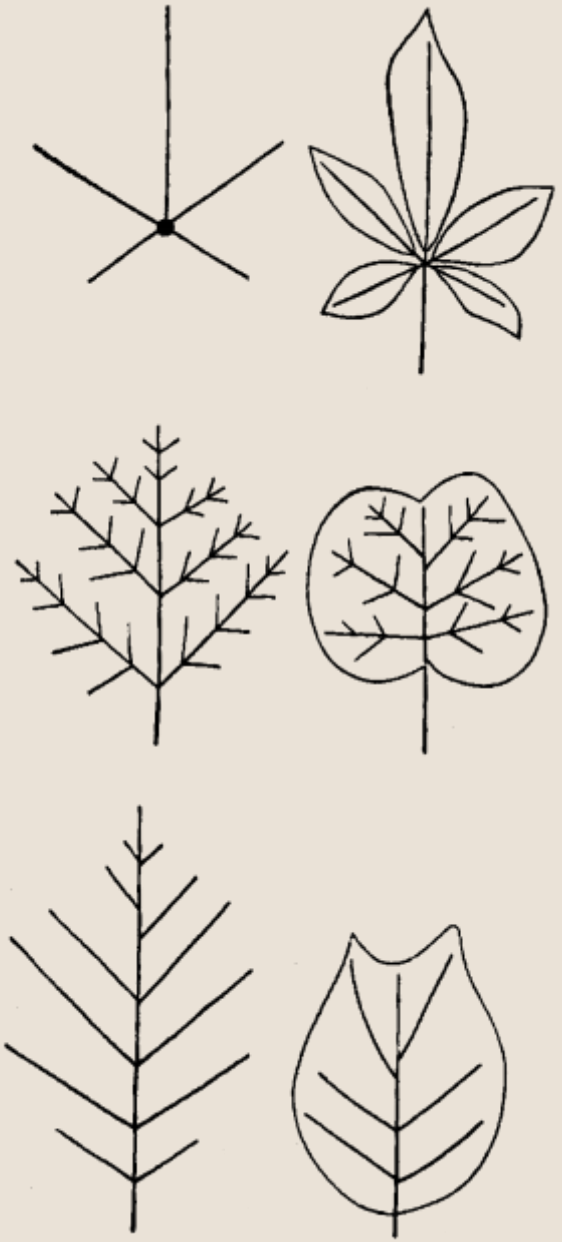
Palava

Mumbai

July 27, 2011

M/s Prabhakar B. Bhagwat



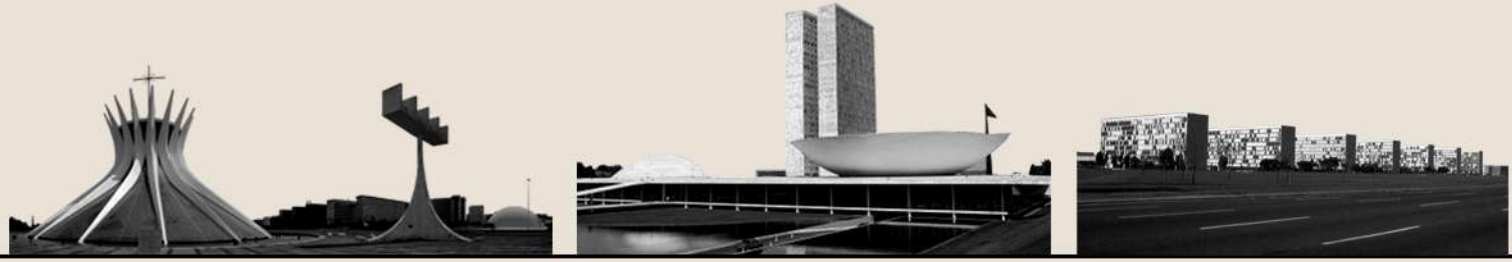
Paul Klee; from Design of Cities, Edmund Bacon

Debating city making processes



Chandigarh

"…he succeeded in creating a truly modern little city, with adequate attention to our growing needs, conditioned by international style living. But as the new middle sections were dominantly in Le Corbusier's mind, Chandigarh emerged as a class phenomenon. The ministers, the bureaucrats and the rich were assigned an exalted sector for themselves. But the professional people, clerks, peons and the lower middle sections, were consigned to small pigeon holes, constricted by small budget allocations. And the building workers, the dairy farmers, the domestic servants, were not provided for at all – they remained consigned to slummy villages around the new city hidden away in the folds of the Shiwaliks and by the bushes in uncleaned marshes". - Mulk Raj Anand



Brasilia

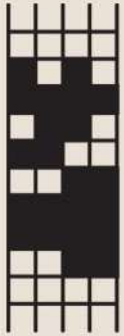
"Designed by architect Oscar Niemeyer, urban planner Lucio Costa, and landscape architect Burle Marx, the city was built in an incredible three years between 1957 and 1960. Unfortunately, the world's most ambitious planned city is designed for automobiles and air-conditioners, not people. Distances are enormous and no-one walks; the sun blazes and there are no trees for shelter. Bureaucrats and politicians are lured to Brasília by 100% salary hikes and big apartments, but as soon as the weekend comes they jet to Rio or São Paulo - anywhere less sterile. The poor, who work in the construction and service industries, were not part of the plan for an inland capital and live in '*favelas'* up to 30 km outside the city, called 'anti-Brasílias'". - Anonymous Brazilian

Lack of hierarchy in spaces
Did not respond to climate
Were not inclusive
Staff and workers housing not tended to



Medieval

Growth by accretion
Inherent diversity
Scaled down
Compact and dense
Navigation difficult
Difficult vehicular movement



Grid-iron

Organized growth
Economic flexibility
Easy navigation
Pedestrian friendly
Vehicle friendly
Guidelines required for street setbacks and edges



Radiant

Organized growth
Economic flexibility
Easy navigation
Not pedestrian friendly because of scale of open spaces
Vehicle friendly
No hierarchy of spaces



