



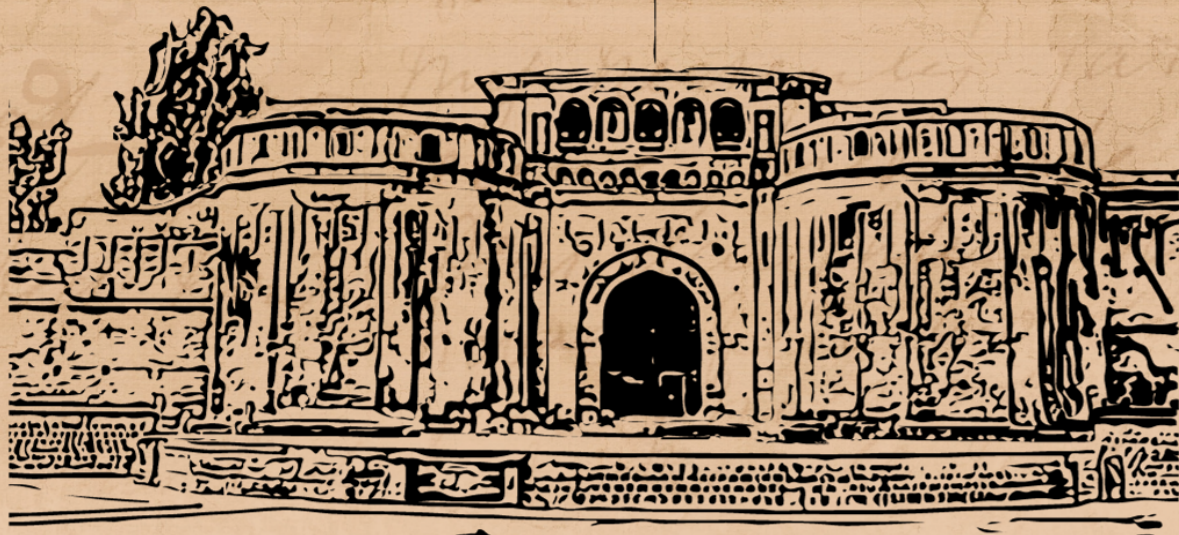
CITY AS LAB

REDEVELOPMENT

Project By:
Aarya Pawar 10D
Saumya Chivate 9E

Mentors:
Manisha Girolkar
Paresh Shinde

...n nibh
...e in es...
...integer. Suspe...
...Amet est placerat in egestas erat imperdiet sed
...ismod. At tellus at urna condimentum mattis. Velit
...sagittis id consectetur purus ut faucibus
...pulvinar. In nisi nisi scelerisque eu ultrices vitae
...auctor eu. Facilis volutpat est velit egestas dui. Erat
...imperdiet sed euismod nisi porta lorem mollis. Orci
...dapibus ultrices in iaculis nunc sed augue lacus. Justo
...donec enim felis bibendum ut tristique et egestas. Fac-
...vamus arcu tempus iaculis urna id. Malesuada fames ac
...illisi morbi tempus arcu et. Lacus laoreet non
...turpis egestas sed tempus urna et. Lacus laoreet non
...curabitur gravida arcu a tortor dignissim. Accumsan
...tortor posuere ac
...Velit alimmet...



Index

1. Index.....	1
2. Abstract.....	2
3. Introduction.....	3
➤ Our research statement.....	3
➤ Hypothesis.....	3
➤ Rationale.....	4
4. Important Points for our Study.....	5
5. Methodology.....	6
6. Conclusion	23
7. Implication.....	23
8. Personal Reflection.....	24
9. References.....	25

Abstract

In Pune, redevelopment is transforming the city by replacing old buildings with modern ones to accommodate growth and enhance living conditions. It is an important change for the safety of people as well as including better and new facilities than before. Redevelopment is a decision of the people that should be made for their well-being. It affects the quality of living spaces and social life of those going through this change. Pune's culture of Wadas is also experiencing this transformation. Through expert interviews, we were able to gather information on these topics with greater depth. We carried out two surveys, one for people who have shifted from chawls to redeveloped buildings and the other for people who have shifted to redeveloped buildings. The responses held in agreement with the fact that redevelopment is important and improves the quality of our life, however in most cases the social life of people is affected. Redevelopment of Wadas is also necessary as their structures have deteriorated and we have to gradually accept this change, even though this leads to the loss of our culture.

