

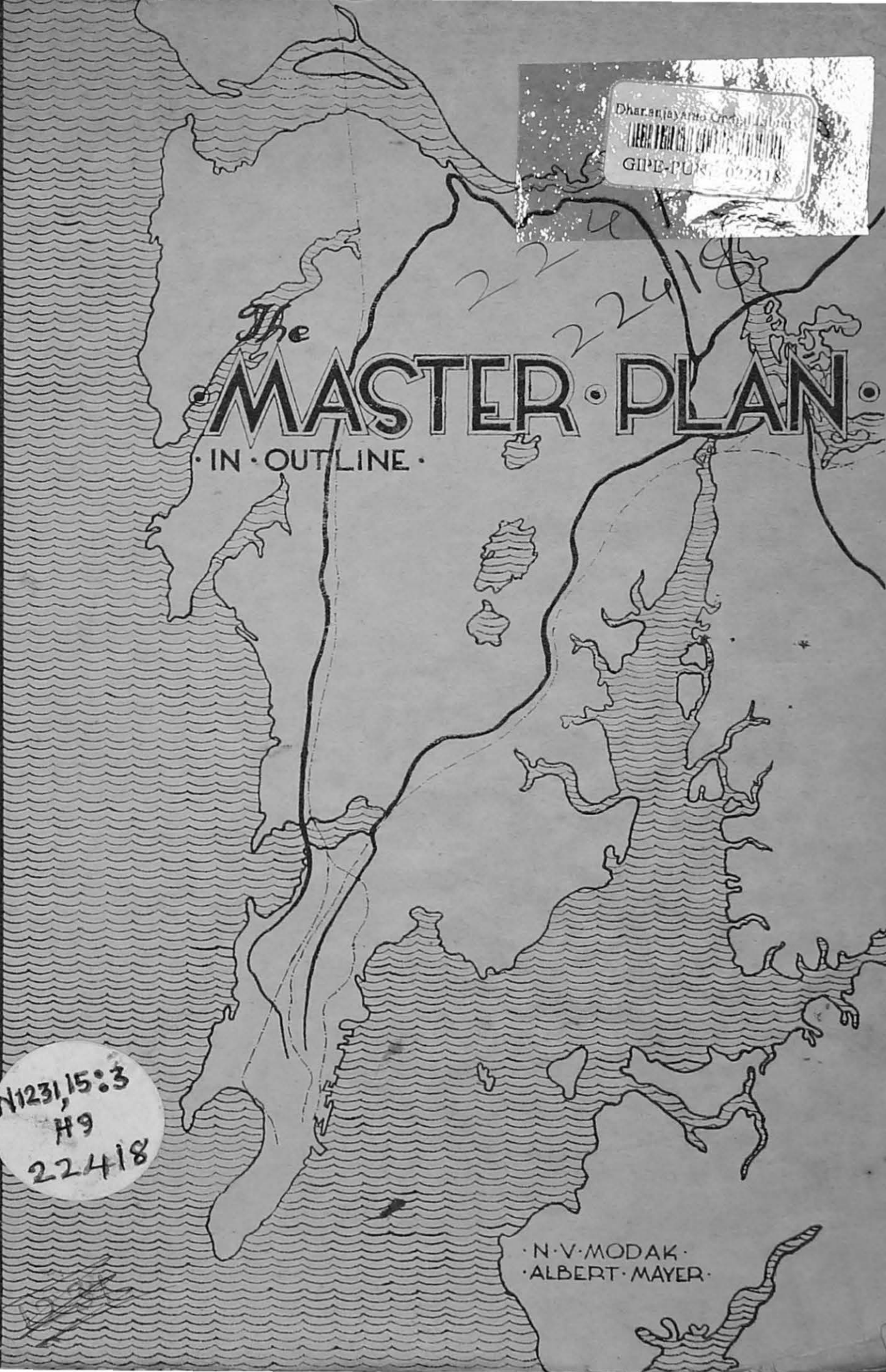
Outline of the
Master plan of
Greater Bombay : report

by N. V. Modak
& Albert Mayer.

with First progress report.

