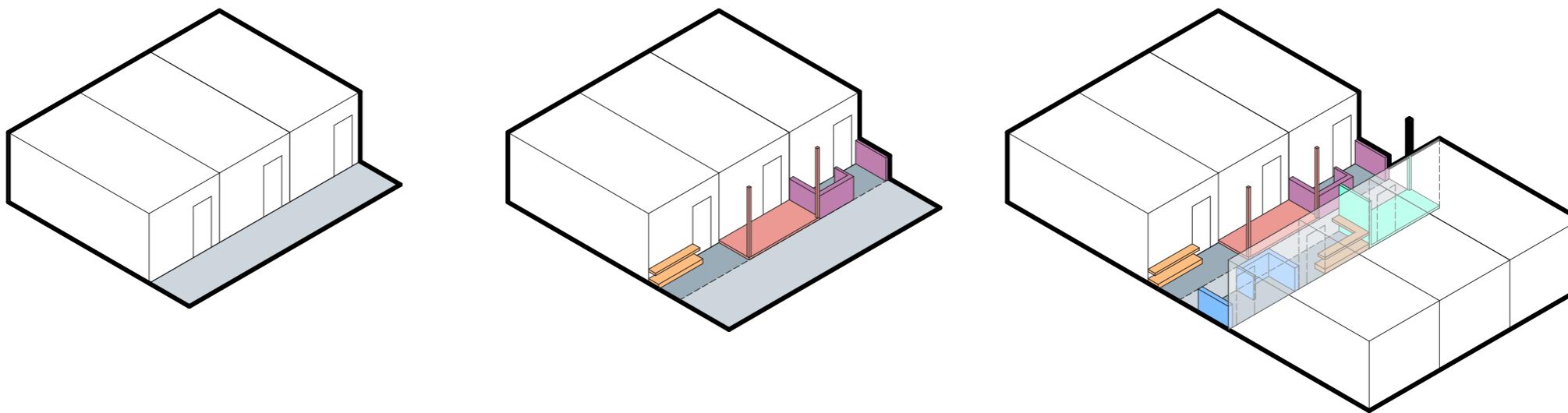
BAITHI CHAWLS



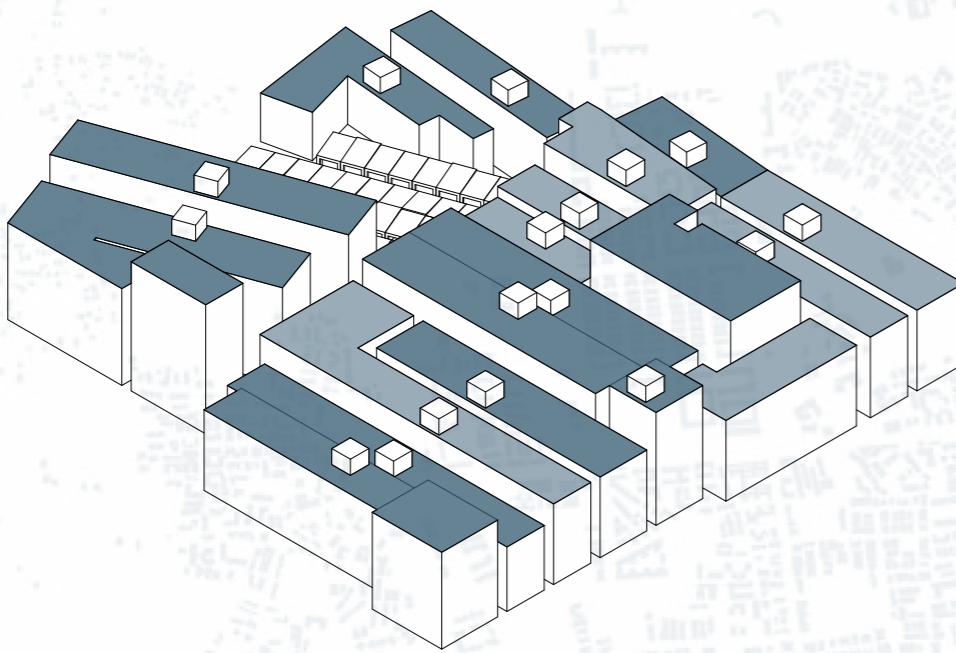


BAITHI CHAWLS

POSSIBILITY OF HOUSE EXTENSION

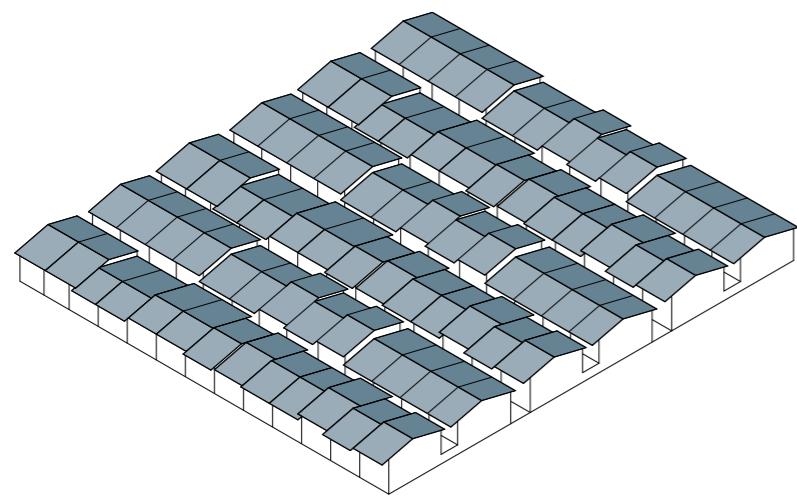


HAND-SHAKE CHAWLS



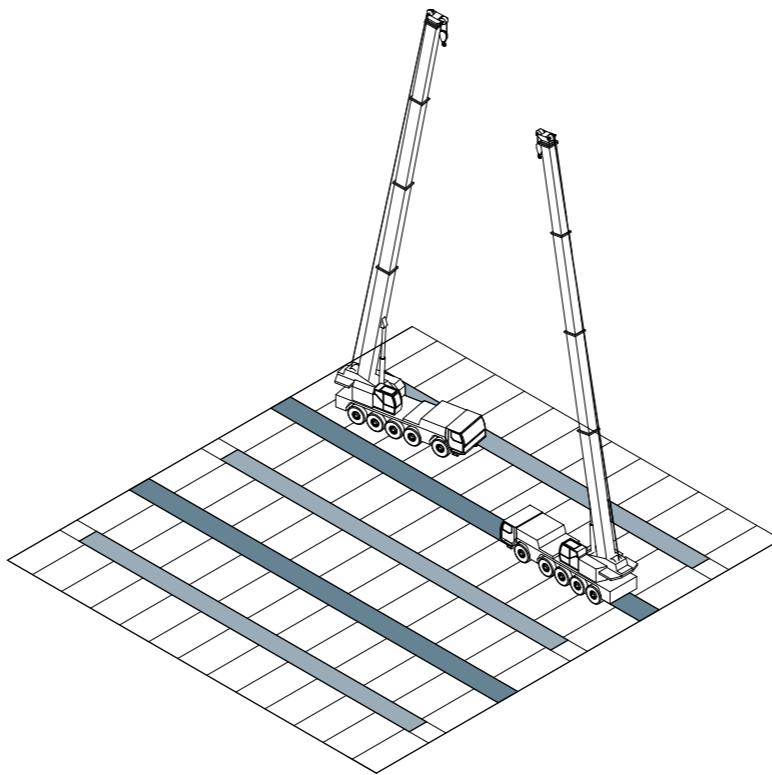


TRANSFORMATION
FROM BAITHI TO HAND-SHAKE

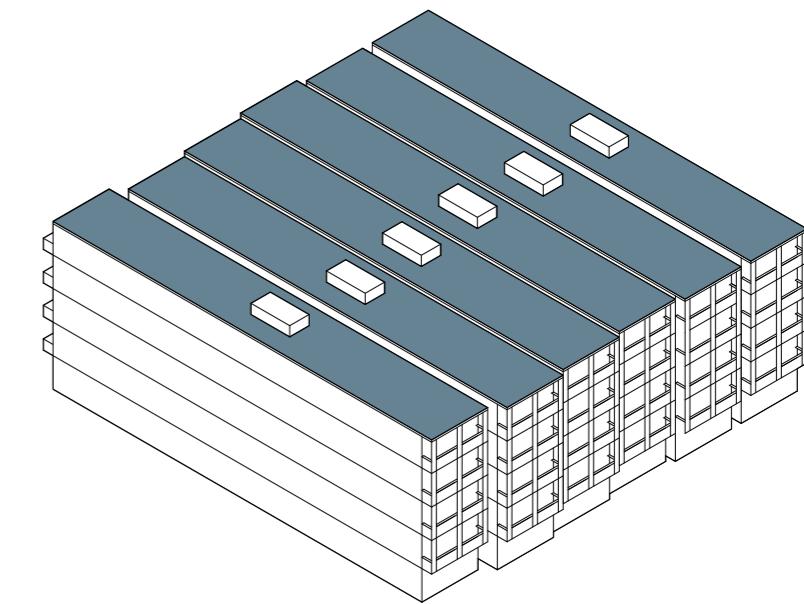


BAITHI CHAWLS

FSI = 0.7



SAME FOOTPRINT



HAND-SHAKE CHAWLS

FSI = 4.0

THE REDEVELOPMENT OF NALASOPARA EAST HAPPENED WITHOUT TAKING INTO ACCOUNT
PATTERNS OF SOCIAL ACTIVITIES AND INCOME GENERATION.

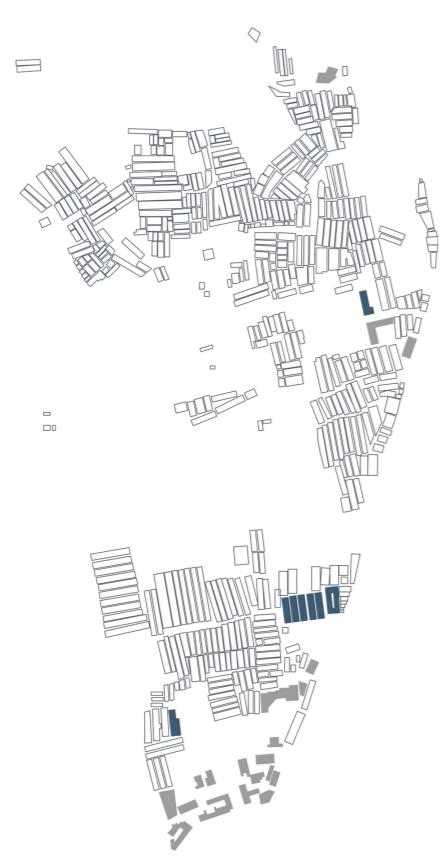
IT LACKS BOTH OUTDOOR SPACES AND PLACES FOR GATHERING THAT COULD REINFORCE
THE **SENSE OF COMMUNITY** AND DIFFERENT FORMS OF SMALL-SCALE, HOME
WORKSPACES, WHICH PLAY AN IMPORTANT ROLE IN THE **INFORMAL ECONOMY**.

«EVEN DREARY AND CHAOTIC SLUMS, OR GROUND FLOOR TENEMENTS ARE CREATING COMMUNITY. HOWEVER, TALL BUILDINGS, THAT HAVE NO RELATIONS TO THE GROUND – GENERATE ANONYMITY»

