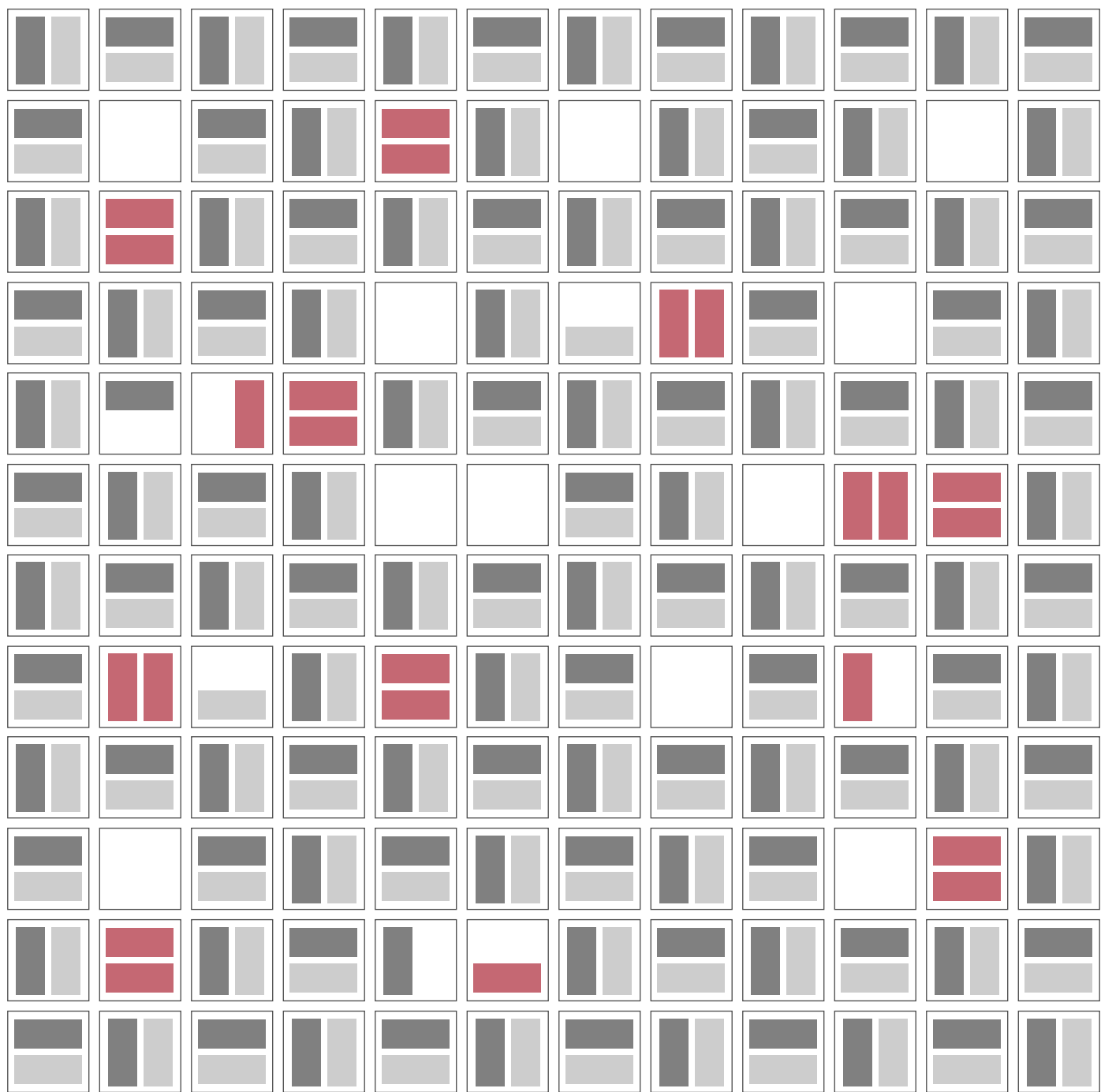
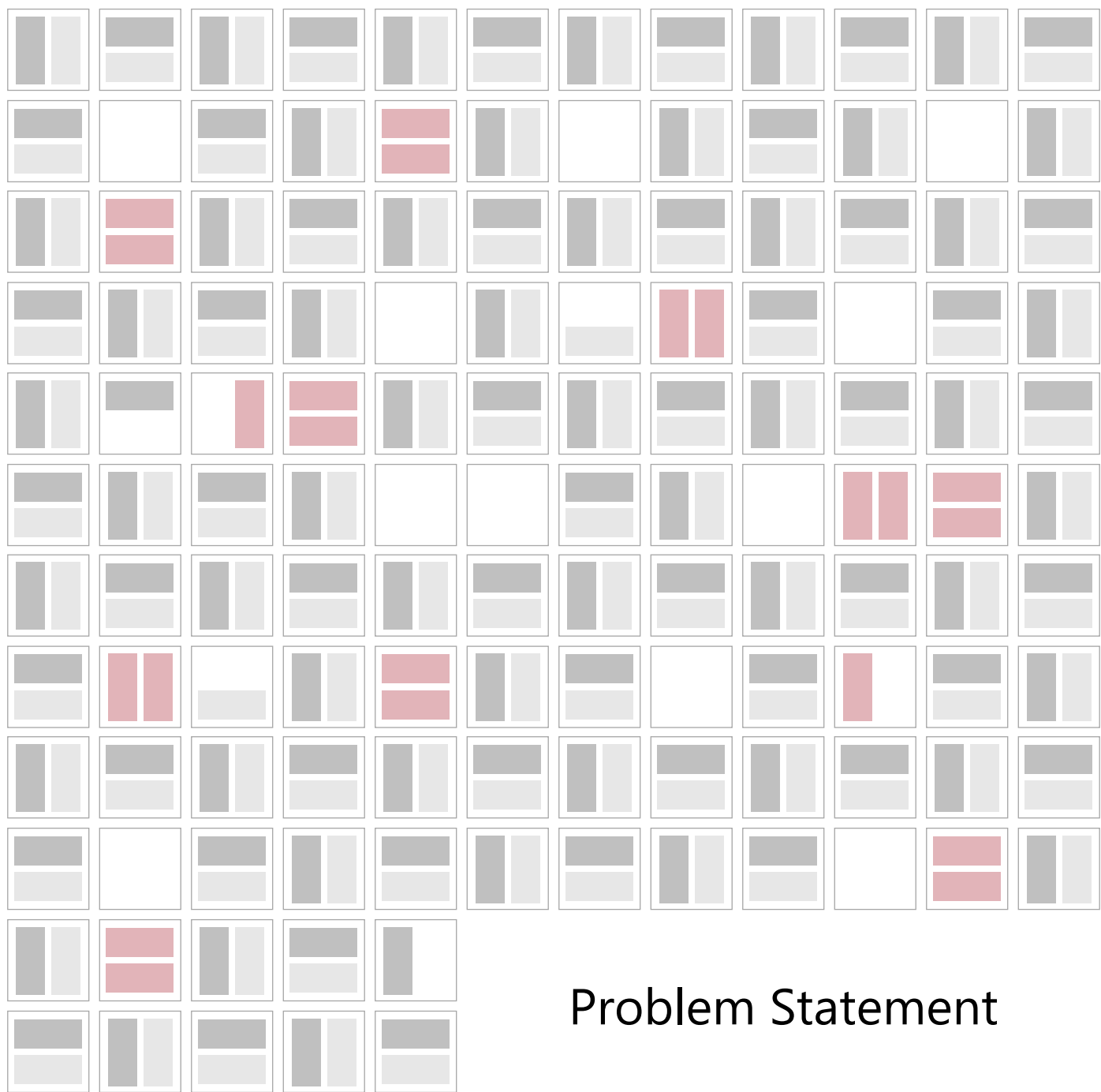


In between handshakes

A critical demolition as a redevelopment strategy

P5 Presentation _ Thomas Fell Rubio _ Global Housing Studio





Problem Statement

Location

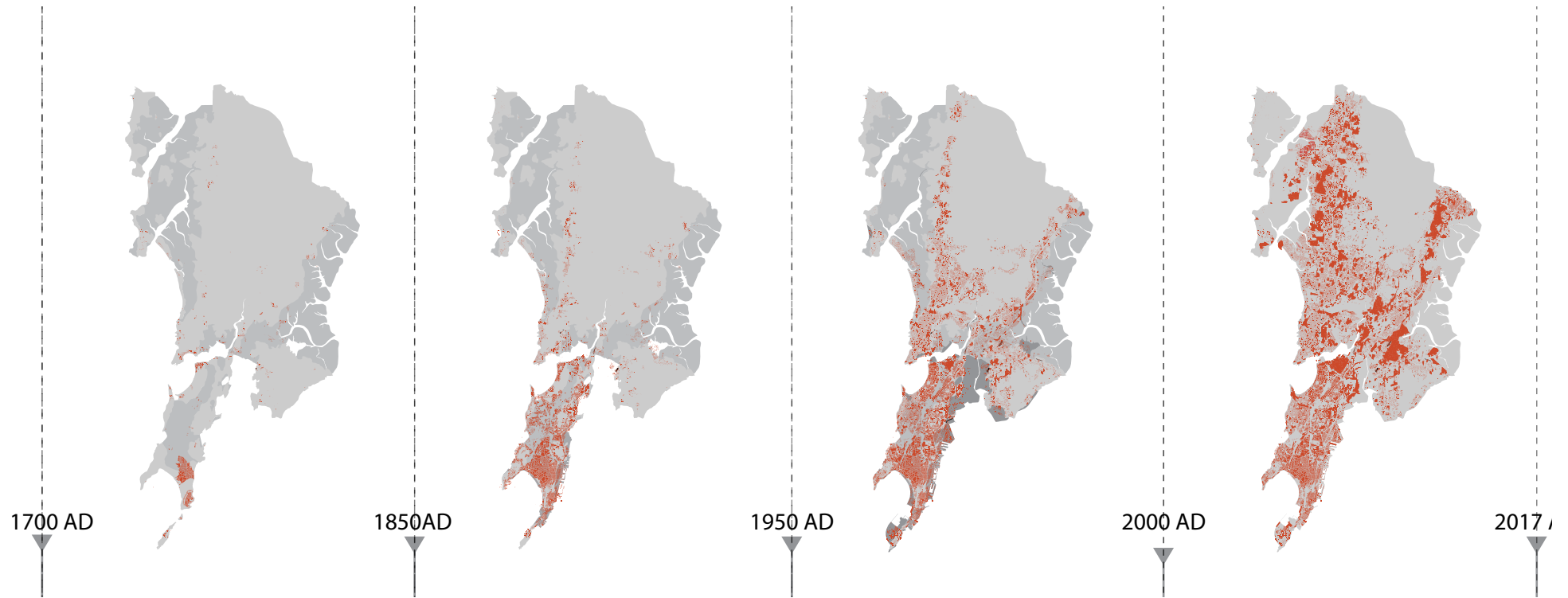


India



Vasai-Virar

Mumbai Urban Growth



Nala Sopara



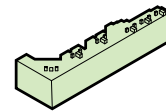
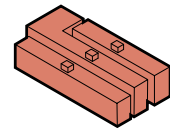
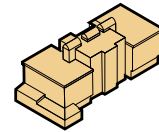
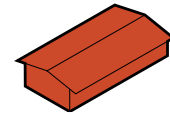
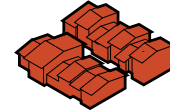
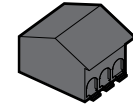
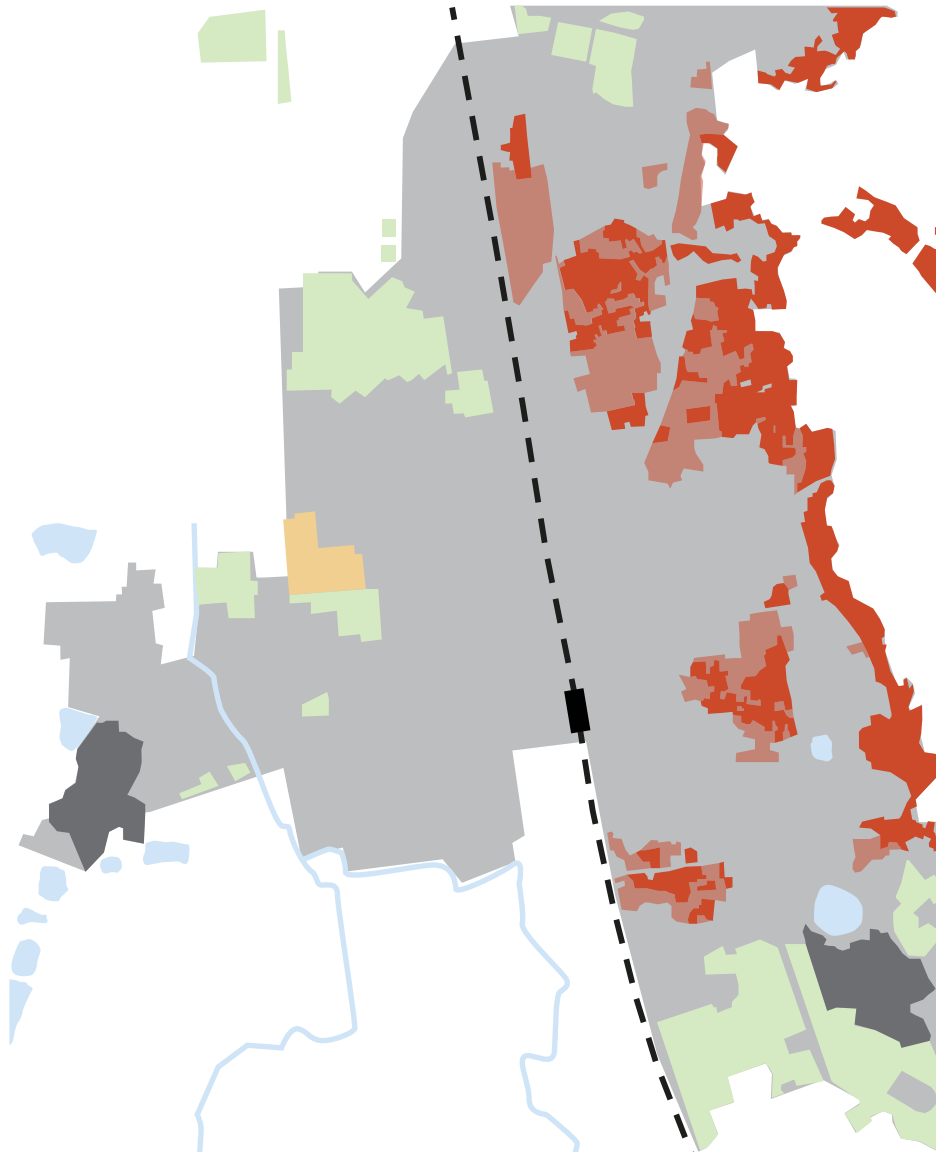
Nala Sopara Urban Growth



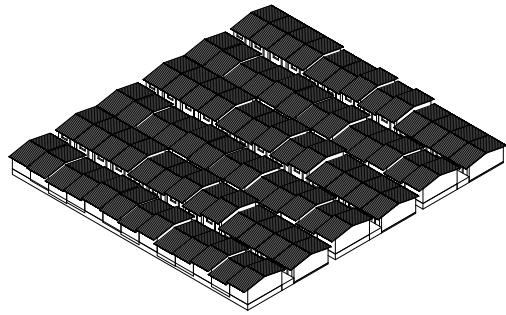
Nala Sopara Urban Growth



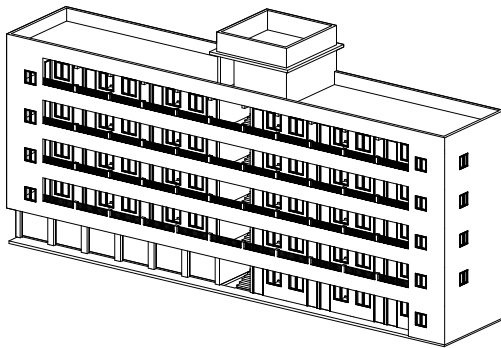
Nala Sopara Housing Types



Housing types _ East side



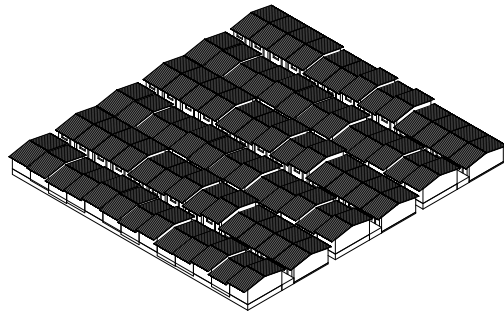
Baithi Chawls



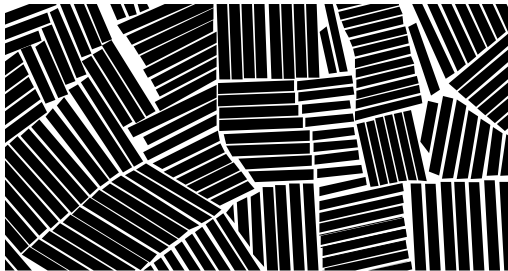
Chawls



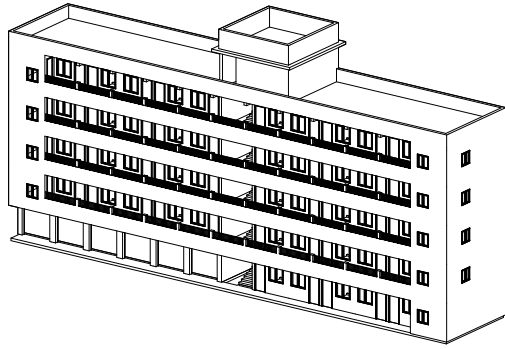
Housing types _ East side



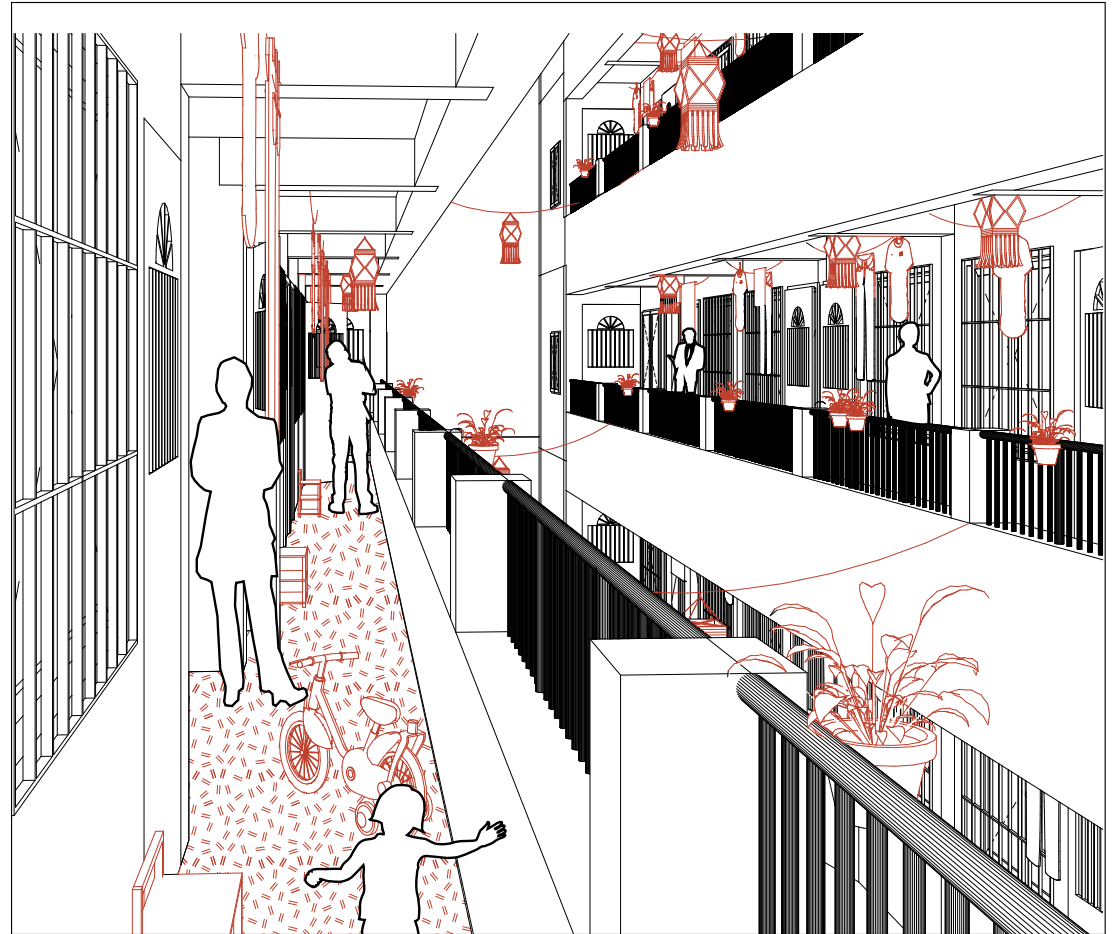
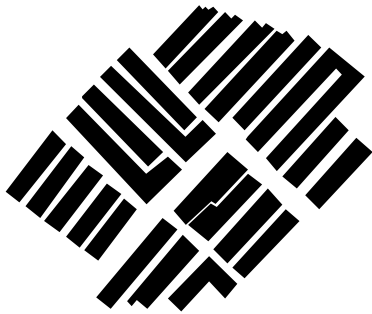
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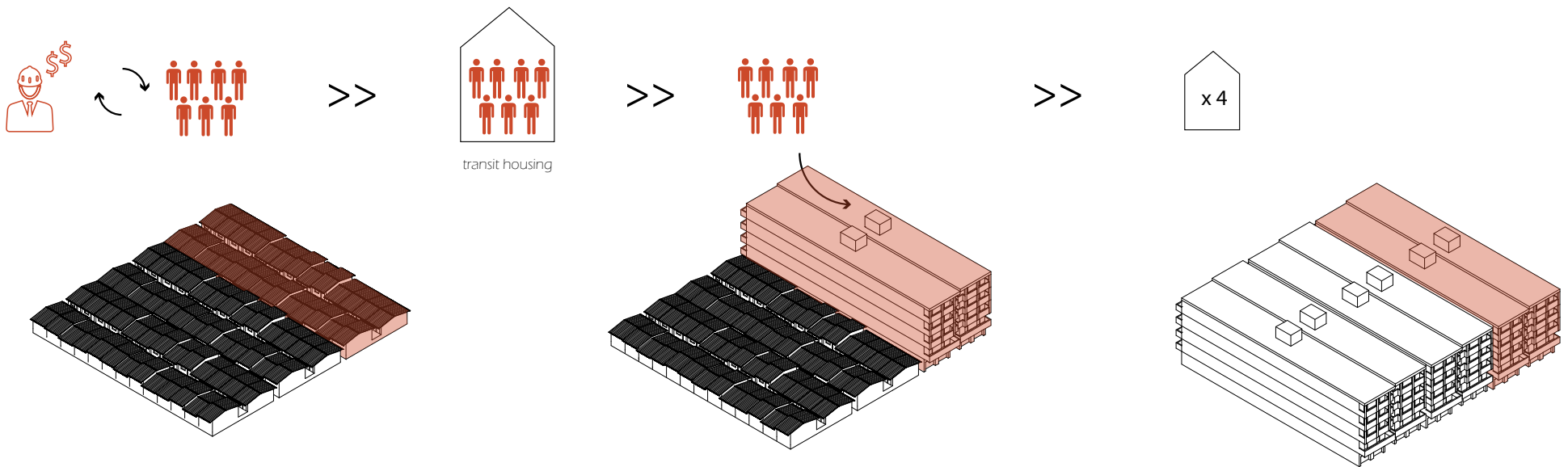
Housing types _ East side



