Lakshmi Raj: Shaping spaces in post industrial Mumbai: Urban regimes, planning instruments and splintering communities
Nainan, N.M.

Citation for published version (APA):
LIST OF TABLES AND FIGURES

List of Tables

Table 2.1: *A mode of coordination* 16
Table 2.2: *Four basic types of goods* 31
Table 3.1: *Concepts and indicators for assessing improvement in living condition* 40
Table 3.2: *Number and types of sites surveyed* 41
Table 3.3: *Specific research questions and data sources* 42
Table 3.4: *TDR plots acquired from 1997-2005 and their use* 45
Table 3.5: *Chart showing TDRs generated in all wards of Mumbai* 46
Table 3.6: *Number of household interviews in the case study area* 47
Table 4.1: *Land ownership in Mumbai in 1981 in acres* 57
Table 4.2: *Land ownership of slums in Mumbai, 2001* 63
Table 5.1: *Current status of plots acquired under the LAA (1978-1999)* 67
Table 5.2: *Status of ULCRA land in Mumbai* 68
Table 5.3: *List of amenities for which land plots were acquired between 1978 and 1990 using the Land Acquisition Act* 72
Table 6.1: *De-reservation applicants at the municipal level* 86
Table 6.2: *De-reservation applicants and applications by the state government* 88
Table 6.3: *Zoning and shifts in land value in M Ward* 92
Table 6.4: *Landowners and change in zoning in M Ward* 92
Table 6.5: *Actors according to sector* 99
Table 8.1: *Acquired TDR plots acquired and their use (1997-2005)* 138
Table 8.2: *Public amenity reservations plots realized via the three NPIs* 138
Table 8.3: *Size of survey sample* 139
Table 8.4: *Functional public amenity on the plot using a TDR instrument* 140
Table 8.5: *Fees required for use of the amenity on plots developed under TDR instrument* 140
Table 8.6: *Use of amenity on plots developed through TDR instrument according to class* 140
Table 8.7: *Capacity of amenity used by type* 141
Table 8.8: *Type of amenity constructed on plot through AR instruments* 141
Table 8.9: *Land acquisition of amenity by the MCGM through AR instruments* 142
Table 8.10: *Fees for using amenity on plots built under AR instruments* 142
Table 8.11: *Percentage of total plot area occupied by amenity on In-situ plots* 143
Table 8.12: *Current owner of the amenity structure on In-situ plots* 143
Table 8.13: *Percent of projects completed* 143
Table 8.14: *Ownership of amenity* 144
Table 8.15: *Performance of instruments* 146
Table 8.16: *Variations in TDR produced public amenities according to ward* 149
Table 8.17: *TDR beneficiaries of open space amenities* 158
Table 8.18: *Beneficiaries of SRA/PAP TDR* 158
Table 8.19: *TDR beneficiaries for open space and SRA/PAP housing amenities* 159
Table 9.1: *PAP townships in M Ward* 166
Table 9.2: *Monthly income of households in sub-communities of MUTP* 171
Table 9.3: *Percentage of households having proofs of residence in resettlement* 172
List of Figures

Figure 1.1: Map detailing land use of Greater Bombay 5
Figure 1.2: General Conceptual Framework 11
Figure 2.1: Institutional Analysis and Development (IAD) 22
Figure 2.2: Elements of key variables in the ACF 24
Figure 3.1: Conceptual framework of advocacy coalitions 38
Figure 3.2: Selection Process of sample size and case study 43
Figure 3.3: Administrative Ward Map of Mumbai 44
Figure 3.4: Map of M/East Ward 45
Figure 4.1: Map of Bombay late nineteenth century from Captain Thomas Dickinson’s survey 54
Figure 4.2: Land ownership in Mumbai by different actors 57
Figure 4.3: Residential prices per square metre in Mumbai Corporation Area, according to ward 59
Figure 5.1: Planning flow chart as per the Town Planning Act of 1966 77
Figure 6.1: Stages and time frame for formulating the revised Development Plan for Bombay (1991-2011) 82
Figure 6.2: The Fulanchiwadi Network (1970s-80s) 95
Figure 6.3: The Fulanchiwadi network period (1981-1991) 97
Figure 6.4: Development Plan showing Fulanchiwadi with amenity reservations 98
Figure 7.1: Members and network of the pro-growth coalition 115
Figure 7.2: Snowballing of pro-growth coalition 120
Figure 7.3: Members and Network of the No-Growth Coalition 126
Figure 7.0.4: Co-option of different actors into the No-Growth Coalition 128
Figure 8.1: New Planning Instruments 132
Figure 8.2: Conversion of privately owned land for public amenities through Land Acquisition Act 133
Figure 8.3: Conversion of privately owned land for public amenities through TDR 134
Figure 8.4: Three types of TDR generated in Mumbai (1993-2003) 135
Figure 8.5: Existing, proposed and TDR generated open spaces in Mumbai 147
Figure 8.6: Index of multiple deprivations in Mumbai and percentage of slum inhabitants 150
Figure 8.7: Distribution of the three types of TDR generated in Mumbai 152
Figure 8.0.8: Consumption location of M-ward TDR 153
Figure 8.9: Development Plan map of Latif Villa Compound 156
Figure 9.1: Lallu Bhai Compound 168
Figure 9.2: Transit Camps 168
LIST OF ABBREVIATIONS AND HINDI WORDS