CHARLES CORREA

TRANSFORMATION FROM BAITHI TO HAND-SHAKE

2002



2006



2011



2013



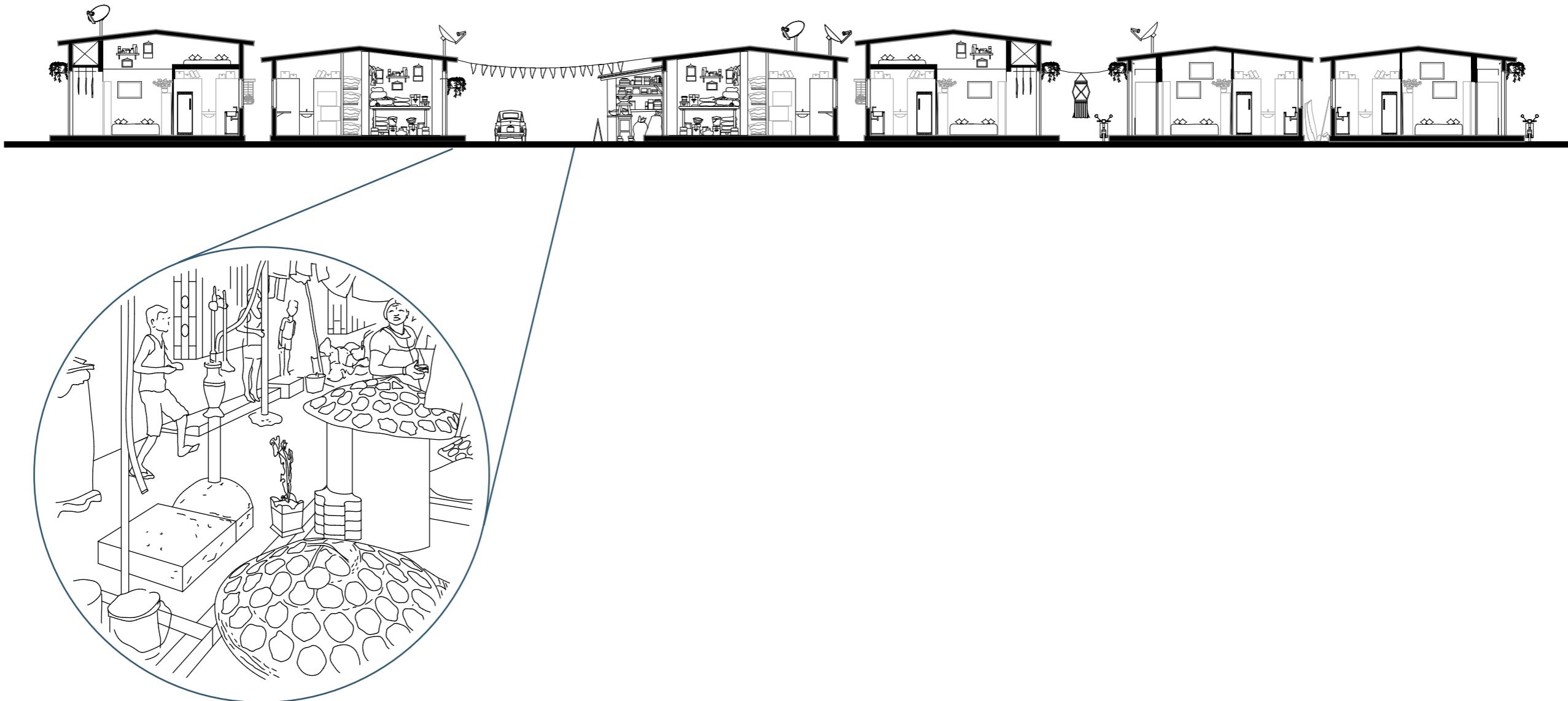
2018



TWO REALITIES OF NALASOPARA EAST

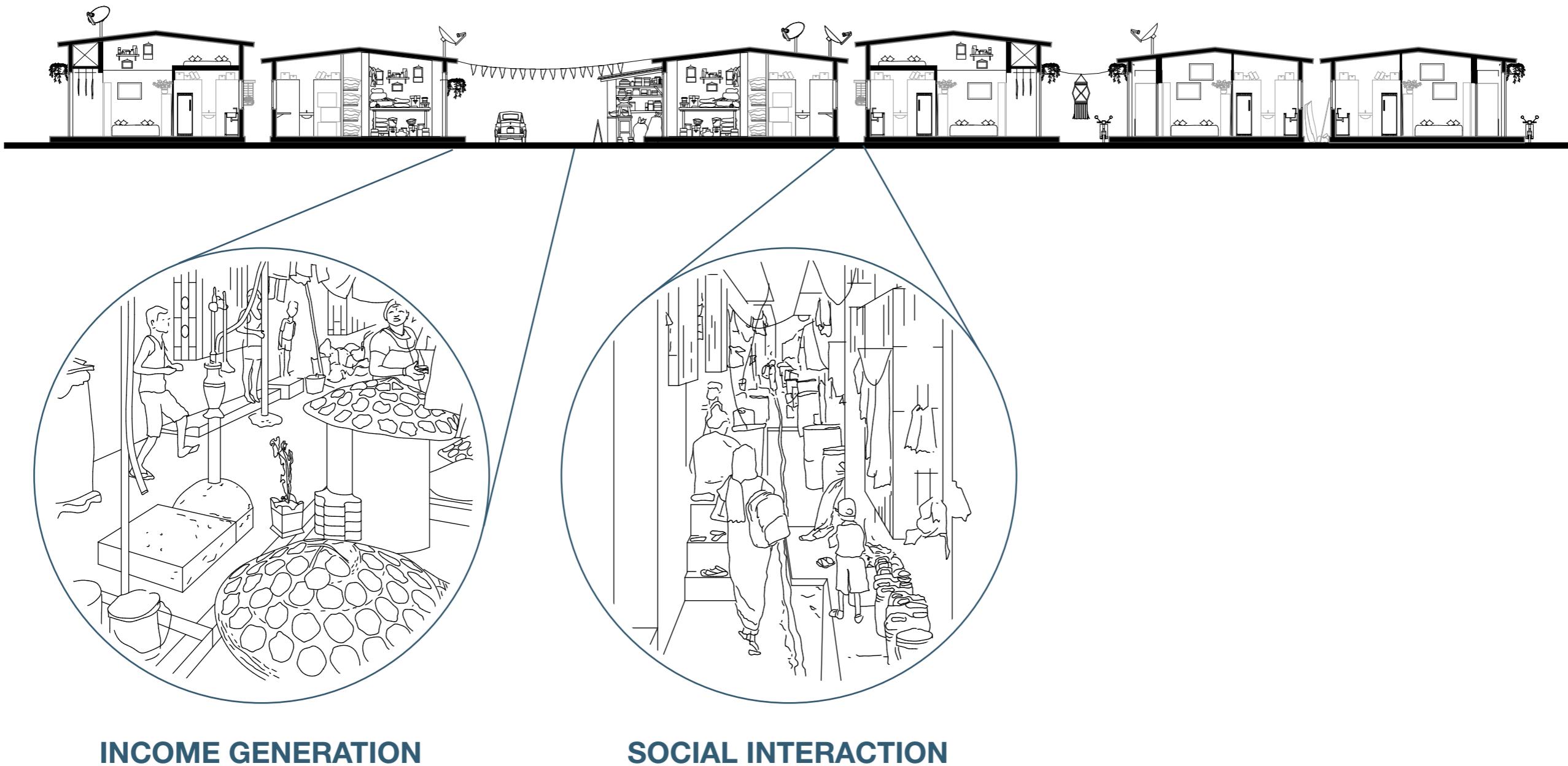


BAITHI CHAWLS

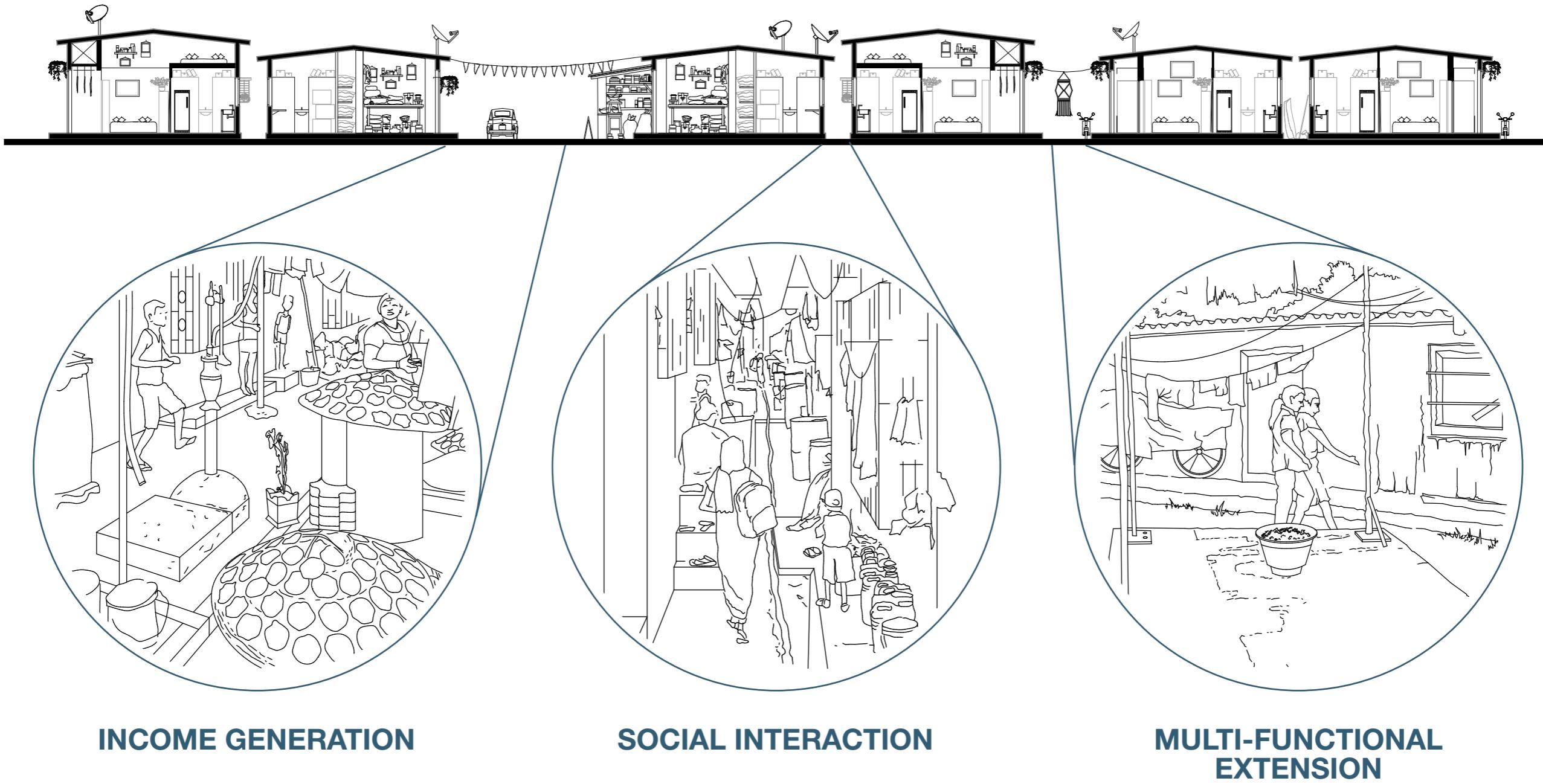


INCOME GENERATION

BAITHI CHAWLS



BAITHI CHAWLS

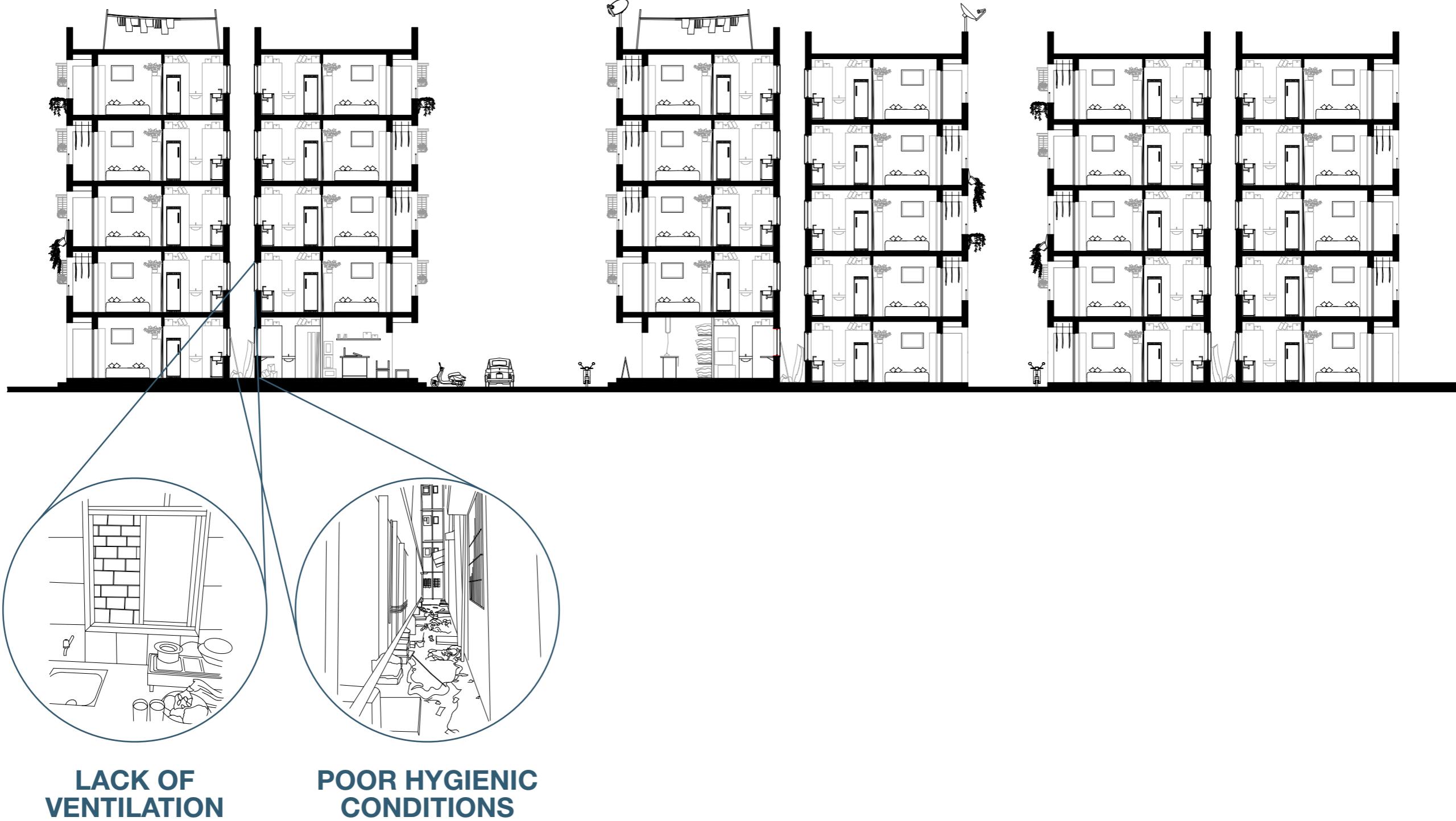


HAND-SHAKE CHAWLS

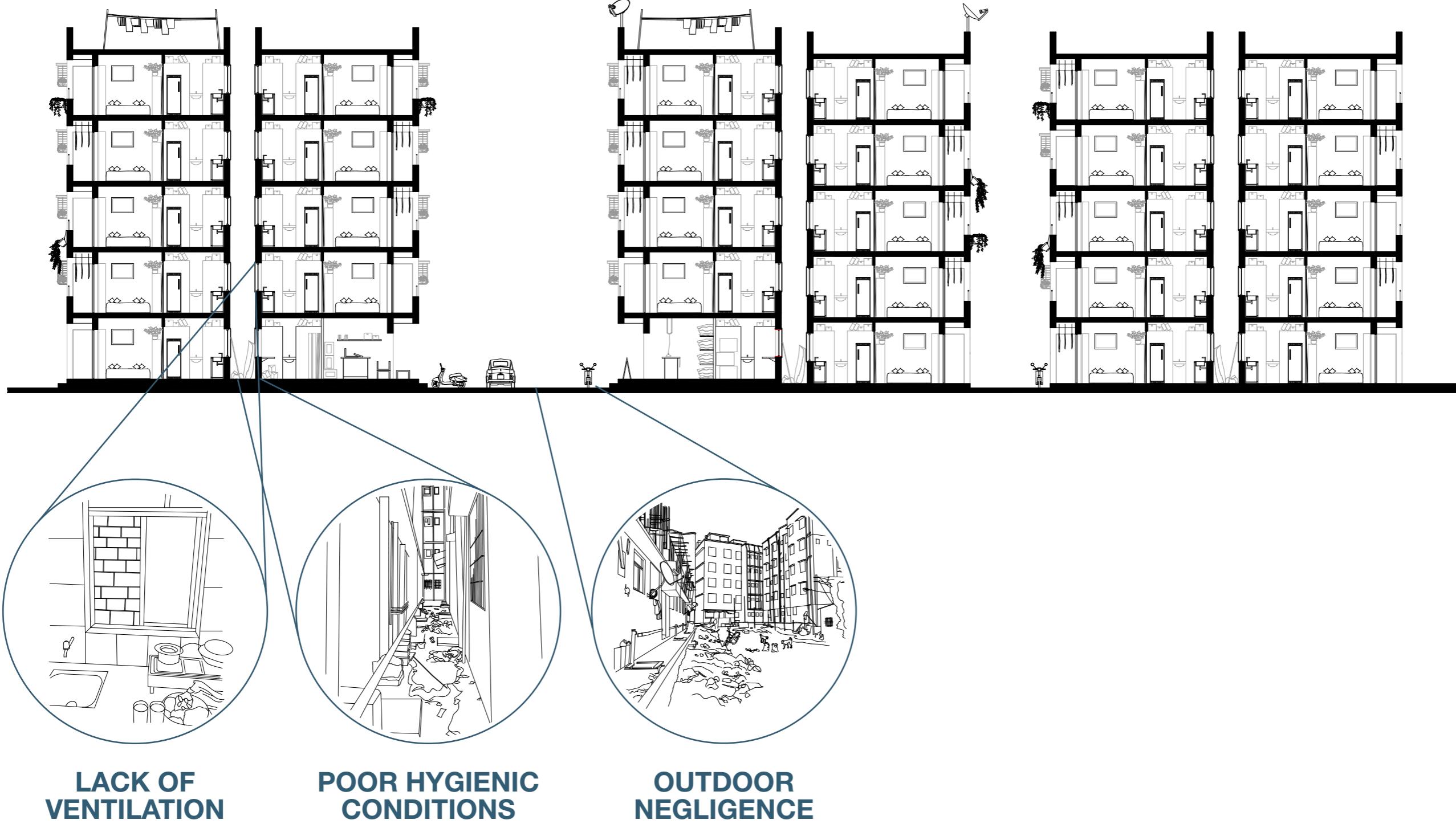


**LACK OF
VENTILATION**

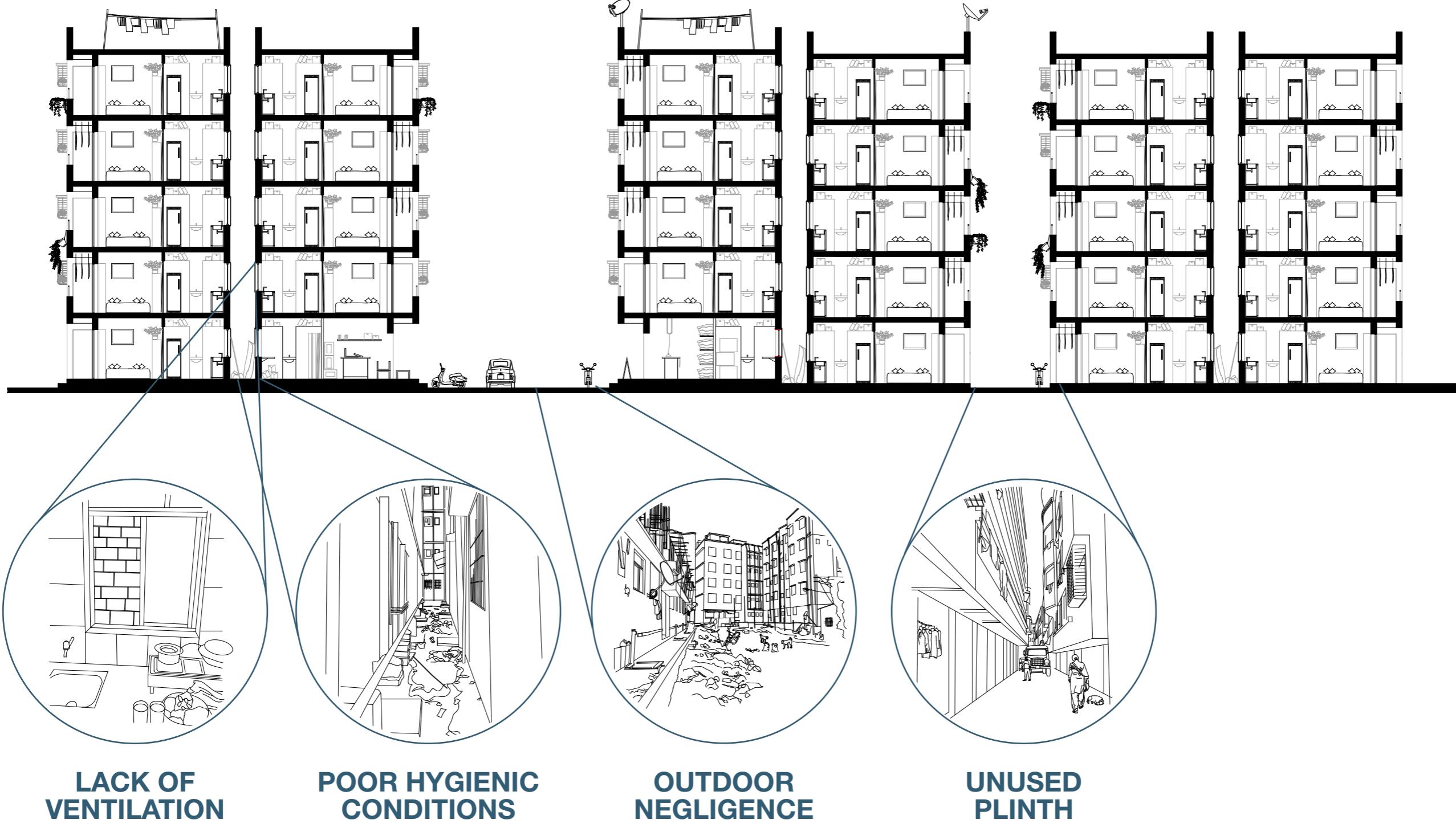
HAND-SHAKE CHAWLS



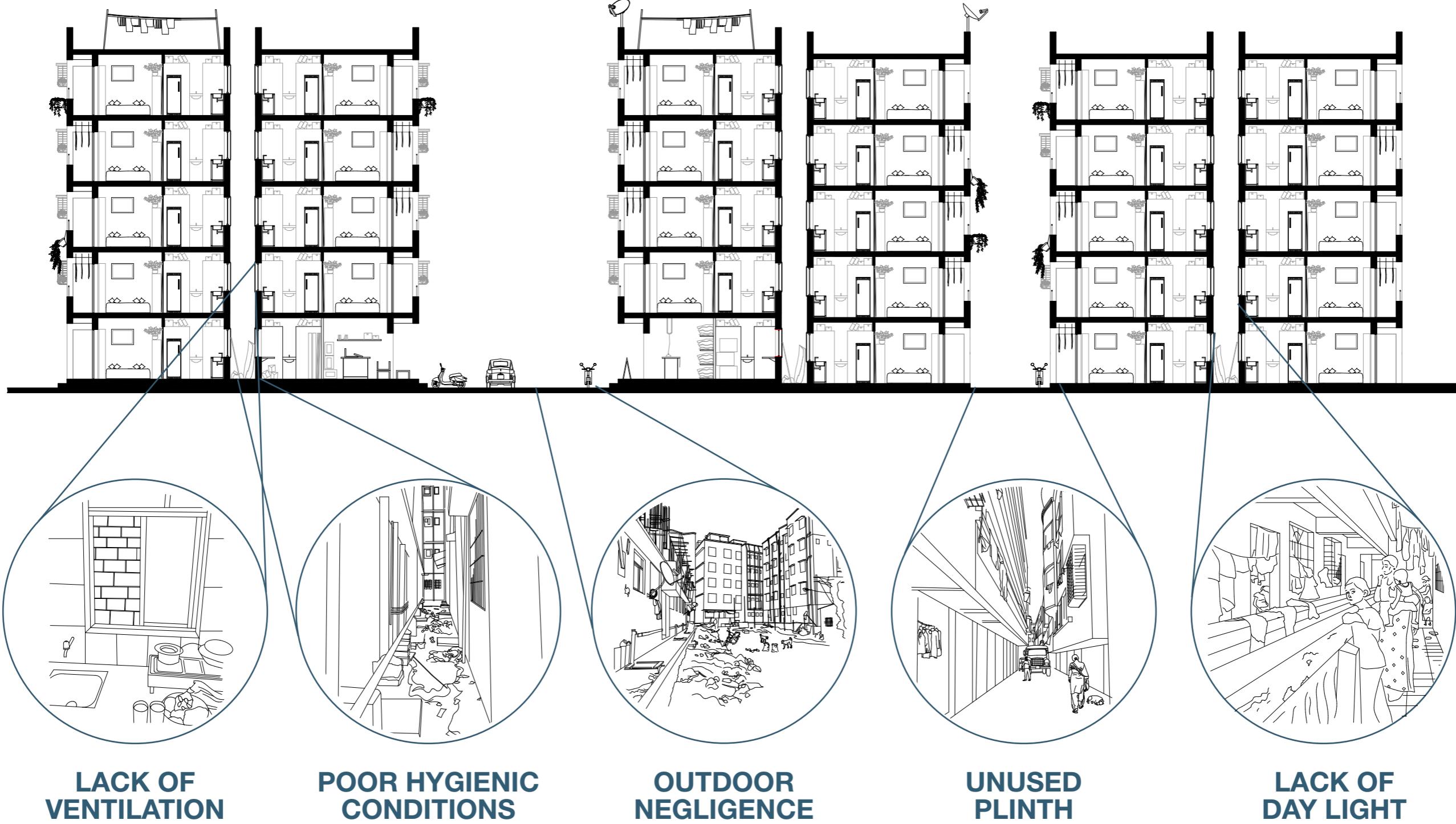
HAND-SHAKE CHAWLS



HAND-SHAKE CHAWLS



HAND-SHAKE CHAWLS





UNITED NATIONS

GOAL 8 DECENT WORK AND
ECONOMIC GROWTH

GOAL 11 MAKE CITIES INCLUSIVE,
SAFE, RESILIENT AND SUSTAINABLE

TRANSFORMING OUR WORLD:



THE 2030 AGENDA FOR SUSTAINABLE DEVELOPMENT

CREATION OF INCLUSIVE LIVELIHOODS
IN THE CITY



 **PLANNING FOR MUMBAI** 
THE DEVELOPMENT PLAN FOR
GREATER MUMBAI 2014-2034



MUMBAI 2014-2034

PROBLEM STATEMENT

NALASOPARA EAST GREW AS A SATELLITE DORMITORY TOWN OF MUMBAI WITH A **CHAOTIC MASS OF MONOTONOUS BUILDINGS WITH POOR INFRASTRUCTURE AND IMPOSSIBILITY OF COMMUNITY AND INFORMAL ECONOMY.**

THE LACK OF INCOME GENERATION SPACES, MEETING PLACES, EDUCATIONAL FACILITIES AND CULTURAL AMENITIES TRANSFORM THE CITY INTO MONO-FUNCTIONAL ZONE, WHICH **FAILS TO MEET THE NECESSITIES OF THE NEWCOMERS.**

«WHEN THE TOWN WAS EXPANDING, ITS PUBLIC SPACES WERE SHRINKING.»

PK DAS

RESEARCH AIM

INVESTIGATION OF **THE NEEDS AND AMBITIONS OF PEOPLE**
IN THE NEIGHBOURHOOD, ANALYZING THE EXISTING OUTDOOR
SPACE OF DIFFERENT SCALES, ITS **POSSIBILITIES, FORMATION**
TOOLS AND RELATION TO THE DWELLING.

RESEARCH QUESTION

TO WHAT EXTENT **THE SENSE OF COMMUNITY** OF THE BAITHI CHAWLS CAN BE PRESERVED (ENHANCED) IN **AN AFFORDABLE DWELLING TYPOLOGY**, OFFERING **A COMPETITIVE ALTERNATIVE** TO THE CURRENT DEVELOPMENT?

RESEARCH SUB-QUESTIONS

WHAT ARE THE ELEMENTS THAT DETERMINE COMMUNITY?

HOW CAN SOCIAL AND INCOME GENERATING ACTIVITY BE STIMULATED WITHIN THE FRAME OF A NEW DEVELOPMENT?

WHAT ARE THE MAIN POSSIBLE SOURCES OF INCOME GENERATED IN THE NEIGHBORHOOD?

TO WHAT EXTEND LOW-RISE, HIGH-DENSE APPROACH COMBINED IN BAITHI CHAWL CAN BE TRANSFORMED IN A NEW, COMPETITIVE (REGARDING FSI) SCHEME, WHILE PRESERVING THE SENSE OF COMMUNITY?

WHAT ARE THE ELEMENTS, WHICH IDENTIFY AND INFLUENCE SPACES FOR SOCIAL INTERACTIONS AND INCOME GENERATION?

ASSIGNMENT

ON THE URBAN LEVEL - TO LEVEL OUT THE DENSITY OF THE BAITHI CHAWLS AND THE HANDSHAKE CHAWLS, CREATE A SEAMLESS NET OF OPEN SPACES

ON THE LEVEL OF NEIGHBORHOOD - TO ACHIEVE DIVERSITY, REGARDING VARIOUS TYPOLOGIES RESPONDING TO DIFFERENT INCOME GROUPS, PROVIDE HEALTHY LIVING CONDITIONS

ON THE LEVEL OF CLUSTER - CREATE SOCIAL AND INCOME GENERATION SPACES, ENHANCE THE QUALITY OF LIFE

ON THE LEVEL OF DWELLING - DIVERSITY REGARDING LEVELS OF PRIVACY. POSSIBILITY FOR EXTENSION

MY GOAL IS TO FIND OUT A SOLUTION, THAT CAN BE BOTH ATTRACTIVE FOR THE DEVELOPER, REGARDING COMPETITIVE FSI, CREATING COMMERCIAL SPACES AND ACTIVATE THE STREETS FOR THE DWELLERS, CONSIDERING ECONOMIC AND SOCIAL PATTERNS AND VALUES OF THE URBAN POOR.

SOCIAL SPACES



GOSSIP CORNER

«WE PREFER TO SIT HERE AND GOSSIP»



ALLEY OF INTIMACY

«WOMEN LIKE TO STAY IN THEIR COMFORT ZONE AND MEN STAY IN THE STREETS»



GULLY CRICKET

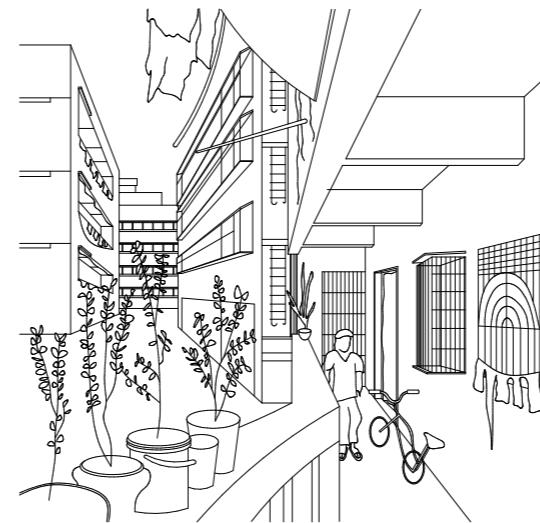
«WE ALWAYS COME TO PLAY HERE BECAUSE IT'S FOR FREE»

WE LEARNT TO PLAY AT THE CRICKET SCHOOL BUT THAT IS ONLY FOR MEMBERS.»



EXPLOSIVE STOOP

«DIWALI IS COMING UP WE WILL HAVE CRACKERS!»



SOCIAL CORRIDOR

«MY HUSBAND AND I MOVED HERE FROM BOMBAY BECAUSE IT'S CHEAPER»

WE PAY RS 2000 A MONTH»



MULTIPURPOSE ALTAR

«DURING GANESH CHATURTHI WE PREPARE THE STAGE FOR THE IDOL»

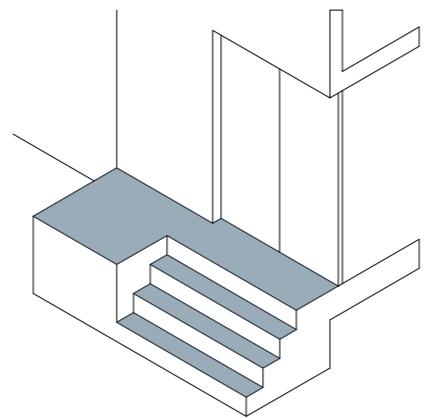
WE DECORATE IT WITH FLOWERS AND OFFER SWEETS TO THE LORD

A LOT OF OUR FRIENDS AND RELATIVES COME TO CELEBRATE WITH US»

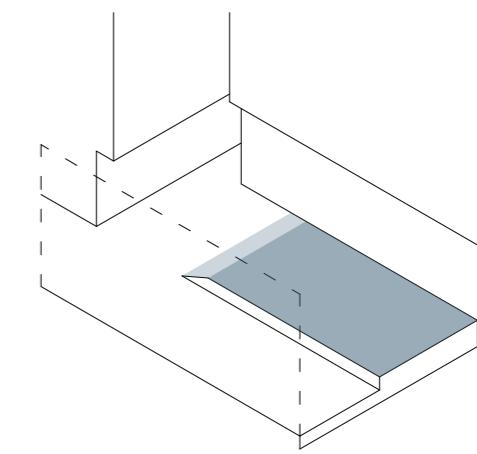
SOCIAL SPACES



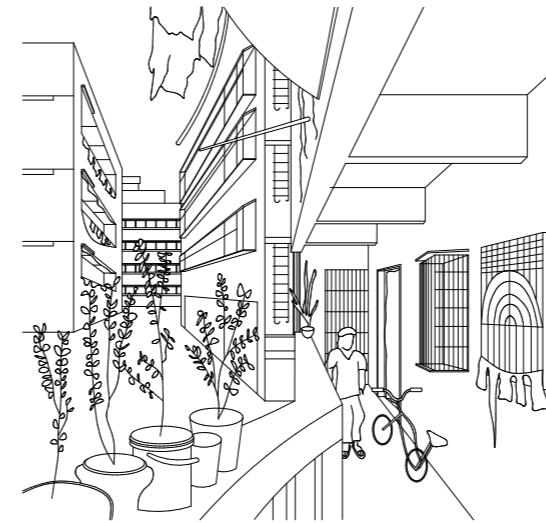
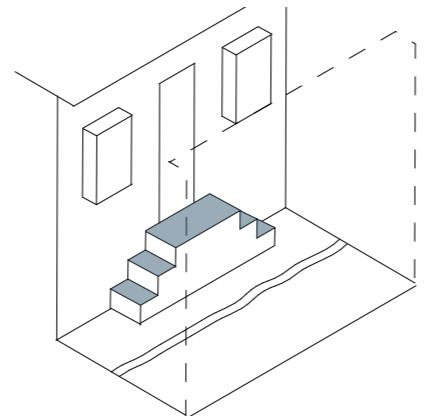
GOSSIP CORNER



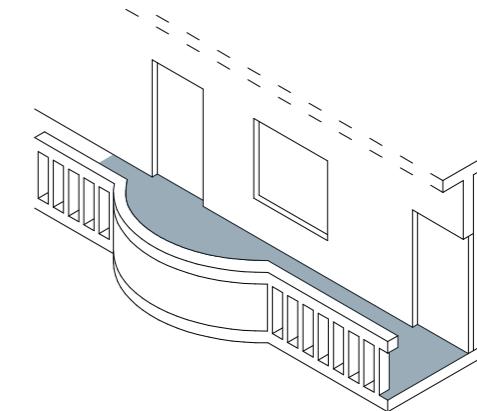
EXPLOSIVE STOOP



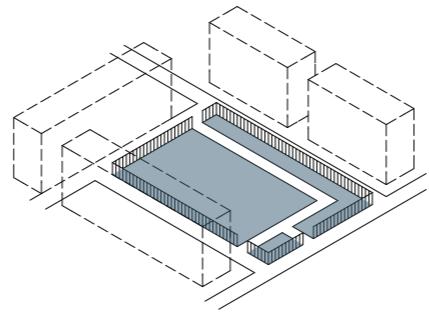
ALLEY OF INTIMACY



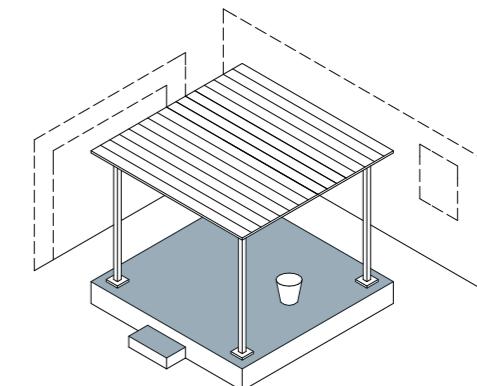
SOCIAL CORRIDOR



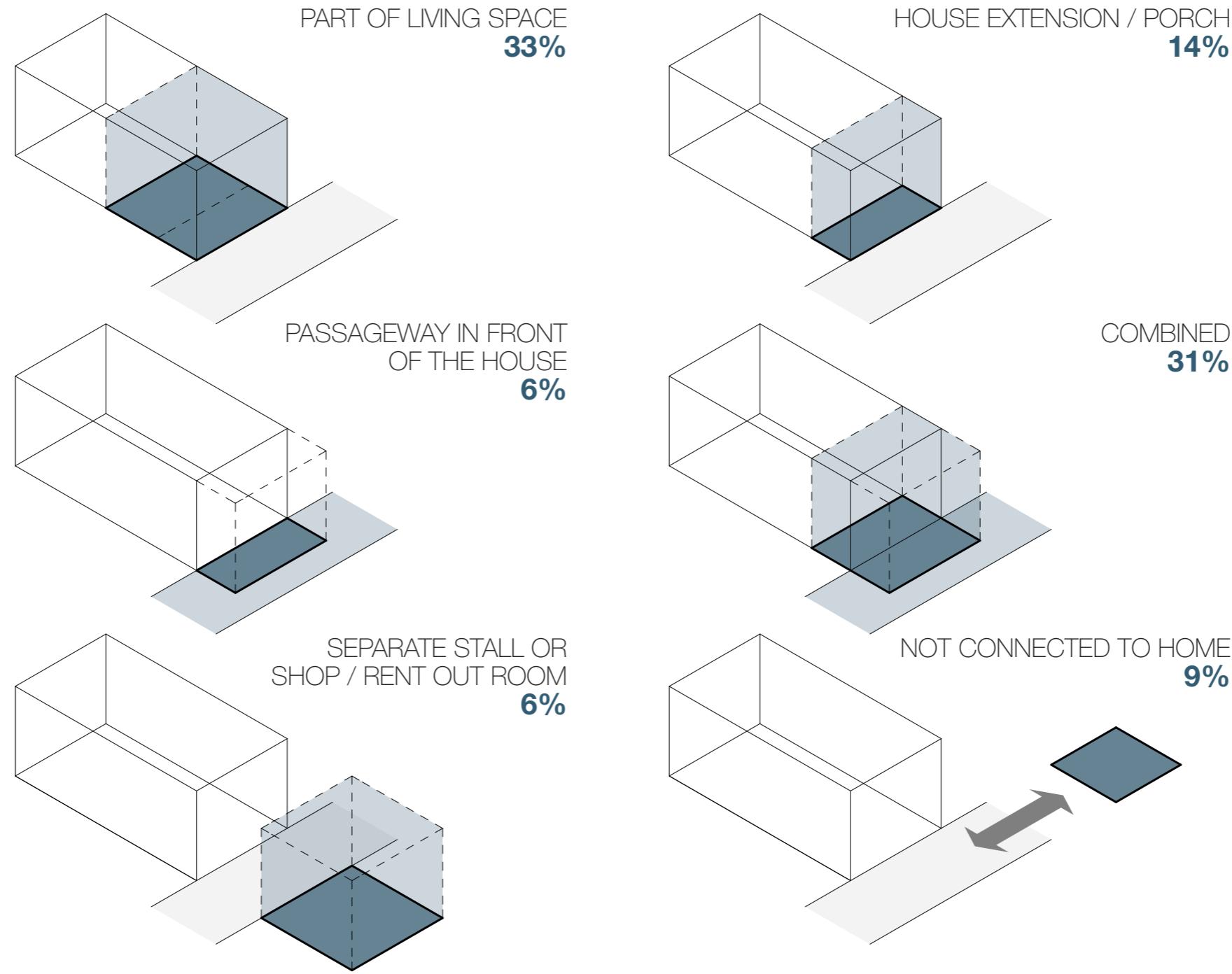
GULLY CRICKET



MULTIPURPOSE ALTAR

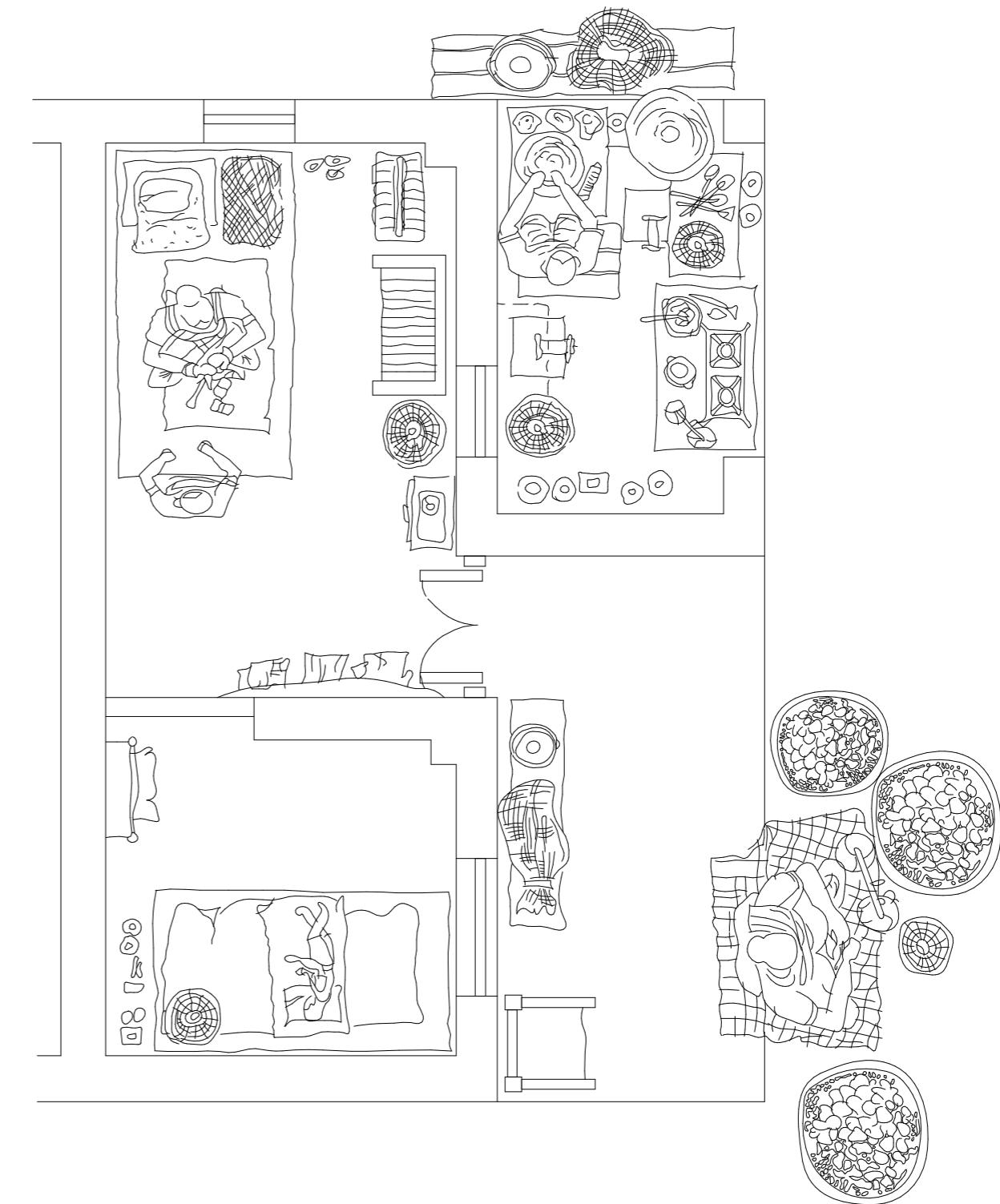
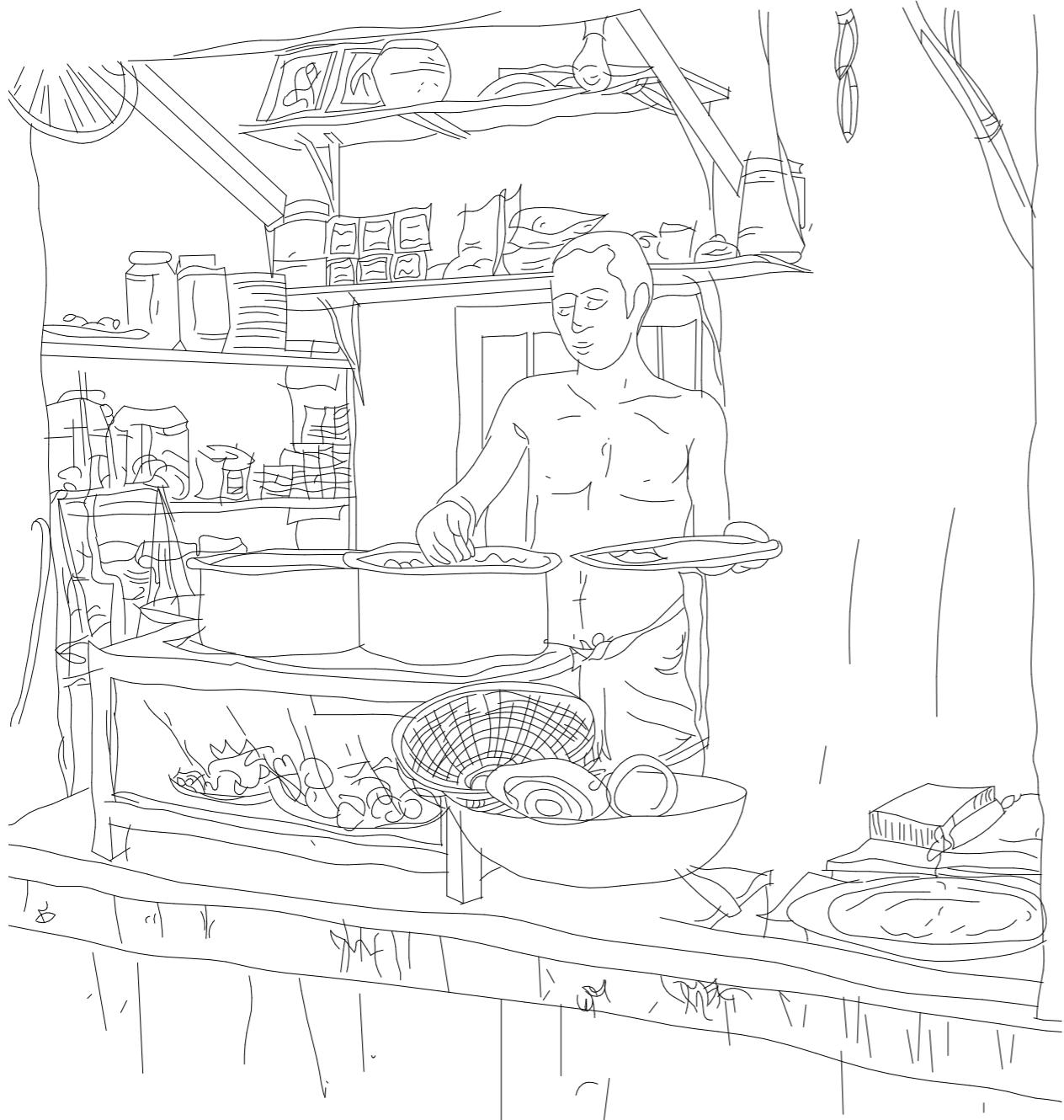


INCOME GENERATION SPACES



INCOME GENERATION SPACES

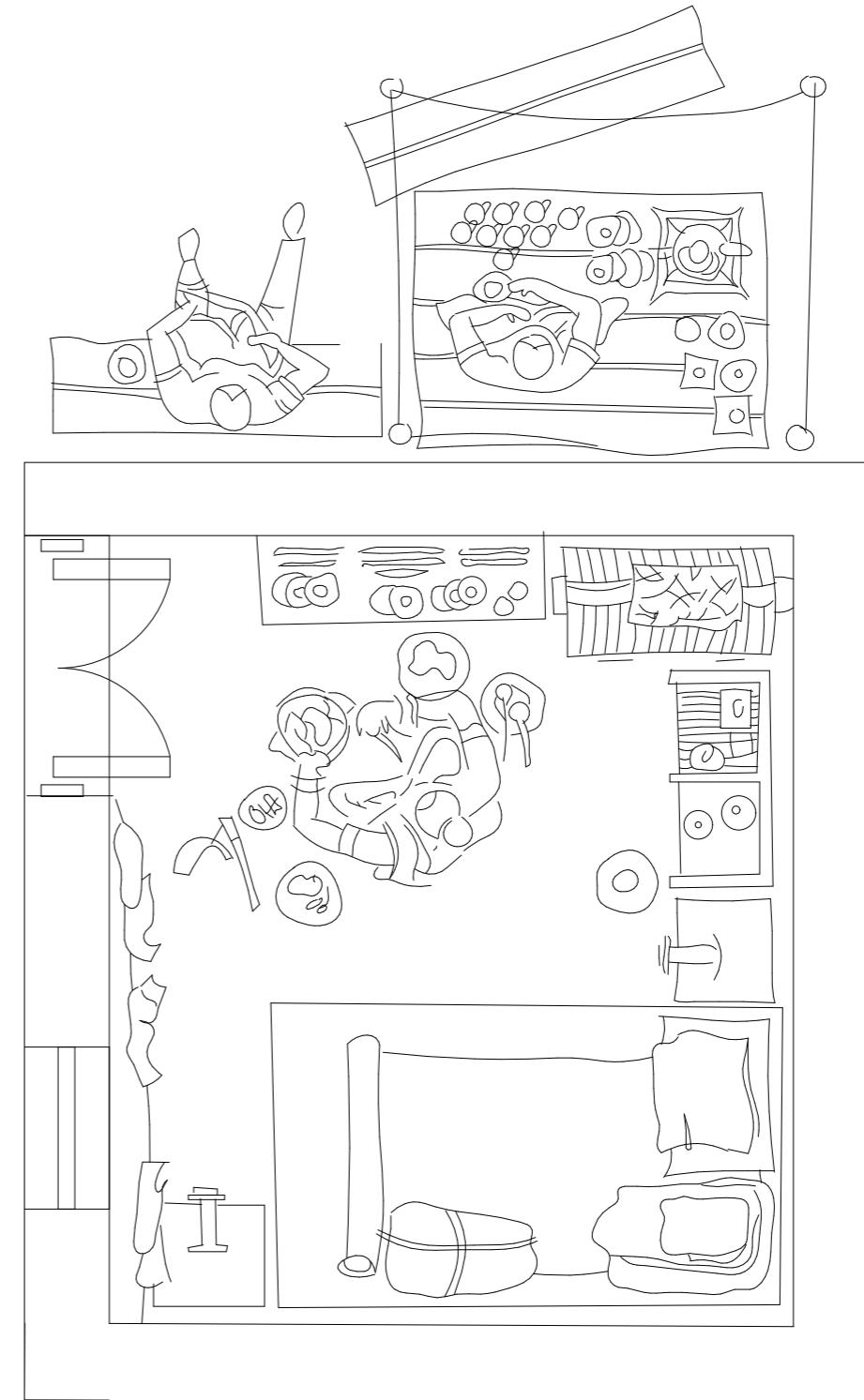
BHUPOTI SARKAR'S SNACK SHOP IN THE FRONT PORCH OF THE HOUSE



THE USE OF DOMESTIC SPACE FOR INCOME GENERATION IN A LOW-INCOME HOUSING SETTLEMENT
ANINDITA GHOSH, SCHOOL OF ARCHITECTURE,
MCGILL UNIVERSITY MONTREAL, CANADA, MARCH, 1994