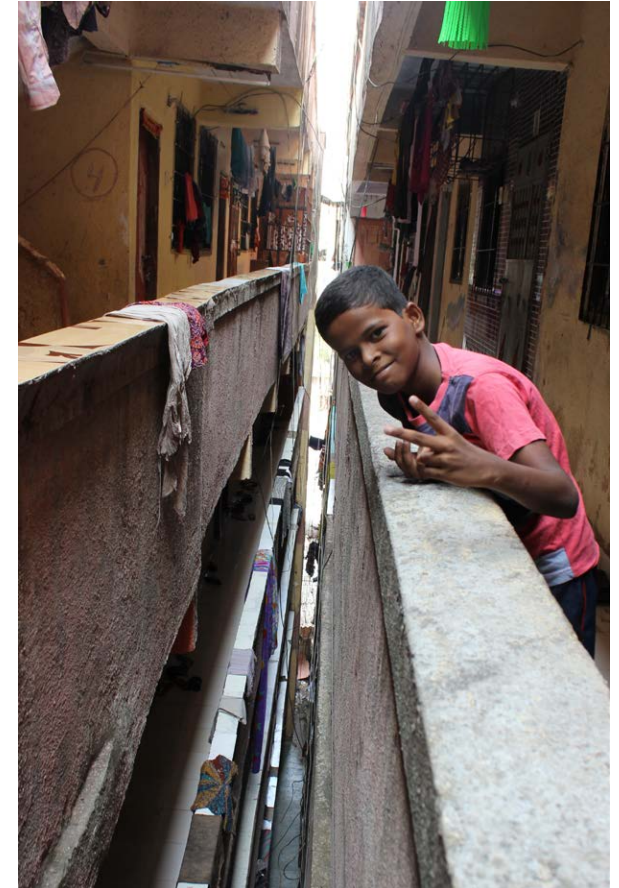
Chawls



SRS _ Redevelopment Scheme



The "Handshakes" apartments



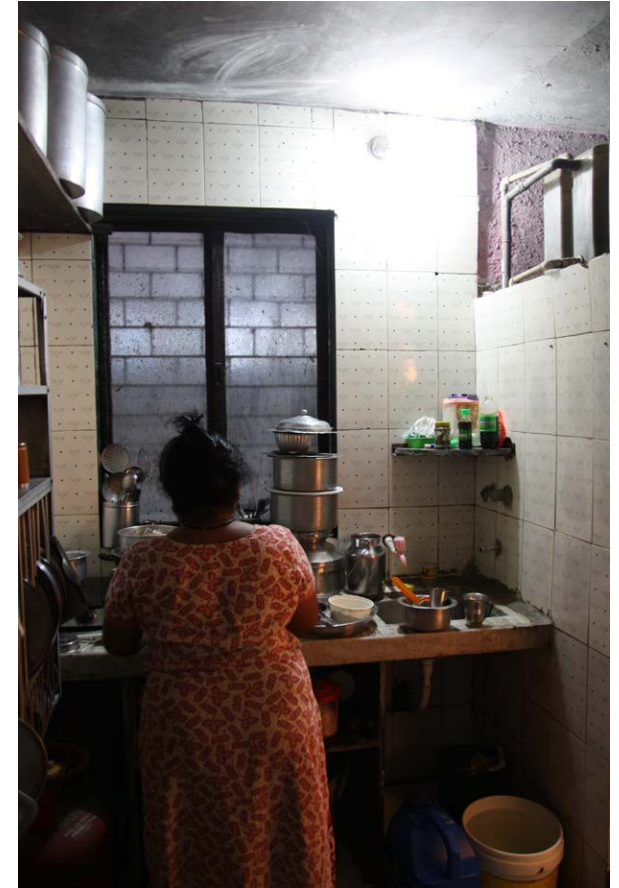
The "Handshakes" apartments



Lack of daylight



Unsafe structure

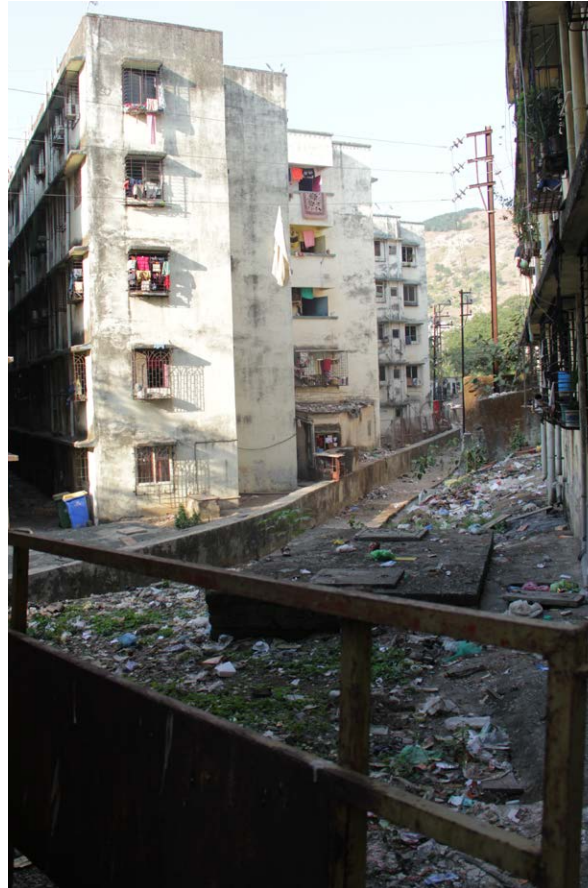


Lack of ventilation

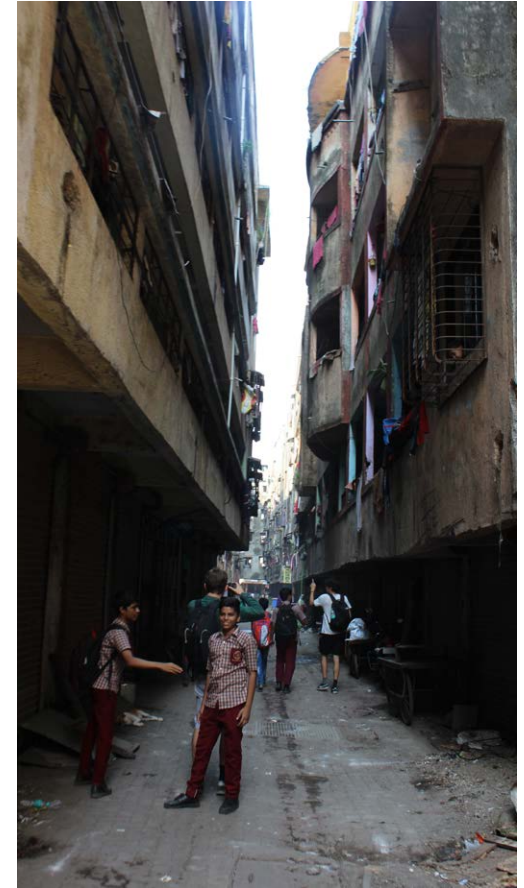
The "Handshakes" apartments



Back alleys

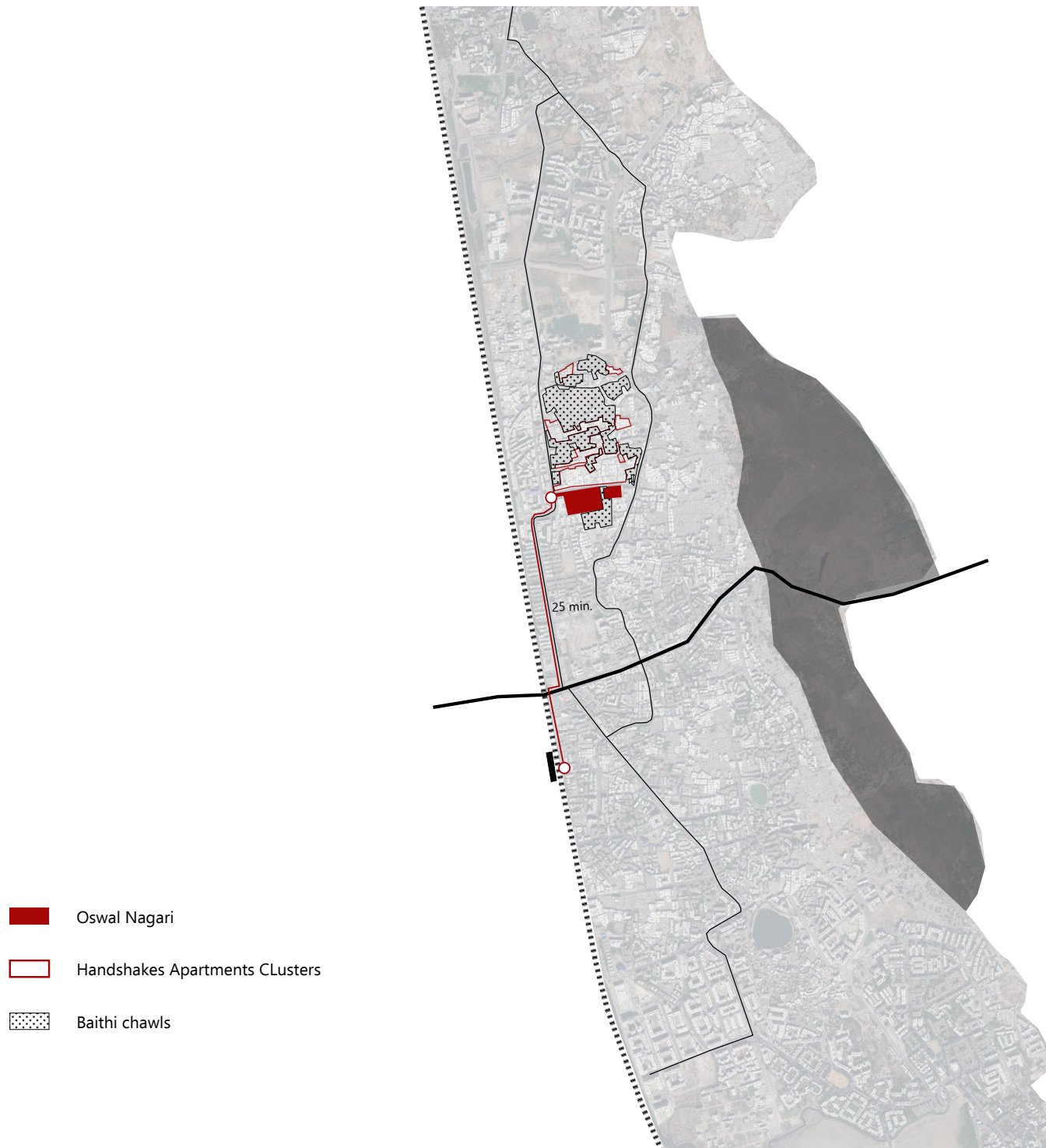


Limits






Unused plinth

Location



Oswal Nagari



-  Handshakes Apartments
-  Baithi chawls
-  context

Oswal Nagari



3315



/ Ha.

1062



13260



/ Ha.

4250



FSI: 3.55

Open Spaces



0.3



0.7 m² / person

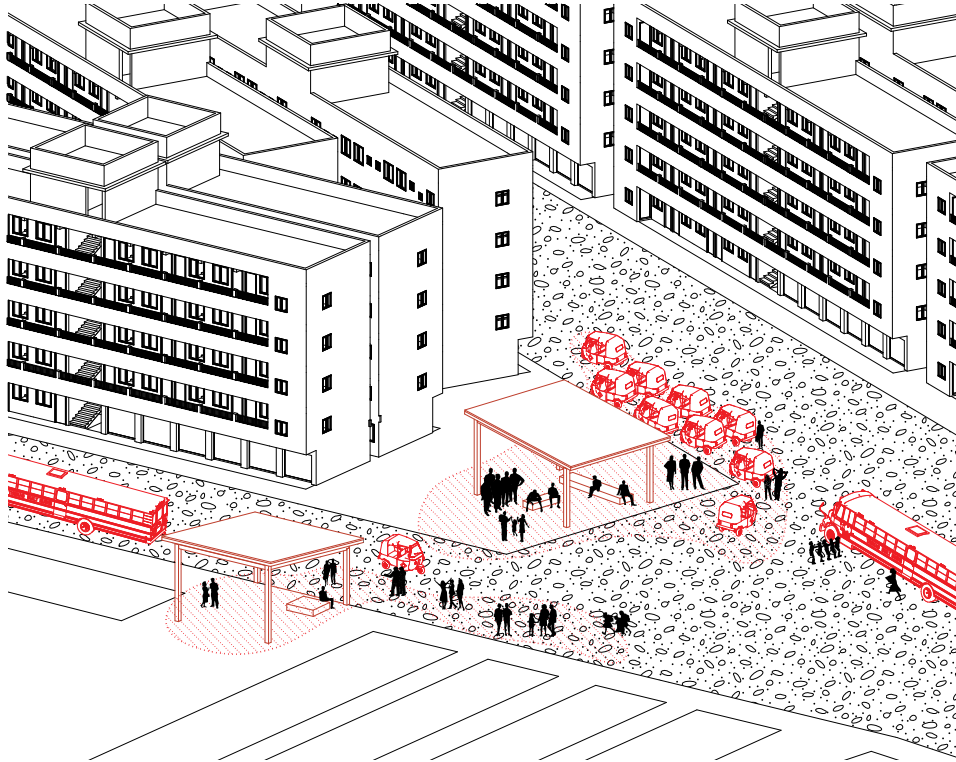


1.1 m² / person

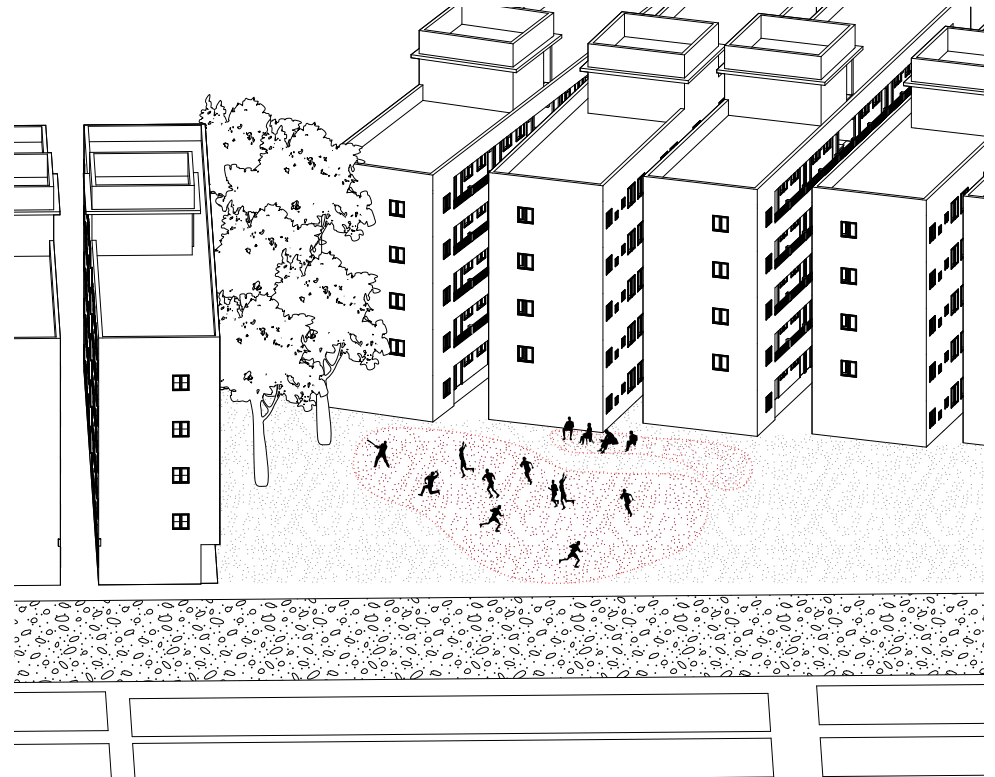


9 m² / person

Open Spaces



Bus Stop



Random Open Space

The role of the plinth



Commercial use



In "handshakes" apartments

Urban Growth _ What is the next step?






2009



2017



>> 2030

-  Handshakes Apartments
-  Baithi chawls
-  context

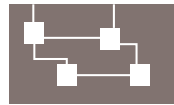
Research Question and Goals

Taking into account that the Handshakes have remained without any improvement for years,
to which extent would it be possible to accommodate the families into an affordable solution with an improvement in sanitary and social conditions?

Avoid massive Eviction / Relocation



Elaborate an integrated urban fabric



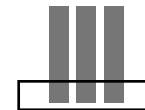
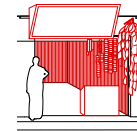
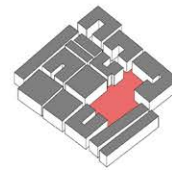
Redefine Neighbourhoods



Increase amenities and commercial activity
- To stimulate future investment
- To increase land value



Goals and objectives



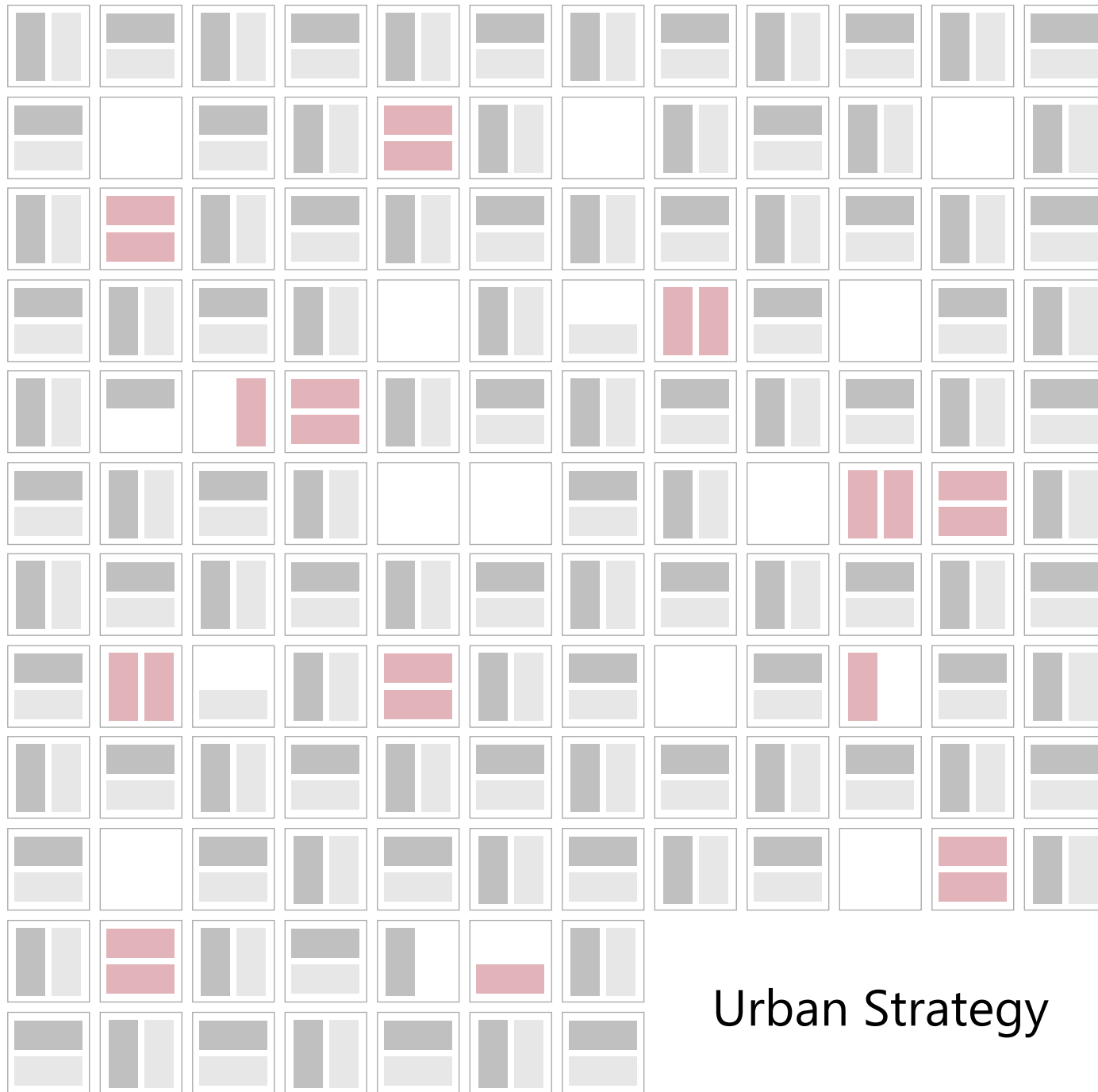
Consider relevance of open spaces _
hierarchy of open spaces

Balance between flexibility / standardization

Reinterpret existing architectural elements for social
spaces

Redesign a new housing type to consider the
connection between the ground floor and higher levels

Design considerations



Urban Strategy

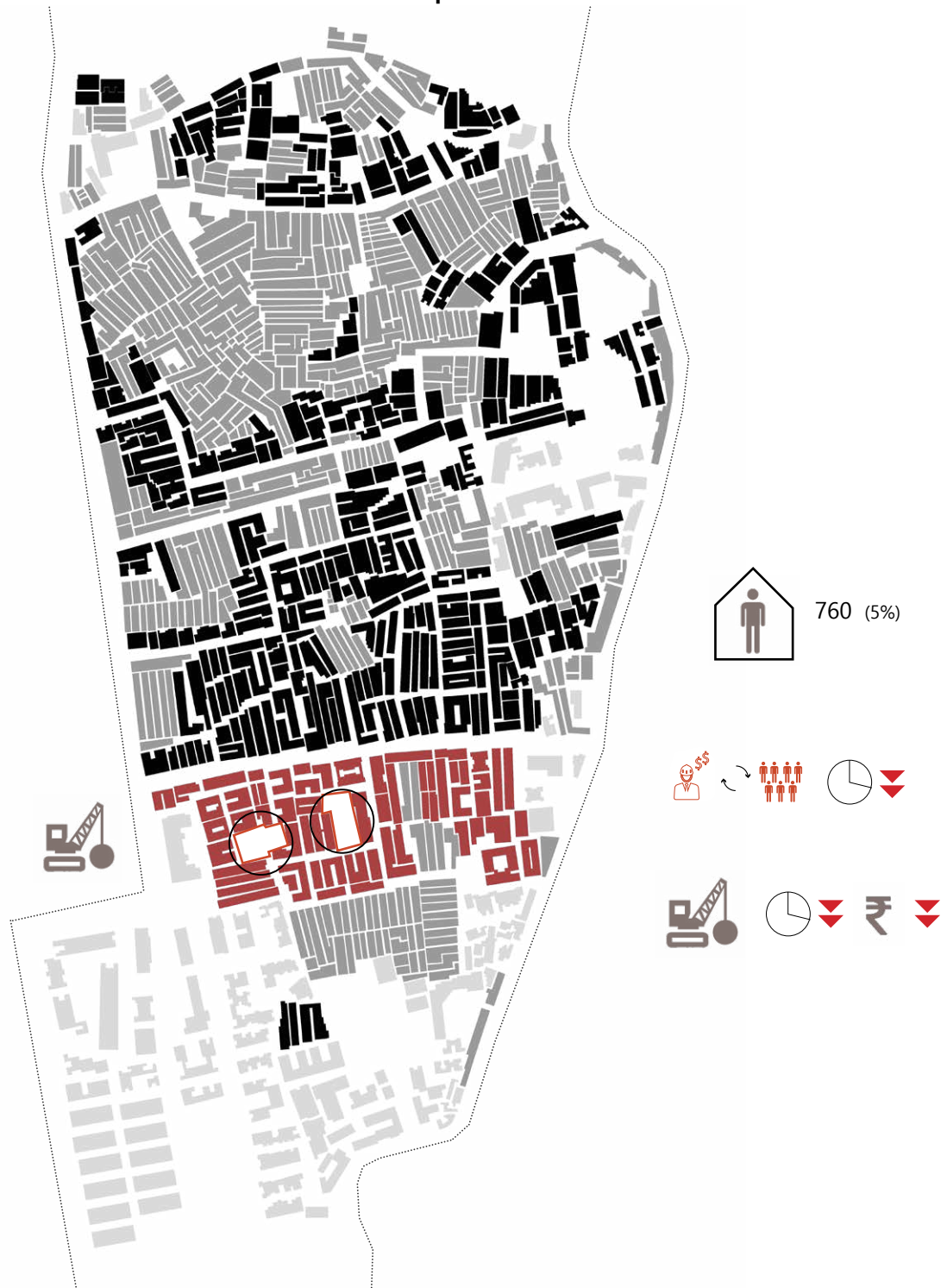
Tabula Rasa v/s Acupuncture



Tabula Rasa v/s Acupuncture



Tabula Rasa v/s Acupuncture



Demolition Criteria _ Street profiles



A stylized map of a city block. The map features a grid of streets and building footprints. A central area, outlined in red, contains several black rectangular shapes, possibly representing specific buildings or structures. The surrounding areas are filled with various shades of gray, indicating different types of land use or building density. The map is oriented with a north arrow pointing towards the top right.

Demolition Criteria



Connect streets

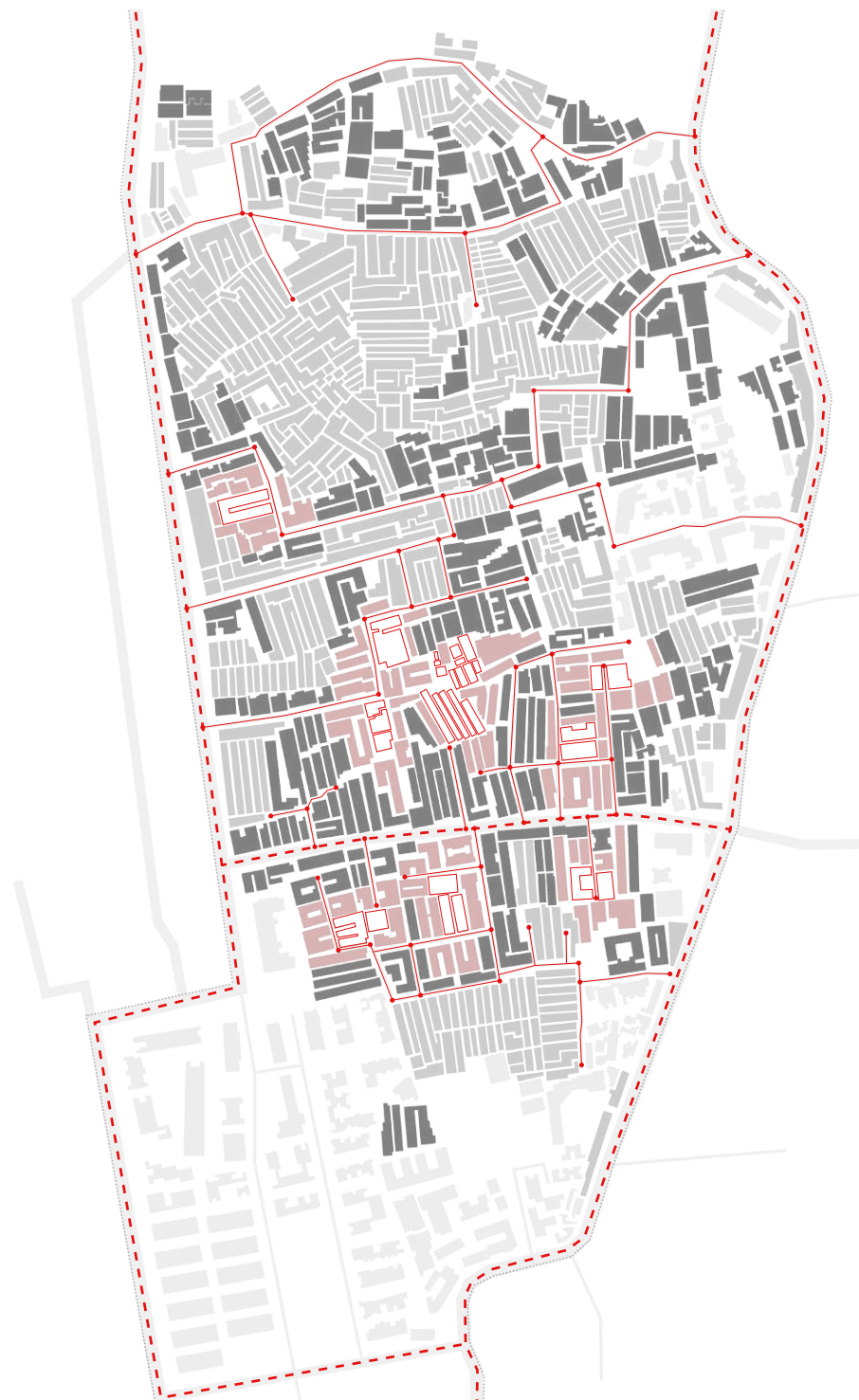


Open facades



Activate death ends

Masterplan

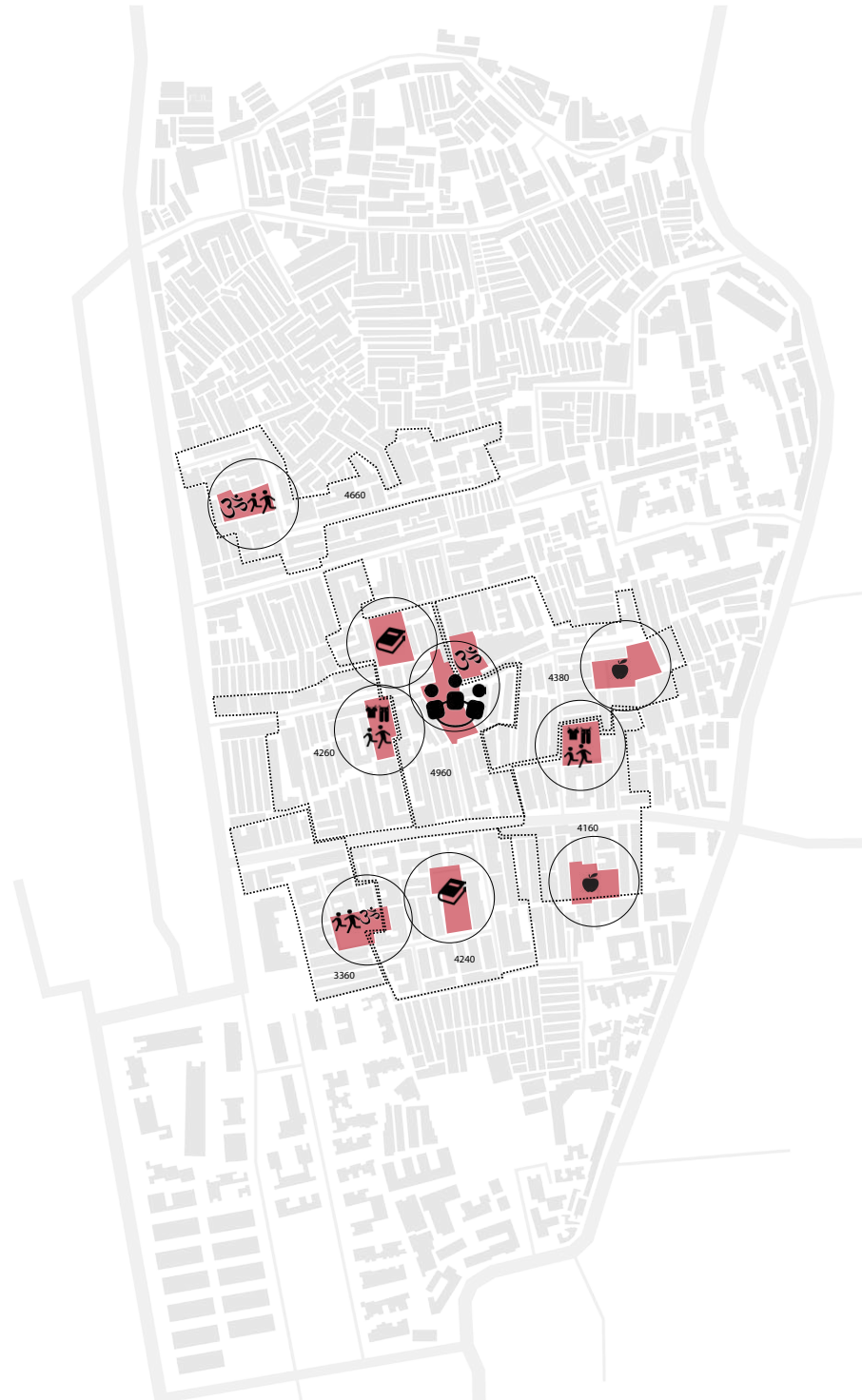


Acupuncture Strategy Impact
(2.9 Ha; 37% of the area)