Radial

Inclusive
Controlled growth
Economically unviable



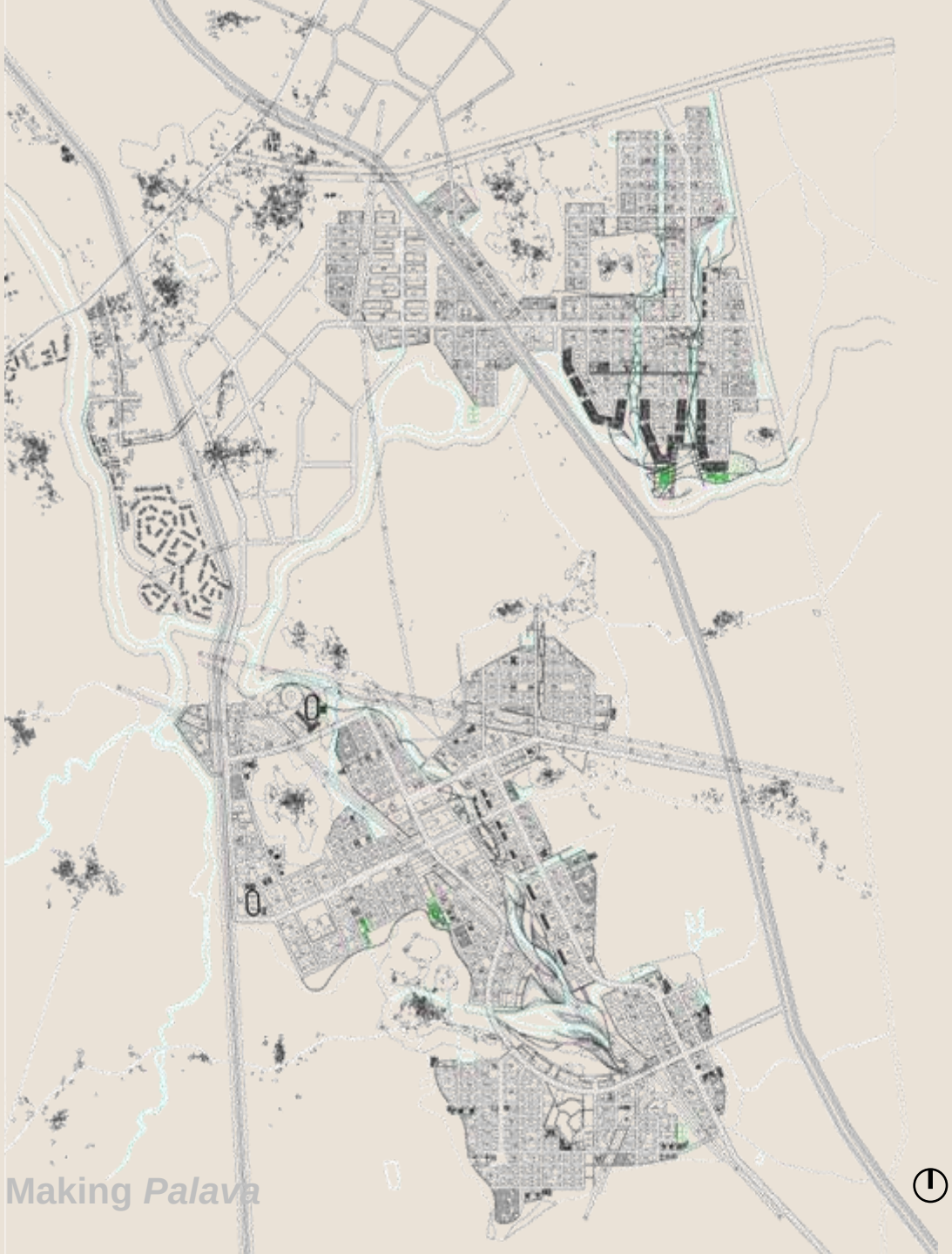
Satellite

Lack of identity
Low density
Sprawl
Dependence on private vehicles in case of lack of public transport.

Offers flexibility for developments over a period of time



Making *Palava*



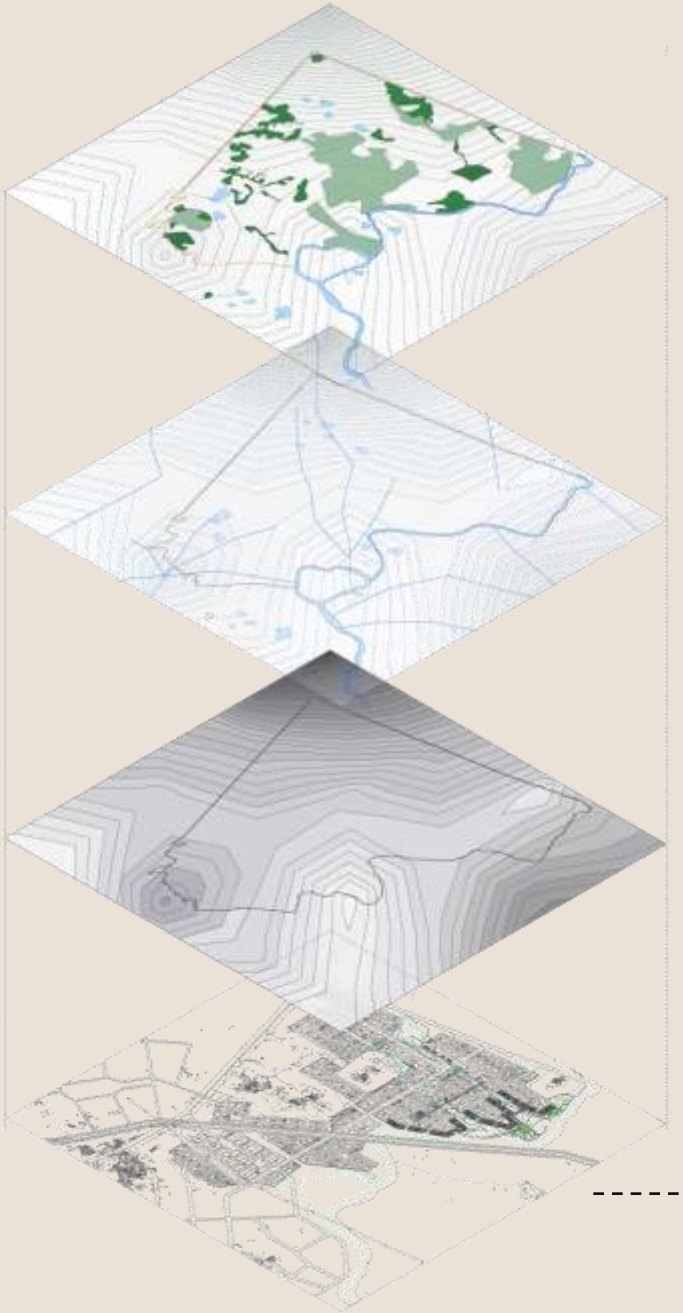
Location: South of Dombivali, Maharashtra

Site area: 2,776 acres (1,123 ha) (11,234,472 sq.m.)

Parcel 1: 1094 acres (4,427,418 sq.m.)
Parcel 2: 1682 acres (6,807,054 sq.m.)

Program	Parcel 1 (BUA in sq.m.)	Parcel 2 (BUA in sq.m.)
Aspirational Residential	1,127,724	1,530,724
Affordable Residential	4,481,250	7,104,482
Retail	87,133	132,153
IT SEZ	1,025,775	0
Office (non-SEZ)	0	715,975
Schools	230,000	400,000
Other Amenities	282,550	1,067,560
TOTAL	**7,234,432**	**10,950,893**

Palava Masterplan- Layers



Flora

Surface hydrology

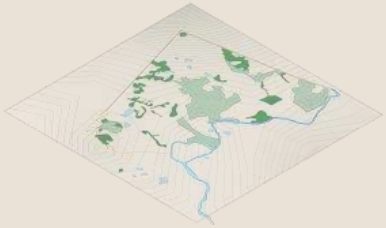
Topography



Broad topography, surface hydrology and vegetation cover respected.
Micro-conditions of the site need to be addressed
Investigating sun-path diagrams
Studying the winds and directions

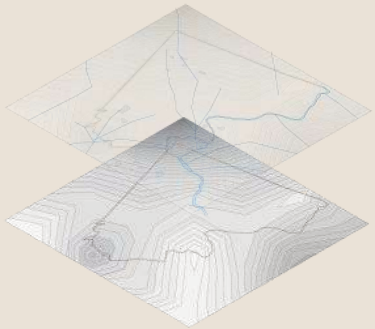













Building
Street
Building
Street
Building
Street
Building









ground, rock, basalt, excavated, undulation, water collected, river, shallow soil









