

**PART III**

**RECOMMENDATIONS FOR INITIAL IMPLEMENTATION OF GUIDELINES  
FOR DADAR PARSİ COLONY, MATUNGA CENTRAL, HINDU COLONY AND CHODADAD CIRCLE PRECINCTS**

SUBMITTED TO  
MUMBAI METROPOLITAN REGION - HERITAGE CONSERVATION SOCIETY

DUP

Chief P.D.

A MANUAL  
FOR THE INITIAL IMPLEMENTATION BY THE MUNICIPAL CORPORATION OF GREATER MUMBAI

PREPARED BY  
DESIGN CELL, KRVI, NOV 2000

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# 1 INTRODUCTION

The first and the second parts of this study outlines the short term and long term policies to be adopted for this precinct. The objective of this part is to summarise the short-term objectives, which would indicate the immediate steps to be taken by the government authorities for the project to be implemented. Some of the policies would require changes in the bylaws to be implemented by the Municipal Corporation while others would result in immediate physical changes to stop the process of decay in the area.

The project site, i.e. the Dadar Matunga Scheme V area, which was delineated in the initial study, would have to be declared a heritage precinct by the Municipal Coporation. The problems and opportunities in this delineated precinct, which is detailed out in the initial study, will now be prioritised. This will form the basis to identify a set of rules, which can be implemented immediately by the Municipal Corporation.

## 2 DELINEATION

Built in pre-independent India, this area formed a part of the suburban developments for the working middle class population. It was primarily a plotted residential scheme with institutional and commercial developments for the residents. It was modelled on the paradigm of the garden suburb in Britain, making it a tranquil, residential neighbourhood. The urban fabric of this neighbourhood consists of low-rise low density developments with tree-lined streets, public gardens and urban squares which form a significant core.

The delineation has been done on the basis of the following criteria (Refer fig.1):

1. This area was planned, as a part of a larger suburban development by the Bombay Improvement Trust between 1898 – 1900. This particular town-planning scheme was known as the Matunga Scheme V . At that time the plots were sold to various trusts, organisations and individual owners. Thus, within the delineated boundary, the precinct presently displays some homogeneity and interconnections in terms of built-form, ownership patterns and activities.
2. Within, and skirting the precinct, are a number of urban spaces like Khodadad Circle - Dadar Stn, Maheshwari Udyan, Five Gardens, Ruia-Poddar College and Matunga Station which form a series of interconnected activity areas for the neighbourhood, giving it a distinct identity and holding the area together as one precinct. Thus an analysis should include these spaces and adjacent residential areas which affect it.

Delineation is further determined by the important movement systems, which segregate the precinct from the rest of the area viz. the central railway line on the west and the Matunga and Katrak road on the east.