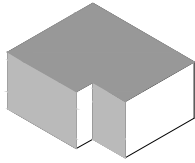
Masterplan



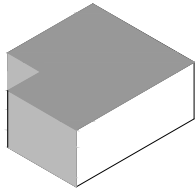
Amenities + Communities



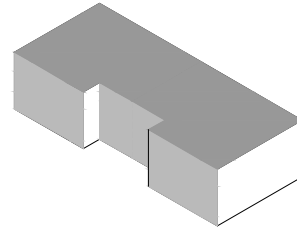
Building type



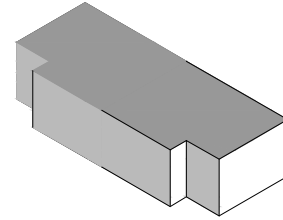
28m2



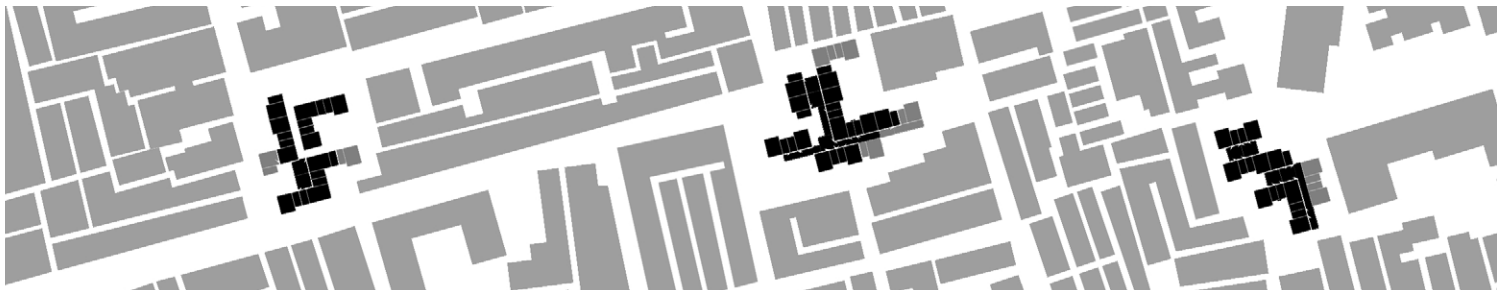
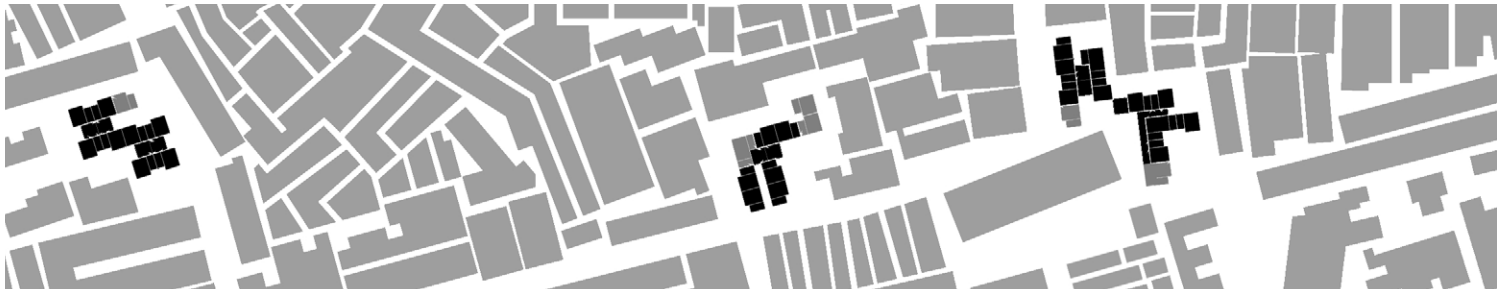
40m2



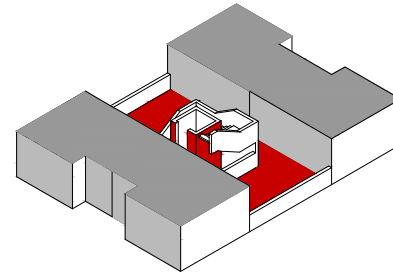
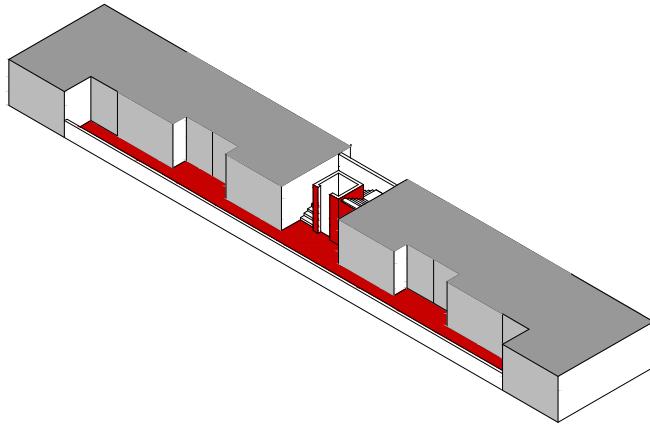
56m2



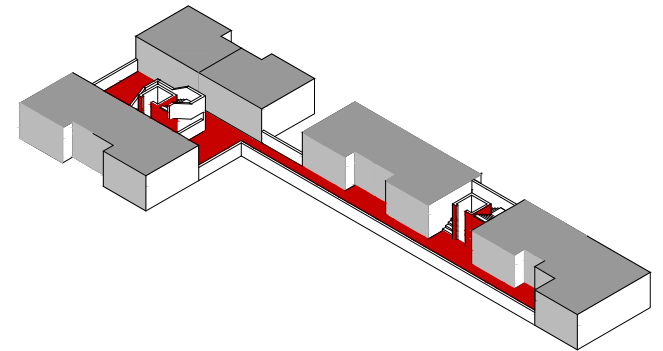
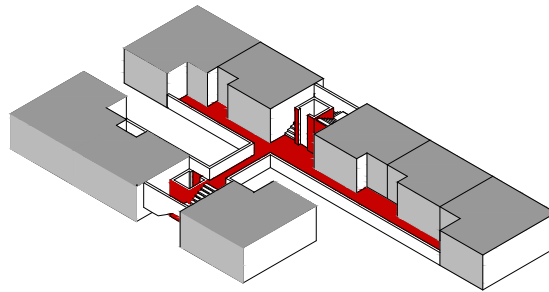
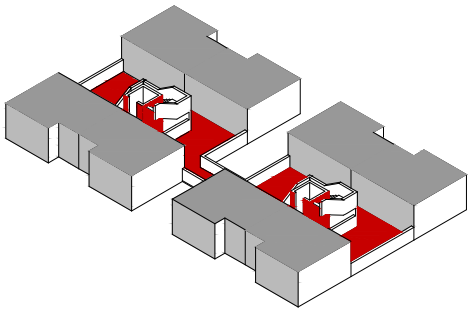
56m2



Building type

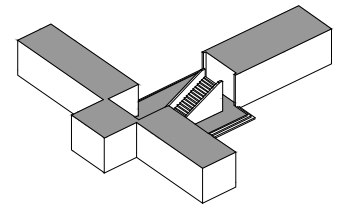
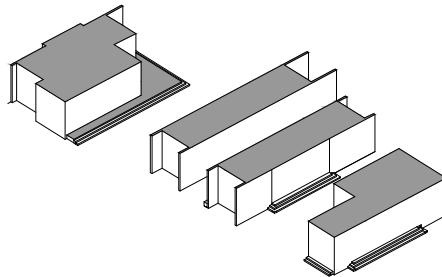
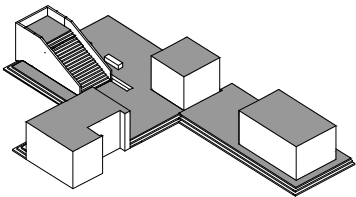
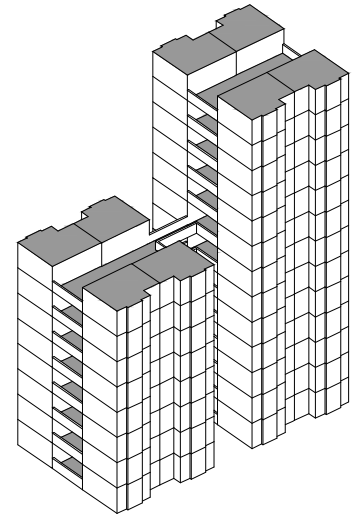
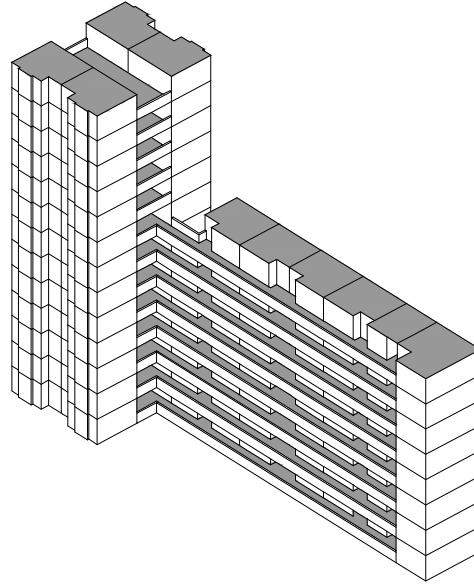
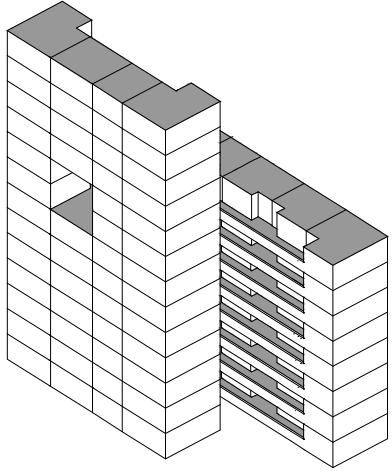


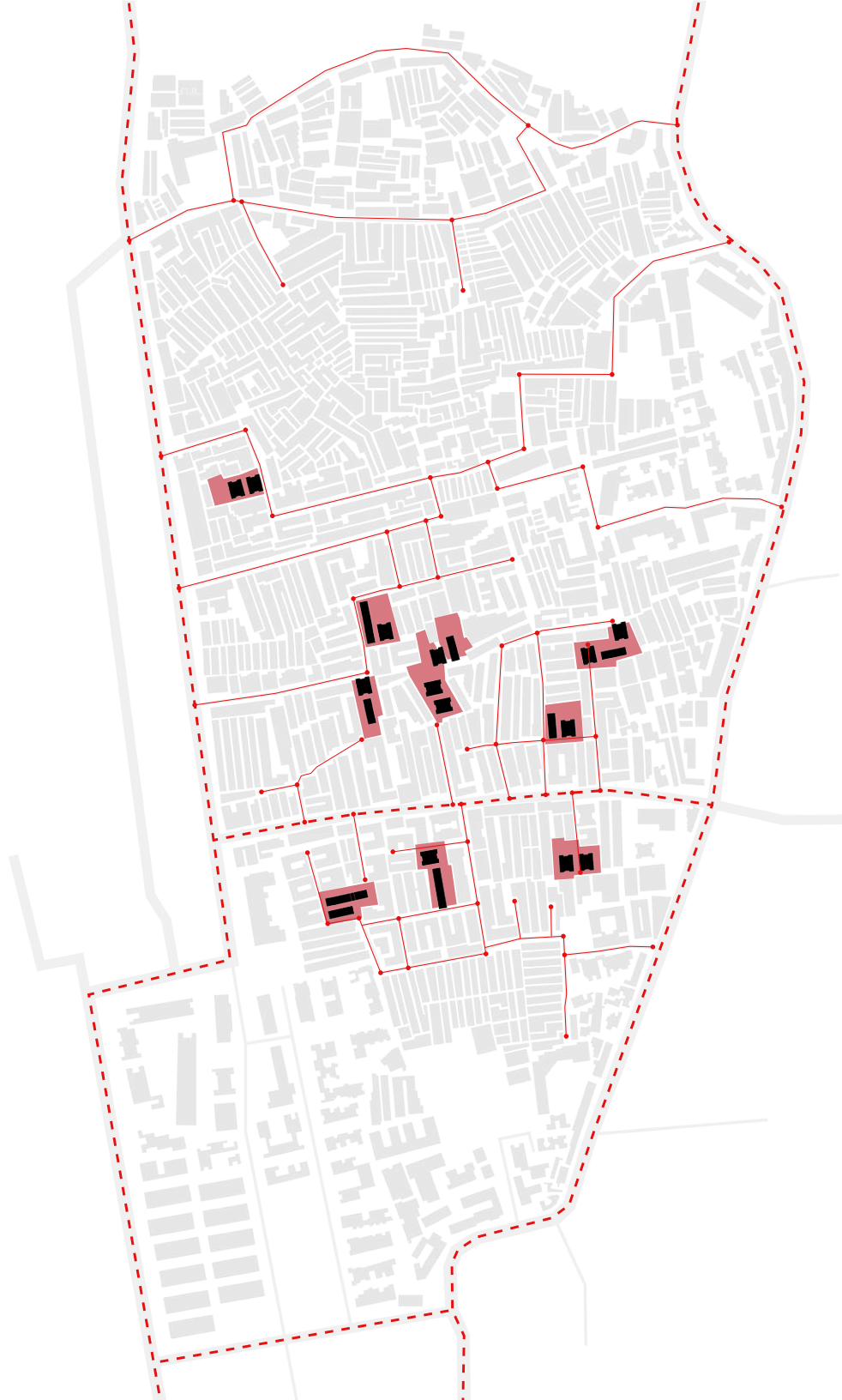
Line and Tower



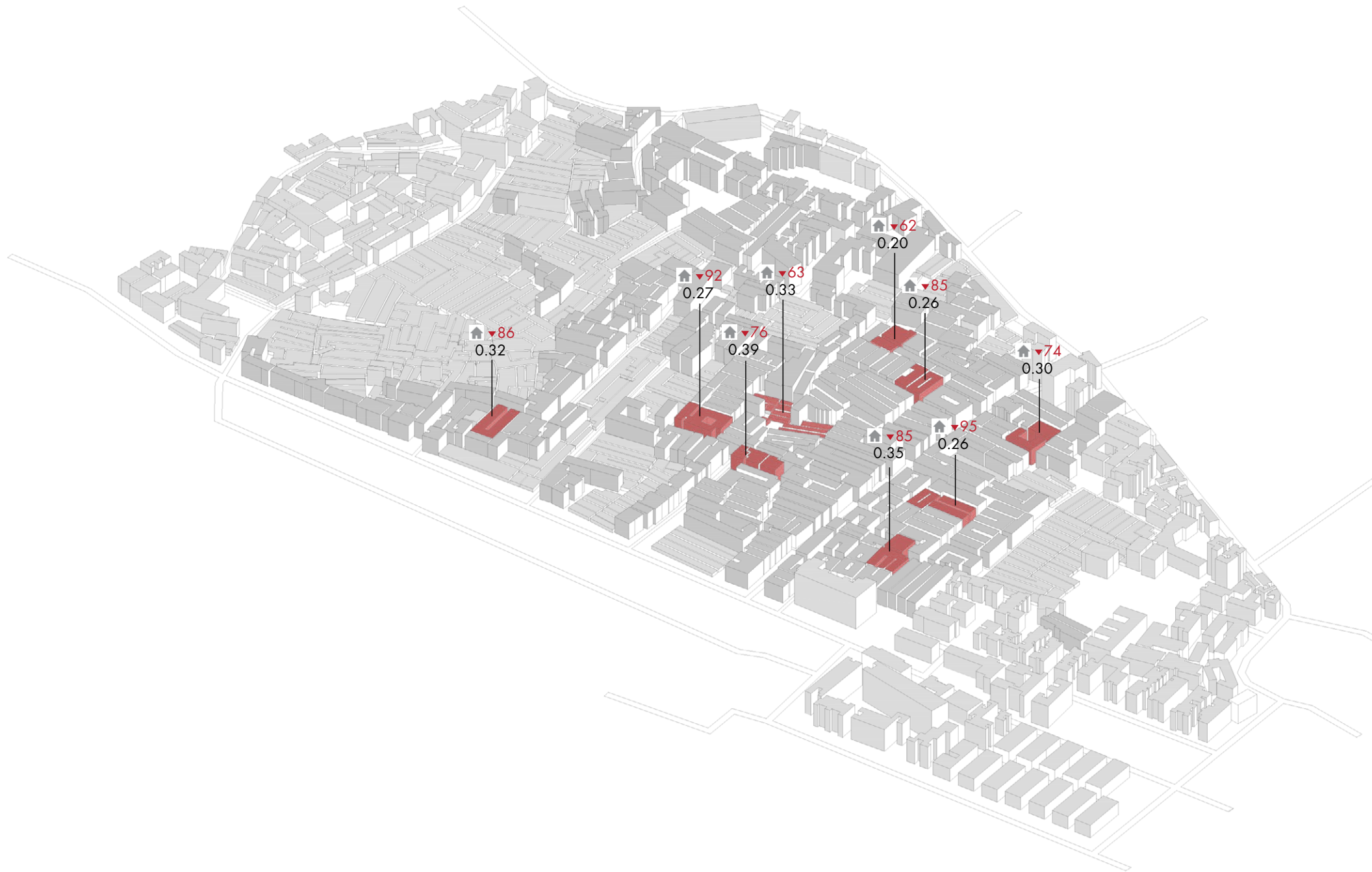
Cluster

Building type

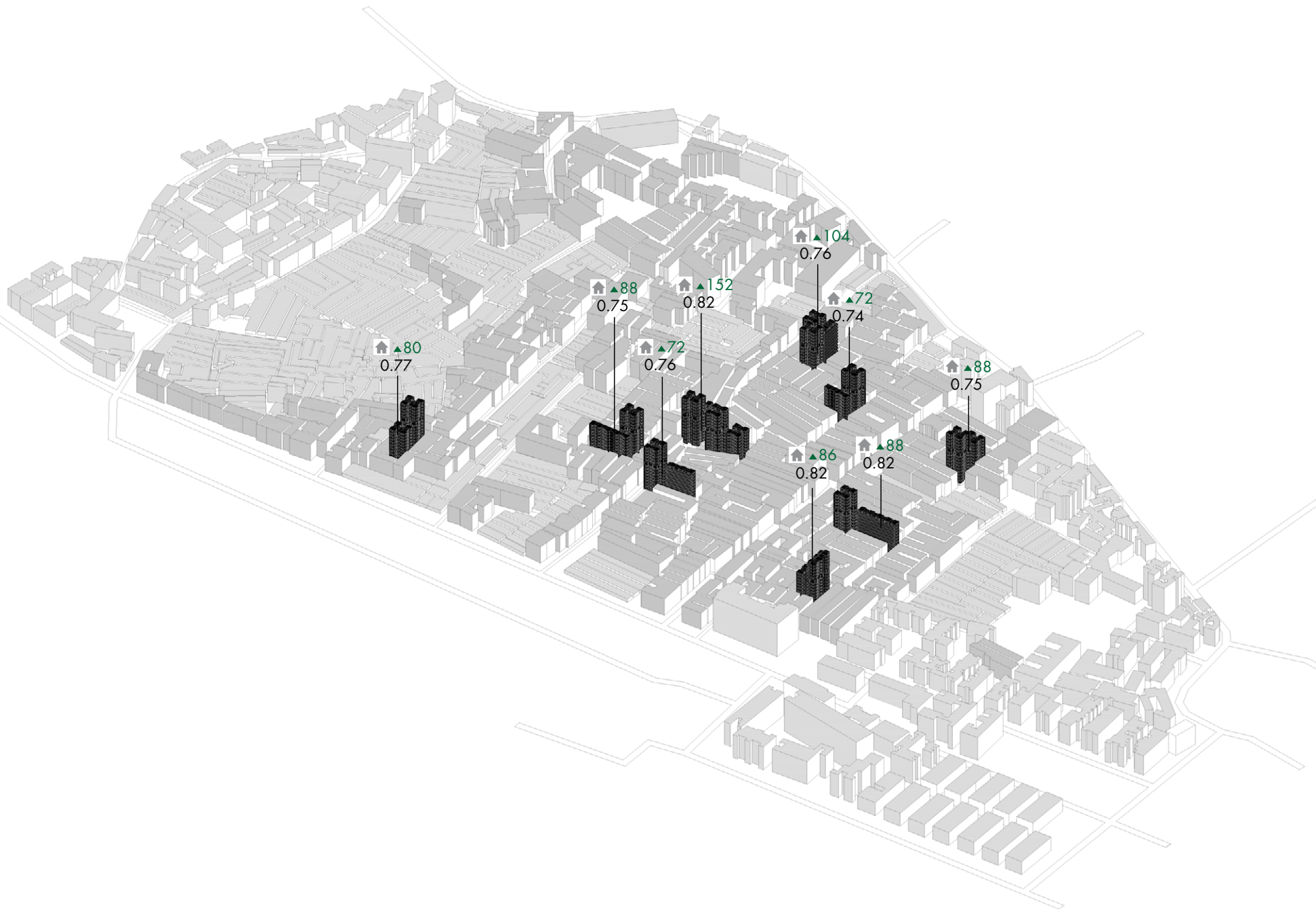




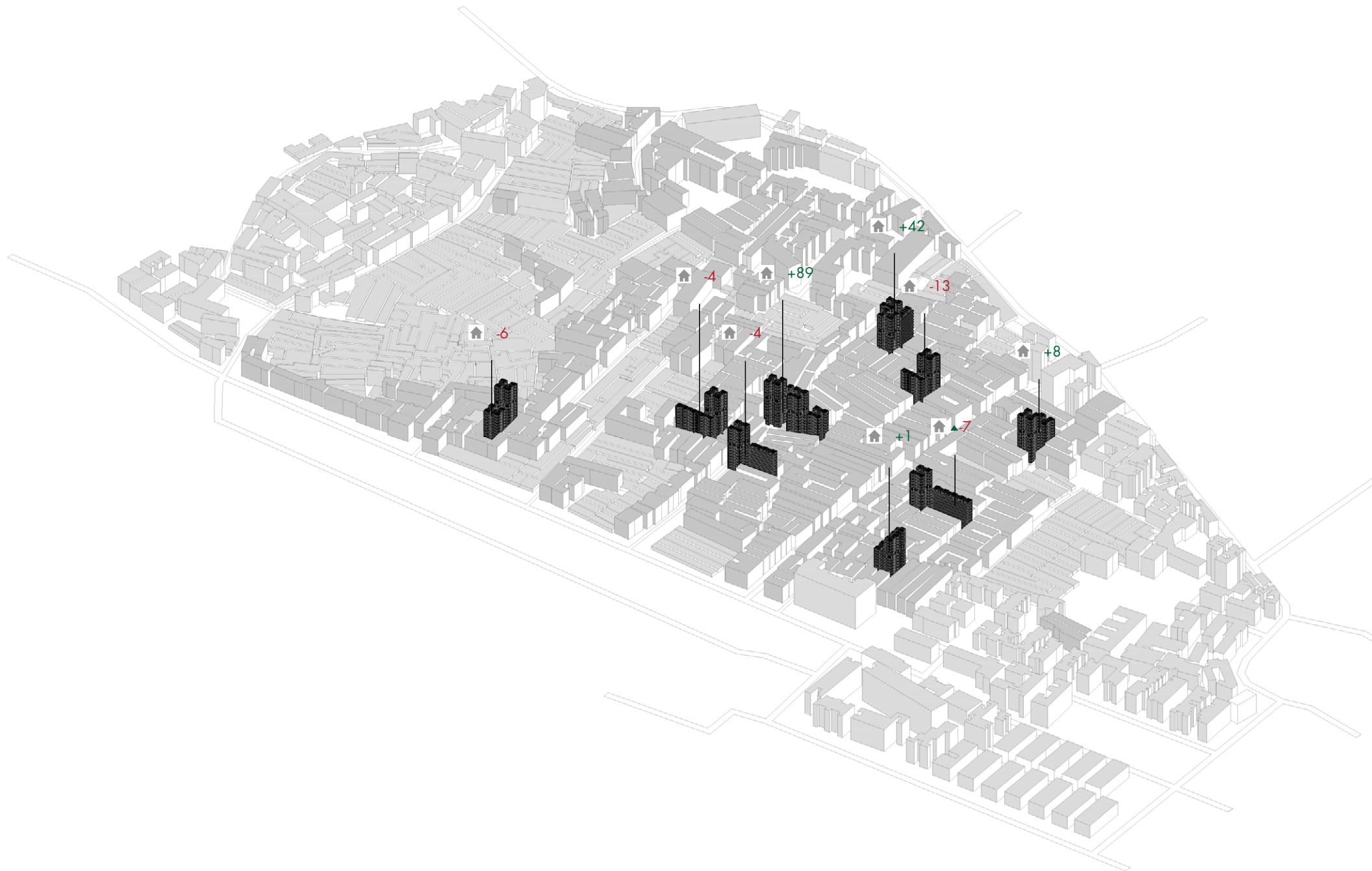
Existing situation

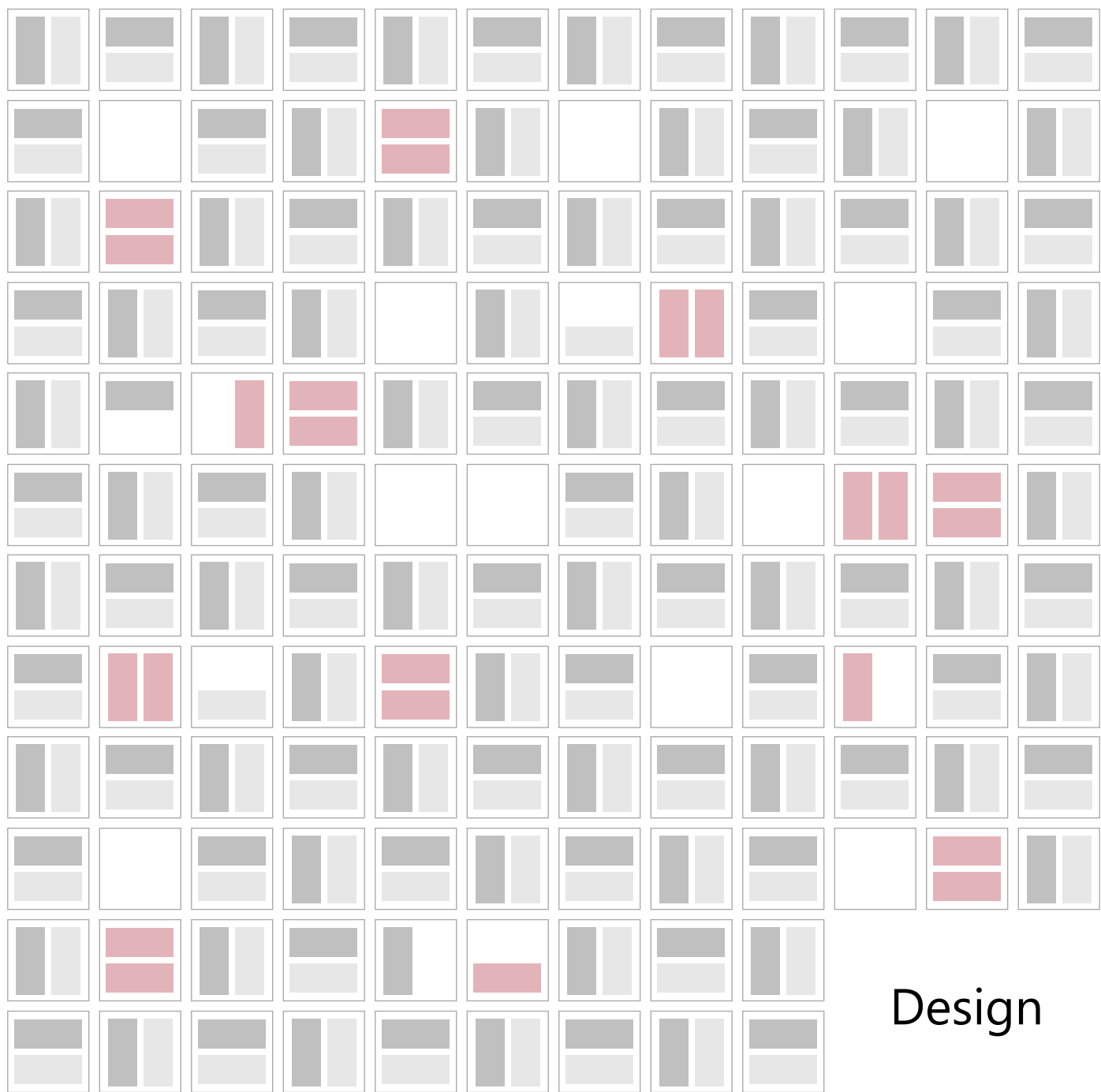


Acupunctural Strategy



Acupunctural Strategy





Design

Urban Situation



0.31 (building)