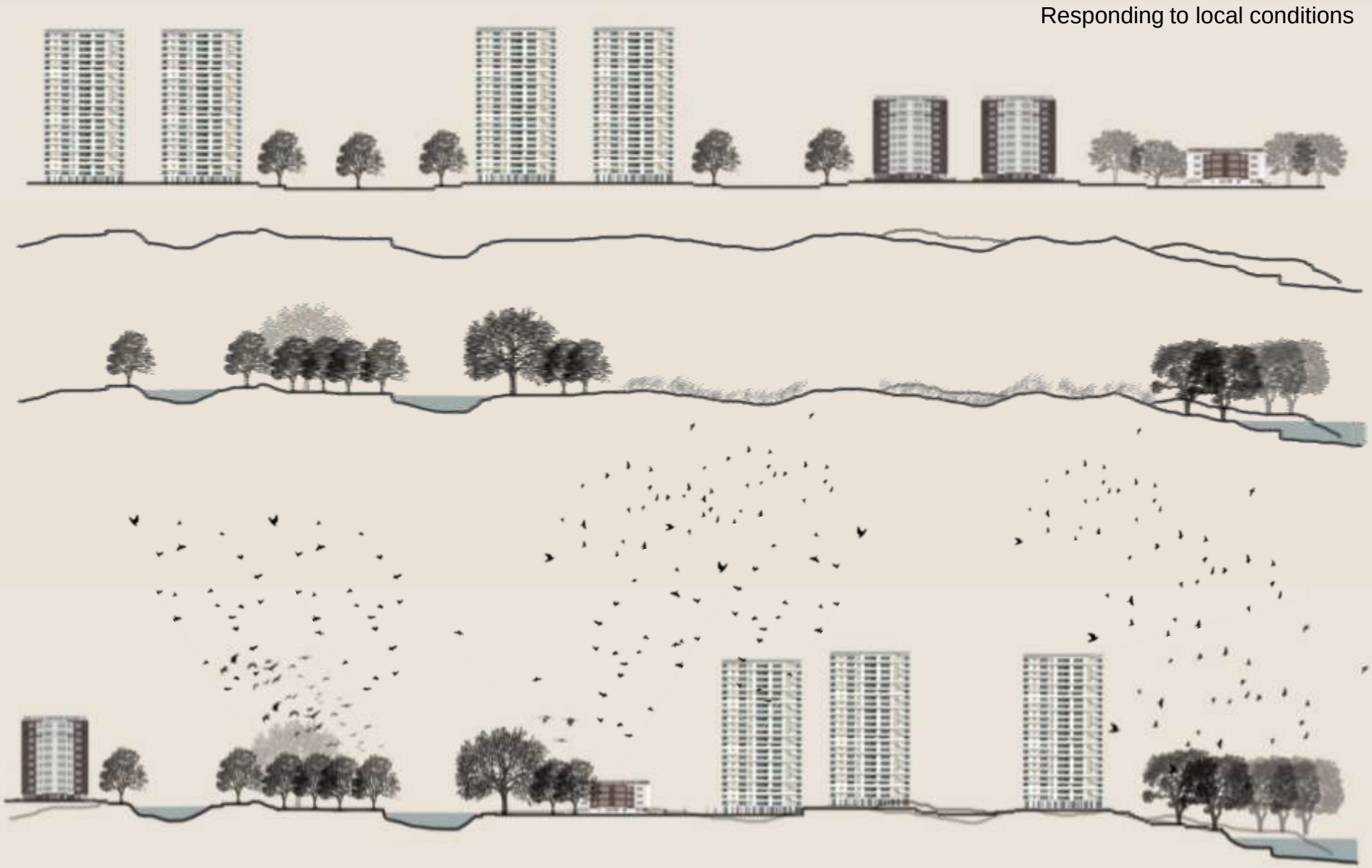


depth, soil, grove, scattered, waterway, depression, cultivation

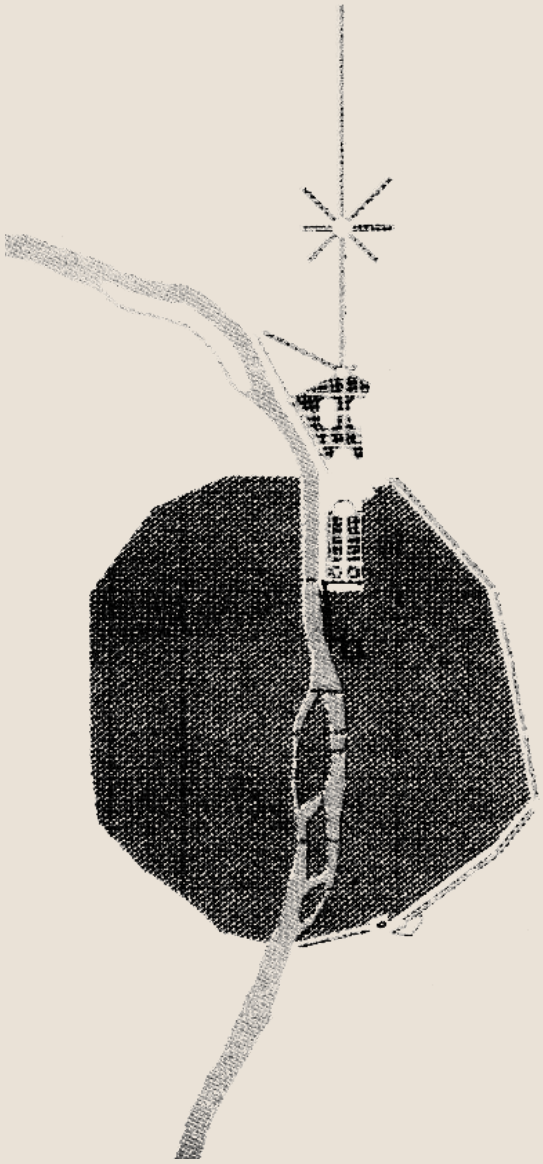








-Multi-scale open spaces
-Creating hierarchy of built and open spaces
- Opportunity of creating diverse range of programs
- Improving the quality of urban life



