transit city

jaap le . 4230655
p5 . nov 2018

global housing
nelson mota
dick van gameren
rohan varma

0 5 25km


9529
Churchgate
12F चर्चगेट
VIRAR
2057
2
3


nala sopara
fort


1900
1850
1800

an overcrowded city:

+ lots of work but no place to live

+ extreme densities

+ prices of land skyrocket

+ clogged transit corridors

+ satalite cities

an overcrowded city:

+ lots of work but no place to live

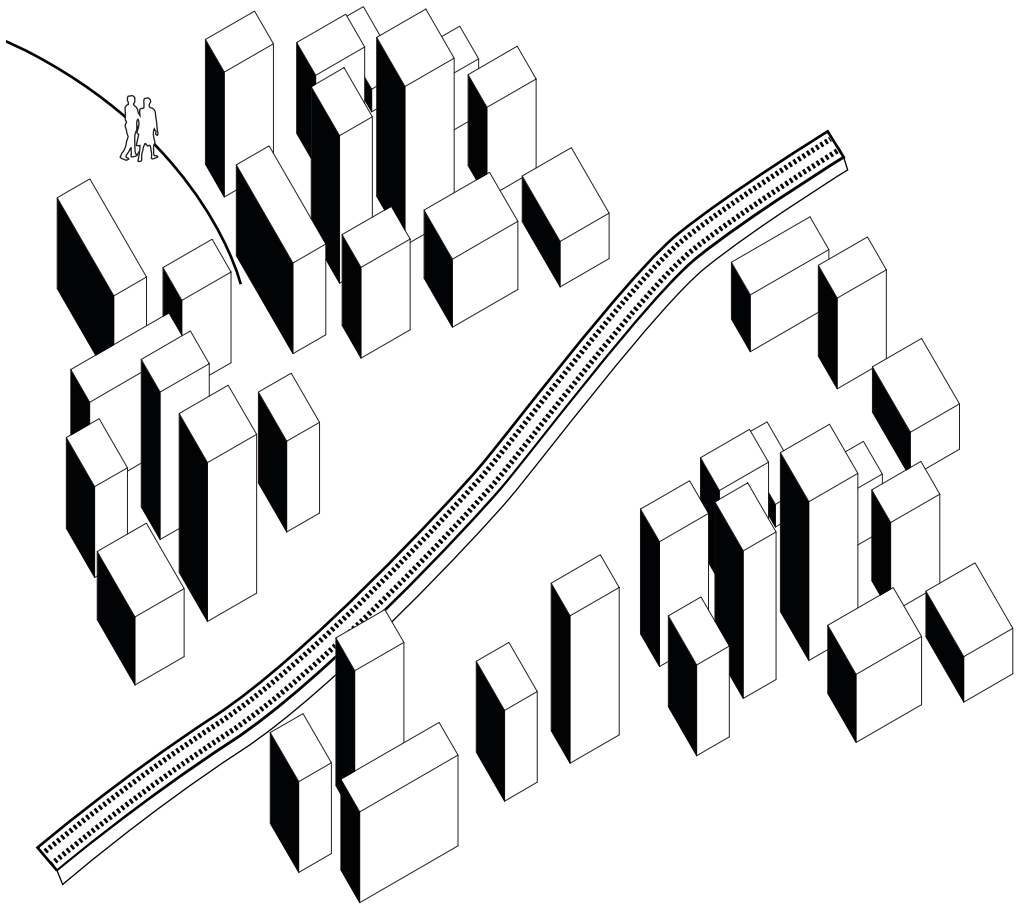
+ extreme densities

+ prices of land skyrocket

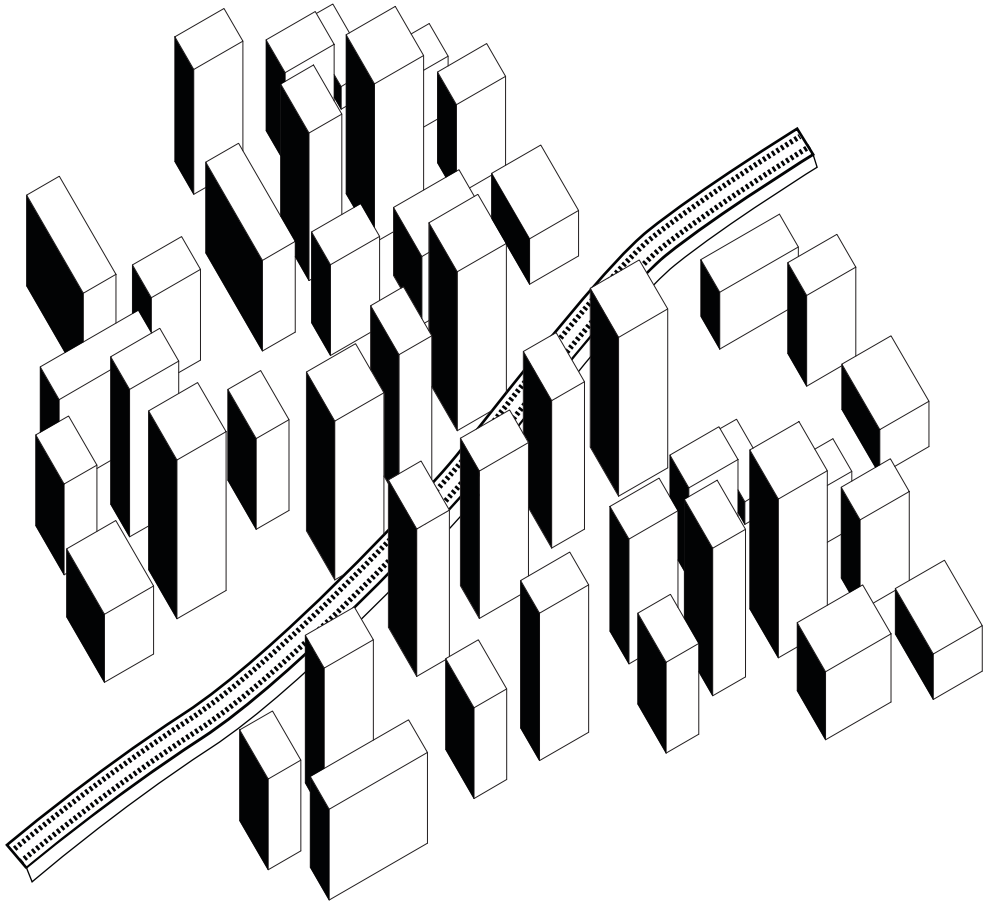
+ clogged transit corridors

+ satalite cities


मुंबईसाठी नियोजन
बृहन्मुंबई विकास आराखडा 2014-2034
PLANNING FOR MUMBAI
THE DEVELOPMENT PLAN FOR
GREATER MUMBAI 2014-2034
MUMBAI
2014-2034
PRAJA.ORG
URBAN DESIGN RESEARCH INSTITUTE

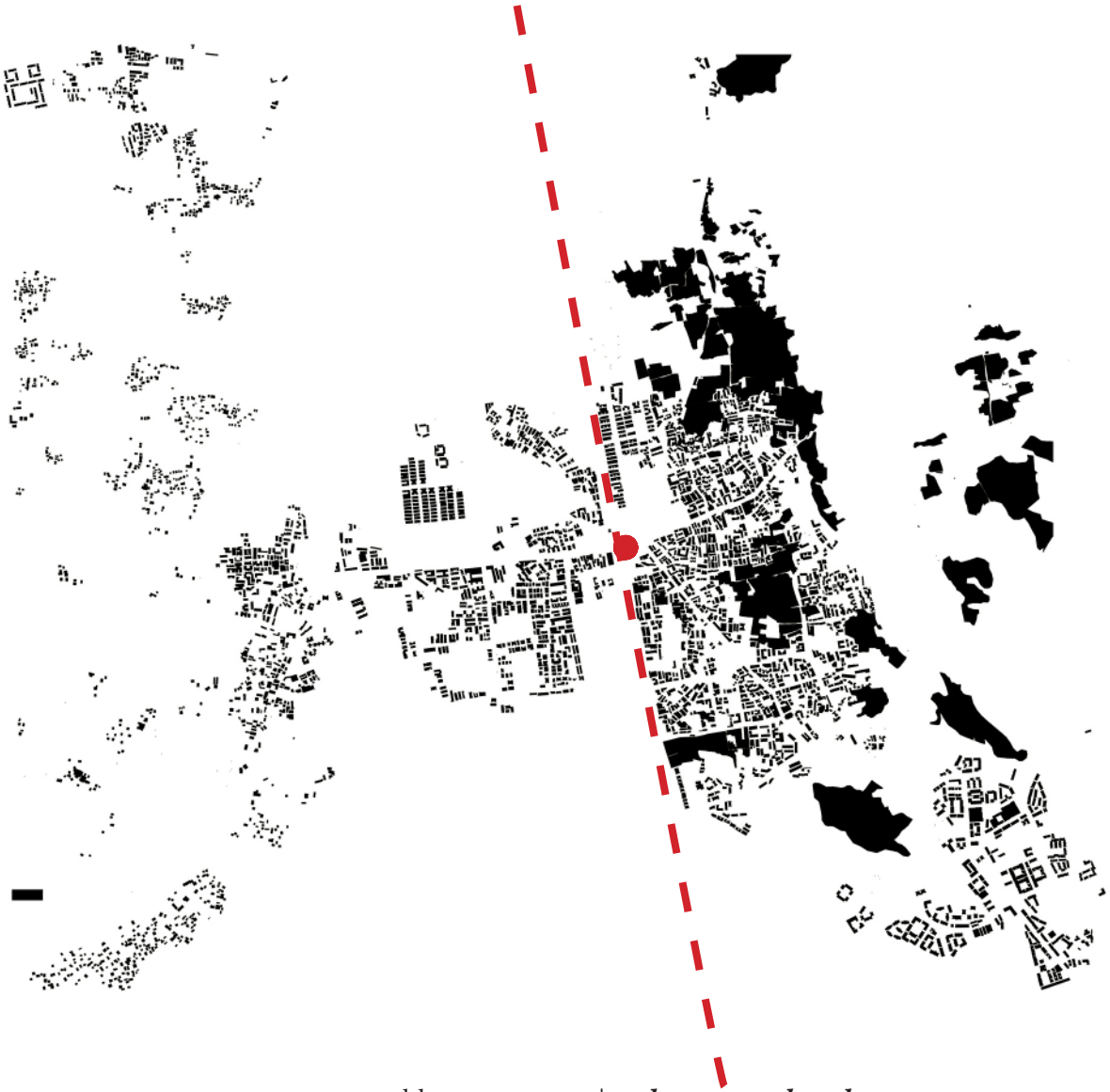


problem statement | ***development plan: new transit corridors***



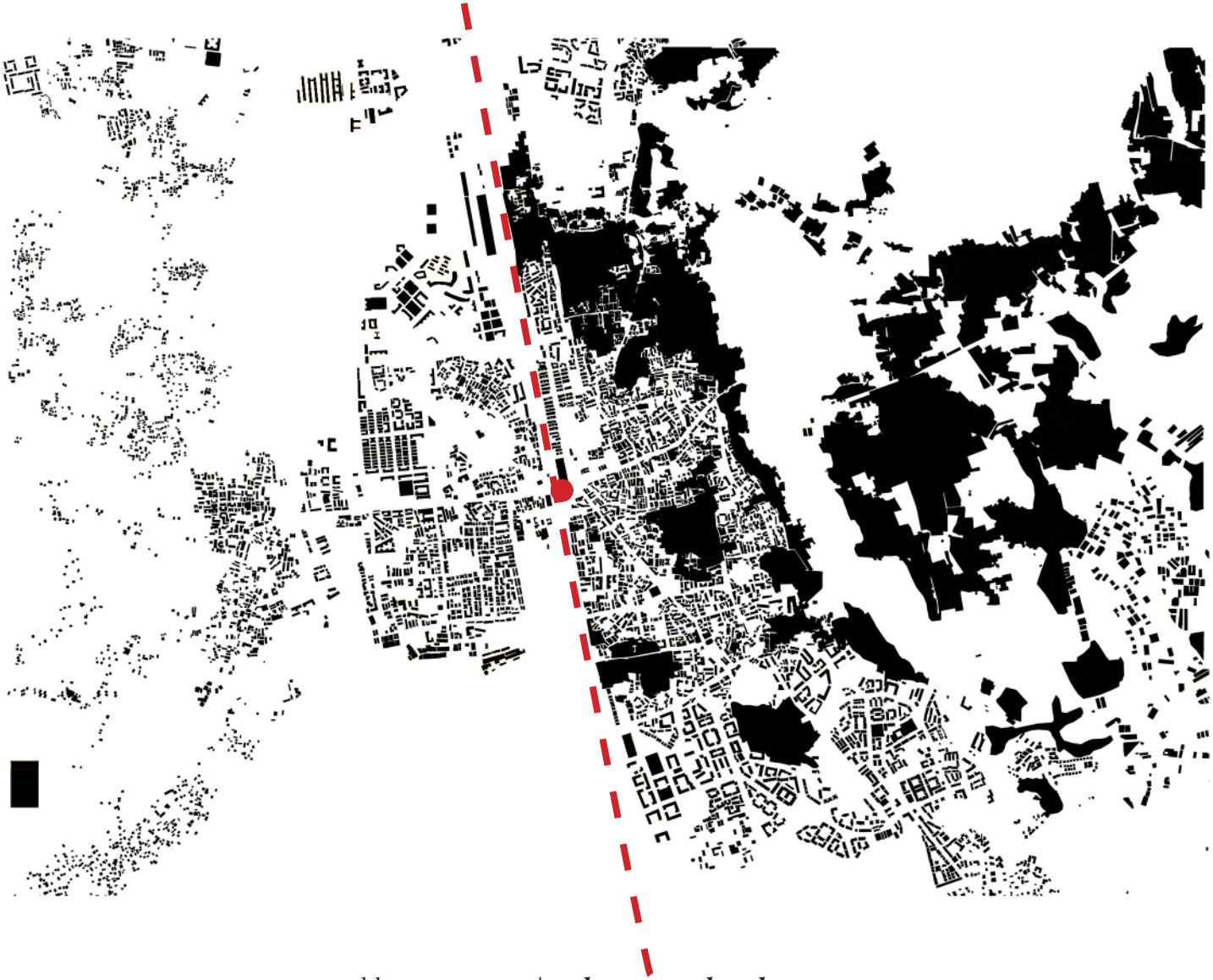
density allowances wil increase to upto FSI 4 for residential projects along transit corridors

2002

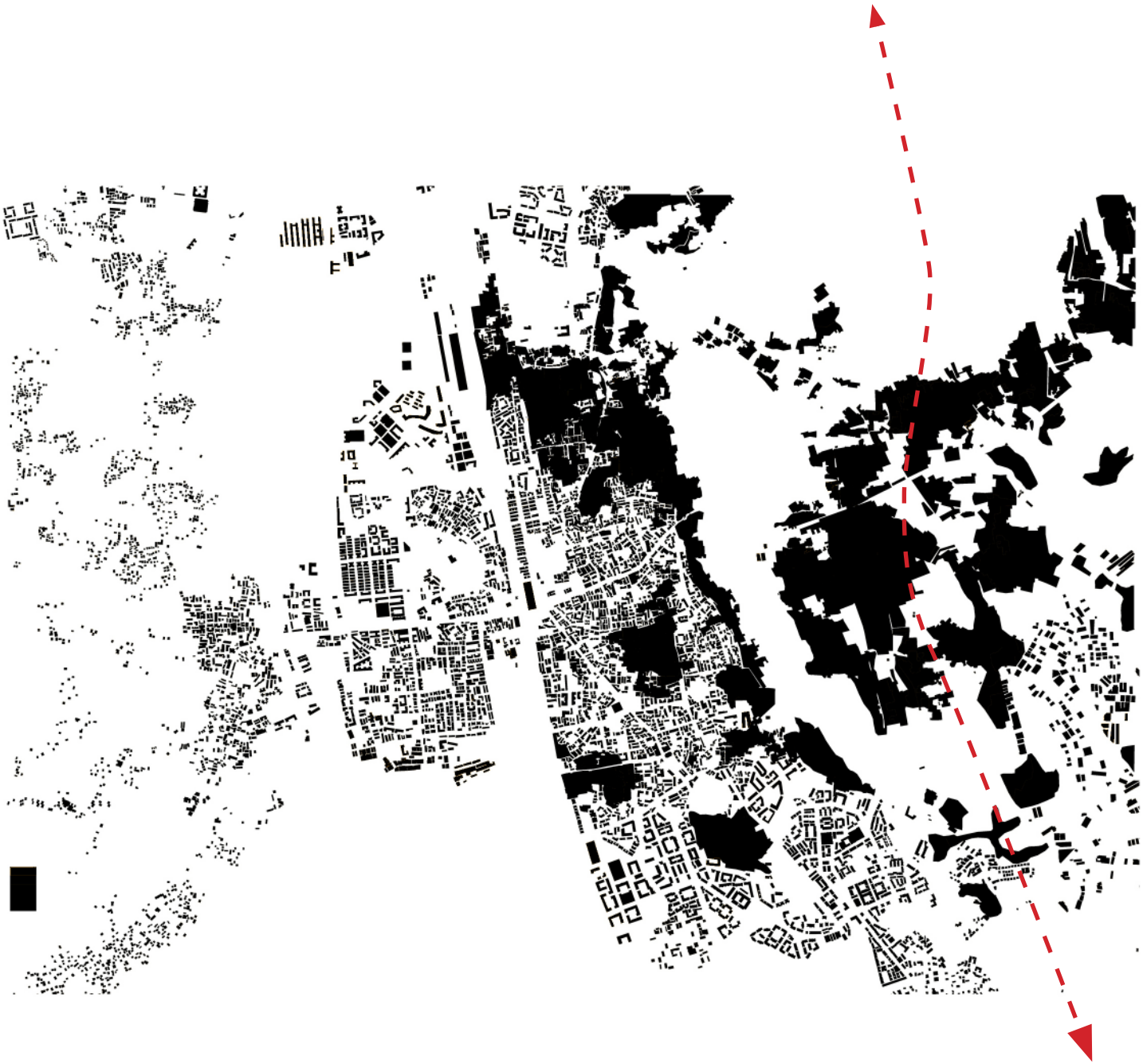


problem statement | ***urban growth nalasopara***

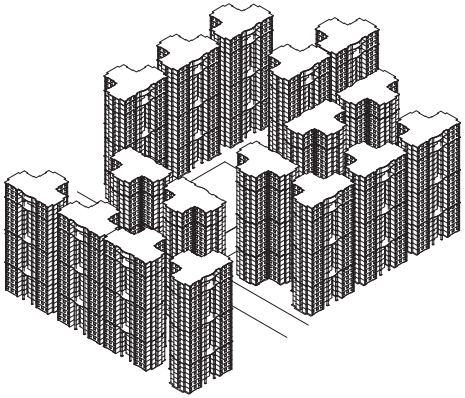
2017

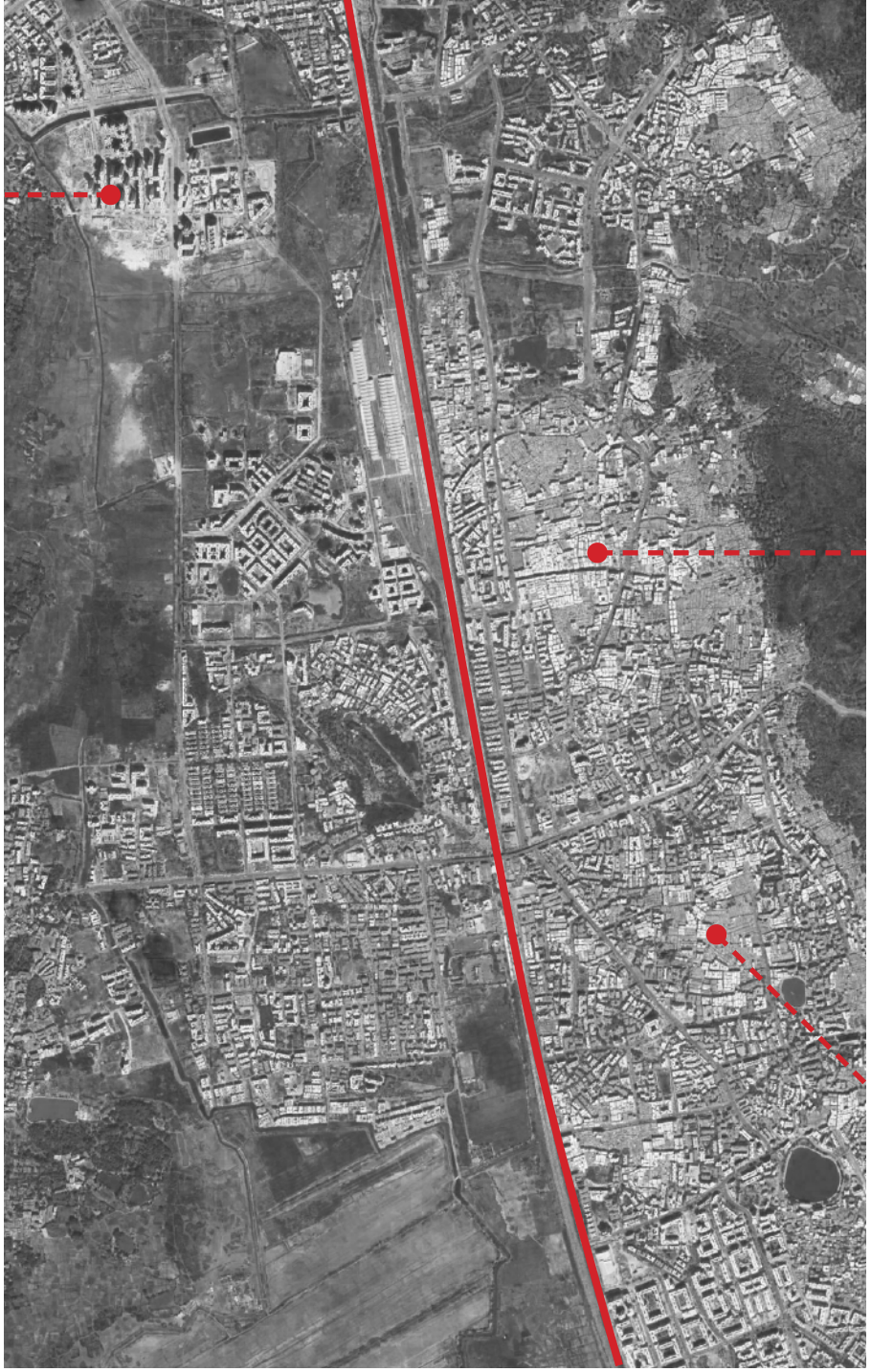


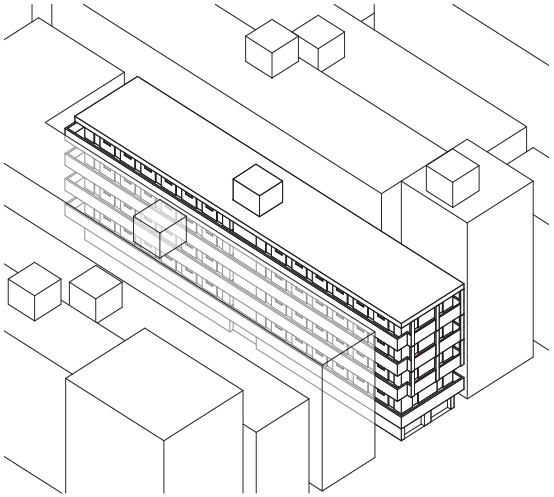
problem statement | ***urban growth nalasopara***