0.3 (full area)



0.7 m² / person

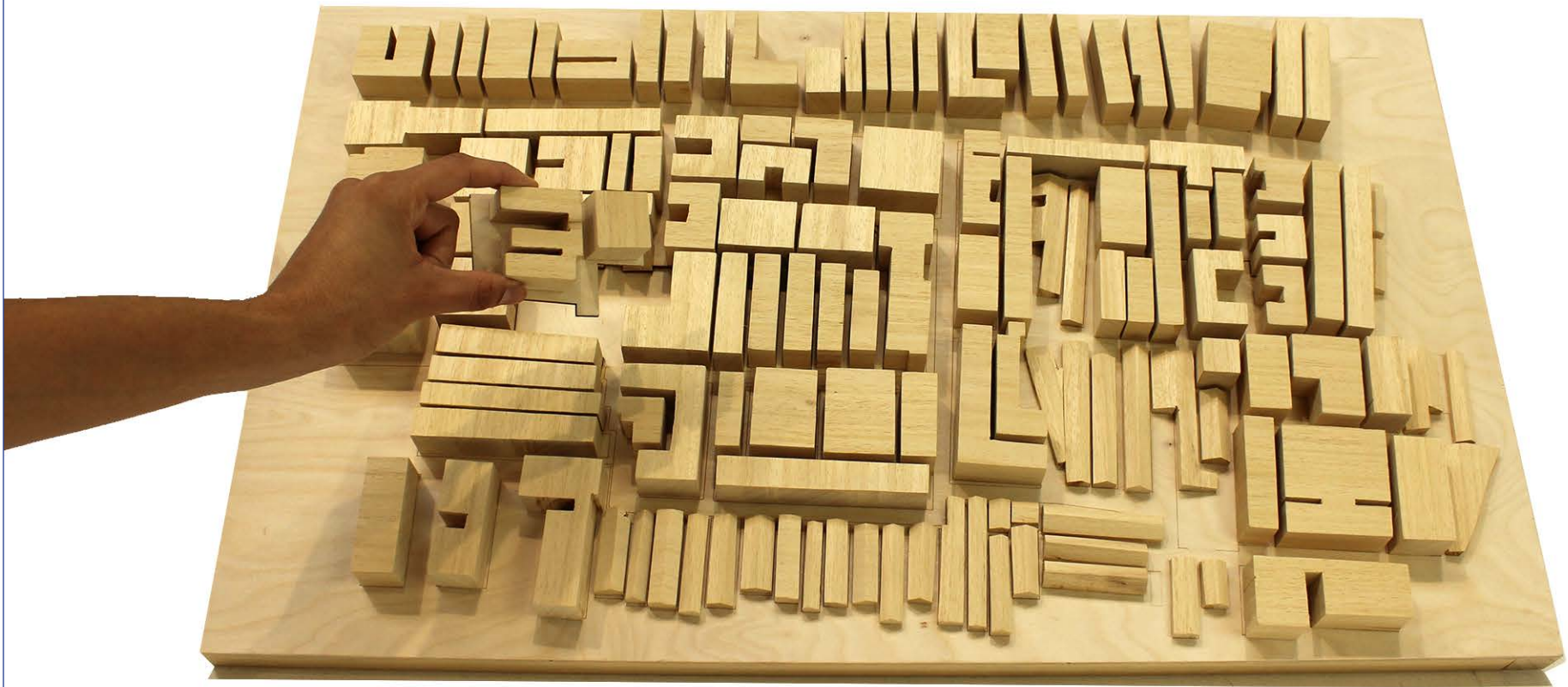


2% active shops

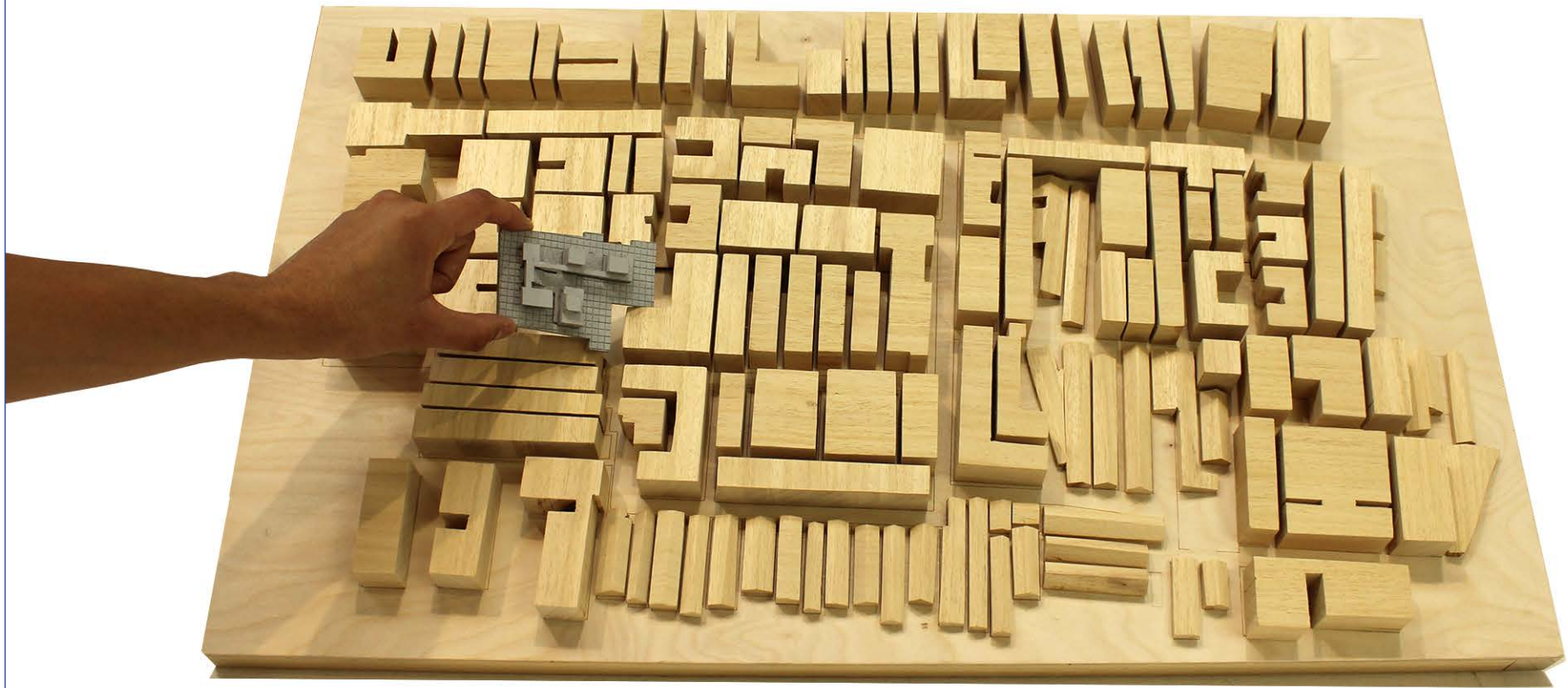


FSI: 3.55

Urban Situation



Urban Situation



Urban Situation



0.82 (building)



0.32 (full area)



0.75 m² / person



8% active shops



FSI: 3.5

Urban Situation



0.82 (building)

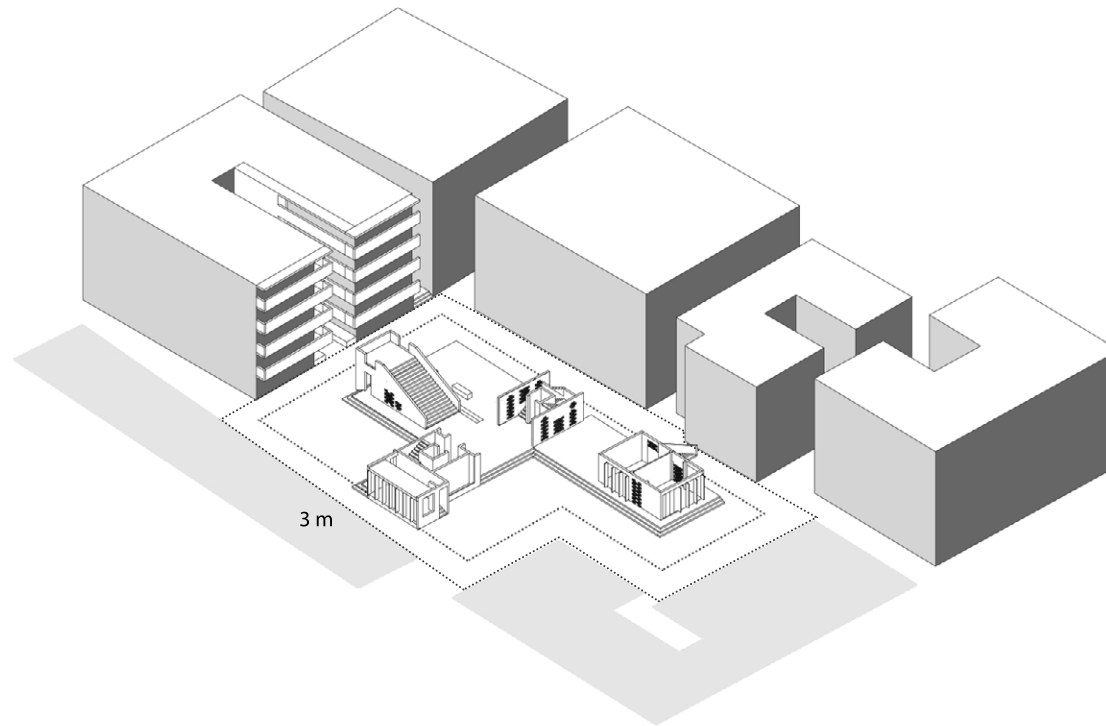
0.32 (full area)

