

URBAN RENEWAL SCHEME (Cluster Re-development)



Vasai Virar City Municipal Corporation

1. CONCEPT OF URBAN RENEWAL SCHEME

Re-arrangement of land-use and infrastructure in a planned manner to address all concerns of haphazard development without sufficient or with outgrown supporting infrastructure.

It is proposed in UDCPR 2020 to rejuvenate such obsolete and stagnant areas.



2. NECESSITY OF URBAN RENEWAL SCHEME

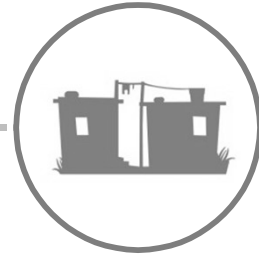


Rapid Urbanisation resulting in decline of primary sector for areas in close proximity to Railway Station

Industrial Policy leading to boom of Service Industry and small scale ancillary industry around urbanised areas

Influx of migrant labour

Insufficient resources with local authorities



Limited Land Resources, hence shift of housing to nearby affordable areas

Inadequate housing leading to encroachment

Multiplicity of authorities

Administrative and bureaucratic unaccountability

EFFECTS

Unplanned built environment

Haphazard land use

Inadequate transportation

Disaster Prone Areas

Dilapidated, Unauthorised Housing Structures

Shabby, Unhygienic Overcrowded Conditions



NEED FOR URBAN RENEWAL SCHEME

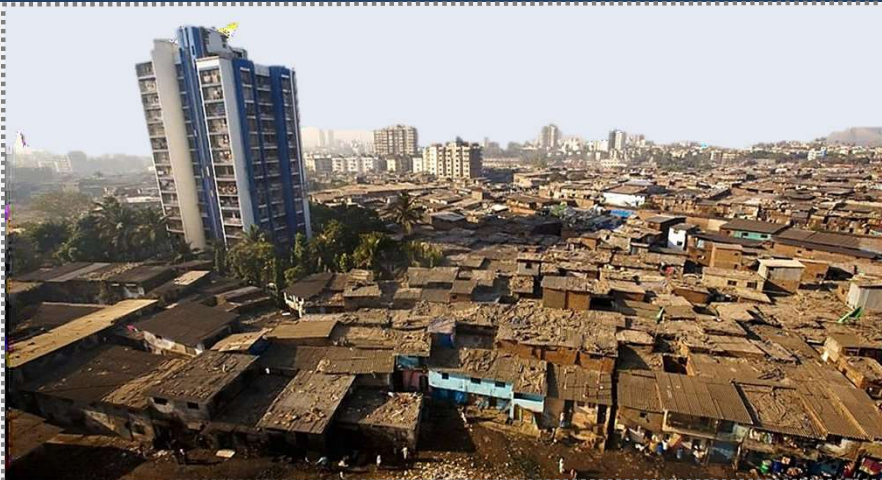


WHY INCLUSIVE DEVELOPMENT ?



STANDALONE REDEVELOPMENT

CLUSTER REDEVELOPMENT



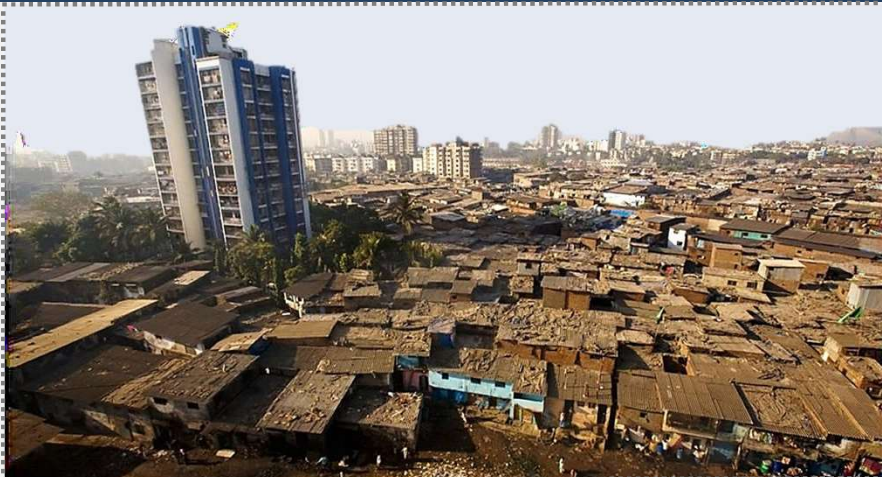
PROJECT AIM	Remodelling of Existing Building	Remodelling of Existing Settlement Create 21 st Century Colonies + Sustainable Solutions
AREA	0.05 Ha Minimum Area (SRA)	1 Ha Minimum Area 0.4 Ha Minimum Area In Congested areas
APPROACH	Conventional Planning Approach Non - Holistic Development Development in Parts	Integrated Planning Approach Holistic Development Balanced development along with infrastructure and services
PLANNING PATTERN	Piecemeal Planning	Master layout/ Detailed Planning
INFRASTRUCTURE	Pressure on Existing Infrastructure Mismatch between Infrastructure and Development	New Infrastructure based on Increased Density

WHY INCLUSIVE DEVELOPMENT ?



