



BOMBAY
IMAGINED

ROBERT STEPHENS

2008 NARIMAN POINT REDEVELOPMENT PROJECT MO-OF AND PK DAS & ASSOCIATES

After decades of transcendence, falling rentals and rising vacancies at the turn of the millennium led the Nariman Point Residents Association and the State Government to one previously unimaginable conclusion: the time had come to either reinvent Mumbai's southern business district or be left behind. From the competitive crucible of real-estate stew the Nariman Point Redevelopment Project was crafted, a Hail Mary pitched by architects MO-OF and PK Das & Associates in the form of an urban revitalisation plan.¹ At the heart of the scheme the duo envisioned a green infusion – a central avenue providing pedestrian access to Churchgate Station. An iconic business gateway was to crown the waterfront terminus of the landscaped avenue, while the northern extremity was to feature a memorial to Indian democracy.² Underground parking, seaside promenades, a central park and a 100-storeyed tower³ were

but a few of the additional features which attracted broad support, although official sanction remained *in absentia* as bureaucrats tiptoed around the big-ticket project. By 2012, more than 25 per cent of all office space at Nariman Point would lie vacant, the victim of a mass exodus to Lower Parel and the Bandra-Kurla Complex.⁴

¹ PK Das & Associates with MO-OF, Concept Note: Nariman Point Area Redevelopment, 2008.

² Ashley D' Mello, "GET READY FOR A NEW, IMPROVED NARIMAN POINT," *The Times of India*, March 2, 2008.

³ HT Correspondent, "State plans 100-storey tower at Nariman Point," *Hindustan Times*, December 11, 2009.

⁴ Author Unknown, "Why Nariman Point is running on empty," *Mumbai Mirror*, December 17, 2012.

⁵ Zeeshan Shaikh, "Nariman Point, version 2.0," *Hindustan Times*, December 20, 2009.

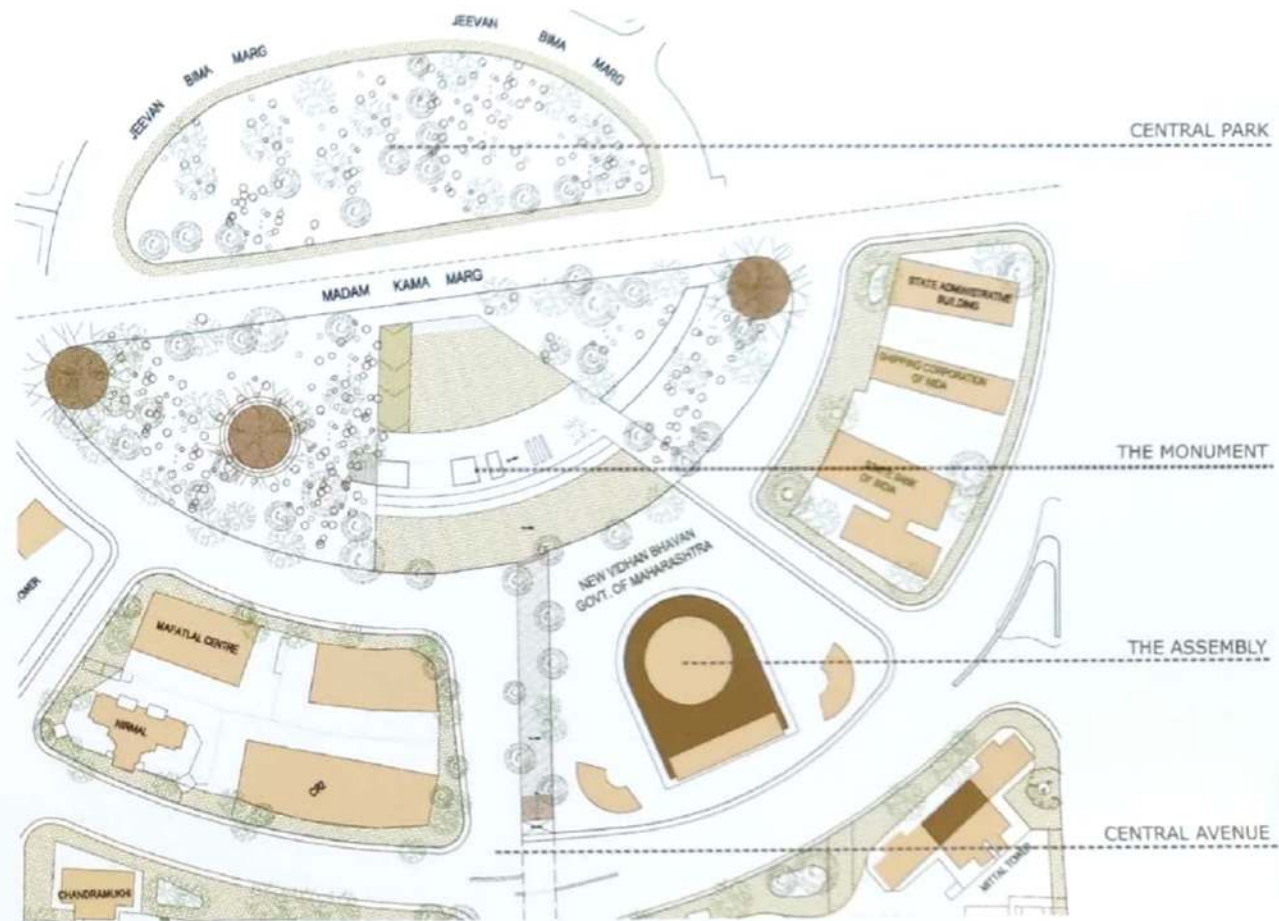
“ IF THINGS GO TO PLAN, BY 2013, YOU COULD WALK FROM NARIMAN POINT TO CHURCHGATE STATION ON A PROMENADE RESEMBLING THE CELEBRATED CHAMPS-ÉLYSÉES IN PARIS. ”⁵

ZEESHAN SHAIKH, 2009

• Vignettes of proposed urban interventions including a business gateway, a central avenue and a memorial to Indian democracy.



MO-OF and PK Das & Associates



> The Nariman Point Redevelopment Project sought to revitalise the aging cluster of high-rises overlooking Back Bay.