



# Bhendi Bazaar

Redevelopment Project, Mumbai



ABBAS MASTER - CEO  
Saifee Burhani Upliftment Trust

AMRUT and Smart Cities Conference  
25-26 June, 2015



**MUMBAI**



PRESENT



SAIFEE BURHANI  
Upliftment Trust



# Saifee Burhani Upliftment Project

## A Renewal of Space and Spirit



Inspiring Change

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UPGRADING  
**3,200**  
HOMES



Uplifting Hopes

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QUALITY SPACE FOR  
**1,250**  
BUSINESSES



Transforming Lives

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REBUILDING THE LIFE OF  
**20,000**  
PEOPLE



Changing the Face of Bhendi Bazar

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AND  
**FUTURES**  
OF MANY





# Saifee Burhani Upliftment Project



SAIFEE BURHANI  
Upliftment Trust

## Vision

The vision of the project is to provide residential and commercial tenants with an environment that fosters human growth in all aspects - spiritual, intellectual, social and financial.

## The Visionaries



The 52<sup>nd</sup> Dai Al-Mutlaq,  
His Holiness Dr. Syedna  
Mohammed Burhanuddin<sup>RA</sup>



The 53<sup>rd</sup> Dai Al-Mutlaq,  
His Holiness Syedna  
Mufaddal Saifuddin<sup>TLIS</sup>





# Saifee Burhani Upliftment Project



# Saifee Burhani Upliftment Project

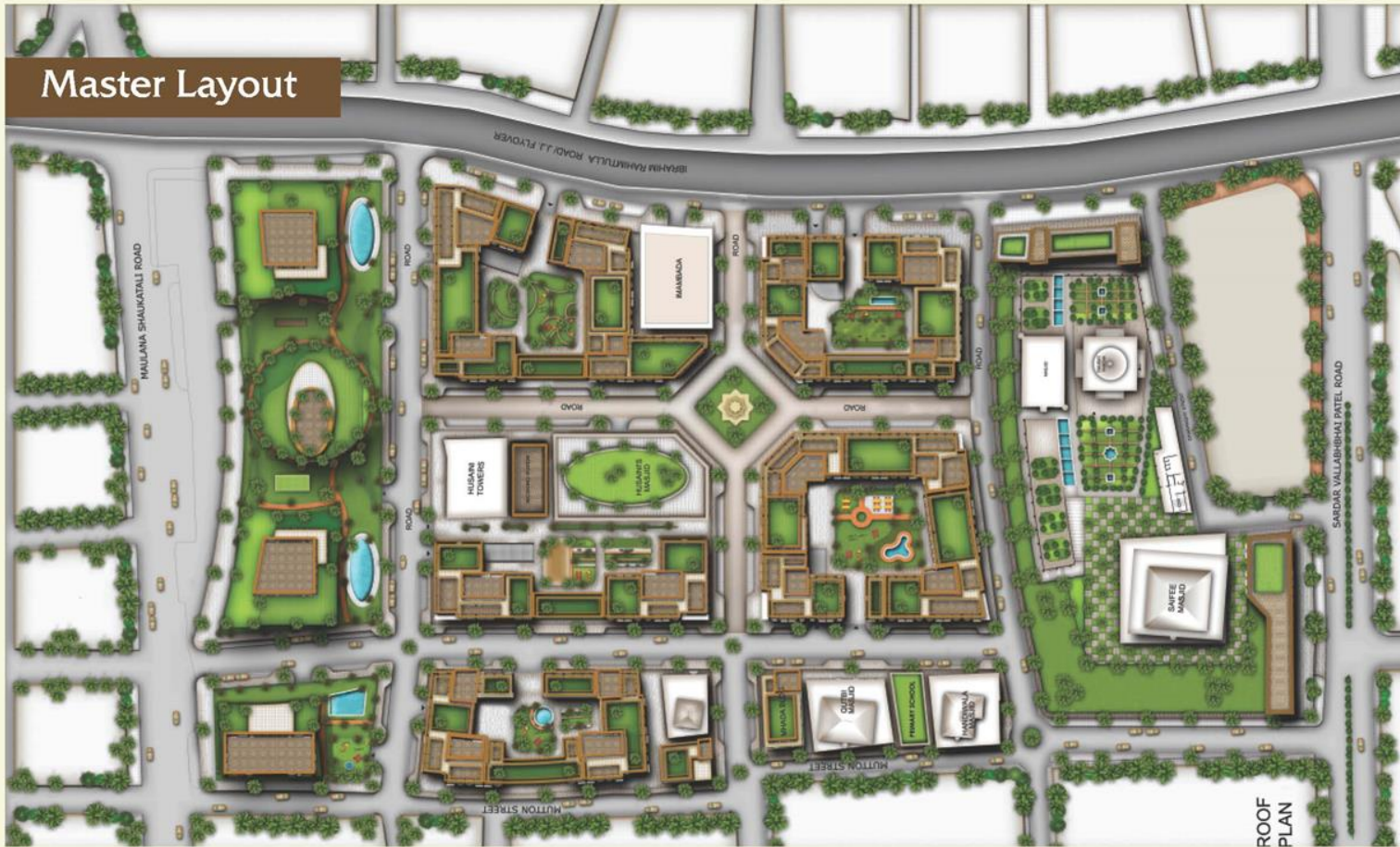
## Project features-Doing it the 'Smart' way!