STANDALONE REDEVELOPMENT

CLUSTER REDEVELOPMENT



AMENITIES

No provision of neighbourhood level Amenities

10% of Plot area allocated for Amenities

ROADS

Existing Narrow Roads – No scope to increase width

Scope of Increasing Road Width

SITE CONTEXT

Off Context Site Development & Building Design

Consideration of Site Context in Building Design

SCALABILITY AND RIGIDITY

No Scope of Scalability due to Standalone Redevelopment

Scope of Project Scalability and Dynamic Product Mix as per Market demand

Rigidity in Planning (Land use restriction + Less area)

No Rigid Planning (No Land Use restriction + Large area)

FUTURE SCOPE

17 SDGs – Not achievable due to Piecemeal Planning

17 SDGs – Achievable due to Inclusive Housing and Development of Infrastructure, Amenities and Roads.

Unable to accommodate Higher Density with Increasing Population

Ability to accommodate Higher Density in future

URBAN RENEWAL SCHEME

- ✓ 100% Planned Development
- ✓ Slum Free City
- ✓ Adequacy of Infrastructure
- ✓ High Density Development
- ✓ Transit Oriented Development
- ✓ Walk to Work Neighbourhood
- ✓ Sense of Community Living
- ✓ Upgrading Existing Living Standards
- ✓ 21st Century Colonies.

क्लस्टर डेव्हलपमेन्ट योजना एक पाऊल प्रगतीचे

योजनेची वैशिष्टे

- वजेंदार गृहनिर्माण क्षेत्रात सर्व पात्र व्यक्तींचे पुनर्वसन
- पर्यावरणविषयक मालमत्ता जसे की किनारपट्टी, जंगले, नाले, तलाव, नद्या इ. संगोपन
- क्लस्टर आणि मोठ्या शेजारच्या आवश्यकतेसाठी आवश्यक सुविधा आणि खुल्या जागेचा विकास
- कचरा पाण्याचा पुनर्वापर आणि सैद्धीय कचरा कंपोस्टिंगसारख्या पर्यावरणीय संरचनेच्या प्रणालींचा विकास.
- वजेंदार व्यावसायिक स्थानांच्या पुरवठ्याद्वारे स्थानिक स्थानिक अर्थव्यवस्थेला उत्तेजन.

चला एकत्र येऊन आपल्या सुंदर, सुरक्षित आणि
आरोग्यदायी भविष्याचे साक्षीदार होऊया



Hence, encouraging all Existing Dwellers to collectively participate (Slum, unauthorised, old dilapidated structures) in Urban Renewal Scheme.



3. LEGAL PROVISIONS IN UDCPR 2020

Till 2nd December 2020, it was not binding on local authority to tackle the issue of unauthorized development by proposing Regularization or Redevelopment .



Regulation No. 14.8 of UDCPR-2020 has given **The Corporation and Hon'ble Municipal Commissioner** the opportunity to achieve the goal of 100% planned city or slum free city by resolving the age-old problem of unauthorized dilapidated settlement



CLUSTER POLICY AT A GLANCE

Delineation of URS

Clause No (as per UDCPR)	Parameter	Criteria
14.8.1 (i)	Physical setting	<ul style="list-style-type: none">▪ A minimum area of 10,000 sq.m. in non-congested area and 4000 sq.m. in congested area, bounded by physical features like roads, nallahs, railway lines, etc. accessible by existing or proposed 18 m wide DP/URP.
14.8.1 (ii)	Mode	<ul style="list-style-type: none">▪ Under sanctioned DP▪ Under sanctioned URP▪ By Promoter if not shown on DP & URP yet to be prepared/sanctioned
14.8.1 (iii)	Eligibility of structures	<ul style="list-style-type: none">▪ Authorized declared dilapidated structures▪ Both authorized & unauthorized building more than 30 years age▪ Buildings certified by VVCMC as being unfit for human habitation▪ SRA declared slums & established on public lands prior to 1995 (Max. of 25%)▪ Other buildings of least 70% consented by owners.▪ Authorized plus slum not more than 50% of structure composition▪ Lands under MIDC permissible



CLUSTER POLICY AT A GLANCE

Rehabilitation & Entitlements

Clause No (as per UDCPR)	Settlement typology	Criteria
14.8.4 (ii)	Authorized	<ul style="list-style-type: none"> 25% incentivization on original carpet area free of cost
14.8.5 (i)	Slum areas	<ul style="list-style-type: none"> Minimum of 27.88 sqm entitled carpet area.
	Other unauthorized non-slum areas	<ul style="list-style-type: none"> Eligibility of tenancy before cut-off-date, 2nd Dec., 2020 Minimum of 30 sqm entitled carpet area.