CHEATER · DAVDAI

THE · BOMBAY · MUNICIPALITY · & · THE · GOVERNMENT · OF · BOMBAY · · · · · 1948 ·



Dharanjayamo
LIBRARY
GIPB-PUN 02218

N1231,15:3
H9
22418

· N · V · MODAK ·
· ALBERT · MAYER ·

**- AN OUTLINE OF THE MASTER PLAN
FOR
GREATER BOMBAY.**

A report prepared by

N. V. MODAK, C. I. E.,

Special Engineer, Bombay Municipality,

and

ALBERT MAYER, A. I. A.

Architect & Town Planning Consultant,
New York, U. S. A.

Architect:

V. N. AMBDEKAR, A. R. I. B. A., A. I. I. A.

Engineer:

S. D. PATEL, B. A., B. E., A. M. I. E.

PRINTED AT THE BOMBAY MUNICIPAL PRINTING PRESS.

Price: Rs. 7-8-0.

FOREWORD.

The authors have pleasure in submitting the Report on the Outline of the Master Plan for Greater Bombay. It is not suggested that the proposals made therein are the last word in Town Planning, but it can definitely be stated that they are logical and practical proposals based on the information collected by the nucleus staff made available to them for the purpose. As is well known, the last word in Town Planning will never be written.

The Report presents a clear and true picture of the City and its Suburbs, without any attempt to overemphasize its good features or pass over its shortcomings. It attempts in the first instance to analyse the defects and their causes and then proceeds to make concrete suggestions to overcome them. It looks ahead into the future and by an analysis of growth, trends and influences, visualises probable changes and suggests measures to ensure that these changes will be effected with minimum dislocation to the City.

The actions suggested include proposals to relieve traffic congestion, insanitary housing conditions and cramped industrial development in the City. The solutions to our physical problems are, as far as possible, adapted to existing conditions, to avoid economic waste. At the same time short term solutions are meticulously avoided as ultimately they lead to more intricate problems in years to come. The correction of past mistakes is very difficult—in some cases almost impossible—and an earnest attempt is made to avoid the repetition of such mistakes.

Bombay City and the Suburbs have some basic advantages, such as a favourable geographical position, an excellent harbour, good rail and air communications, a reasonably good road system, a flourishing textile industry, etc. On the other hand, Bombay and its Region suffer from certain topographical shortcomings—relatively small percentage of useable land because of the mountainous and swampy areas in large proportion to the whole regional area—a rather elongated shape that hampers good planning, a very high residential density and absence of zoning. Bold planning is indicated to overcome these disadvantages. The Master Plan presented herein takes into account all these disadvantages and in the light of the anticipated development, suggests a feasible solution.

The Report makes various recommendations of which some are very urgent and require to be undertaken for execution at the earliest opportunity, to afford relief from conditions hampering business and industry.

Among the foremost of these may be mentioned the improvement to the main approaches to the City, the proposals to relieve the serious overcrowding of population, the decentralisation of industry, etc. Such improvements when carried out will be of inestimable benefit to the City, especially if executed without delay.

Land being the basic commodity in which a town planner deals, the Report attaches much importance as to how it should be used in the interest of the whole community. This only means that legislation controlling land use is urgently needed—in fact, it cannot come a day too soon.

The purpose of the Report is to draw a correct picture of the City and the region and suggest remedies for its defects and also to plan for the development of new communities (neighbourhoods) in the region with the attendant services and facilities, so as to enable everyone concerned, irrespective of his state in life, to enjoy a full measure of civic life. It is presumed that the co-operation not only of the Municipalities and the Government, but also of the citizens at large would be forthcoming without which this Plan cannot be realised. If the citizens take up the opportunity that is offered in this Master Plan and tackle the problems with broadness of vision and boldness of execution, then only we will have done our duty to the community, children and grandchildren.

N. V. M.
A. M.

CONTENTS.