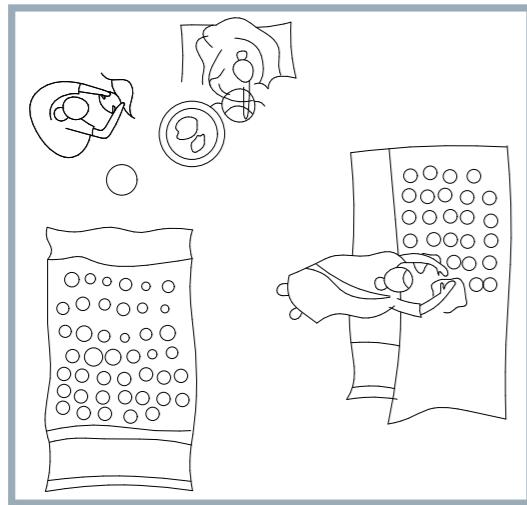
INCOME GENERATION SPACES

SALAUDDIN'S PICKLE STAND AL THE DAILY MARKET NEXT TO HIS HOUSE

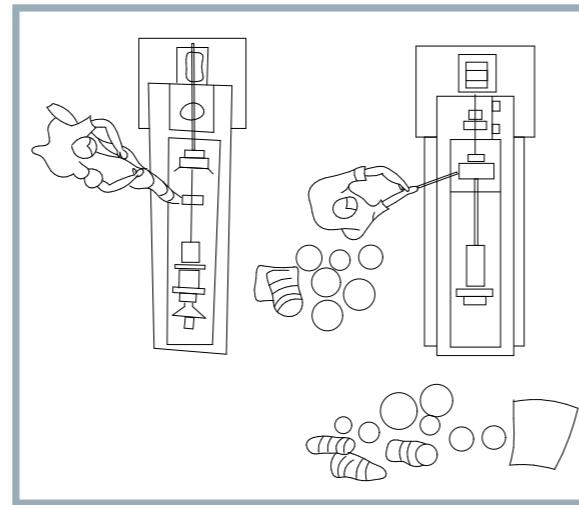


THE USE OF DOMESTIC SPACE FOR INCOME GENERATION IN A LOW-INCOME HOUSING SETTLEMENT
ANINDITA GHOSH, SCHOOL OF ARCHITECTURE,
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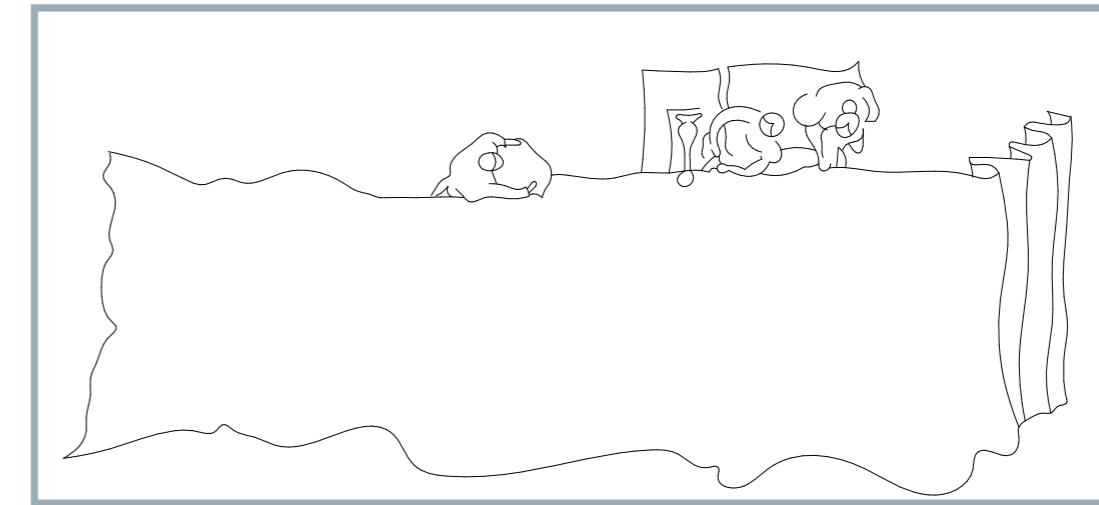
INCOME GENERATION SPACES



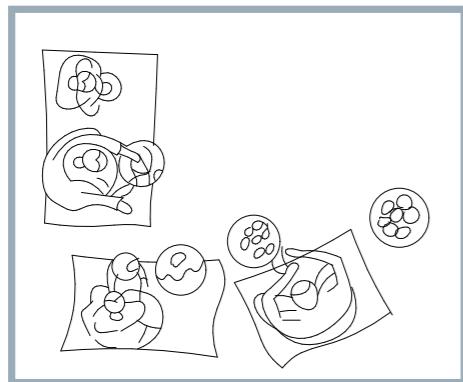
BREAD - 6m²



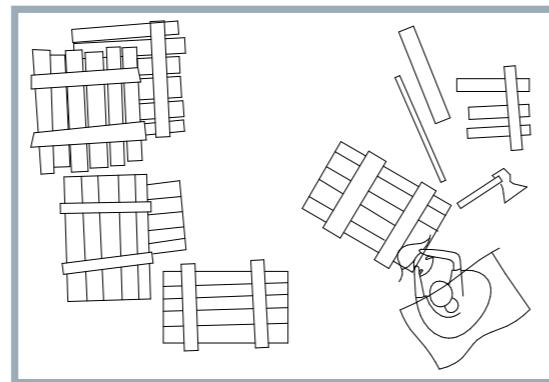
UTENSILS - 18m²



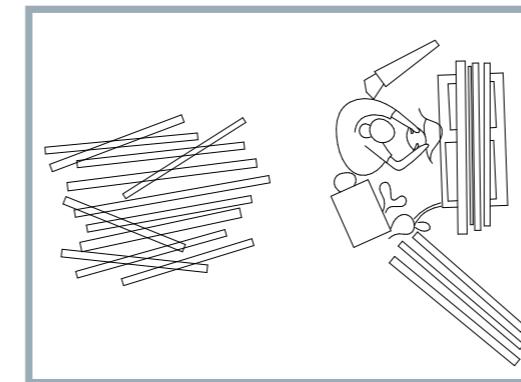
AWNINGS - 32m²



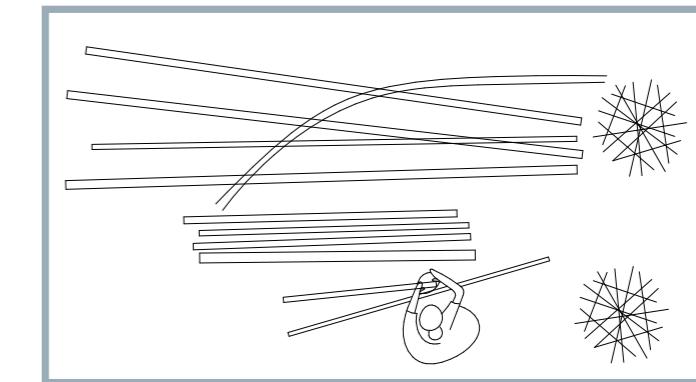
CIGARETTES - 6m²



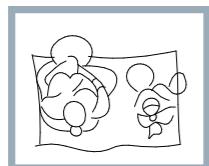
WOODEN CRATES - 36m²



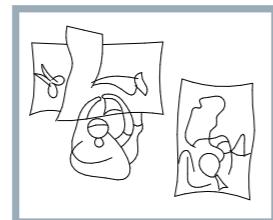
CARPENTRY - 4m²



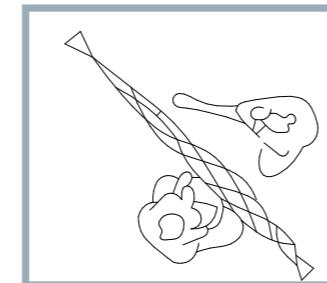
BASKETS - 16m²



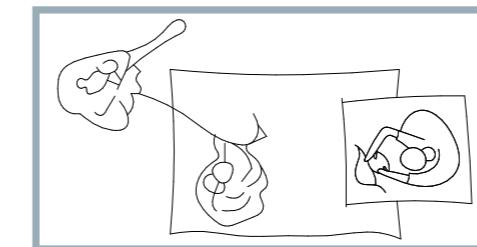
BRACELETS - 6m²



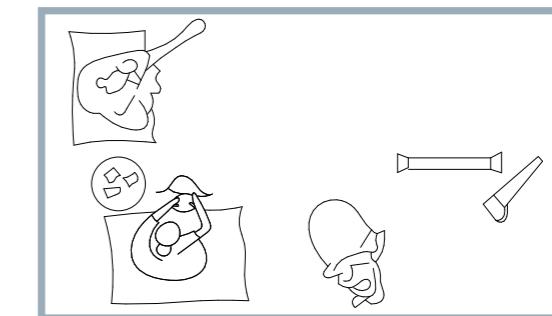
CLOTHES - 4m²



ANIMAL HARNESS - 4m²



STRING - 4m²



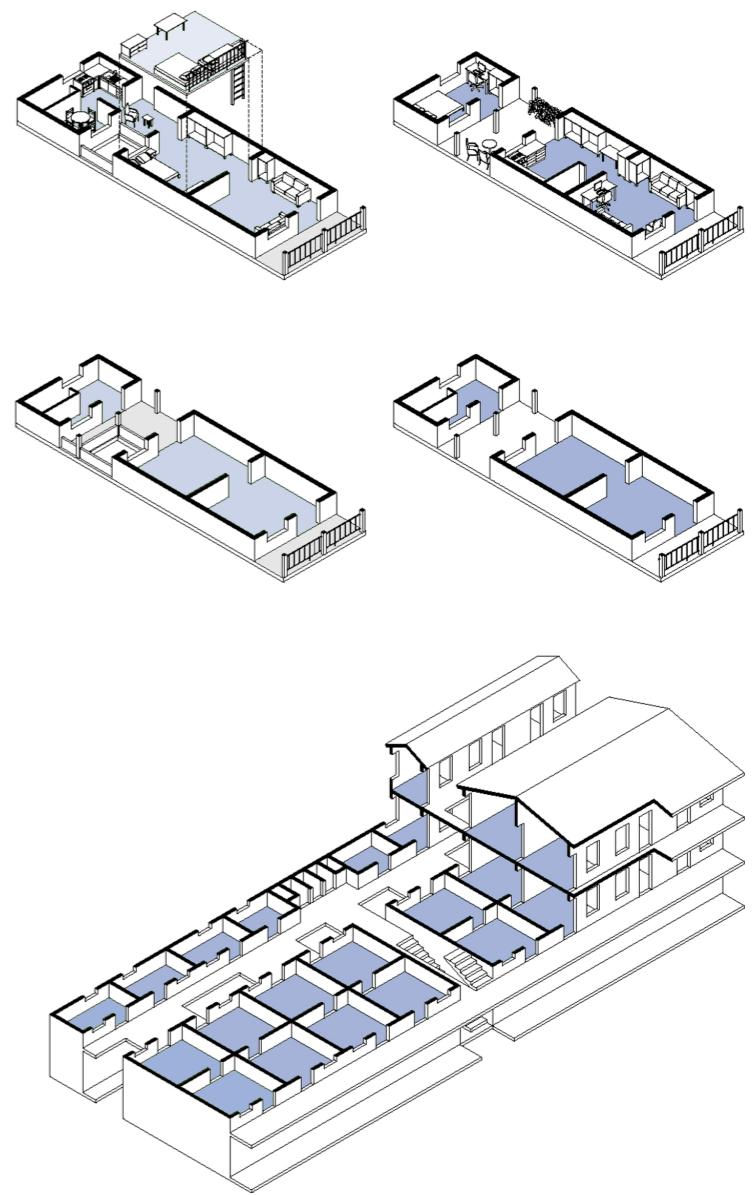
WOODEN COMBS - 4m²

CASE STUDIES



ATMARAM CHAWL - 1866

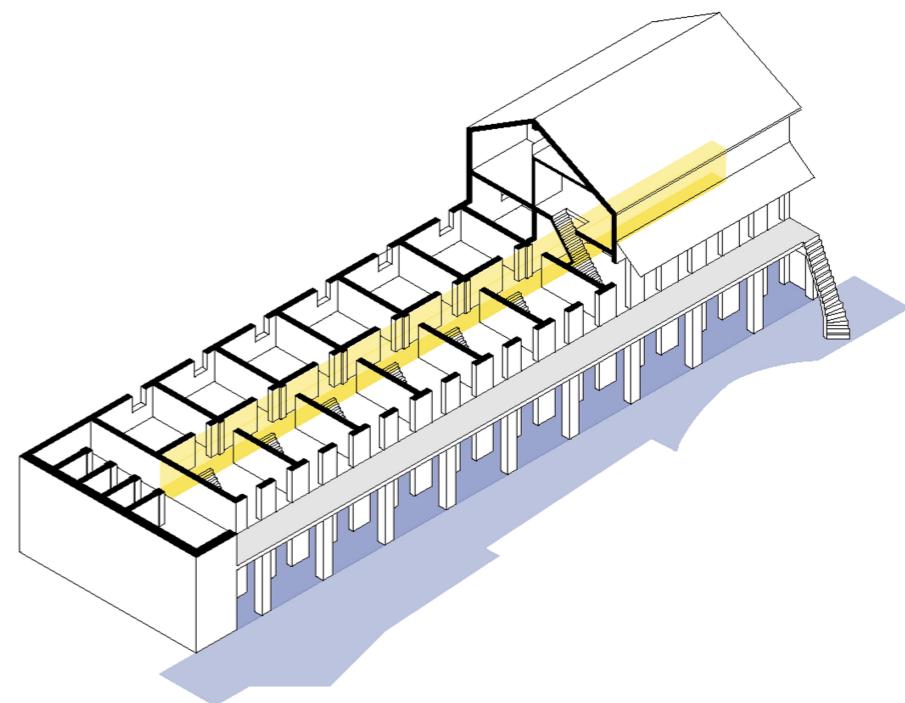
**COMMUNITY SPACE /
INCOME ORIENTED MODIFICATION**





MOTA MANDIR CHAWL - 1865

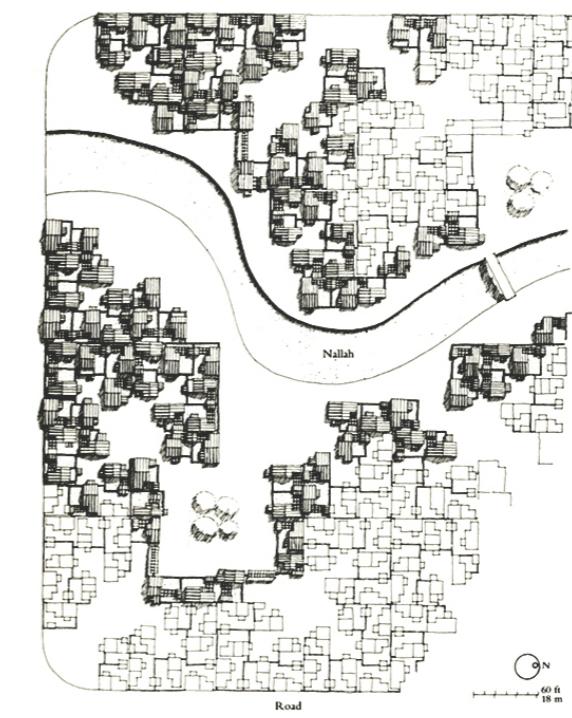
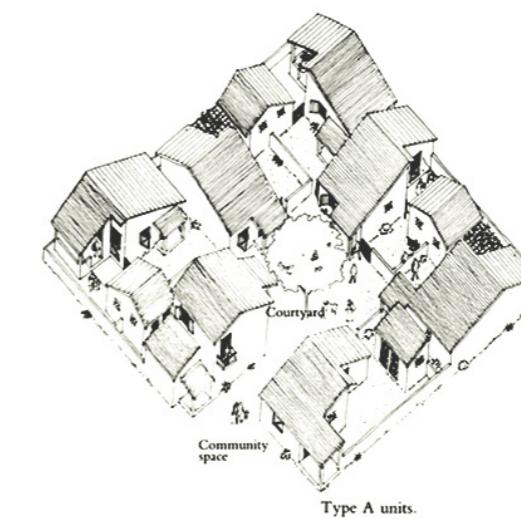
THE FLOW OF THE SPACE





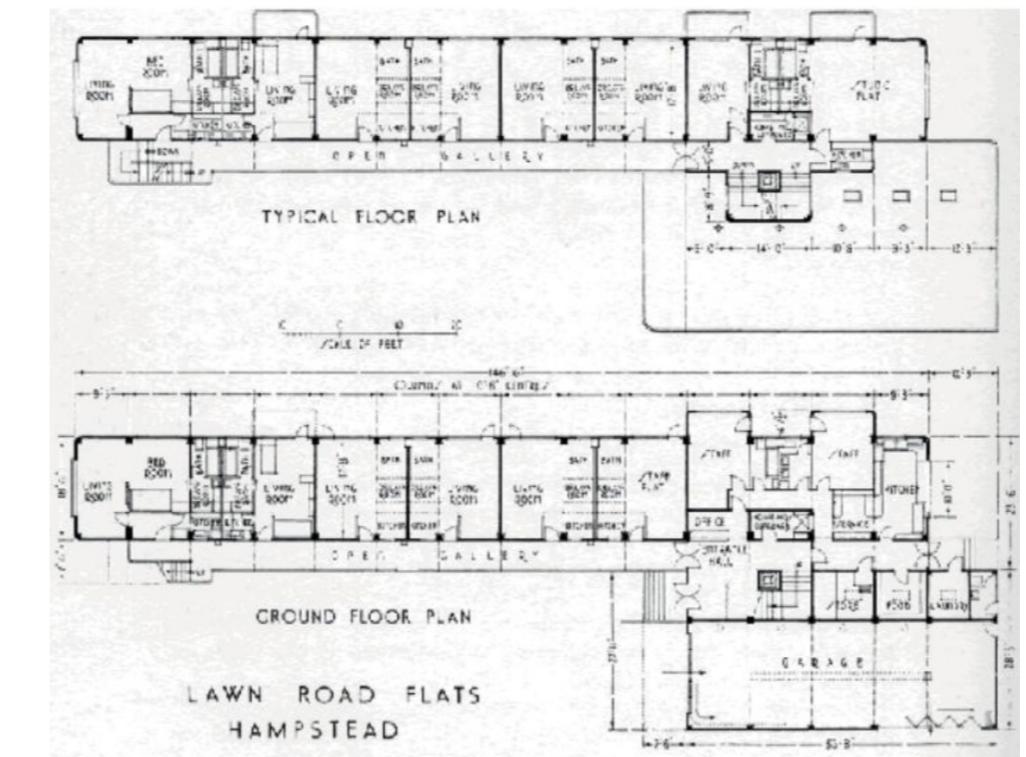
BELAPUR - 1986
CHARLES CORREA

**CLUSTERING / INCREMENTALITY /
HIERARCHY OF SPACE**



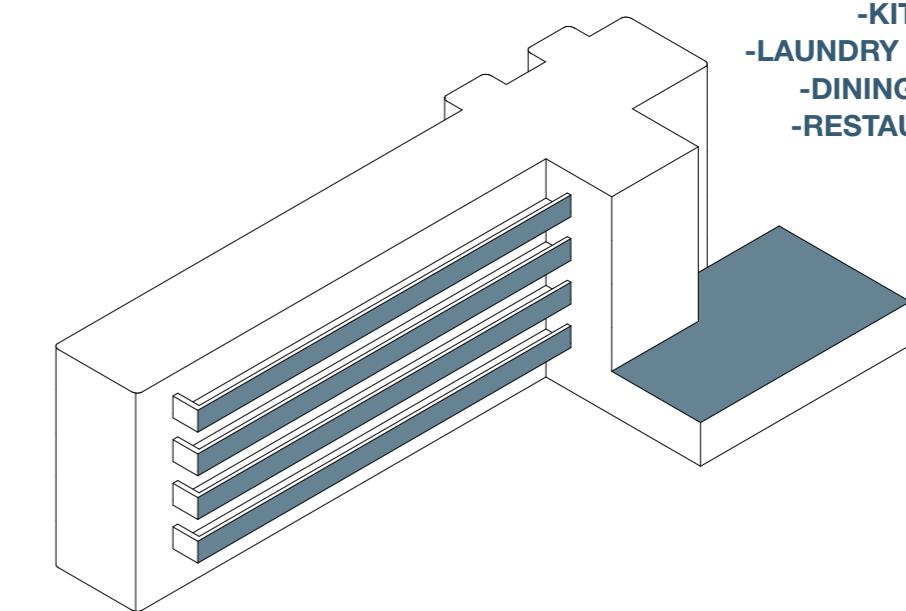


THE ISOKON BUILDING (HAMPSTEAD, UK) - 1934
WELLS COATES



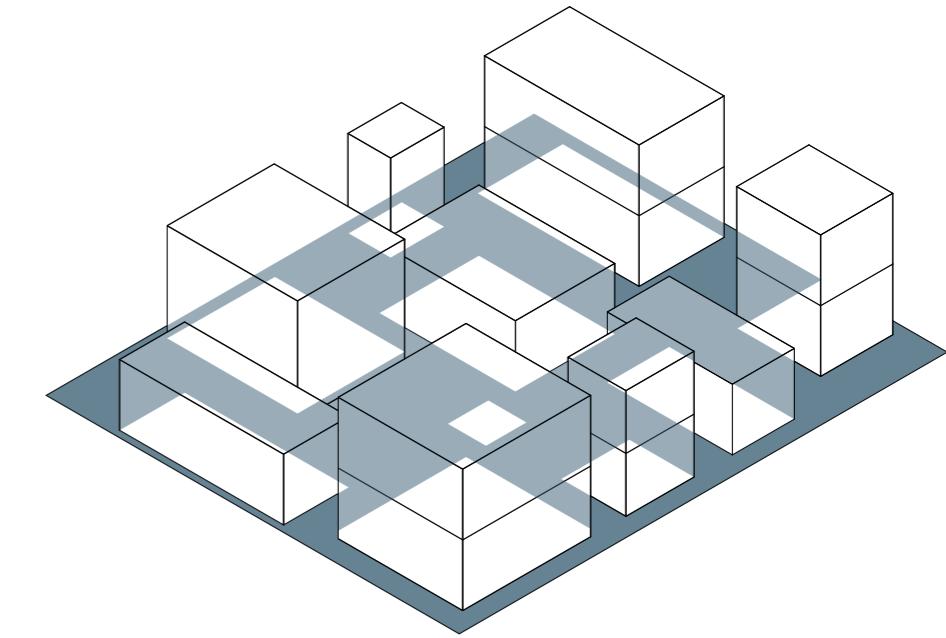
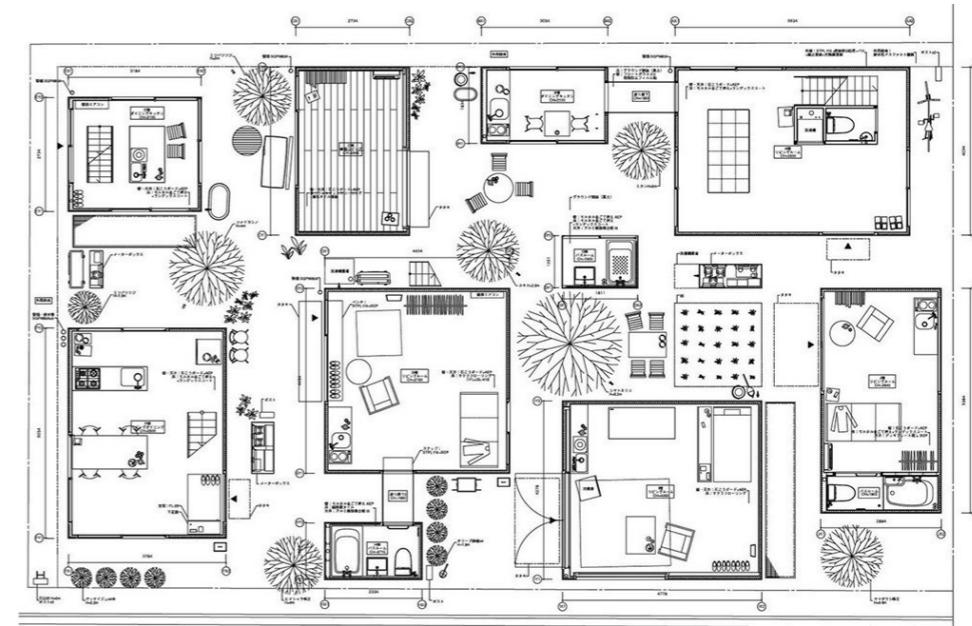
COMMUNAL AREA