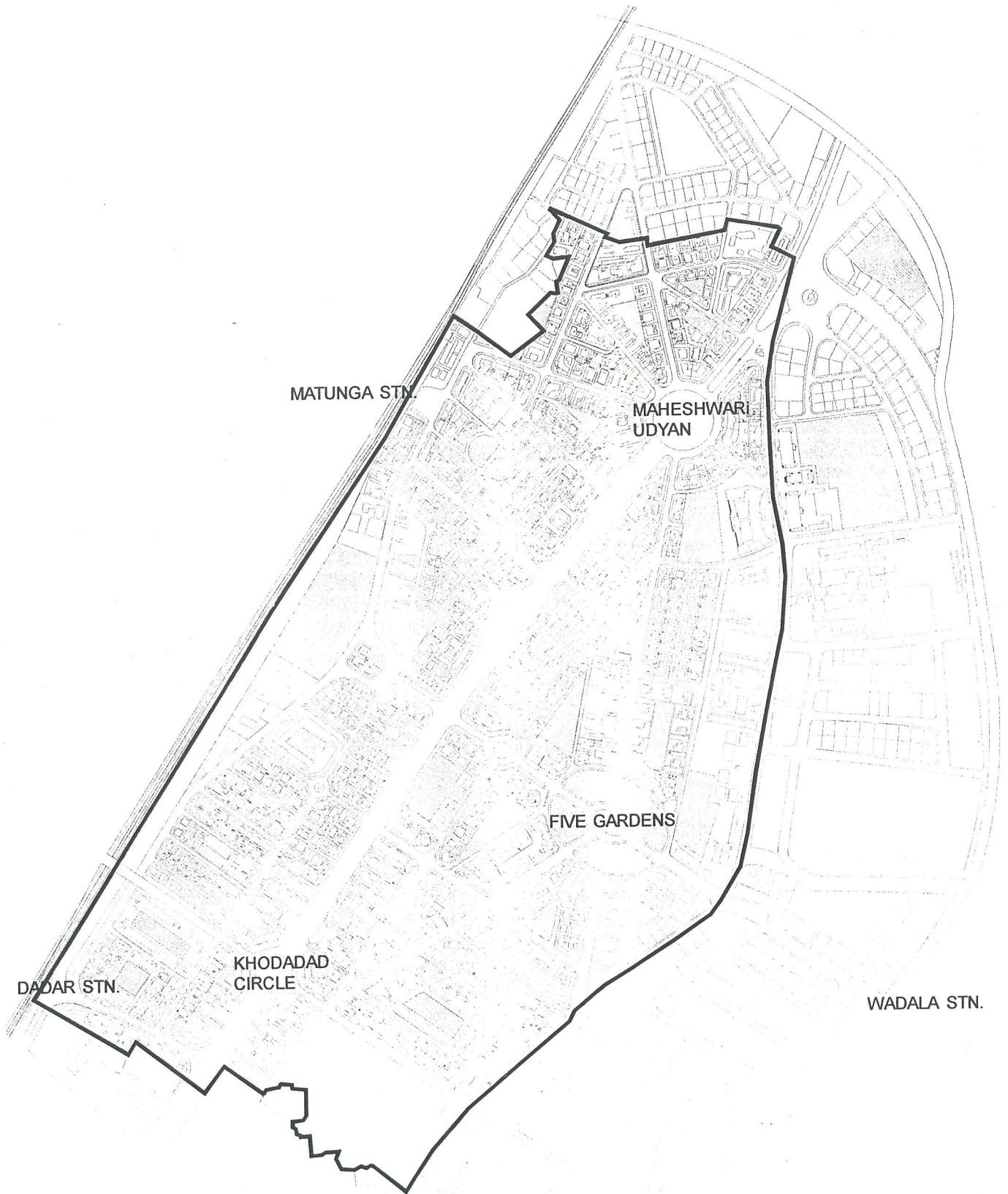


fig. 1. Area of study



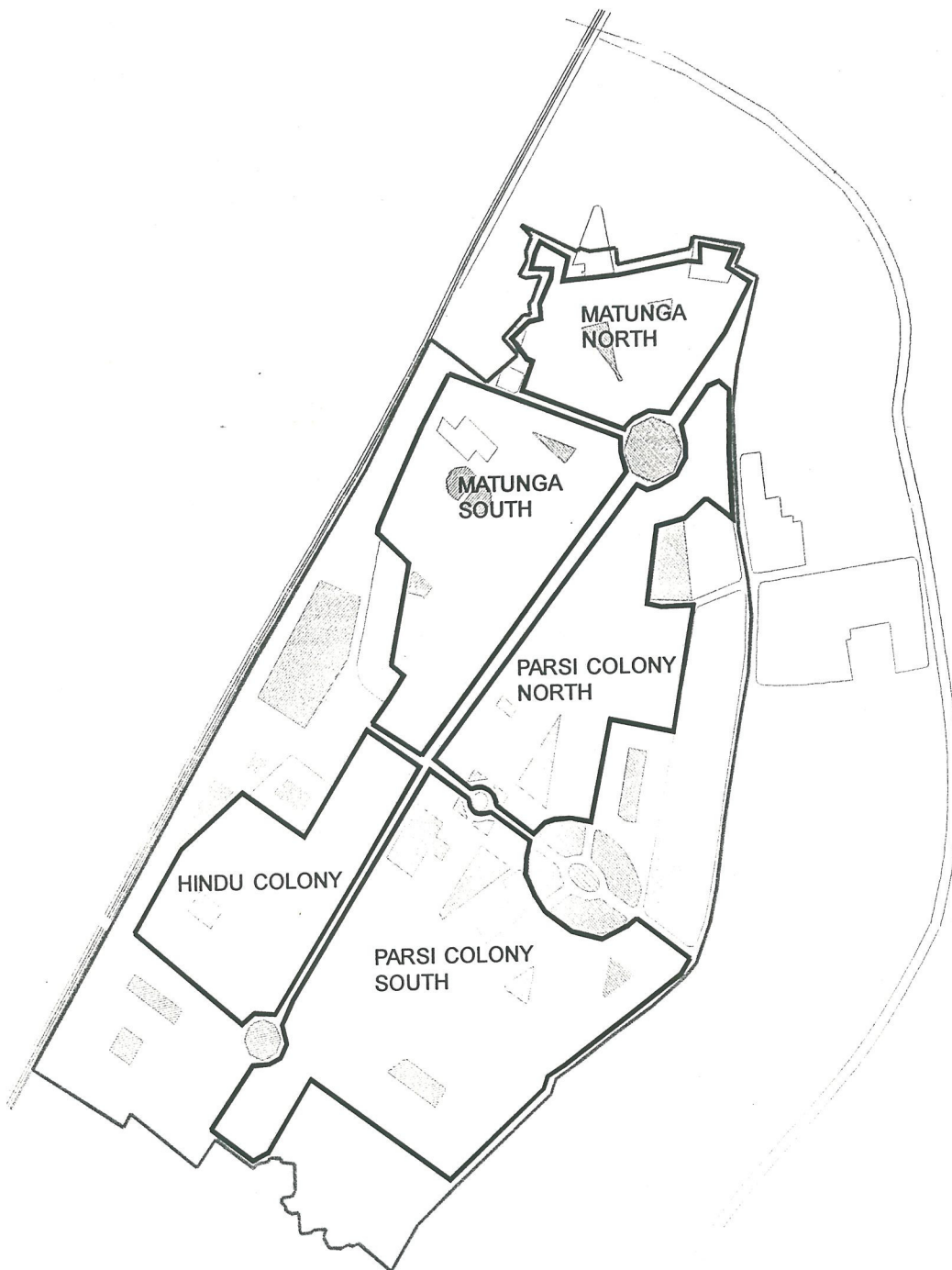


fig. 2. *Community organisation*

However the precinct displays a lot of heterogeneity within it in terms of activity and community organisation. This makes a case to further define sub-precincts within the main boundaries.

Sub precincts could be identified on the basis of the following criteria:

1. The urban spaces show a marked difference in terms of their activities, built-form and thus need to be analysed separately from the surrounding residential areas. Each of these urban spaces could be treated as a sub-precinct.
2. The residential areas exhibit different levels of community organisations and thus need to be separated from each other (fig.2). This is primarily because individuals or trusts, representing a particular community bought the plots in the area. These areas formed homogeneous groups. The groups were subsequently separated by movement lines.



### 3 PROBLEMS AND OPPORTUNITIES



fig. 3. *The North-South Corridor*



fig. 4. *Undergoing transformations*

The results of the study of the delineated precinct have shown several problems emerging due to developmental pressures. However the study also shows several opportunities that can be availed of. The problem and opportunities can be seen at many levels: As the suburban developments have moved northward, this area has come within limits of the inner core of Mumbai. This has led towards a number of contradictions to its earlier nature

1. In case of movement systems, this area from being a terminal point, has transformed to an active suburban interchange. It is situated near Dadar station, the interchange for the suburban railways. The North-South traffic corridor Dr. Baba Saheb Ambedkar road cuts across the precinct. The inter-city bus and taxi terminus, are also situated near this precinct (fig 2).

2. The land prices in this area have shown significant increase and it is one of the highly priced residential areas now. This pressure of increased land prices, which spurs development, has been one of the prime causes of transforming the urban fabric. The increased land prices have also shown significant difference in the community patterns, where from being a middle class precinct with community distinctions, it has now transformed to an elite precinct with overlapping and blurred edges.