# Saifee Burhani Upliftment Project

## Smart Design





# Saifee Burhani Upliftment Project

## Smart and Sustainable Development



- Well-spaced and aligned buildings providing better natural light and ventilation for the residents
- Pedestrian friendly neighbourhood with tree-lined footpaths & recreational areas
- Well-planned garbage handling & disposal system & sewage treatment plant – recycling water
- Rainwater harvesting
- Organised parking facilities
- Solar panels and energy efficient fittings
- Modern technology for better security



# Saifee Burhani Upliftment Project

## Smart and Sustainable Development



Green Buildings - Pre-certified Gold Rating by IGBC





# Saifee Burhani Upliftment Project Smart Housing



Free of cost spacious homes of minimum 350 sq. ft. on Ownership basis

Provision of Corpus Fund to provide for Maintenance for 10 years

Design incorporates ensuite Bathrooms for joint family style of living



# Saifee Burhani Upliftment Project Smart Business



Street-facing  
Ownership shops



Easy access  
to shops



Safe & secure working  
environment



Wide roads enabling easy  
movement of goods across  
Bhendi Bazaar & Parking



Pedestrian friendly neighbourhood  
with tree-lined, well-lit footpaths  
& Prayer rooms





# Saifee Burhani Upliftment Project

## Smart Transit - Residential Transit Accommodation



# Saifee Burhani Upliftment Project

## Smart Transit - Commercial Transit Accommodation





# Saifee Burhani Upliftment Project

## Smart Technology



- Optical Fibre Connectivity network – enabling high-speed broadband & IP TV



- Centralized Data Management System – with central smart desk facility to access data at all times



- Project aims to integrate technology and various elements of eco-system



# Current Project Status



## Overall Status

### Progress

**+85%**  
Owner consent  
Completed

**+77%**  
Tenant Consent  
Obtained

**+80%**  
MHADA  
Certification Completed

Built residential transit at Anjeerwadi with capacity of **750** units  
and commercial transit with **200** units at Noor Baug.

Around **1700** families moved and  
over **300** businesses vacated

**+60**  
Demolished  
dilapidated buildings

### Approvals

- Approval from the Ministry of Environment and Forests (MoEF)
- Overall Master Layout Approval along with approval for phase-1
- IOD for sub-cluster 3 and sub-cluster 1



## Government Support

- The project has received significant support from various governing bodies
  - BMC
  - MHADA
  - MOEF
  - Estate
  - Traffic
  - High Rise Committee

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- Hon'ble Prime Minister, Shri. Narendra Modiji is taking keen interest and keeping a close tab on the project

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- Hon'ble Chief Minister of Maharashtra, Shri. Devendra Fadnavisji has identified the project as one key projects tracked through War Room established at his office





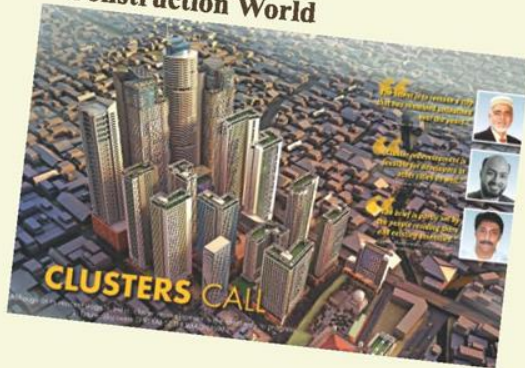
# What Media Says?



SAIFEE BURHANI  
Upliftment Trust

# Media Reports

## Construction World



The Times of India  
**BHENDI BAZAAR  
MAKEOVER SET TO BE  
A GLOBAL PRECEDENT**

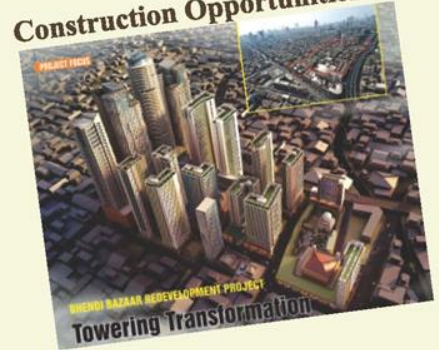
## Society Interiors

**Our master plan integrates well  
with the urban fabric of the city**

## EuroAsia Magazine

**BHENDI BAZAAR REDEVELOPMENT:  
BREATHING NEW LIFE INTO MUMBAI**  
Saifee Burhani Upliftment Trust (SBUT) is the non-profit organisation behind the Bhendi Bazaar Redevelopment Project. This renewal project aims to transform a neglected, crumbling market and residential district in the heart of Mumbai, into a modern and vibrant urban area. Tony White hears from Chief Executive Officer, Mr Abbas Master, about the scope of this colossal project, and the significant advantages that it will bring to the tenants and businesses. Written by Gemma Cawton