Identifying processes

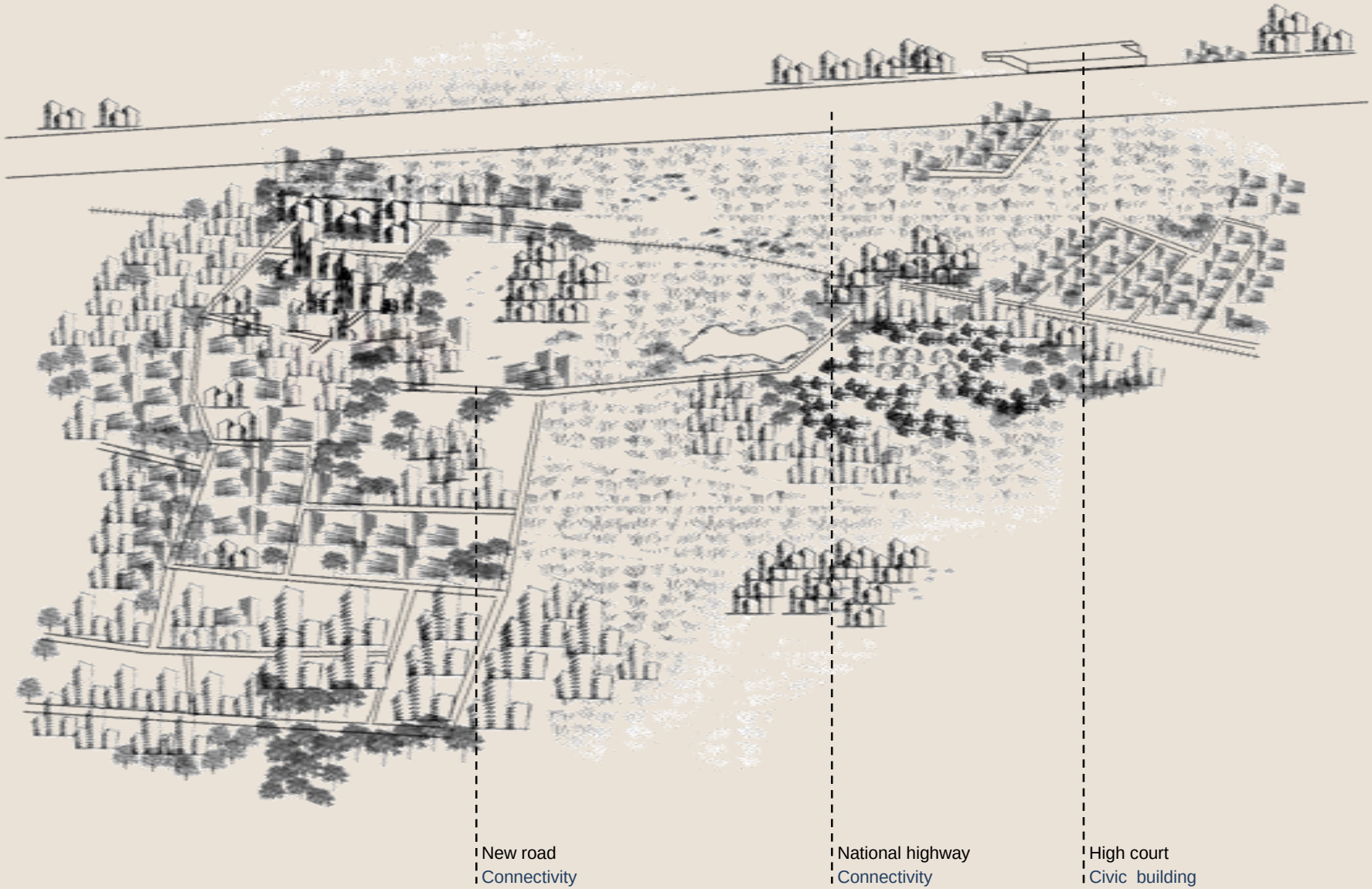
Birth of a suburb

Case study: Ghatlodia



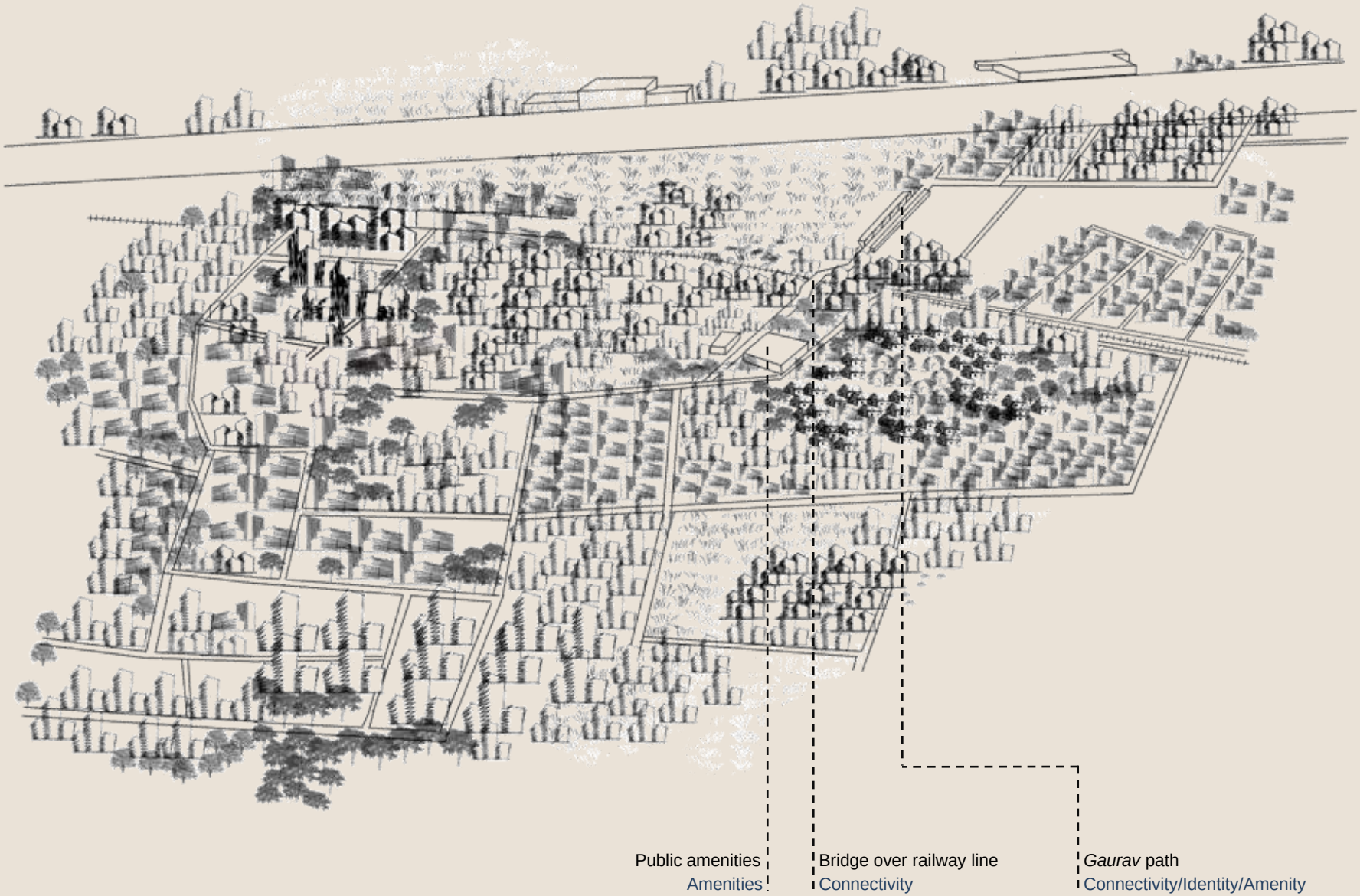
Birth of a suburb

Case study: Ghatlodia



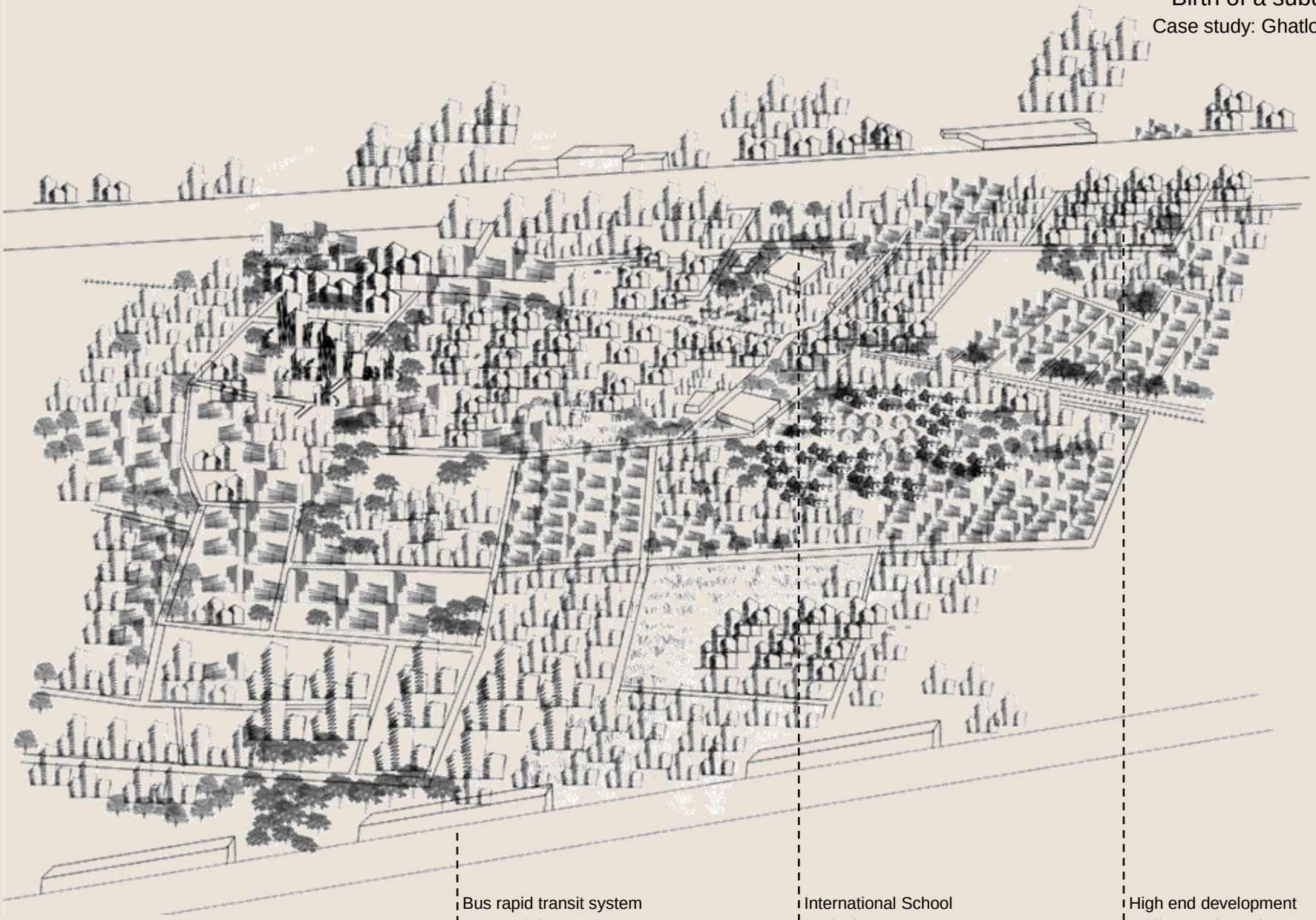
Birth of a suburb

Case study: Ghatlodia



Birth of a suburb

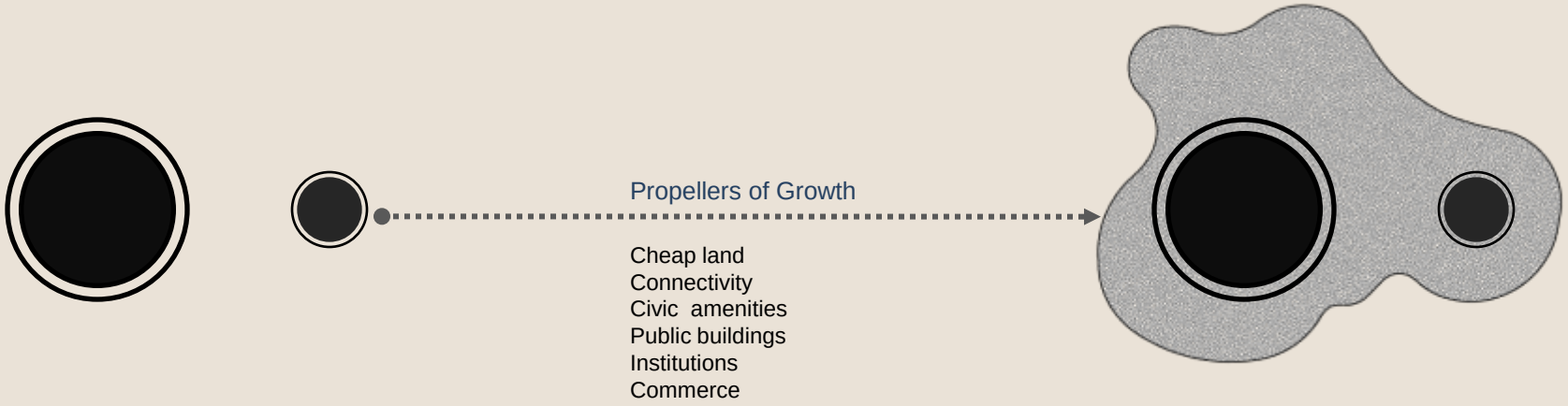
Case study: Ghatlodia

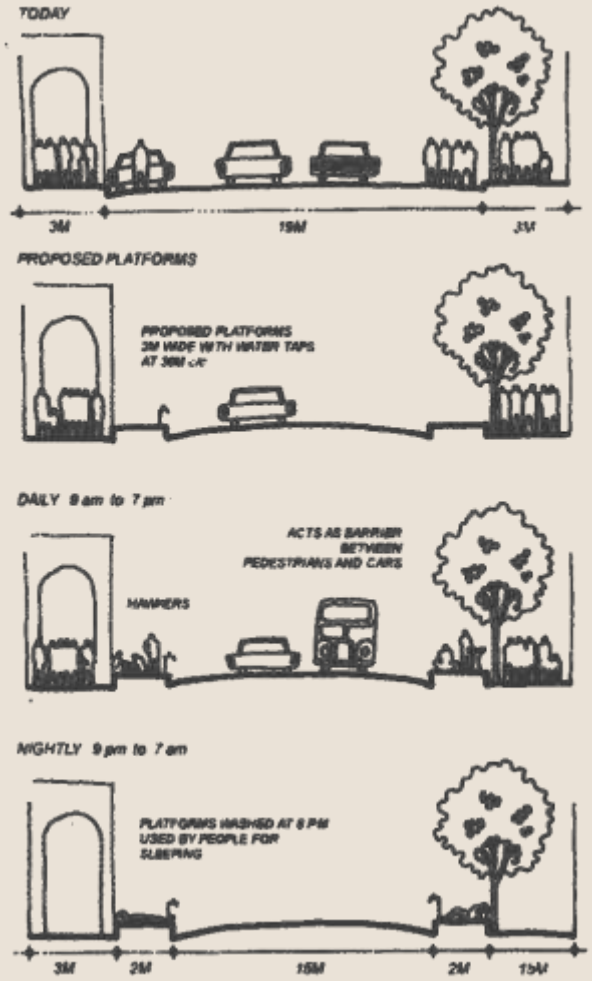


Bus rapid transit system
Connectivity

International School
Institution

High end development
Adding market value


Propellers of Growth
Cheap land
Connectivity
Civic amenities
Public buildings
Institutions
Commerce



Identifying processes
Addressing diversity

Modifying Mumbai's streets; **A Place in the Shade; Charles Correa**

Mixed use development

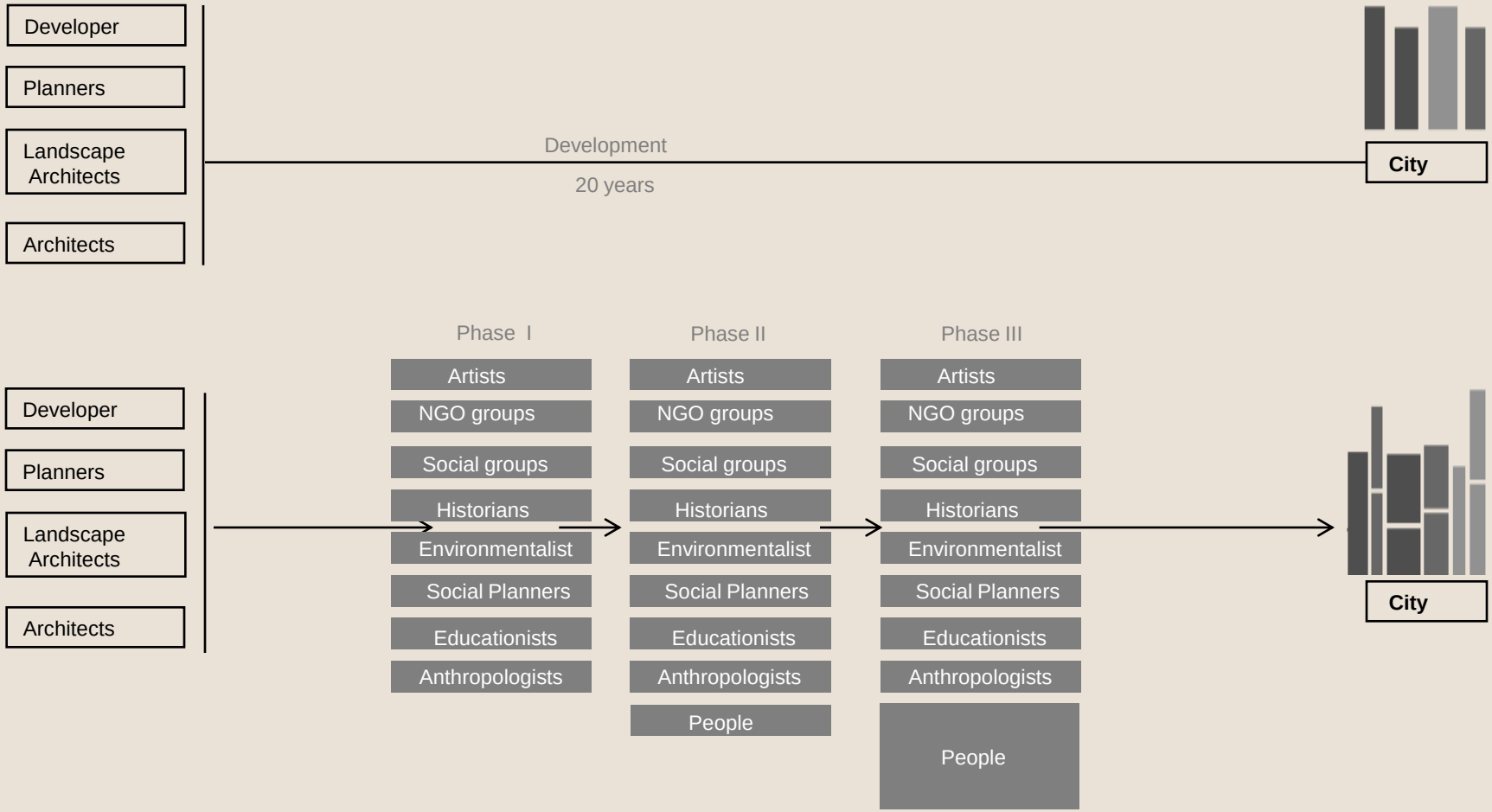
Battery Park, New York, 92 acres





Wallace K. Harrison; M. Paul Friedberg; Alex Cooper; Stanton Eckstut; Jane Jacobs; Michael Van Valkenberg; Ann Hamilton; Michael Merul; Brian Tolk; Tom Otternese

-A comprehensive community
-Varied character due to multiple interventions
-Complexity of programming for both built and open spaces


Developer
Planners
Landscape Architects
Architects
Development
20 years
City
Phase I
Phase II
Phase III
Artists
NGO groups
Social groups
Historians
Environmentalist
Social Planners
Educationists
Anthropologists
People
Developer
Planners
Landscape Architects
Architects
City

Aranya housing, Indore





Addressing diversity

-Construction as a tool
-Bringing in diversity through user preferences
-Flexible and allows individual expression over a period of time