Introduction

Redevelopment is the process of improving or revitalizing an area by renovating or rebuilding existing structures, infrastructure, or spaces. It typically involves making older or deteriorating places more functional, safe, and attractive.

Redevelopment projects can include upgrading old buildings, creating new parks, or improving public transportation systems to benefit a community and boost economic growth. The goal is to make an area better and more useful for the people who live or work there. This gives the tenant or buyers a better life. The most important criterion for a person is safety, which is taken care of, by every redeveloped building.

➤ Our research statement

“ Examine how the transition from old residences such as houses, wadas, and chawls to multi-storey buildings will influence the quality of life for residents in Mayur Colony and Sadashiv Peth. ”

➤ Hypothesis

The transformation of urban landscapes in Pune, especially in the Mayur colony, where small houses and bungalows are demolished for the construction of multi-storey buildings, will have significant effects on the overall quality of life for citizens. Similarly, the impact will be the same in Sadashiv Peth where old Wadas and Chwals have been demolished and new buildings are being constructed. This transformation could lead to changes in various parameters related to urban living, including infrastructure, environment, social interactions, abolition of the heritage of the city, public services, etc.

➤ Rationale

Aarya Pawar:

We have chosen this topic as it is something we would come across with the houses and buildings, in which we currently live. These places, where we find our comfort, after redevelopment, will become completely different, changing the sense of living. Right now, our parents and elders, who are very attached to these comfort zones, are facing this change mentally to a greater extent than us. After 30 to 40 years, we would face the same situation.

Saumya Chivate:

During this transformation, we see the impact on entities living around who have been dependent on the settlement for many years right from small garage wala, Grocery shopkeepers, and kamwali bai to safai karmchari and the construction workers, where they usually go after construction gets over? How do they manage their living in this fast-changing world? With this topic, we would like to touch upon the effects of this drastic change in society and on the well-being of people, which everyone would relate with. We will also focus on the cultural heritage of Pune especially when the old Wadas are being demolished for new commercial complexes.

Important Points for our Study

Out of the points that we shortlisted, we found these two topics that we would enjoy working on and would pique the interest of readers:

1. **Community Interaction and Social Dynamics:** Explore how the transition impacts community interactions and social cohesion. Investigate whether the shift to multi-storey buildings affects neighborhood relationships, local events, and the sense of belonging among residents.

The second part is to study the impact on the people who were service providers previously in the area. Has urbanization made their life easy or difficult?

2. **Quality of Public Spaces:** Evaluate the availability and quality of public spaces, parks, recreational areas, and amenities for citizens. Determine whether the transformation enhances or diminishes the accessibility and usability of such spaces.

3. **Urban Aesthetics and Cultural Heritage:** Study how the change in architectural landscape affects the aesthetics of the city and its cultural heritage, like the wadas in Sadashiv Peth. Explore whether the loss of traditional houses and bungalows impacts the city's identity and residents' attachment to their surroundings

Methodology

1. Expert interviews

- Online research may only be partially accurate, thus it is always better to consult an experienced person, who has studied the topic for a long time.
- As the topic we have chosen has no direct information, expert interviews can help us gather essential information that can be utilized for our project

We interviewed:

Architect. Kaustubh Chivate

Landscape Designer. Pradnya Patki

Here is the document containing the questions that we asked them:

<https://docs.google.com/document/d/1o2Q5tqZ7JWki5uH1W9YVteZJrL33I0YeQKTXbKQ5b7k/edit?usp=sharing>

2. Surveys

- To gauge residents' perceptions of their quality of life before and after the urban transformation.
- To find the overall change in a specific area after redevelopment.

We conducted two surveys-

- ❖ People who have shifted from Chawl to redeveloped buildings:

<https://forms.gle/LF1f8Rx8d4JUjJUr5>

Chawl is a very well socially bonded society and leaving such a community means a great change. So, we have particularly chosen this criterion for the survey.

- ❖ People who have shifted to redeveloped buildings:

<https://forms.gle/xW3XLptPj8LJ61nw8>

With this survey, we wanted to explore the changes in the living spaces and people's reactions to them.