	PAGE.
INTRODUCTION	1
SECTION I The General Picture.	3
SECTION II... .. Targets for population, including ports and docks, housing, parks and playgrounds, traffic and transportation.	11
SECTION III Areas and populations allotted (Greater Bombay and Beyond).	19
SECTION IV... .. Typical localities to be developed on Bombay Island.	25
SECTION V Progress stages or periods in development of the Plan.	29
SECTION VI... .. Housing.	30
SECTION VII Transportation and Traffic.	32
SECTION VIII Shopping and Business (Markets).	38
SECTION IX Parks and Playgrounds.	40
SECTION X Required legislation.	44
SECTION XI... .. Staff and Surveys.	47
SECTION XII Public Relations Questions : Citizen or Non-official groups.	50
SECTION XIII Cost and Availability of Materials and Equipment.	52
APPENDIX I	
Kanpur Development Board Forms.	64
TABLE No. I —Allocation of areas for various purposes in Greater Bombay area	68
Illustrative Programme Charts (Three Stages)	71

(Continued)

LIST OF MAPS AND ILLUSTRATIONS.

(At the end of Report).

- (1) Drawing No. G. B. 1/11-11-47 showing allocation of functional areas, roads, airfields etc.
 - (2) Drawing No. G.B. 2/11-11-47 showing certain satellite and outlying towns.
 - (3) Drawing No. G.B. 3/11-11-47 of the Bombay Island showing the proposed stages of development.
 - (4) Drawing No. G.B. 4/11-11-47 showing the proposed grade separated express highway intersection.
 - (5) Drawing No. G.B. 5/11-11-47 showing the proposed cross-section of Sion Road, indicating relocation of tram tracks and introduction of service lanes on an existing road.
-

REPORT ON THE OUTLINES OF A MASTER PLAN FOR GREATER BOMBAY AND SATELLITE TOWNS

INTRODUCTION.

1. This is a joint Report by Mr. N. V. Modak, Special Engineer and by Mr. Albert Mayer, Town Planning Consultant, and on Roads and Traffic by Mr. W. J. Cox, Traffic and Road Consultant as well, except where otherwise noted.

(a) Technical questions of water-supply and of sewerage and sewage disposal are not covered in this Report, as the Consultant has accepted Mr. Modak's assurance that schemes to be undertaken will amply cover the requirements.

(b) This presentation of the outlines of a Master Plan for Greater Bombay consists of two parts :

(1) The Report proper, and

(2) Maps as indicated below :

(i) Drawing No. G.B.1/11-11-1947 showing allocation of functional areas, roads, airfields etc.

(ii) Drawing No. G.B.2/11-11-1947 showing certain satellite and outlying towns.

(iii) Drawing No. G.B.3/11-11-1947 of the Bombay Island showing the proposed stages of development.

(iv) Drawing No. G.B.4/11-11-1947 showing the proposed grade separated express highway intersection ; and

(v) Drawing No. G.B.5/11-11-1947 showing the proposed cross-section of Sion Road, indicating relocation of tram tracks and introduction of service lanes on an existing road.

(c) The Report is composed of XIII Sections as detailed below. The first two Sections are summaries and they are followed by short Sections III to XIII, discussing further the items included in the first two sections.

SECTION I.—The General Picture.

Do. II.—Targets for population, Industry, Docks, Business, Open spaces etc.

Do. III.—Areas and populations allotted—Greater Bombay and beyond.

Do. IV.—Four proposed typical localities or Districts in Bombay Island.

Do. V.—Progress stages or periods in development of the Plan.

Do. VI.—Housing.

Do. VII.—Traffic and Transportation : Road system, Parking, Underground tubes, Railways, Aerodromes.

Do. VIII.—Business and Shopping, Markets.

Do. IX.—Parks and Playgrounds.

Do. X.—Required Legislation.

Do. XI.—Surveys and Staff required.

Do. XII.—Public Relations.

Do. XIII.—Costs and availability of Materials and Equipment.

2. The aim of this Report is to present the salient factors in the Plan and its execution in as stripped-down and compact a form as possible so that it will be read and absorbed, criticised and supported by many of Bombay's citizens. A great deal of the general background and purposes of planning as well as of factual material about Bombay is omitted, because these are well known and amply covered by the three Preliminary Reports issued in 1945 and 1946 on the Greater Bombay Scheme, on 'Town Planning,' 'Housing' and 'Communications'. It is urged that these reports be re-read in this connection.