For Residential As per clause 14.8.5 (i)		For Commercial As per clause 14.8.5 (i)		For Amenities under control of Private person/Organization/Charitable trust/Religious org. As per clause 14.8.5 (iii)		
30 sqm	Free	16.75 sqm	Free if eligible in Appendix – S or else at construction cost of ASR	Amenity	Up to 40 sqm	Above 40 sqm
30-50 sqm	Free upto 30 sqm & at construction cost of ASR for above	16.75-40 sqm	Upto 16.75 sqm. as above & at 100% of construction cost of ASR for above	Commercial	50 % of ASR	100 % of ASR
>50 sqm	Upto 50 sqm as above & at market rate of ASR for above	>40 sqm	Upto 40 sqm. as above & at 100% of market rate of ASR for above	Charitable Trust & Religious Area	Free	50 % of ASR
				Educational Health	25 % of ASR	50 % of ASR

Allotment & Conditions (as per clause 14.8.5 (iv))

- Allotment of rehab tenements on ownership basis
- Rehab tenements allotted to beneficiaries be non-transferable till 15 years



CLUSTER POLICY AT A GLANCE

Planning norms under URS

Clause No (as per UDCPR)	Parameter	Provision
14.8.6	FSI	<ul style="list-style-type: none">Min. Global FSI of 4 on gross area of URS excluding forest & CRZ areas
14.8.9 (i)	Zoning	<ul style="list-style-type: none">All current activities irrespective of land use zoningAs per C1 & C2 zones are permissible in free-sale tenements
14.8.7 (g) and 14.8.14(x)	Open-spaces	<ul style="list-style-type: none">25% of the plot area, may be relax to 10% for viabilityCRZ & forest areas cleared off be considered as openspace
14.8.14(xi)	Amenities	<ul style="list-style-type: none">10% area earmarked as amenity space and amenities not available within 400m boundary to be developed on this URS
14.8.14(xvii)	Roads	<ul style="list-style-type: none">As per sanctioned URP/DP roads
14.8.14(xv)	Parking	<ul style="list-style-type: none">As per provisions of UDCPR
14.8.7 (i)	DP reservations	<ul style="list-style-type: none">All sanctioned DP reservations or modified in URP to be cleared, developed & handed to VVCMC with relaxations prescribed therein
14.8.7 (g)	CRZ and Forestland	<ul style="list-style-type: none">CRZ and forest areas to be cleared of development & occupants to be rehabilitated on remaining plot



CLUSTER POLICY AT A GLANCE

Compensation against Land

Clause No (as per UDCPR)	Land ownership typology	Provision
14.8.8(iv)	Unencumbered	<ul style="list-style-type: none"> 100% monetary compensation
	Authorized encumbered	<ul style="list-style-type: none"> 25% of encumbered land plus difference of FSI available on land
	Unauthorized encumbered	<ul style="list-style-type: none"> 12.5% of encumbered land plus difference of FSI available on land

- Compulsory provision of acquisition under RFCTLARR, 2013 if landowner rejects URS

Incentives to Promoter (as per proposed modification)

- Incentive FSI shall be governed by LR/RC ratio .
- If FSI required for rehabilitation, amenity & free sale is less than 4, balance FSI shall be entitled to promoter for free sale & VVCMC as PAP tenements in 1:1 proportion

Basic Ratio (LR/RC*)	Incentive as per Scheme		
	More than 0.40 ha upto 1.0 ha.	More than 1.0 ha. upto 5.0 ha.	For more 5.0 ha.
Above 2.00	1.75	2.00	2.25
Above 1.50 and upto 2.00	2.00	2.25	2.50
Above 1 and upto 1.50	2.25	2.50	2.7
Upto 1.00	2.50	2.75	3.00



CLUSTER POLICY AT A GLANCE

Implementation Agency (as per clause 14.8.10)

- Property owners, collectively holding more than 51% of URS may approach to Commissioner coming forth within period of 3 months after Commissioner publishes URC
- Post this, Commissioner may hold a transparent bidding process and select a developer for URS

Approval of URS (as per clause 14.8.8(ii))

- A High power committee (HPC) be constituted is empowered to sanction URS and implementation agency through Commissioner with final approval from state govt.

Municipal Commissioner, VVCMC	Chairman
Collector, Palghar	Member
DCP (Traffic)	Member
Joint Director Town Planning, Konkan Division	Member
Chief Officer, Konkan Housing and Area Development Board	Member
Assistant Director Town Planning/DDTP, VVCMC	Member Secretary