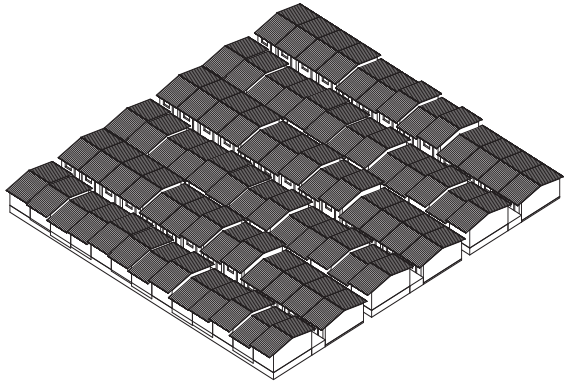


problem statement | ***planned trainline***

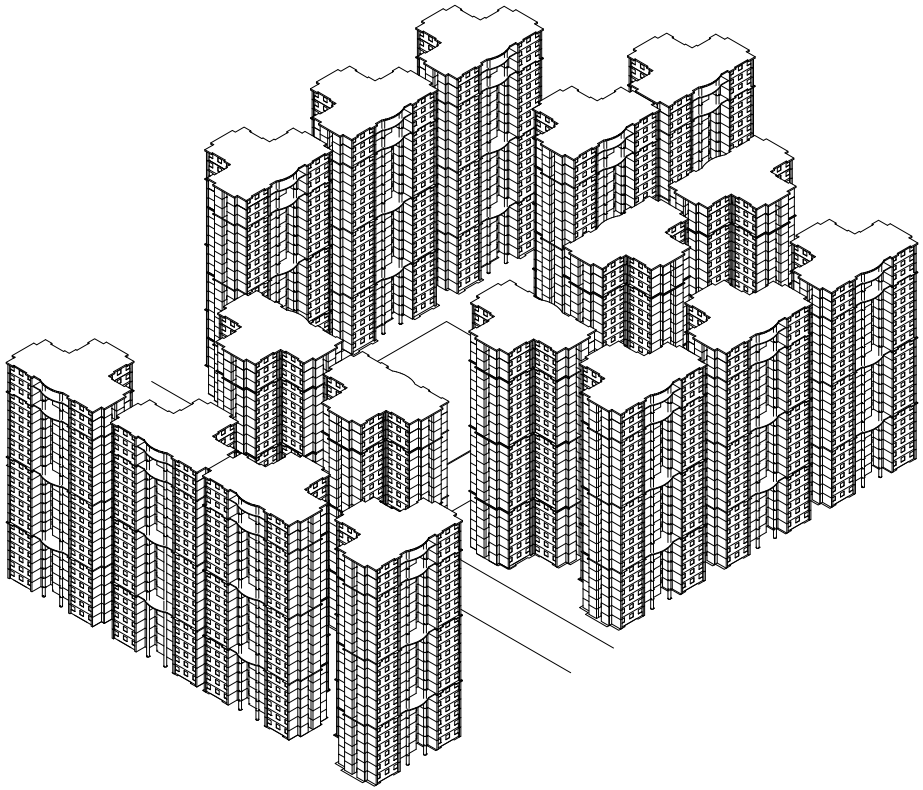








problem statement | developments: open land vs redevelopment



problem statement | new development: ***MHADA housing colony: virar bolinj***

+ no relation to the ground

+ vertical gated comunities

+ extreme density: FSI 4 and higher

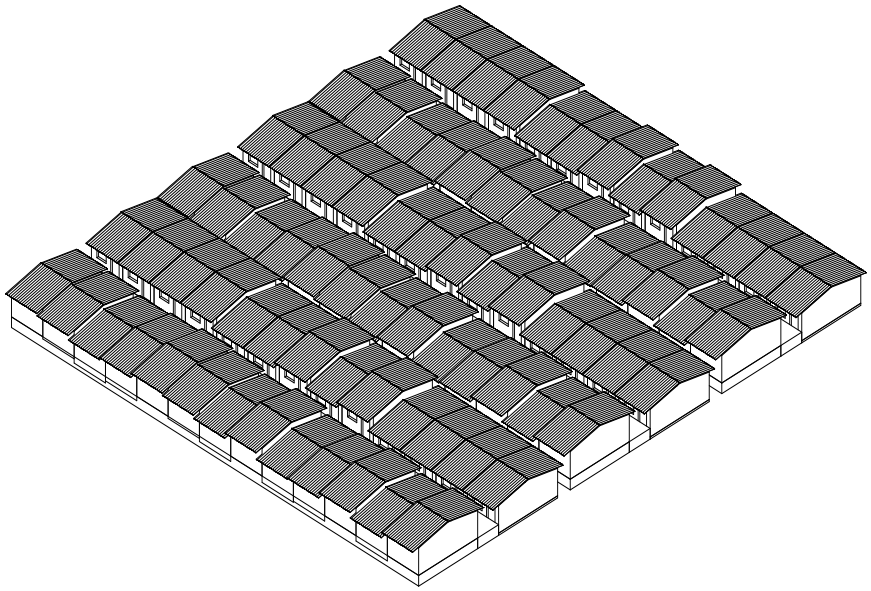
+ no bigger amenities

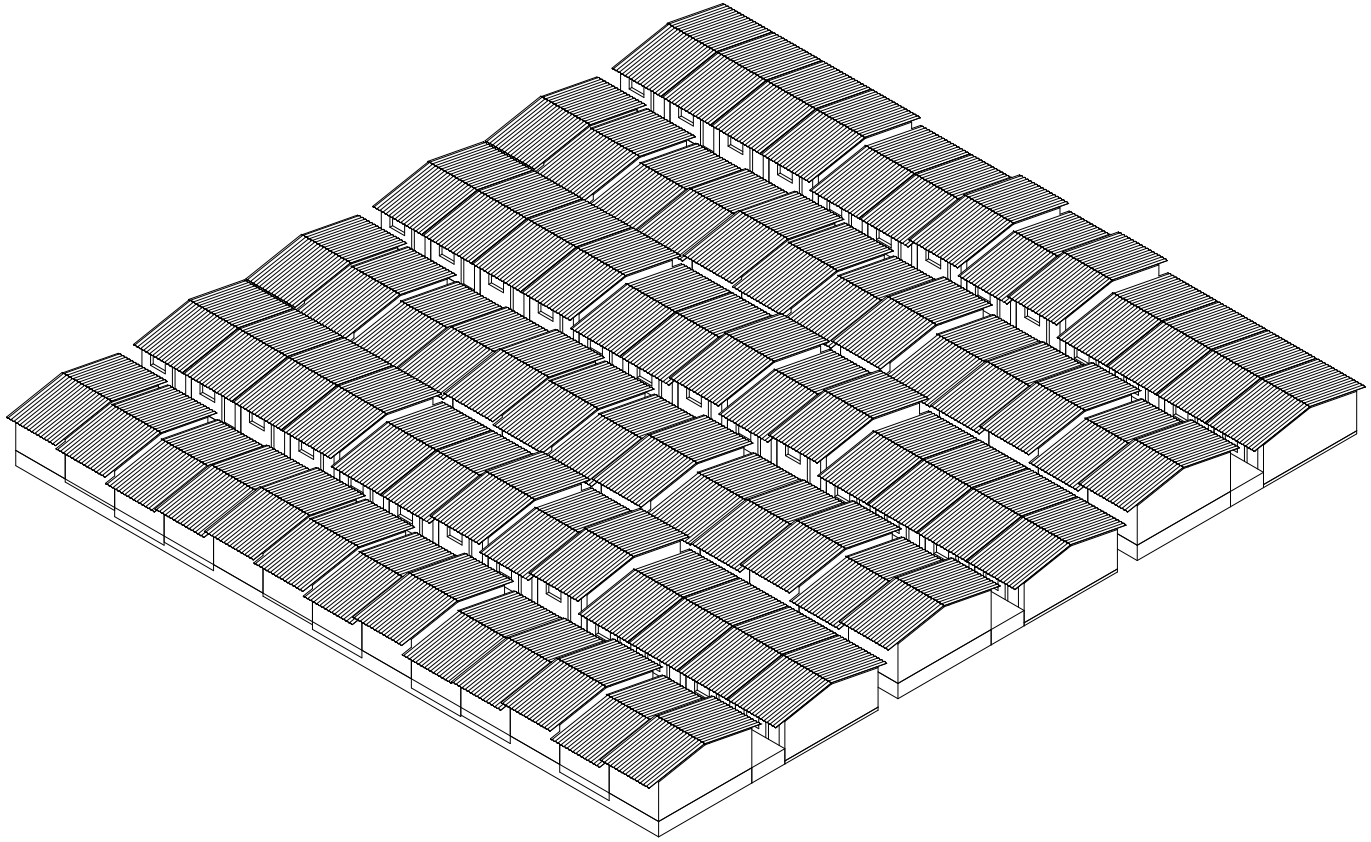
+ no relation to the ground

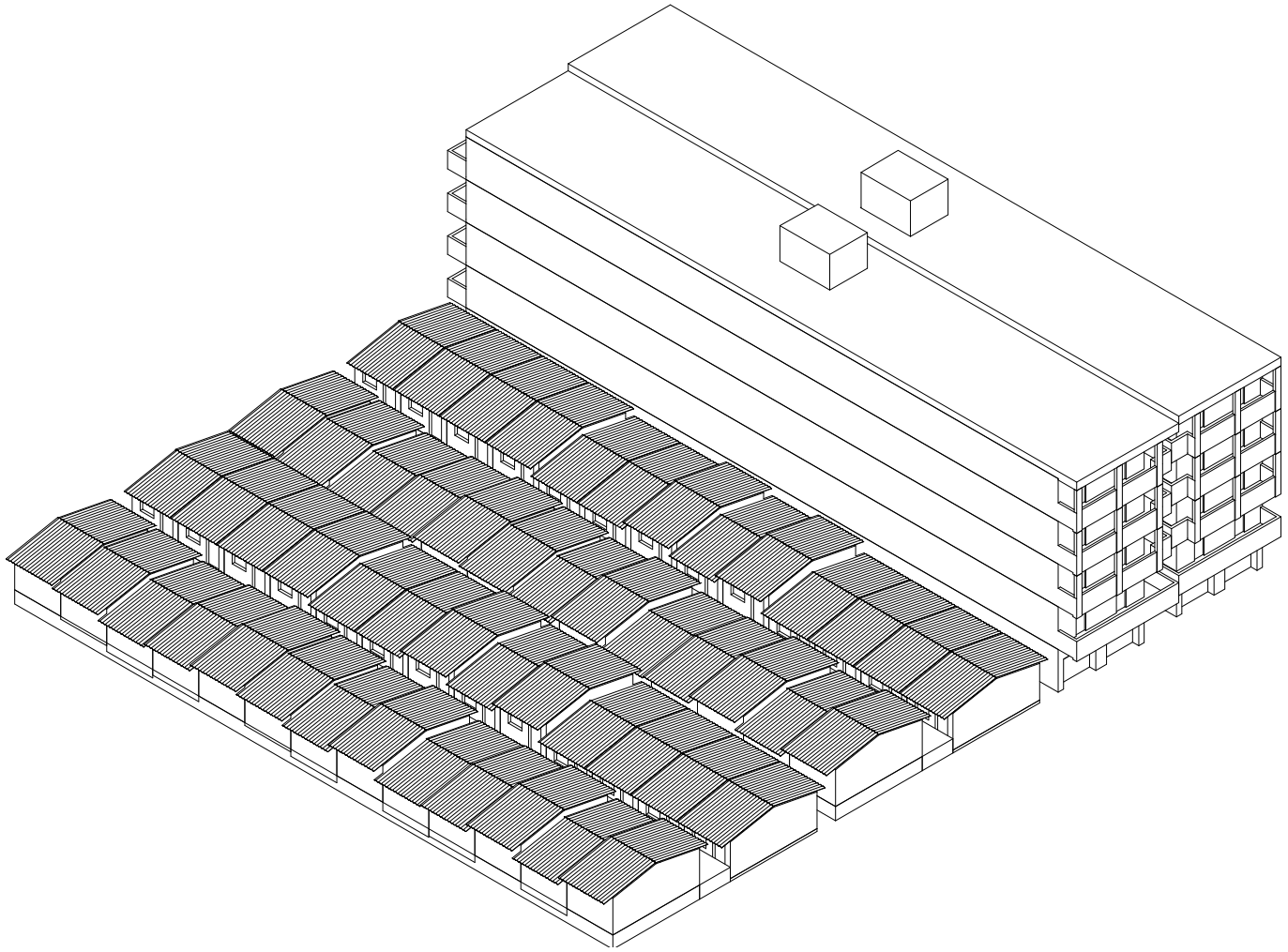
+ vertical gated comunities

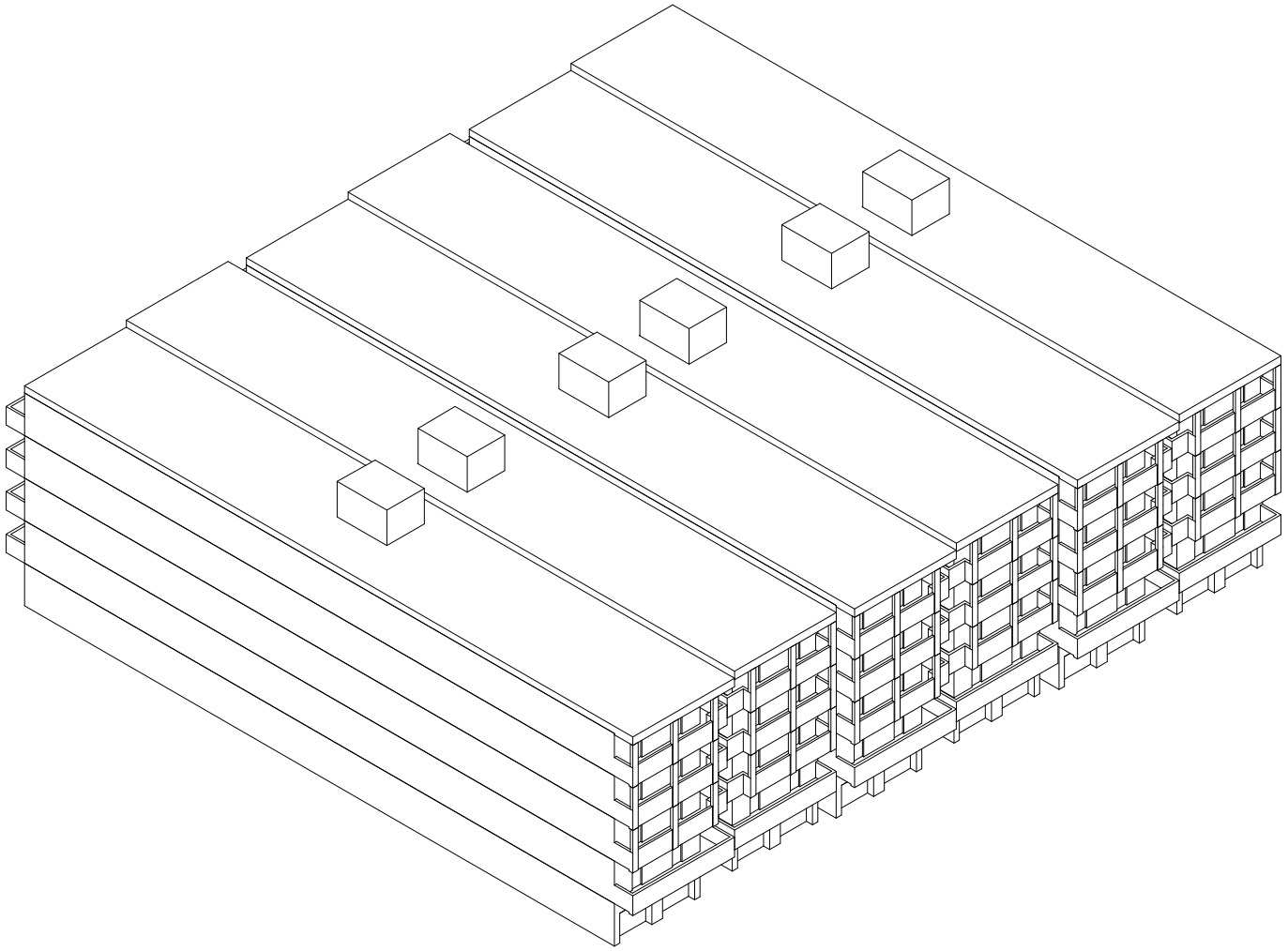
+ extreme density: FSI 4 and higher

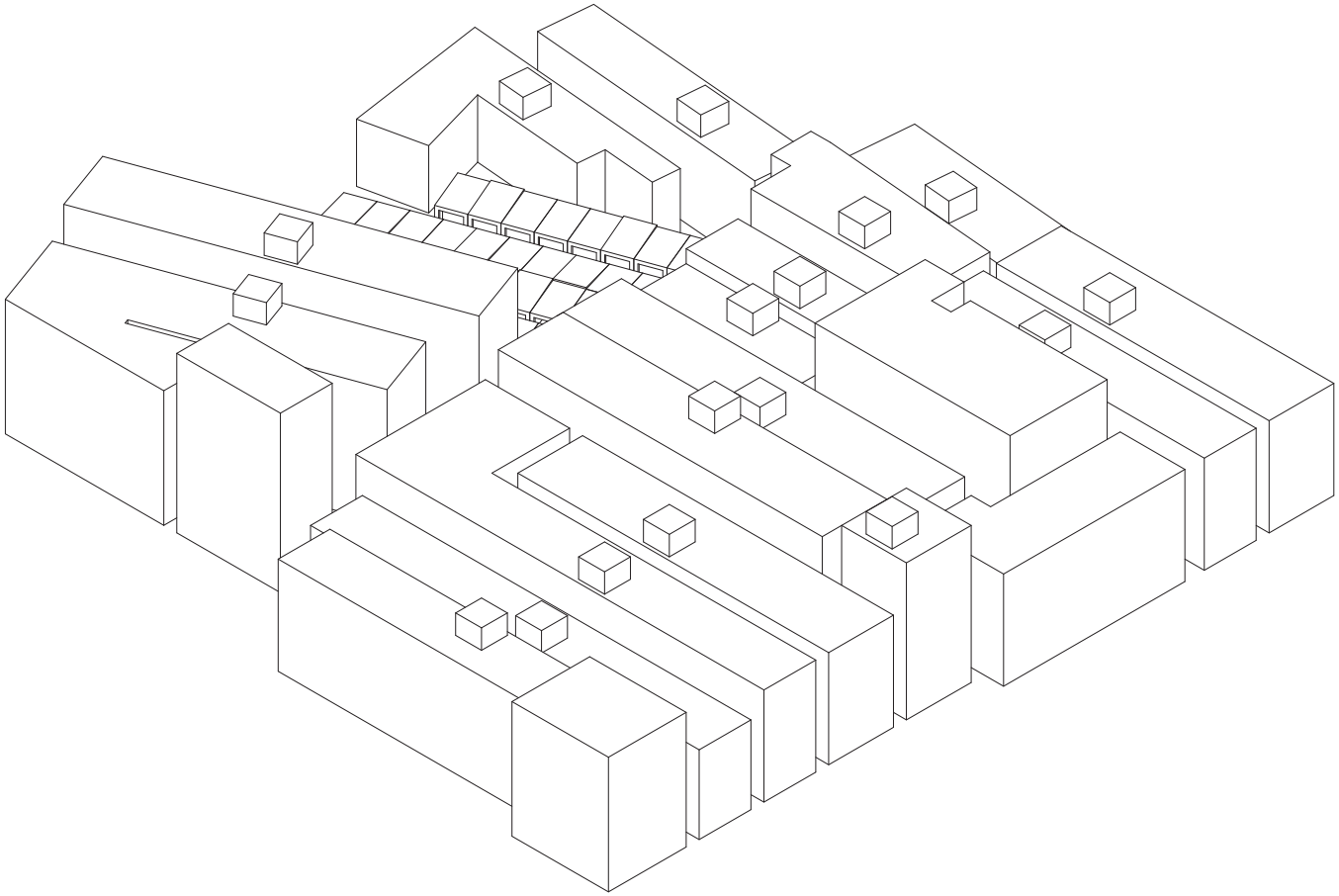
+ no amenities or shops











problem statement | ***redevelopment densification: baithi chawl > chawl***

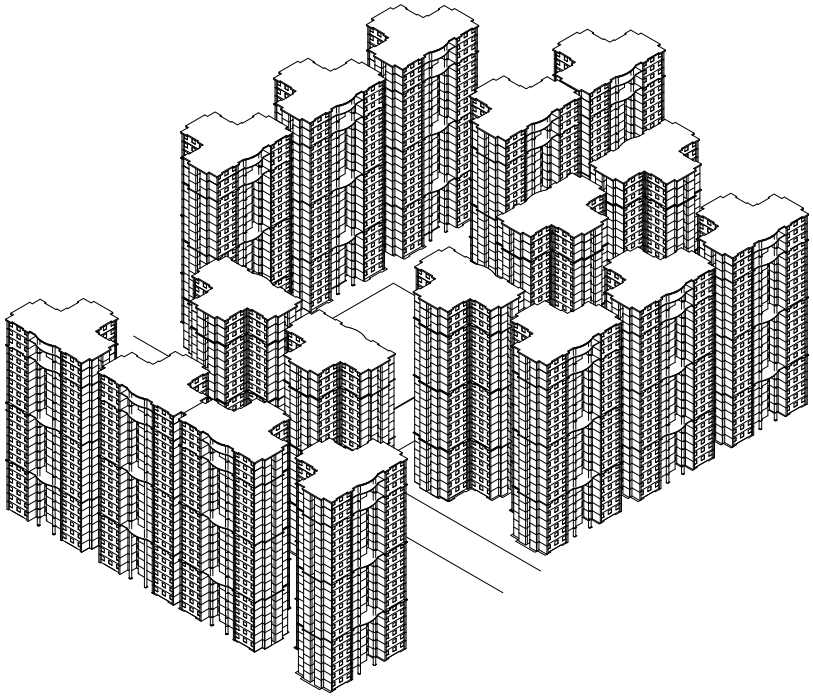
problem statement | ***redevelopment densification: baithi chawl > chawl***