3. Personal interviews

We wanted to explore the lives of people who have previously lived in chawl, buildings, and wadas. We wanted to experience the change in their lives through their eyes. Below is the link to the questions we asked them-

<https://docs.google.com/document/d/1JP9o-A7bWWCmVSBHfd1X6jrWpVrIu6NHWWd5H3x2MJk/edit?usp=sharing>

4. Online resources

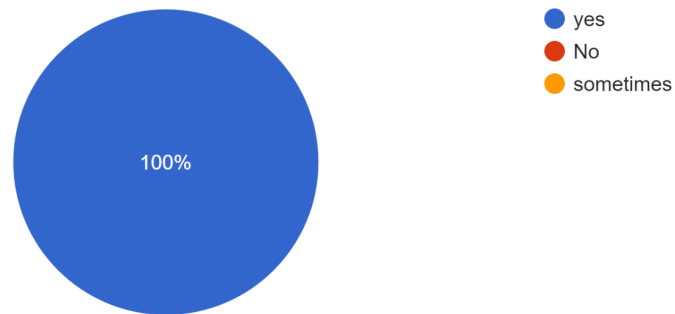
The Internet provided us with information that was very difficult to reach. We have carefully utilized the online resources to better grasp the topic.

Our findings

1. Survey results

- **People shifted from chawls to redeveloped buildings**

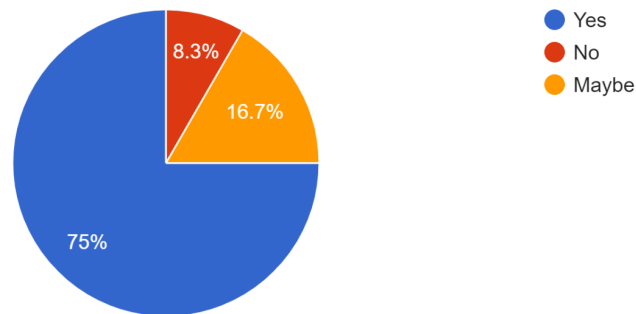
Did you enjoy the time you spent in chawl ?



Many people have good memories associated with chawls which they cannot forget. Many people prefer Chawls over buildings for this reason.

Are you comfortable living in your redeveloped building ?

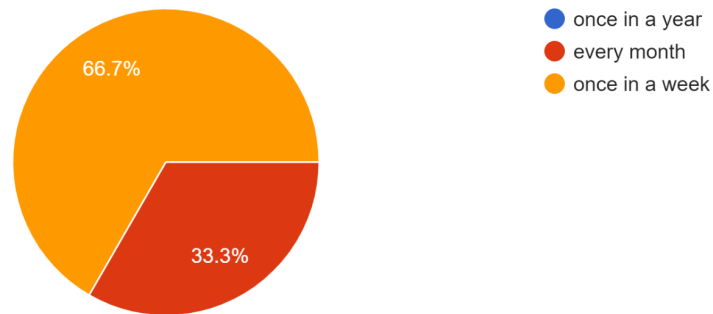
12 responses



This is proof that redevelopment increases the level of comfort in the living

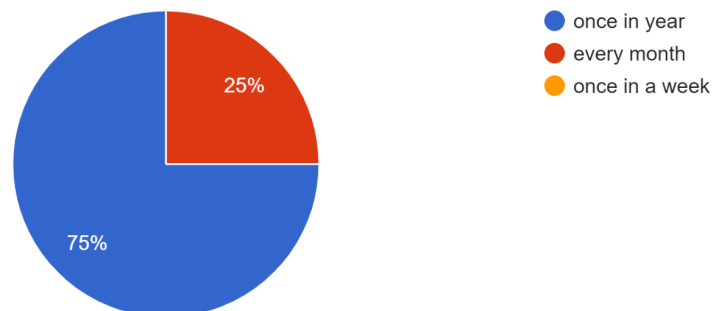
spaces of people. Additional facilities are the advantages of redevelopment.

How frequently you used to have get-togethers with your neighbours ?



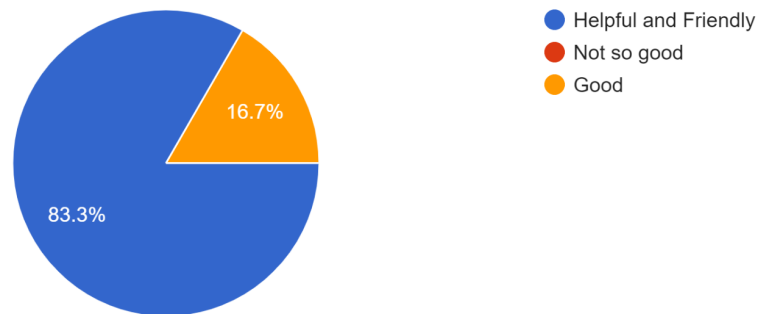
Before redevelopment, there was a lot of social interaction among the people weekly and monthly. There was a strong connection and people did not hesitate to talk with others.