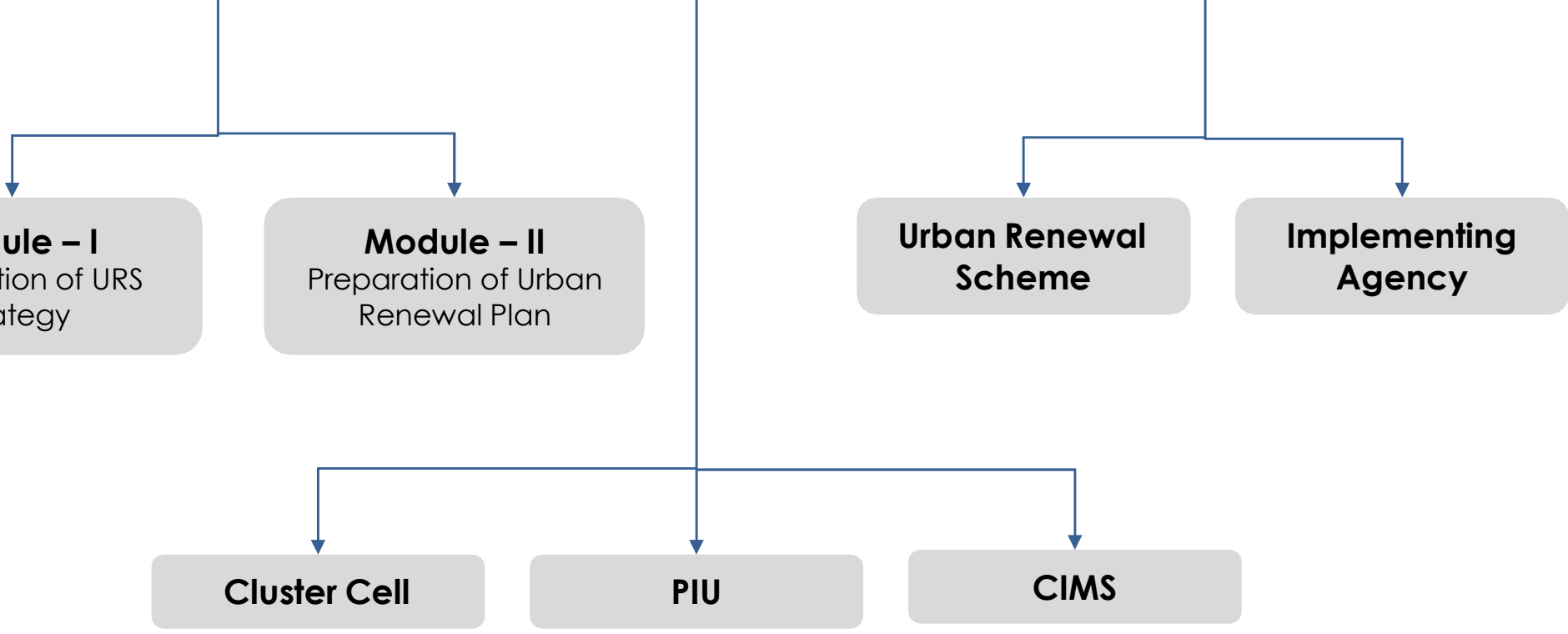
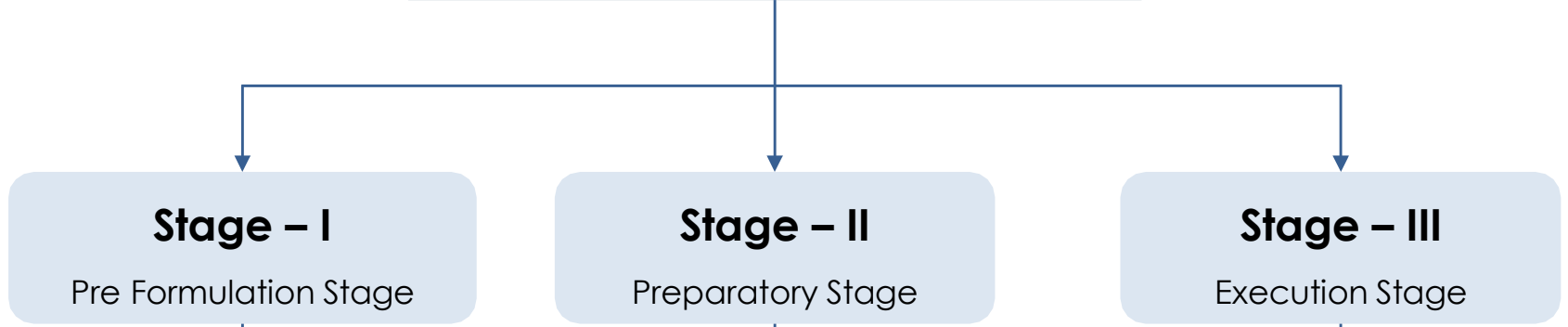
Formation of Cooperative Housing Societies, and their Federations for buildings in URS (as per clause 14.8.19)

- Commissioner shall cause formation of CHSL's & their federations & raise Maintenance fund from them