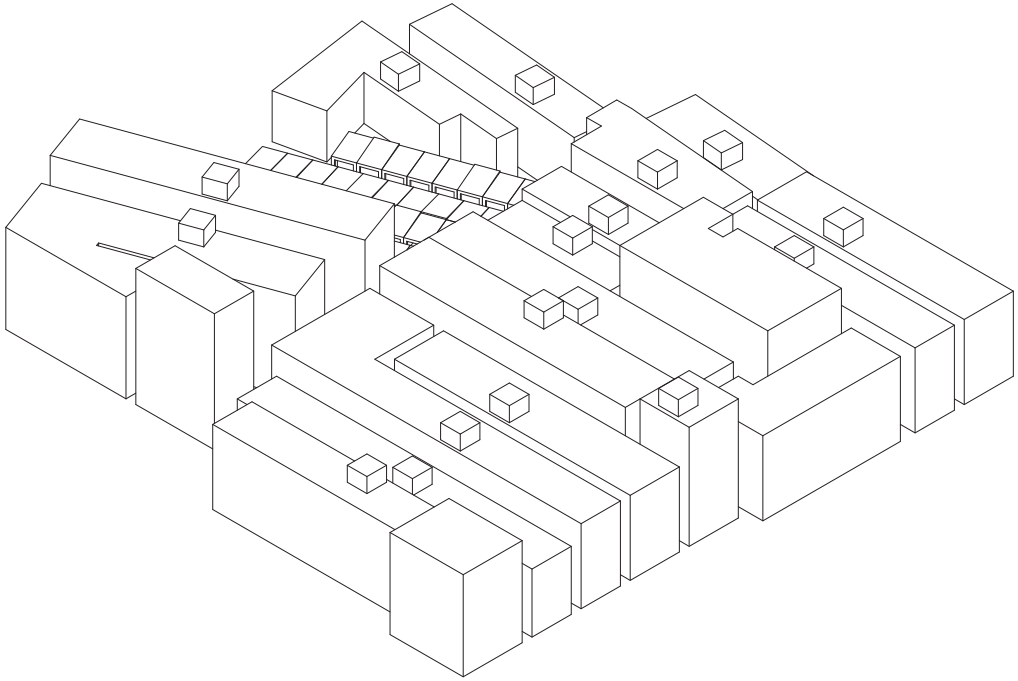
+ no open ground to relate to

+ poor conditions in terms of ventilation, daylight access and sanitation

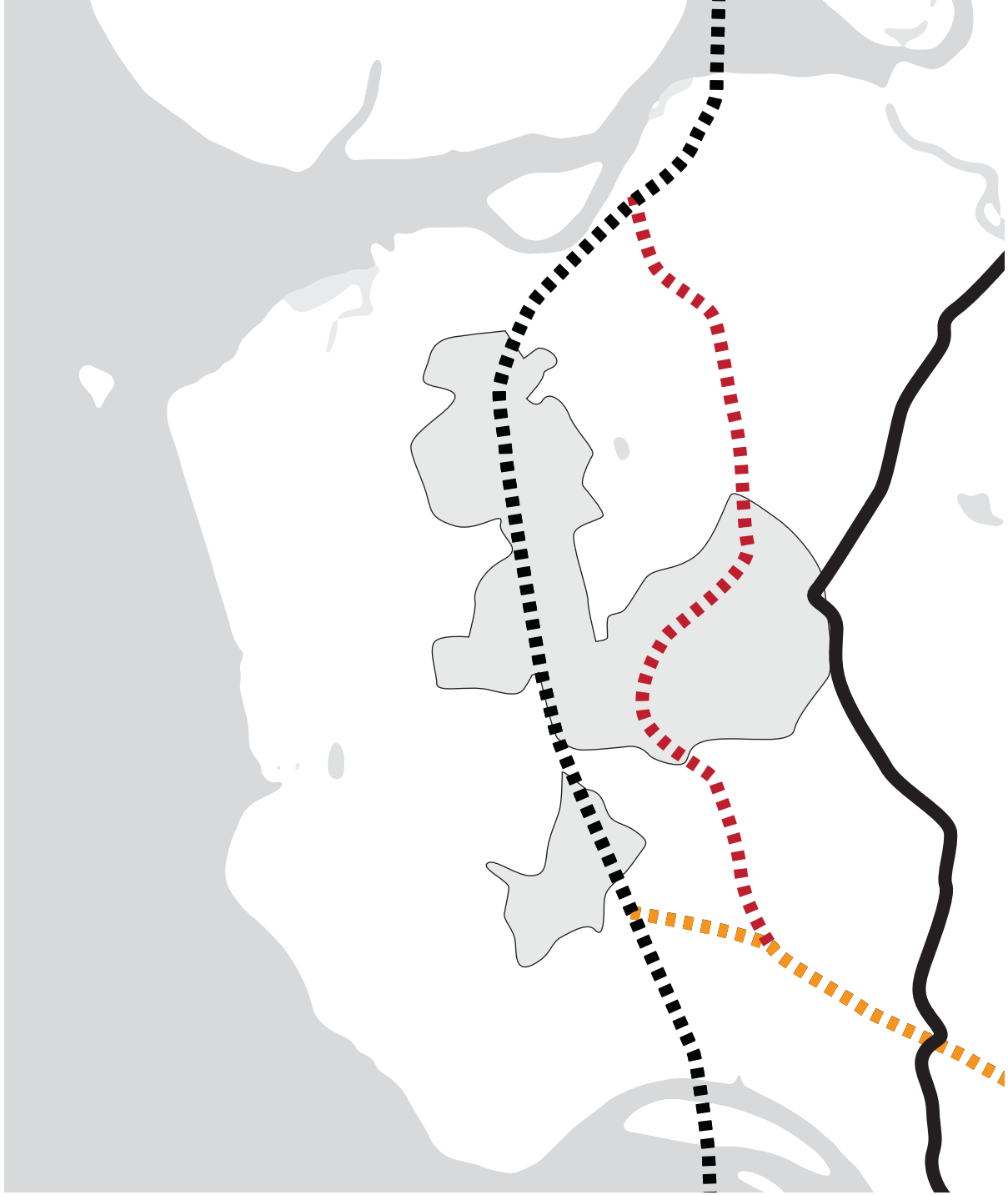
+ monotypological unit sizes

+ vertical slumification





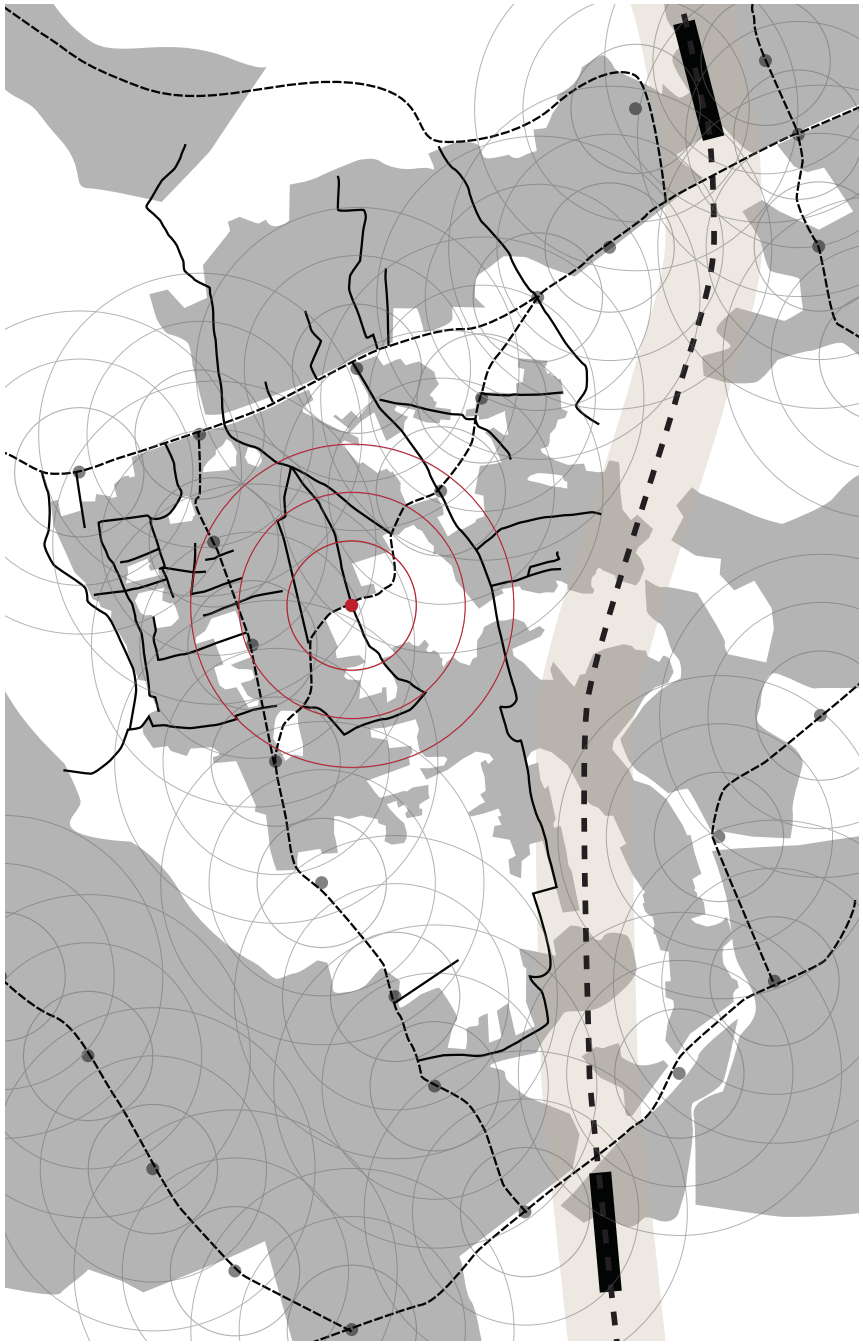
problem statement | ***current market driven densification***



problem statement | ***design direction: alternative infrastructural densification***