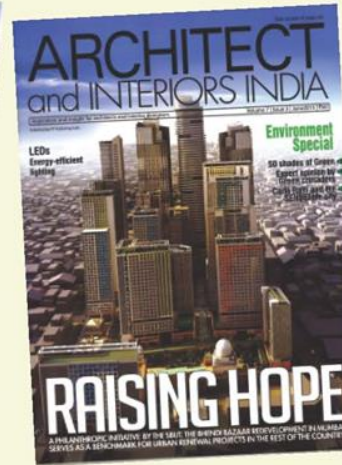
## Construction Opportunities



## Business Standard



## Construction & Architecture



## The Times of India

**Columbia graduates study  
Bhendi Bazaar revamp plan**

## DNA

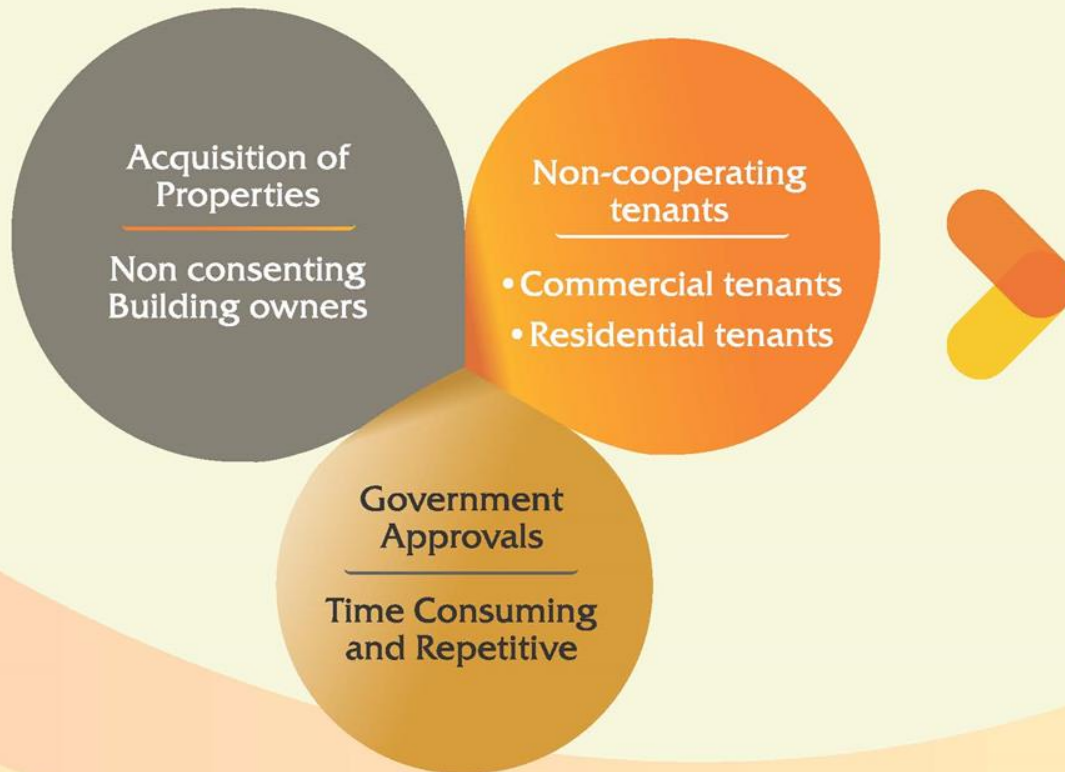




# Challenges and Suggestions

# Challenge towards development

## Main Issues to Cluster Redevelopment



All these can lead to extreme delays, making the Project unviable and exposes the Developer to a very high risk





## Way forward for Urban Rejuvenation and Transformation of Inner City Areas

- Identification and demarcation of Clusters by Government Authorities with the help of town planners
- Classify cluster redevelopment projects for 'Public Good'
- Transparent process with attractive incentives should be established for:

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a) Owners of the buildings	b) Residential tenants
c) Commercial tenants	d) Developers

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- Government should act as guarantor for each rehabilitant
- Government to provide assistance
  - a) For acquiring land from non-cooperating owners and
  - b) For vacating non-cooperating tenants
- Provision of good quality transits for tenants to speed-up the redevelopment process in the city
- Single-window clearance to fast-track approvals



## Summary

Under the leadership of Hon'ble Prime Minister Shri Narendra Modiji

- We are at the crossroads of making history.
- It is a small step for Bhendi Bazaar Redevelopment Project, but has potential for changing the face of all inner city areas in India.

With the help and support we are currently receiving from the Hon'ble Chief Minister of Maharashtra,

### We are truly going to make it:

A World Class  
Development

A Sustainable  
& holistic  
Development

A precedent for the  
entire democratic  
world to follow







**SAIFEE BURHANI**  
Upliftment Trust

**Thank You**