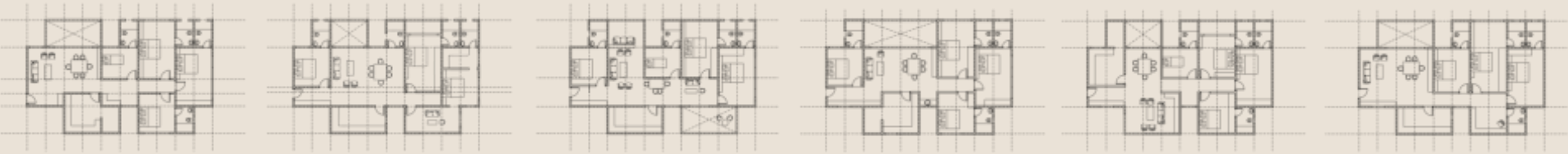
Offering choices

Meri Marzi Mera Ghar, Delhi

Gala gardenia, Ahmedabad







Addressing diversity

-Bringing in heterogeneity through user preferences



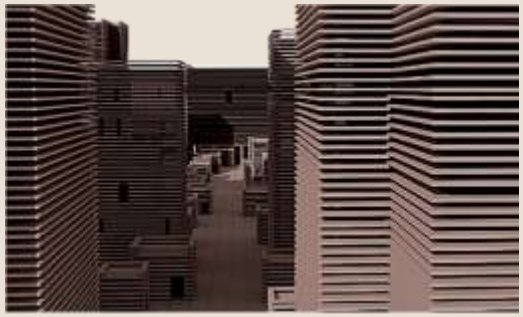


Responding to climate

TTDI Phase 6D1, Malaysia; Human Research Institute, Hongkong; Ken Yeang
D5785J; H7245G; Spiretec competition entries











-Shade
-- Filtering the human relationship with the climate
--Retrofitting comfort













- Programming diverse activities
- Scaling down to the human scale
-Experiential quality of spaces

Addressing diversity

Palava Masterplan, Sasaki



01. Entrance gesture
02. Green Terraces
03. Building Podiums
04. Neighbourhood Residential Street
05. Residential- Village Edge Street
06. Primary Street- Type 1
Street Retail/ Commercial Corridor
07. Primary Street - Type 2
Community/Amenity Corridor
08. Primary Street - Type 3
Residential Corridor
09. Intersection nodes
10. Community/Amenity Open Spaces
11. Building connectors
12. Neighbourhood Interactive Spaces
13. Commercial/Office Interactive Spaces
14. Institutional Open Spaces
15. Open space Between Residential - Commercial zone
16. Sports fields (in Parcel 2)
17. Open Spaces In Power Grid Zone
18. Green buffers for main road
19. Water edges
20. Public parks
21. Multi-modal corridor



Addressing open spaces

Small scale- Building to cluster

2. Green Terraces



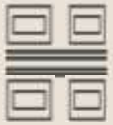
- Flowers
- Box Cricket
- Swings
- Gym
- Floor games
- Pause
- Recreation
- Gathering

3. Building Podiums



- Flowers
- Box Cricket
- Swings
- Gym
- Floor games
- Pause
- Recreation
- Gathering
- Arrival/meeting/
- Receiving

4. Neighbourhood Residential Street



- Dedicated greens
- Flowers
- Vegetables
- Orchards
- Agriculture strips
- Box Cricket
- Gym
- Tennis
- Cricket
- Swings & Seesaws
- Skating rinks
- Pause
- Recreation
- Gathering
- Play spaces
- Kiosks
- Everyday retail
- Shade

5. Residential- Village Edge Street



- Cooperatives
- Dedicated greens
- Orchards
- Agriculture strips
- Shade

6. Primary Street- Type 1 Street Retail/ Commercial Corridor



- Informal retail
- Kiosks
- Shade
- Pause
- Informal food joints
- Drinking Water
- Communication
- Public toilets
- Dedicated greens
- Flowers

7. Primary Street - Type 2 Community/Amenity Corridor



- Gathering
- Food joints/kiosks
- Informal retail
- Kiosks
- Shade
- Pause
- Play strips
- Recreation
- Drinking Water
- Communication
- Public toilets
- Dedicated greens
- Flowers

8. Primary Street - Type 3 Residential Corridor



- Shade
- Pause
- Gathering
- Food joints
- Informal retail
- Kiosks
- Dedicated greens
- Flowers
- Play strips
- Recreation

21. 100 M Wide Multi Modal Corridor



- Dedicated parking
- Waiting
- Hang-out spaces
- Drinking Water
- Communication
- Public toilets
- Gathering
- Food joints/kiosks
- Informal retail
- Kiosks
- Shade
- Pause
- Recreation
- Dedicated greens
- Flowers

9. Intersection nodes



- Food kiosks
- Informal retail
- Kiosks
- Shade
- Pause
- Recreation
- Greens
- Flowers
- Drinking Water
- Communication
- Public toilets

10. Community/ Amenity Open Spaces



- Swings & Seesaws
- Gathering
- Food kiosks
- Informal retail
- Kiosks
- Shade
- Pause
- Play spaces
- Recreation
- Meditation
- Drinking Water
- Communication
- Public toilets
- Greens
- Flowers

Addressing open spaces

Medium sized - Community interaction

11. Building connectors



Shade
Pause
Gathering
Play strips
Recreation
Dedicated greens
Flowers
Orchard
Vegetables
Agriculture
Greenhouses
Personalized/
Dedicated building
Tennis
Box Cricket
Swings & Seesaws

12. Neighbourhood Interactive Spaces



Play strips
Recreation
Shade
Pause
Gathering
Dedicated greens
Flowers
Orchard
Vegetables
Agriculture
Tennis
Box Cricket
Swings & Seesaws
Cricket
Skating rinks
Hang-out spaces
Drinking Water
Communication
Fish Tanks
Decks
Pavilions
Food kiosks

13. Commercial/Office Interactive Spaces



Shade
Pause
Gathering
Dedicated greens
Flowers
Orchard
Vegetables
Agriculture
Food kiosks
Tennis
Box Cricket
Skating rinks
Hang-out spaces
Drinking Water
Communication
Fish Tanks
Decks
Pavilions
Recreation
Meditation

14. Institutional Open Spaces



Play strips
Tennis
Box Cricket
Swings & Seesaws
Cricket
Skating rinks
Recreation
Shade
Pause
Gathering
Dedicated greens
Flowers
Orchard
Hang-out spaces
Drinking Water

15. Open space Between Residential - Commercial Zone



Dedicated greens
Flowers
Orchard
Vegetables
Agriculture
Shade
Pause
Gathering
Food kiosks
Play spaces
Tennis
Box Cricket
Skating rinks
Hang-out spaces
Drinking Water
Communication
Fish Tanks
Decks
Pavilions
Recreation
Meditation

16. Sports fields



Play strips
Cycling
Jogging
Football
Tennis
Cricket
Box Cricket
Skating rinks
Recreation
Shade
Pause
Gathering
Decks
Pavilions
Dedicated greens
Flowers
Orchard
Hang-out spaces
Drinking Water
Food kiosks