regional strategy

regional strategy| ***new train and buslines***

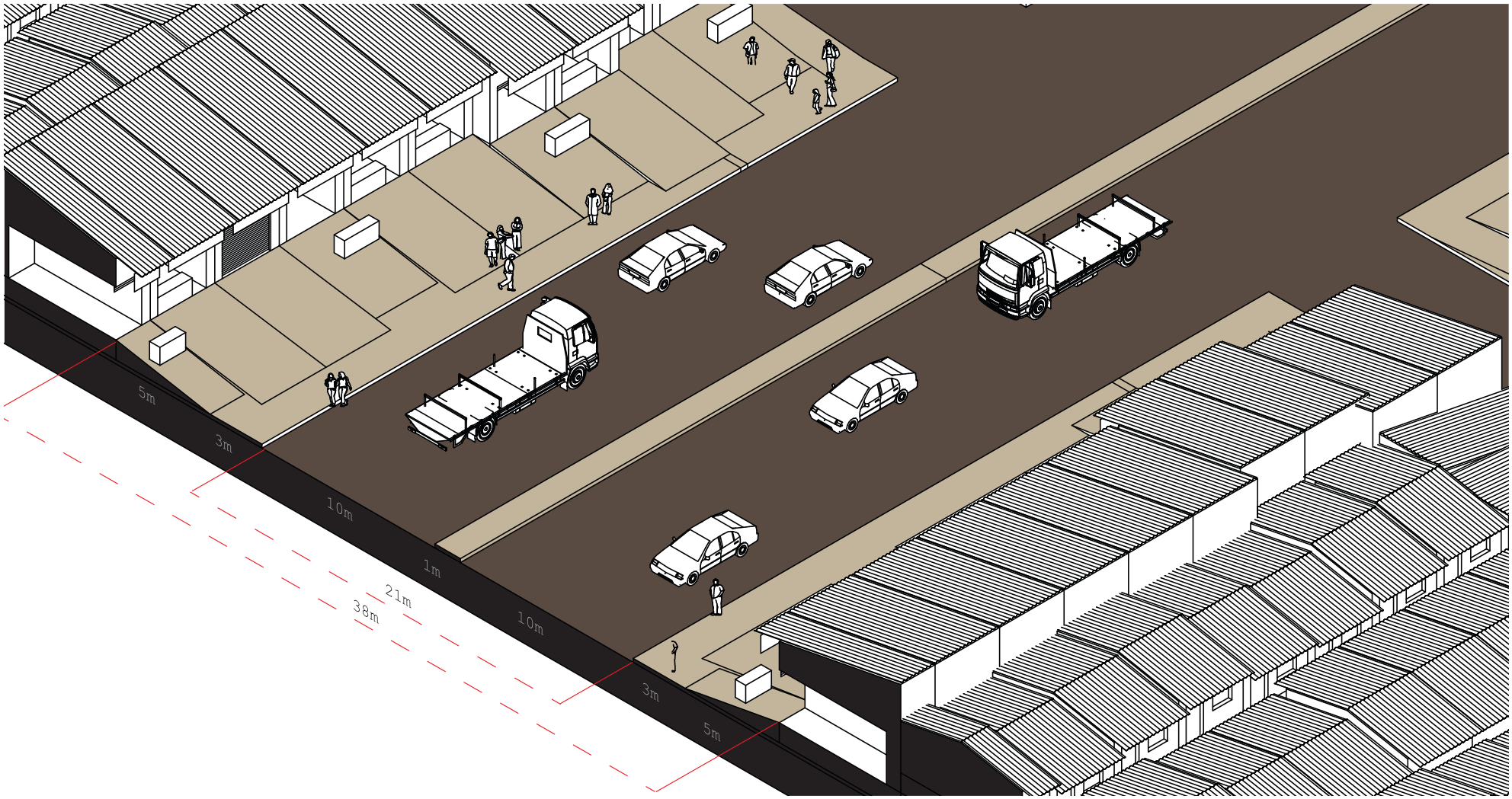


regional strategy | ***new train and buslines***

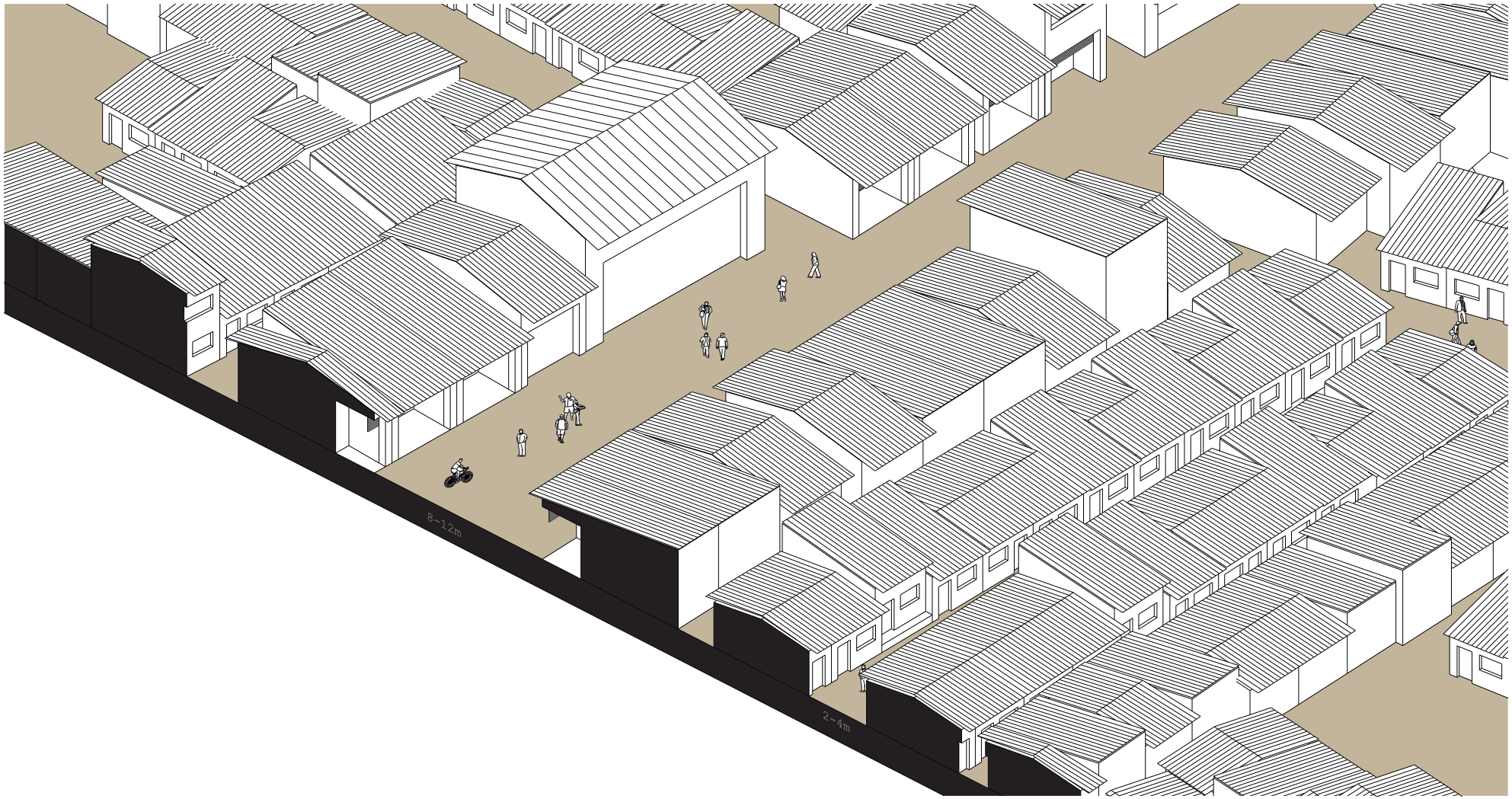
site analysis

site analysis| ***baithi chawls and hill***

site analysis| ***hierarchy of roads***

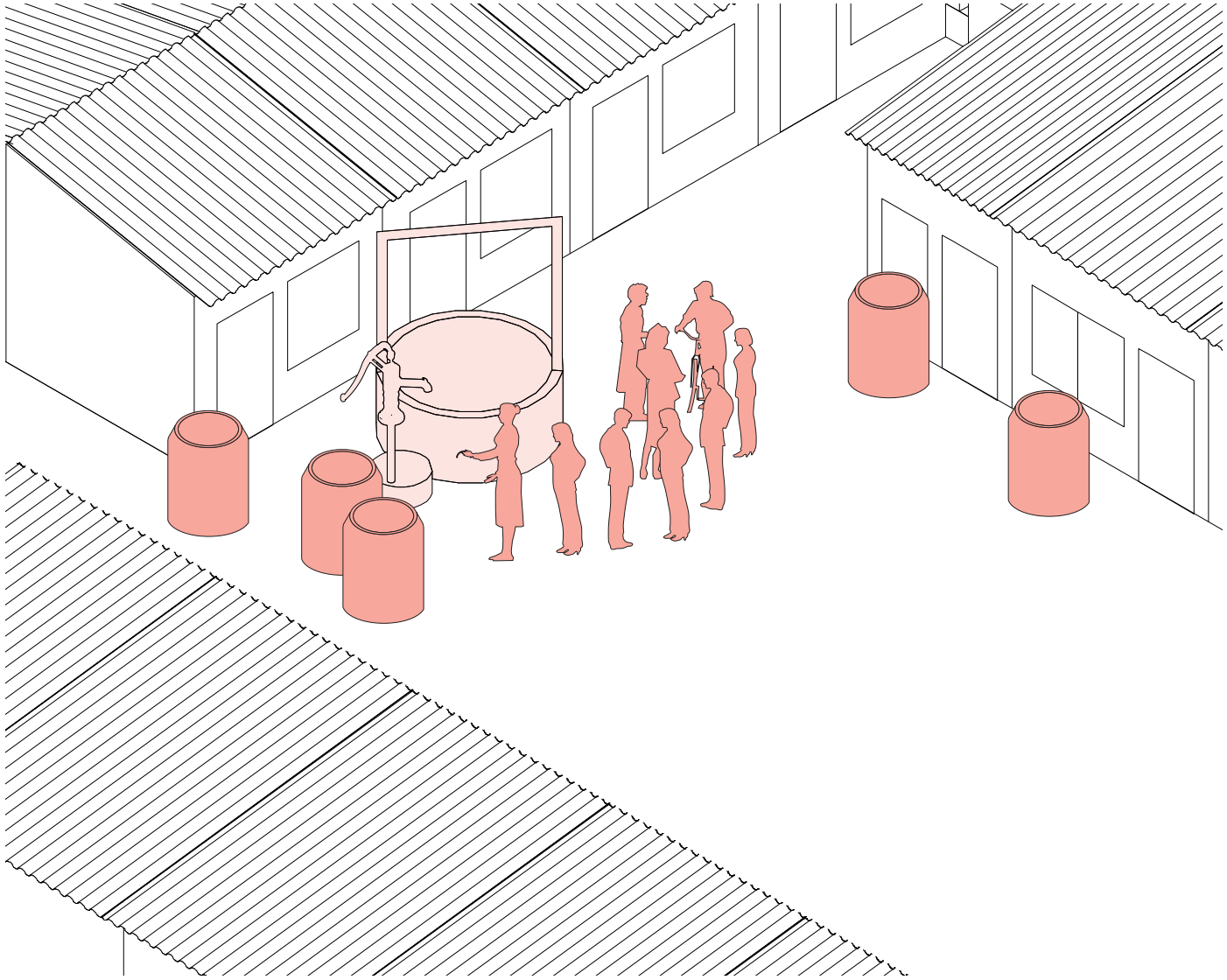


site analysis| ***main road***



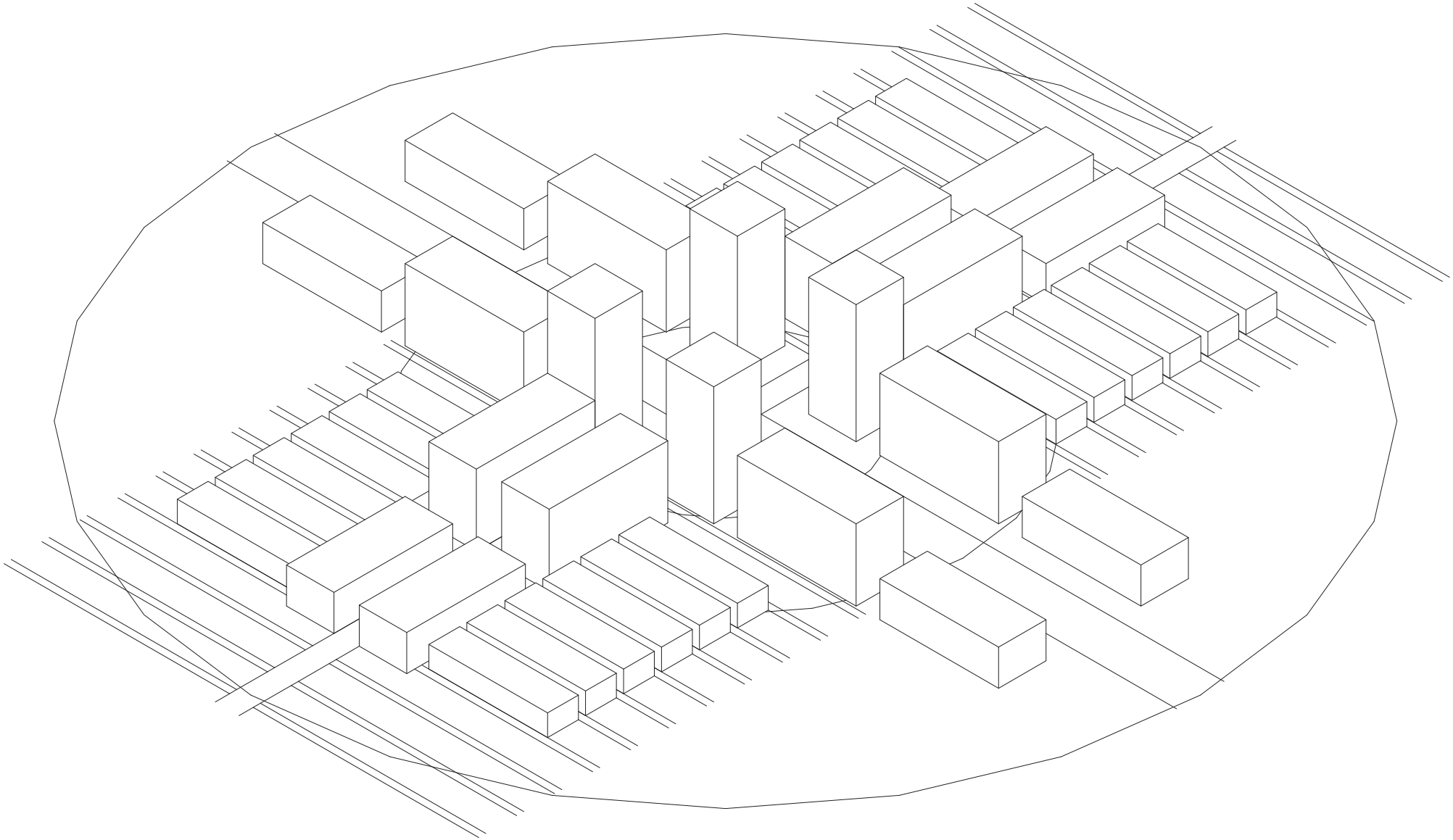
site analysis| ***secondary roads***

site analysis | ***secondary roads: shops***

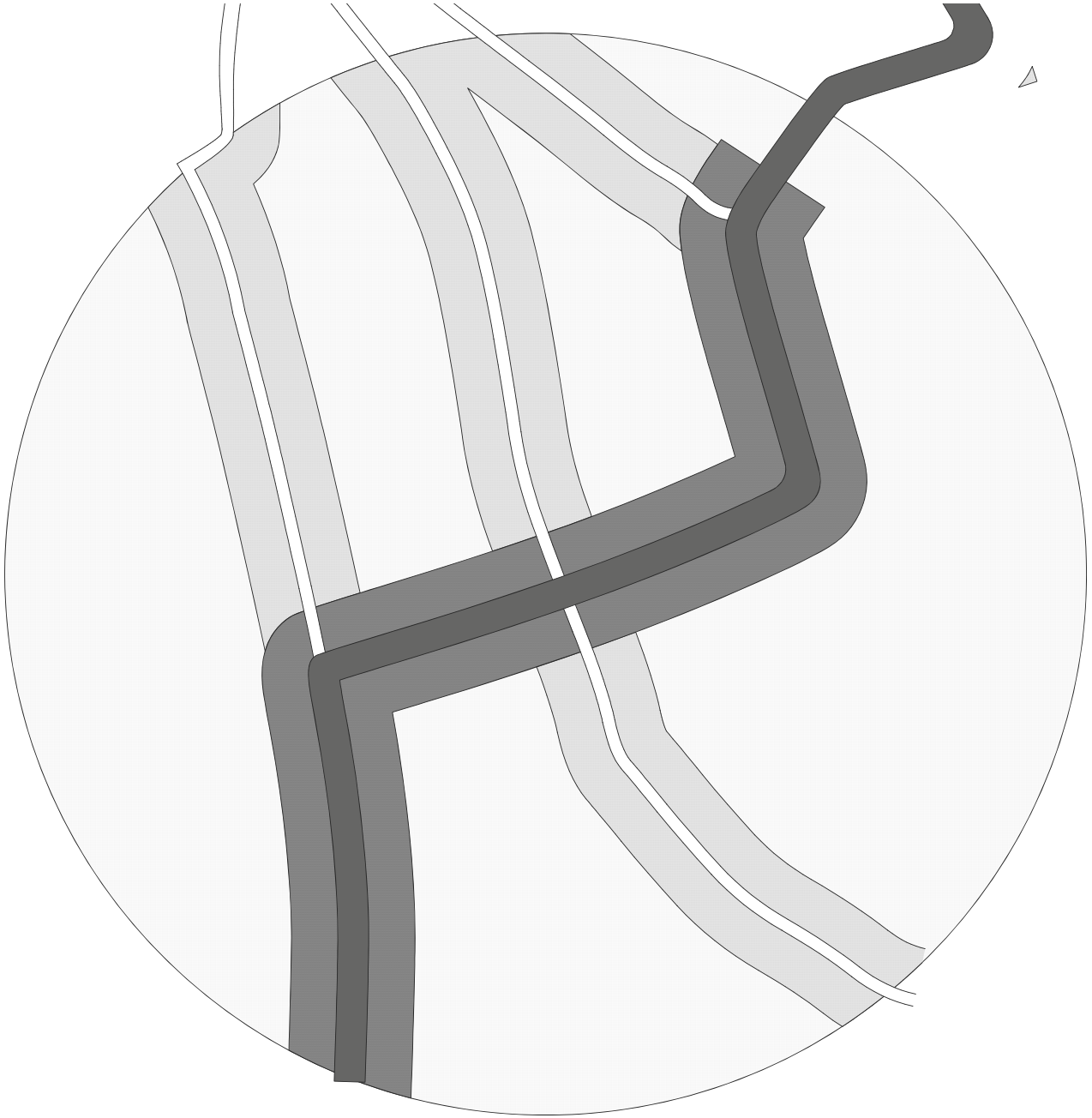


site analysis | ***well as a social space***

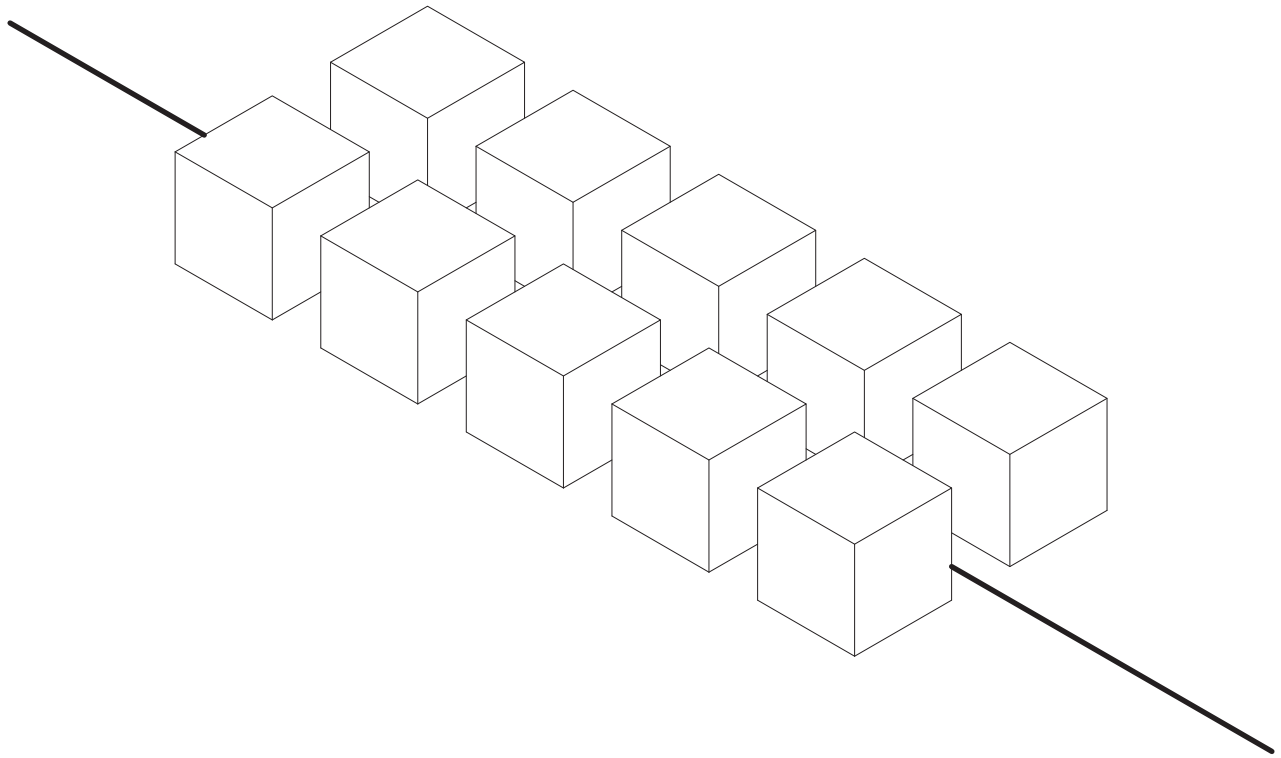
design strategy



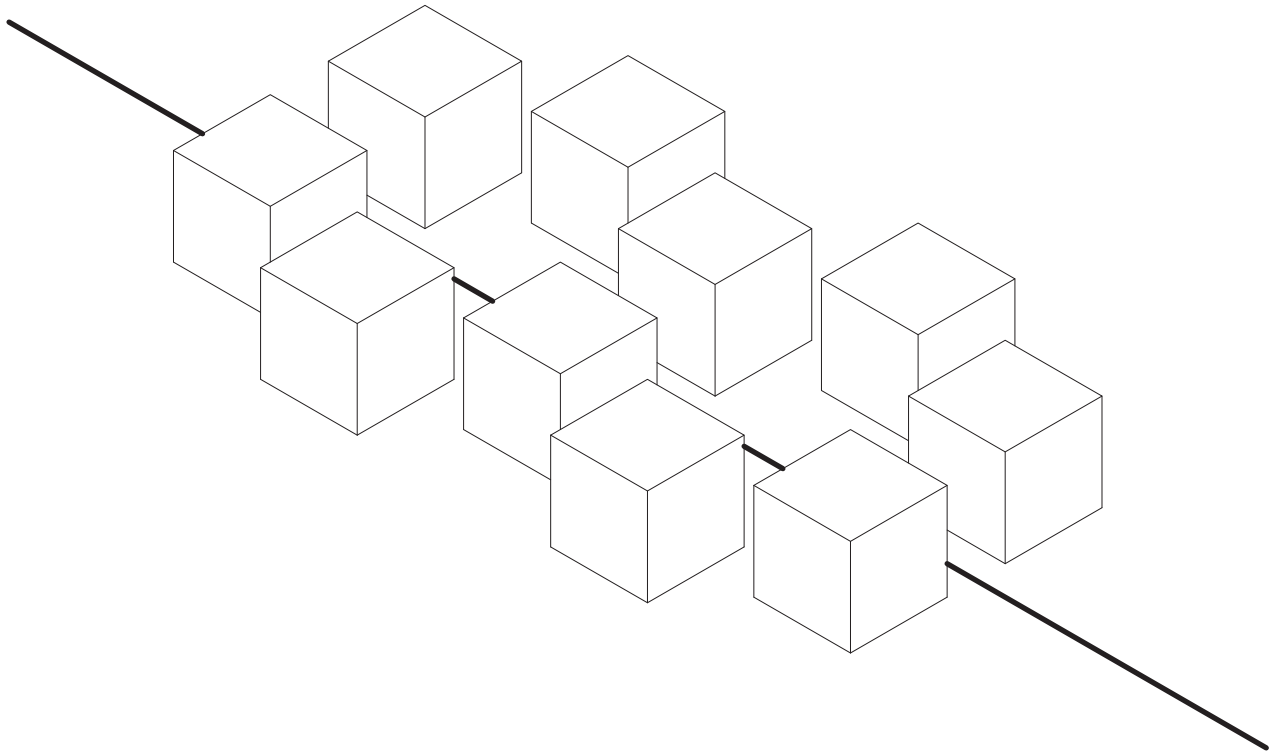
design strategy | ***densification piramid***

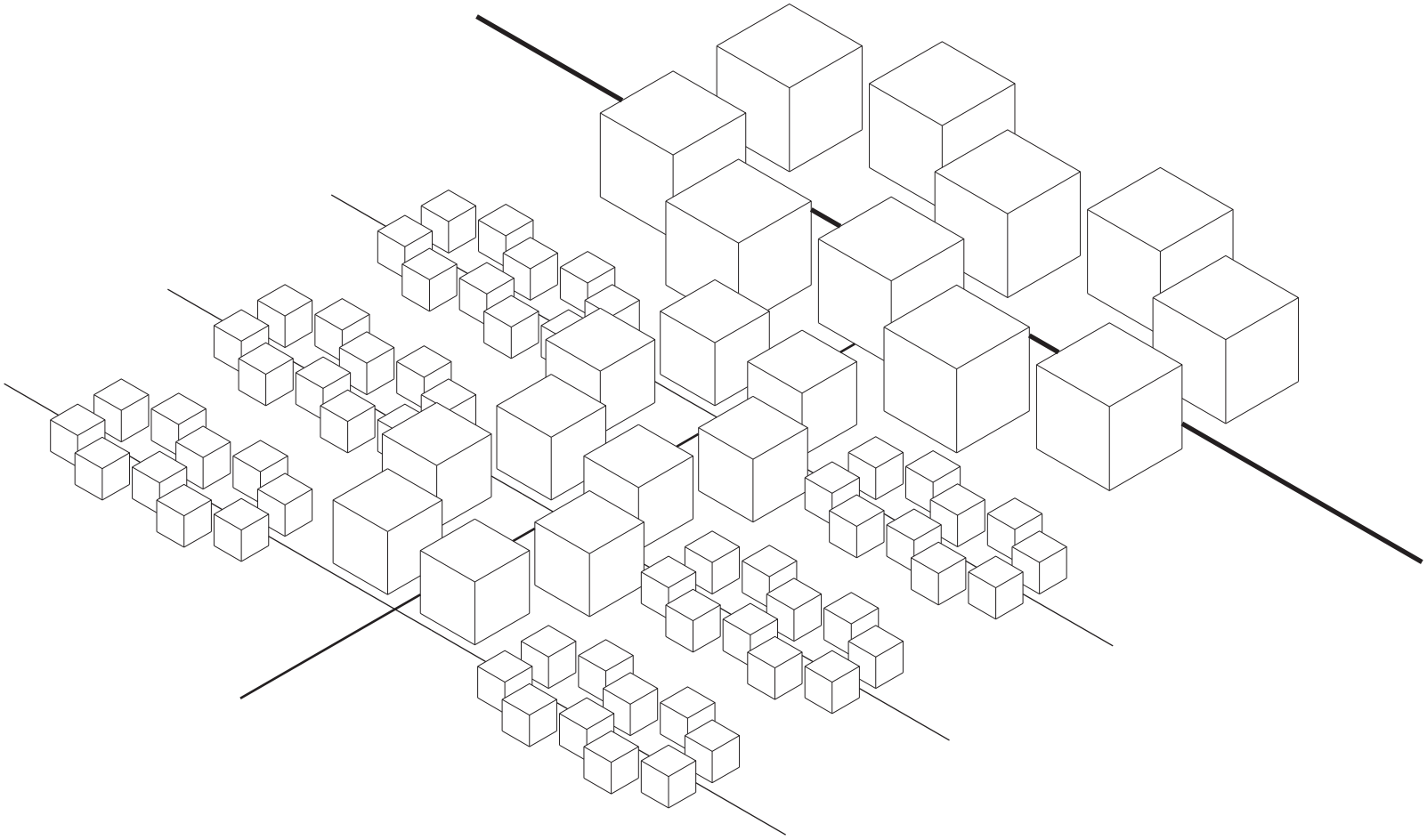


design | ***density piramid along existing roads***



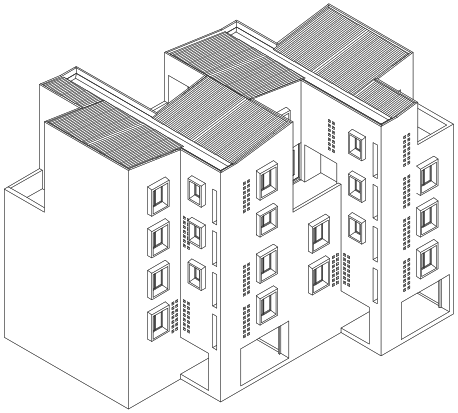
design strategy| ***liniar densification***

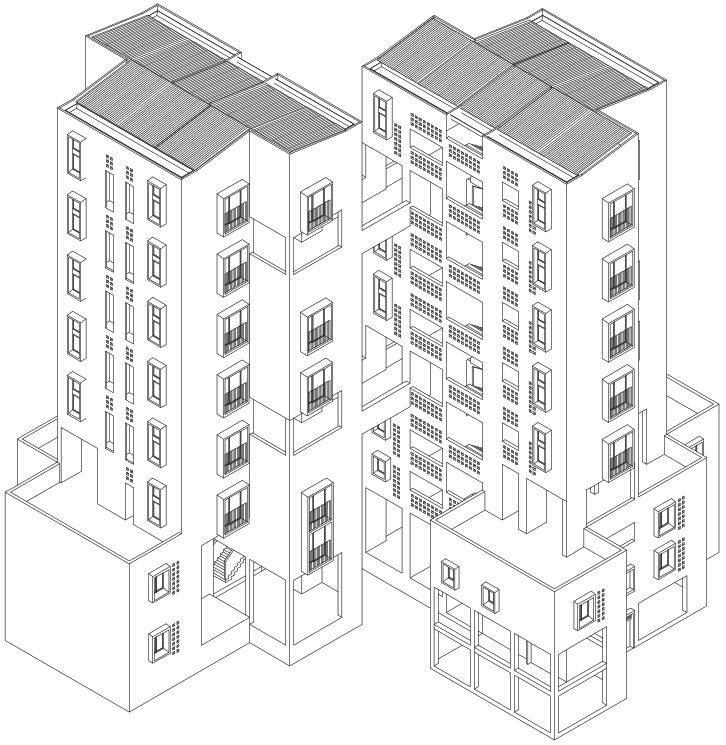




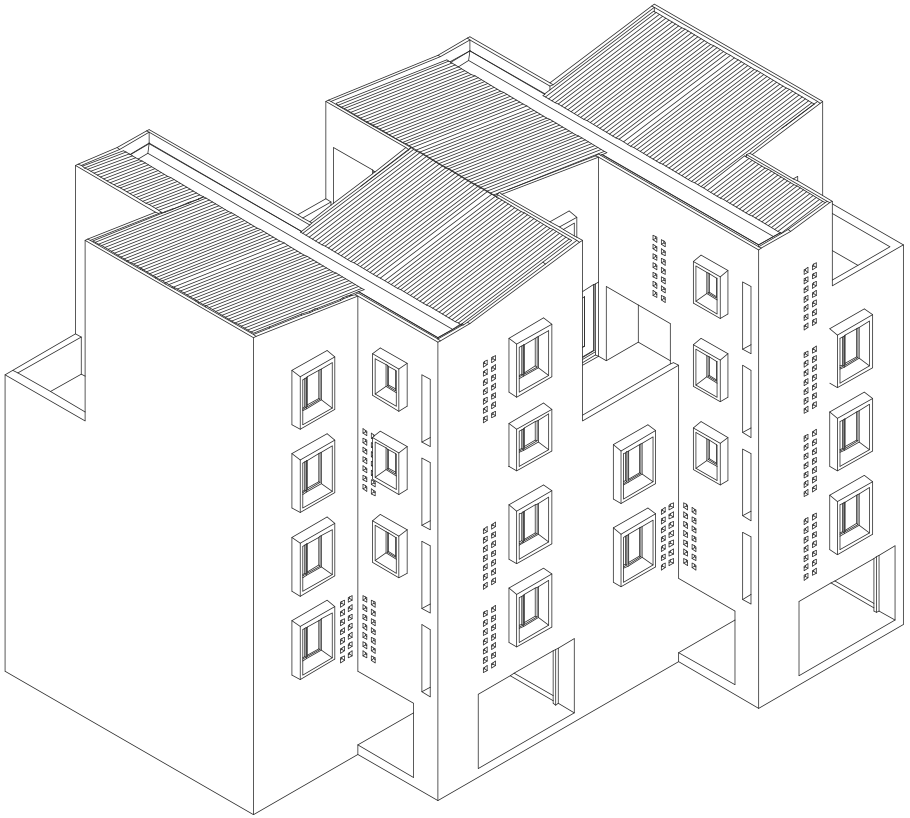
design strategy | ***fractalisation***

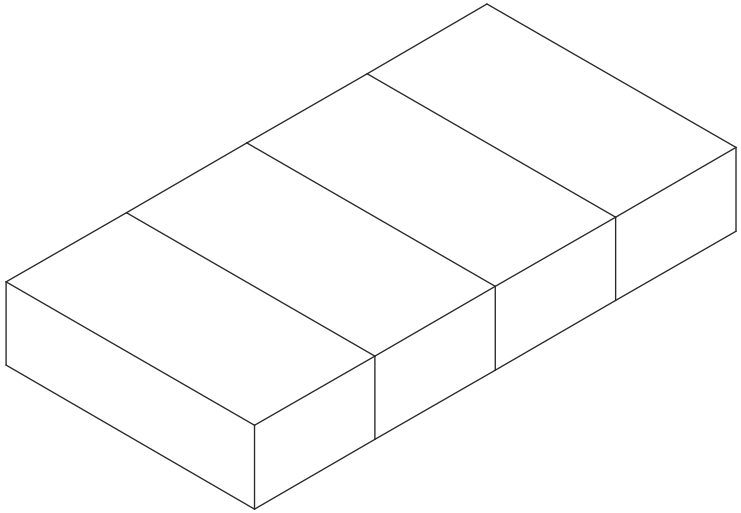
design

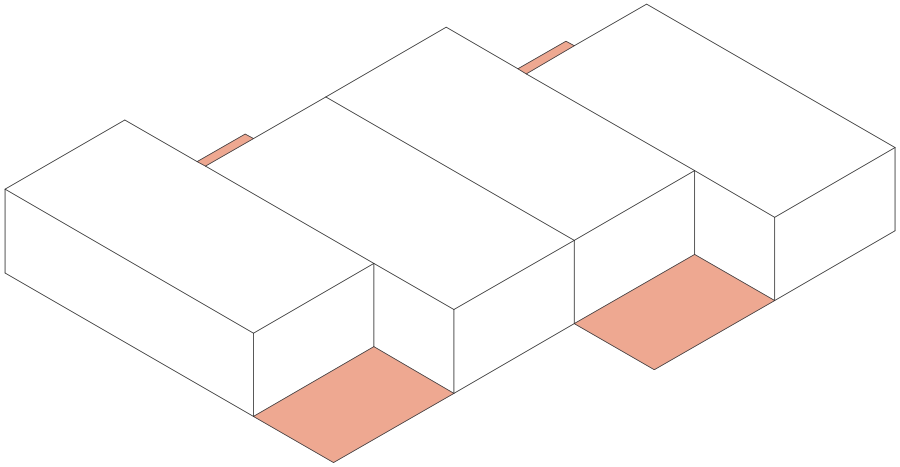




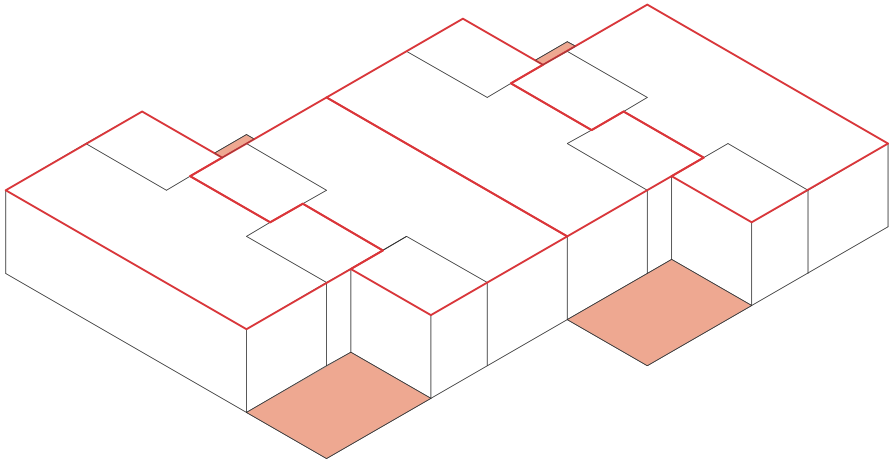
design | ***two types: different density***



