



Redevelopment Options for Sant Dnyaneshwar Nagar, Thane Origins of the project - Report from January 2007

Shelter Associates teamed up with the All India Institute for Local Self-Government to conduct a study to inform slum redevelopment and tenure reform for settlements in Mumbai in Thane. This initiative was part of the larger Mumbai Transformation Project, set up in July of 2006 and commissioned by the World Bank.

Urban land market and slum reform were the core agendas for the Mumbai Transformation pilot study scheme, which saw changes in the Development Control Regulations as pivotal to success in the project. Guidelines were created to first make an assessment of the existing land use and infrastructure capacities for future redevelopment in the slum areas. Alternative development models have been evaluated from a variety of perspectives, including environmental and neighborhood level impacts, infrastructure service impact, market and financial feasibility, and economic impacts on tenants, subtenants, and property owners.

After beginning with the concept to survey five different slum pockets, Shelter Associates chose instead to focus in on Sant Dnyaneshwar Nagar in greater depth: assessing the current land use and socio-economic conditions for the residents of the slum. Then Shelter presented various housing design and infrastructure system upgrade options, as well as tenure reform proposals, which took government plot consolidation into consideration. By evaluating the impacts of the alternatives on various key stakeholders- tenants, landlords, developers, and government bodies- SA helped them formulate their priorities toward realistic and mutually beneficial solutions.

For more details of the studies see:

Poverty Mapping of Sant Dynaneshwar Nagar Slum, Thane- a summarized report
Redevelopment Options for Sant Dnyaneshwar Nagar