- KITCHEN
- LAUNDRY ROOM
- DINING HALL
- RESTAURANT





MORIYAMA HOUSE (TOKYO, JAPAN) - 2005
RYUE NISHIZAWA



URBAN STRATEGY

URBAN STRATEGY

BAITHI CHAWLS



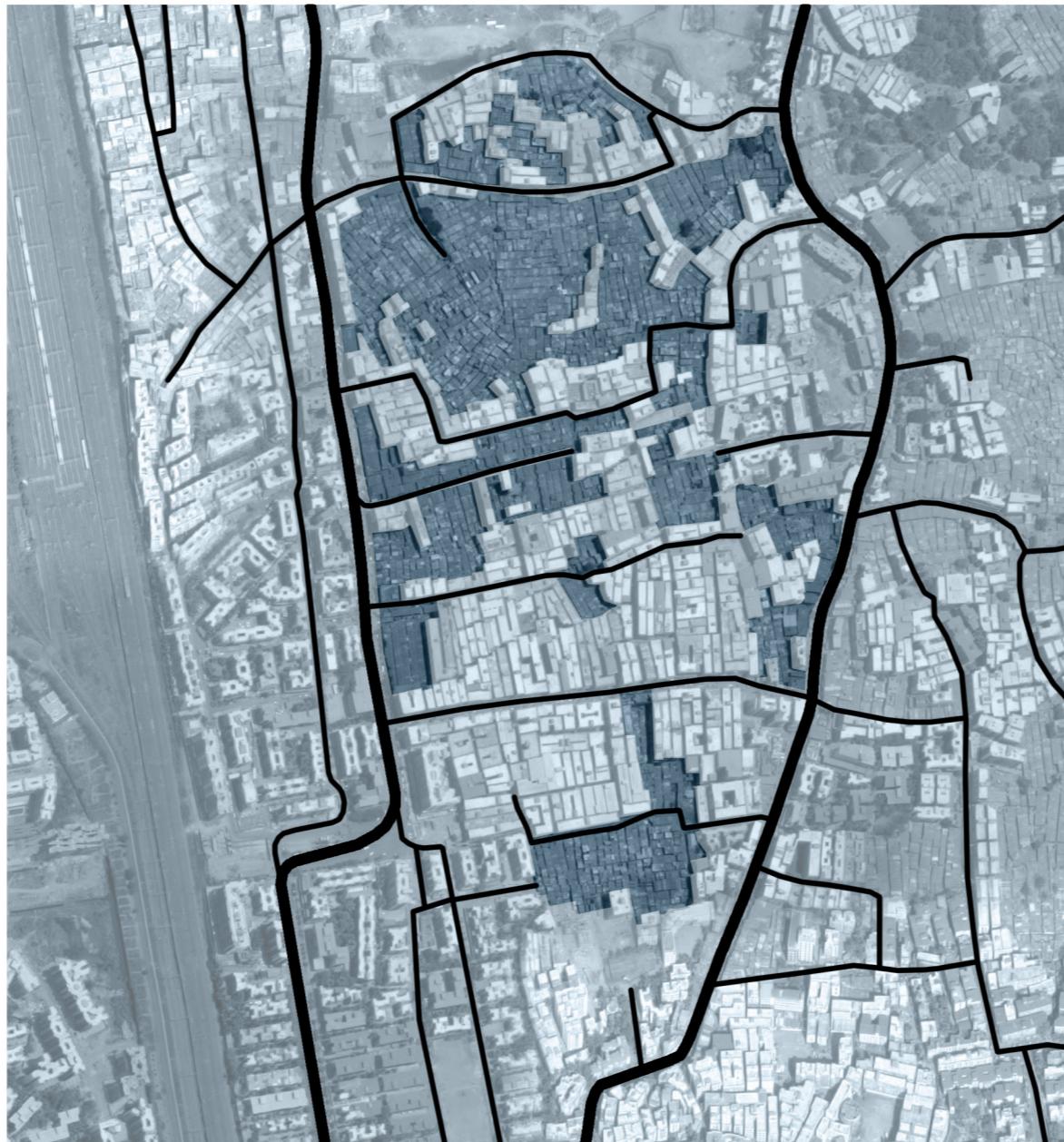
URBAN STRATEGY

MAIN ROADS



URBAN STRATEGY

SECONDARY ROADS



URBAN STRATEGY

COMMERCIAL FACILITIES



**EDUCATIONAL
FACILITIES**



**MEDICAL
FACILITIES**



URBAN STRATEGY

ROAD NETWORK IMPROVEMENT



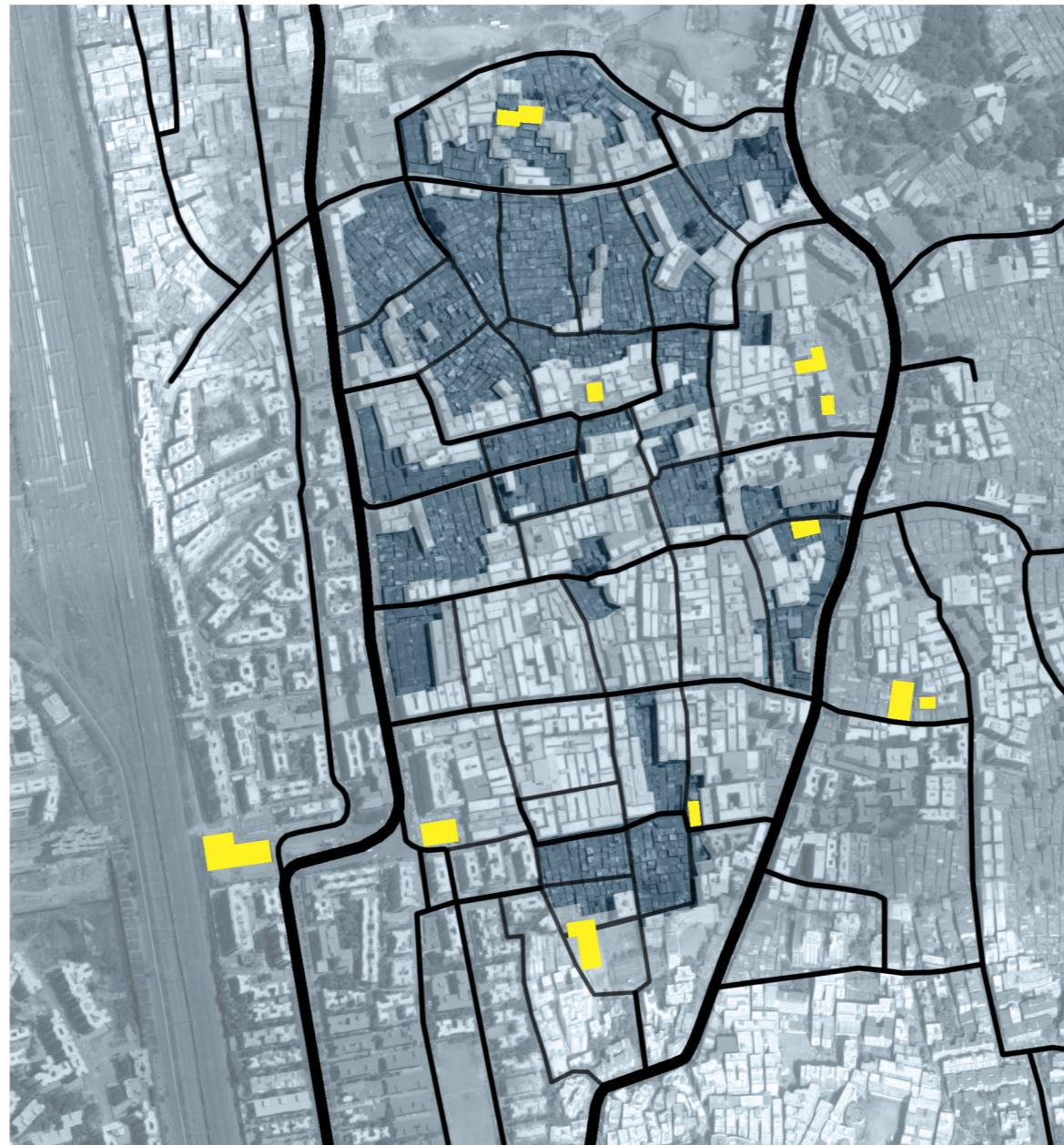
URBAN STRATEGY

OPEN SPACE PRESERVATION



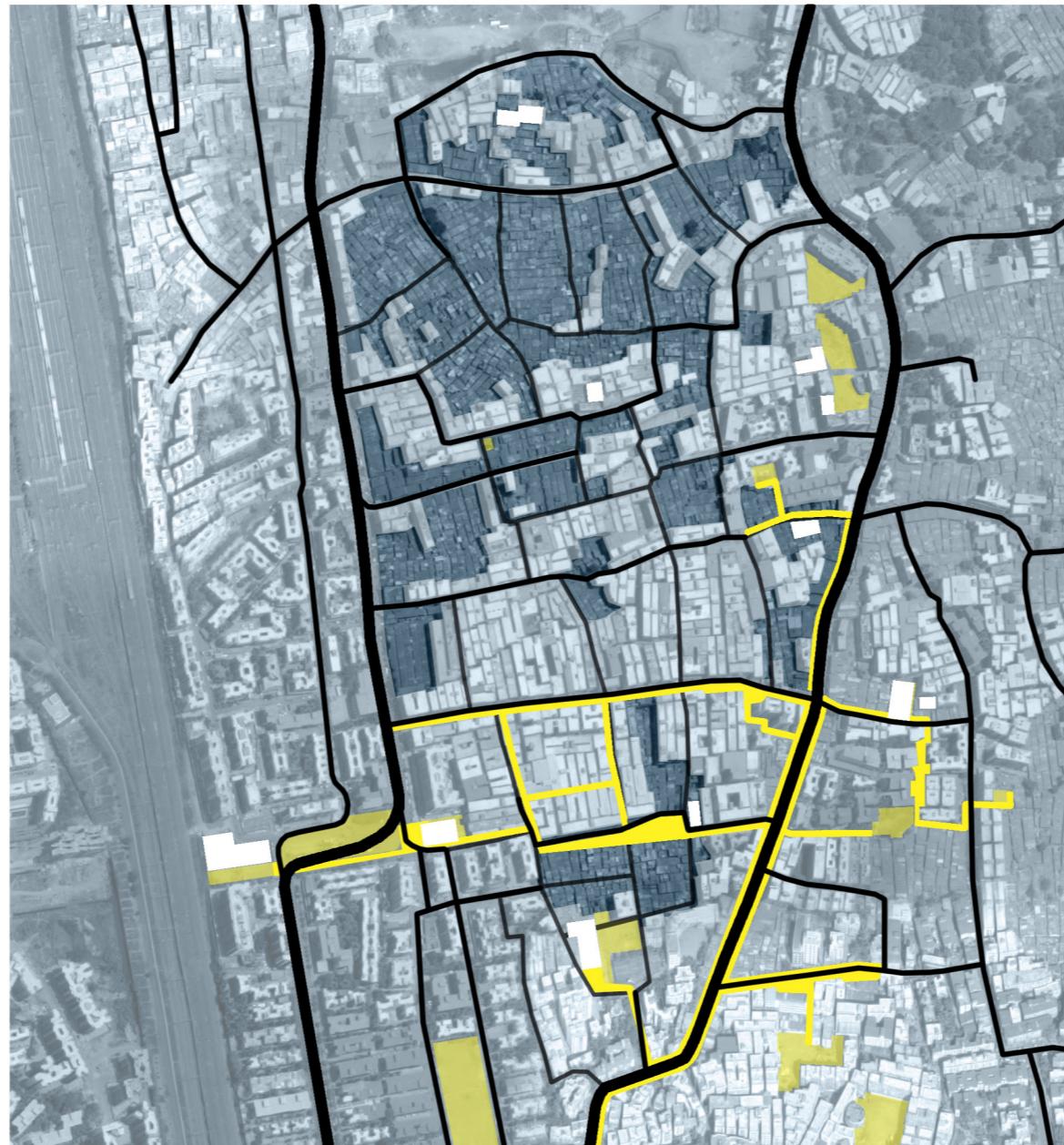
URBAN STRATEGY

GREY FIELDS AS STARTING POINTS



URBAN STRATEGY

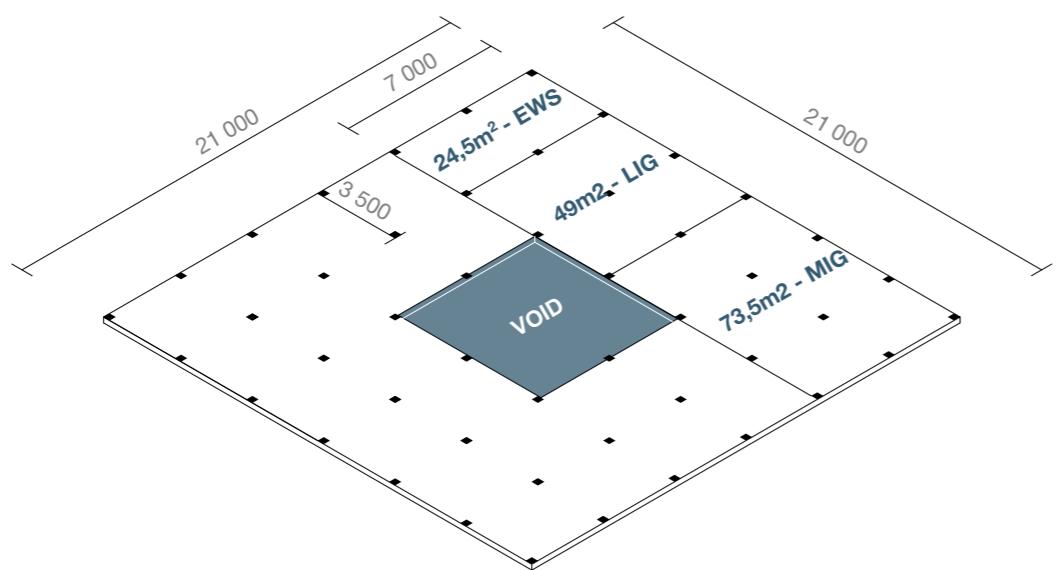
**SEAMLESS NET OF
OPEN SPACES**



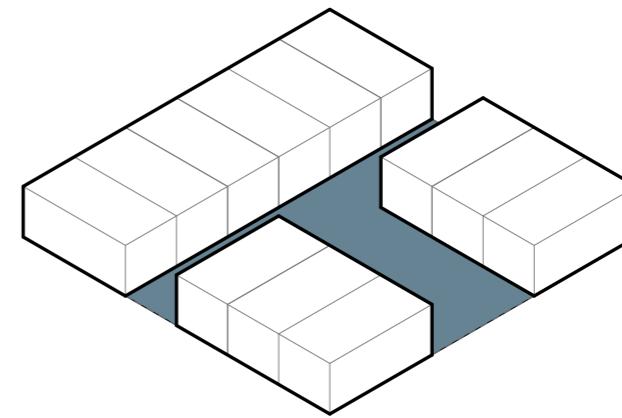
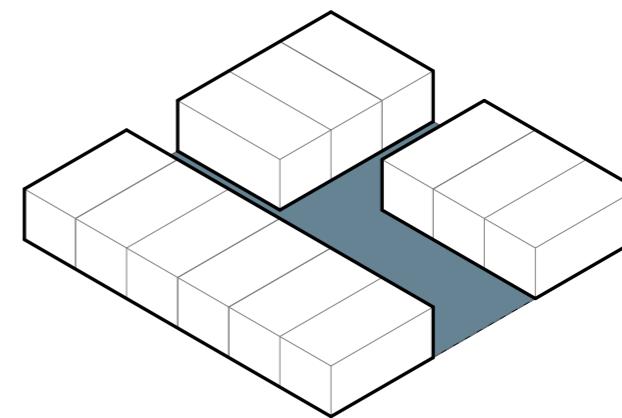
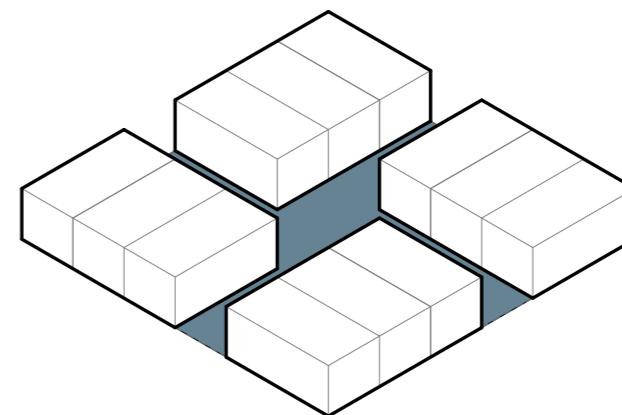
ARCHITECTURAL RESPONCE

CLUSTER

STRUCTURE

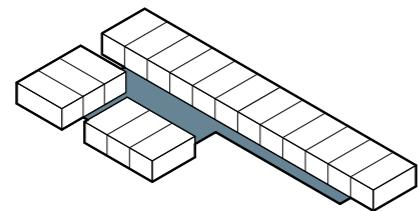


VARIETY

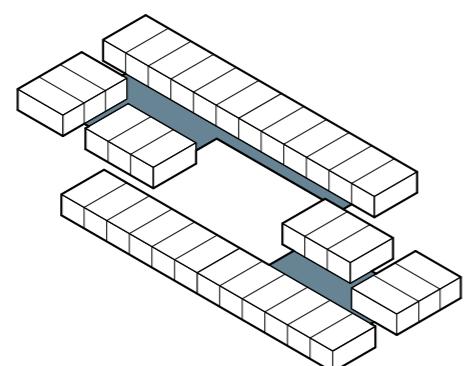


CONCEPT

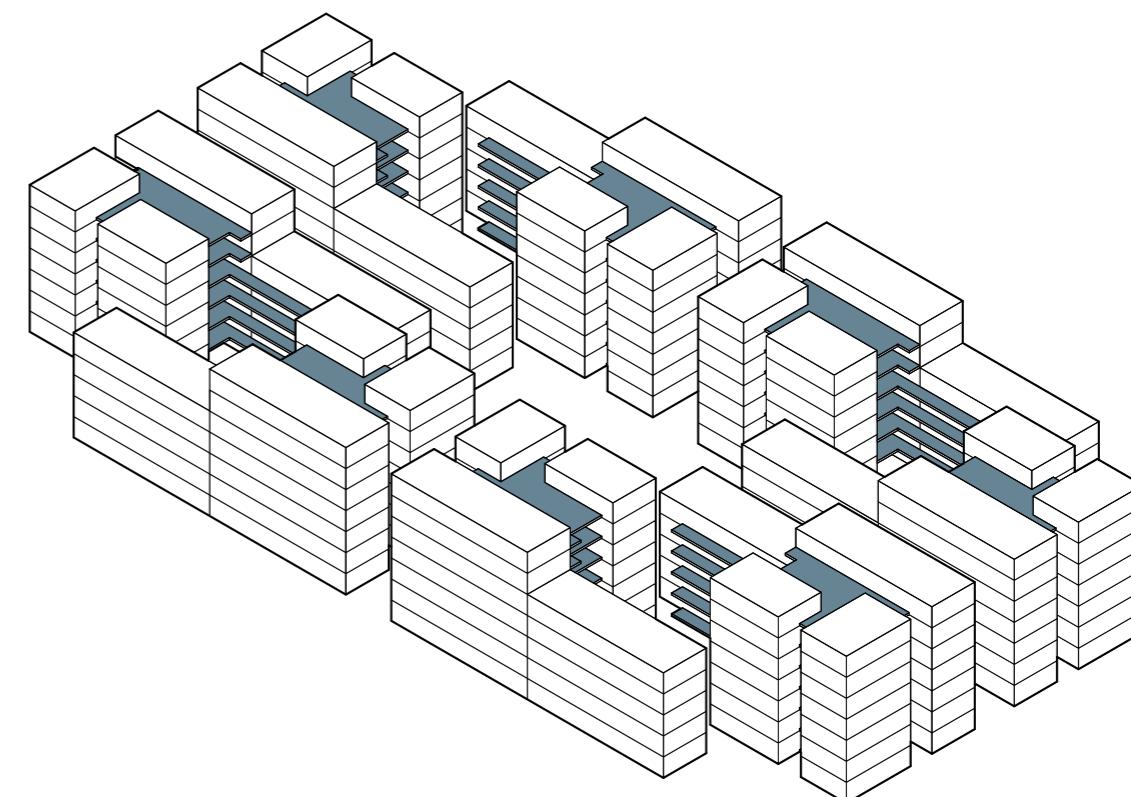
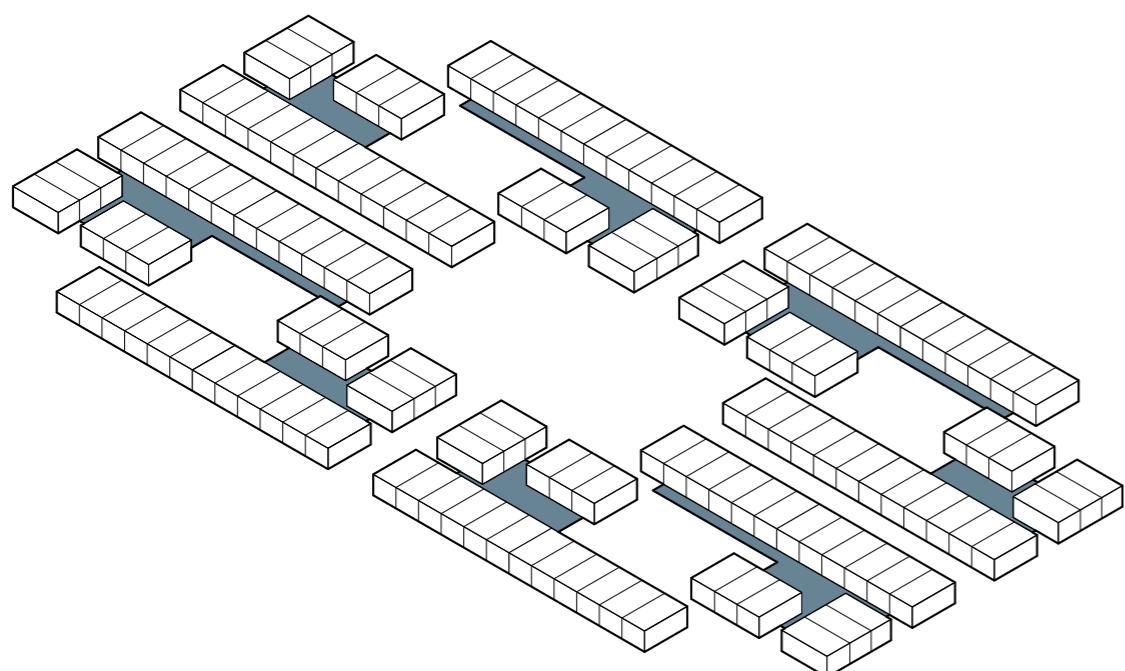
CLUSTER



COURTYARD

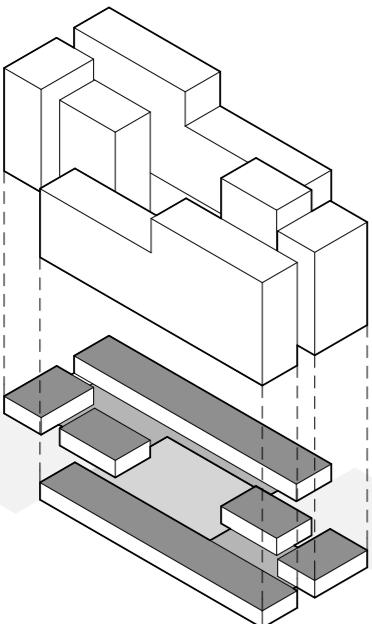


NEIGHBORHOOD



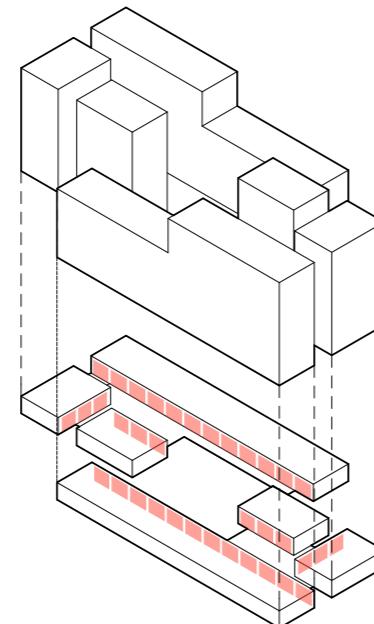
CONCEPT

DIFFERENT LEVELS OF PRIVACY



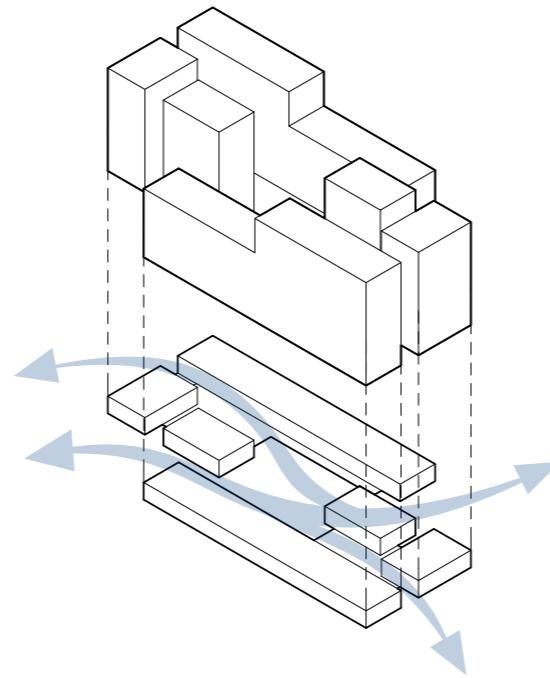
- DWELLING UNIT
- COMMON AREA/GALLERY
- COURTYARD
- PUBLIC SQUARE

COMMUNITY AND SELF SECURE



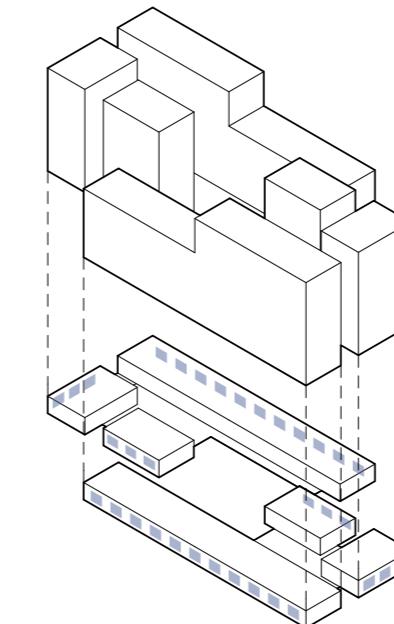
KITCHEN WINDOWS ARE ORIENTED TOWARDS COMMUNAL AREA

NATURAL VENTILATION



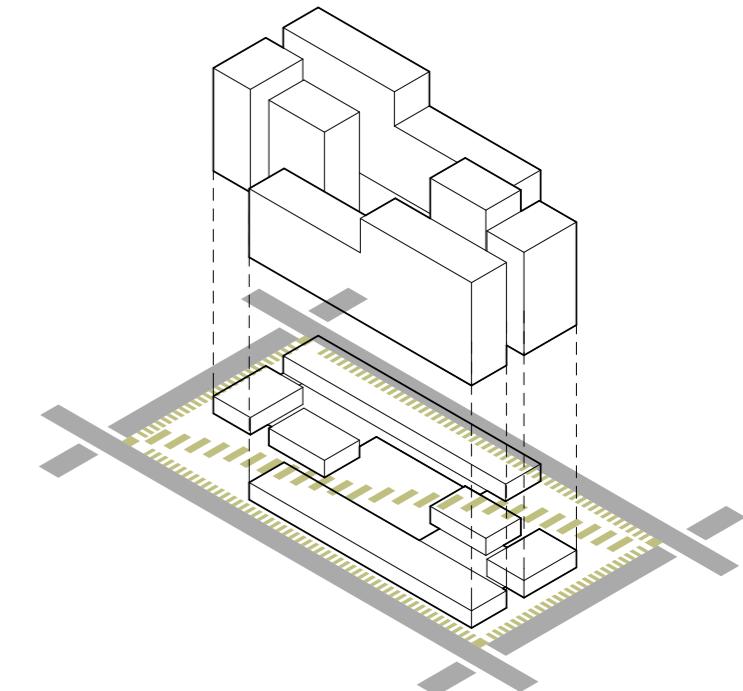
HOUSING BLOCKS ARE ORIENTED ALONG THE WEST-EAST WIND SIDE

QUIET SIDE OF THE CLUSTER



BEDROOMS AND TOILETS ARE ORIENTED TOWARDS THE SPINE OF THE CLUSTER

SAFE COURTYARDS



COURTYARDS ARE ONLY FOR PEDESTRIANS, ALL VEHICLE ARE OUTSIDE

NEIGHBORHOOD STRATEGY

NEIGHBORHOOD STRATEGY

PHASE 0

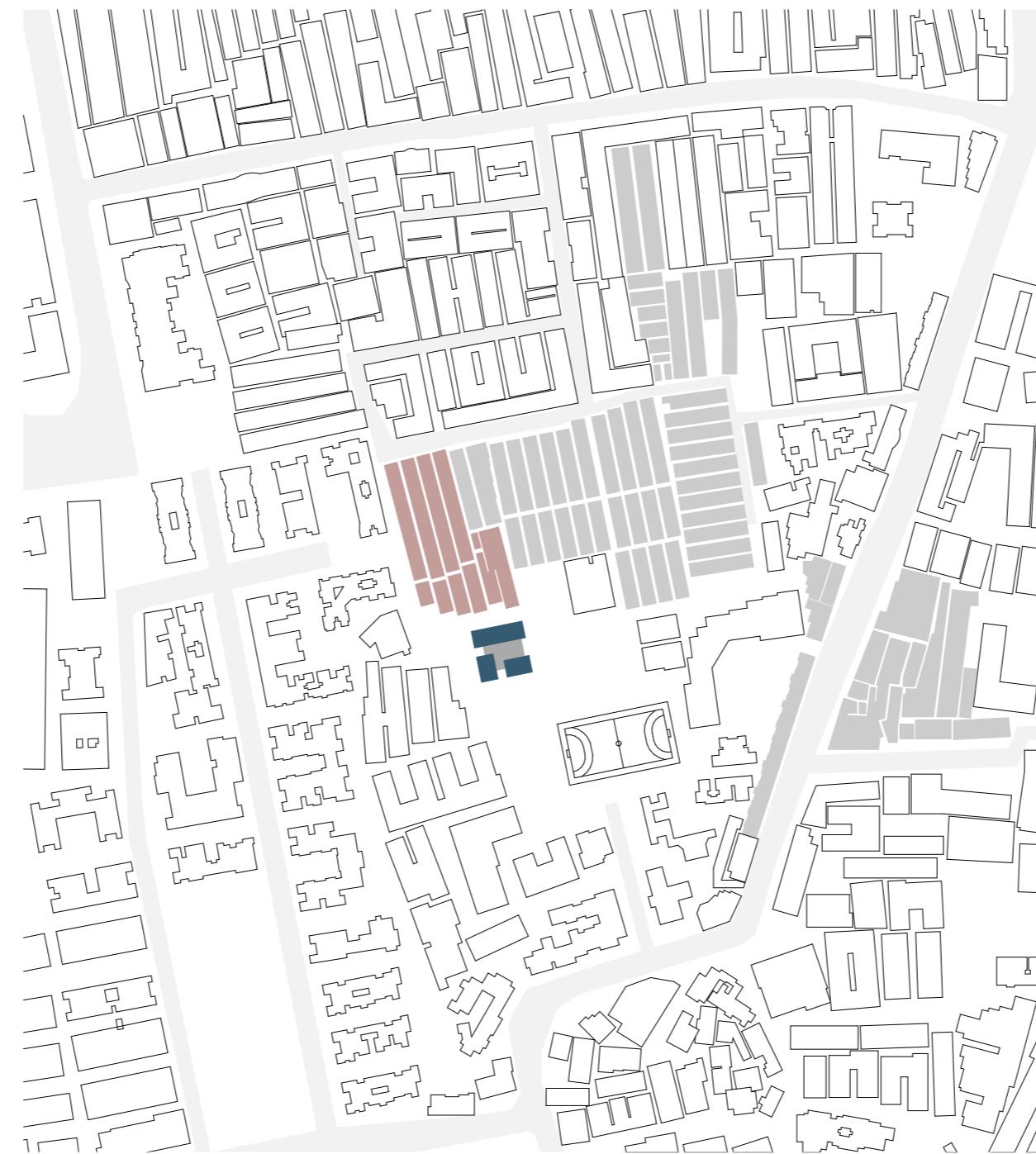
STARTING POINT



NEIGHBORHOOD STRATEGY

PHASE 1

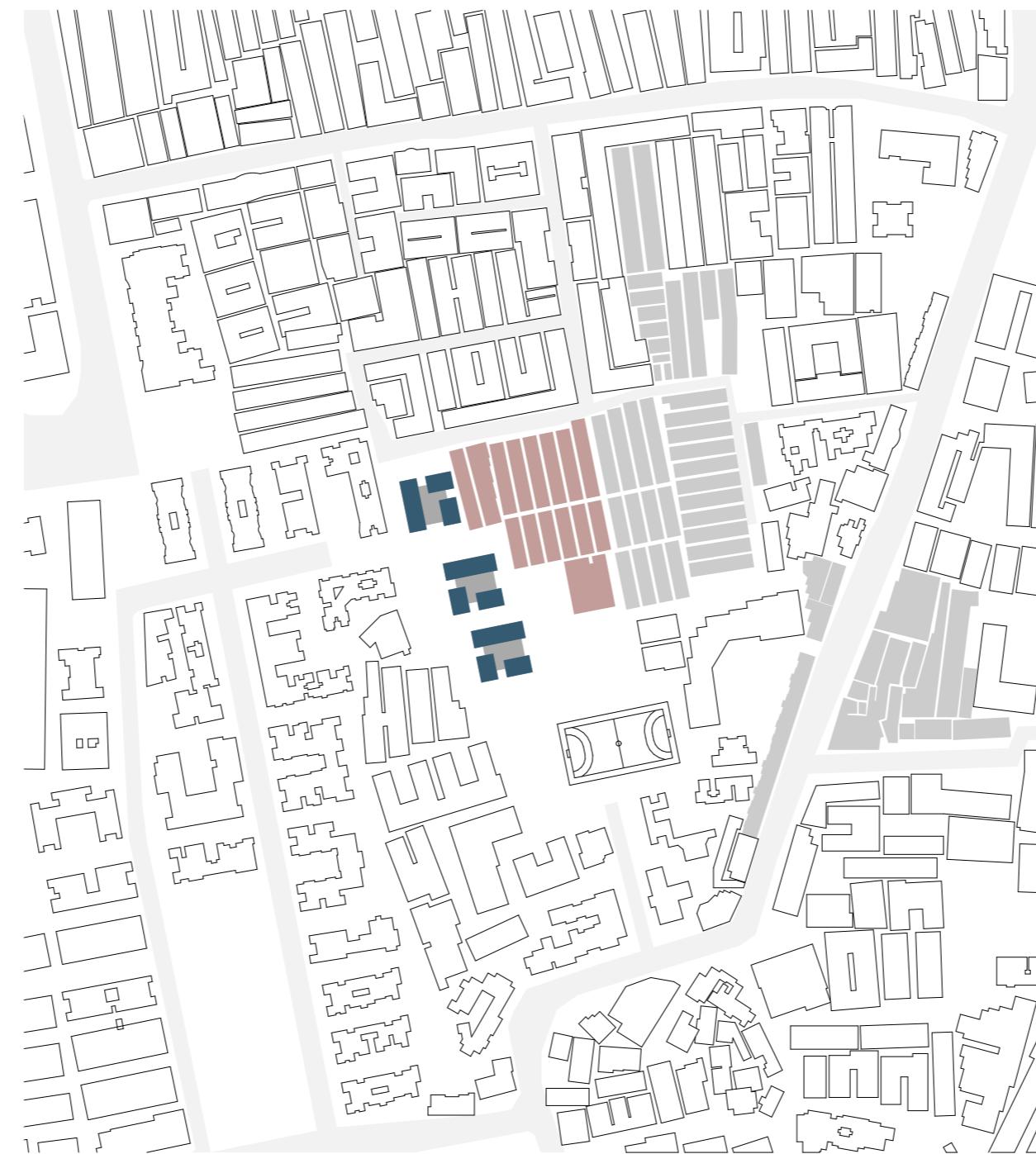
60 NEW UNITS
60 TO CLEAR
0 VACANT UNITS



NEIGHBORHOOD STRATEGY

PHASE 2

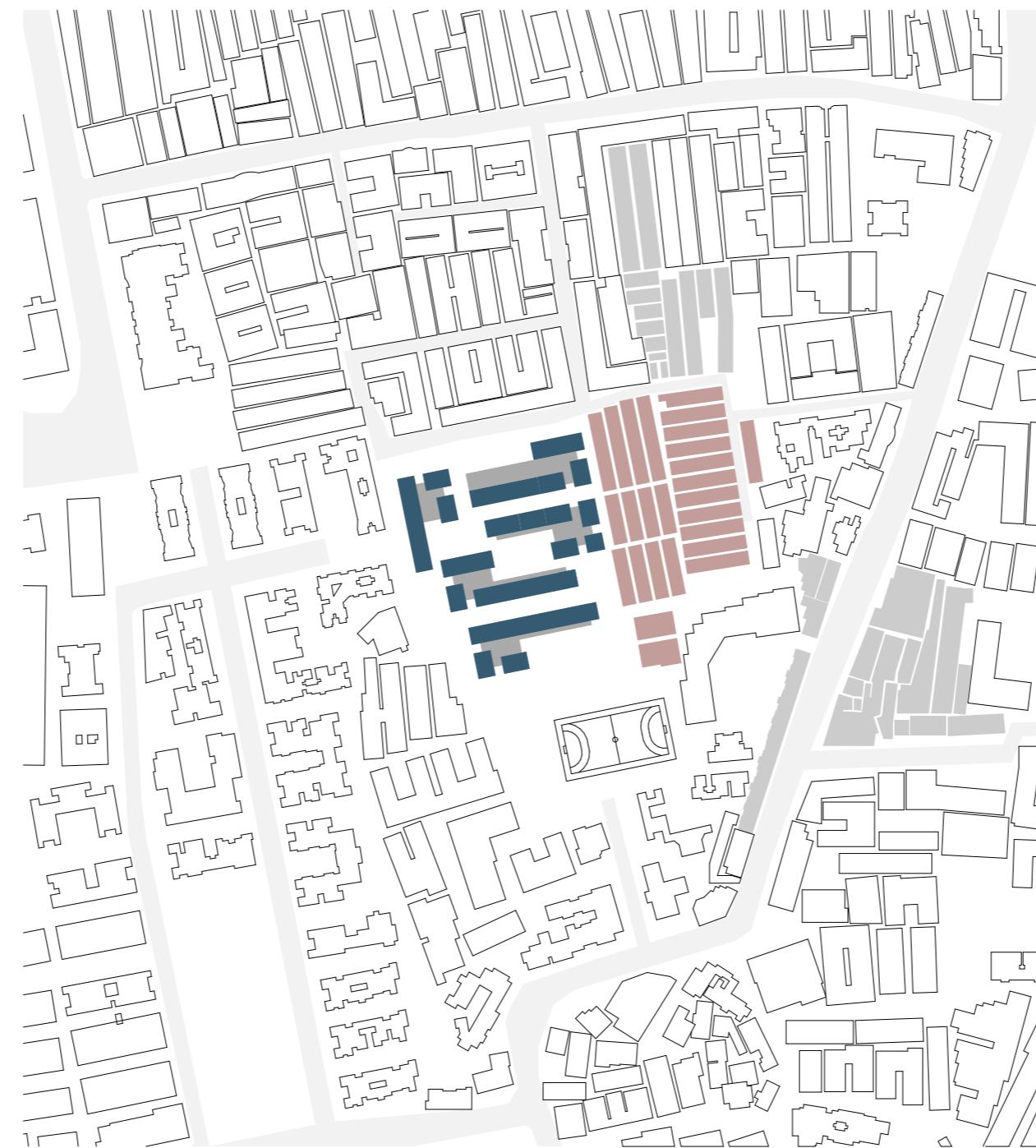
120 NEW UNITS
120 TO CLEAR
0 VACANT UNITS