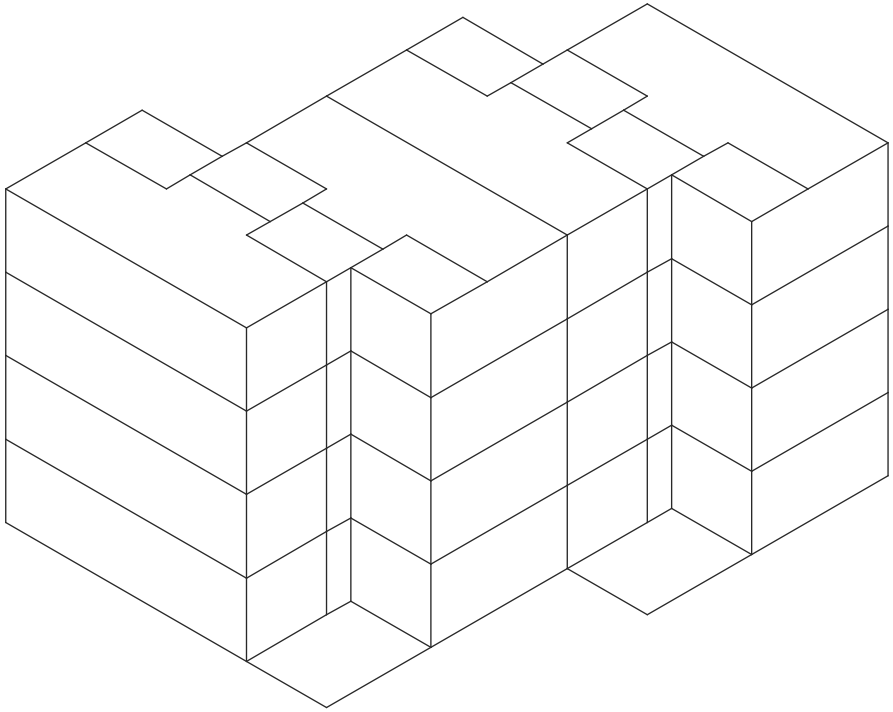


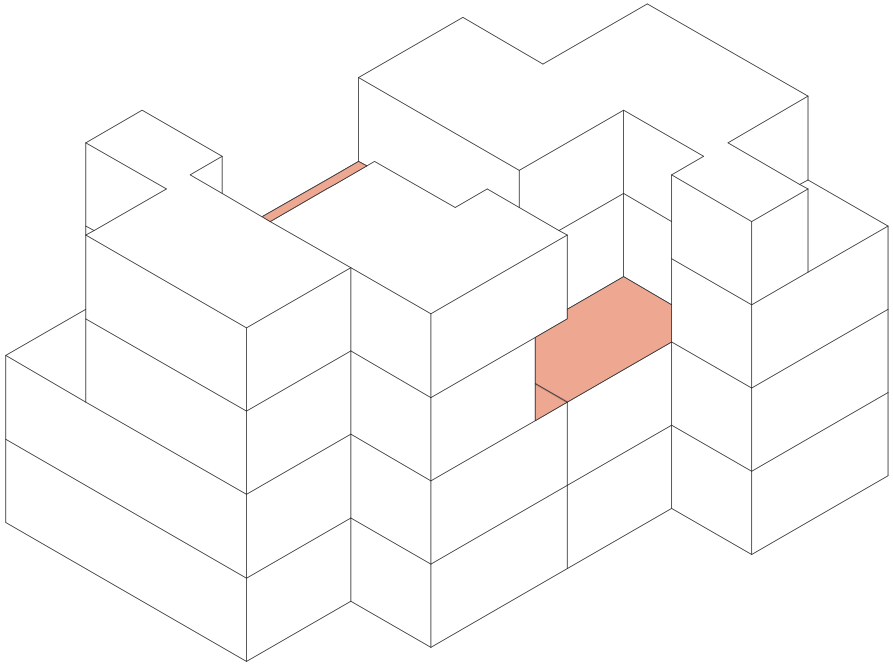


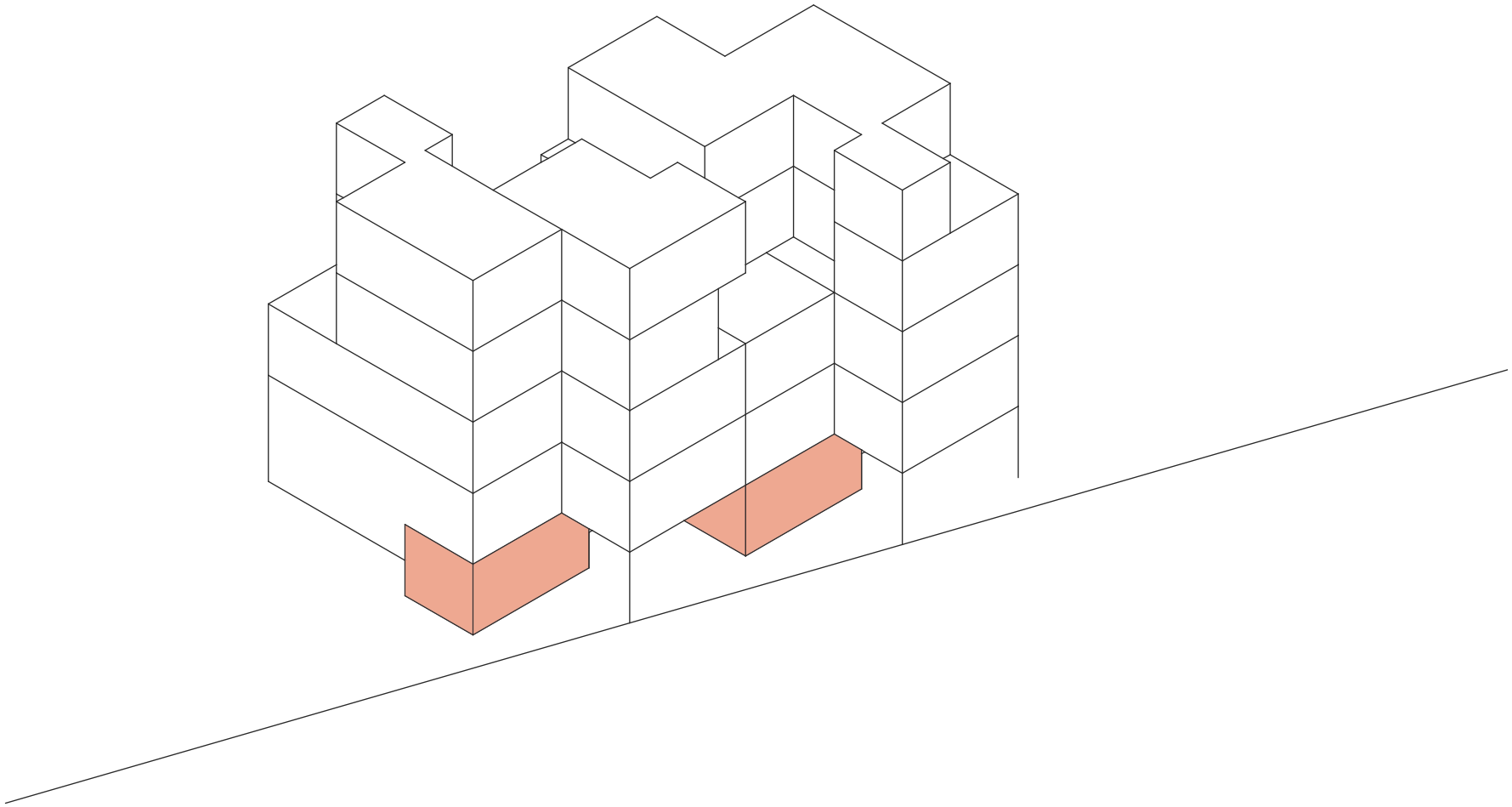
design | ***create niches***

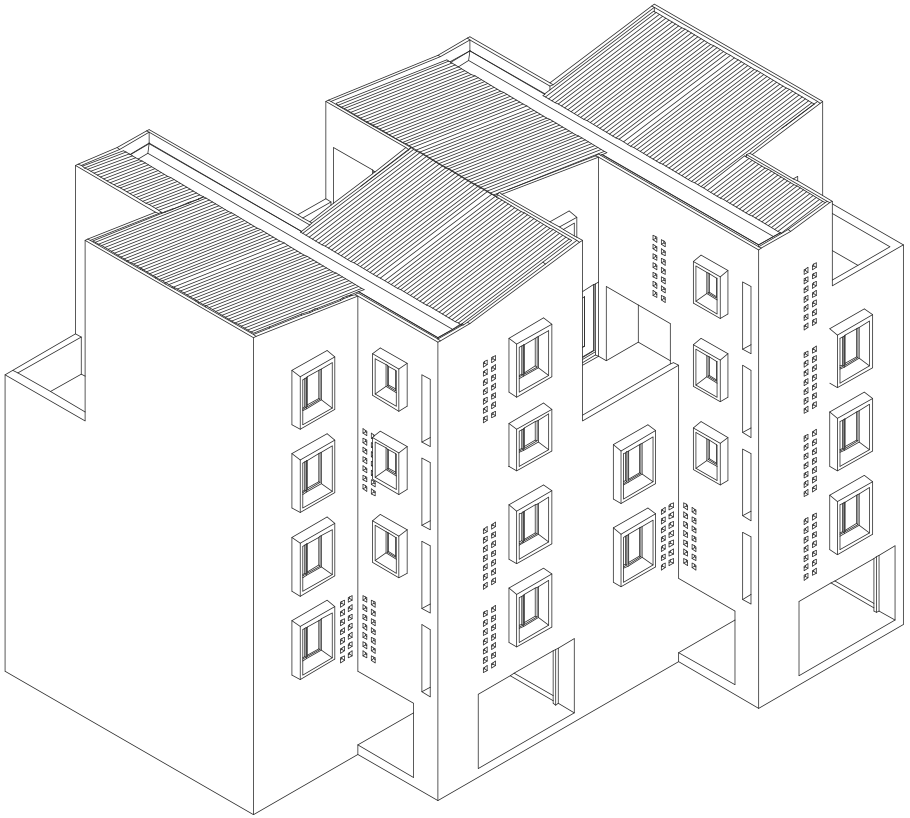


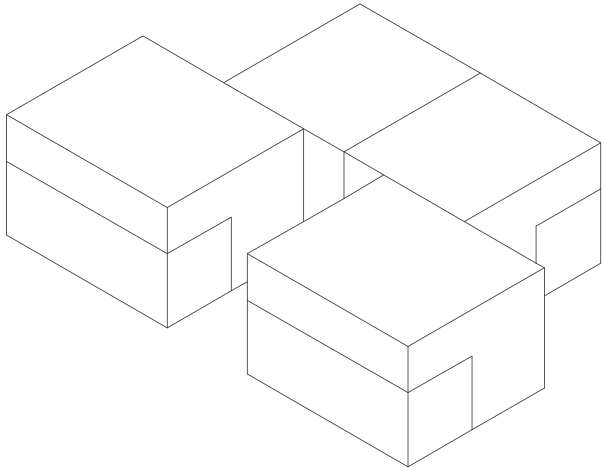
design | ***expand interior space***

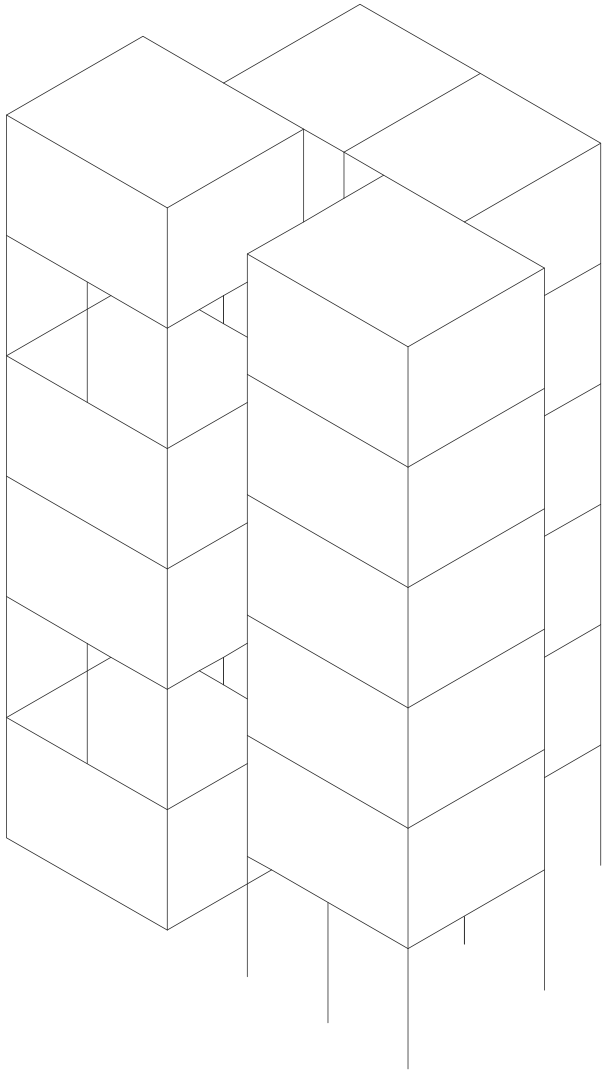




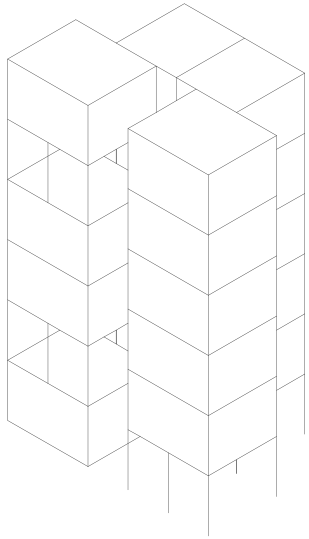


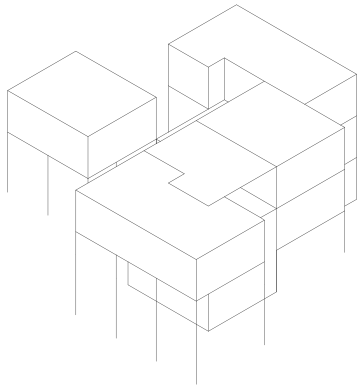


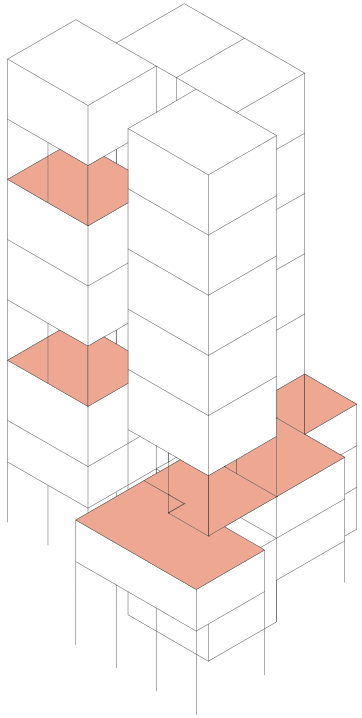


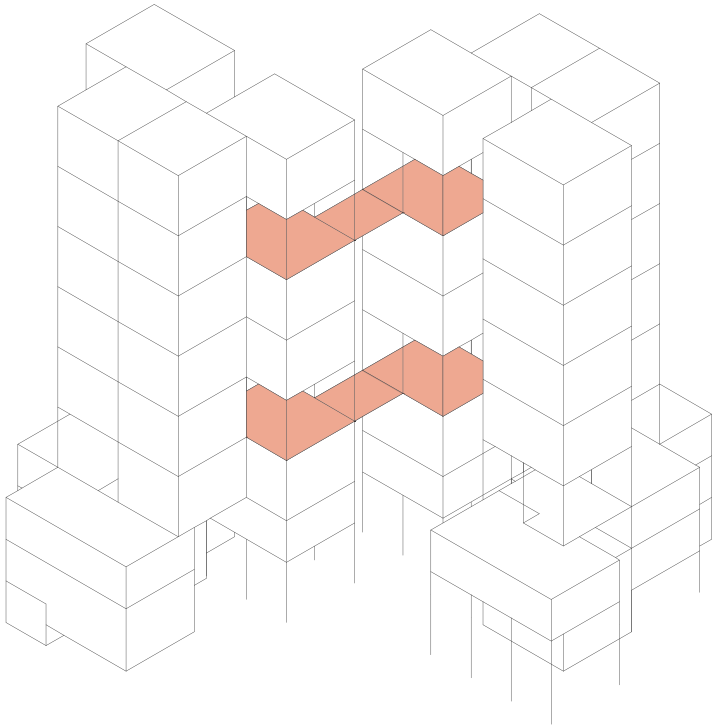


design | ***stacking***



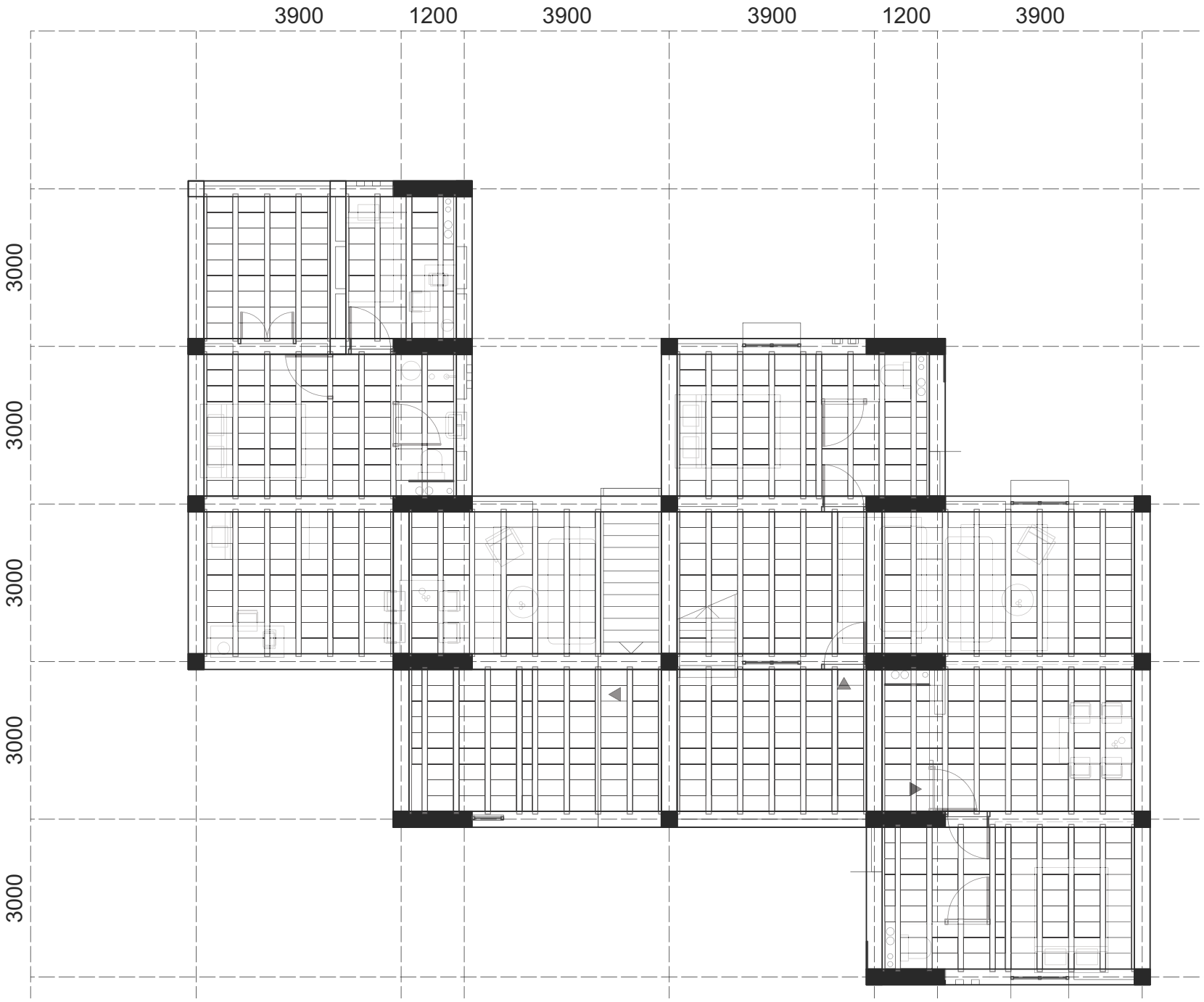




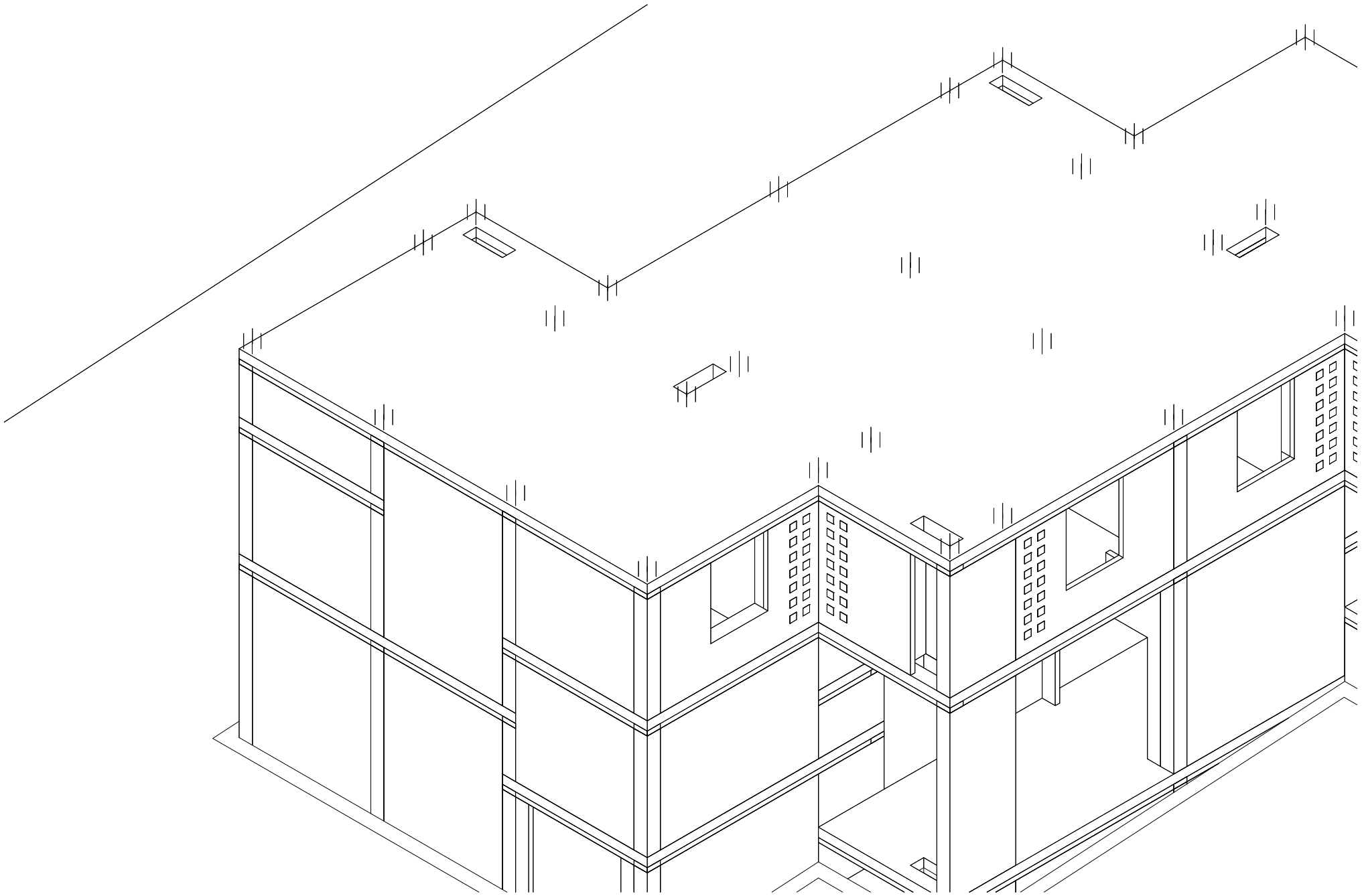


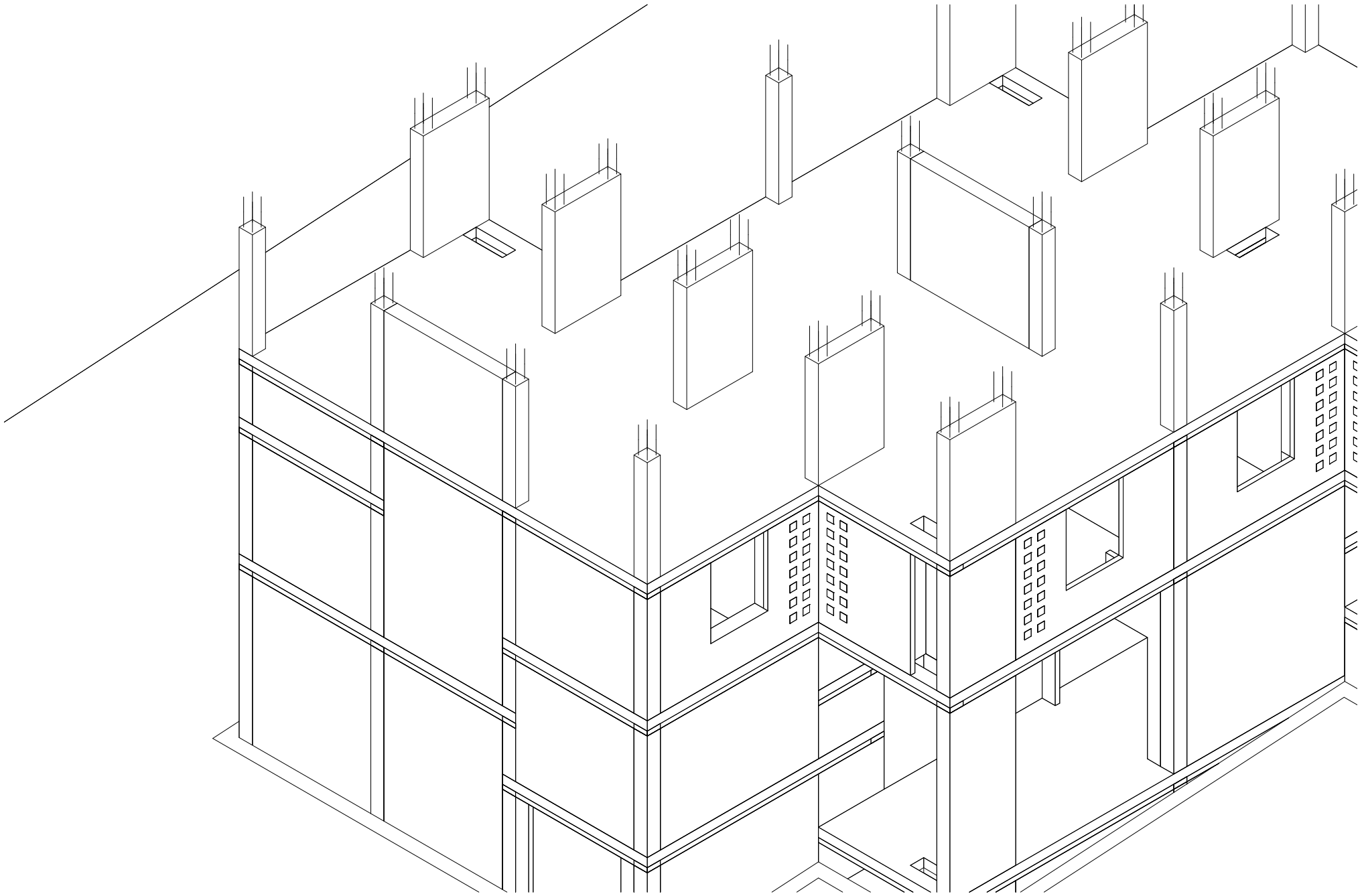
design | ***clustering of social spaces***