How frequently you used to have get-togethers with your neighbours After redevelopment



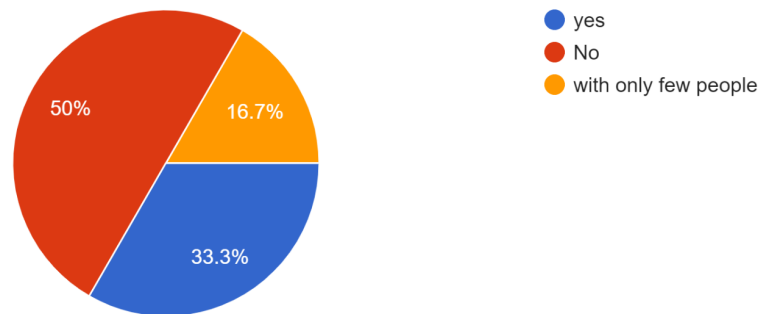
After redevelopment, the social interaction has gradually decreased with the meet-up with neighbors being once a year. Thus there is less social interaction in buildings.

How was your bond with the people when living in chawl



Everyone agrees that the social bond with others in Chawl was positive i.e. helpful and friendly. There were very minute problems in the behavior of people in Chawls and they were often neglected.

Is the social bond same after the redevelopment ?

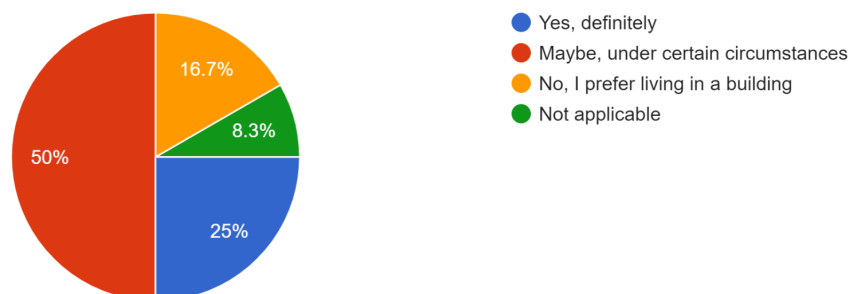


There are divided opinions on this question. The social bond between many people has changed, while some people feel no change. Some people have been able to maintain their social bond with few others.

The majority of the people are ready to shift back to chawls under certain

Would you consider moving back to a chawl in the future?

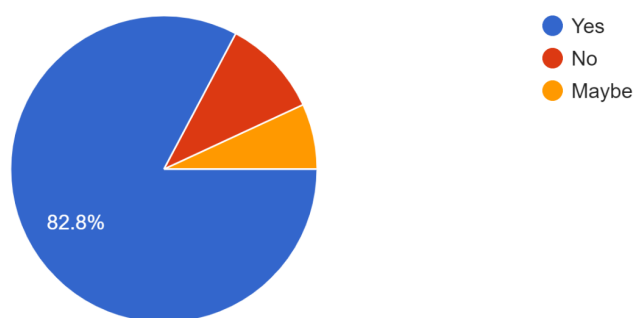
12 responses



circumstances. Despite having better conditions after shifting, some people would still like to move back to chawls. They are still attached to these socially bonded places and prefer them over the newly redeveloped buildings.

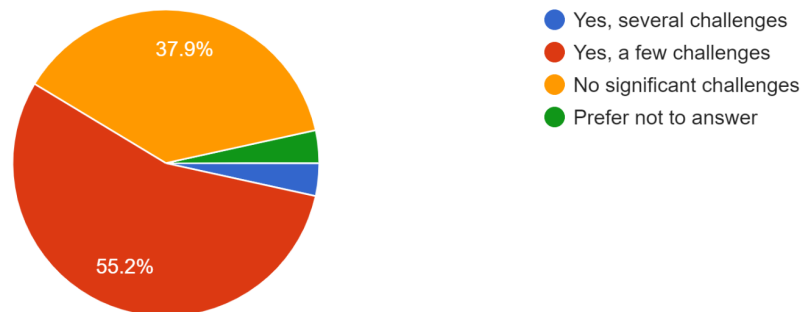
- **People shifted from chawl to redeveloped buildings**

Are there any extra facilities you have received in your new building?