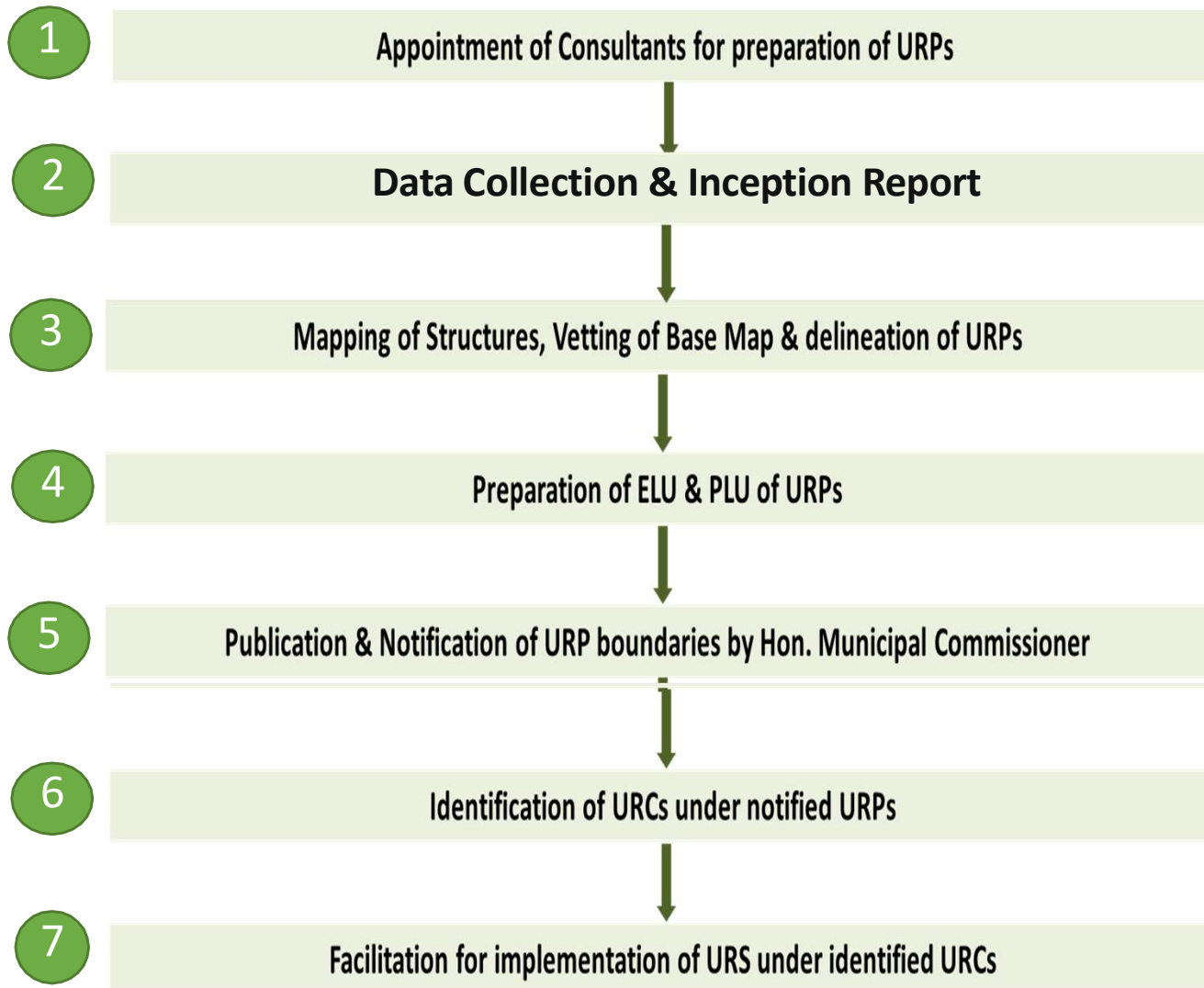
4. STAGES OF URS

URBAN RENEWAL PROGRAM



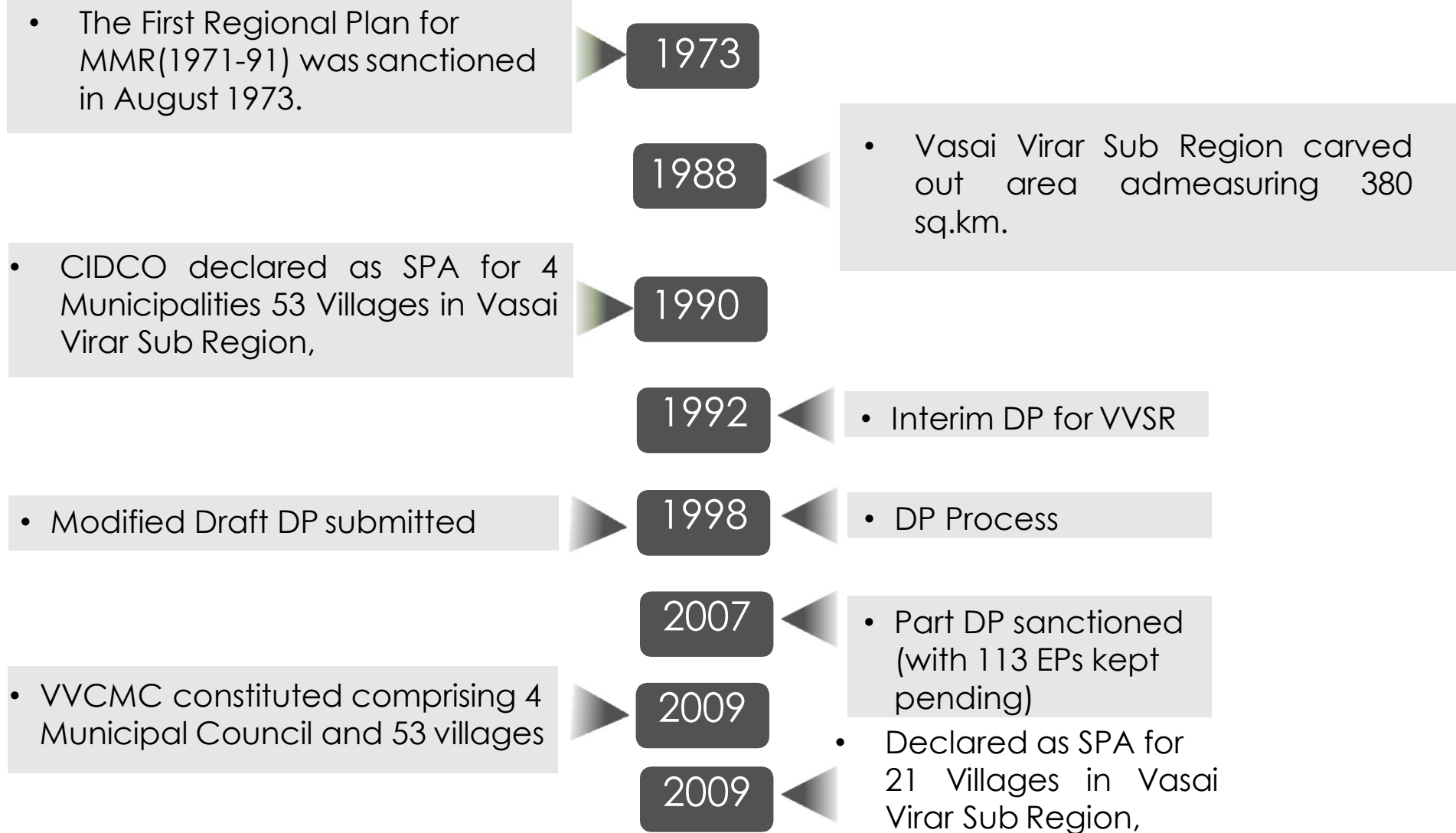


5. ROLE OF ULB & PROCEDURE OF URS



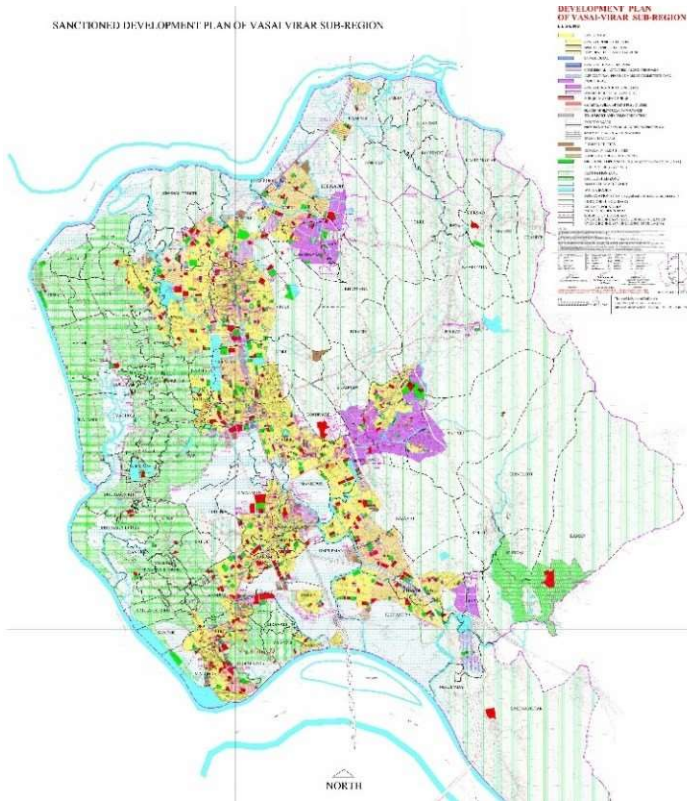