NEIGHBORHOOD STRATEGY

PHASE 3

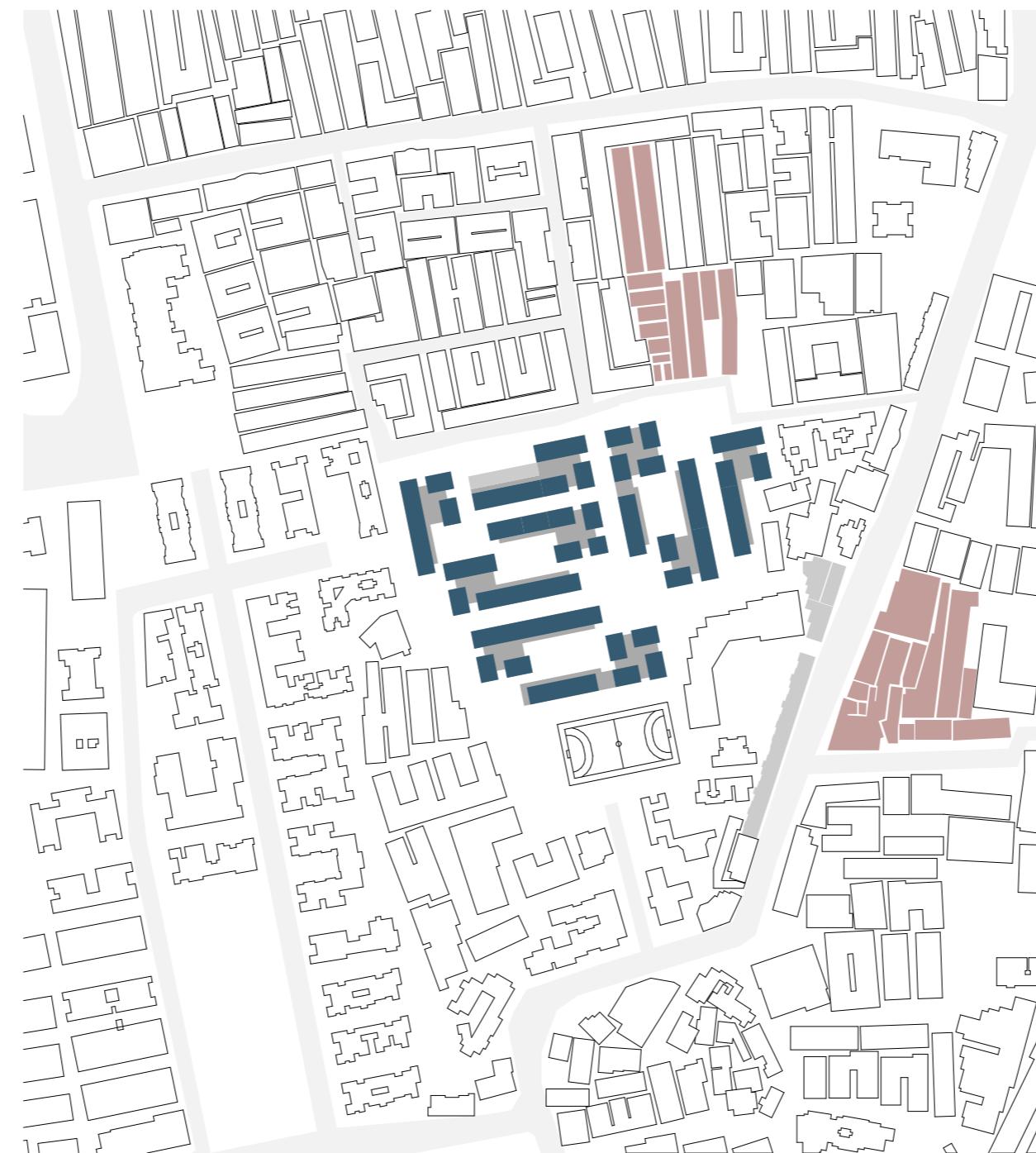
310 NEW UNITS
165 TO CLEAR
145 VACANT UNITS



NEIGHBORHOOD STRATEGY

PHASE 4

393 NEW UNITS
151 TO CLEAR
387 VACANT UNITS

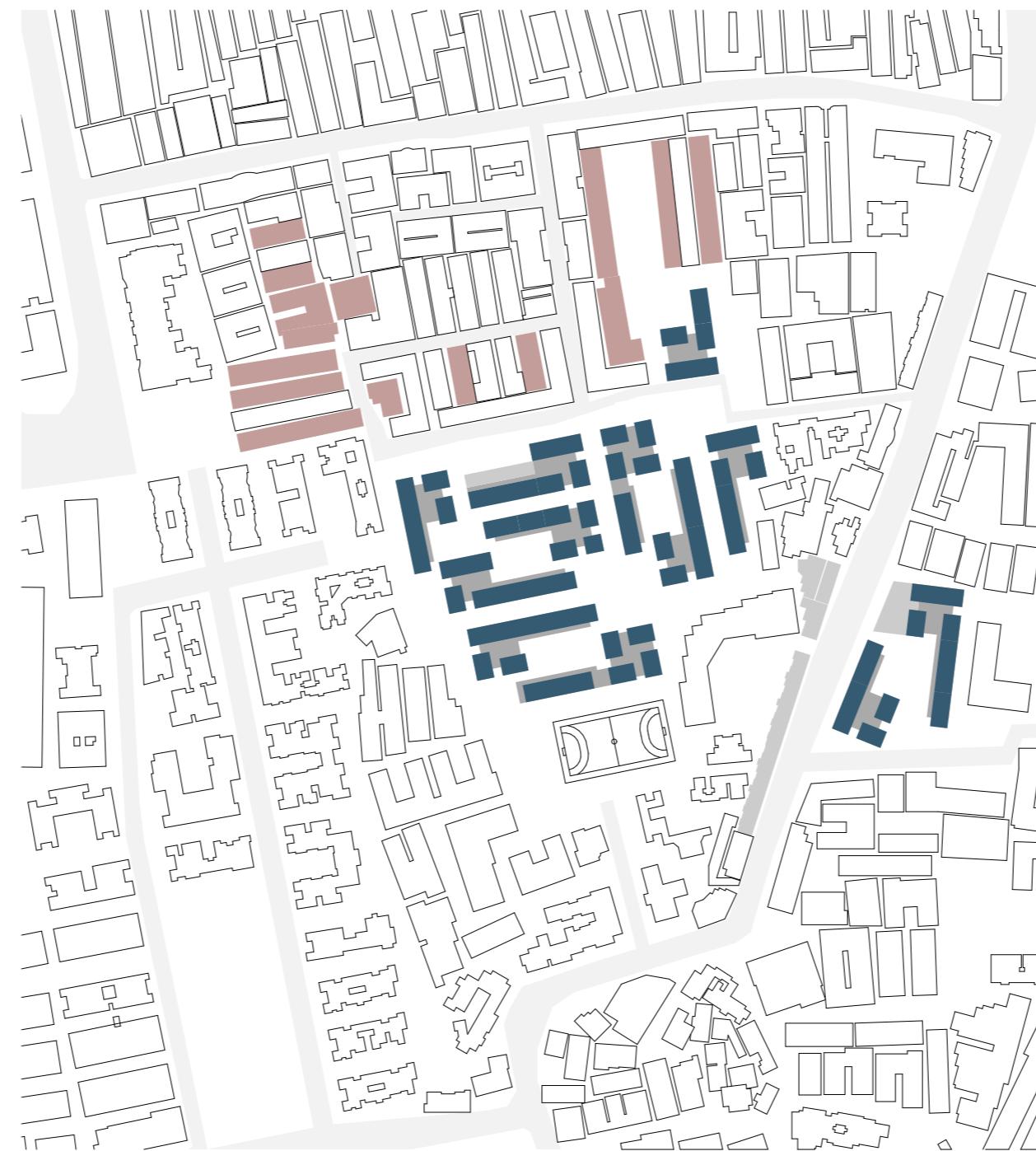


NEIGHBORHOOD STRATEGY

PHASE 5

242 NEW UNITS
629 VACANT UNITS

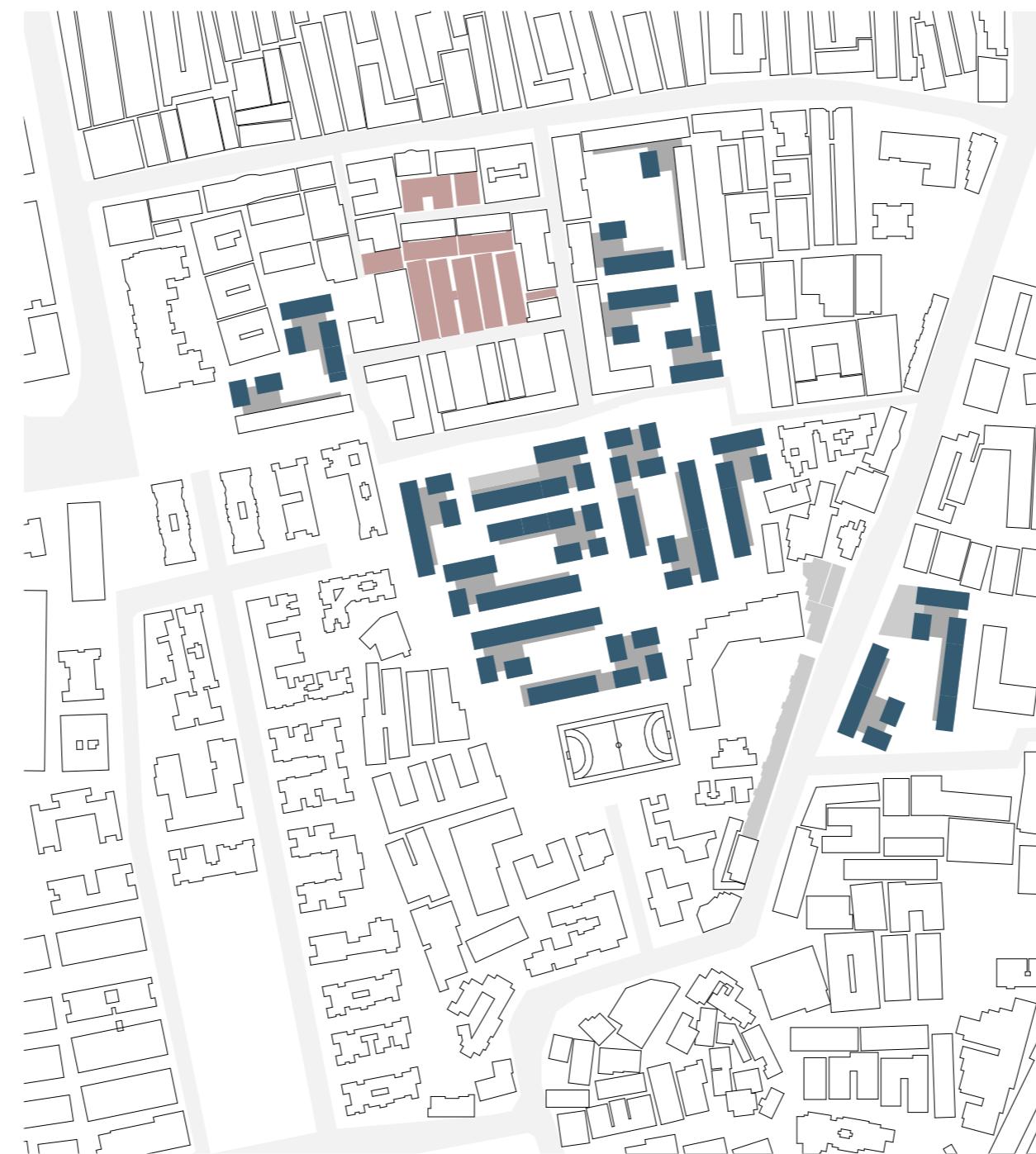
460 TO CLEAR
169 VACANT UNITS



NEIGHBORHOOD STRATEGY

PHASE 6

220 NEW UNITS
280 TO CLEAR
109 VACANT UNITS



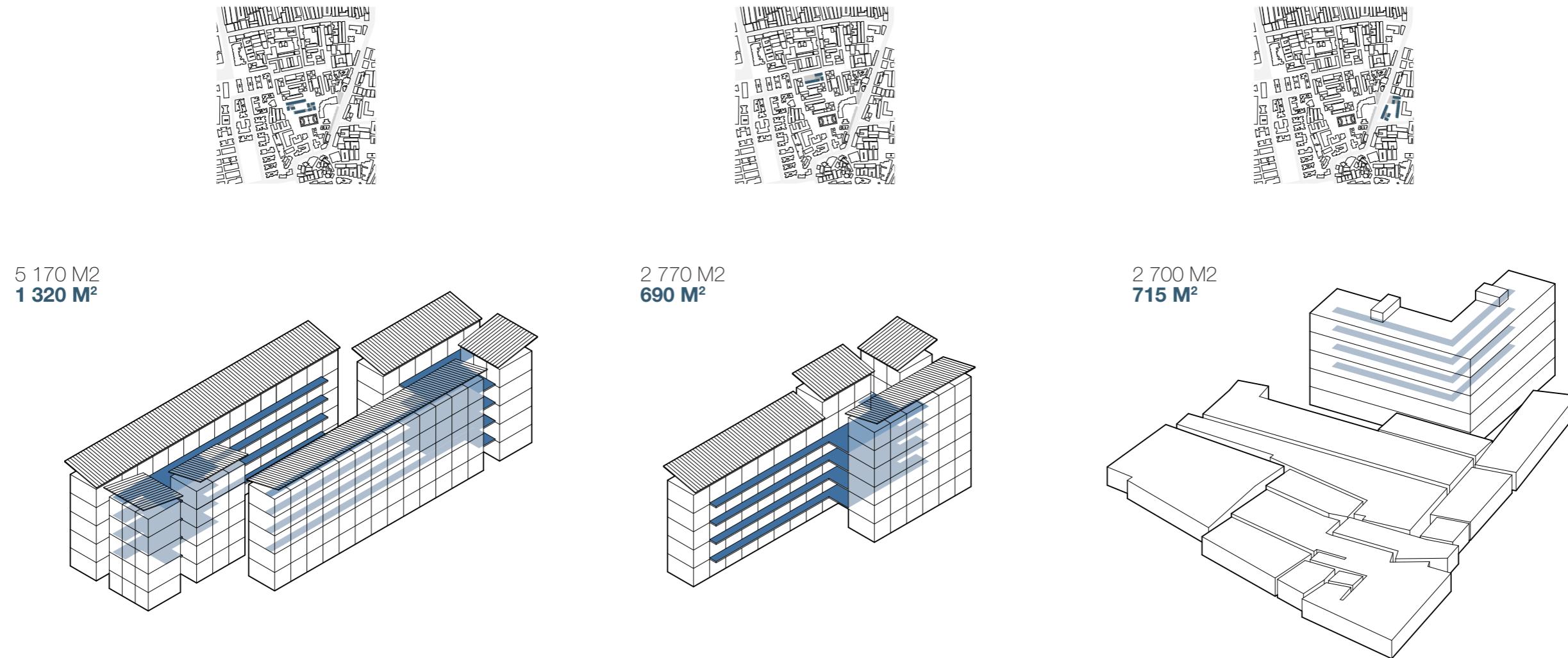
NEIGHBORHOOD STRATEGY

PHASE 7

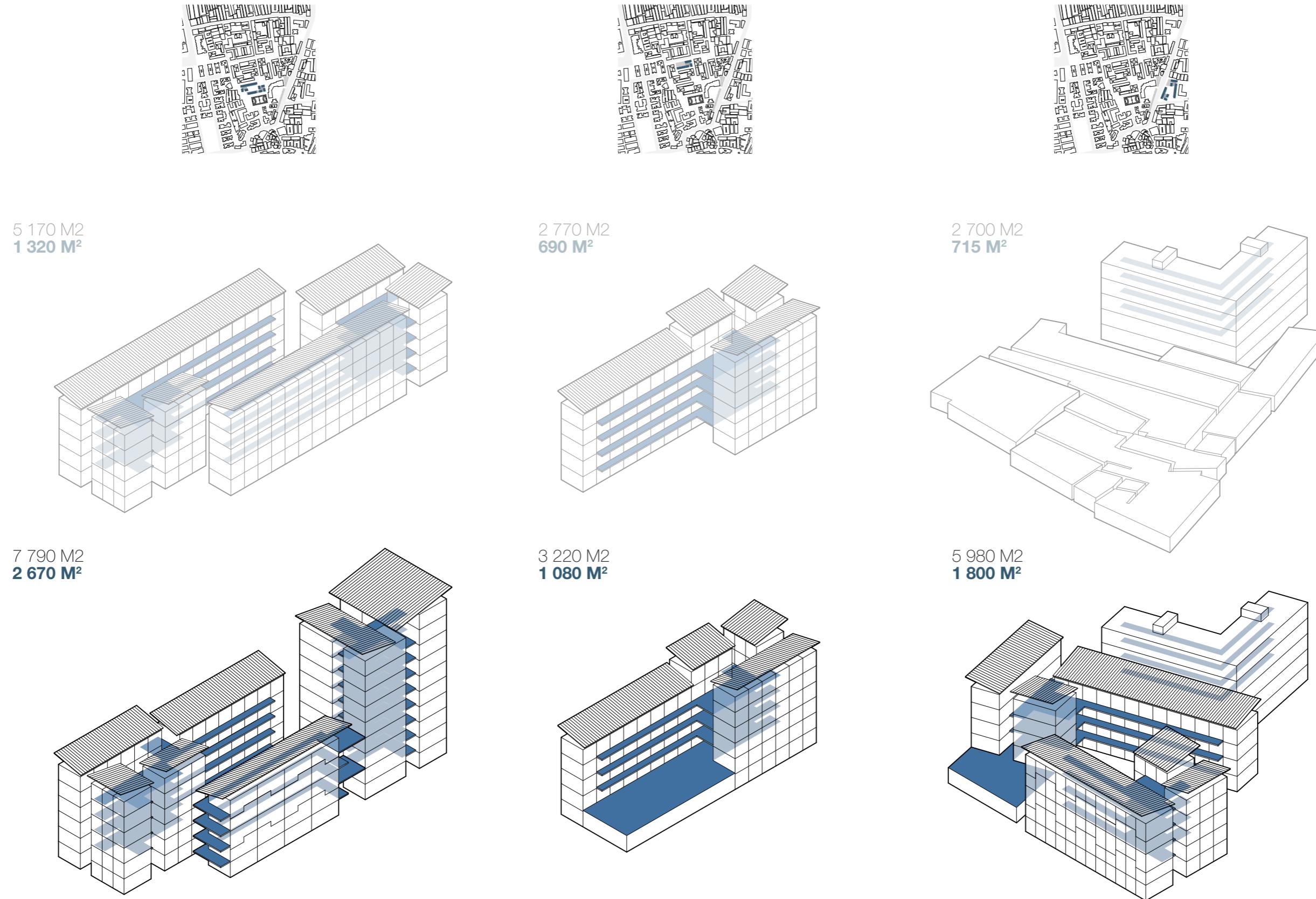
36 NEW UNITS
0 TO CLEAR
145 VACANT UNITS



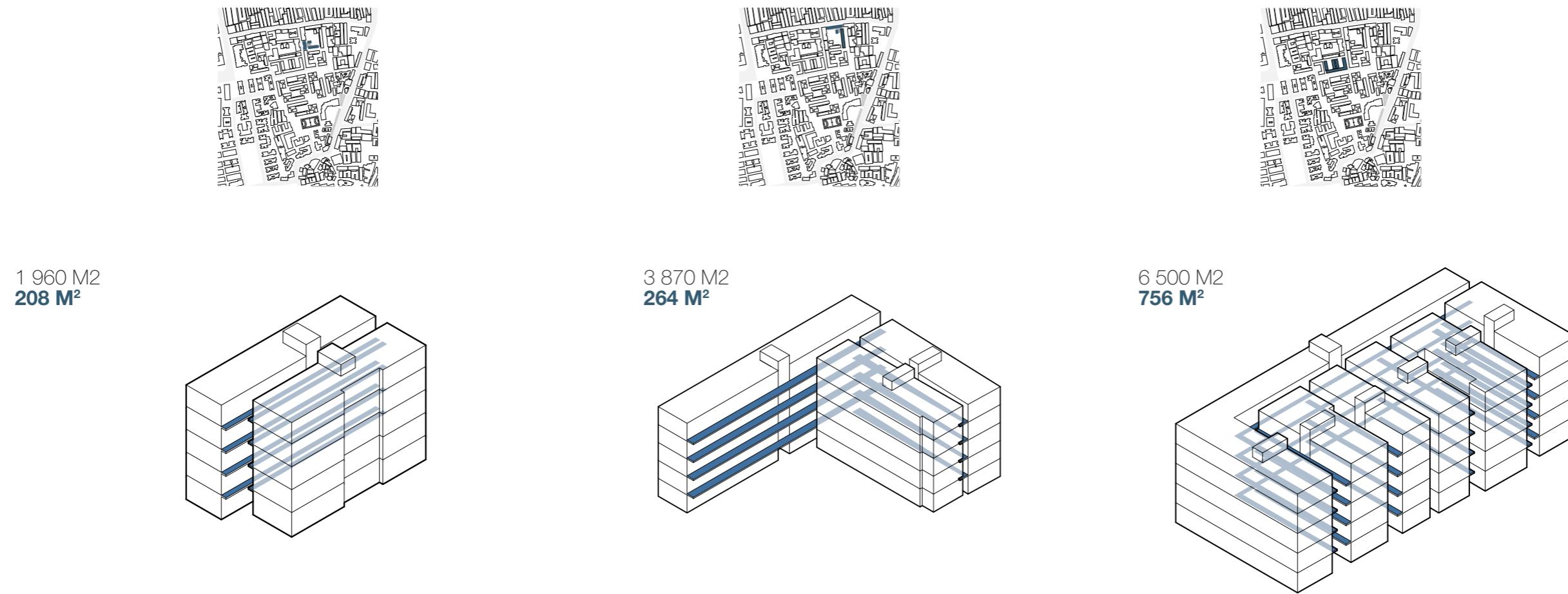
MODIFICATIONS / EXCEPTIONS



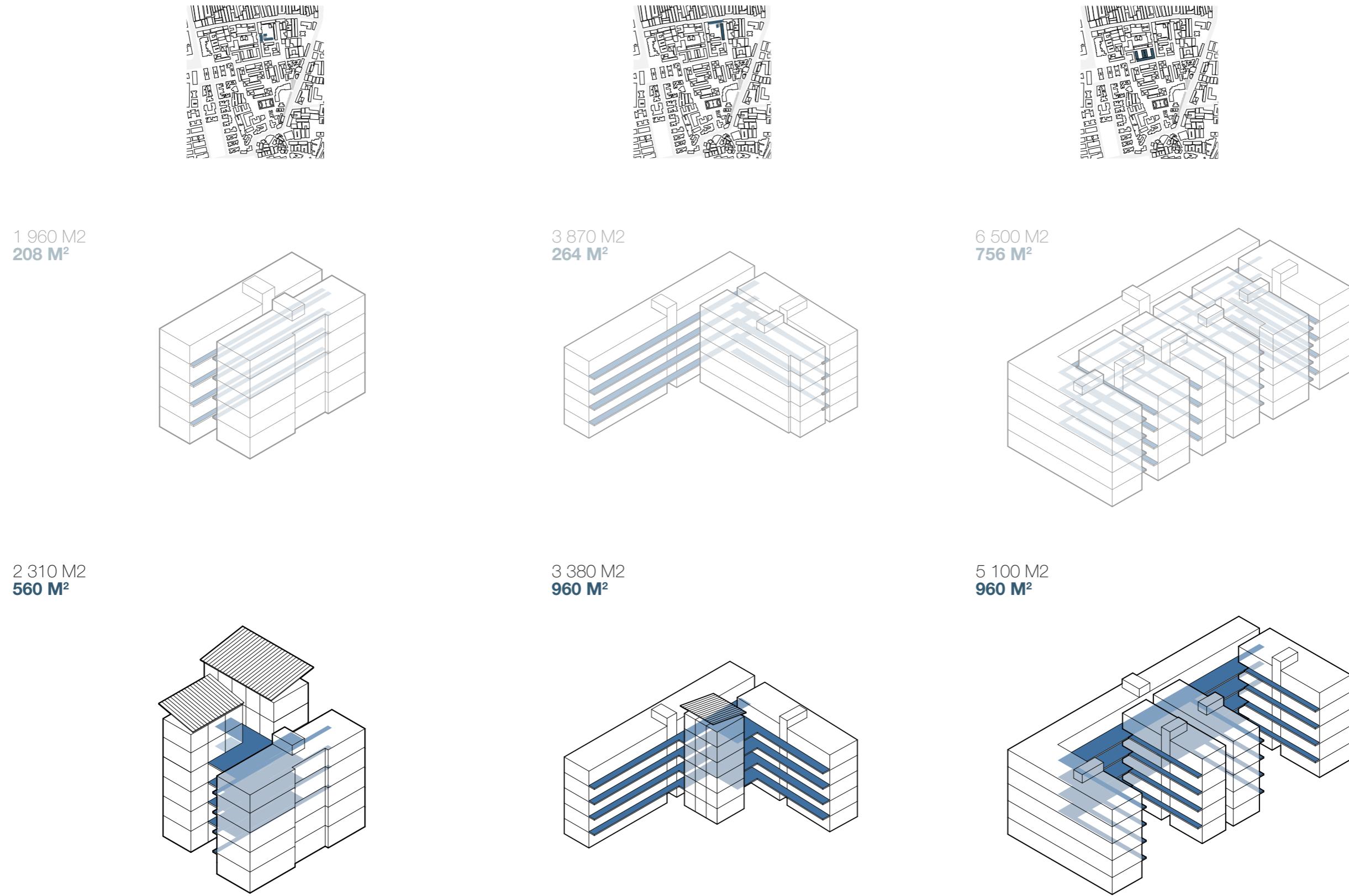
MODIFICATIONS / EXCEPTIONS



MODIFICATIONS / EXCEPTIONS



MODIFICATIONS / EXCEPTIONS





NEIGHBORHOOD MASTERPLAN

0 5 10 20

50

PUBLIC SQUARE

MORNING (GRAZING)



AFTERNOON (MARKET)

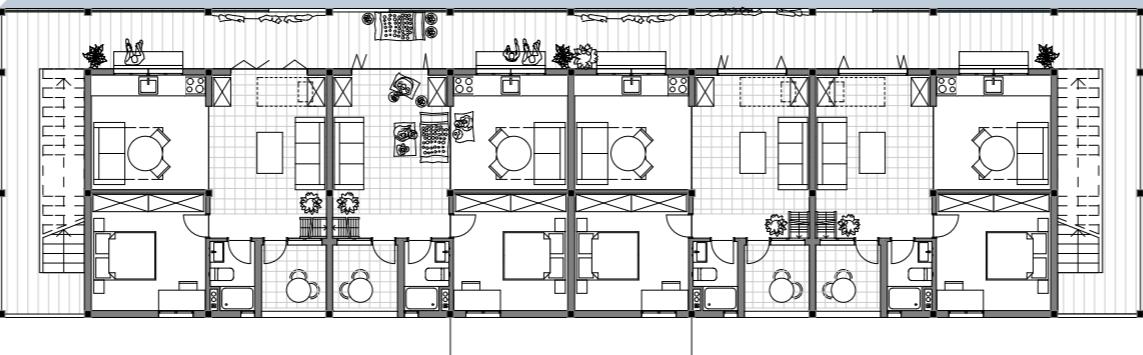
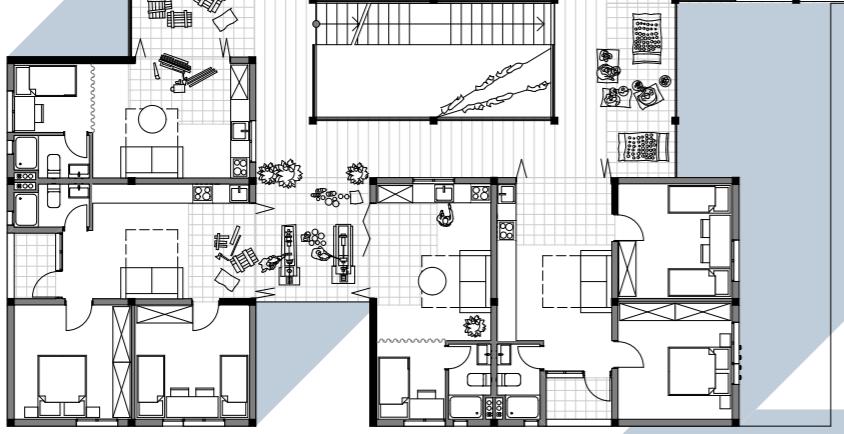
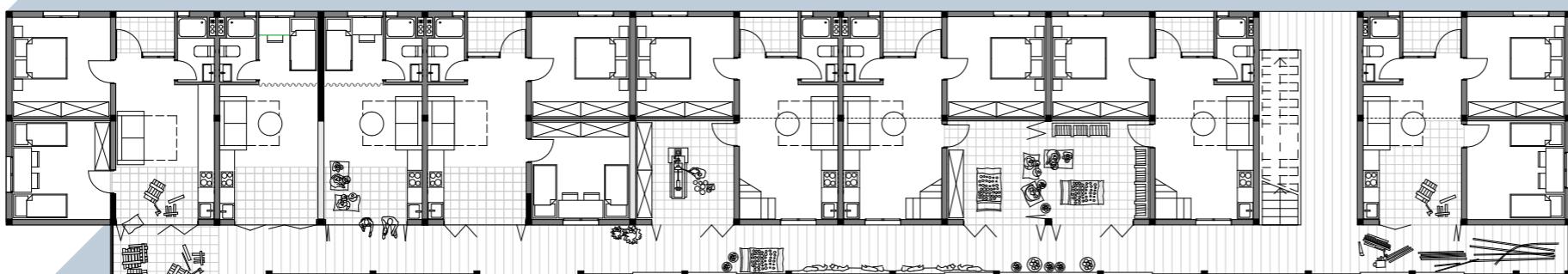