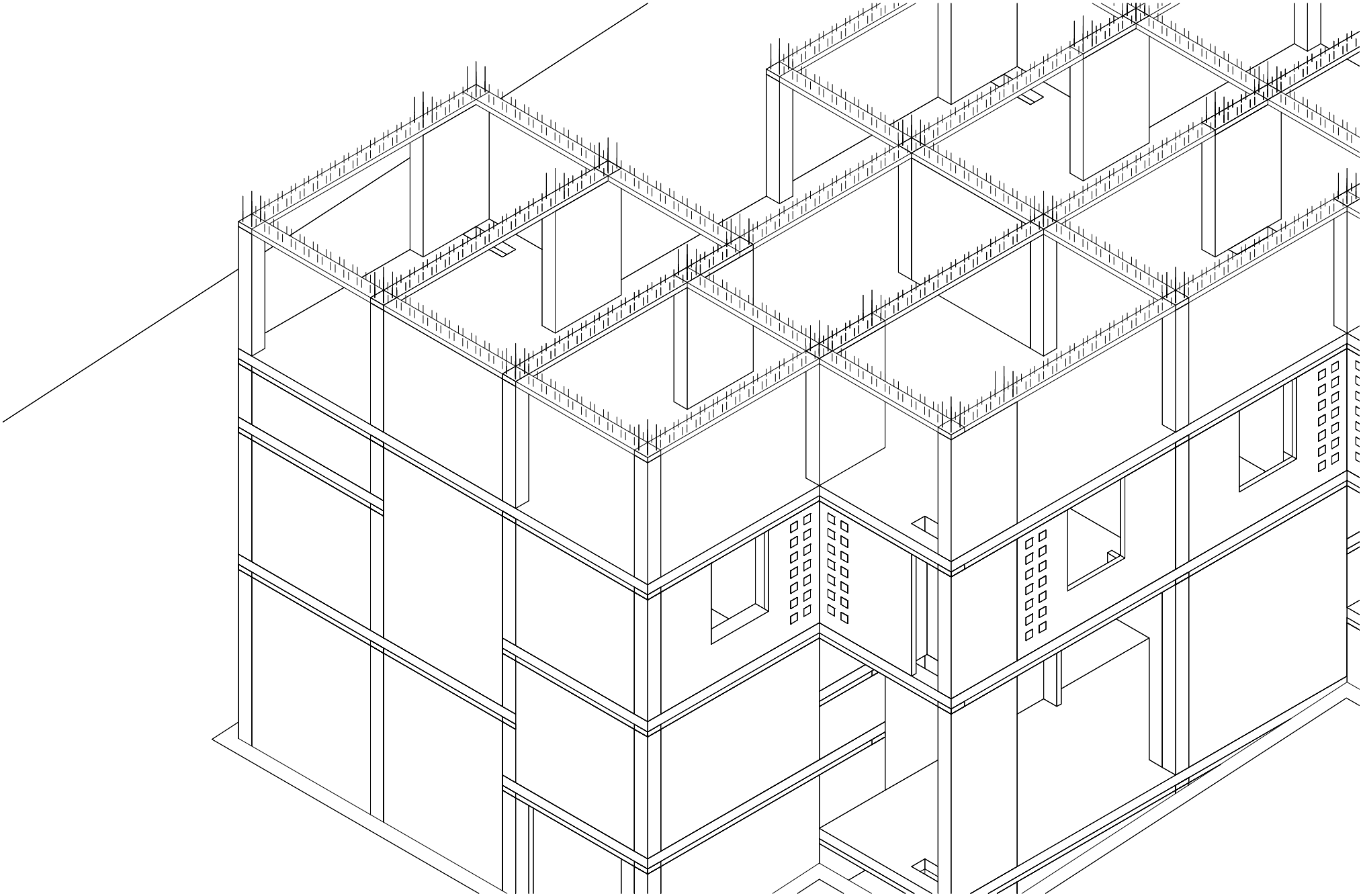
building technology

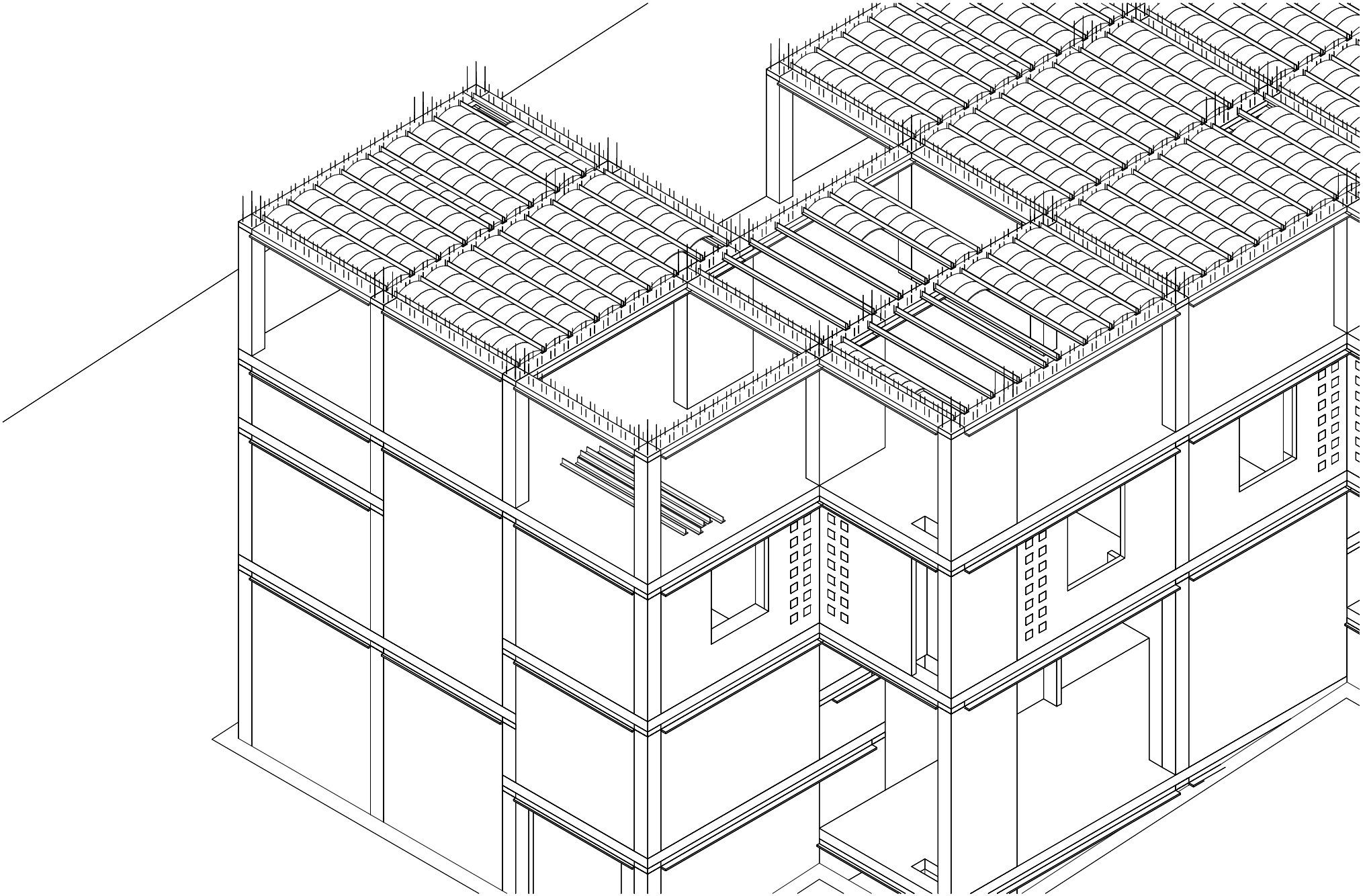


design | ***structural grid***

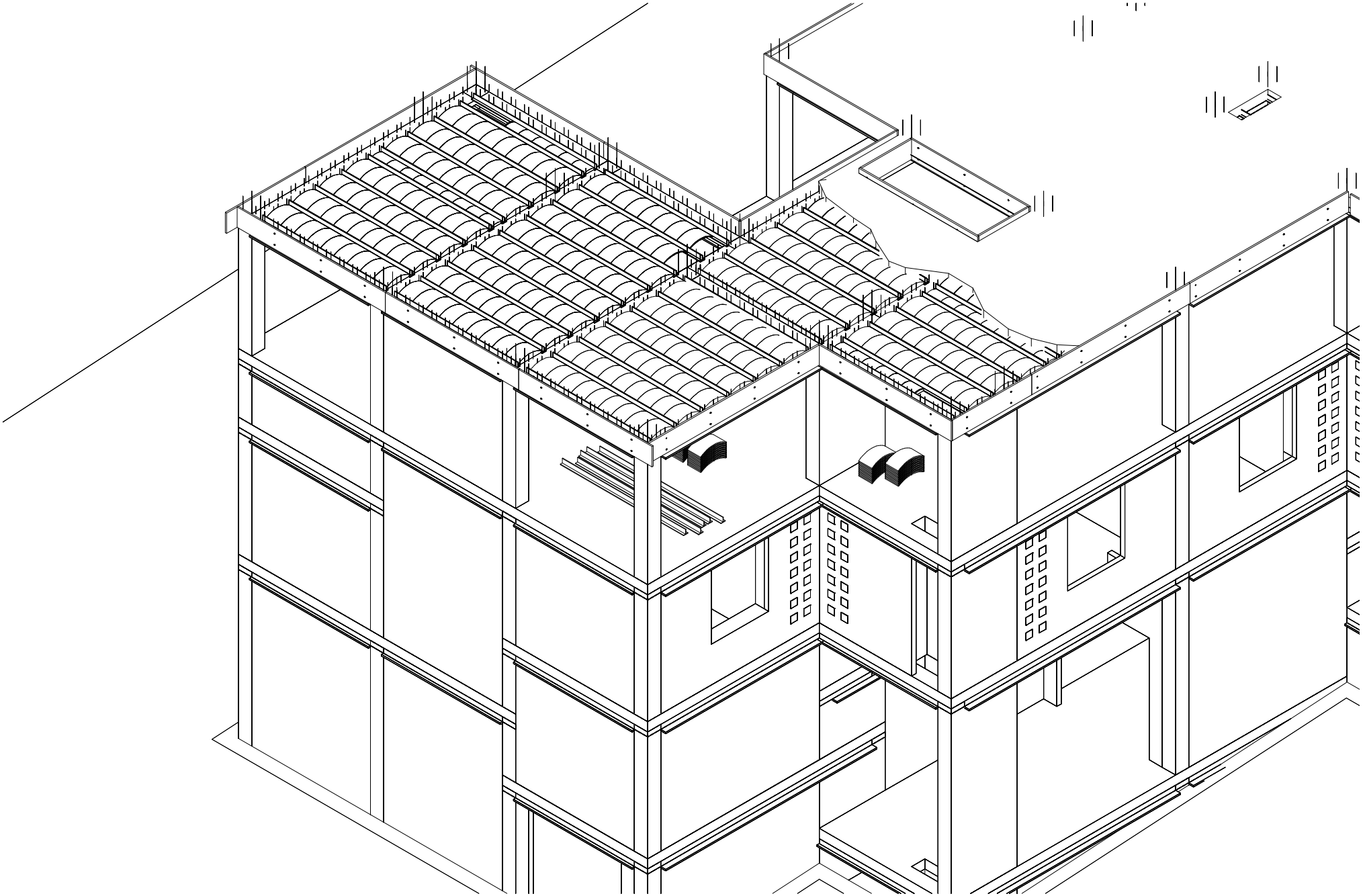


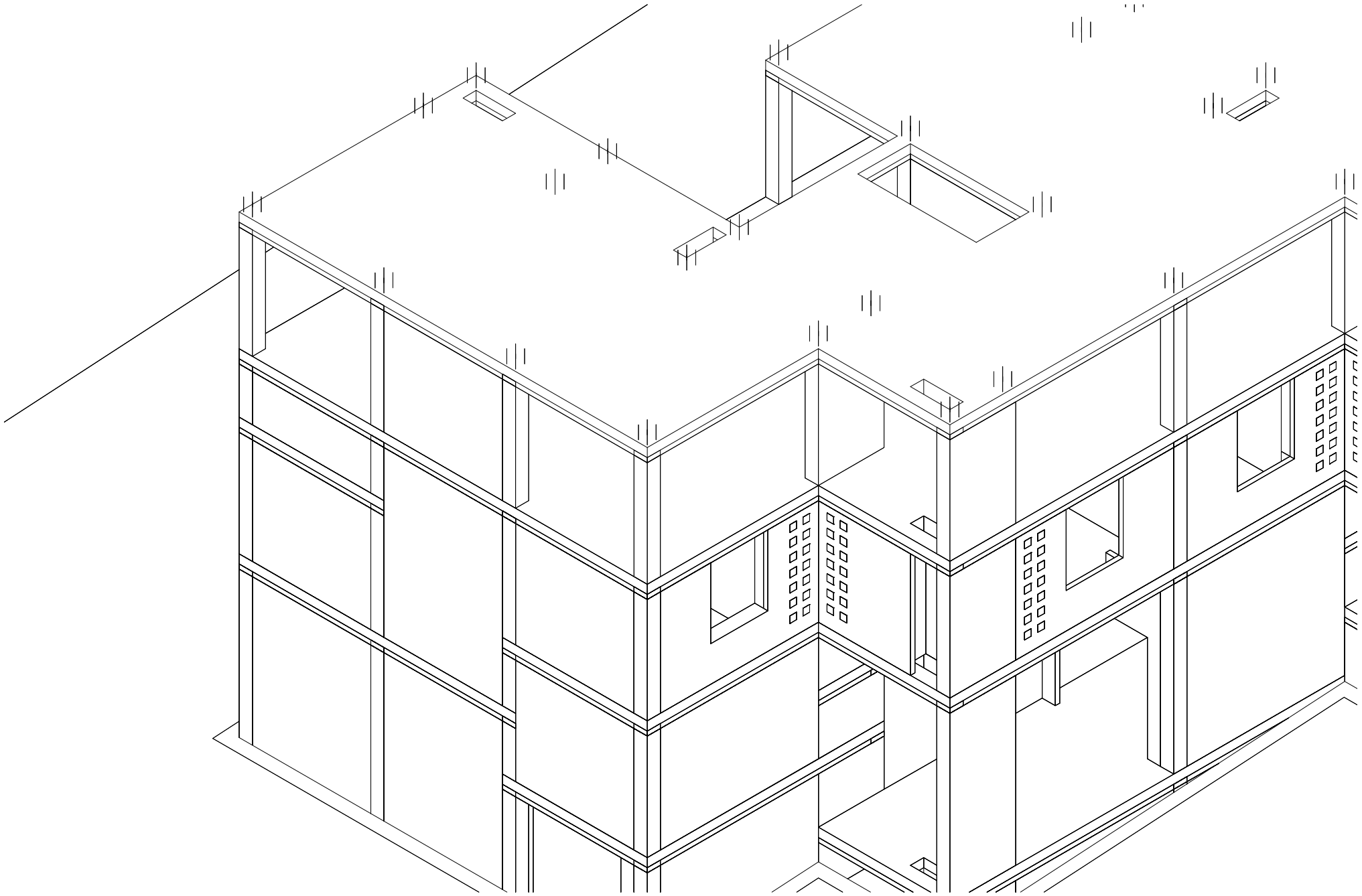


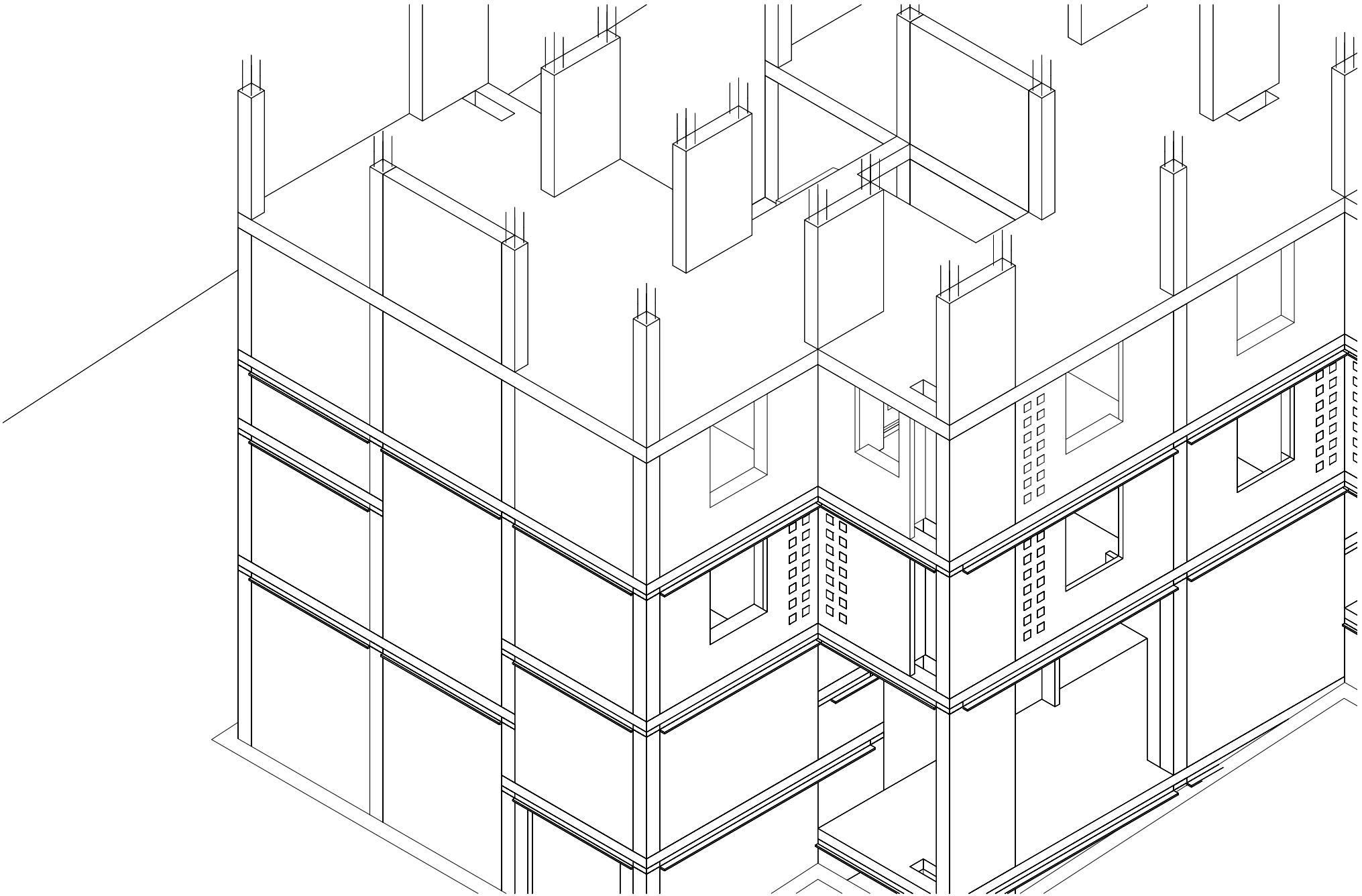


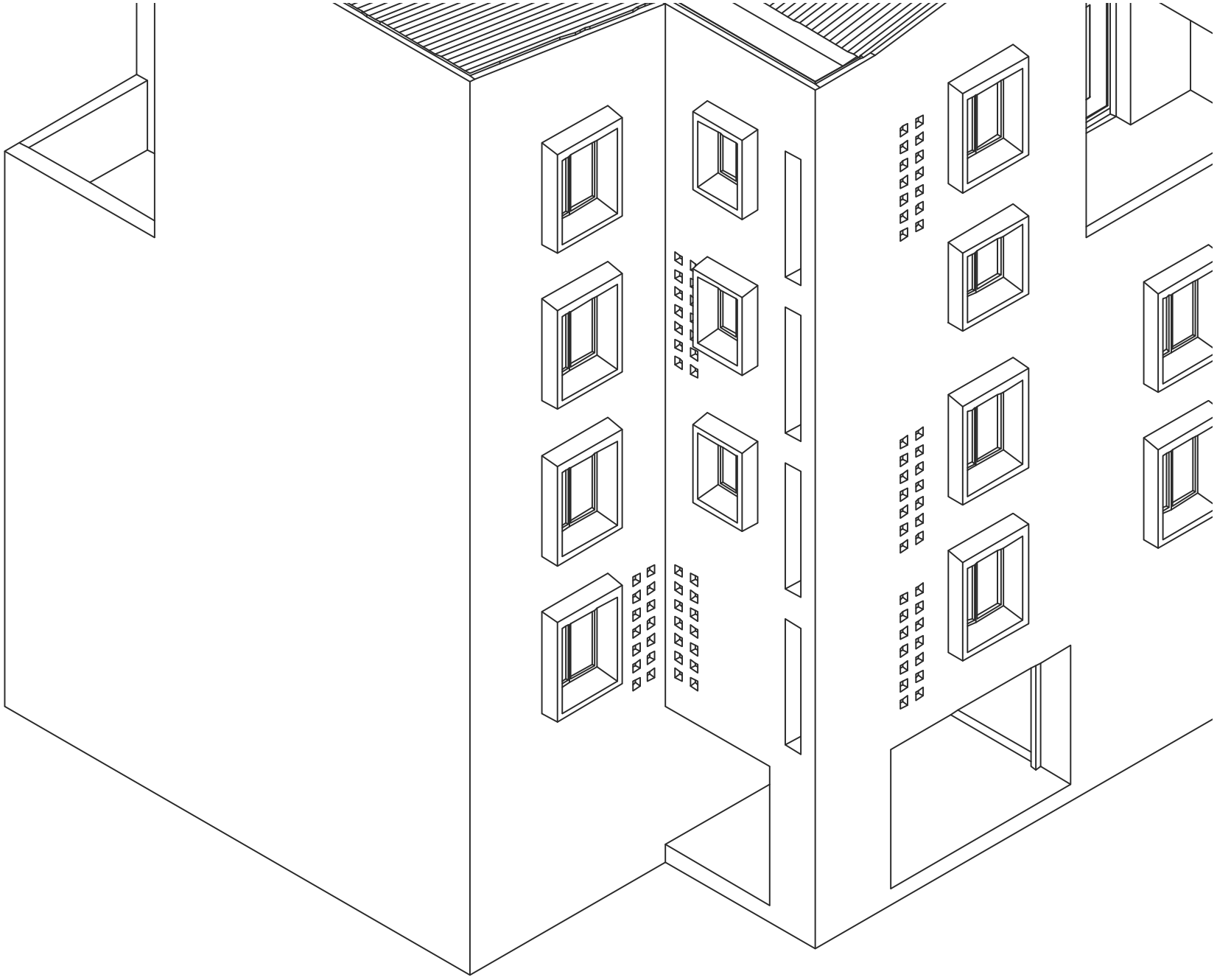


design | ***constrcution: ceramic casing***