17. Open Spaces In Power Grid Zone



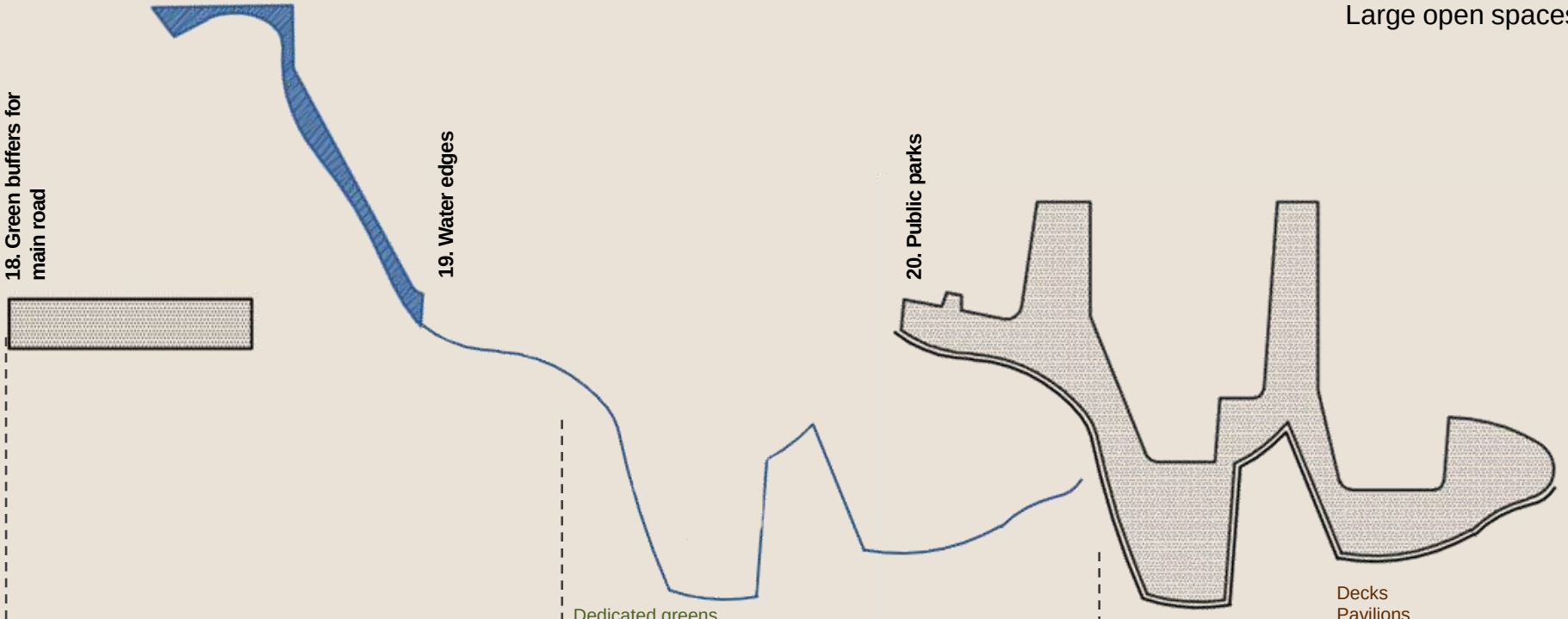
Dedicated greens
Flowers
Orchard
Tended fields

1. Entrance gesture



Arrival
Dedicated parking
Waiting
Hang-out spaces
Drinking Water
Communication
Public toilets
Gathering
Food joints/kiosks
Informal retail
Kiosks
Shade
Pause
Recreation
Dedicated greens
Flowers
Orchard

Addressing open spaces



18. Green buffers for main road

Dedicated greens
Flowers
Orchard
Fields
Grazing

19. Water edges

Dedicated greens
Flowers
Orchard
Vegetables
Agriculture
Shade
Pause
Gathering
Food kiosks
Play spaces
Games
Hang-out spaces
Drinking Water
Communication
Public toilets
Fish Tanks
Decks
Pavilions
Recreation
Meditation
Promenade
Water Sports
Boating
Public art

20. Public parks

Cycling
Jogging
Football
Tennis
Cricket
Box Cricket
Swings & Seesaws
Skating rinks
Dedicated greens
Flowers
Orchard
Vegetables
Agriculture
Shade
Pause
Gathering
Food kiosks
Play spaces
Games
Hang-out spaces
Drinking Water
Communication
Public toilets

Decks
Pavilions
Recreation
Meditation
Dance
Theatre
Maidans
Fish Tanks
Public art
Waste disposal
Composting
Biogas
Greenhouses
Botanical Garden
Ecological Preserves
Dedicated Habitats
Urban forests
Bioremediation
Wetland
Birdwatching
Trails
Grazing
Dairy
Farm
Poultry

Addressing open spaces

Induced Urban design/identity guidelines

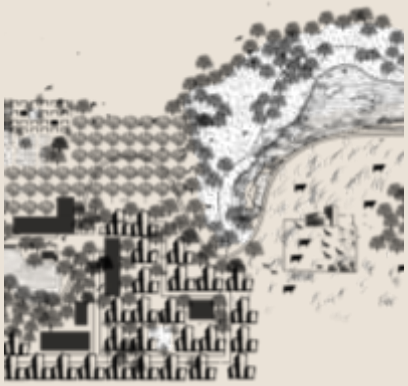
Amsterdam, Netherlands



Induced diversity

-Setbacks, bays, floor heights constant
-Expression open to interpretation

Handbook for Palava



Urban design guidelines

2800acres____20years

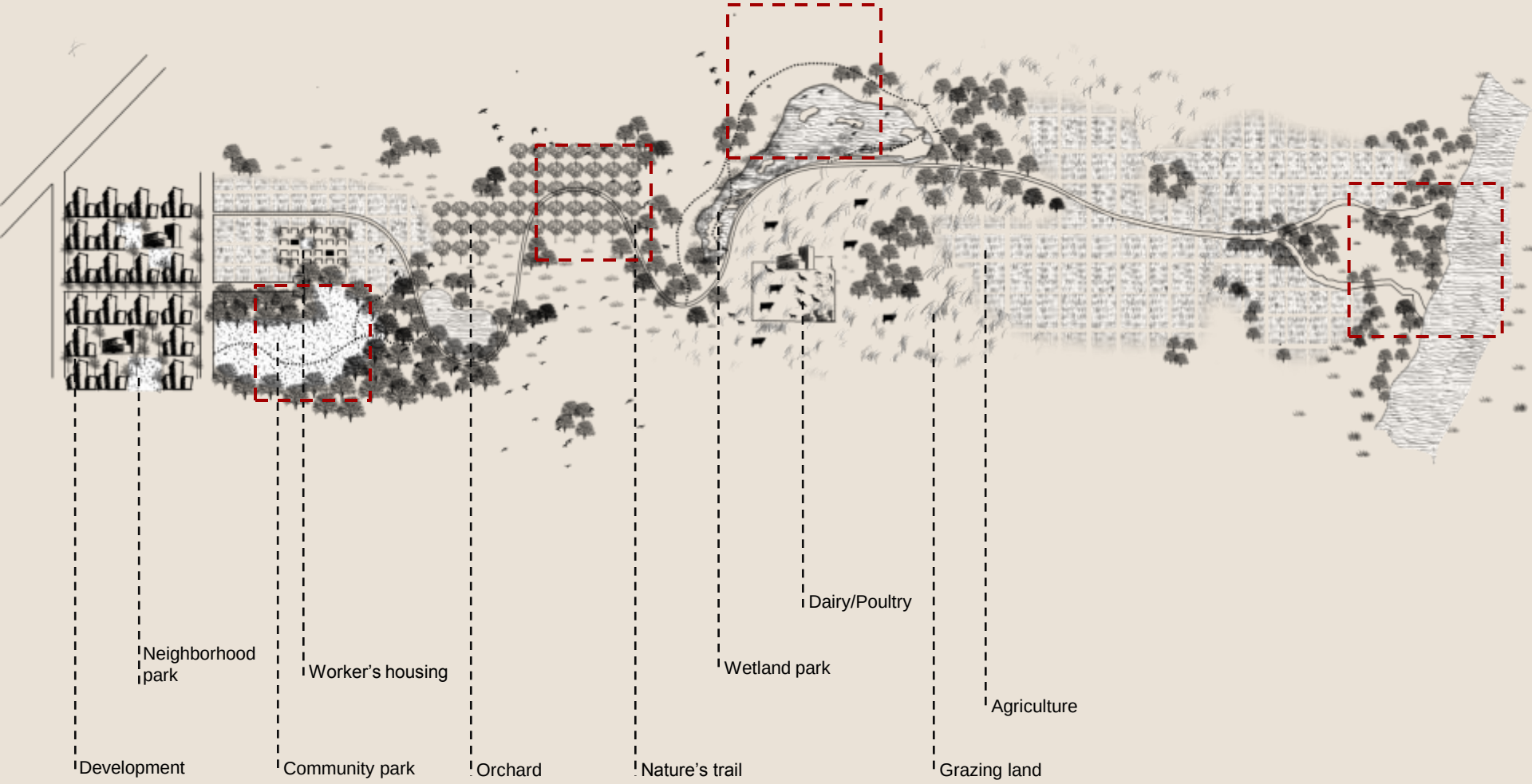


?