EVENING (STREET FOOD)



CLUSTER

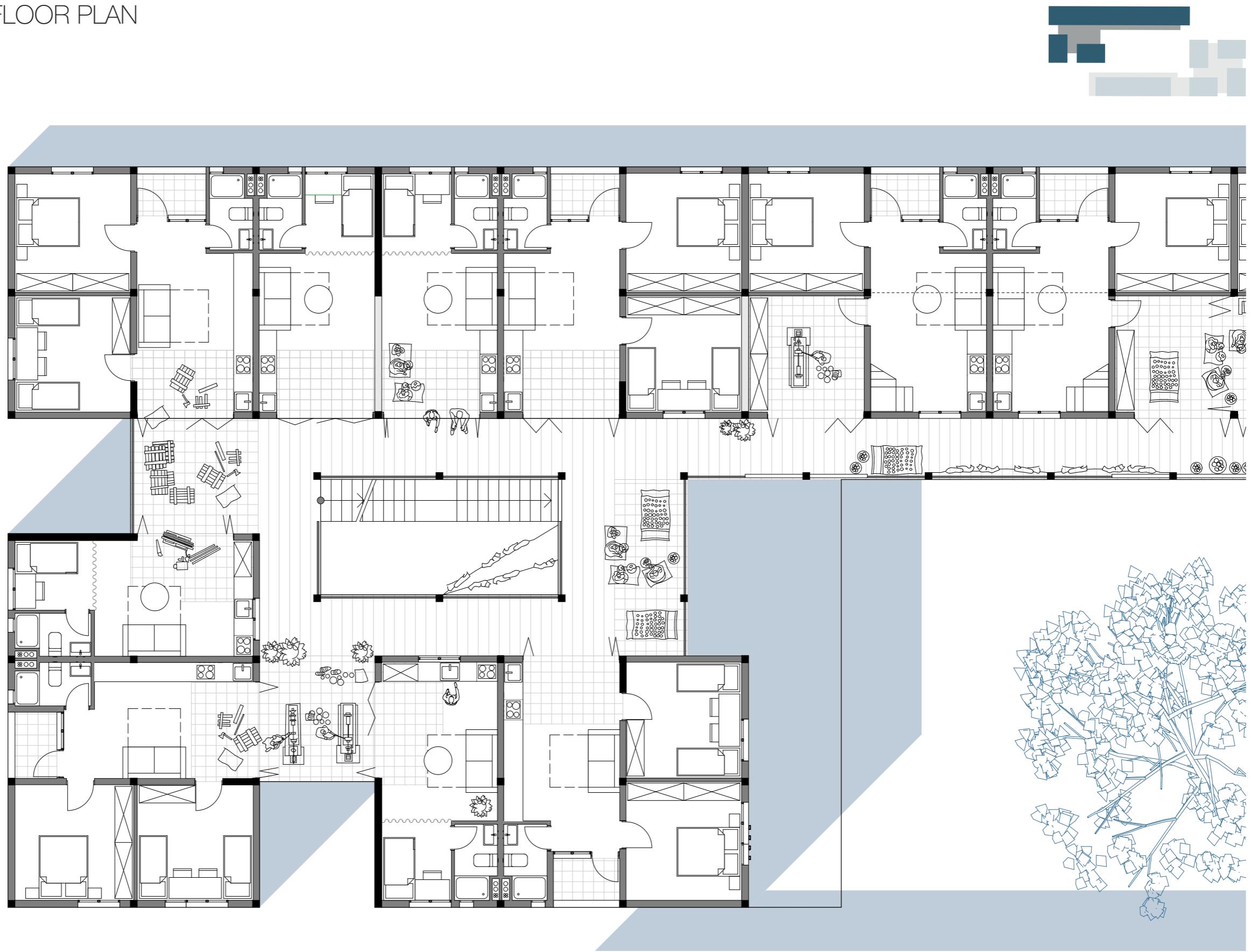




TYPICAL FLOOR PLAN

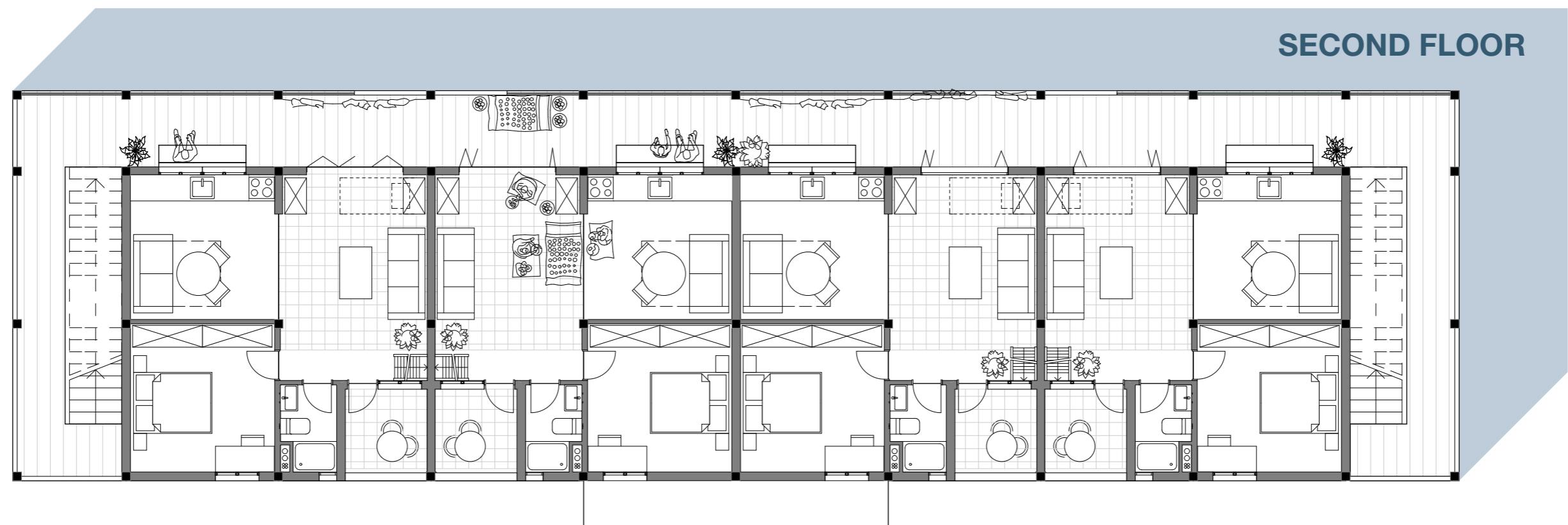
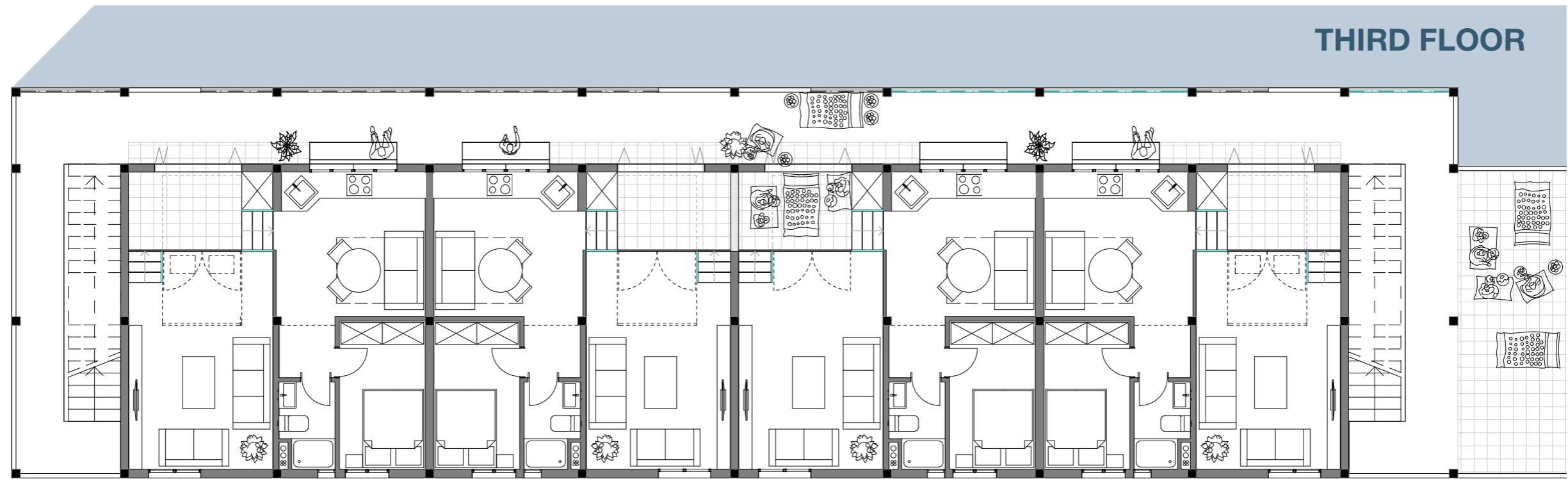
'CLUSTER' FLOOR PLAN

EWS / LIG
24 - 45 m²



'SPLIT LEVEL' FLOOR PLAN

LIG / MIG
45 - 60 m²



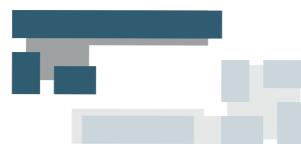
'TOWER' FLOOR PLAN

MIG / higher MIG
72 - 95 m²

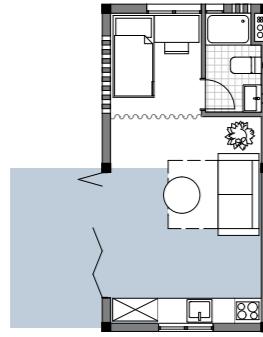


DWELLING

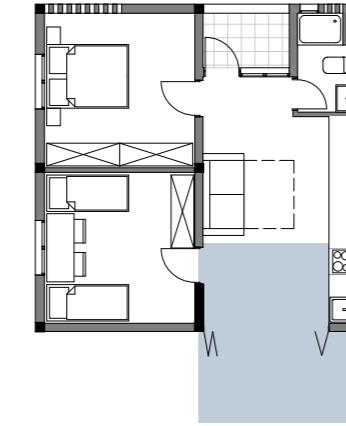
UNIT TYPES



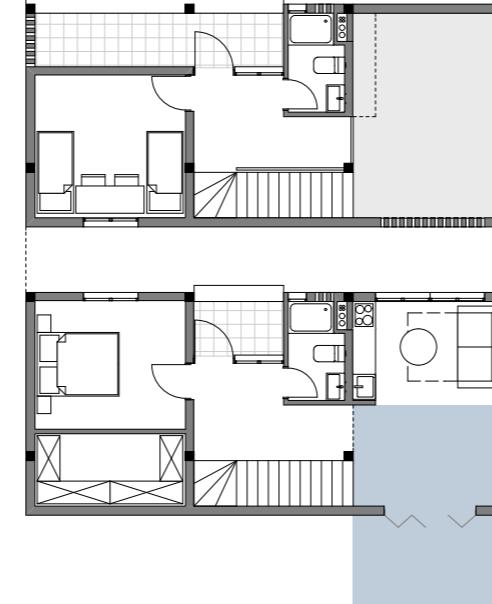
Type A - 24m²
31m² - incl.front door space



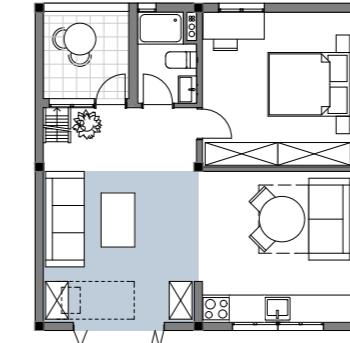
Type B - 45m²
52m² - incl.front door space



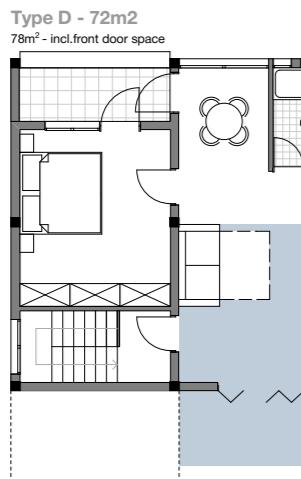
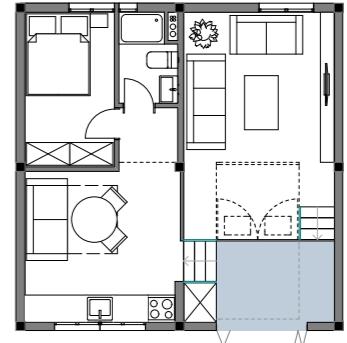
Type C - 76m²
82m² - incl.front door space



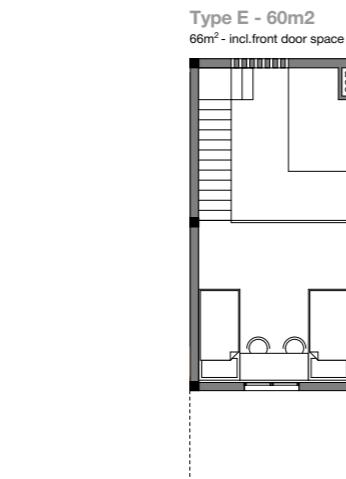
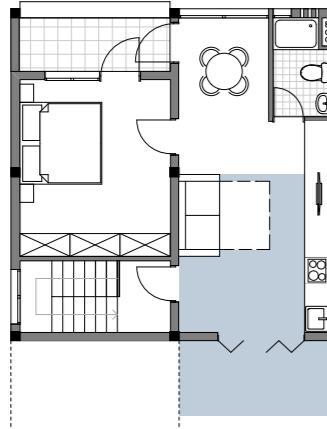
Type G - 44m²
54m² - incl.front door space



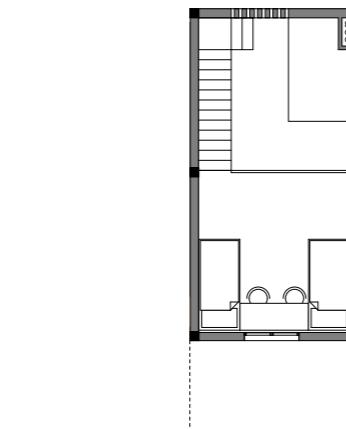
Type H - 48m²
54m² - incl.front door space



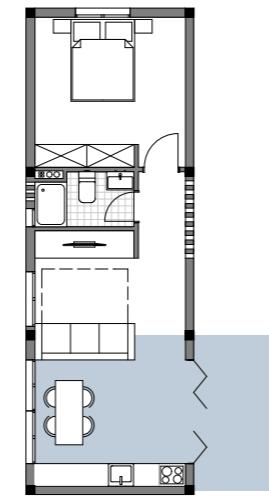
Type D - 72m²
78m² - incl.front door space



Type E - 60m²
66m² - incl.front door space



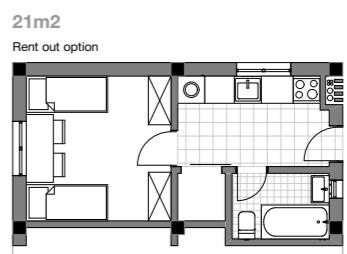
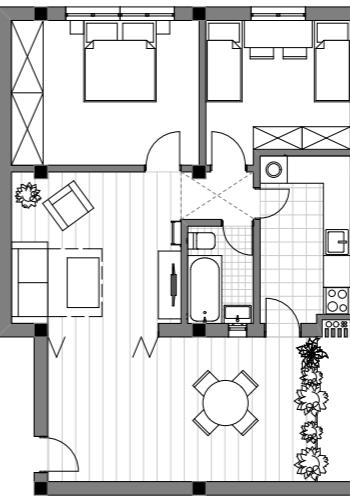
Type F - 34m²
40m² - incl.front door space



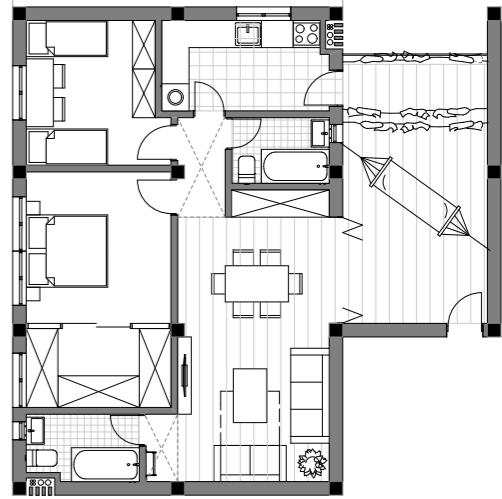
Type F - 34m²
40m² - incl.front door space



Type I - 69m²

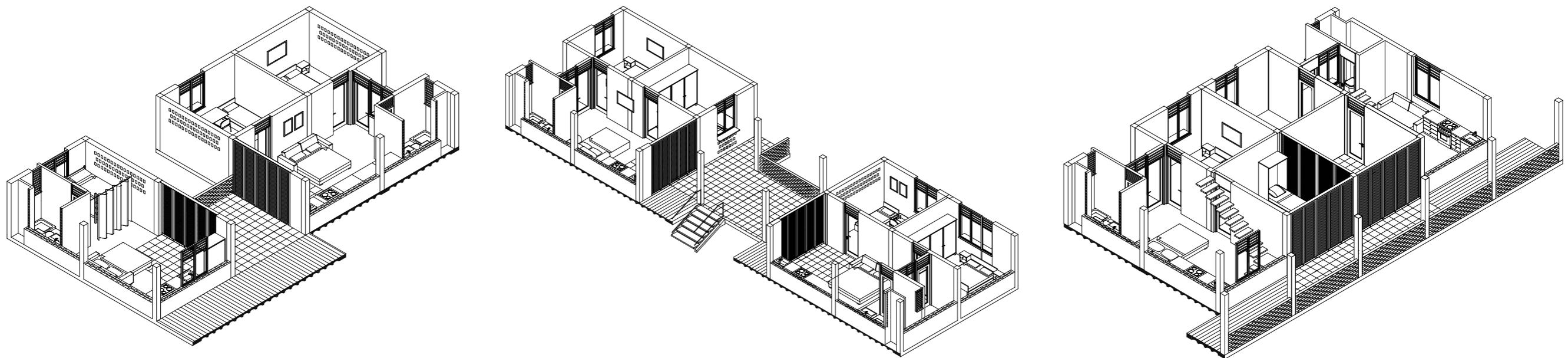


Type J - 88m²



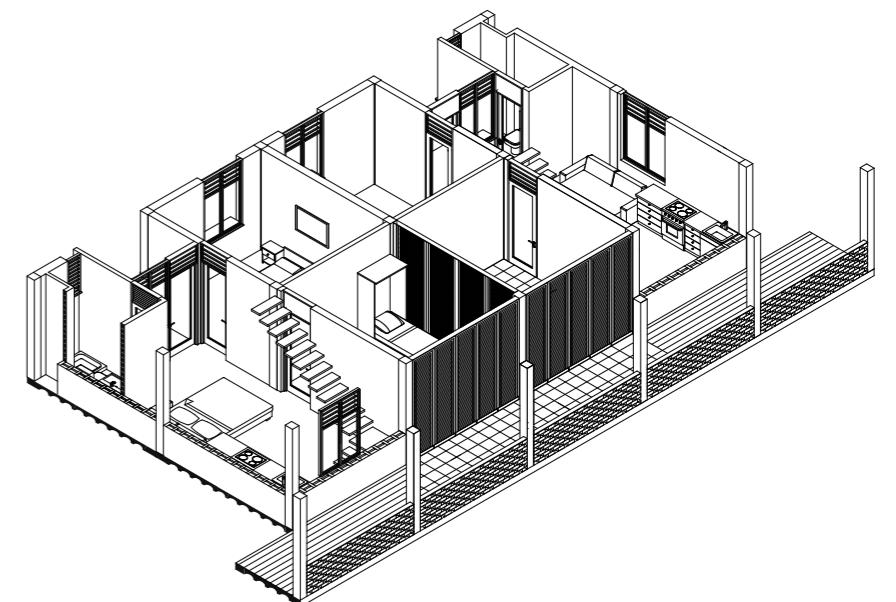
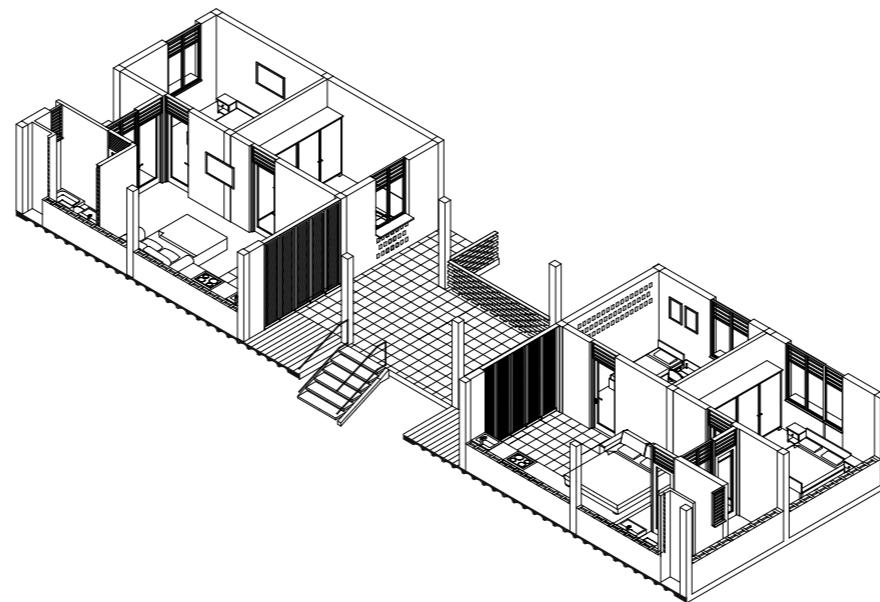
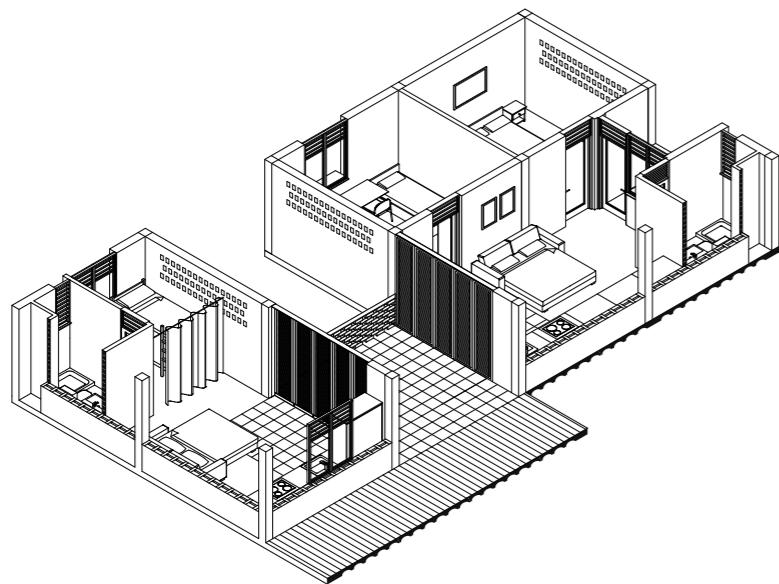
SPACE TRANSFORMATION

NIGHT TIME

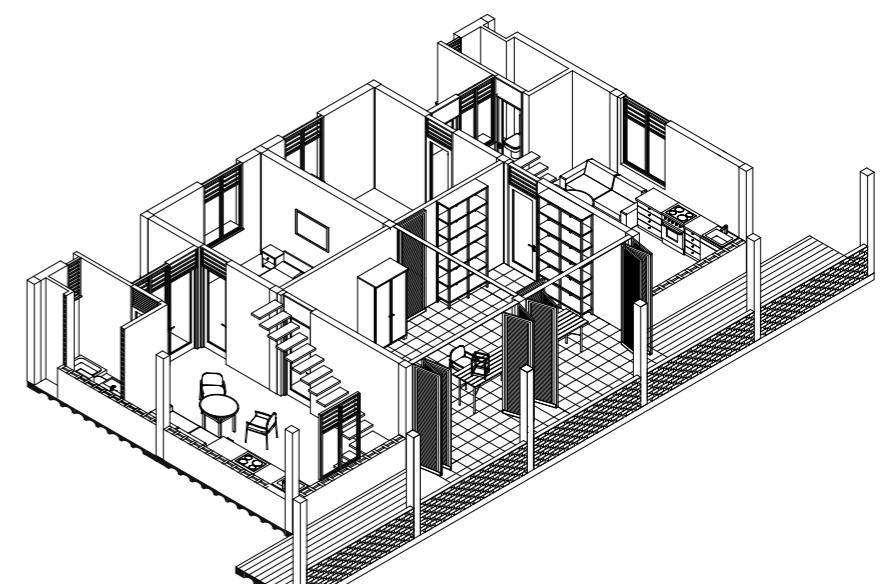
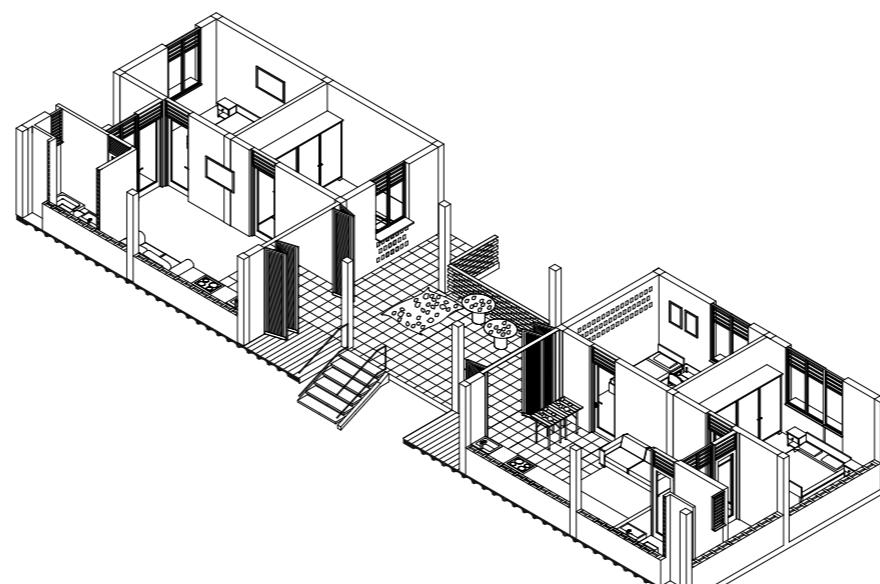
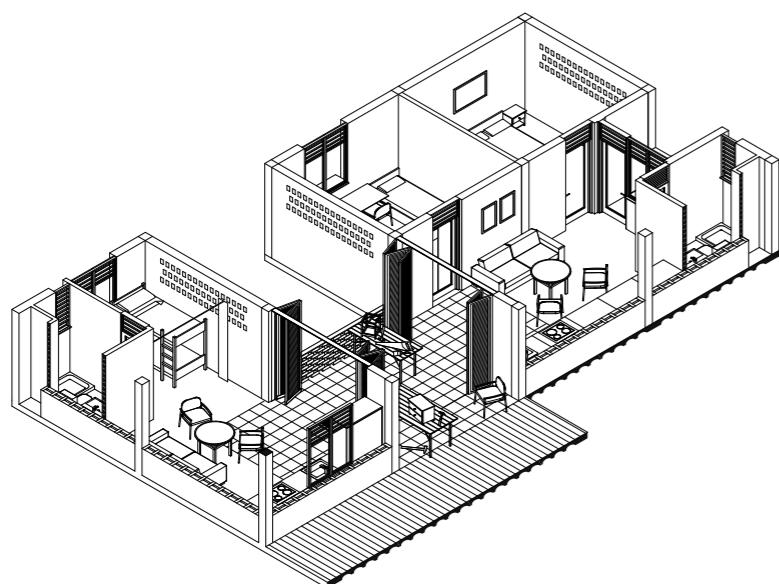


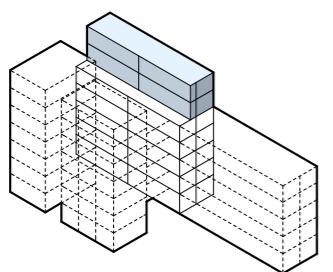
SPACE TRANSFORMATION

NIGHT TIME

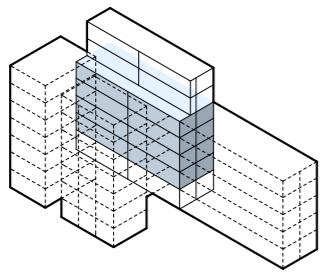


DAY TIME

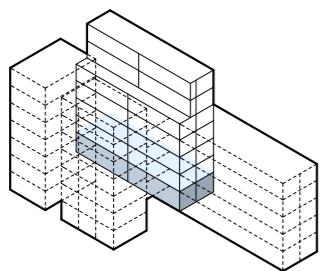




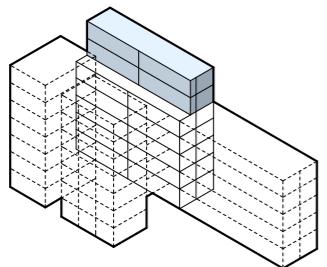
UPPER FLOORS



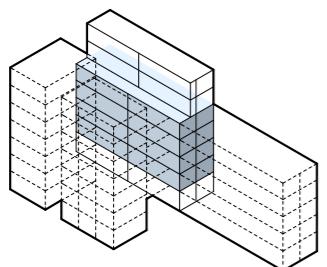
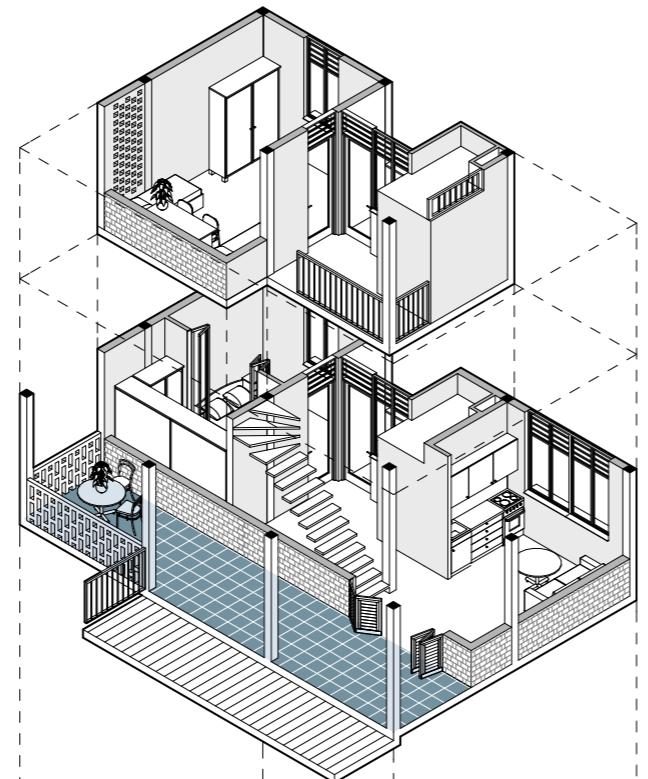
TYPICAL FLOORS