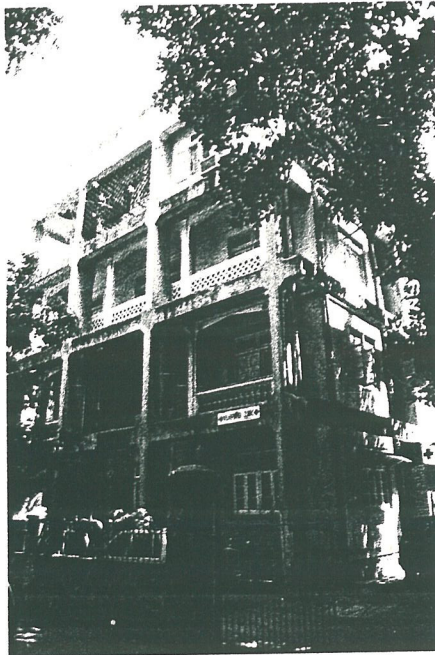


fig. 5. Transformations in the builtform

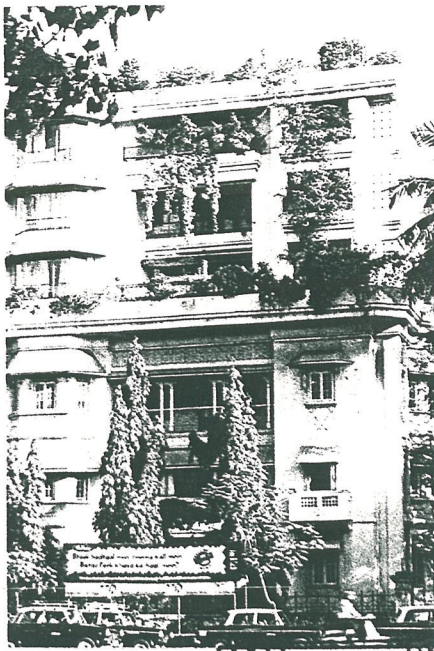


fig. 6. Transformations in the builtform



fig. 7. Pavement parking

3. The change of this precinct from a suburb to a central location due to the city's expansion has created a lot of opportunities as well as problems for the precinct. While it has increased the importance of the urban spaces, the precincts' residential character is under threat. The increase in thoroughfare movement, intense parking and city landuse policies are a major cause for this.

4. One major observation has been that individual owners seem to transform their properties whereas the government and trust properties remain unchanged. This only shows that most of the building typologies have already undergone change and it also reflects the aspirations of the people to change. To preserve these individual typologies is therefore uncalled for.



fig. 8. Figureground showing the open space structure

5. Owing to changes in the dialogue of this precinct with the rest of the city, the urban spaces, which were used by the neighbourhood, have become identifiable spaces for the city. Presently, spaces like Khodadad Circle and Five Gardens form an important part in the memory of the citizens. Neighbourhoods like Parsi Colony and Hindu Colony are often quoted as models for healthy community living.

6. The open space structure of the precinct is what lends it its character. The present byelaws have not recognised this aspect of the precinct. The study therefore concludes that it is this open space structure that needs to be conserved.

7. Some of the urban spaces identified in the precinct are under threat e.g. in the case of Khodadad circle, where the character and nature of this circle will soon be disturbed by the flyover built over it. Same is the case with the Five Gardens where the city official threaten the multifunctional nature of the Garden by their insertion of incompatible activities in the garden.

8. This precinct has a number of sub-precincts, composed of neighbourhoods inhabited by different communities. From the study of the communities in these neighbourhoods it can be concluded that they are aware of their environment and their participation could be harnessed to better the precinct.



fig. 9. Open Gaedens



# 4 PROPOSALS

## 4.1 Prioritisation of problems

Some of the problems and opportunities identified in the above may not be of immediate concern and can be addressed in various stages. In fact the problems can be categorised as ones which need to be addressed immediately and ones which can be addressed on a long term basis. The two problems which would need to be addressed immediately are those concerned with the:

1. Decay and ruptures in the physical fabric of the residential areas destroying its open space character.
2. The chaotic urban spaces which are fast deteriorating and which need to be restructured.

## 4.2. Notification as a Heritage Precinct.

The study area delineated in chapter 2 will be notified as a heritage precinct which includes all the 816 plots in Dadar-Matunga Scheme V. This delineated precinct will consist of five residential pockets and five urban spaces, which would each be a sub precinct. There would be separate sets of guidelines for these precincts.