STATUTORY PLANNING IN VASAI VIRAR





DEVELOPMENT PLAN & DEMOGRAPHIC PROFILE



Location

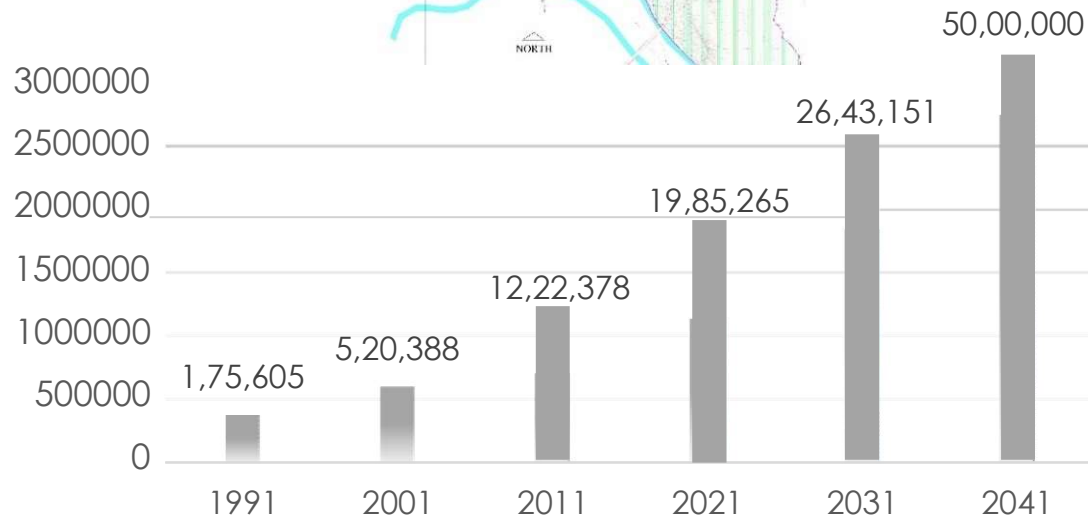
Latitude 19°29' N
Longitude 72°85' E

Weather

Typical Coastal hot and humid & not very hot.