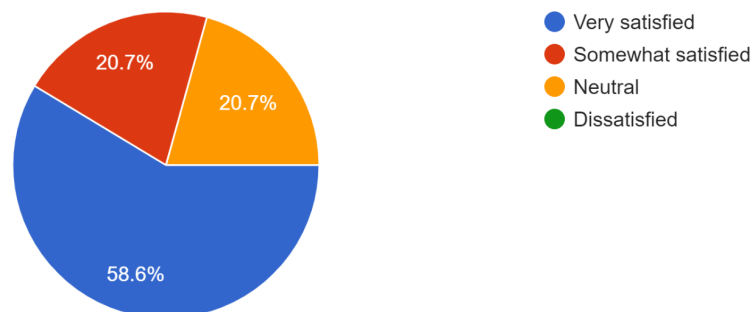
Many new facilities have been received by the people in their new buildings like parking spaces, CCTV cameras, etc.

Did you face any challenges during the transition?



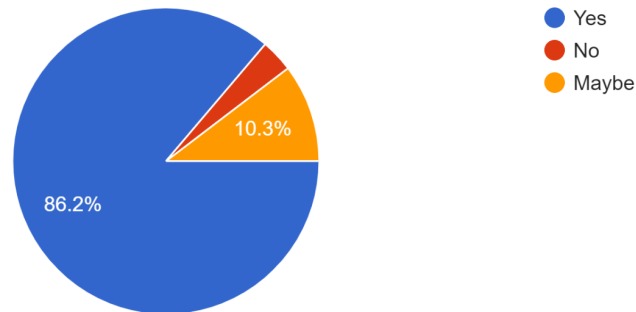
There weren't many significant challenges as people were shifting to similar, yet refined surroundings than before.

Are you satisfied with your current living arrangement in the building?



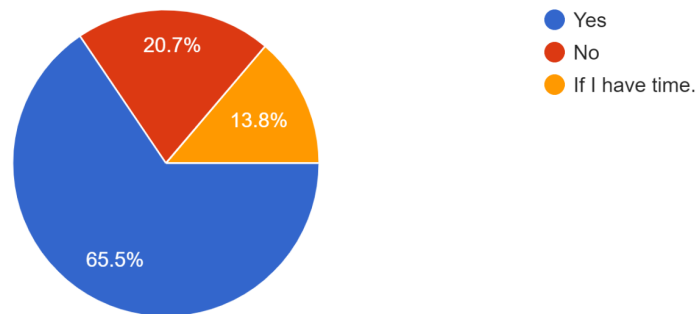
Most of the residents are satisfied with their new living arrangements as they have been improved. However, a part of the people seem to be neutral and somewhat satisfied with their new apartments. Maybe there would have been not much improvement in their apartments.

Do you think redevelopment is necessary ?



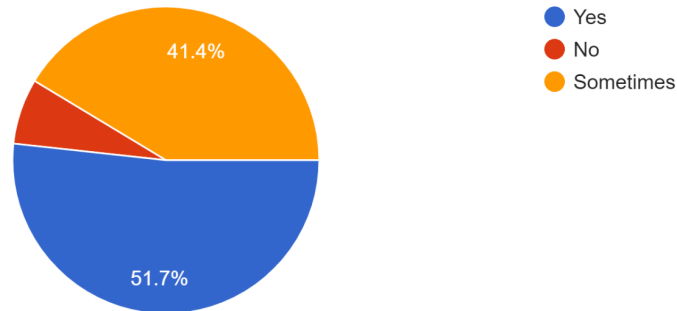
Many people are aware of the necessity of redevelopment. The advantages of redevelopment are known to them as they are experiencing the after-effects of it.

Do you attend the society meetings regularly?



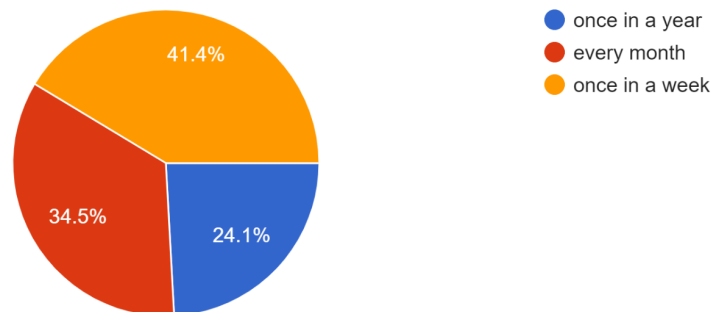
Most of the people attend their society meetings regularly. They participate in the decisions of their society for their well-being.