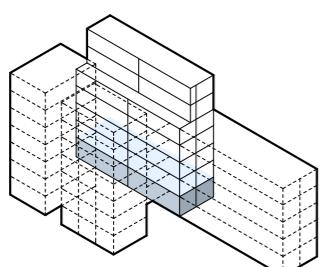
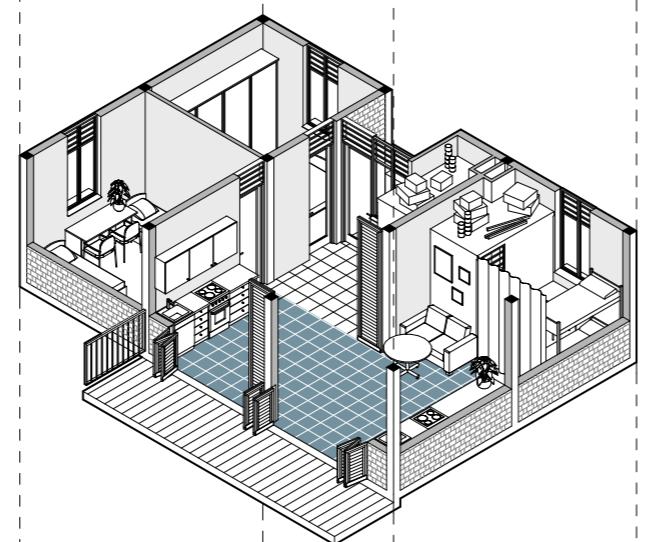
GROUND FLOORS



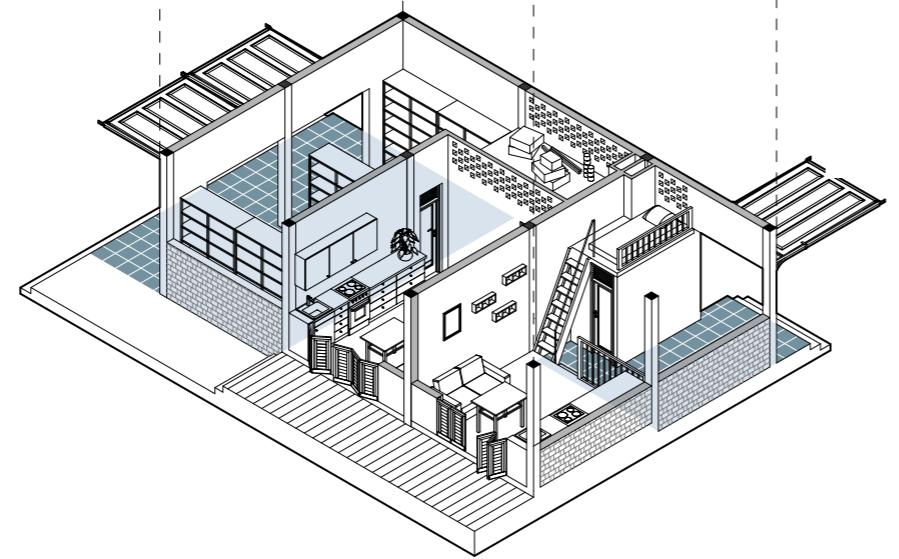
UPPER FLOORS

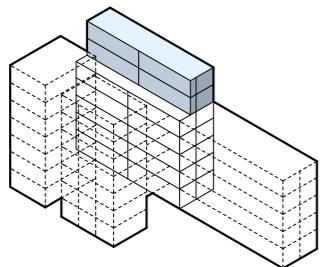


TYPICAL FLOORS

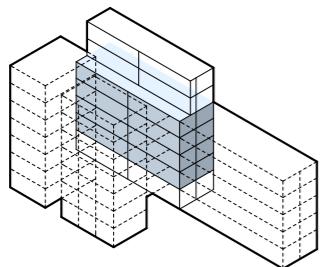


GROUND FLOORS

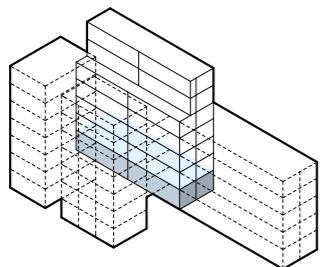




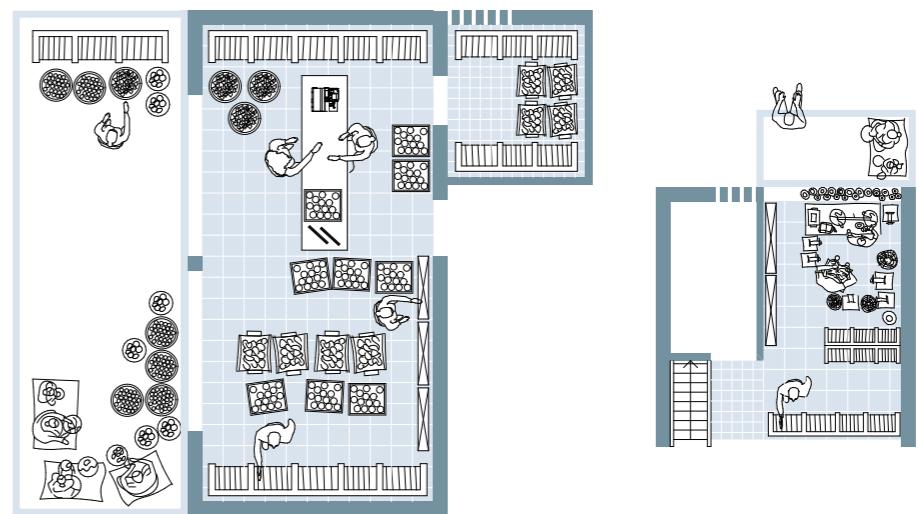
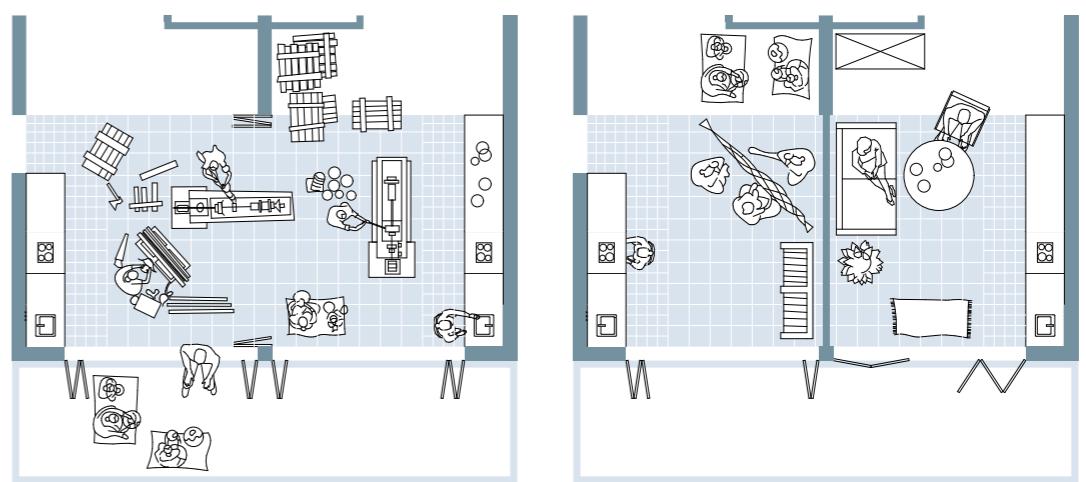
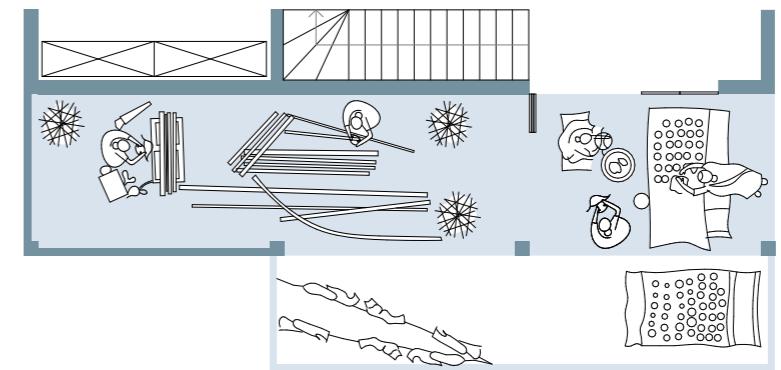
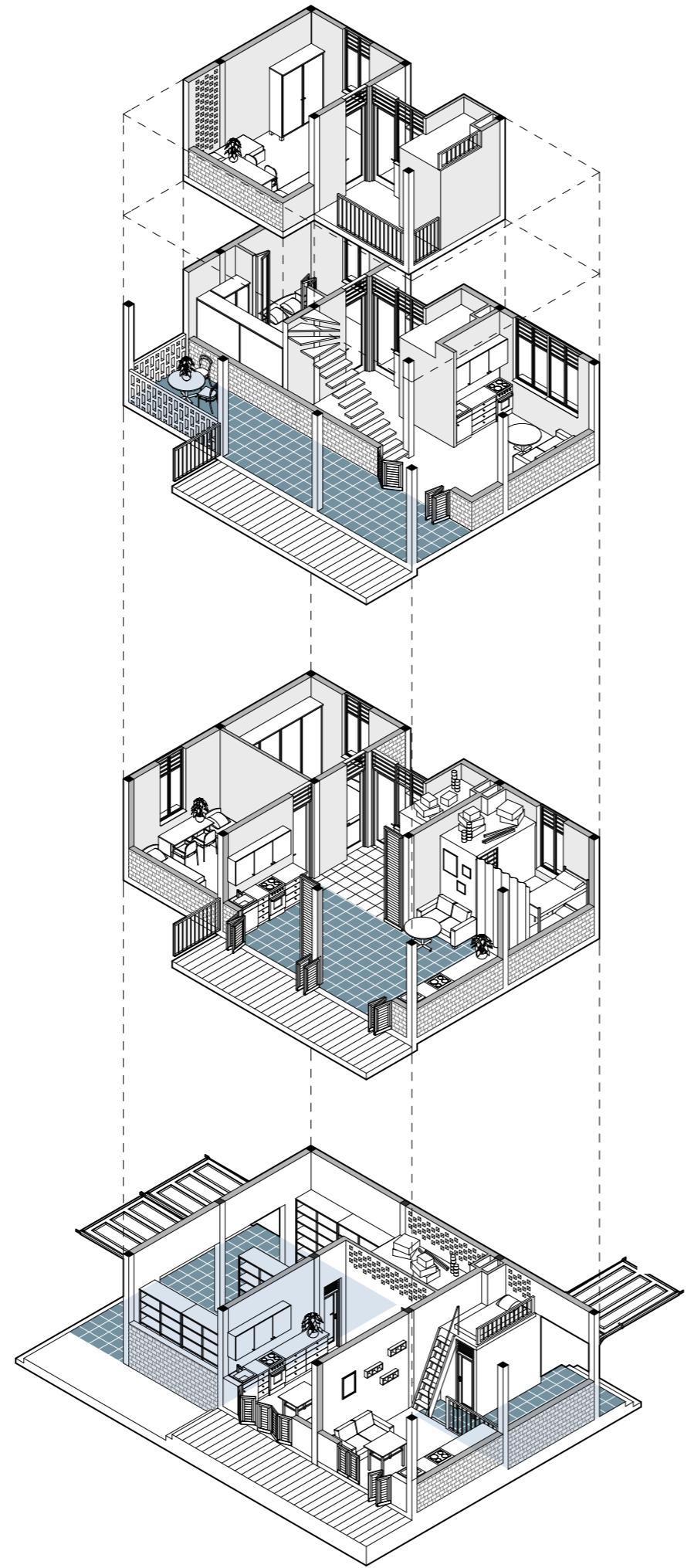
UPPER FLOORS



TYPICAL FLOORS

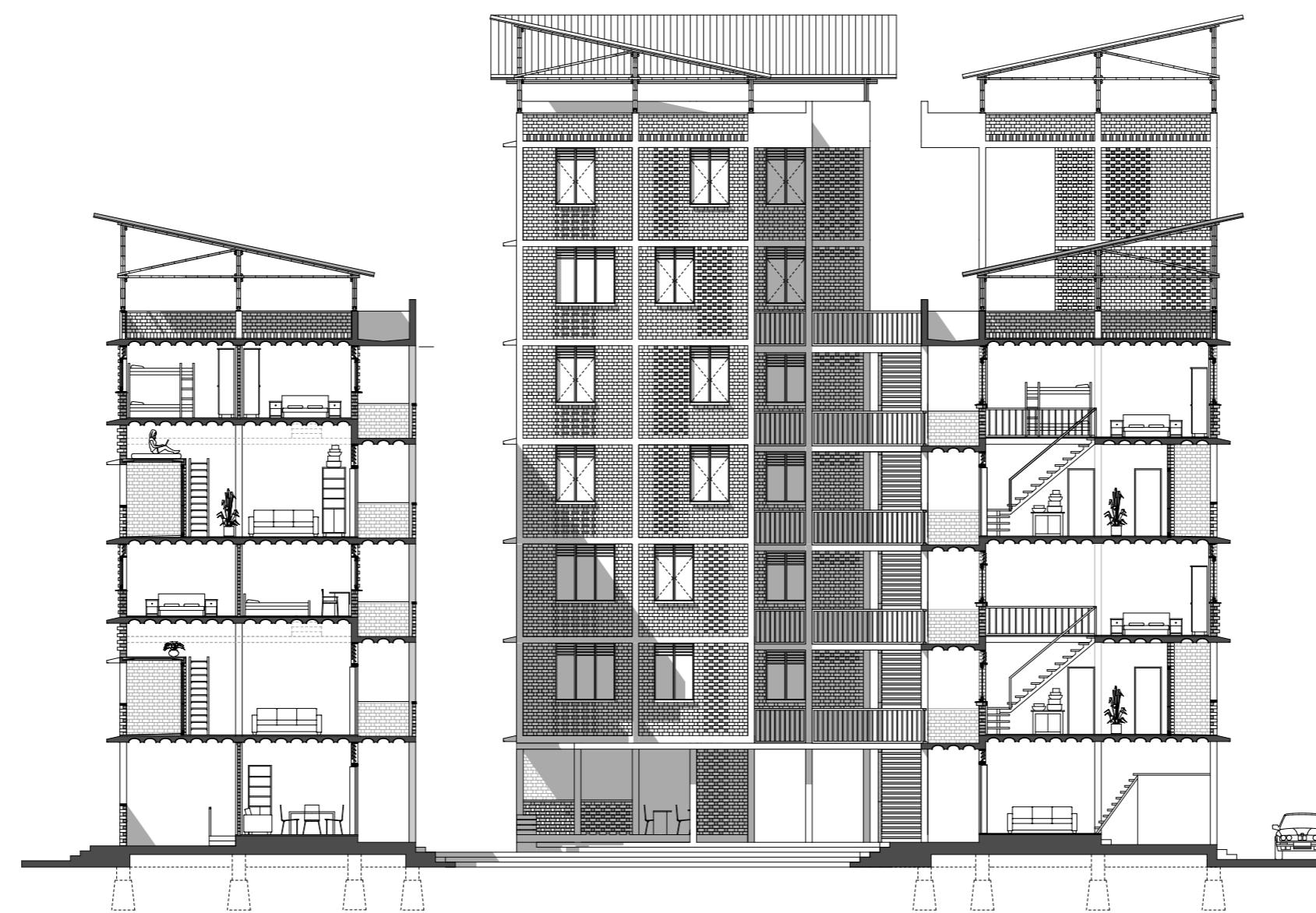


GROUND FLOORS



MATERIALITY

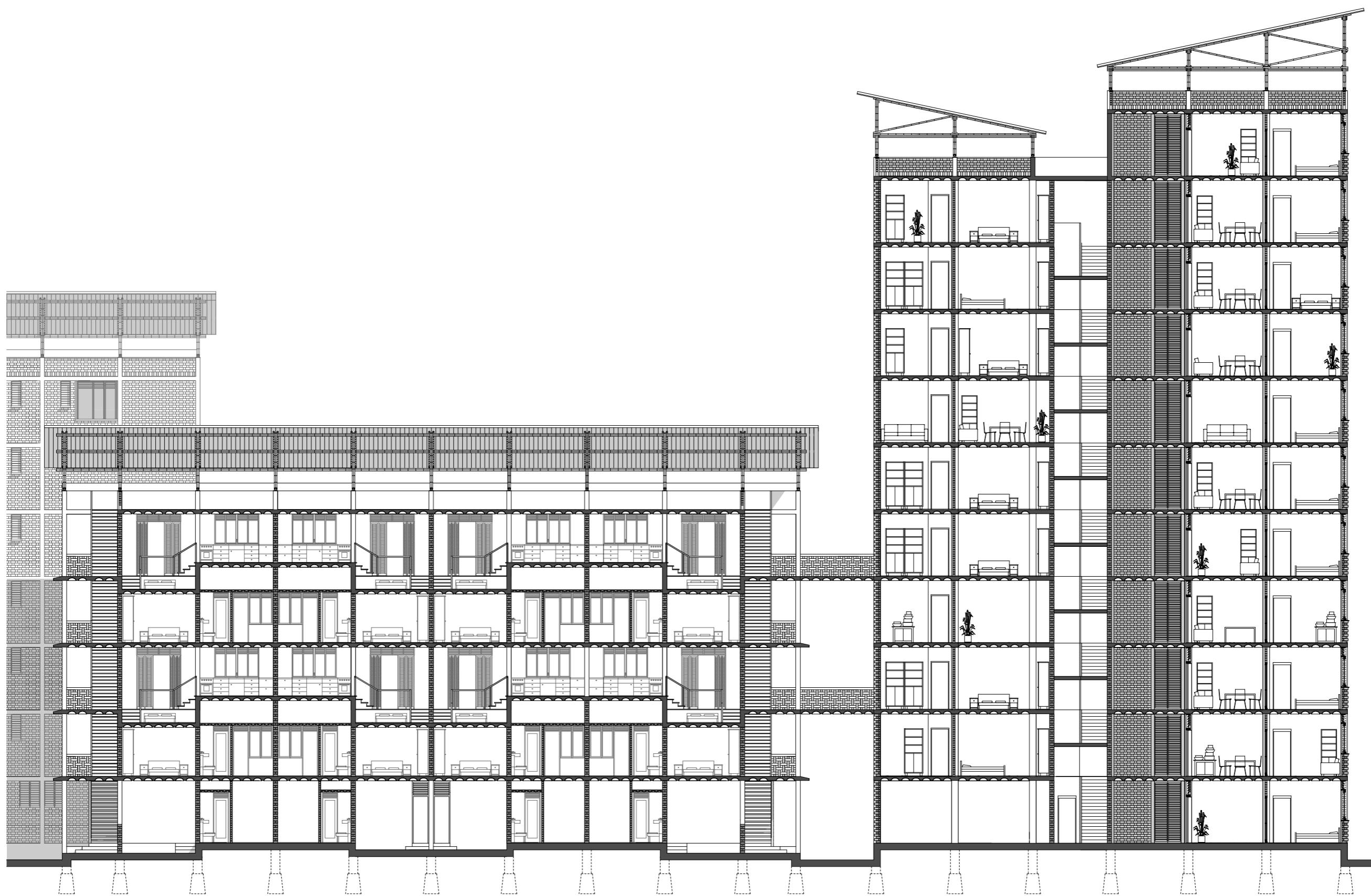
EASTERN ELEVATION / CROSS SECTION



SOUTH ELEVATION

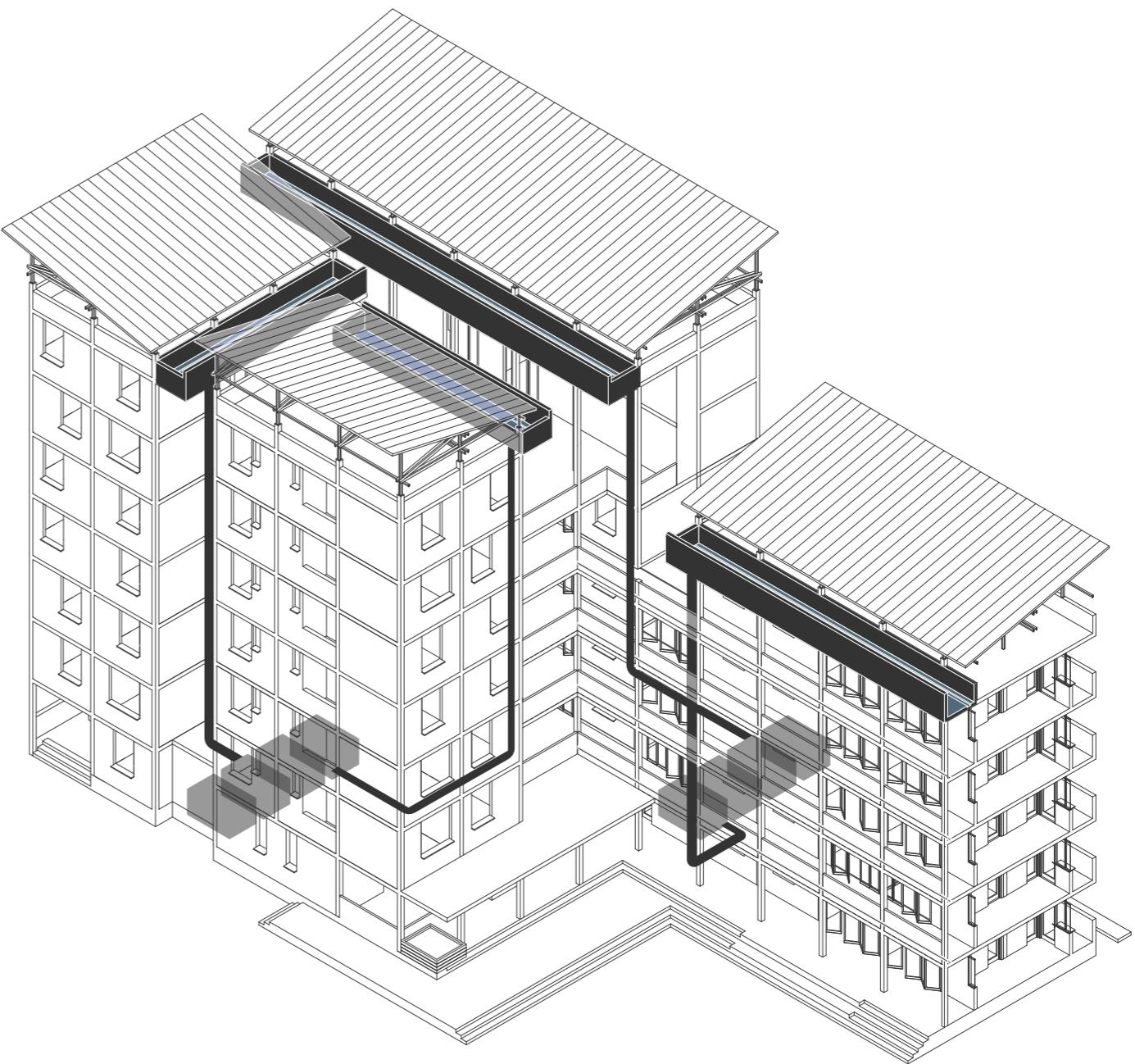
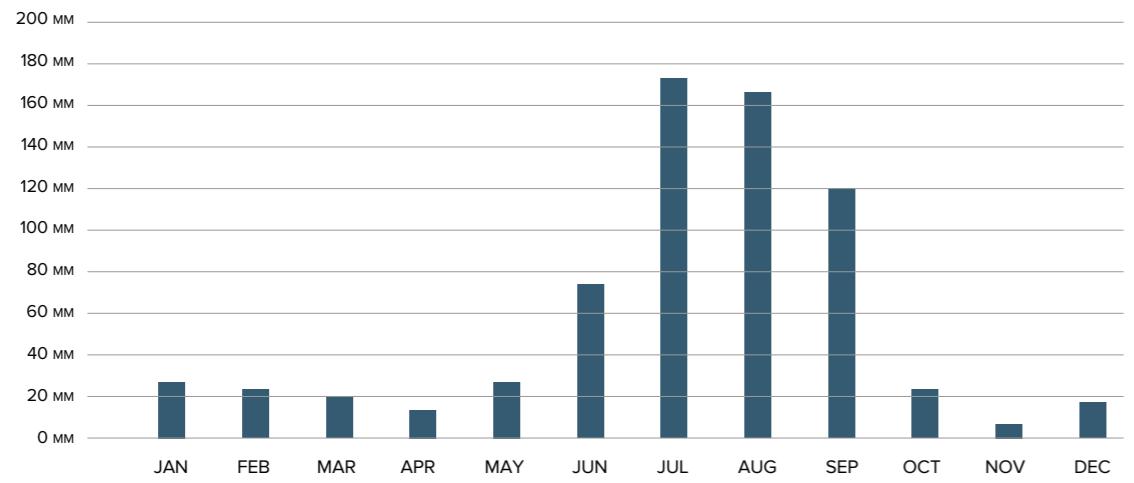