0.75 m² / person

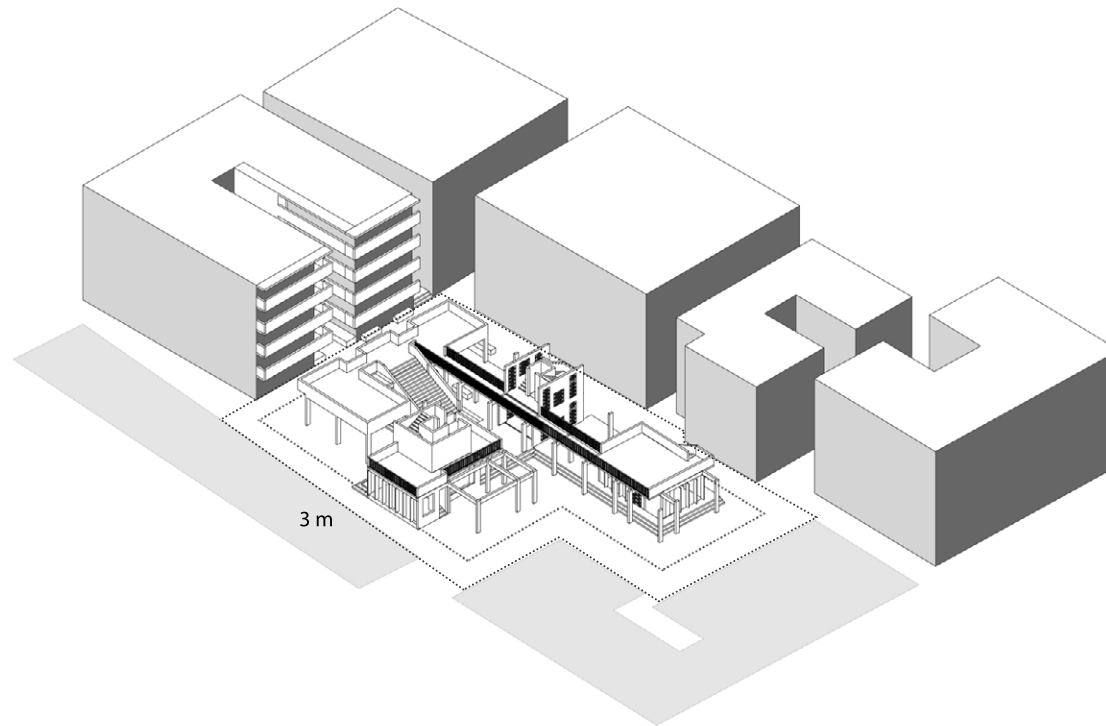
8% active shops

FSI: 3.5

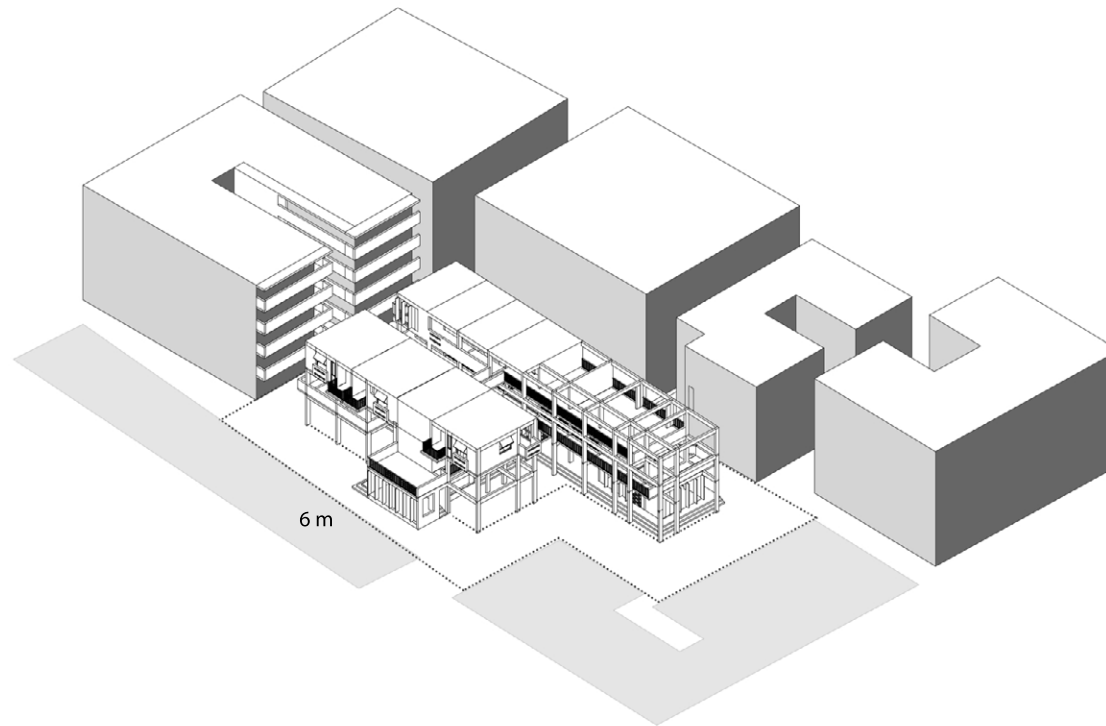
Design Strategy



Design Strategy



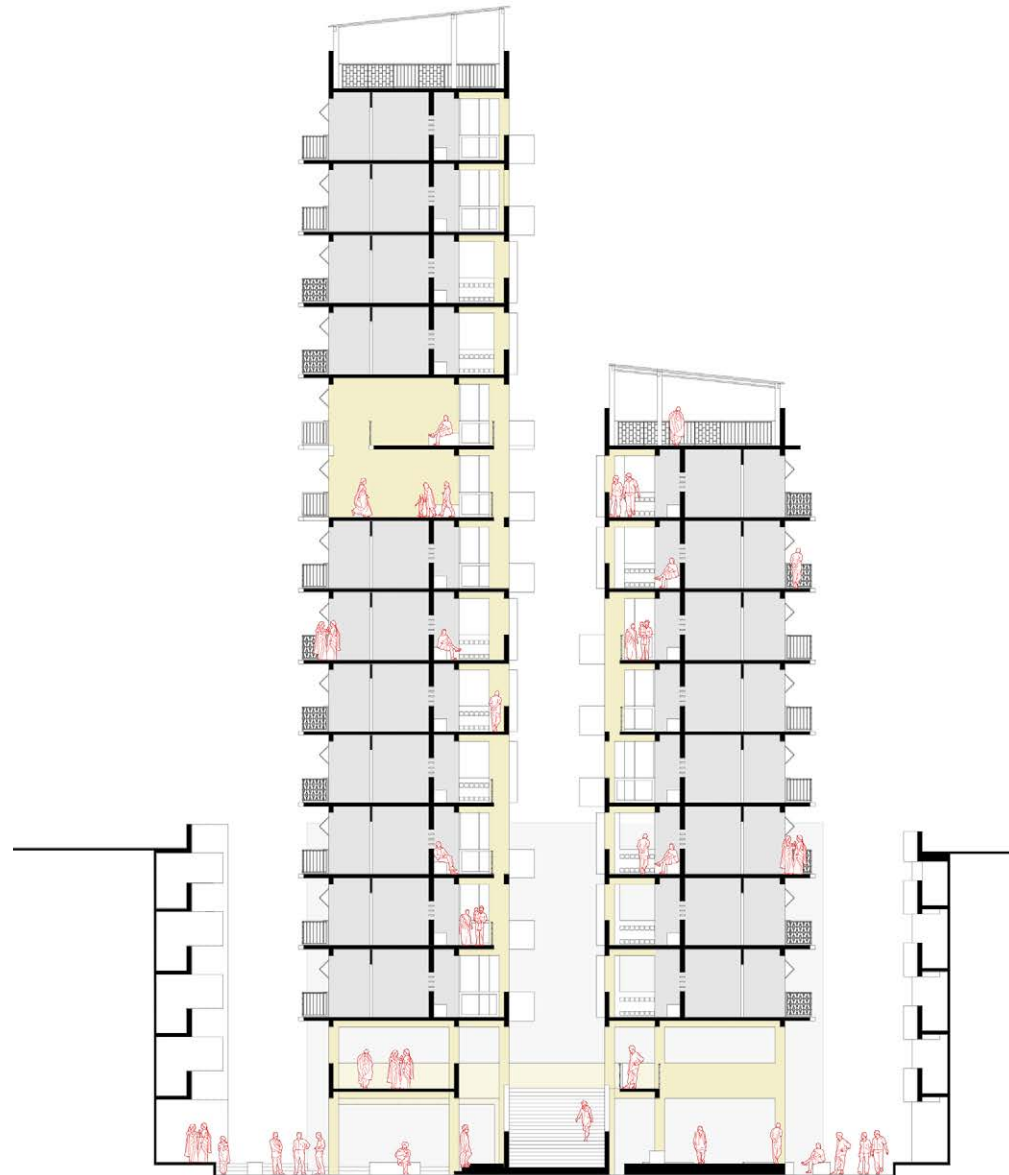
Design Strategy



Design Strategy



Section



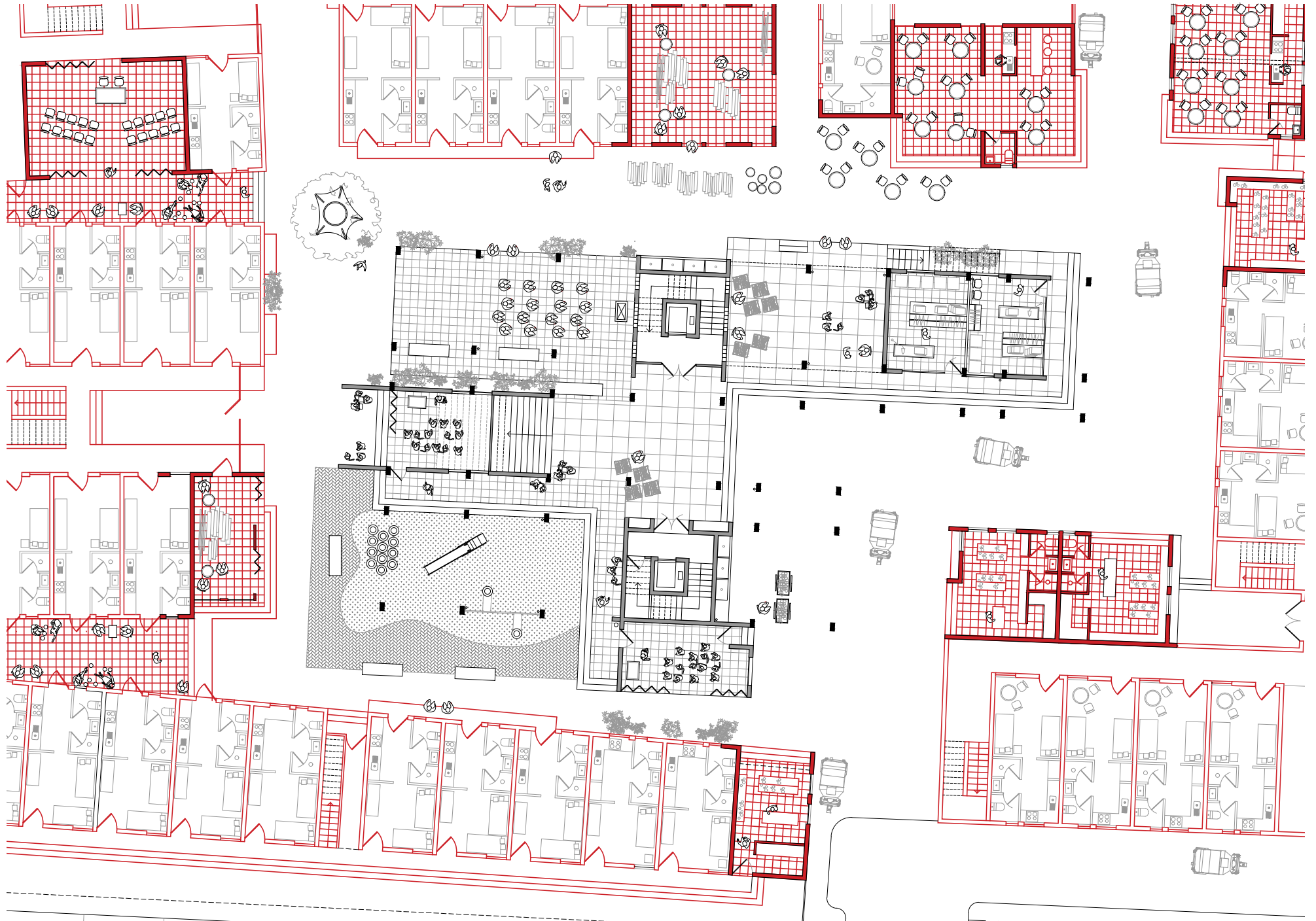
Collective Spaces

Collective Spaces

Community Services

Public

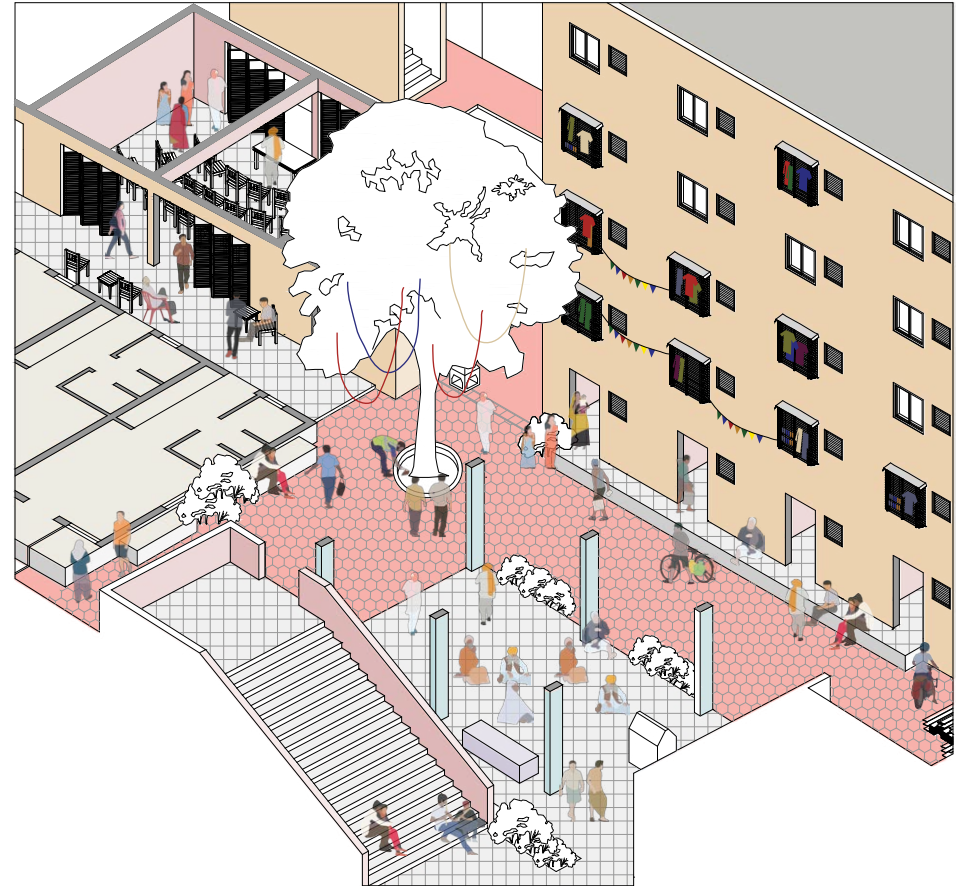
The plinth



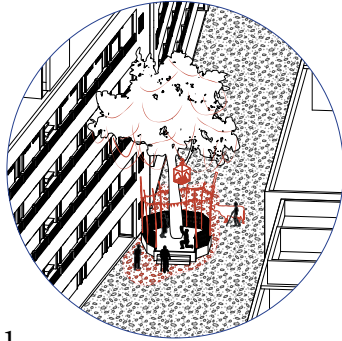
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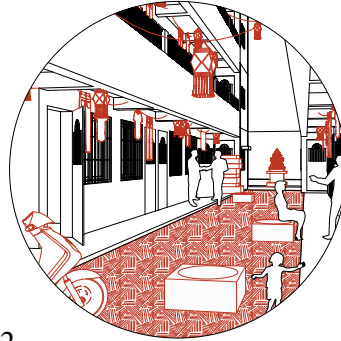
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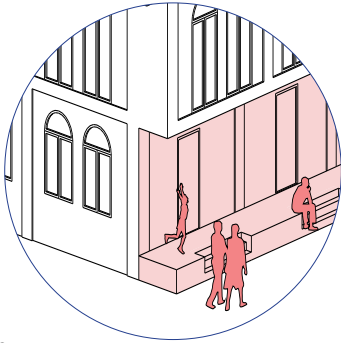
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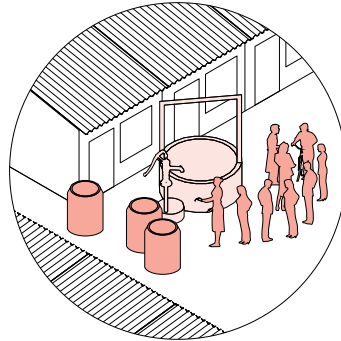
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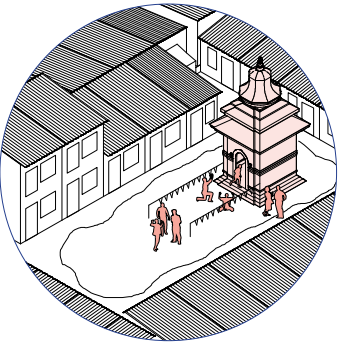
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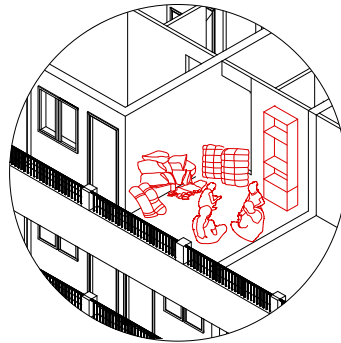
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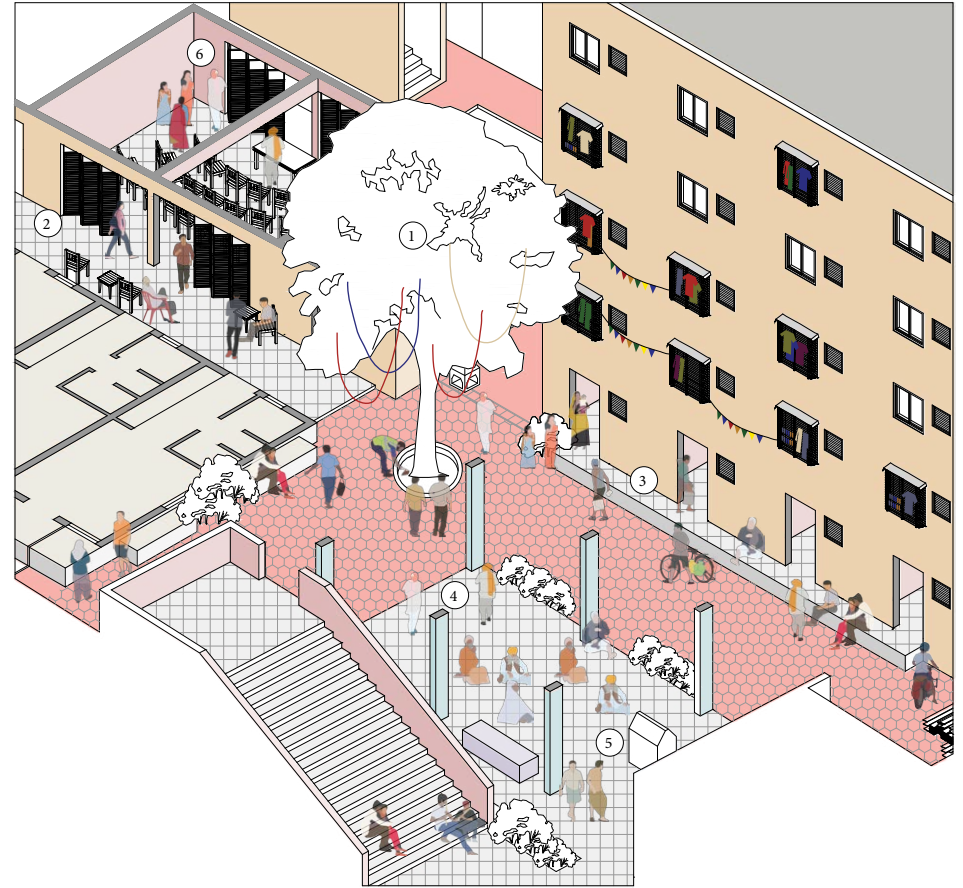
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5



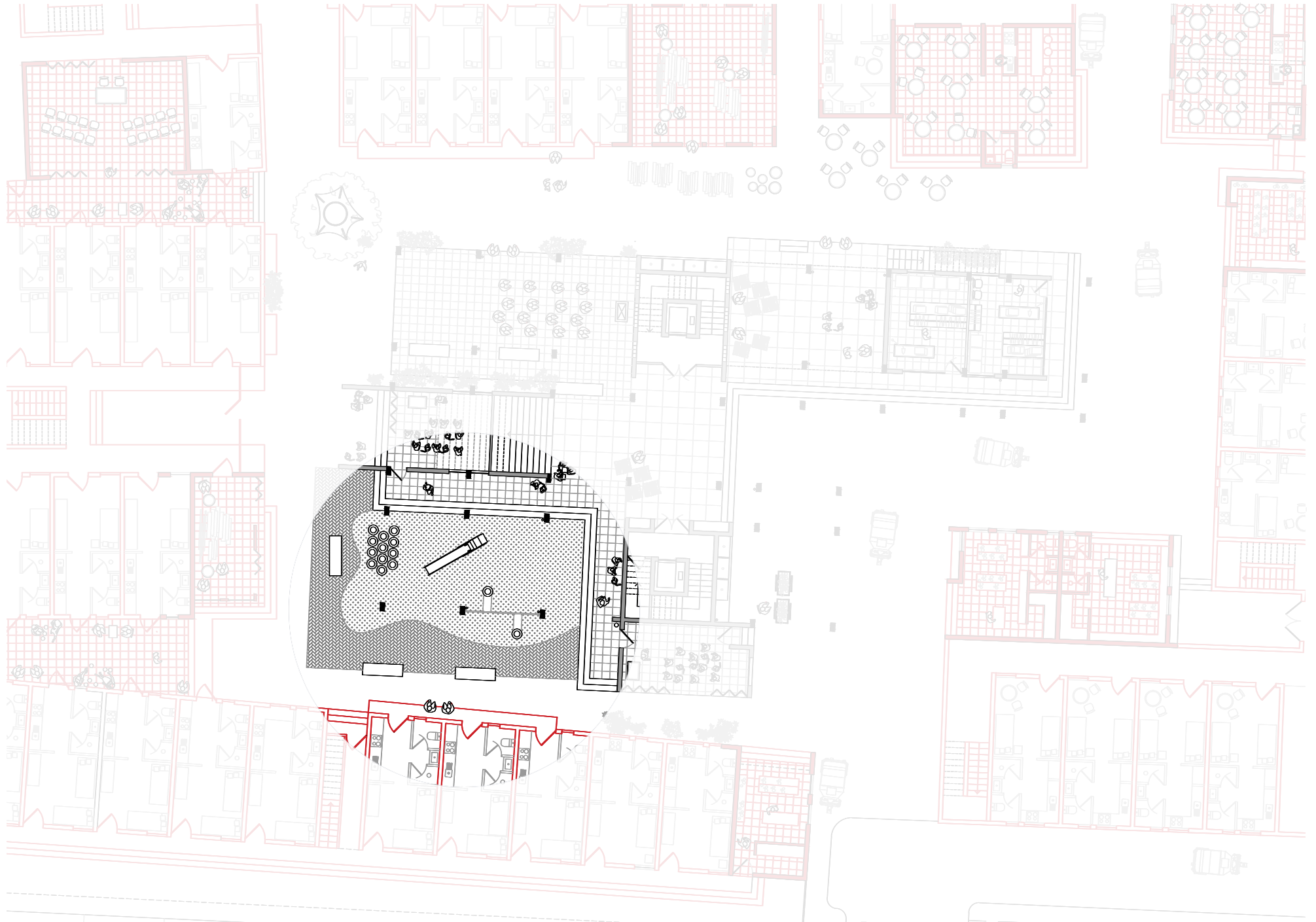
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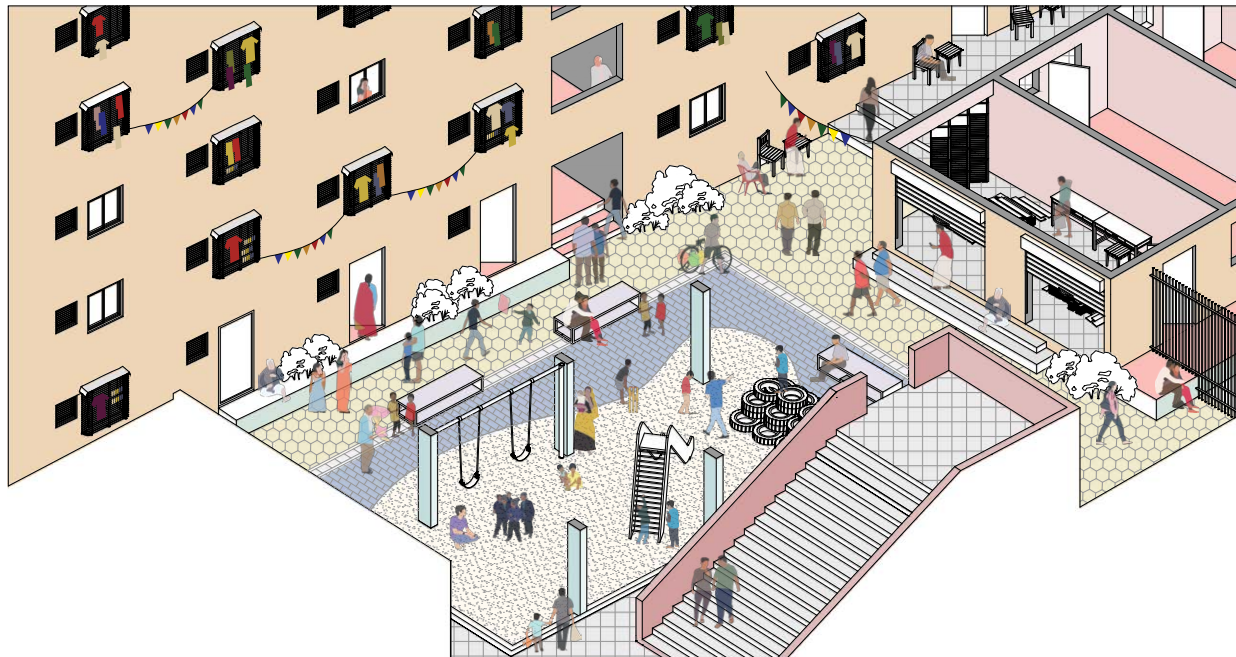
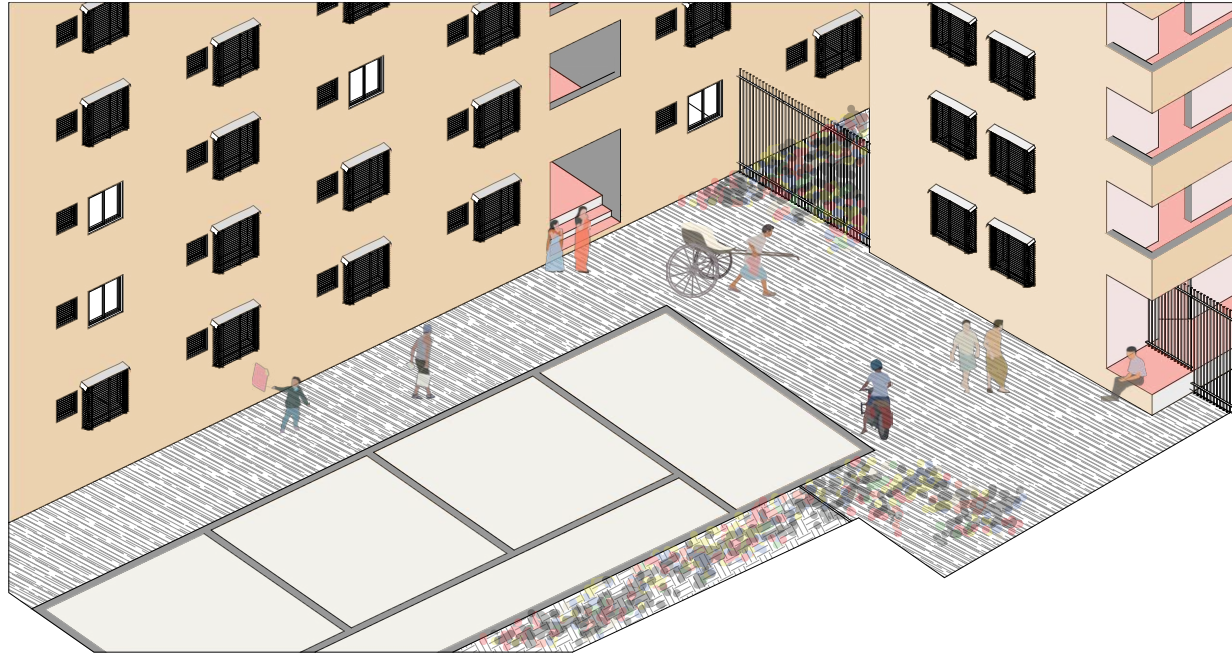
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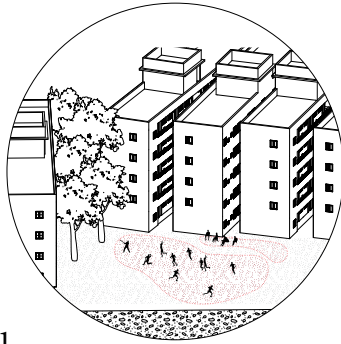
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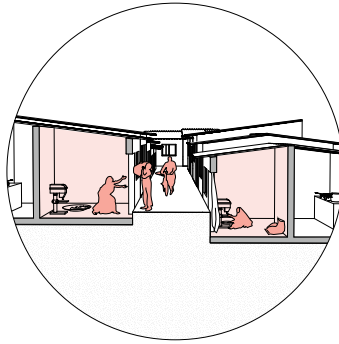
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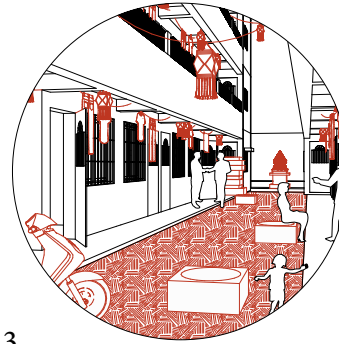
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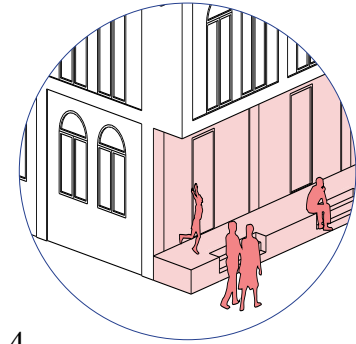
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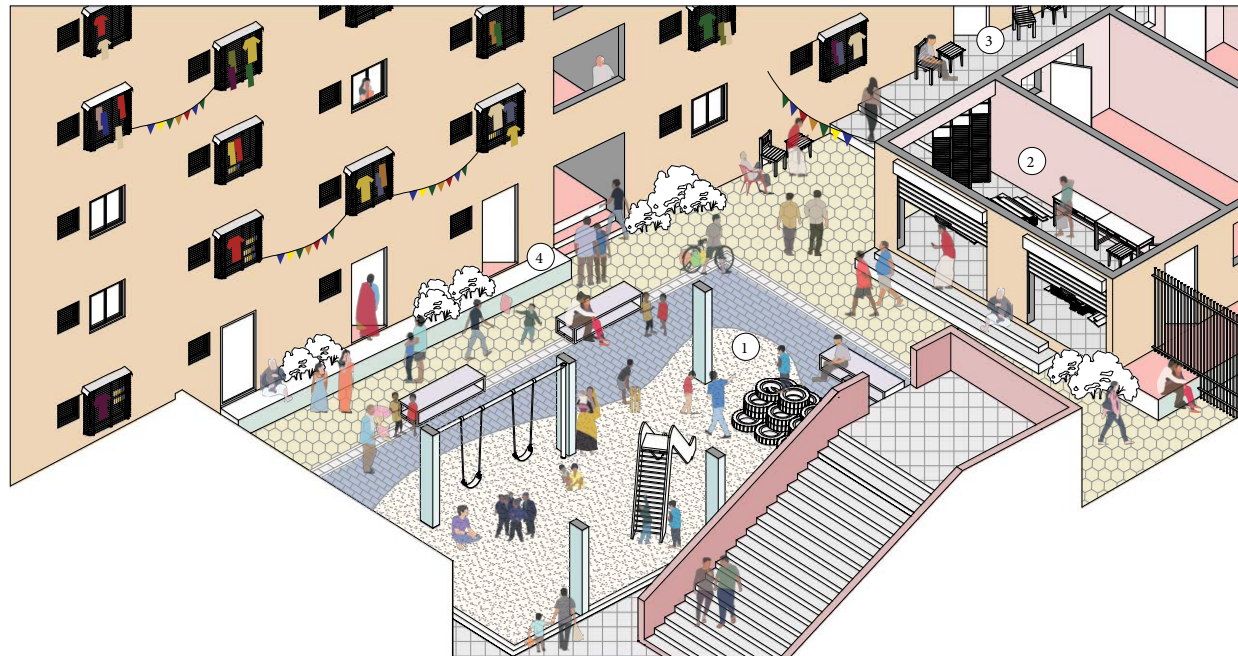
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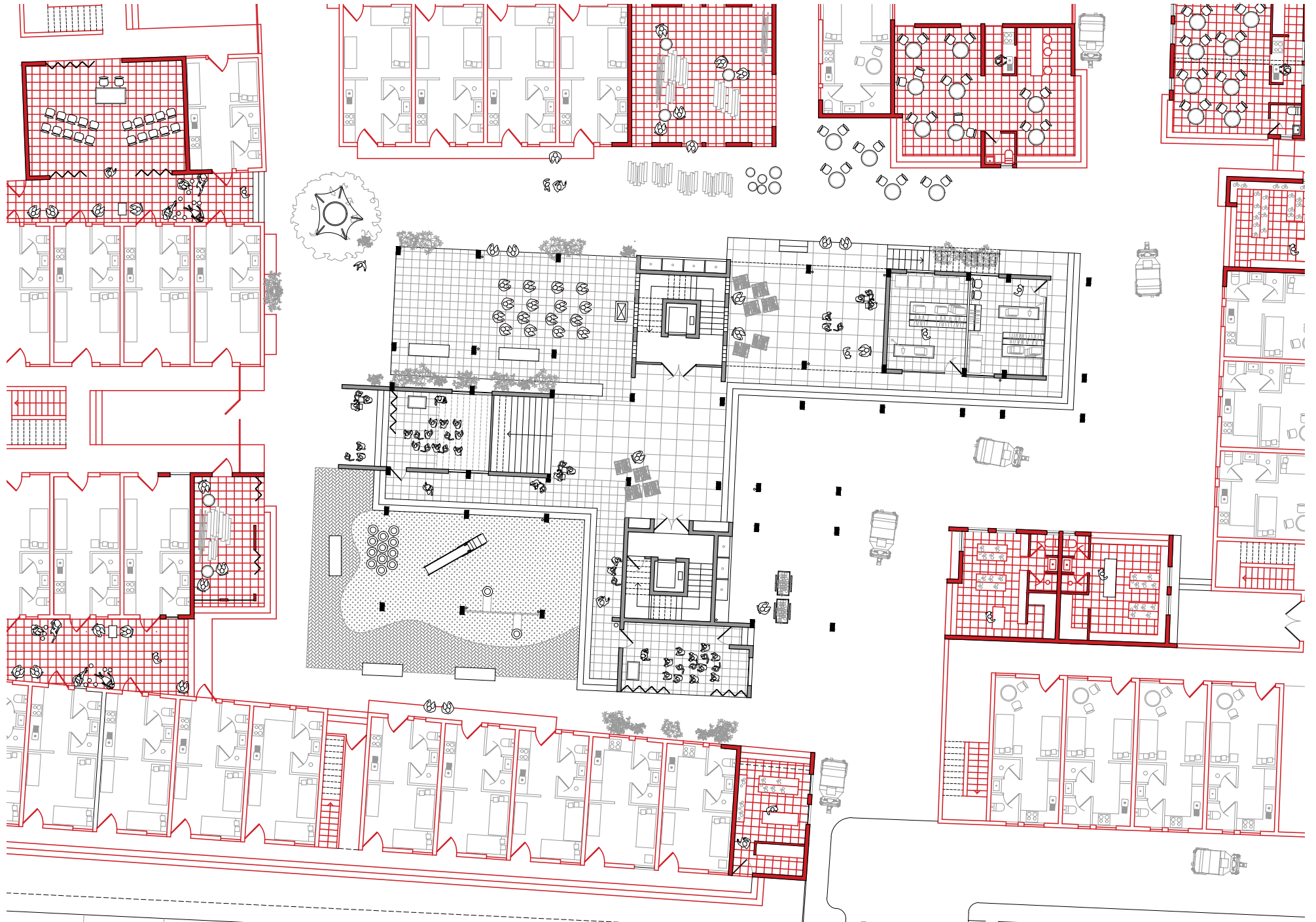
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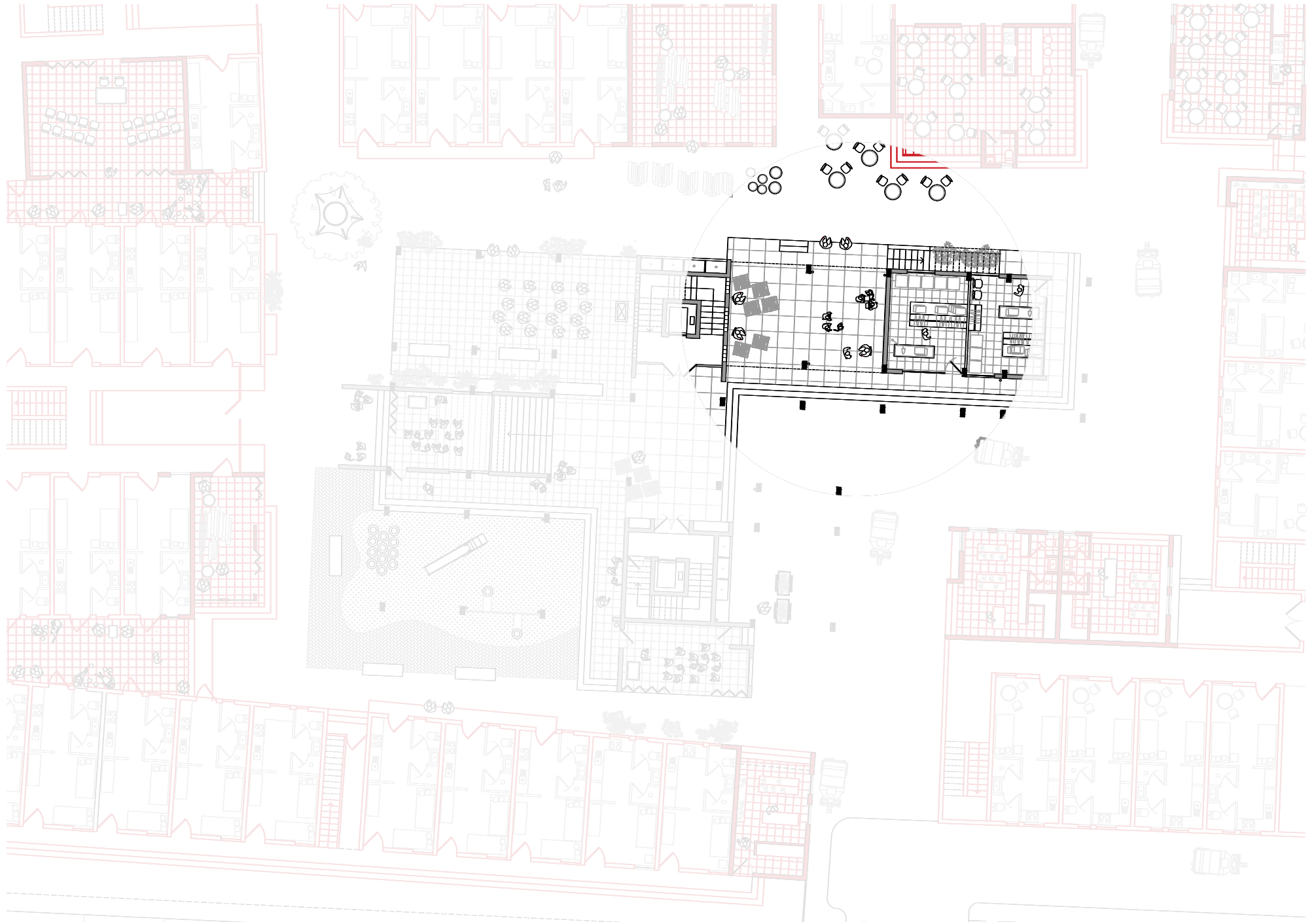
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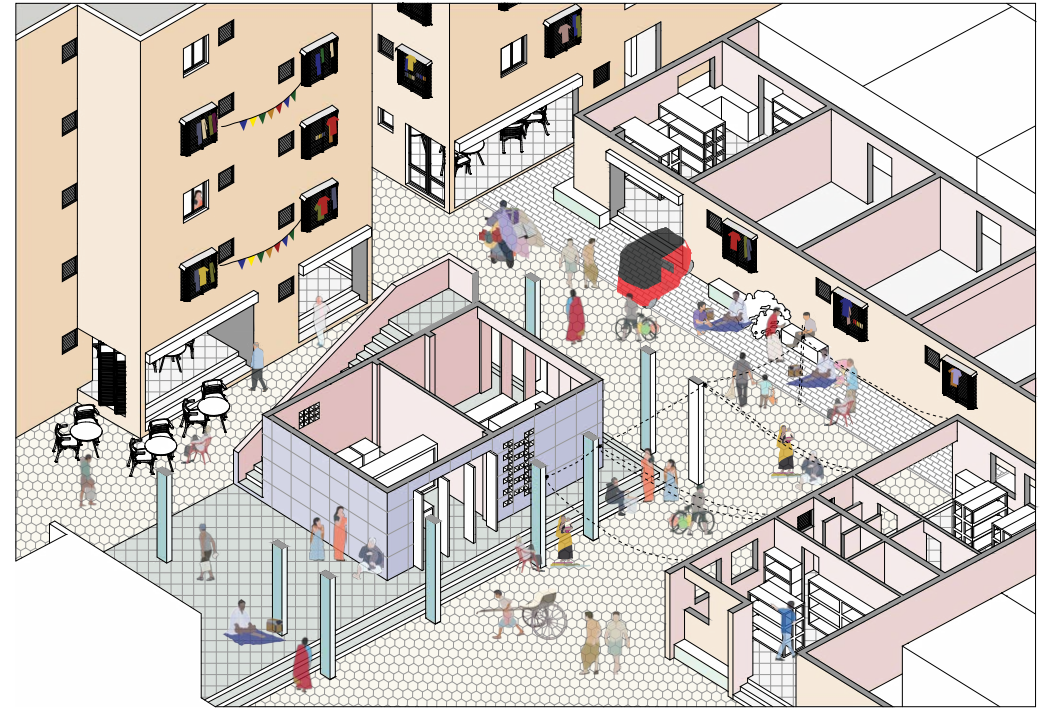
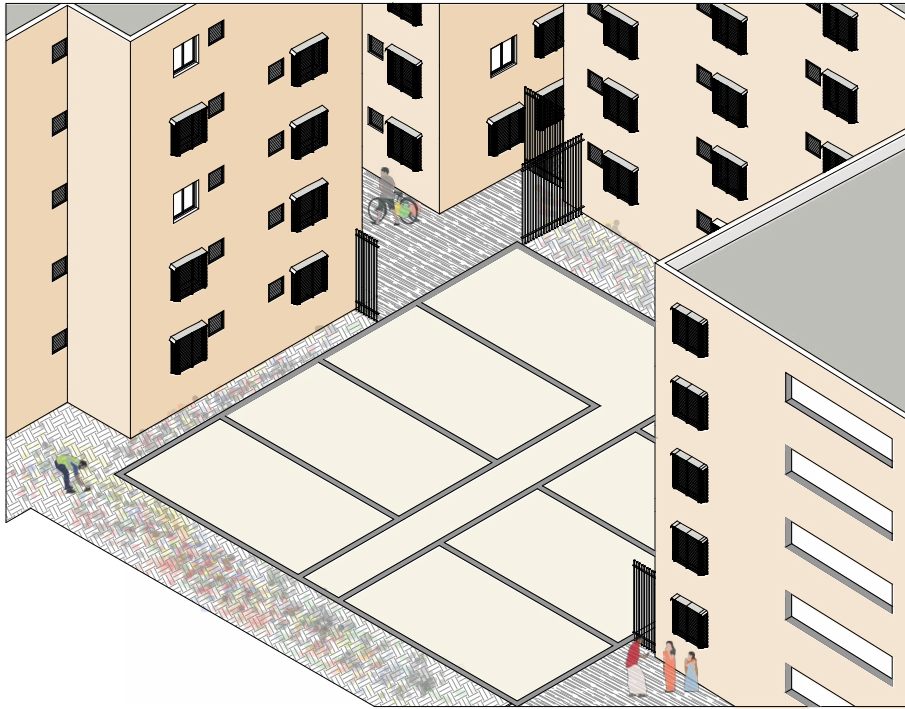
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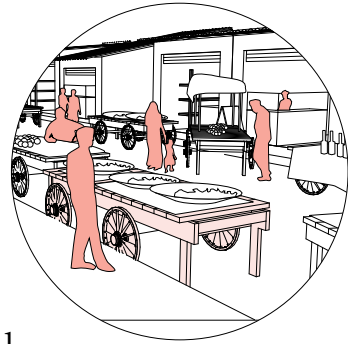
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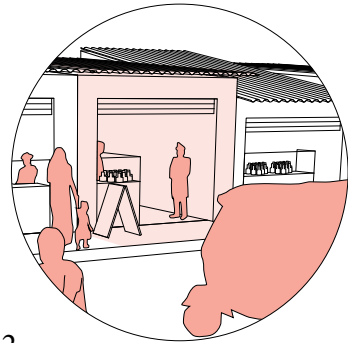
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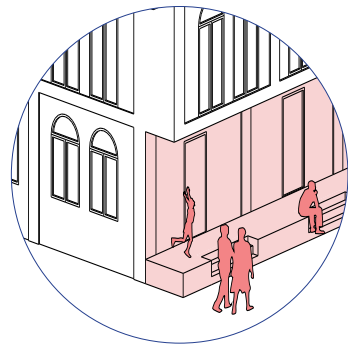
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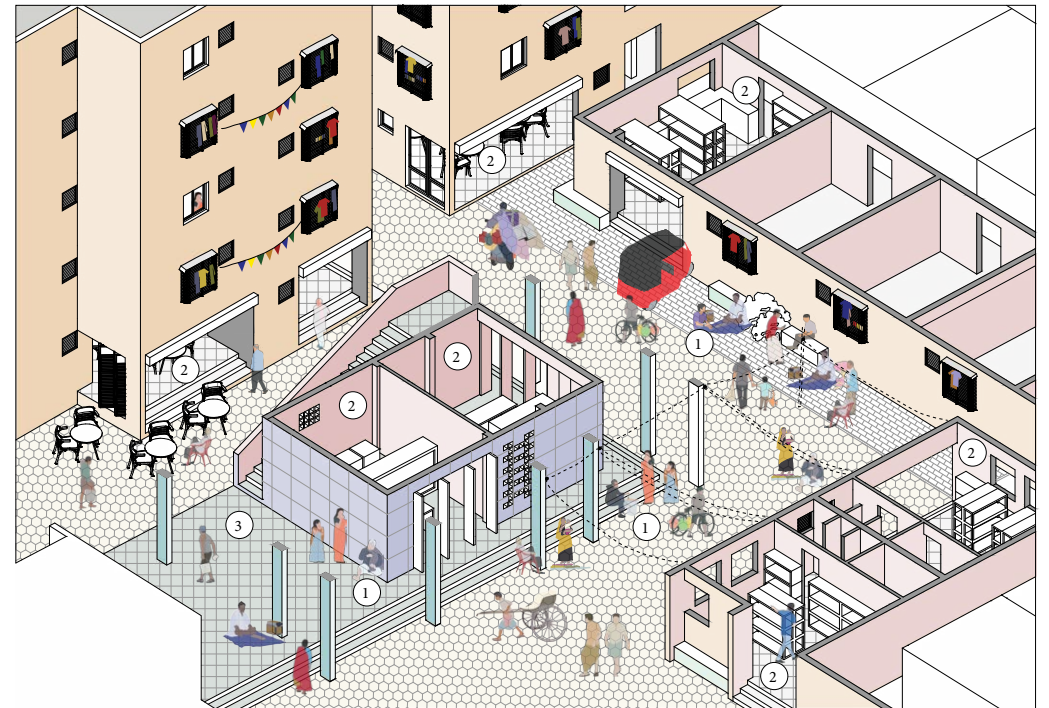
1