Does your building take extra initiatives like celebrating different festivals, plastic collection drives, etc.?



Many buildings are taking extra initiatives to increase community interaction and contribute towards social work and environmental protection. These efforts are a positive sign towards building a better community.

How often do you meet your neighbours?



Even in buildings, social interaction is not a big issue. Just like in Chawls, people are helpful and friendly.

2. Expert interviews : { Ar.Kaustubh Chivate, Landscape designer.Pradnya Patki }

- **Process of redevelopment**

To determine whether a building is suitable for neighborhood development without the destruction of buildings, it is important to conduct a structural audit to assess its ability to withstand various loads, such as wind, dead, live,



and earthquake loads, and to determine the services required. If the building is found to be suitable, its interiors can be refurbished while keeping the structural system intact. If the building is found to be unsuitable for such maintenance, it goes into

redevelopment. If a society is ready for it, a building forms a committee that looks for a builder for redevelopment. In most cases, the builder pays some amount as rent for the temporary rehabilitation of people. It takes almost 2-3 years for a building to redevelop.

- **Floor Space Index (FSI)**

Floor Space Index (FSI) is a ratio that determines the maximum amount of construction allowed on a plot of land. In recent years FSI of Pune has been increasing rapidly. Based on the guidelines set by the government, these parameters keep changing occasionally. The current floor space index in Pune is set at 1.10. This has increased the number of floors of a building after redevelopment, thus increasing the population.

- **Advantages of redevelopment**

Redeveloping a building provides parking spaces, security, and parks. This gives the tenant or buyers a better life. People can live a safe and secure life. Comfort level after shifting from a chawl to the redeveloped building varies from person to person. It increases in most cases as the facilities that weren't present before are added.

- **Cultural impact**

In Pune, the cultural landscape is transforming traditional wadas, and historical courtyard-style homes, and facing destruction. This loss is not just architectural but erodes a vital part of Pune's heritage, impacting the city's identity. The demolition of wadas disrupts the continuity of a rich cultural narrative, severing the link between past and present. As these structures vanish, so does a tangible connection to Pune's history, affecting the collective memory of its residents. Preserving wadas is crucial for maintaining cultural diversity and fostering a sense of belonging, highlighting the importance of balancing development with the conservation of cultural treasures.



Some extraordinary efforts have been taken to preserve our culture like the Jadhavgarh fort, which is a heritage hotel and has an architecture similar to the old Wadas and forts. Anyone who wants to experience those historical

days can visit this place. Also, organizations like ICOMOS(International Council on Monuments and Sites) are striving hard to preserve heritage buildings and sites. Many people also organize heritage walks to explore the core of Pune.

- **Reason for redeveloping Wadas**

The need for redevelopment arises because old wadas and chawls are falling apart due to aging, natural disasters, and structural issues. The gradual decay has made it necessary to revitalize these structures for safety and improved strength. Due to scarcity of land and increasing population, the areas in which Wadas are located are becoming prime locations for development. Since Wadas require more space and don't provide enough space to accommodate many people, they are redeveloped into buildings and not Wadas. However, this important process often leads to a loss of cultural charm and historical value, but it has to be accepted.