LIST OF ABBREVIATIONS

1BHK One Bedroom, Hall, Kitchen
ABIM Association of Building Industry of Maharashtra
ACF Advocacy Coalition Framework
AFAR Additional Floor Area Ratio
AR Accommodation Reservation
BARC Bhabha Atomic Research Centre
BDPAC Bombay Development Plan Advisory Committee
BEAG Bombay Environment Action Group
BJP Bharatiya Janata Party
BMC Bombay Municipal Corporation
BPO Business Process Outsourcing
BSP Bahujan Samaj Party
CA Competent Authority
CBO Community Based Organization
CCC Concerned Citizens’ Commission
CIDCO City and Industrial Development Corporation of Maharashtra Ltd
CREDAI Confederation of Real Estate Developers’ Associations of India
CRZ Coastal Regulation Zones
DCR Development Control Regulations
DC Development Control
DP Development Plan
DRC Development Rights Certificate
DPD Development Plan Department
GOI Government of India
FICCI Federation of Indian Chambers of Commerce and Industry
FDI Foreign Direct Investment
FSI Floor Space Index
HIG High Income Group
IAS Indian Administrative Service
IFHP International Federation of Housing and Planning
JNNURM Jawaharlal Nehru National Urban Renewal Mission
LAA Land Acquisition Act
LIG Lower Income Group
LULU Locally Undesirable Land Uses
MBI Market Based Instruments
MHADA Maharashtra Housing and Area Development Authority
MCGM Municipal Corporation of Greater Mumbai
MCHI Maharashtra Chambers of Housing and Industry
MIG Middle Income Group
MLA Members of the Legislative Assembly
MP Member(s) of Parliament
MMRDA Mumbai Metropolitan Regional Development Authority
MRTP Act    Maharashtra Regional and Town Planning Act
MUIP        Mumbai Urban Infrastructure Project
MUTP        Mumbai Urban Transport Project
MNS         Maharashtra Navnirman Sena
NA          Non Agricultural
NCP         National Congress Party,
NDZ         No Development Zone
NIMBY       Not In My Back Yard
NGO         Non-Governmental organization
NOC         No Objection Certificate
NPI         New Planning Instruments
NSDF        National Slum Dwellers Federation
NSSO        National Sample Survey Organization
NVSS        Nivara Haq Suraksha Samiti
OCG         Organized Crime Groups
PAH         Project Affected Housing
PAP         Project Affected People
PEATA       Practicing Engineers Architects and Town Planners Association
PIL         Public Interest Litigation
RCF         Rashtriya Chemical Fertilizer
RPI         Republican Party of India
RSDF        Railway Slum Dwellers Federation
RR          Resettlement and Rehabilitation
RTI         Right To Information Act
SBC         Save Bombay Committee
SEZ         Special Economic Zone
SJRHAY      Sarva Jyanti Rozgar Hami Yojna
SLAO        Special Land Acquisition Officer
SPA         School of Planning and Architecture
SPARC       Society for the Promotion of Area Resource Centre
SPPL        Shivshahi Punarvasan Prakalp
SRA         Slum Redevelopment Authority
TDR         Transfer of Development Rights
TISS        Tata Institute of Social Science
TPI         Traditional Planning Instruments
TPS         Town Planning Schemes
WHO         World Health Organization
ULCRA       Urban Land Ceiling and Regulation Act
ULDD        Urban Land Development Department

LIST OF HINDI WORDS
Anganwadi/Balwadi    Kindergarten/Nursery
Shakha                Branch
Shakha Pramukh        Branch Leader
Hafta                 Protection money
Tadipaar              A common offender who is ordered to live outside of city limits
Gunda                 Goon (gangster)
Mangalsutra           A piece of jewelry symbolizing marriage