2



3



Spaces for the community

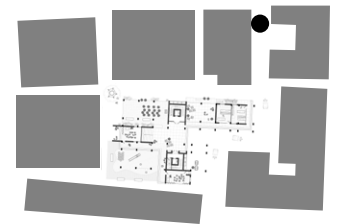


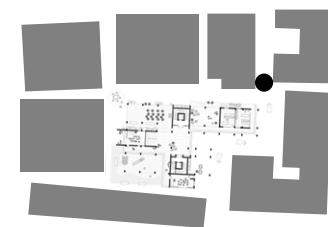
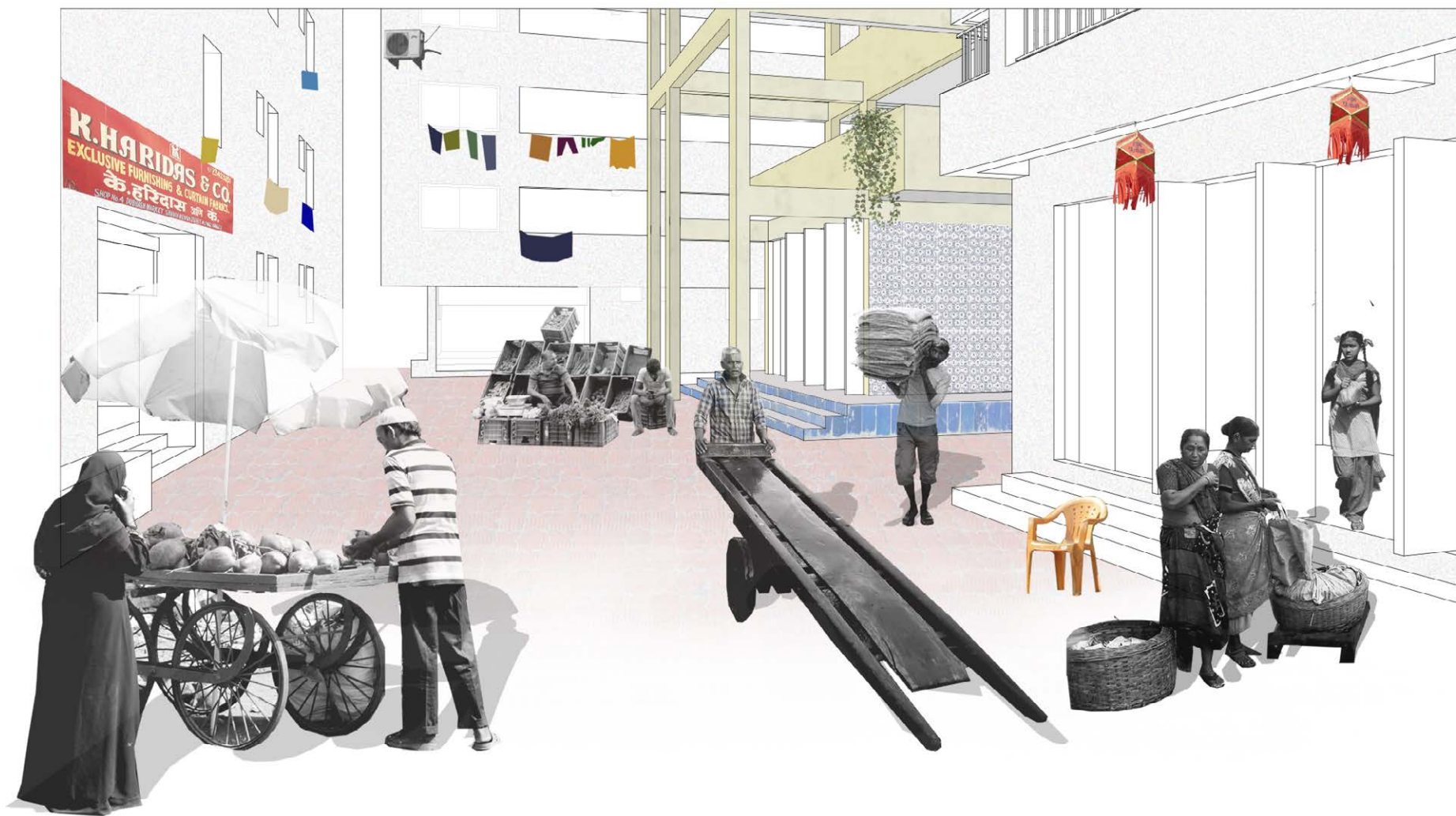
collective spaces for the building

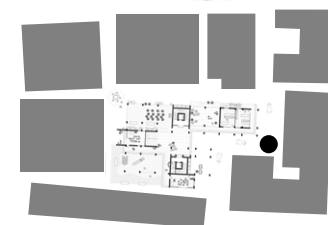


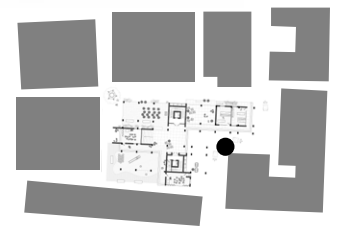
collective spaces for the building

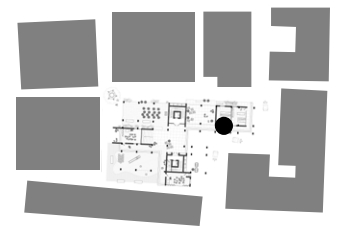




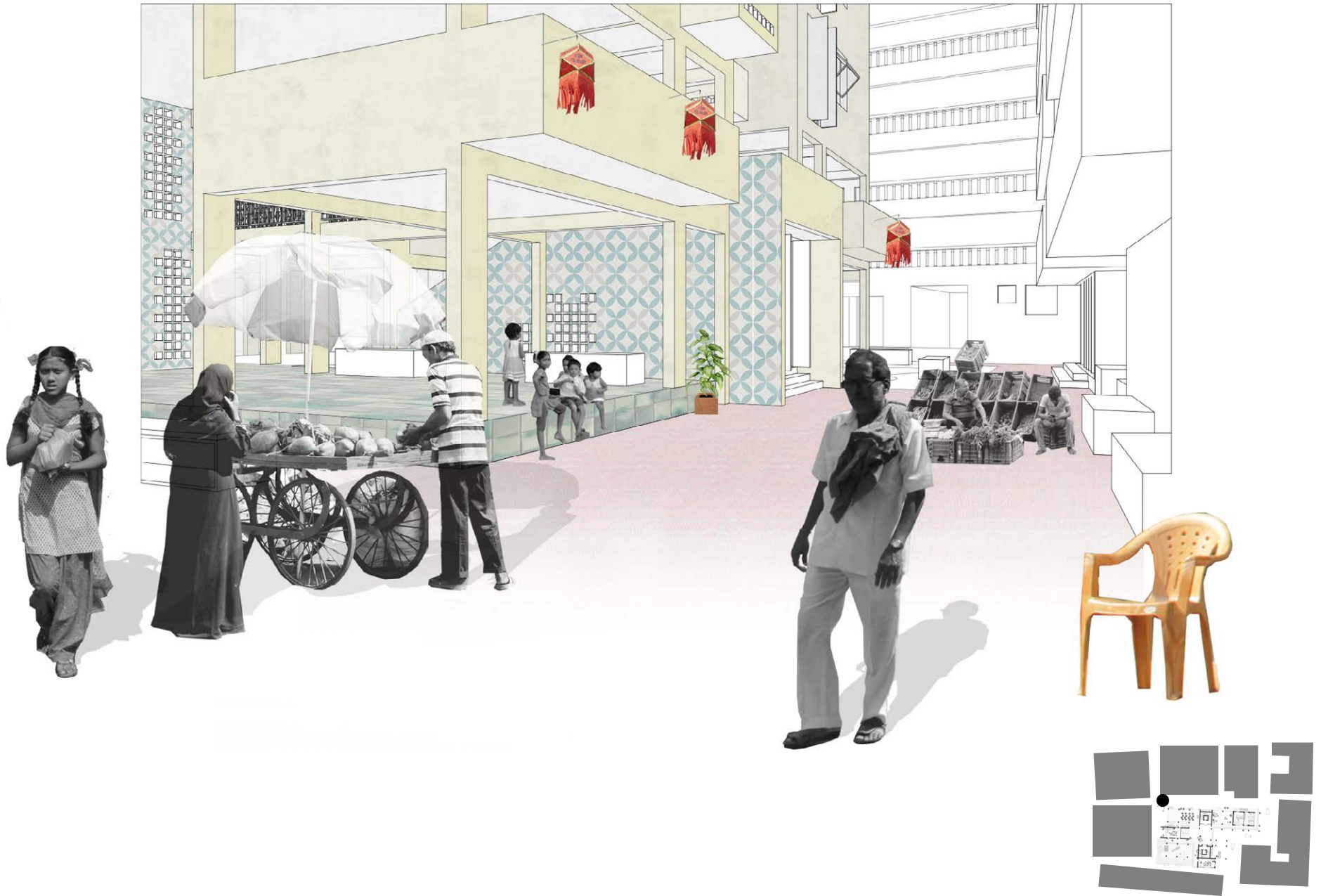


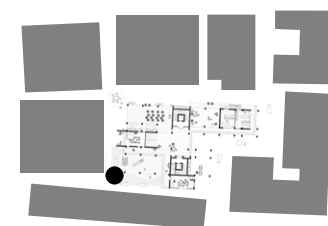












Plinth Flexibility



0.82 (building)



0.32 (full area)



0.75 m² / person

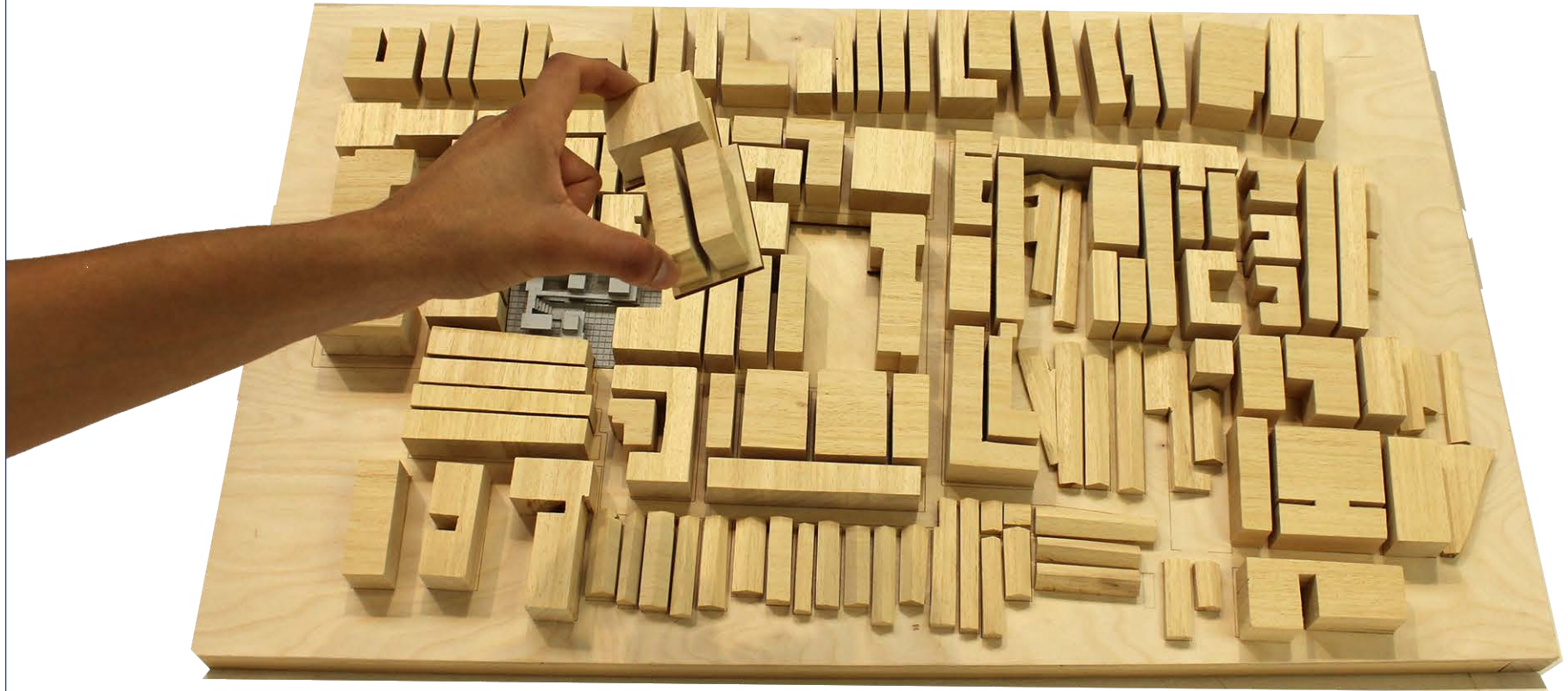


8% active shops

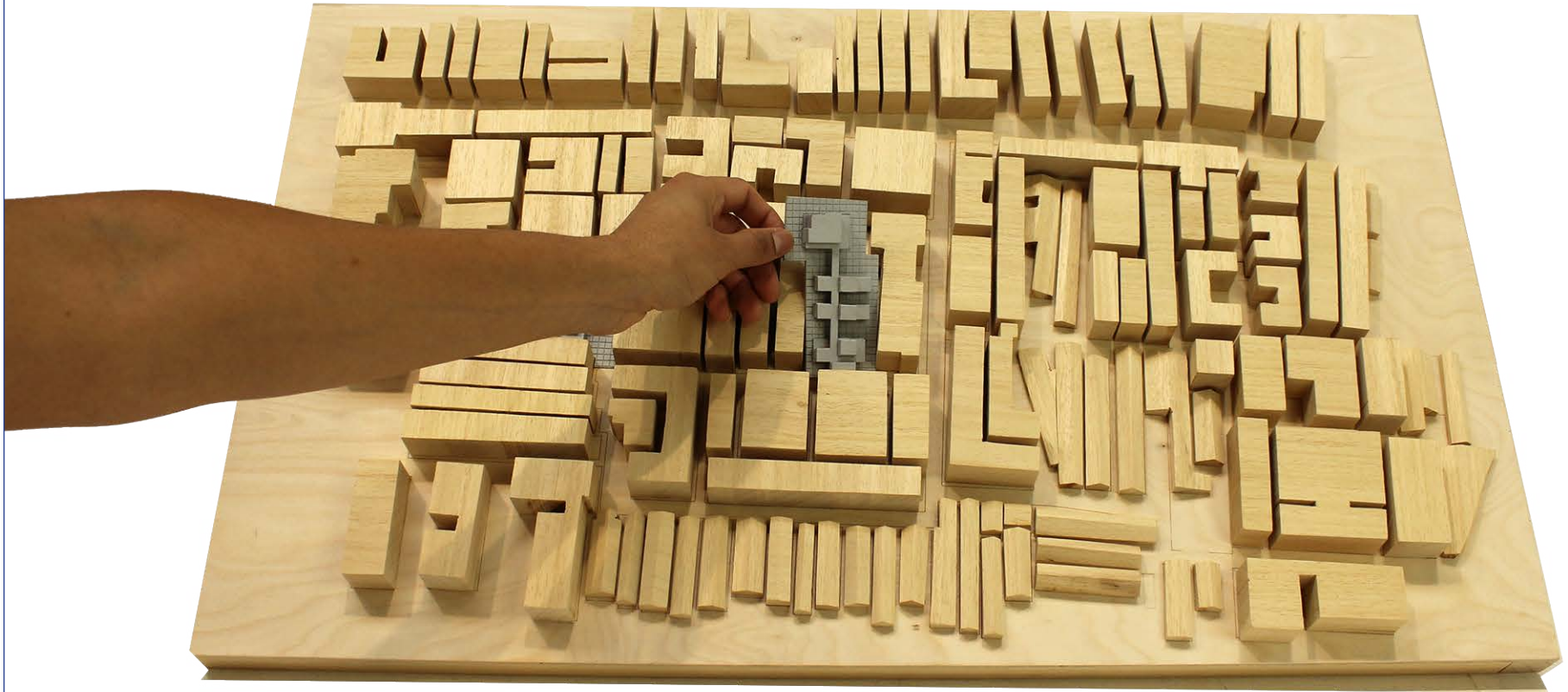


FSI: 3.5

Plinth Flexibility



Plinth Flexibility



Plinth Flexibility



Plinth Flexibility



Plinth Flexibility



0.98 (building)



0.38 (full area)