- **Mental changes**

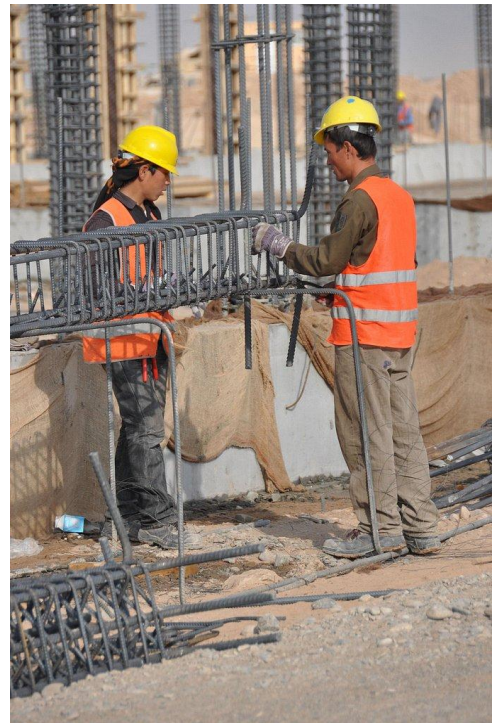
People who have lived in the chawl for many years resist redevelopment because of their deep emotional ties and cherished memories associated with their humble homes. To them, the chawl isn't just a building; it holds a lifetime of laughter, shared stories, and lasting connections. Their hesitation to accept redevelopment reflects the strong emotional connection embedded in their homes. This sense of place is determined by the place-making elements which include a wide range of physical and sensory attributes that define a space. People miss this feeling in their new homes.

- **Environmental pollution due to construction**

There is some pollution caused due to construction, but there are sensitive ways to control it. There are several green building certifications available, such as LEED, GRIHA, IGBC, ECBC, and EIA. These certifications help assess the environmental impact of a project and provide guidelines to make it more sustainable. By monitoring and reducing the impact on each parameter, green buildings can help reduce carbon footprints and promote sustainable development.

- **Construction workers**

The construction workers live in areas like Majur Adda and Shivane in Warje, Pune. There are both hardships and specific requirements faced by these workers. The daily wage of Rs 1000 reflects the economic struggles that these workers endure to support their families. This income is crucial for meeting basic needs such as food, shelter, and education for their children. It is interesting to note that construction sites in Pune have specific terms for workers, including the requirement for each worker to have life insurance. This may be a positive step towards ensuring the well-being of the workers and their families in case of unforeseen events.



Not all children in these communities have access to proper education. This

underscores a broader issue of social inequality and the need for initiatives to improve educational opportunities for the children of construction workers. Construction workers tirelessly throughout the year, often exceeding 10 hours per day. To address these issues effectively, collaborations between government bodies, non-governmental organizations, and the private sector may be necessary to implement sustainable solutions and improve the living and working conditions of construction workers in these areas.

3. Personal interviews

- **Interview 1**

I used to live in a place called "PHADKE WADA," a wada constructed in 1950. My family and I shared a compact space with five other people. Our neighbors were friendly, and we had a strong family-like bond with them. We created wonderful memories together, celebrating festivals, organizing cricket matches in the lane or the wada chowk, and even sharing kitchen space during get-togethers. In those days, only a few families had a TV, so we all gathered for fun, especially during the India World Cup.

As the wada aged, problems like leakage, electrical issues, and ceiling falling became common. Living there became challenging due to its weak structure. The wada was 40 years old when we decided on redevelopment. Despite emotional attachments to the surroundings, the residents eventually agreed to redevelopment after numerous debates. It was a difficult decision, but with the old wada becoming impractical, we had no choice.

Now, instead of the wada, there stands a huge building named "INDIRA" with better facilities. Our new building has seven floors, featuring 3 BHK and 2 BHK apartments, a play area, and well-planned security. The decision to redevelop the wada resulted in positive changes. However, despite the improved living conditions, I still cherish the golden memories from the wada days. The redevelopment led some residents to move away, and only a few from the old wada now reside in the new building. Change is inevitable, and though I miss the wada, I am content with the redevelopment.

— **An 75 year old gentlemen**

- **Interview 2**

“I used to live in a society near Nal stop which was built in 1985. I came to live there in 1986 along with my family from our village. We were 5 people living in a compact space. My neighbors were friendly, almost a part of our family. We have not lost contact with each other. I still remember we were the first to have a TV in our building and everyone used to come to watch it. There weren't many buildings when we came here. Now this area has become very crowded not only with buildings but also with malls, schools, metro, etc.

The building had become 35 years old. Also, there was leakage, inadequate parking space, and the absence of lift, which were highly required as many senior citizens like me lived there. There was a lot of discussion about redevelopment over the years, but it was in 2022, that this decision was made. Living in the building was becoming increasingly difficult, so I was eagerly waiting for this change. However, it was difficult for me since I have seen my children grow in this place. It is hard to leave this place where I have spent an entire chapter of my life. I have taken care of my grandchildren here, celebrated all the festivals, and made memories. I'll never forget all of this.