Visualizing growth

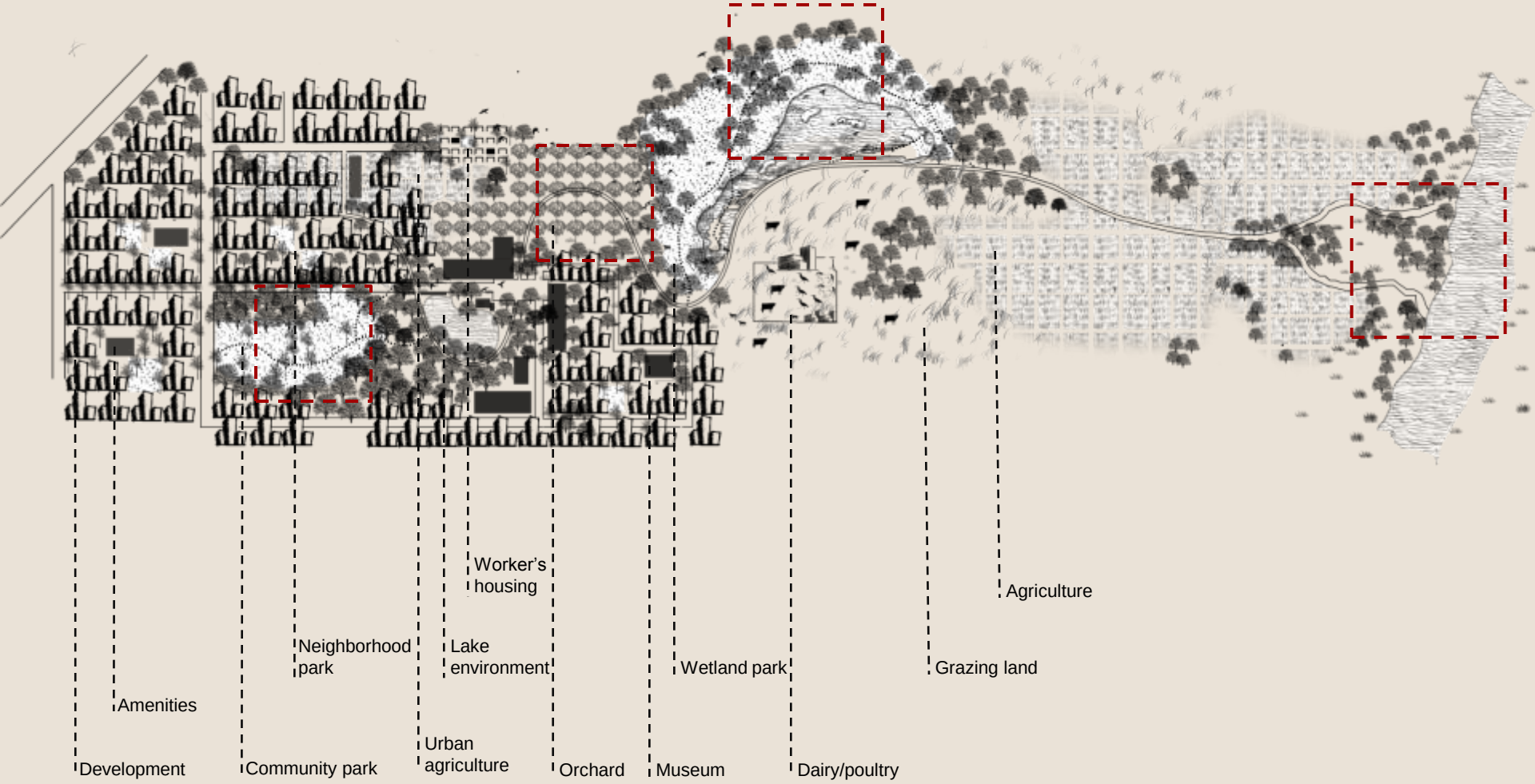
2800acres____20years



-Visualizing an over all built environment; 350 acres – 2450 acres
-Inclusive effort
- Land stewardship

Visualizing growth

2800acres____20years

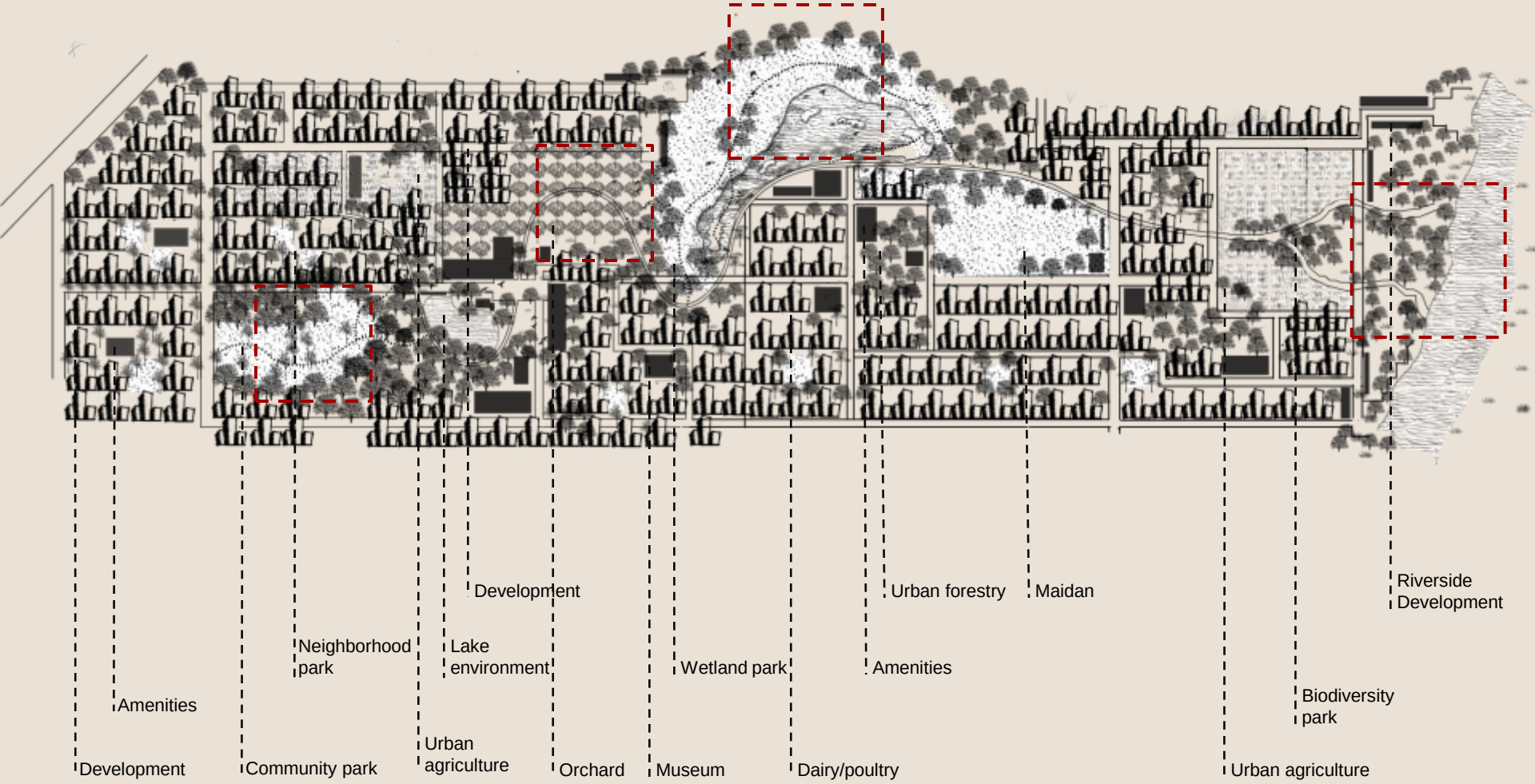


-Expanding; 1000 acres – 1800 acres
-Intregrating
-Retaining value

Visualizing growth

2800acres____20years

Visualizing an over all built environment 2800acre



Visualizing growth

-An overall balanced built environment

Giving and sustaining life of a suburb – designing for vitality

Micro design – responding to local conditions of
climate
ground,
functions
people

Identifying and creating appropriate
infrastructure,
magnets for growth and identity

Setting in motion building processes that acknowledge and respond to created 'magnets'.

Ensuring a diverse range of building typlogies, programmes and create mechanisms for the same.

Anticipating and inviting life on the streets and public spaces.

Investigating and articulating the open spaces programme to the greatest possible extent.

Guidelines for '*Palava*' over and above the quantitative; and present city bye-laws.

Judicious land use within the timeframe for the development to induce a more nourishing and humane growth and development pattern.

Allowing for the development to be absorbed in the larger context, with a life and character inherently its own.

Attaining this diversity and identity

Through design charettes

Mentor board

Developing a mechanism such that the potential users'/buyers' requirement are taken on board, analysed and responded to.

Key issues