0.89 m² / person



14% active shops

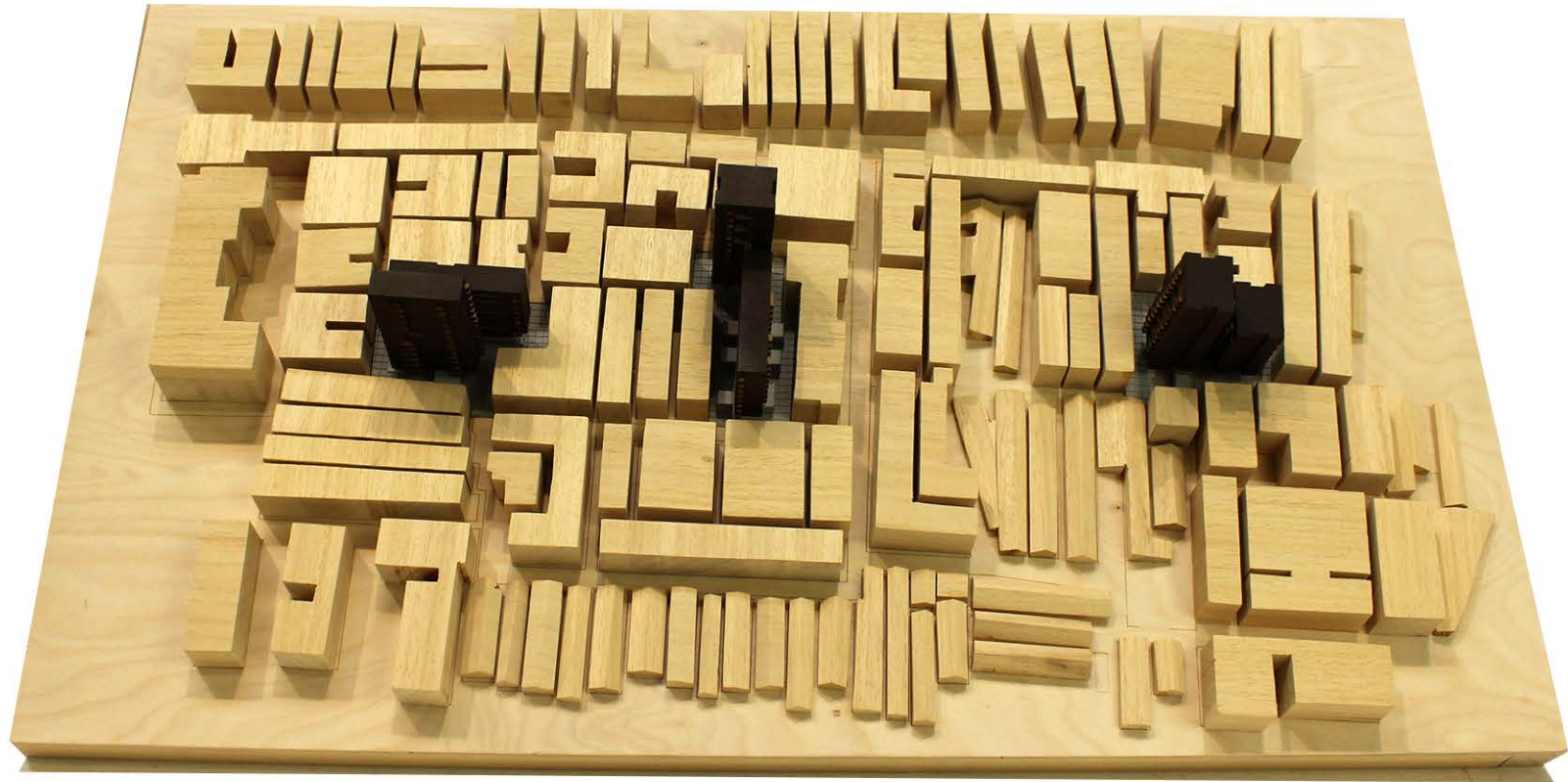


FSI: 3.2



7%

Plinth Flexibility



0.98 (building)



0.38 (full area)



0.89 m² / person



14% active shops



FSI: 3.2



7%

Plinth Flexibility



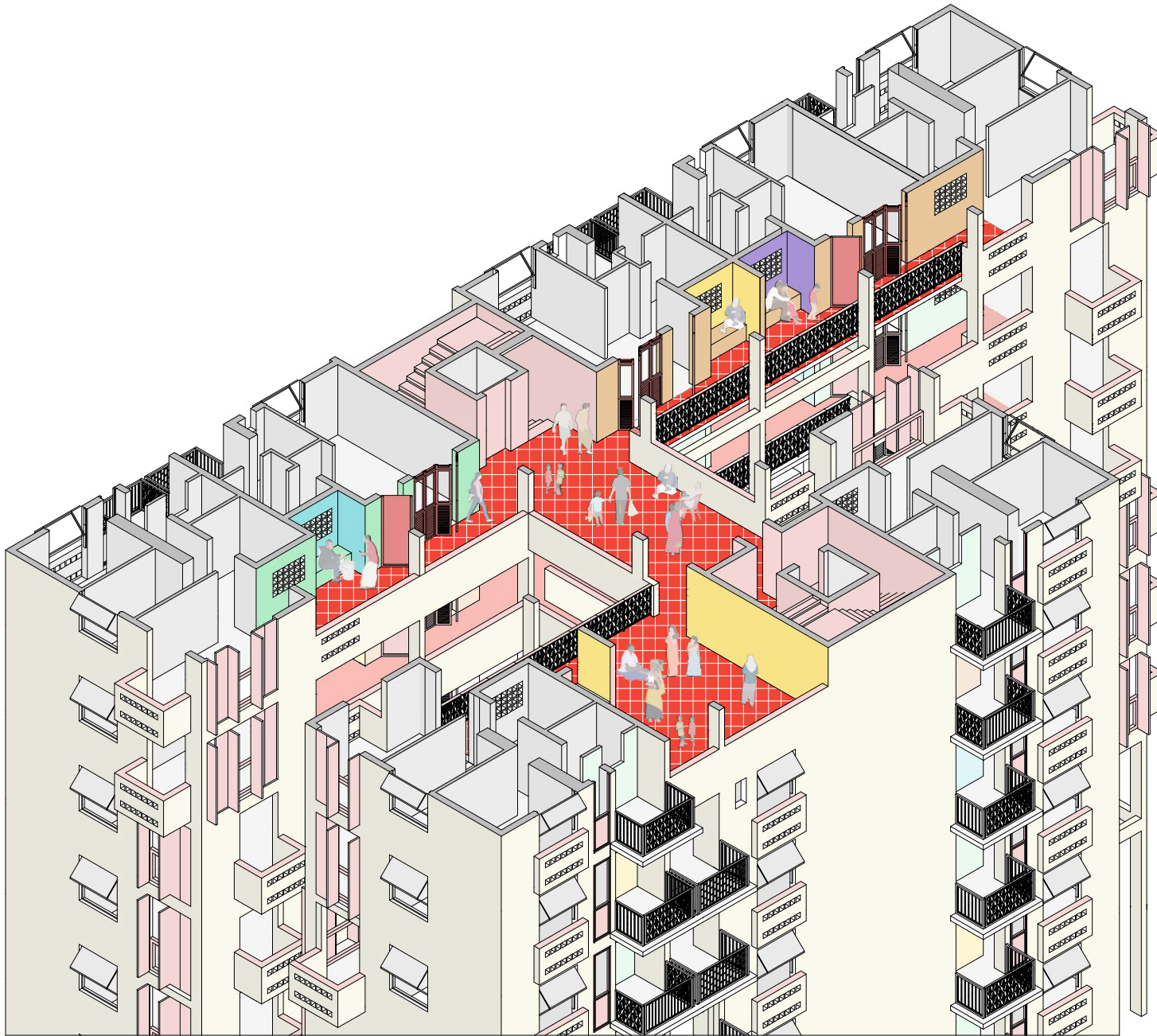
Floor type



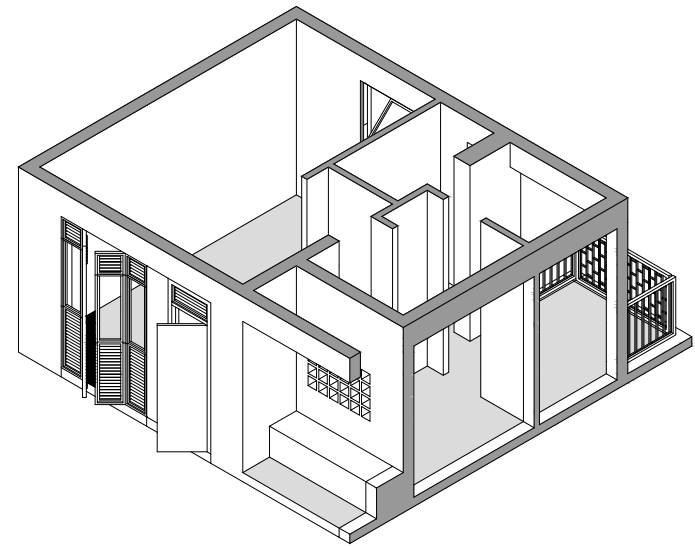
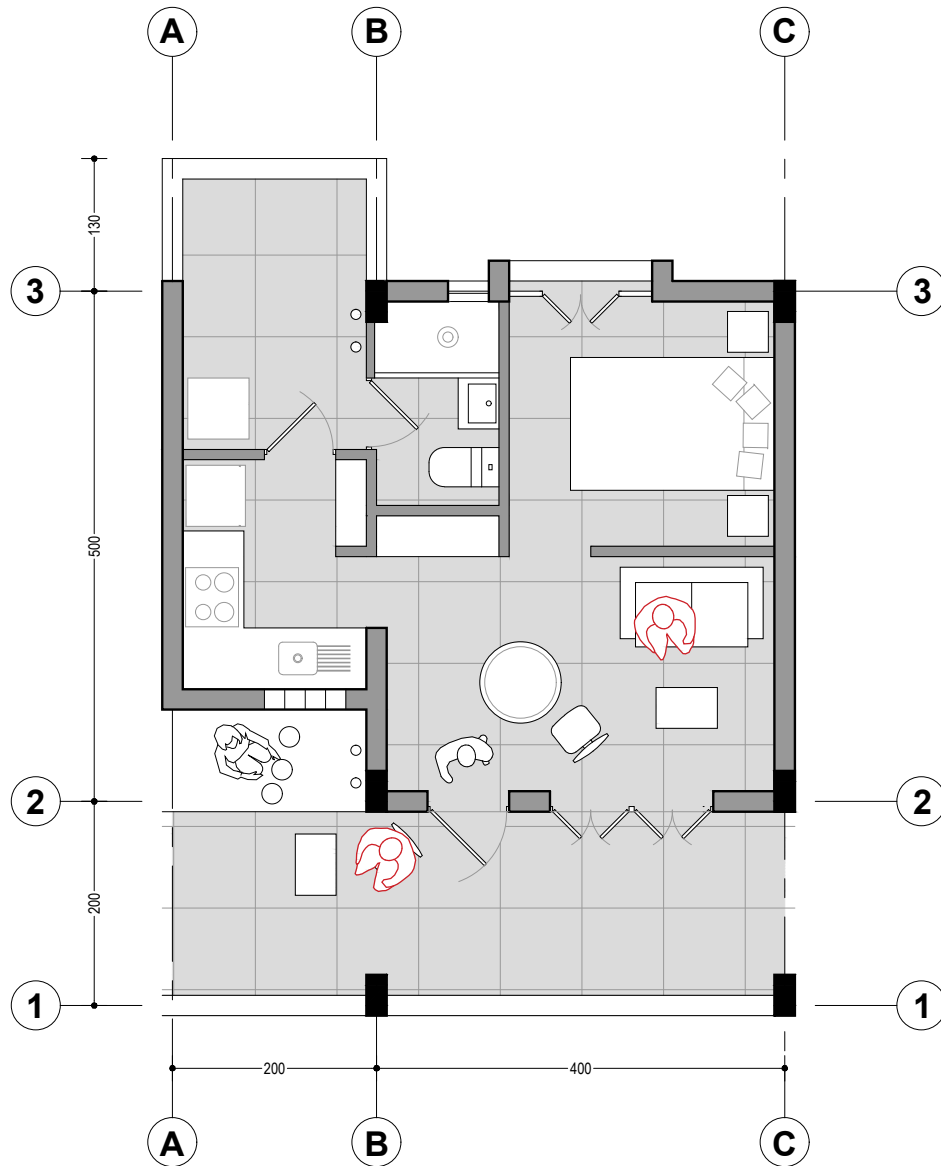
Collective spaces



Collective spaces

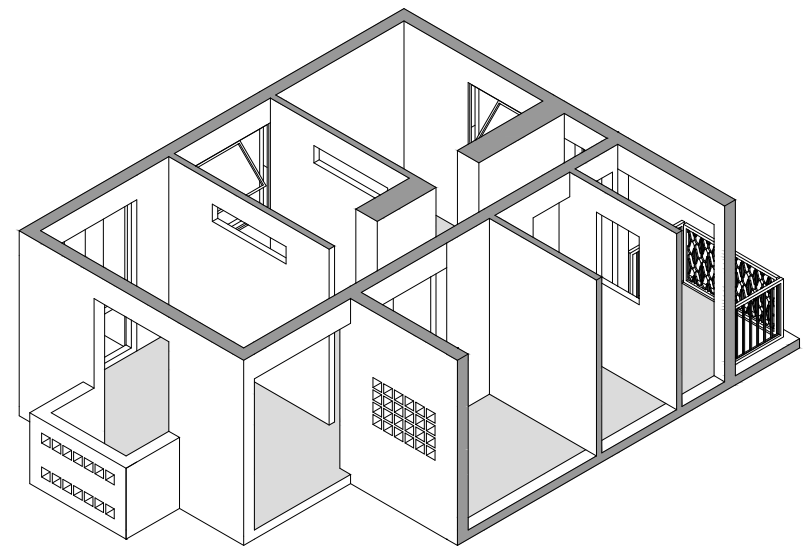
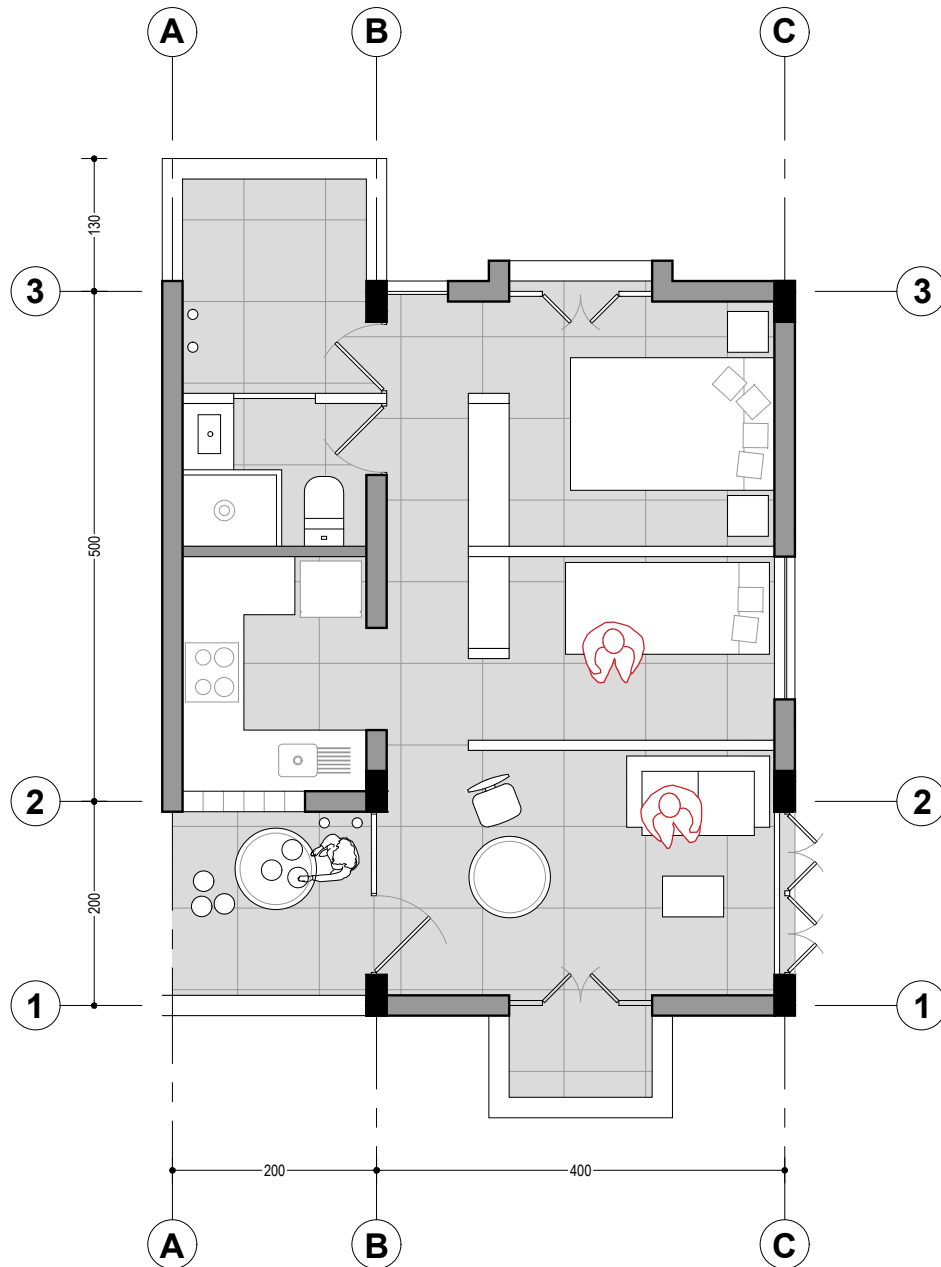


Unit Layout

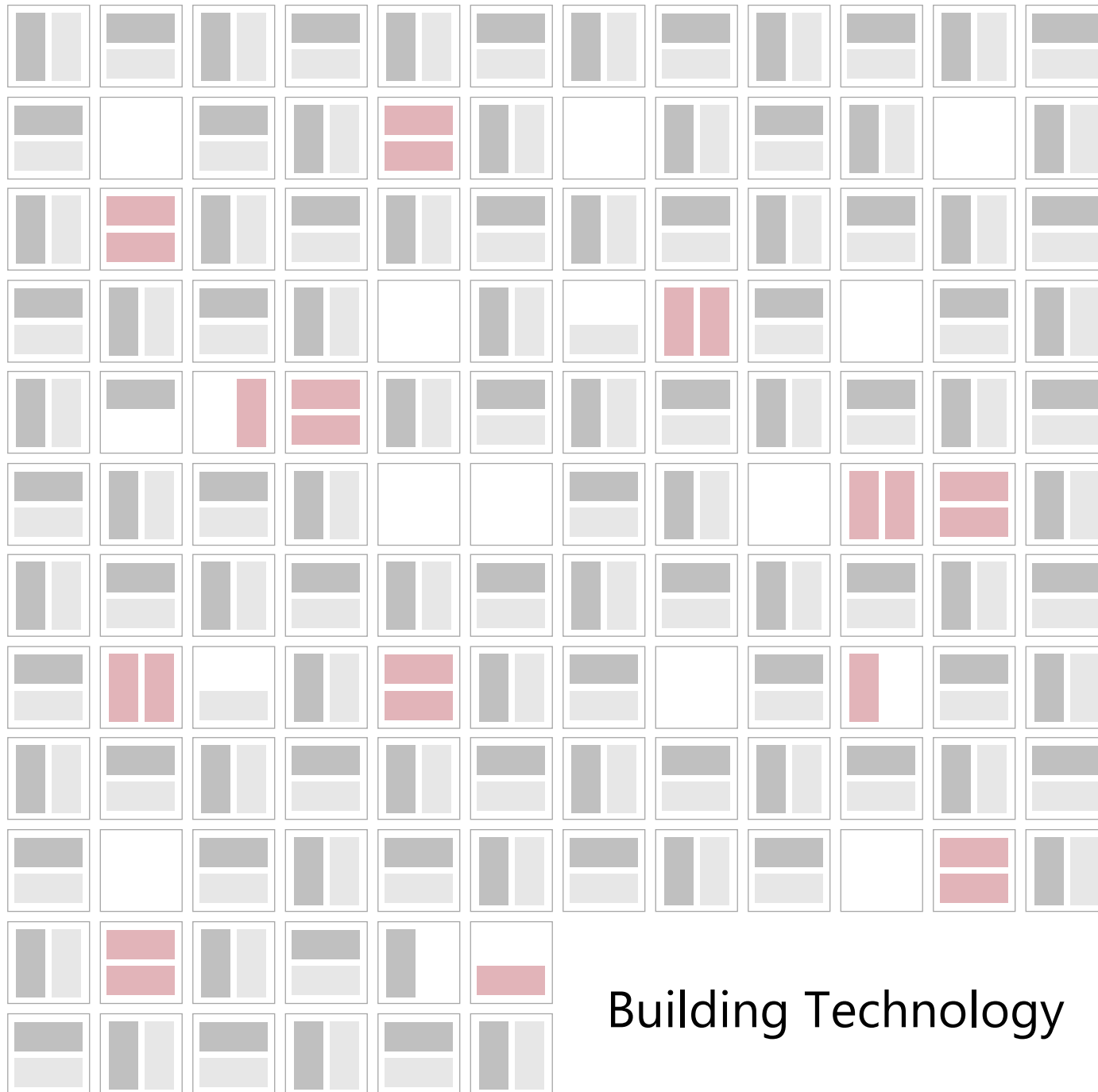


EWS 28 m² >> 31 m²

Unit Layout

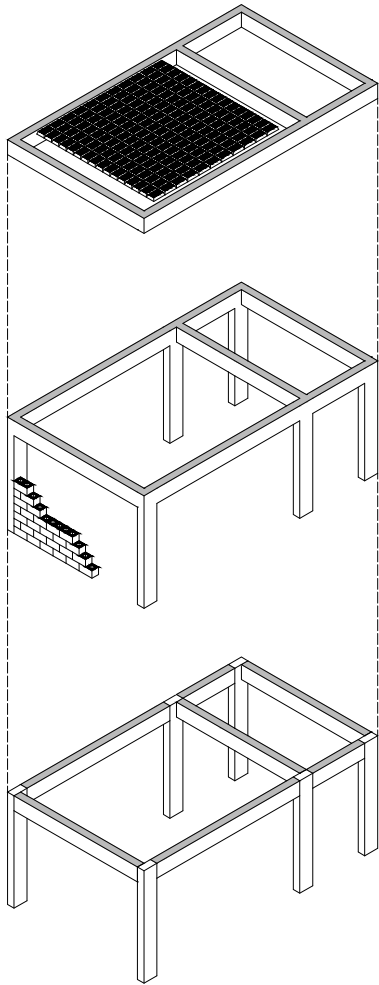


EWS 38 m2 >> 45 m2



Building Technology

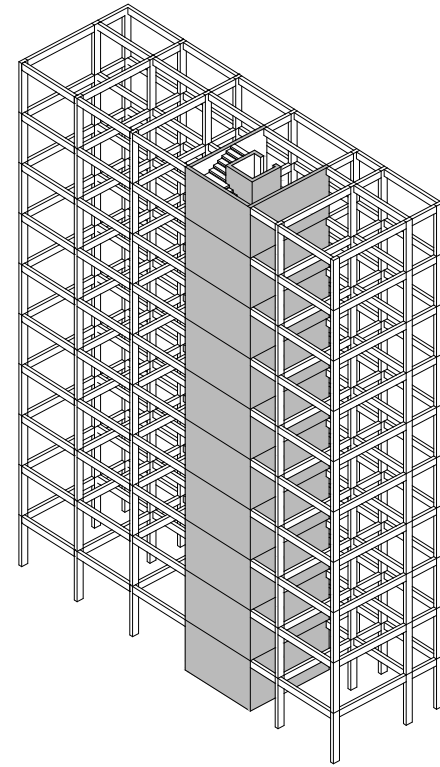
Building Elements



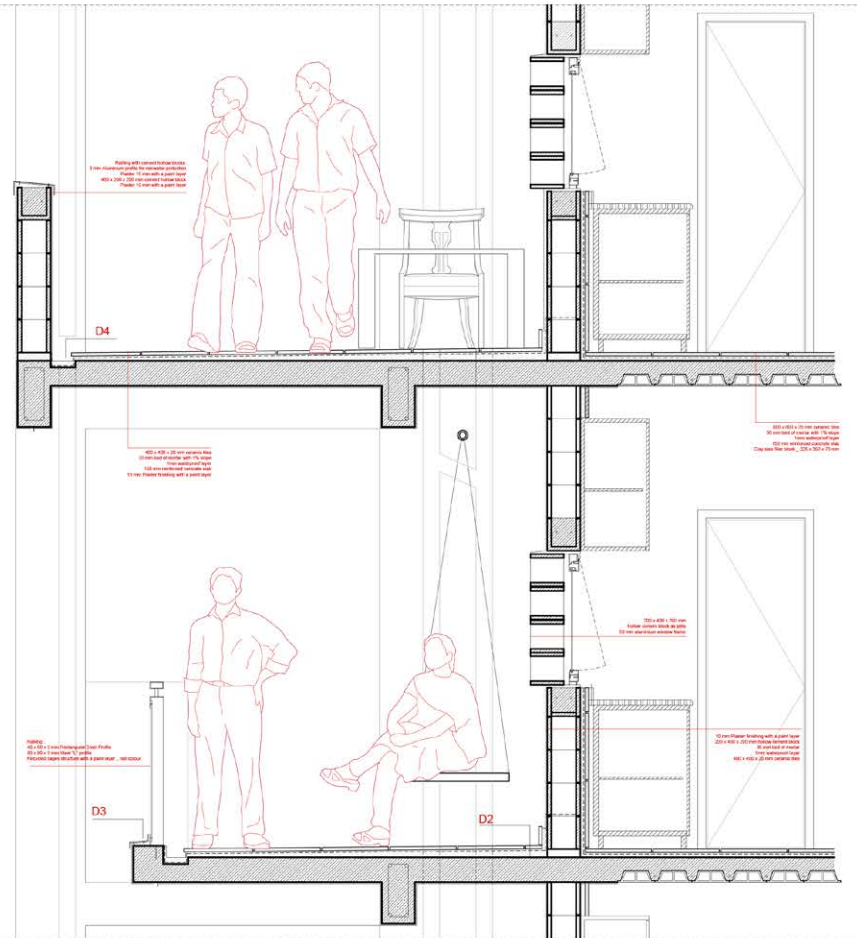
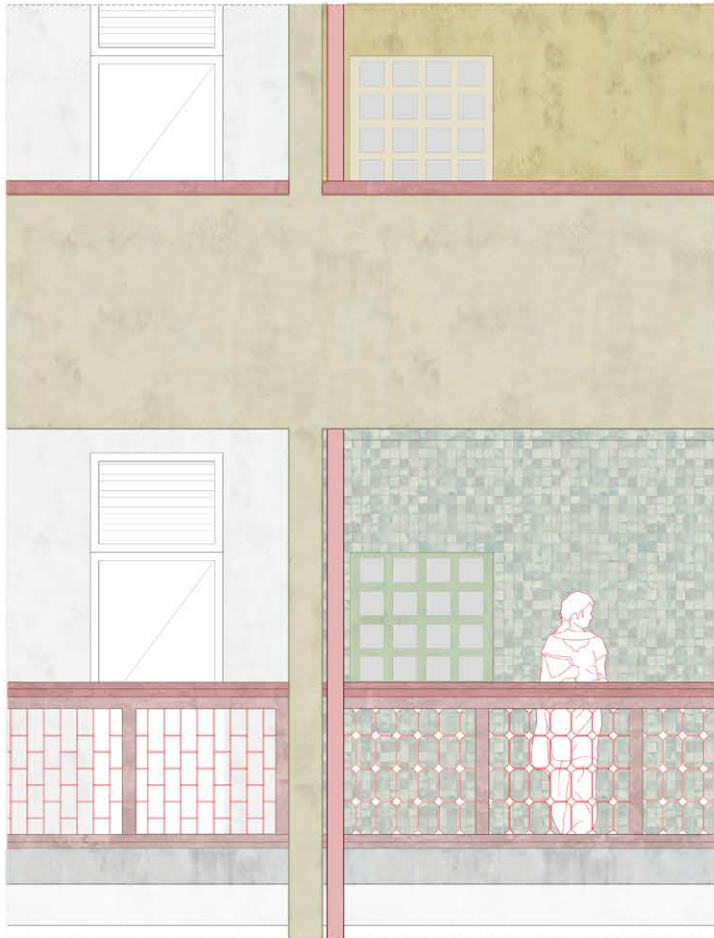
Filler Slab with clay blocks