Our building is supposed to be redeveloped by 2025. The building originally had 4 floors, each having four 1 BHK flats, but now the building will have 7 floors with four 2 BHK flats each. Along with this, lifts and ample space for parking will be provided. The builder deposits some amount in our accounts as rent till the building gets redeveloped. Right now, I am living with my son and his family. I can't wait to go back to my building.”

- **An old lady in her 70s**

People's perspective

We asked what they felt about our project and their suggestions/opinions on this topic.

Name	Suggestion/Opinions
Vinod	Redevelopment is required to look at the volume of migrants to Pune city.
Sandya Potadar	Redevelopment of buildings must be done like old traditional designs to preserve our rich culture.
Rashmi	Please think about sustainable development.
Monisha Abhyankar	Idea is great. Can we think of the preservation of wadas for which the government needs to take the initiative for finances?
Govind R. Patil	Special zones to be created and reserved depending upon the purpose like- Educational hub, centralized government offices, sustainability zone(only EV and bicycles), and cultural hub.
Suraj	How do you ensure growing redevelopment projects can cope with the road infrastructure of a growing population?
Soria Virani	Can be communicated to policymakers and PMC too. Love the idea.
Saloni Arbat	More information- URDPFI, DCR, cluster development, renewal, retrofitting, and redevelopment. Nice presentation!

Conclusion

Redevelopment is a vital process in today's world. It is going to take place continually in some place or the other. It has many advantages along with certain disadvantages. It is a positive change in terms of the improvement of spaces and lifestyles. However, it has an adverse effect on the social life of people. People lose their connections as they shift to a new space. One has to go through a lot of change due to redevelopment as we have to leave the things around us and enter a new space in place of it. Our culture is being lost in the process of redevelopment of Wadas, but again, it has to be accepted. We can no longer live in these old buildings, chawls, and Wadas as it is not safe. Our lives are incomplete without the comfort of our homes and thus redevelopment, and construction in general, is important in our lives.

Implication

This project has extreme importance in the architectural sphere. It provides a wide array of data related to the redevelopment in the present times. Often the changes in social bonds are neglected and only the statistical data is focused upon. However, these changes are efficiently explained in this project. When we presented our project in our school exhibition, we received a lot of support from others and we could see their eagerness to know more about our project. We want to provide such an audience with an informative project that explains a topic that is not quite known to them. In today's world construction happens all around us, but we don't have enough knowledge about it. Through this project, they can get to know more about redevelopment and its impacts.

Personal Reflection

Aarya Pawar: I felt great working on this project. Through this experience, I was able to explore a different part of our lives with great enthusiasm. It was my first research project where I took the challenge to think from a different perspective, collect information from raw, and analyze it. I have never been a part of an interview nor have I taken one, but I was able to do so during this project. I never thought that architecture would be such an interesting topic, but now I am eager to know more about it. At first, it was a challenge for us to decide the direction in which the project would proceed, but looking at this final document, I feel like I have accomplished a huge task. I am really thankful to City as Lab for giving me such a wonderful opportunity to work on this project.

Saumya Chivate: I loved working on the project. It was my first experience with a research project, and it taught me to think outside the box and approach problems from different perspectives. Interviewing experts in the field of architecture was enlightening, providing me with amazing information about Pune's cultural and architectural aspects. Throughout the project, I encountered new terms like FSI, URDPFI, and Sustainable Redevelopment. Exploring Pune's wada structure and culture was fascinating, and interacting with people to learn about their living styles was enjoyable. Despite facing several challenges, completing the final document felt like a significant accomplishment. Working with my partner, Aarya Pawar, was a great experience, and I learned a lot from her. This project turned out to be a fantastic learning opportunity for both of us. I want to express my gratitude to “City as Lab” for giving me this wonderful chance to work on such an interesting project. Thank you!

References

Urban Development Department of Pune

<https://www.pmc.gov.in/en/urban-development-departmentmarathi>)

<https://www.punekarnews.in/redevelopment-need-of-the-hour/>

<https://www.hindustantimes.com/cities/pune-news/pmc-identifies-and-begins-demolishing-dilapidated-wadas-in-pune-new-survey-of-wadas-to-aid-in-redevelopment-101684688165064.html>

https://www.researchgate.net/publication/355402460_Resettlement_and_development

https://www.academia.edu/43342588/Issues_and_Challenges_of_Redevelopment_of_Wada_a_Case_Study_of_Pune_City

THANK YOU! CITY AS LAB for giving us a learning opportunity