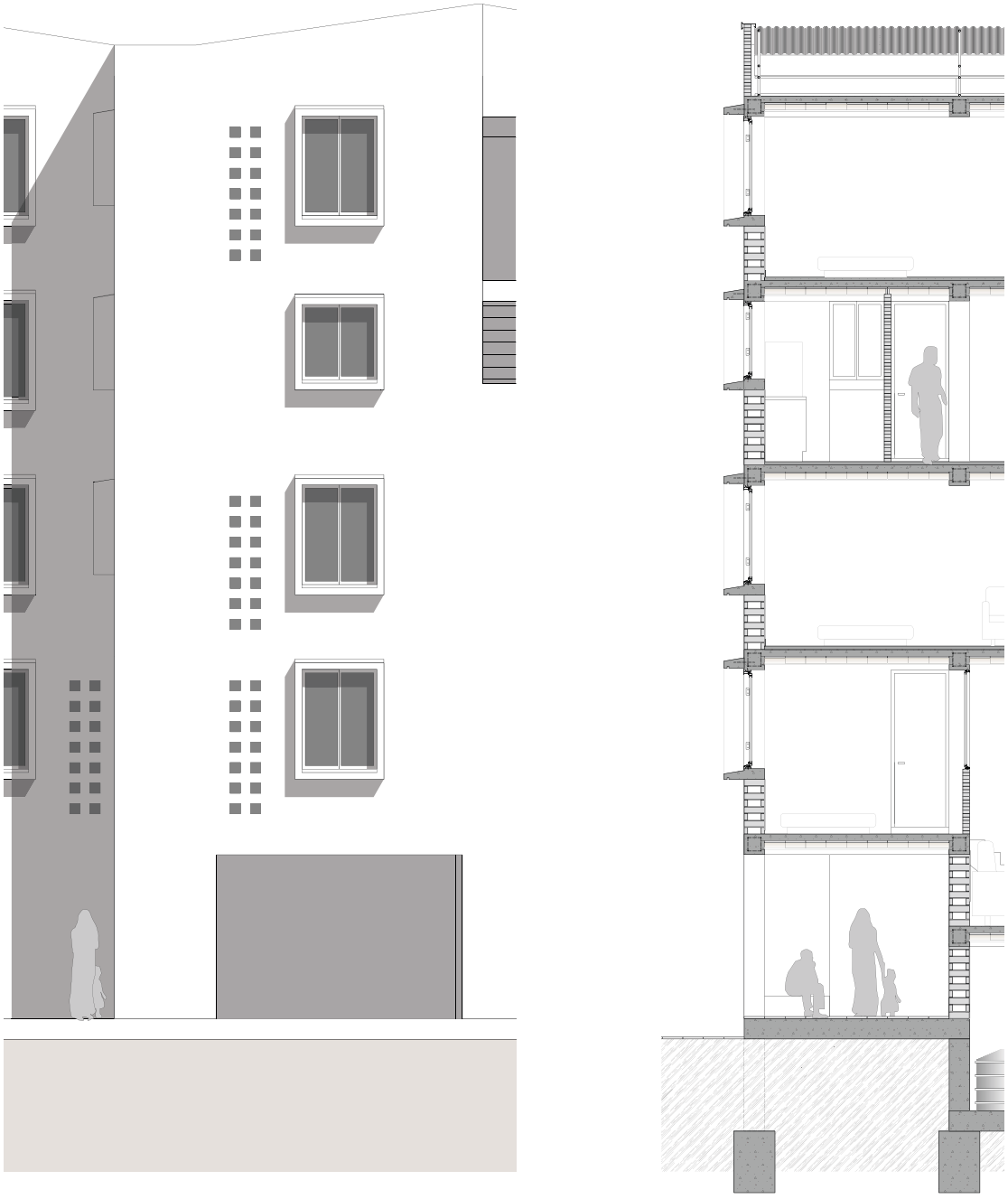




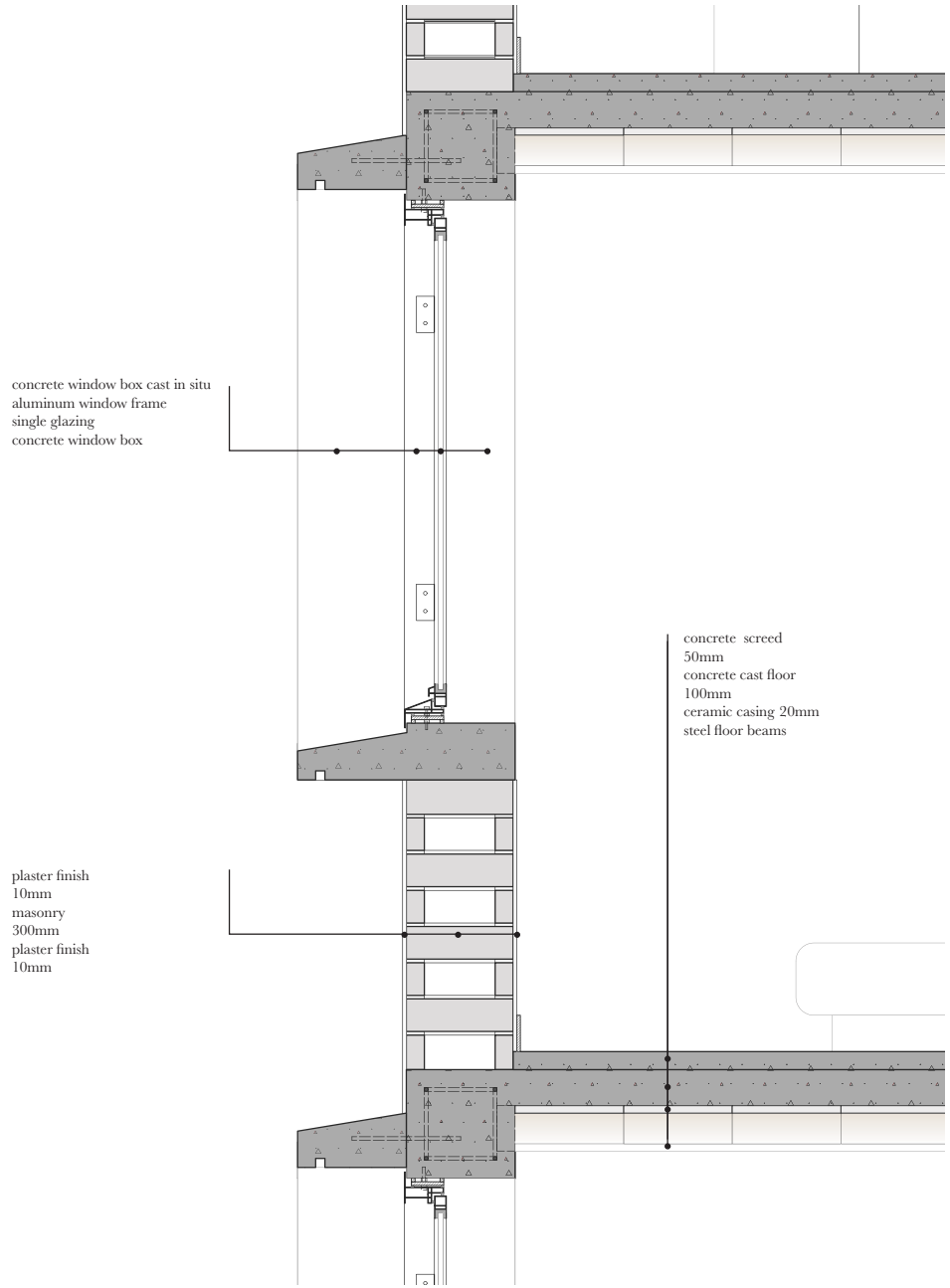




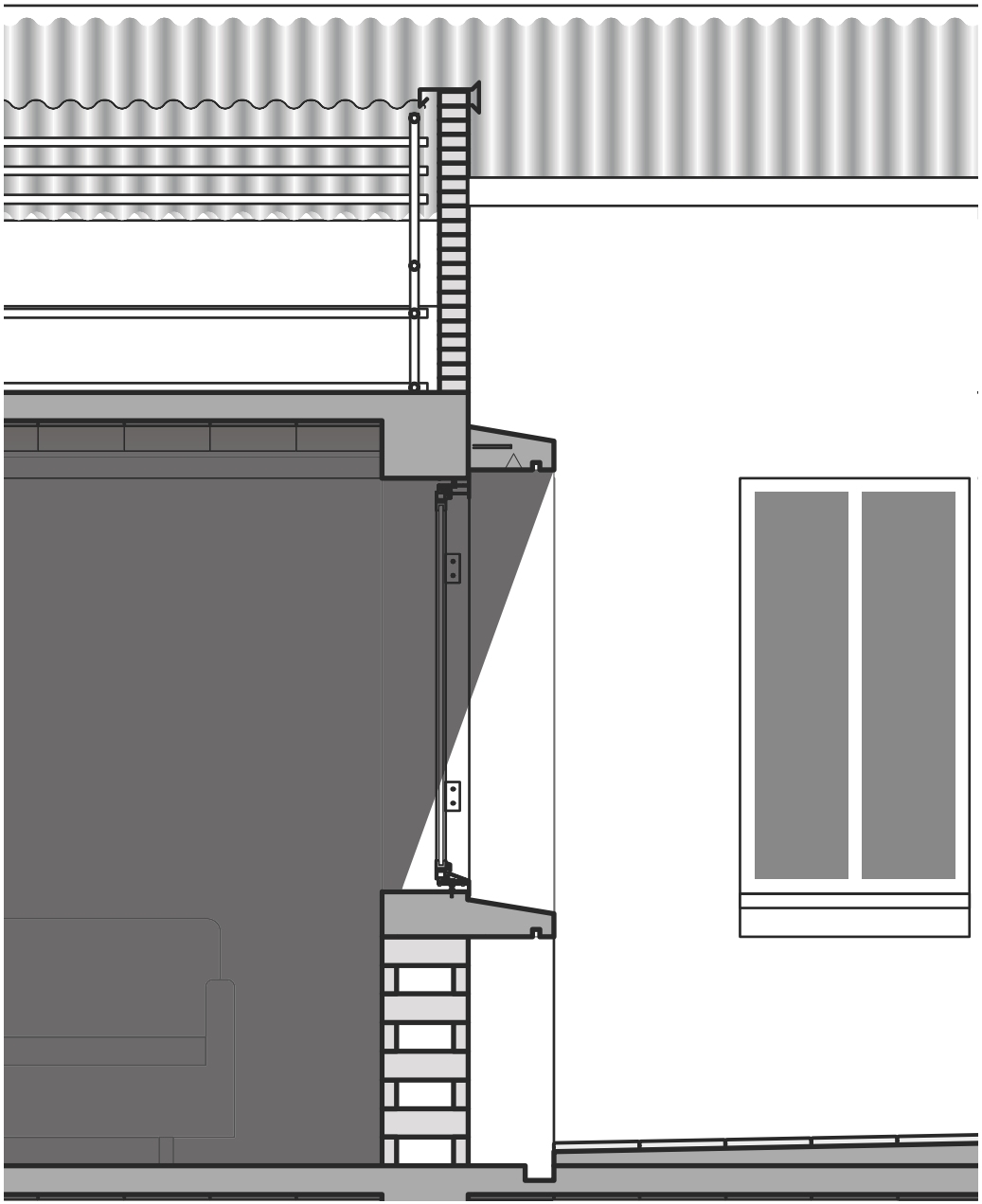
design | ***constrcution: plaster finish***

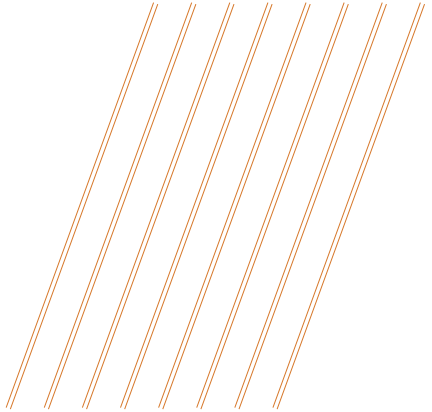


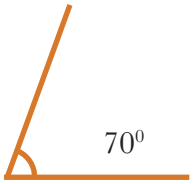
design | ***facade fragment***



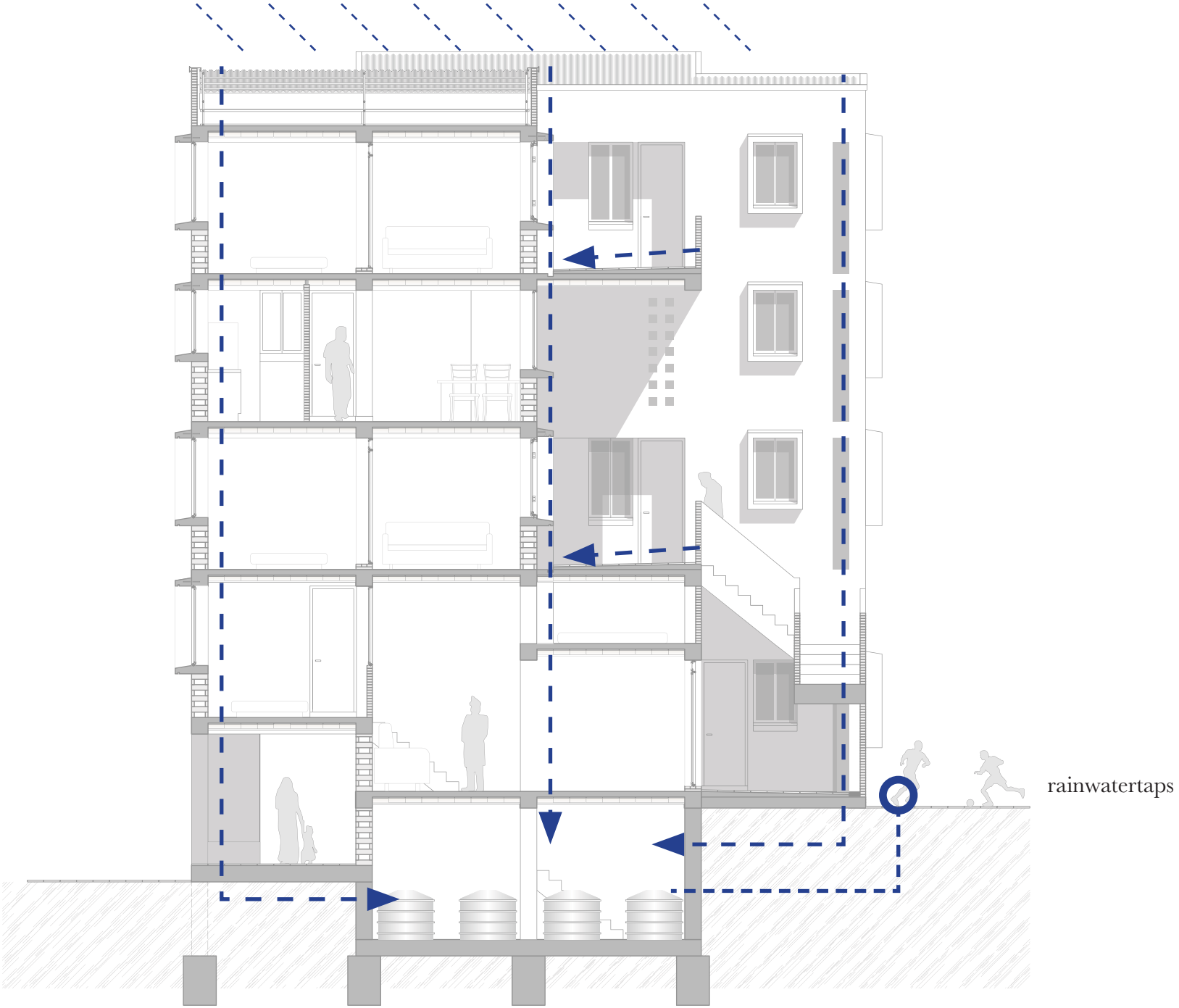
design | ***midrise details: window, terrace door***