Rainfall

Annual Mean Rainfall 2500mm beginning of June to end of September.



Demographics (As per census 2011)

- Total Area: 311.00 sq. km, Population: 12,22,378
- Share of population wrt MMR: 9.5%
- Slum population of total: 13.6% (1,78,260)
- Gross Density: 240 person/Ha.
- Household size: 4.32, Sex Ratio: 887

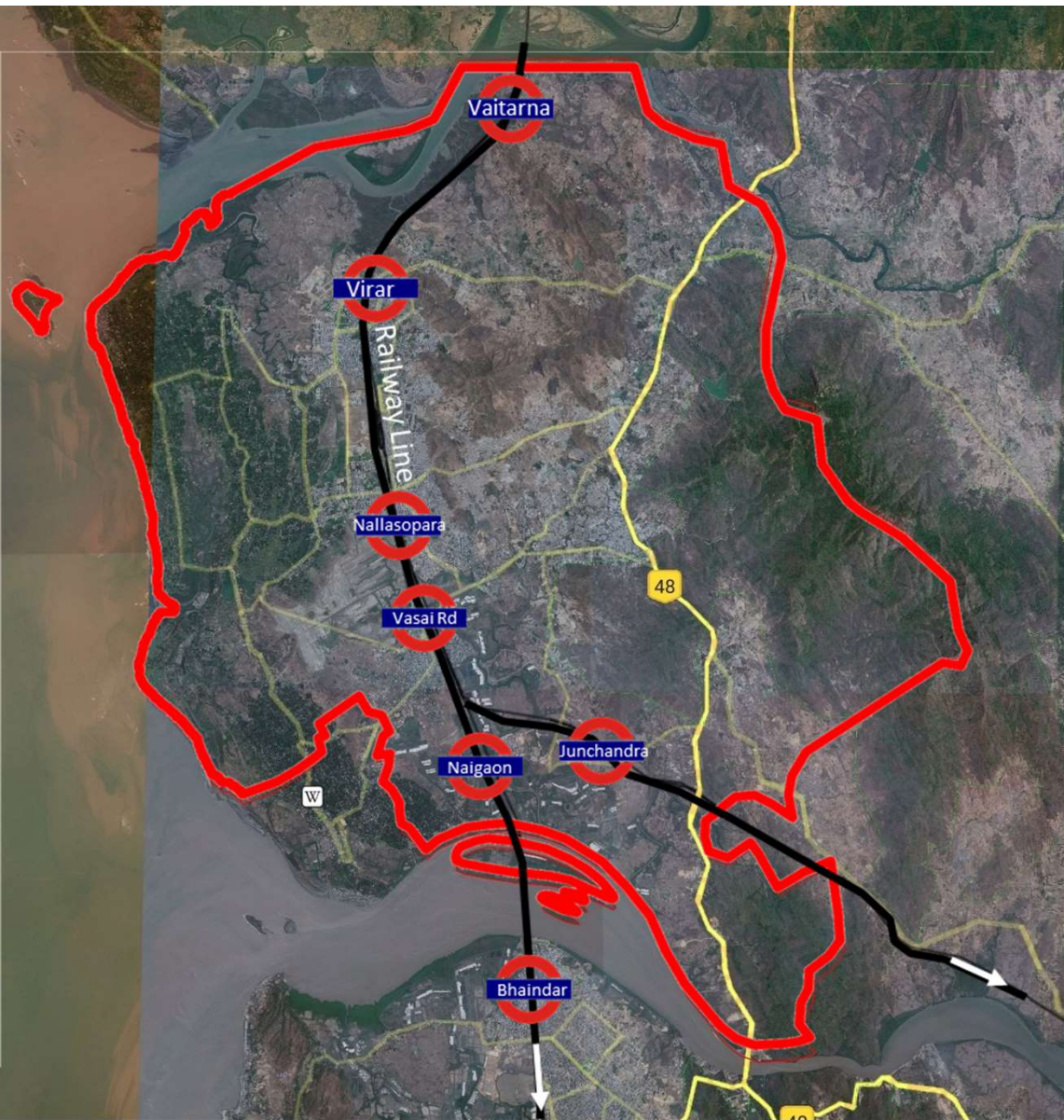
GROWTH PATTERN – 2001



- Around 2000, city transformed from its character of to a Dormitory town
- Workers working over MMR and Mumbai found place of residence in Vasai Virar peripheral to transport nodes of railway station



GROWTH PATTERN – 2011



Relatively lesser cost of living and easy rail and road connectivity to Mumbai and Thane attracted Middle Class Population to Vasai Virar



GROWTH PATTERN – 2023



Issues

- Lack of DP implementation
- Haphazard development
- Old Dilapidated buildings
- Illegal encroachments on vacant properties
- Proliferation of Slums
- Narrow roads-congestion
- On-street encroachments
- Lack of infrastructure facilities
- Lack of security of tenure
- Heavy water logging due to flood and tidal water. Holland based water holding system not developed.