Hollow Cement Blocks

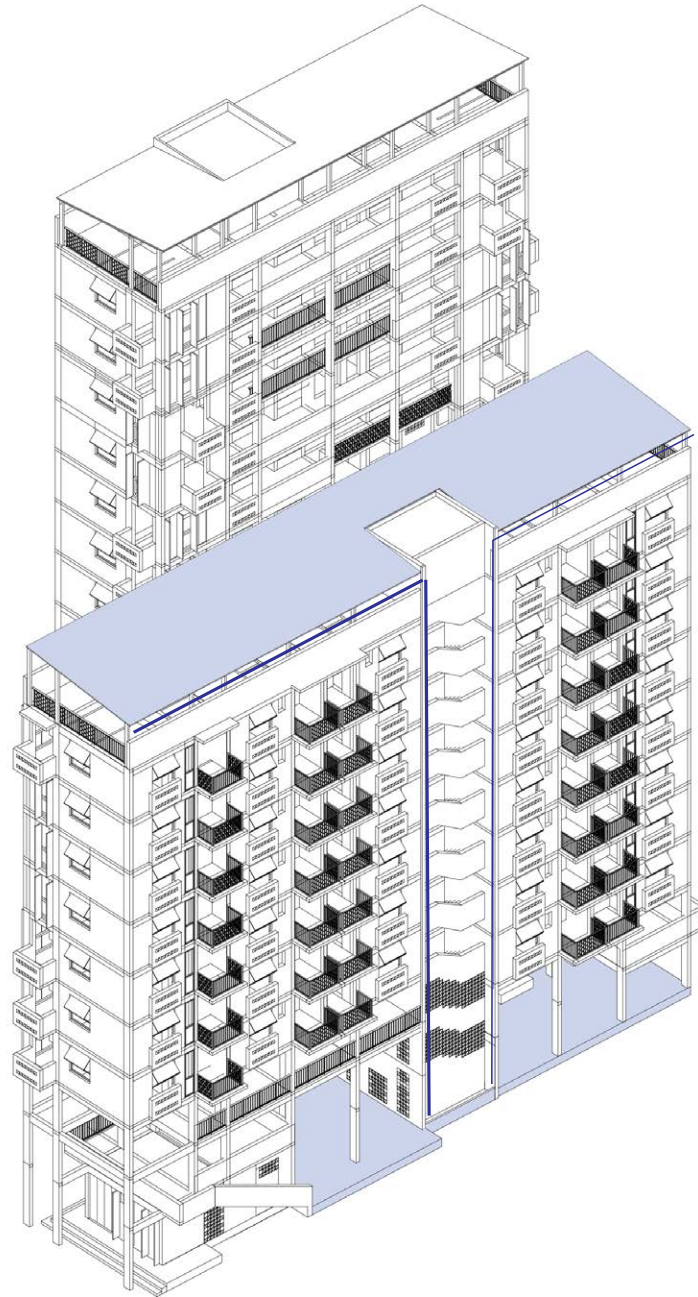
Insitu Concrete _



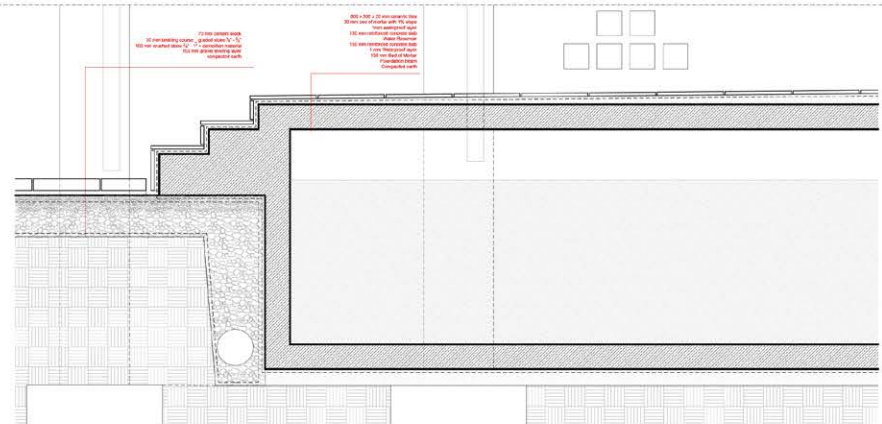
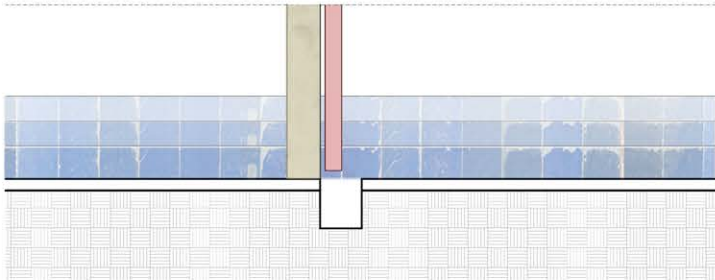
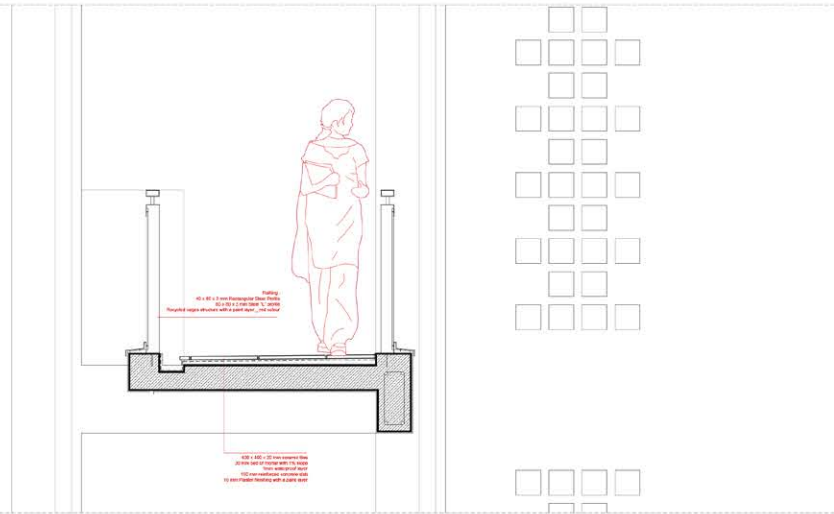
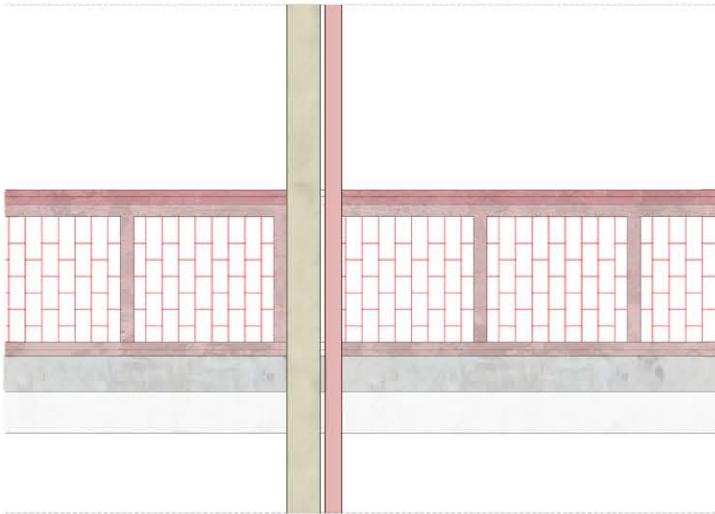
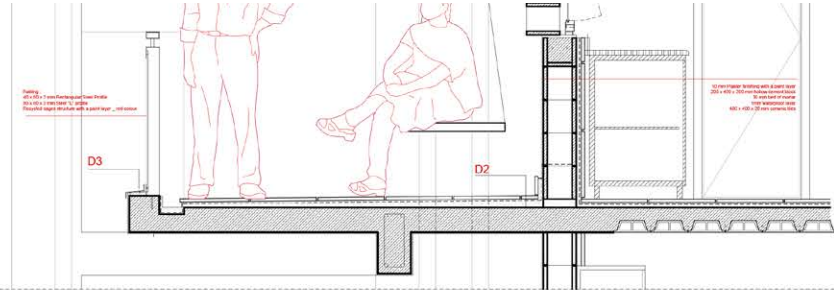
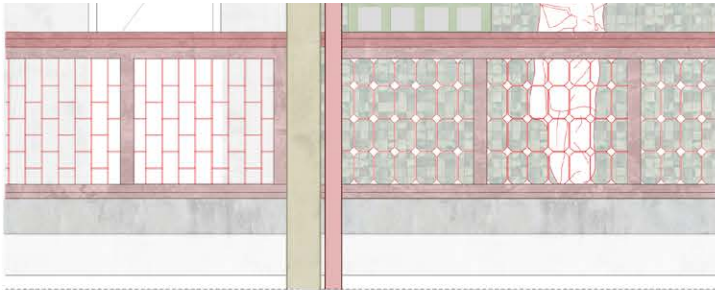
Building Elements _ The corridor



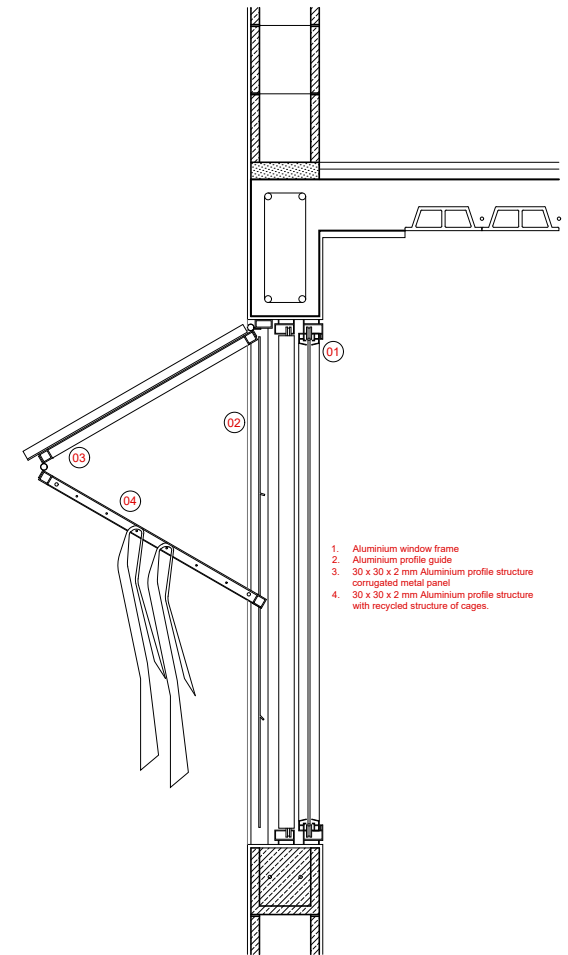
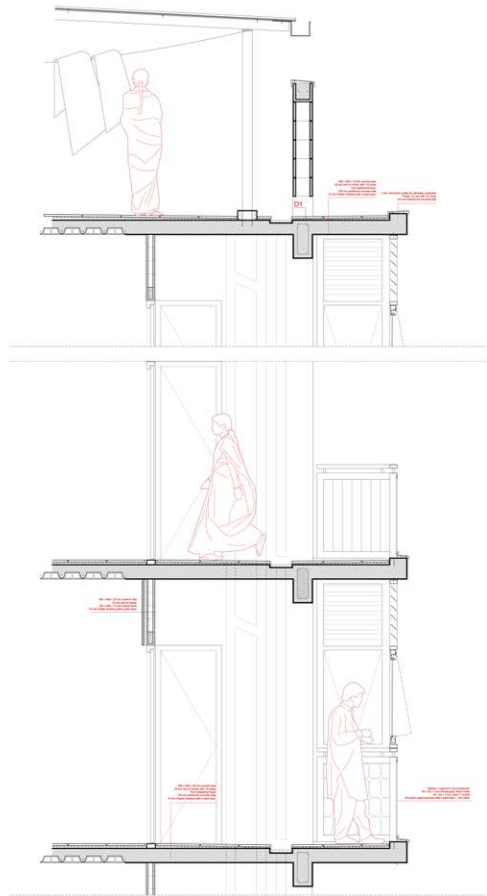
Building Elements _ Rainwater manage



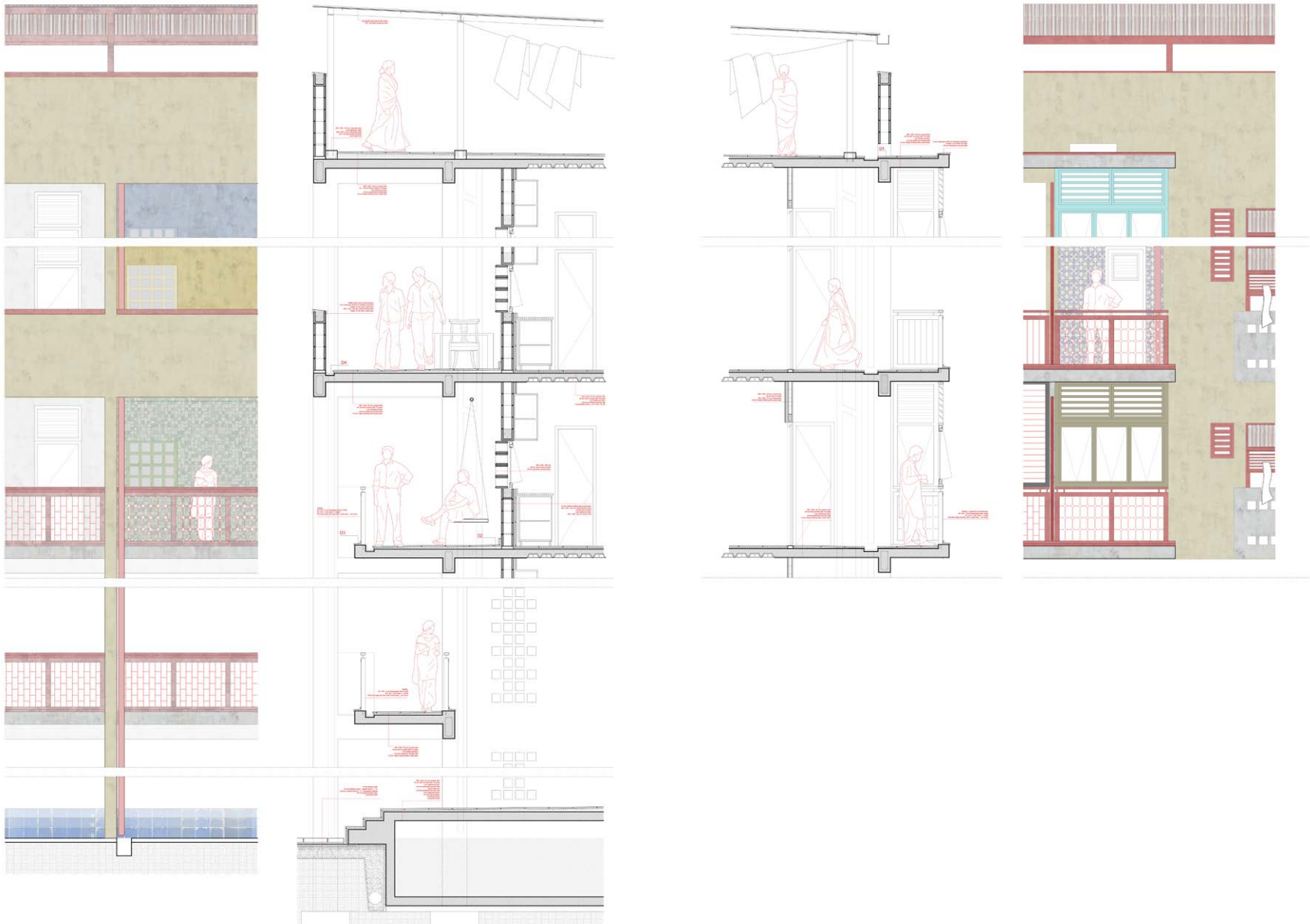
Building Elements _ Rainwater manage



Building Elements _ Balcony



Ventilation and facades



Feasibility scheme



MHADA.
(Mumbai Housing and Development Board)



Private Builder



Transfer FSI



Extra units in the market*



Pay Demolition cost

EWS

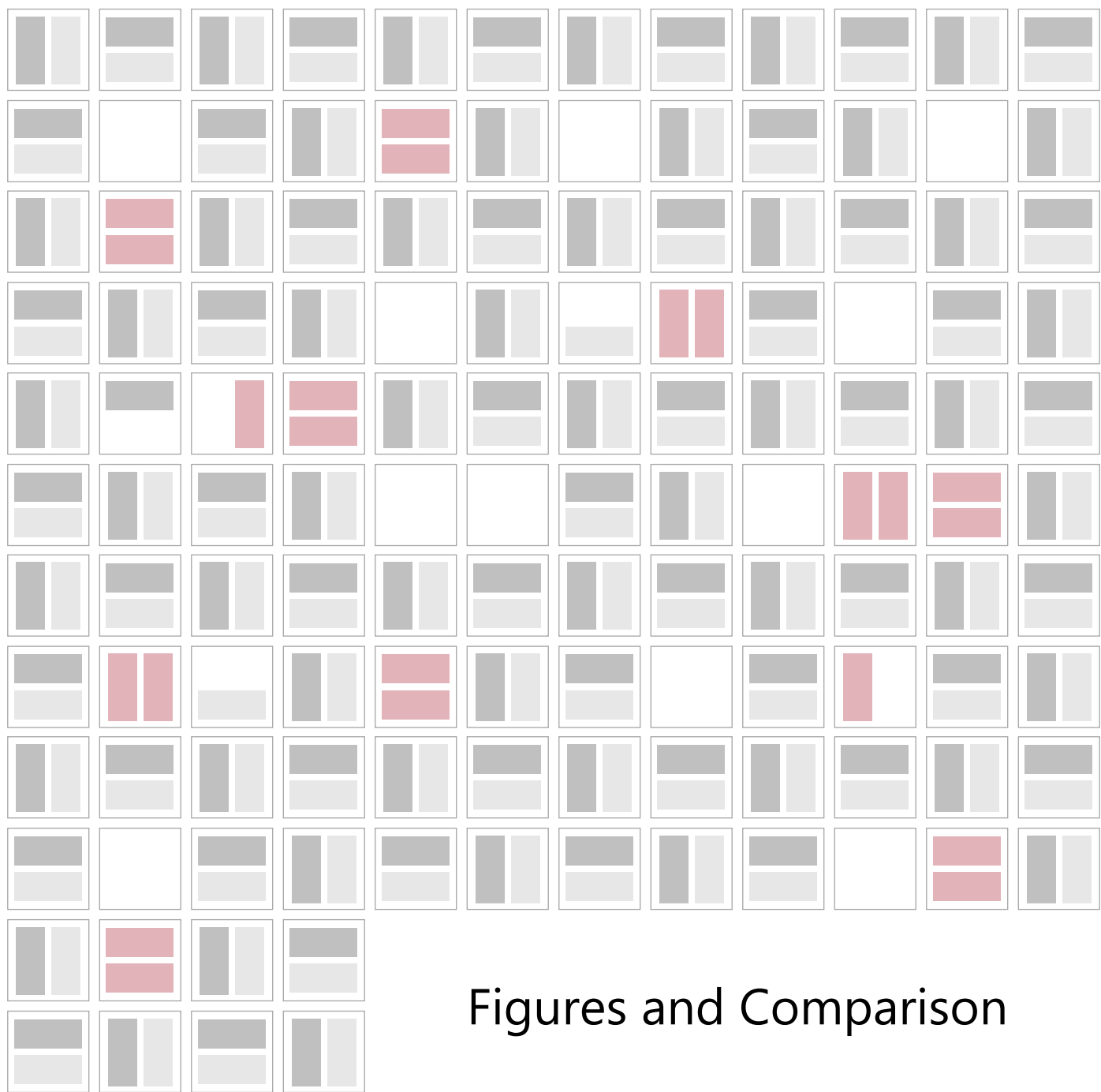
Pay for affordable units*



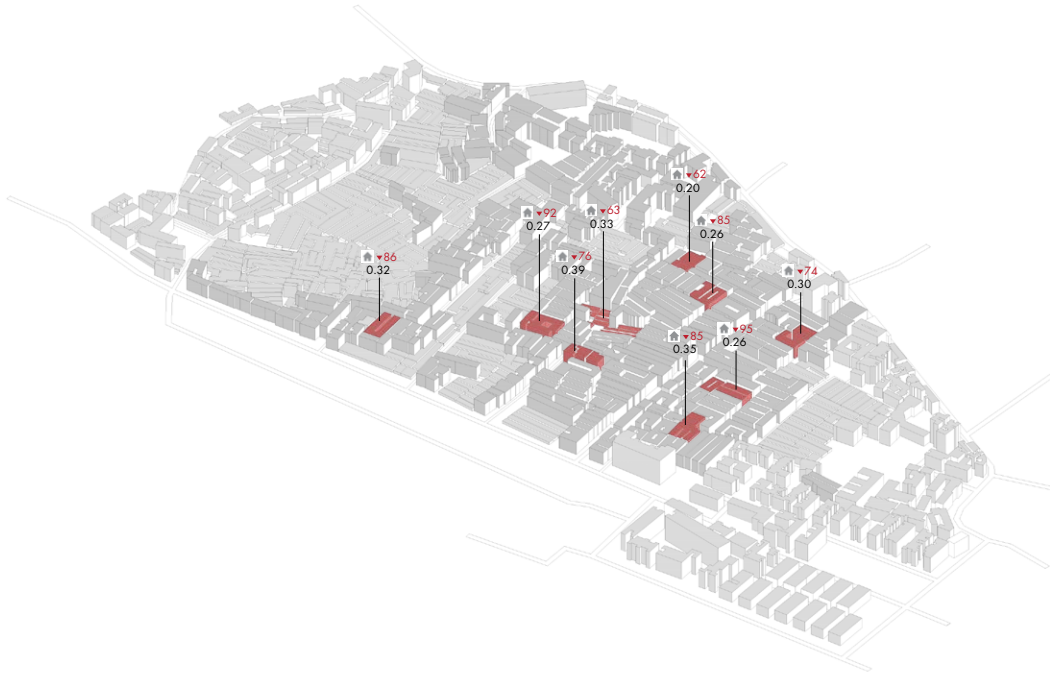
Pay annuity to developer (15-20 years)*



Pay annuity to developer (15-20 years)
+ 40 - 50% Building cost*



Figures and Comparison



724



0.3



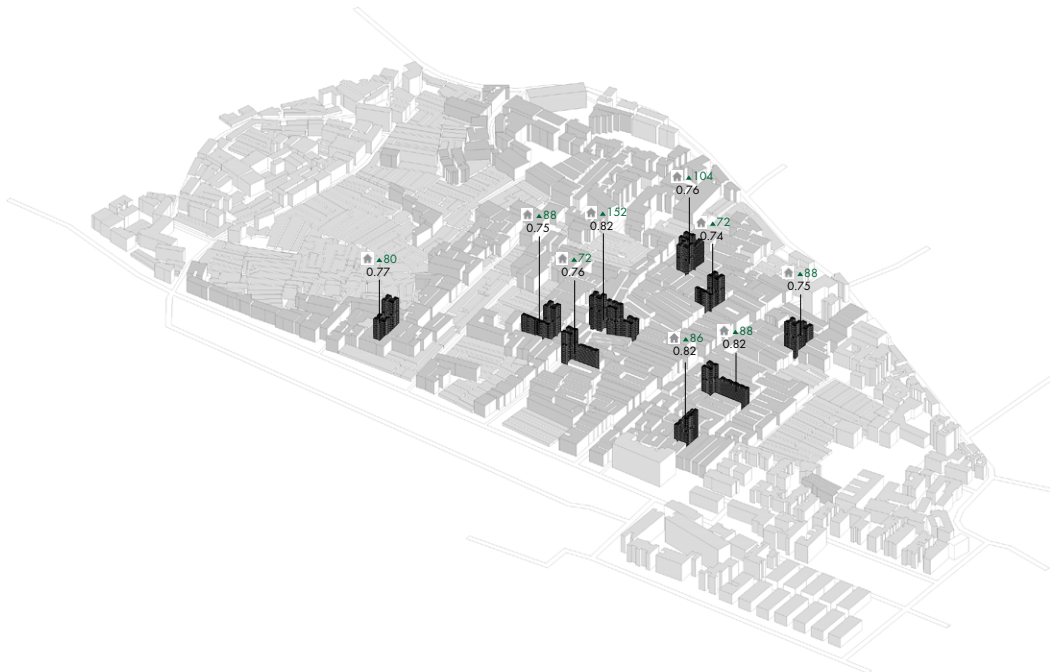
FSI: 3.3



2%



5% active shops



830



0.77



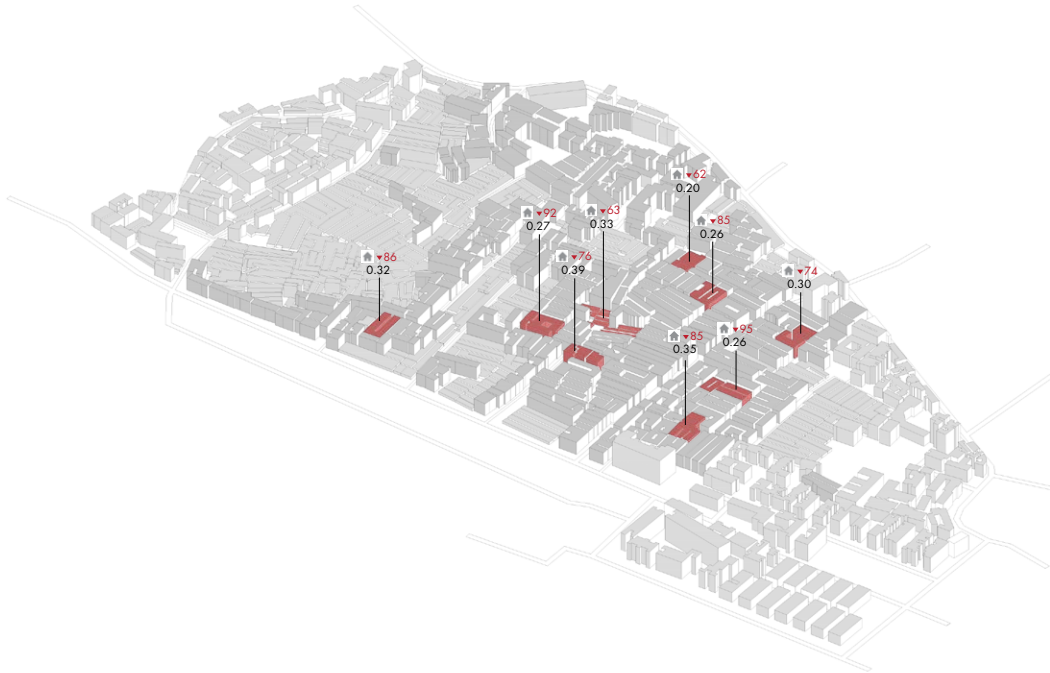
FSI: 3.2



10%



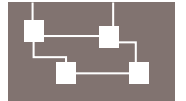
10% active shops



Avoid massive Eviction / Relocation



Elaborate an integrated urban fabric



Redefine Neighbourhoods



Increase amenities and commercial activity
 - To stimulate future investment
 - To increase land value