average high sun angle



design | ***rainwater storage***

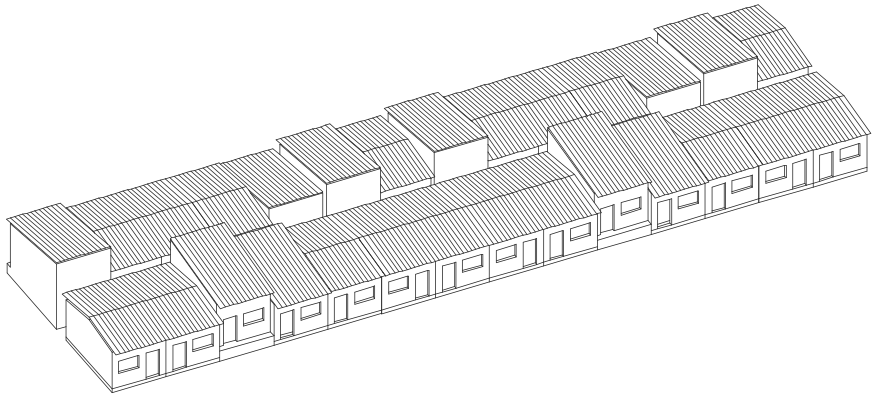
design | ***rainwater storage***

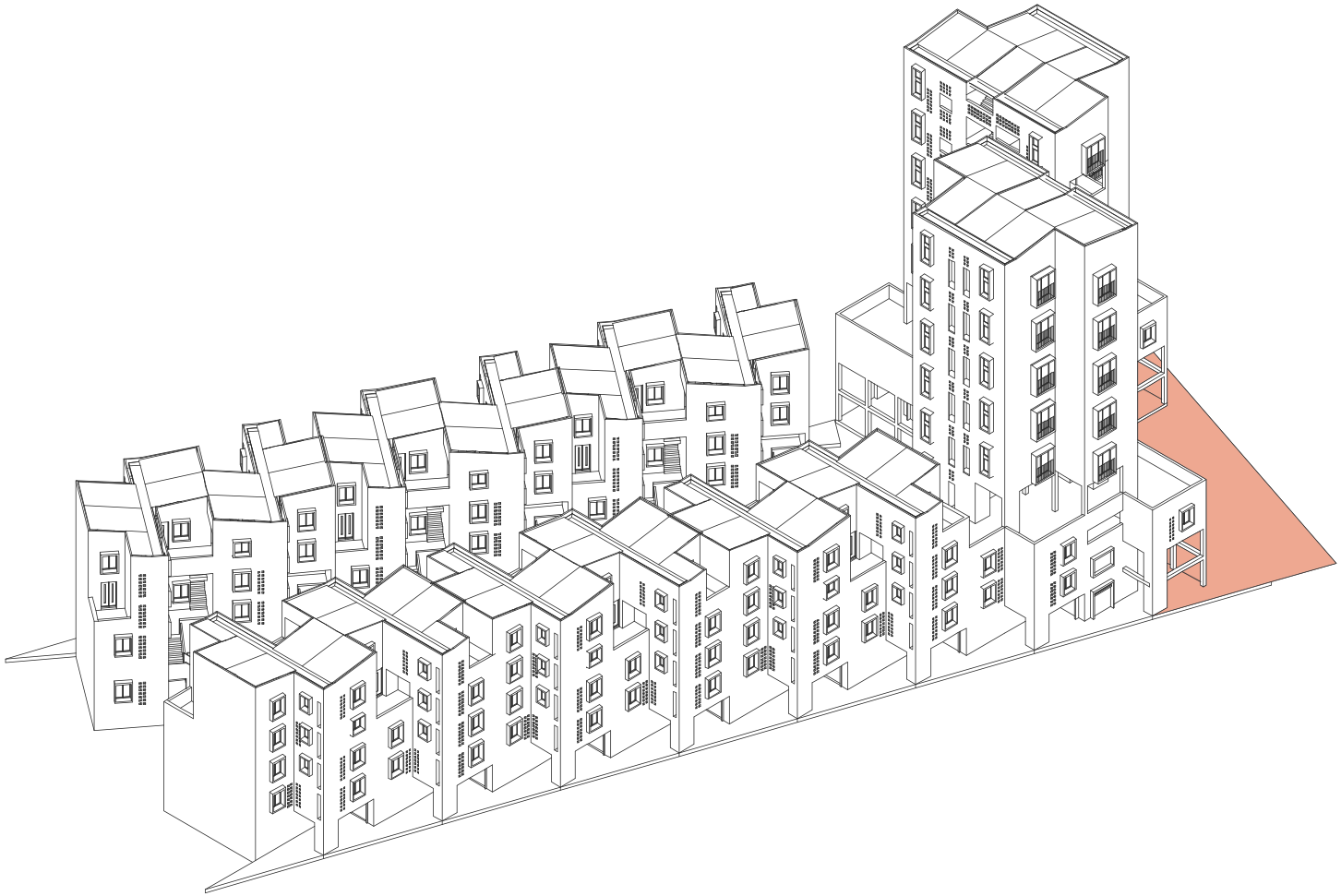
clusters

Density

150 - 250 d/hct
0.5 - 0.7 FSI

EWS : 100%
LIG : -
MIG: -





Density

370 d/hct
1,5 FSI

EWS : 54%
LIG : 36%
MIG: 10%

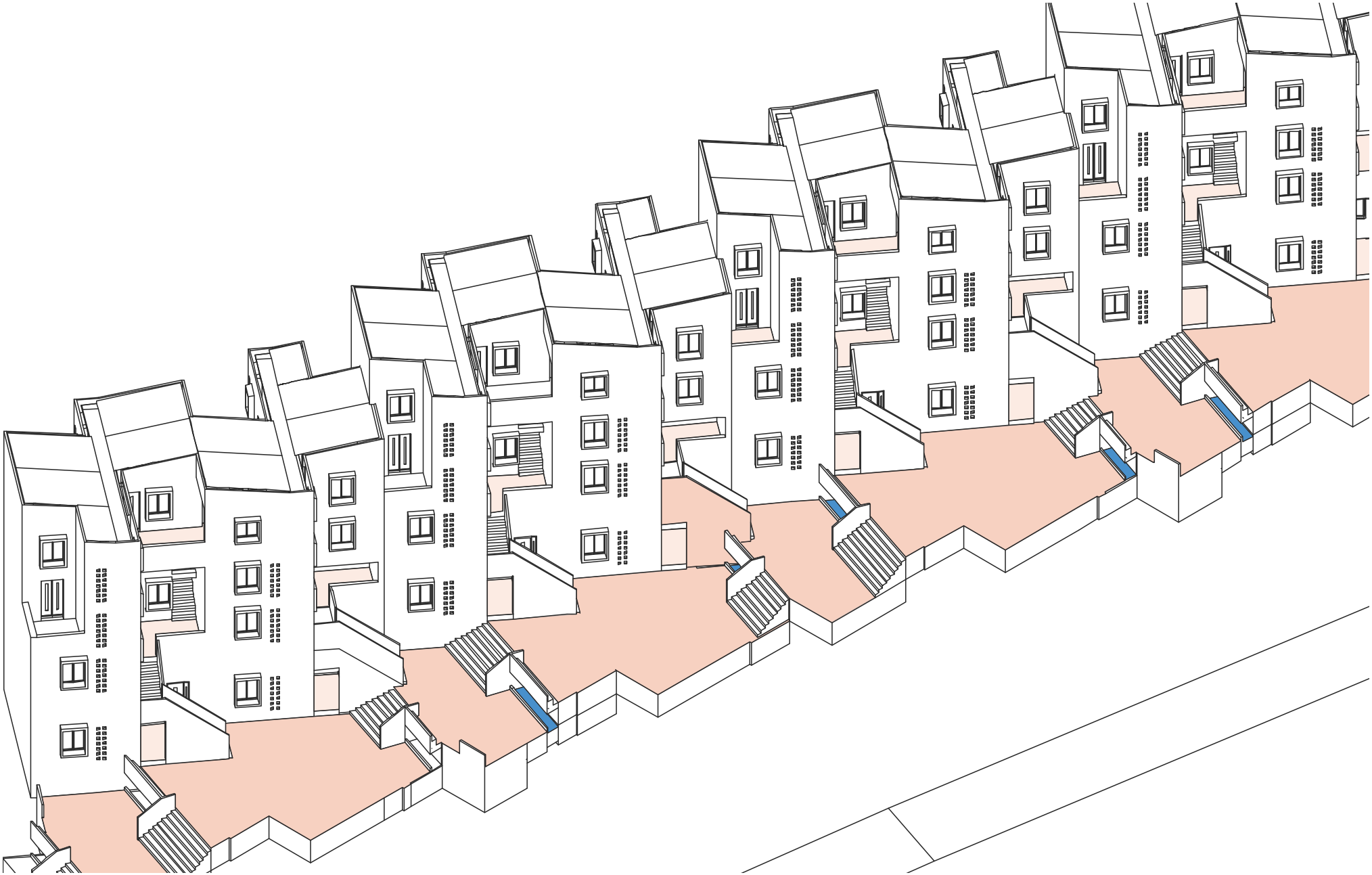
cluster | ***steep hill***

Density

370 d/hct
1,5 FSI

EWS : 54%
LIG : 36%
MIG: 10%

cluster | ***stairs and watertaps***

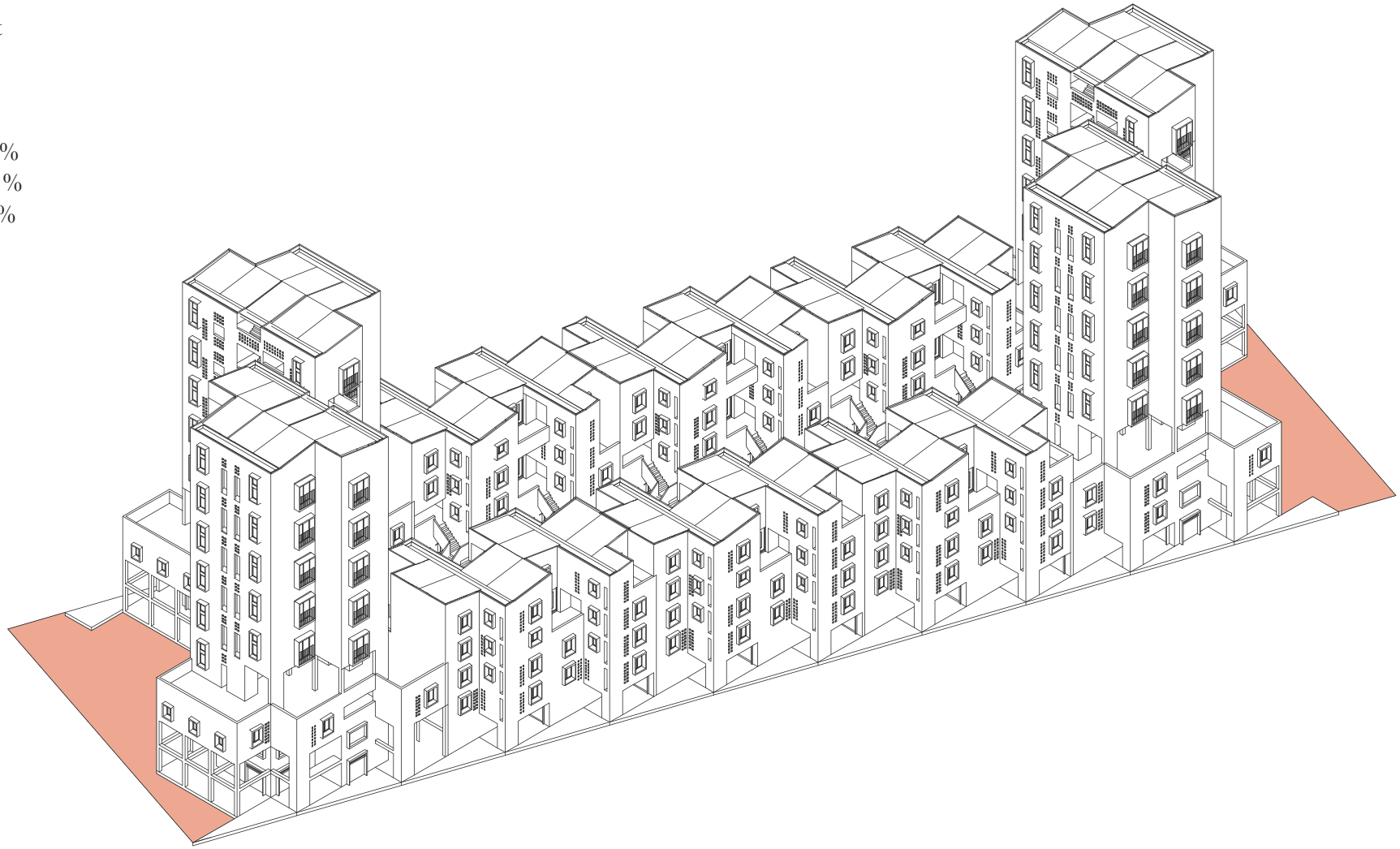


cluster | ***stairs and watertaps***

Density

420 d/hct
1,7 FSI

EWS : 68%
LIG : 25%
MIG: 7%

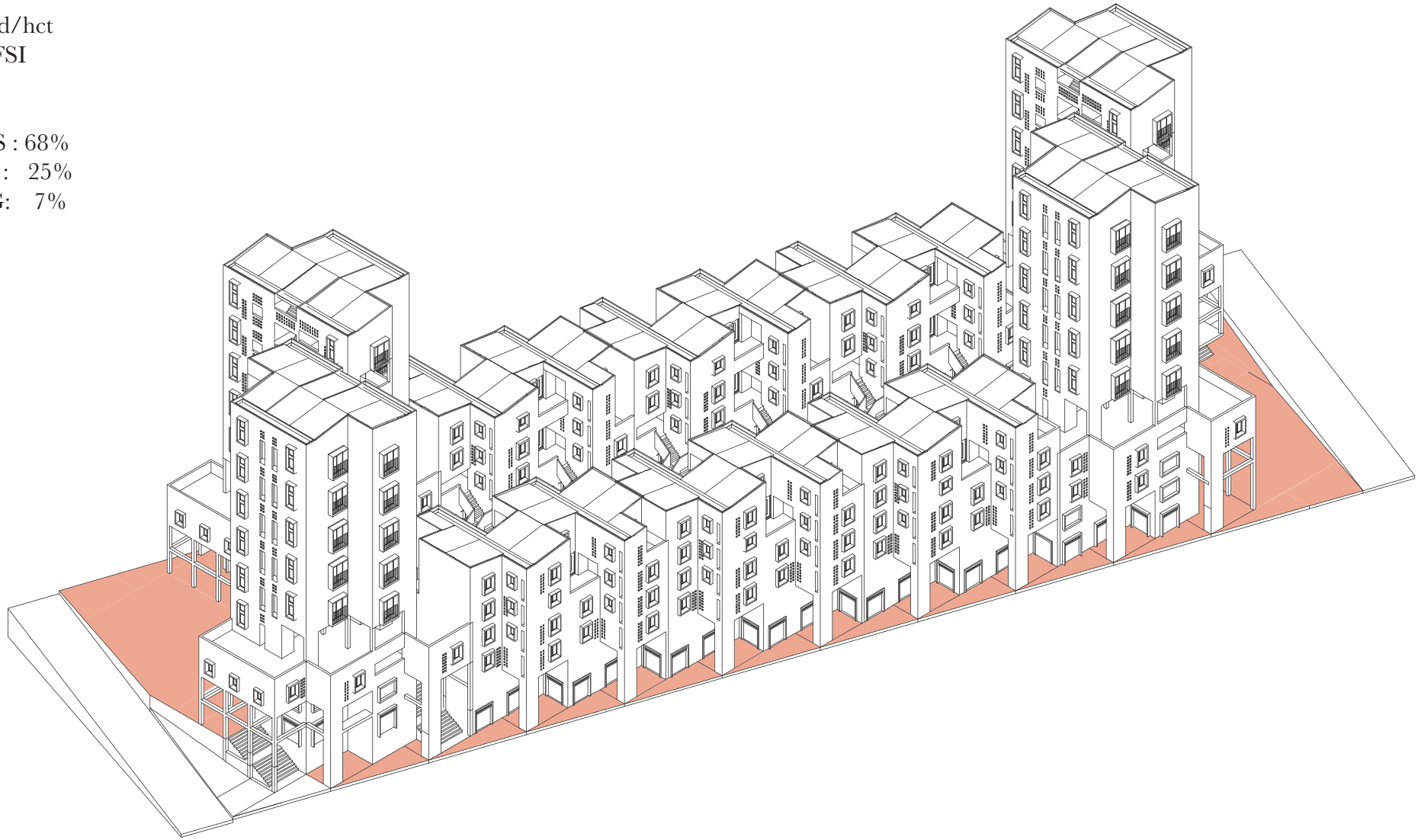


cluster | ***higher density along main roads***

Density

420 d/hct
1,7 FSI

EWS : 68%
LIG : 25%
MIG: 7%



Density

500 d/hct
2 FSI

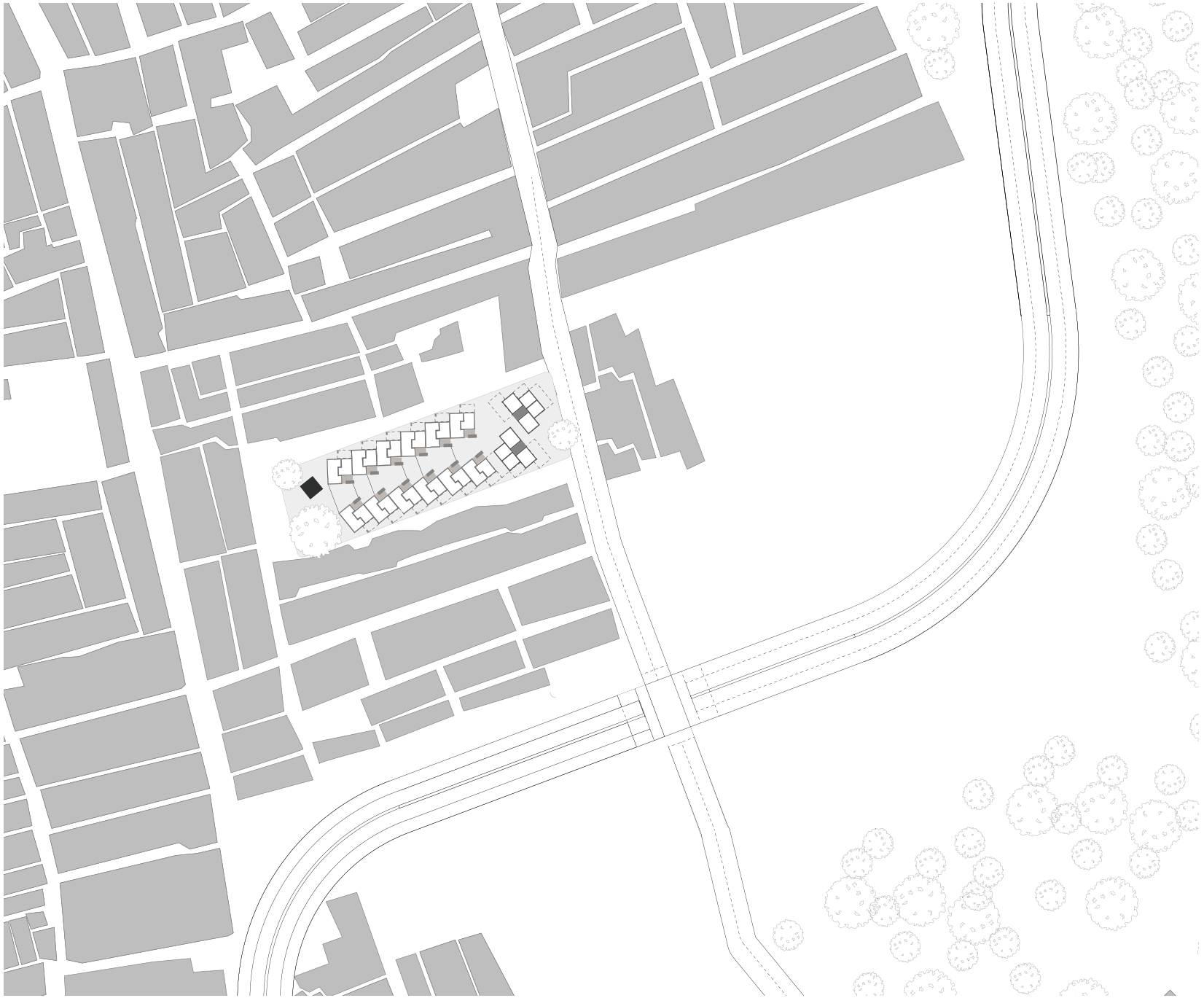
EWS : 83%
LIG : 14%
MIG: 3%

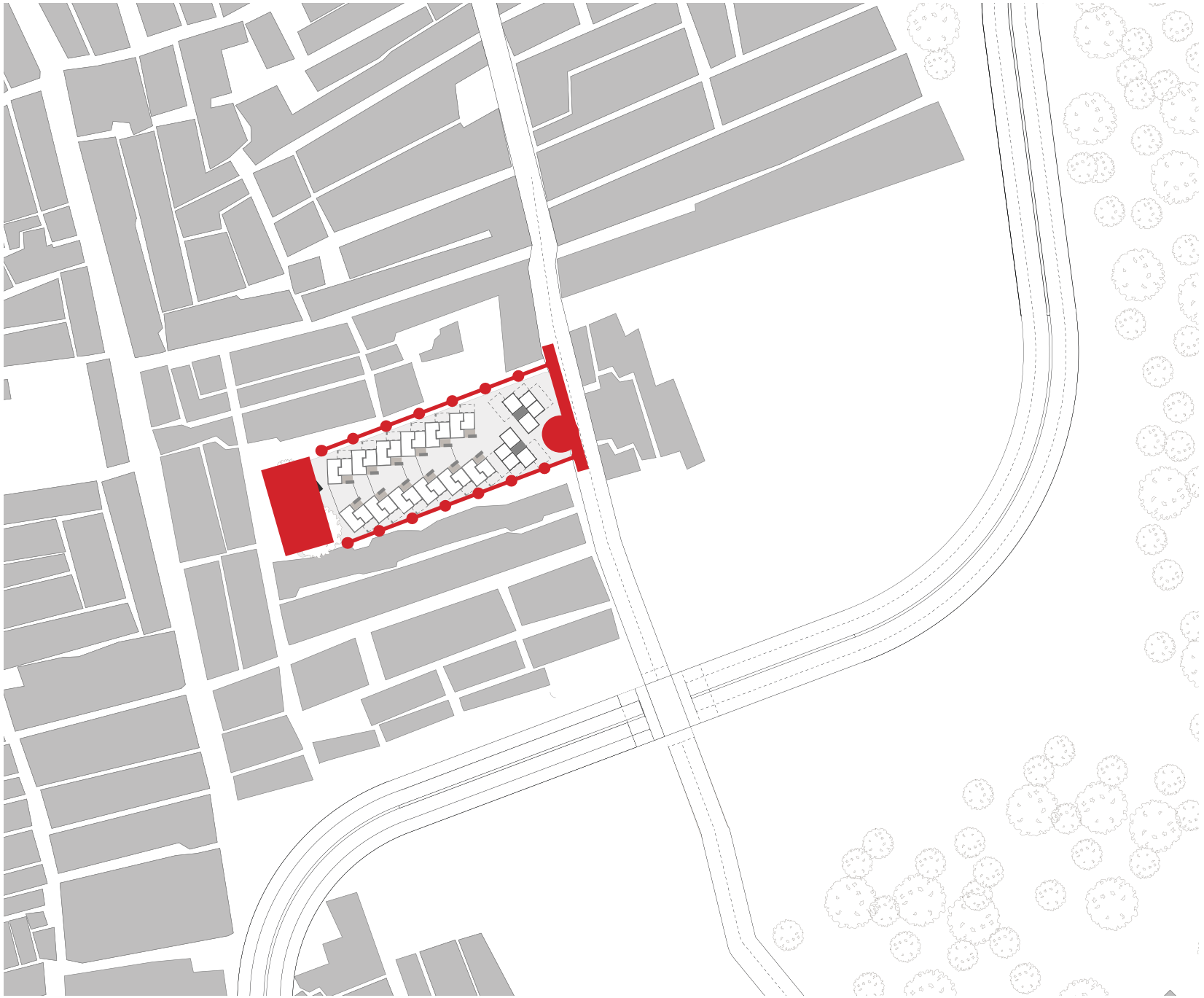
Density

500 d/hct
2 FSI

EWS : 83%
LIG : 14%
MIG: 3%

masterplan

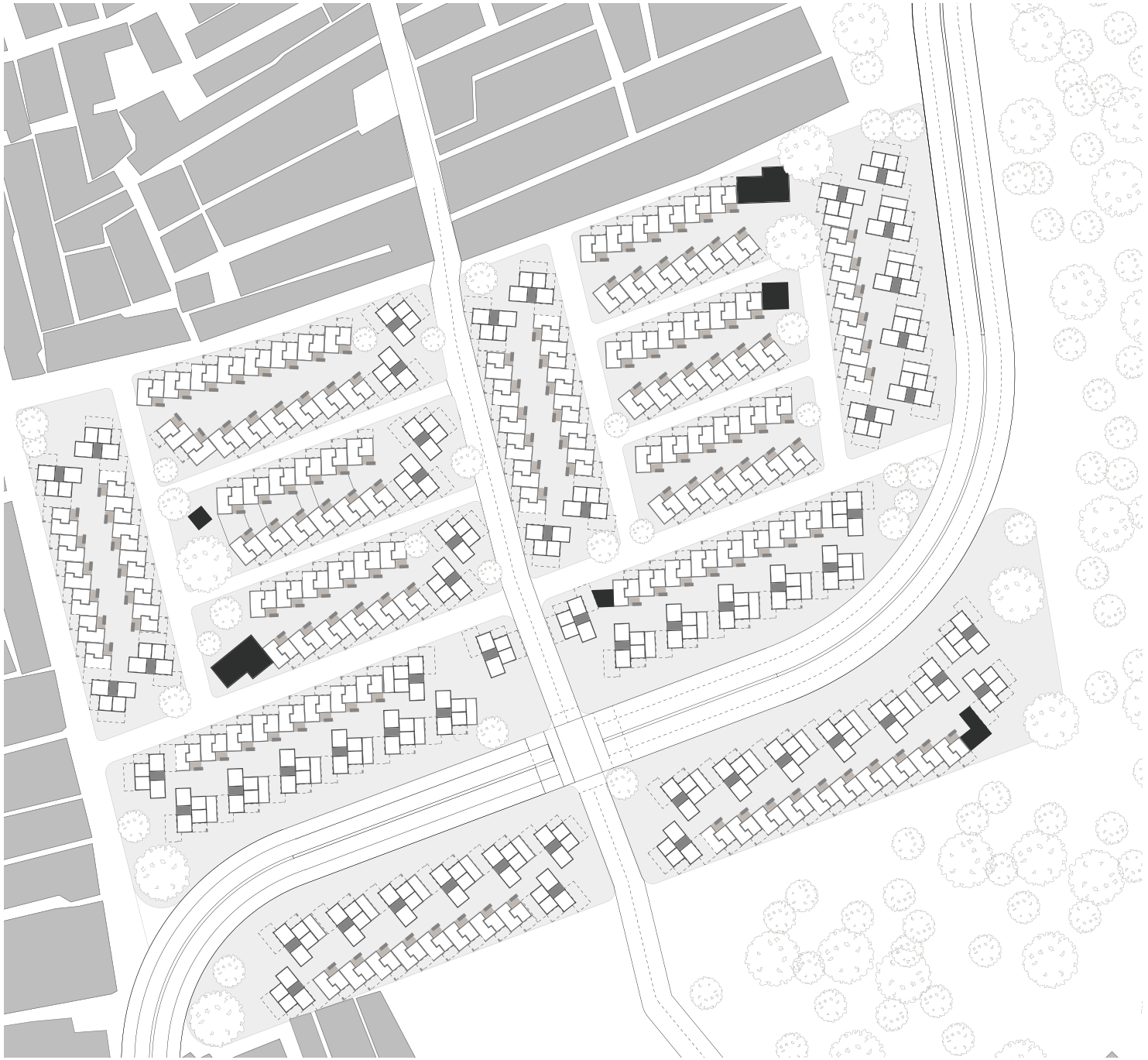


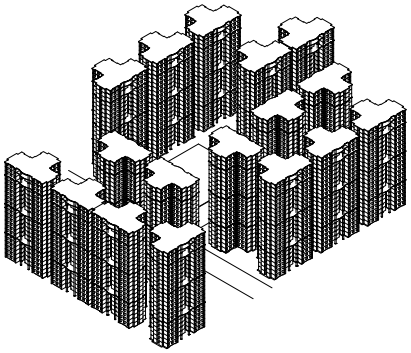


Density

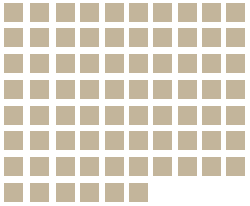
area:	50.000 m²
built:	12.000 m²
open space:	38.000 m²
rec. o.s.:	22.000 m²
units:	1814
people:	7256
schools:	2
centers:	12
shops:	204
busstop:	1
density	**380 d/hct**
FSI	**1.6**
open space/p:	**5.2 m²**
rec. o.s./p:	**3.2 m²**
p/school:	**3628**
p/center:	**605**

EWS : 67%
LIG : 26%
MIG: 7%



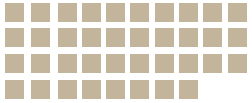


760 units / hct

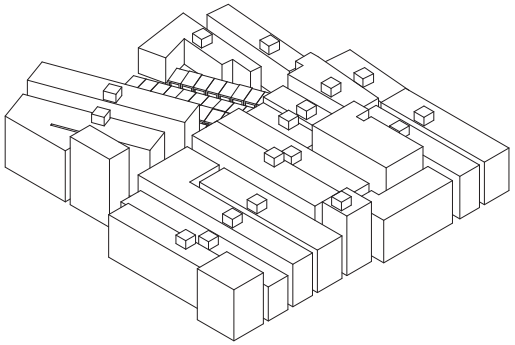


FSI: >4

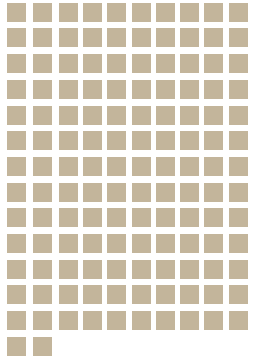
380 units / hct



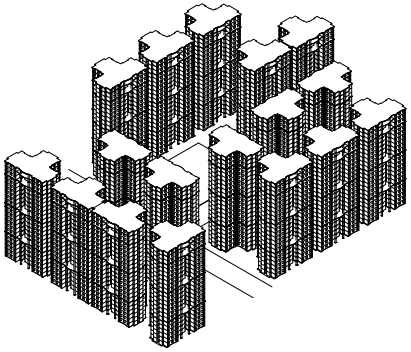
FSI: 1.6



1360 units / hct



FSI: 3

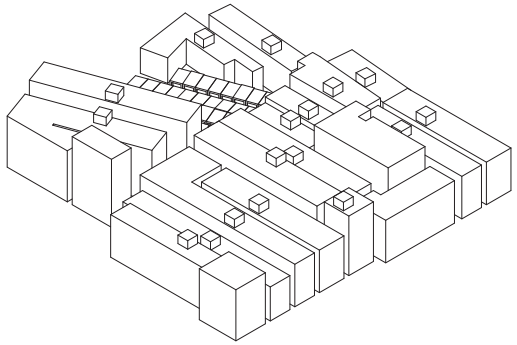


1.9 m2 open space pp

? m2 recreational open space pp

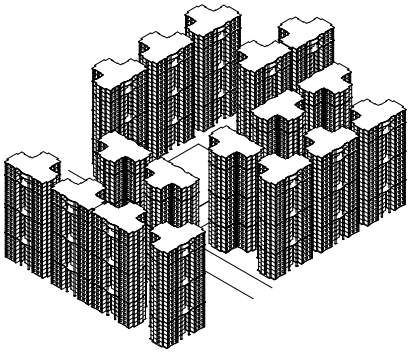
5.2 m2 open space pp

3.2 m2 recreational open space pp

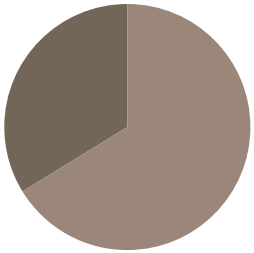


0.57 m2 open space pp

0 m2 recreational open space pp



MIG: 34%

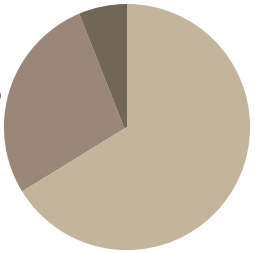


LIG : 66%

2 unit types

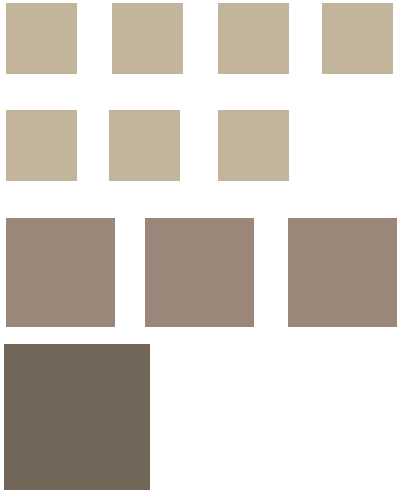
MIG: 7%

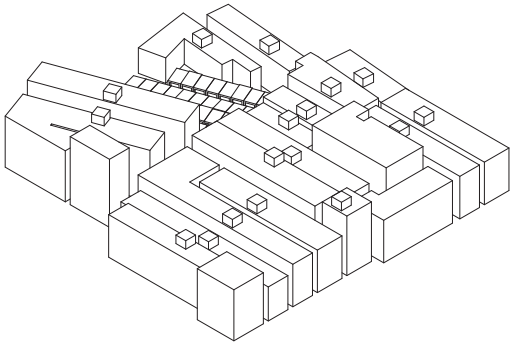
LIG : 26%



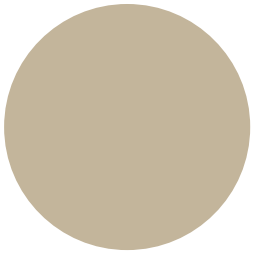
EWS : 67%

11 different unit types





EWS : 100%



2 unit types