SCOPE OF URBAN RENEWAL PROGRAM

STAGE-I



Module 1

Formulation of the
Urban Renewal Strategy



Context setting for Urban Renewal Plans
Existing Situation Analysis



Strategizing Urban Renewal for VVCMC



Market Testing
Real estate market, Ready reckoner rates



STAGE-I

1. Context setting for Urban Renewal Plans

Demography	Population, demography and economy of the City – Existing and Projected
Environment	The Environmental and infrastructure networks of the city.
Planning Standards	The current planning standards and availability of social amenities
Housing	The housing scenario in the city
Transport	The availability of transit and planned mobility projects
FSI	City's current FSI and TDR frameworks
Real Estate	A broad assessment of real estate demand and land availability

Module
1:
Formulating
the Urban
Renewal
Strategy



STAGE-I

2. Strategizing Urban Renewal for VVCMC

Planning Standards

Review and formulate planning standards for Urban Renewal

Assessment

Conduct a baseline and demand gap assessment for services and facilities

URP

Prepare conceptual urban renewal plans

3. Market Testing

Cluster Typologies

Classification of clusters into typologies.

Feasibility Assessment

Preliminary feasibility assessment of each class.

Assistance

Assist VVCMC in releasing an EOI for cluster redevelopment

Market Response

Review of market response to the scheme

Module 1:
Formulating the Urban Renewal Strategy



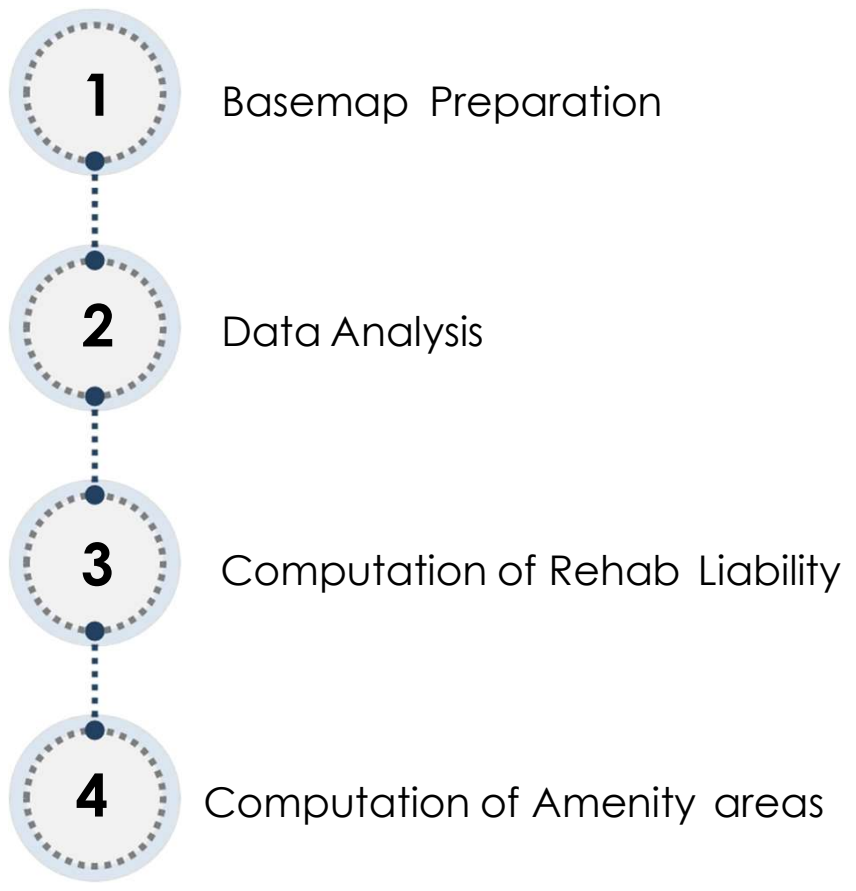
PROCESS OF URBAN RENEWAL PROGRAM

STAGE-I

2

Module 2

Preparation of the Urban Renewal Plan





STAGE-II

Methodology for delineating the Urban Renewal Plans

Module 2: Preparation of Urban Renewal Plans

Basemap Preparation

- Verification of existing Basemap.
- Filtering and Updating GIS datasets.

Data Vetting

- Sector-wise collation of shortlisted data and its analysis
- Identification of structure categories.

Analysis

- Calculation of Built Up areas of structures by factoring the heights and footprints of structures
- Preliminary grouping of structures into clusters.
- Assignment of boundaries to the preliminary URPs and clusters.

Computation of Rehab Liability

- Calculation of units and their classification in the Draft URCS by assuming suitable values.
- Calculating the Rehab and Sale Component for each draft URC.
- Revision of cluster boundaries as per regulation.

Computation of Amenity areas

- Comparison of sector-wise amenities with the standards as per URDPFI Guidelines and DCR.
- Demand- gap assessment of amenity w.r.t. Sector, URP and URC.
- Finalizing requirements of Amenities and Open spaces for URC and URP considering the Demand Gap Assessment.



DELIVERABLES





**THANK
YOU**