Global Housing Graduation Studio:
Mixing Mumbai.
Affordable Housing for Inclusive Development

Redevelopment Project of Baithi Chawls
in Nalasopara, Mumbai

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July 2018

Community-oriented Housing without Developers

Self-growing Communities for Building-up Groups
Architecture must yield meaningful places, the reflection of a balance between an artist’s design and a human dwelling.
Human
Society
Culture

Economy
Self-sufficiency
Supply and Demand
Affordability
Slums in Mumbai
<table>
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<tr>
<th>Income in ₹</th>
<th>Affordable EMI/Rent in ₹</th>
<th>Average space consumption per household [m²]</th>
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<td>232</td>
</tr>
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PROPERTY RATES

Property rates of residential apartments in the Mumbai Metropolitan Region in rupee/m²

RENT PRICES

Rent prices of residential apartments in the Mumbai Metropolitan Region in rupee/m²
Affordable areas (m2) in Nala Sapara
If adequate housing is not appearing in our cities it is sign that something wrong with the system.
Housing system
Housing policy of slum redevelopment
Building up group Model

Housing profit
City context
Clear urban planning

Self-growing city

Clear urban planning

Self-growing city
One space and Two worlds

Spacious high-rise residence in the city

Self-built slums along the transport line

The rich's comfortable lifestyles

The poor's struggle for life

Organized big malls

Disordered street markets
City's messiness

Neighborhoods' vitality
Round Trip - from Mumbai to Ratnagiri
Their world evokes another narrative of imagined communities, where conceptions of home and belonging are extended beyond geographical limits.
How does the Building-up Group Model accomplish a community-oriented housing to integrate the urban poor into the city of Mumbai?
Building up group model system

Community design strategy
Building-up group housing system
Housing system model without developers

SmartHoming / Germany

My Life, My House / Brazil

site & service scheme / Mumbai
Building up group model system

Architects Group

Site + Project

Building Group Association

Selects the candidates

Architecture programming

The Building Group

Sign contract

Old + New Residents

BGA

Evaluates + design

The Bank & Government

Loan and/or subsidies

Financial support

Contracts + supervises

BG

Civil construction company

Sign contract

Builds
Platform for Building group Model

- Building group APP
  Architecture & Internet
  /We-built

- Organizer
  Building Groups
  Association / NPO

- Architecture consulting service
  Architects

- Construction service
  Civil Construction company

- Users
  Residents / candidates

- Sponsors
  for the app
  Advertisers

- Operations for
  building groups App:
  Investors
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  - Civil Construction company
Community prototype
Old village
Self-growing old village of Sopara
Structure of old village

Buildings

Streets

Yards
The size of different communities

Small  ~ 5-10 Building units/5-20 Households

Medium ~ 10-20 Building units/30-60 Households

Big    ~ 20-60 building units/70-100 Households
The morphology of different communities’ open space
Urban strategy
From Chawls community to Building up community

The Chawl Community

Original inhabitants living in some Basthi Chawls area have stable social interaction with each other, the chawl community has been evolving. Although the community set up is in a low income group, it has been maintaining a dignified and a safe living environment.

The Chawl community revolves around the concepts of living together, sharing things which are personal and understanding neighbors in deprived areas of inappropriate proportions.

The Building up Group

The Building Group is made up of original inhabitants of the same chawl community. Also, a certain amount of residents' friends or relatives can join in the group to purchase the land together, and take charge of design and construction processes themselves with the guidance of architects.

Community networks are formed and consolidated through the process of design and construction with the Building Group system. The cooperative model strengthens the social and economic relationships amongst neighbors and facilitates the establishment of a community.
Original fabric of baithi chawls area
According to existing fabric, we can see different Baithi chawls' clusters where the chawl community has been evolving.
Building groups cluster
Design strategy
Prototype of medium community structure
Building units

Community’s open space
$\text{House Types in the Community}$

- Outer House
- Corner House
- Center House
- Outer House
- Corner House
- Center House
Street Yard Front arcade (small shops) House units Linking corridor Small courtyard for Ventilation Yard Entrance
Entrance
Street
Yard
Front arcade (small shops)
House units
Linking corridor
Staircase
Yard
Entrance
Building-up community
Configuration of three house types for different Building-up group community
Incremental strategy
Self-growing communities