SOUTH LONGITUDINAL SECTION

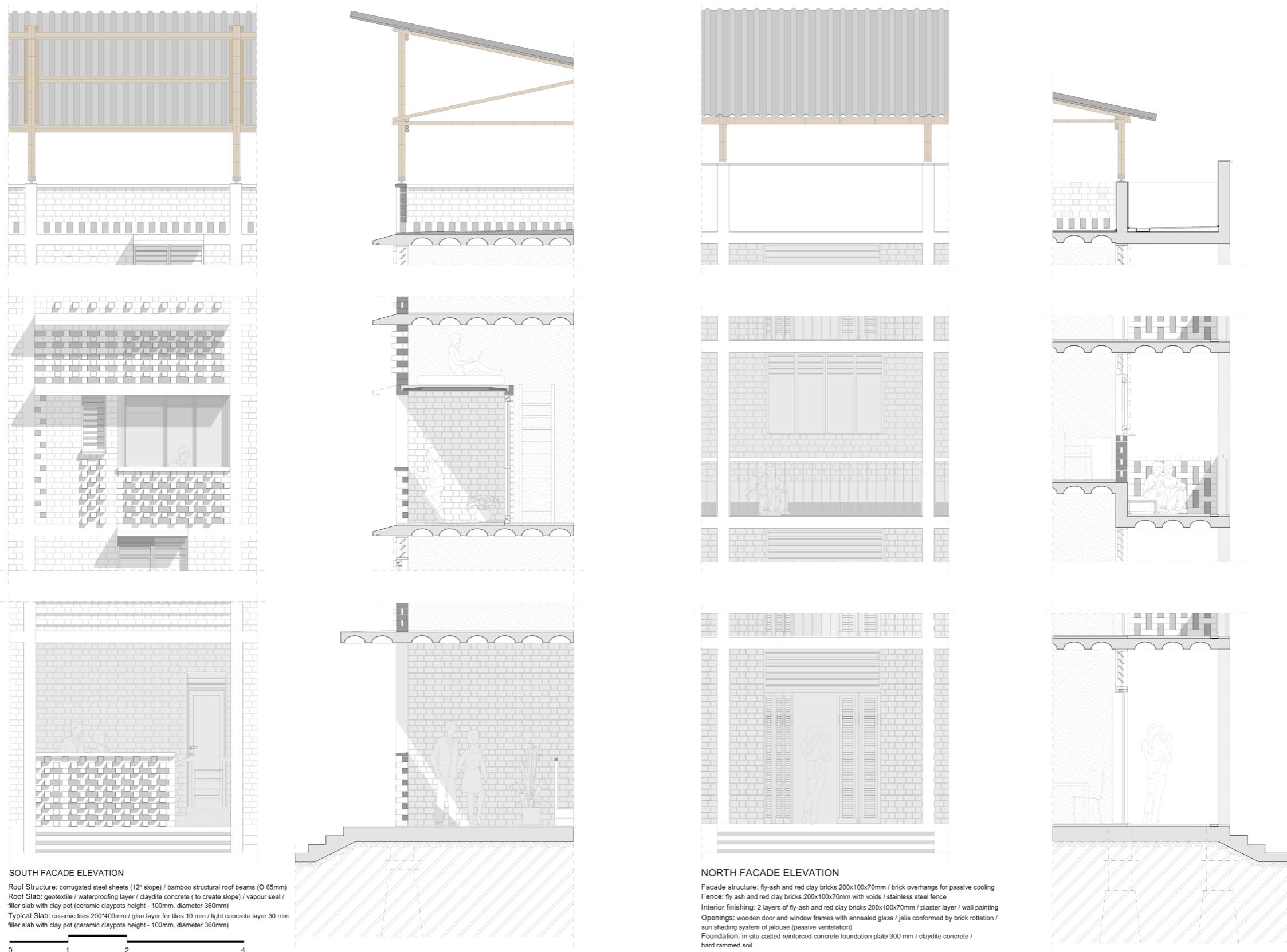


RAINWATER COLLECTION

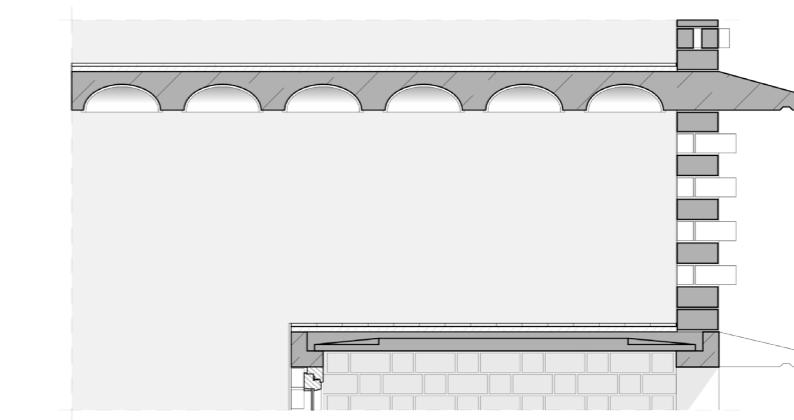
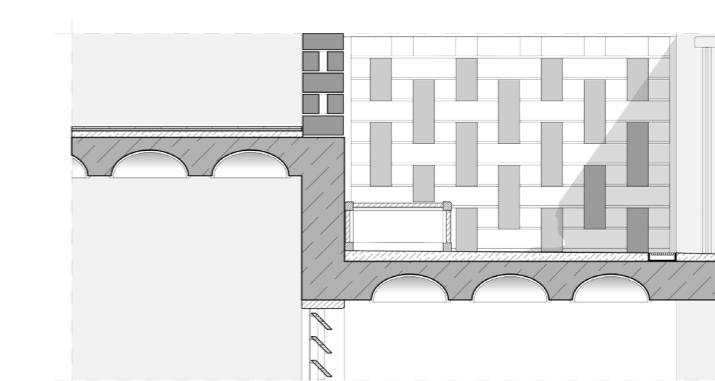
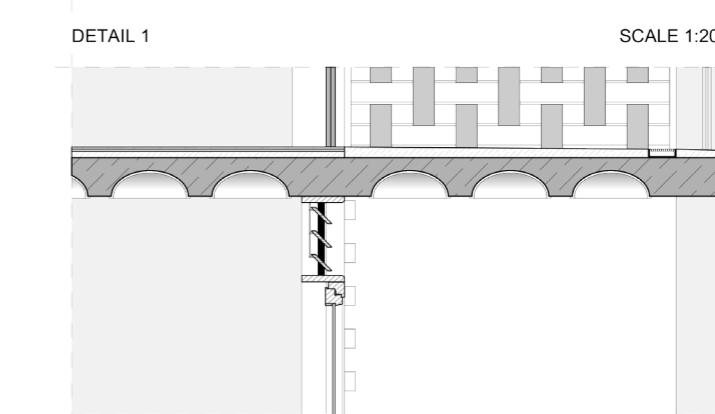
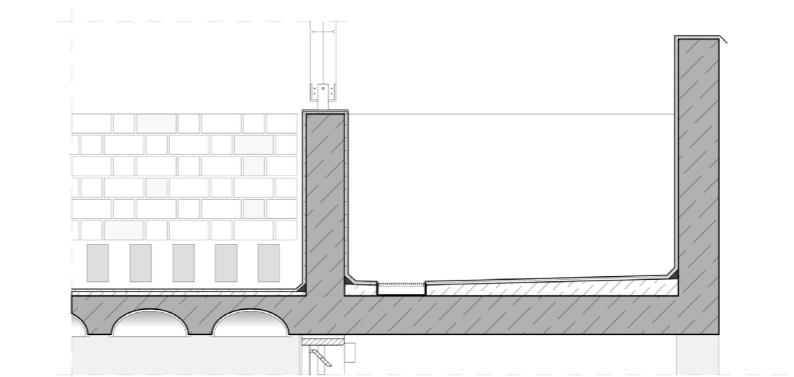
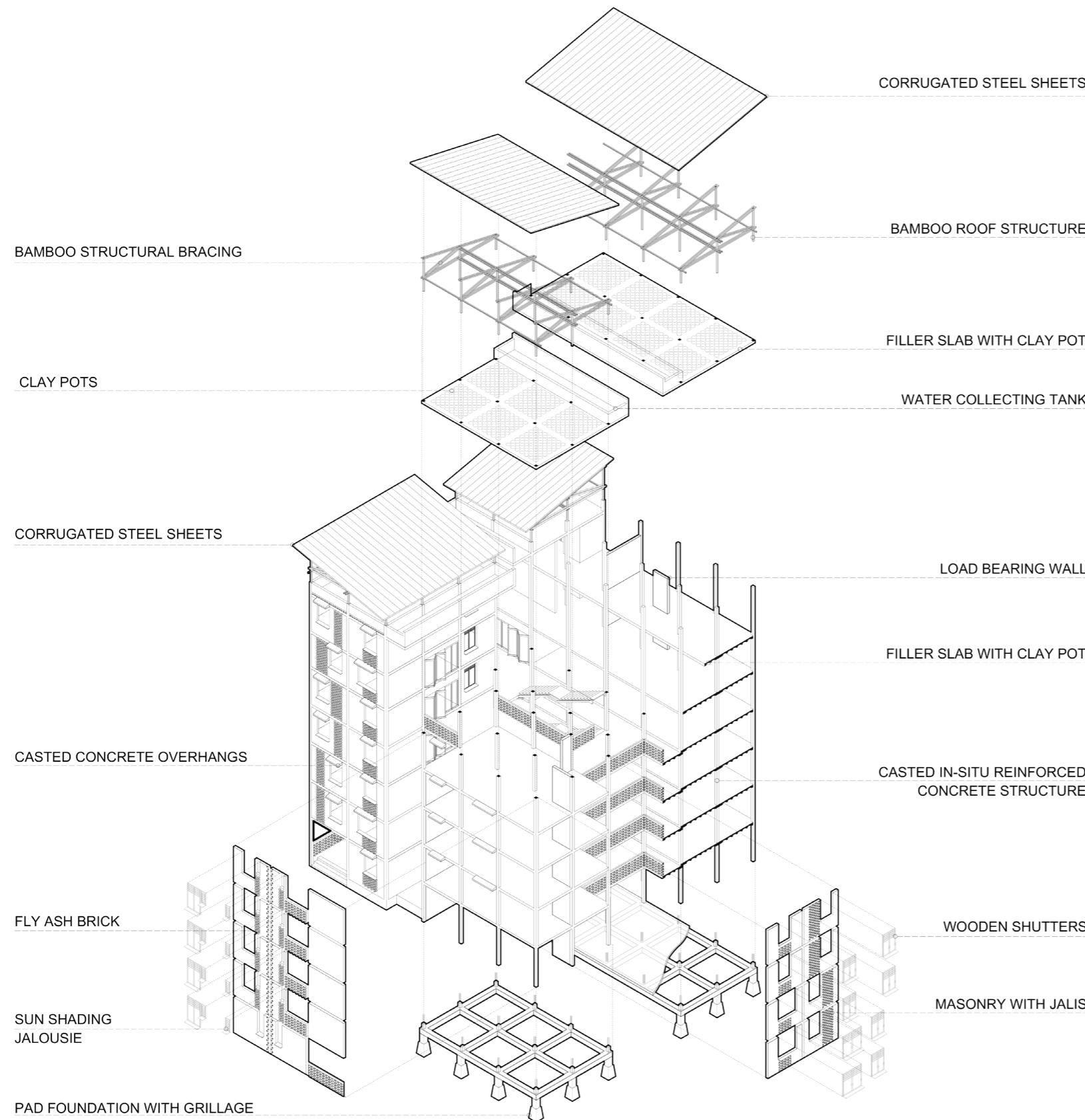
AVERAGE PERCIPITATION PER MONTH (2016)



STRUCTURAL SECTIONS OF THE BUILDING SOUTH / NORTH FACADES ELEVATIONS



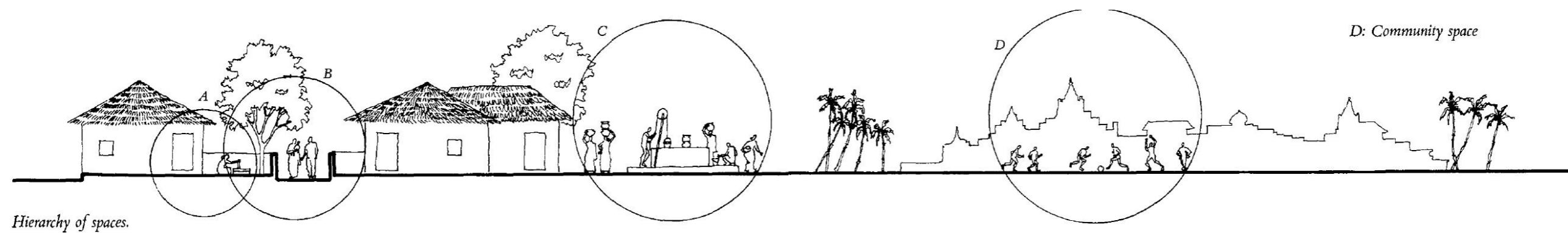
STRUCTURAL AXONOMETRY





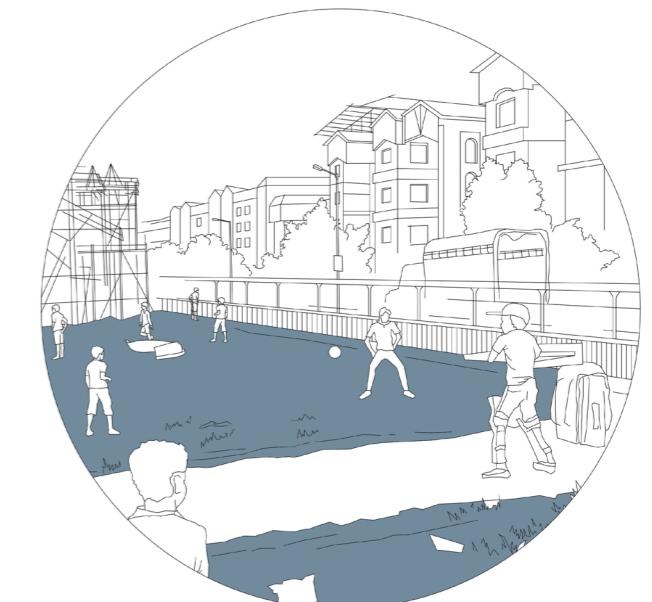
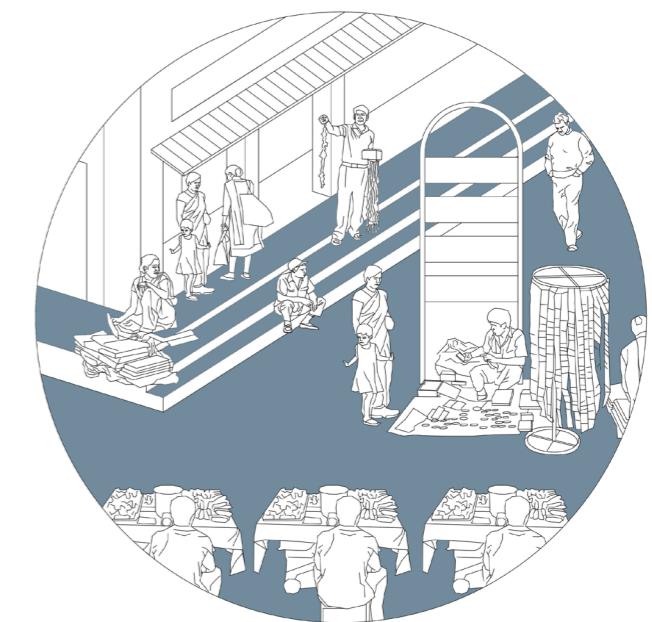
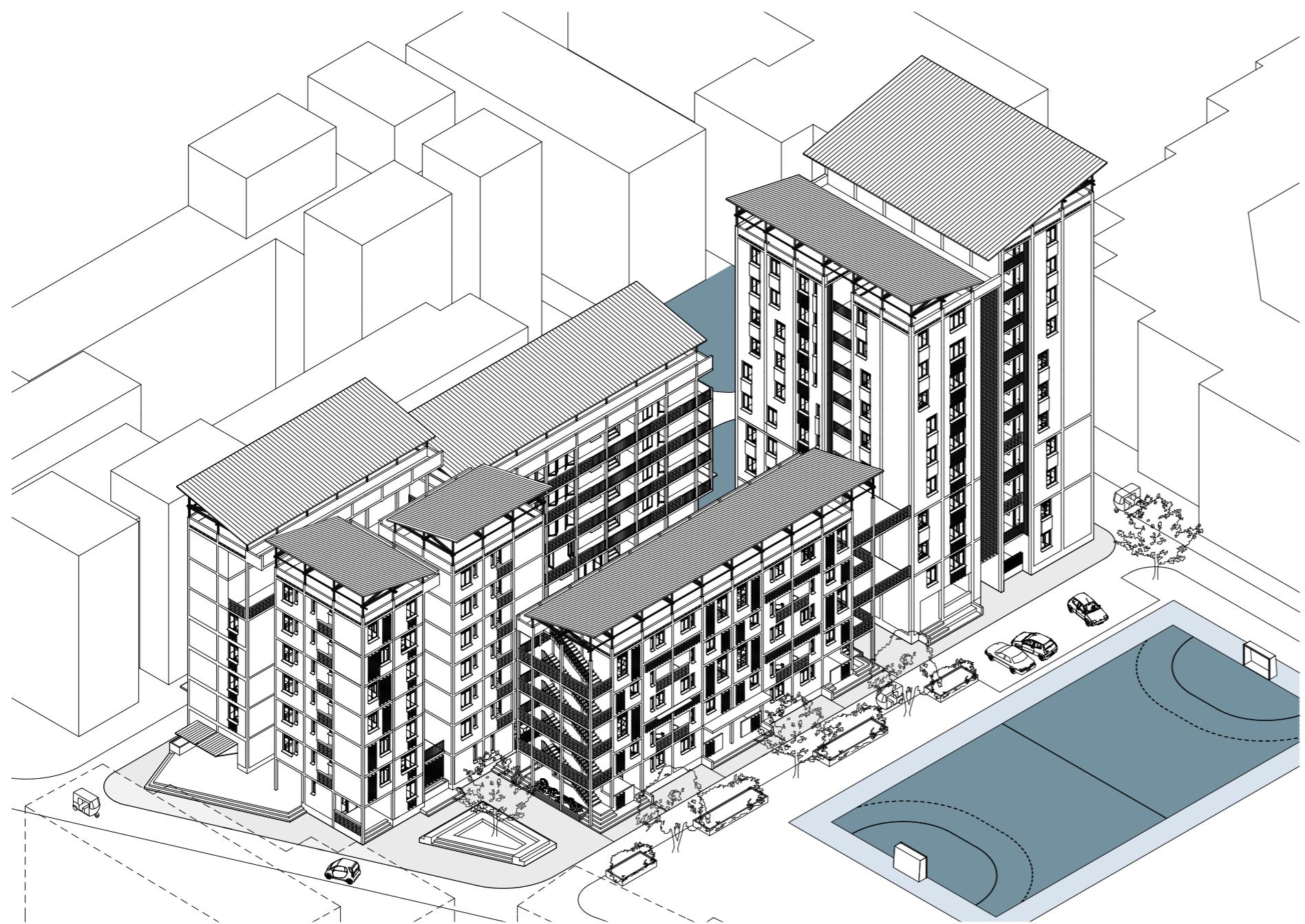
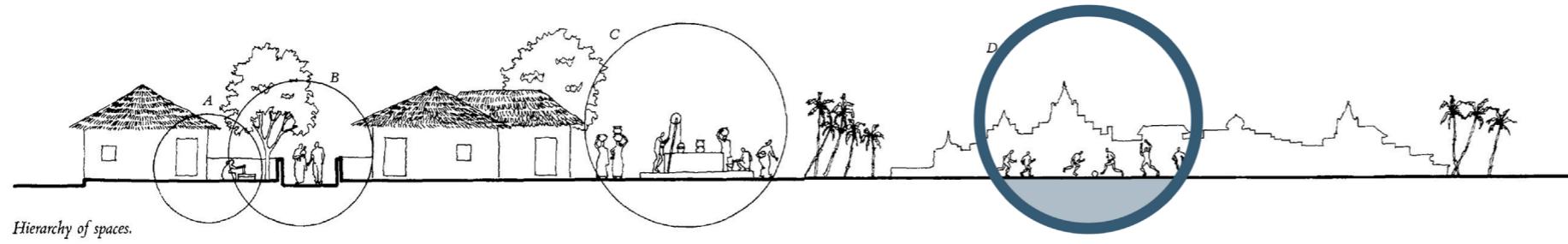


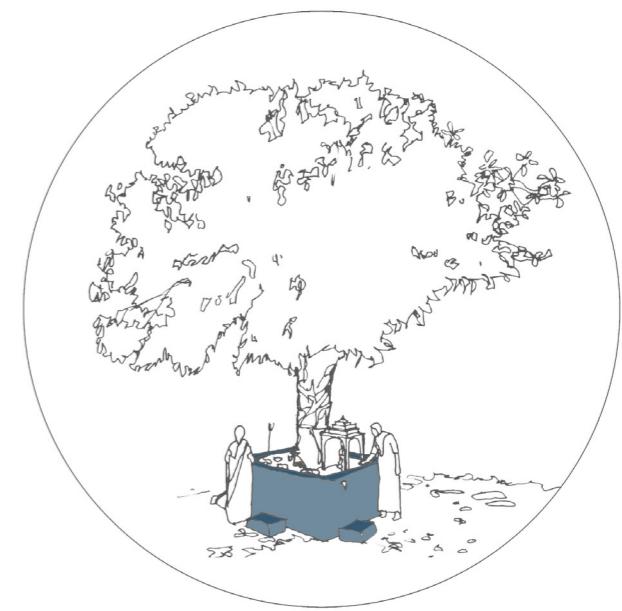
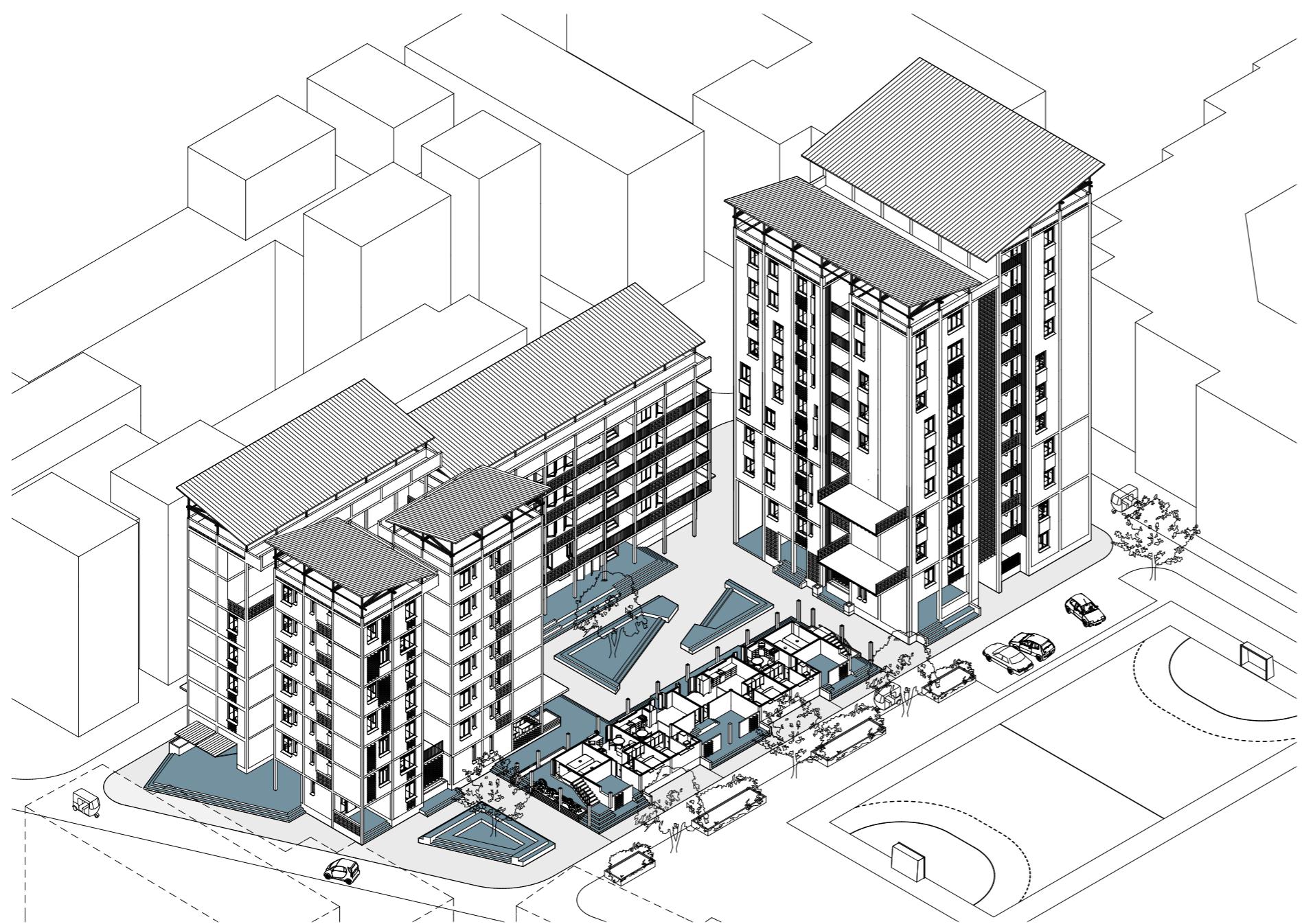
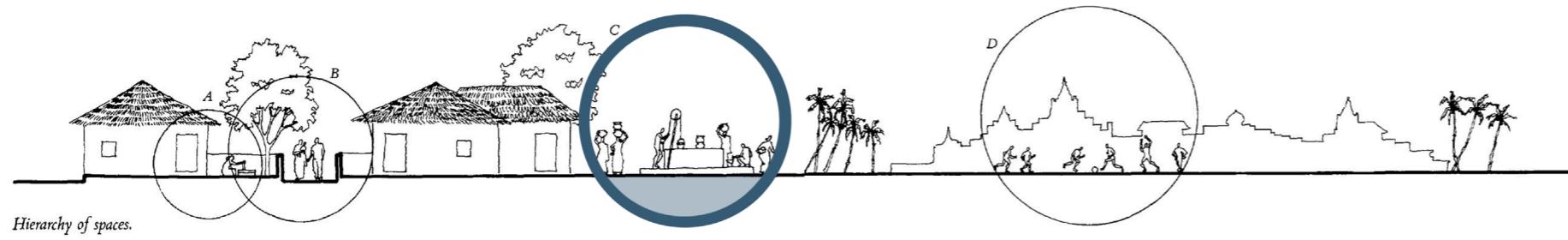


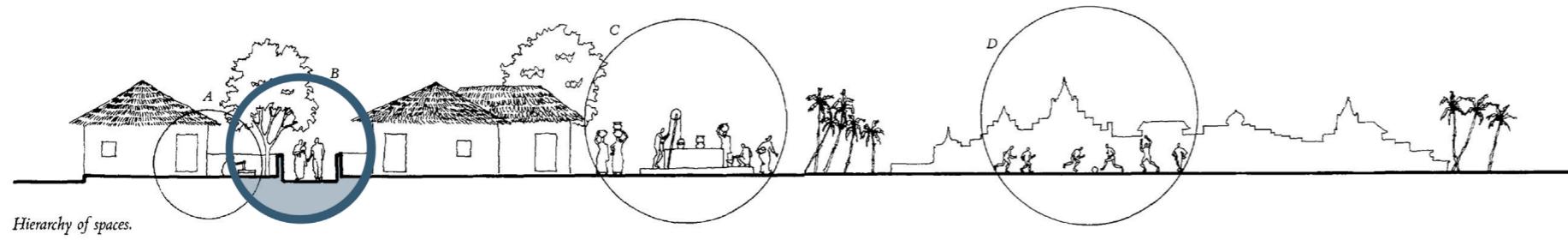


«SUCCESSFUL HOUSING IS A SEAMLESS CONTINUUM OF SPACES THAT GOES ALL THE WAY FROM THE MOST PRIVATE, TO SEMI-PRIVATE, TO THE PUBLIC. THIS IS WHY IT GENERATES COMMUNITY.»

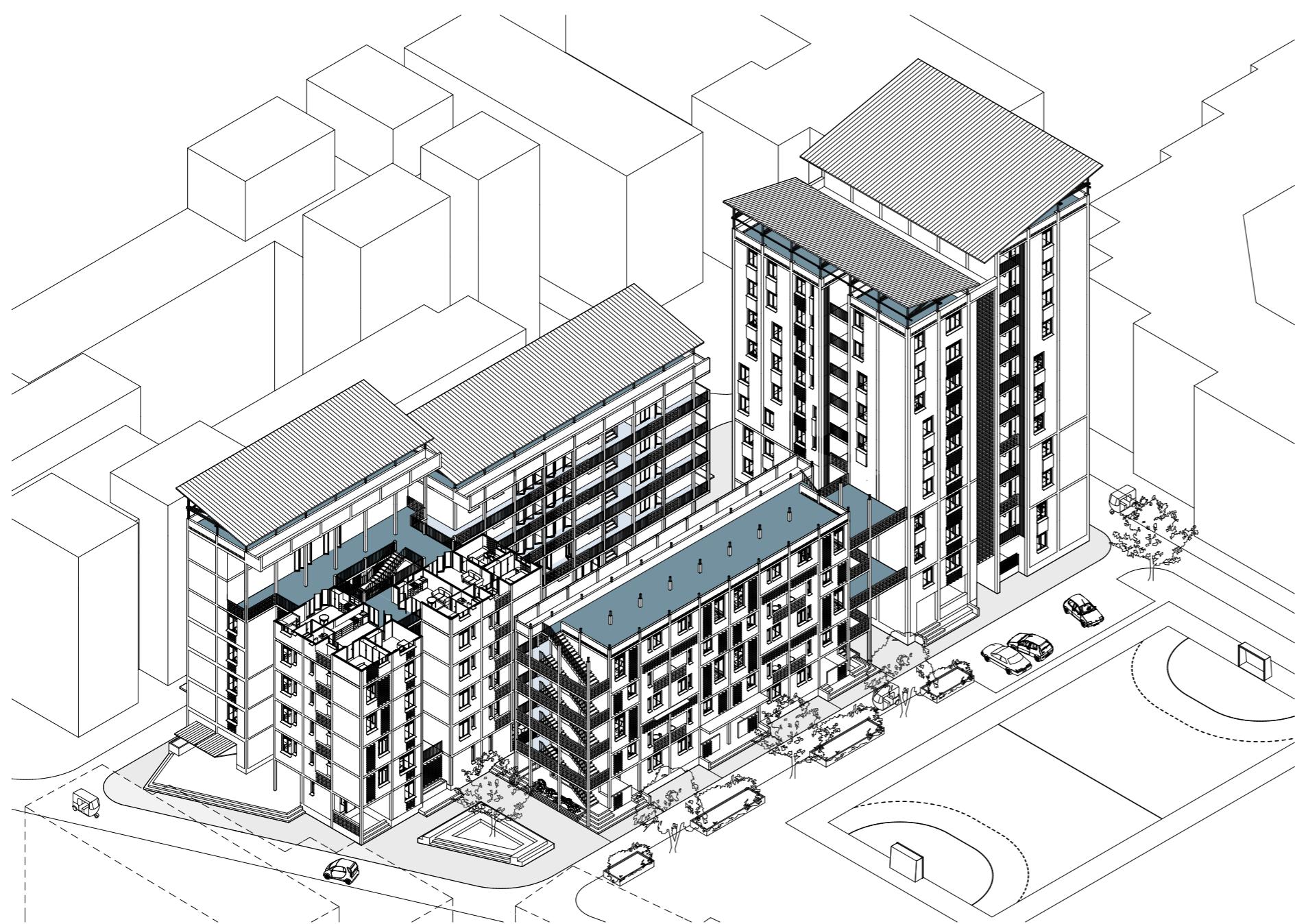
CHARLES CORREA

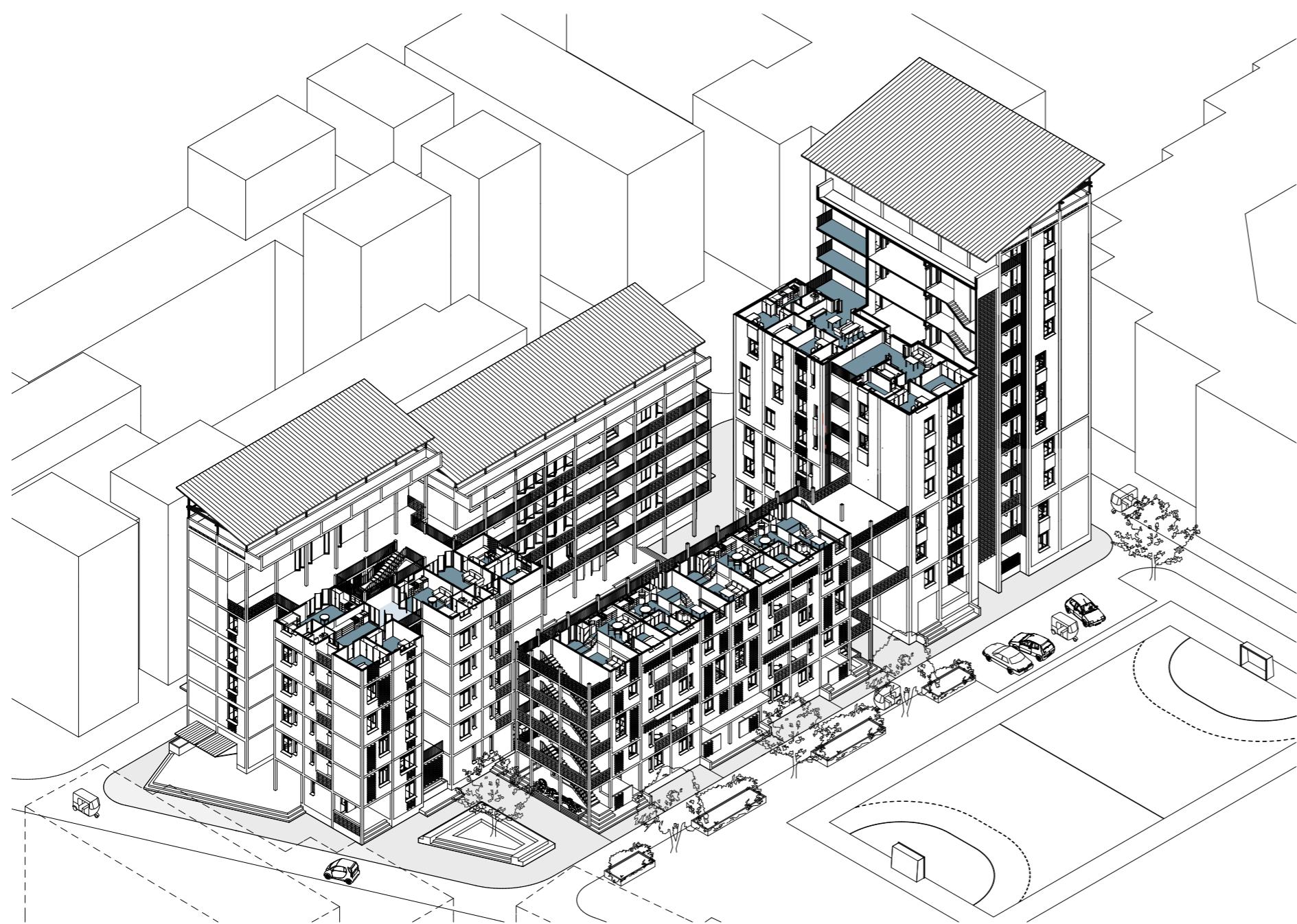
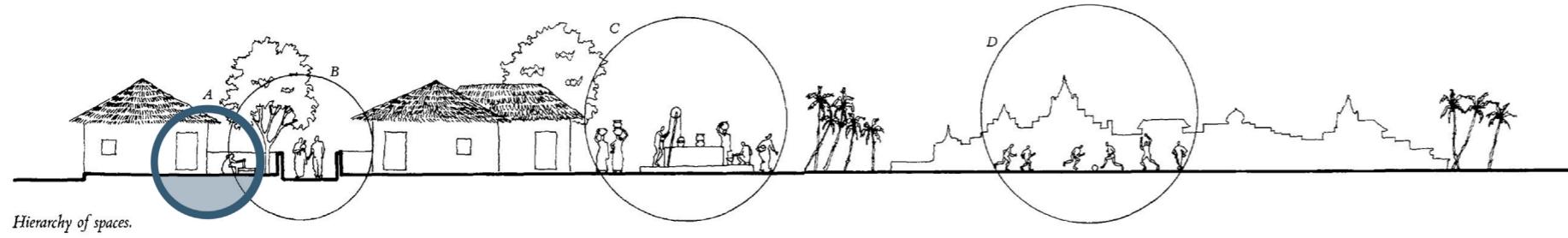






Hierarchy of spaces.





THANK YOU