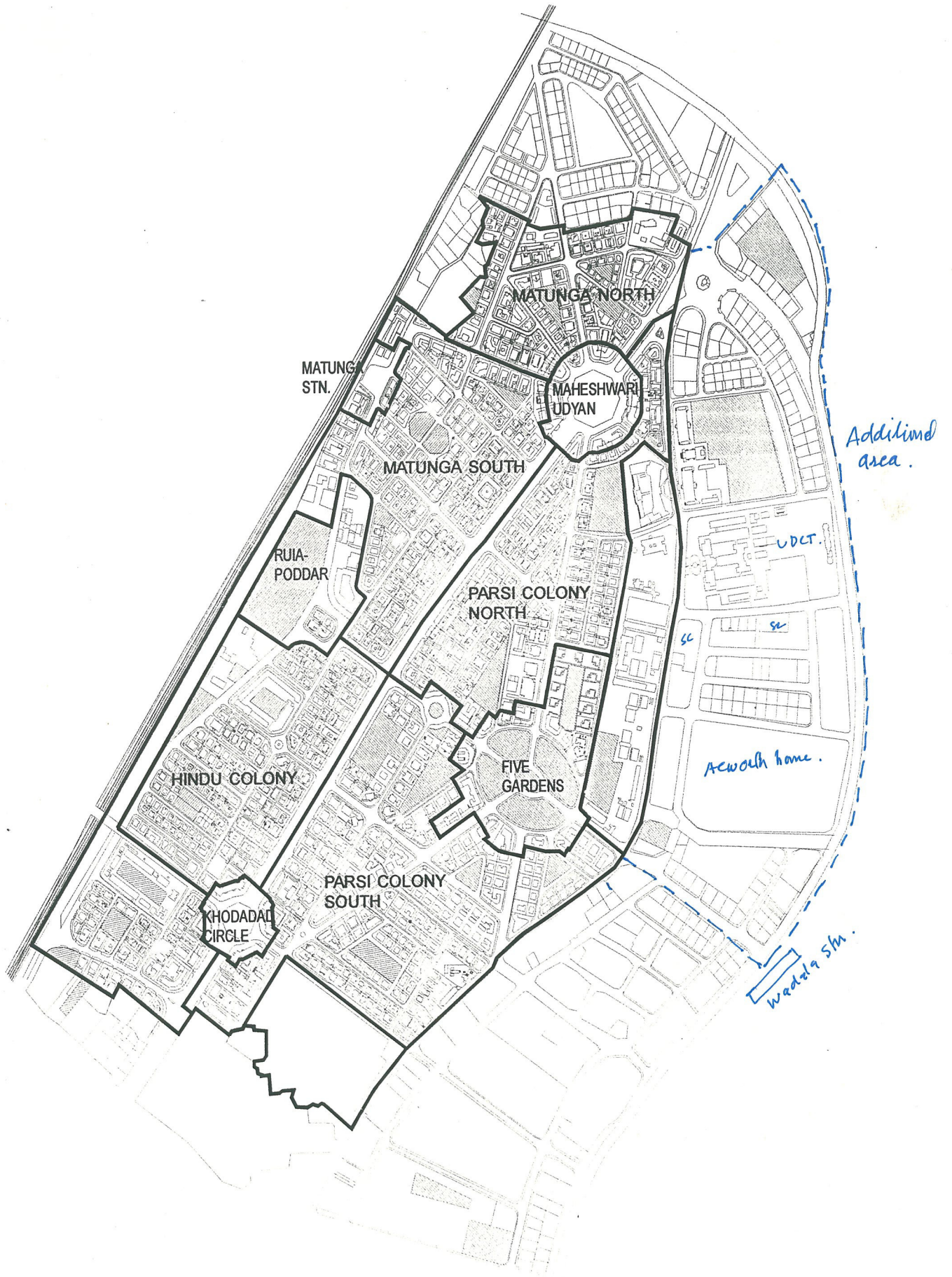


fig. 10. Delineation of precincts and sub precincts

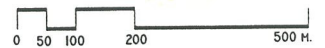




fig. 11. Haphazard developments



fig. 12. Decay in the physical fabric

### 4.3. PROPOSALS FOR RESIDENTIAL POCKETS

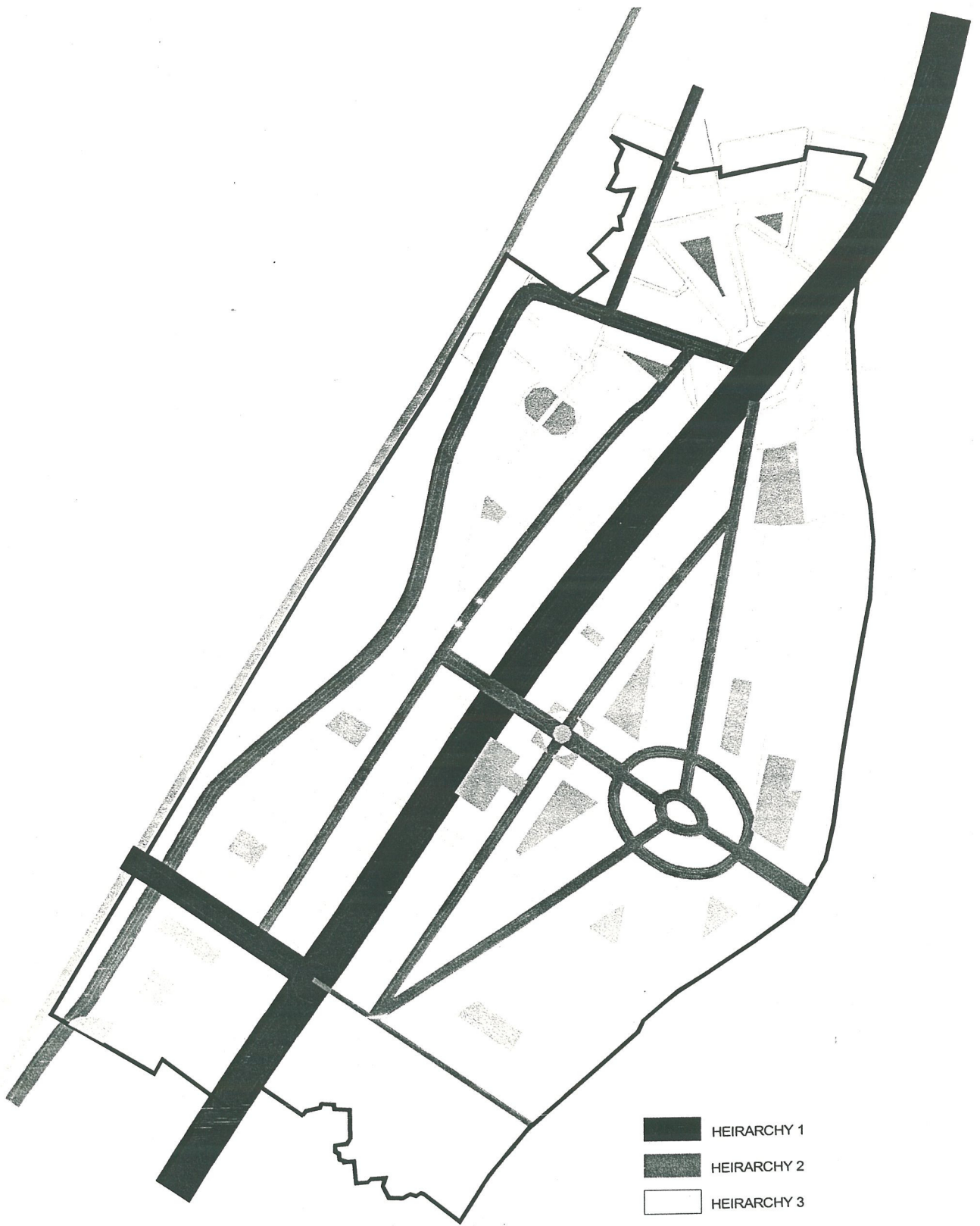
Decay in the residential areas is because of:

1. Haphazard developments and construction within the plots due to allowance of the same in the present set of Development Control Rules that are essentially blanket rules and not sensitive to specific areas/precincts. These developments affect the built form - open space relations in the precinct.
2. Adhoc repair jobs and designing of street furniture undertaken by the civic authorities affect the character of open spaces and streets.

To arrest decay in the precinct the following needs to be done:

1. Implementation of the proposed changes in the Development Control Rules.
2. Preparation of Guidelines for Street Furniture and Gardens









-  HEIRARCHY 1
-  HEIRARCHY 2
-  HEIRARCHY 3
-  RESIDENTIAL GARDENS



fig. 14. *Hierarchy of streets*



VEGETATION

PAVEMENT

COMPOUND WALL

STREET FURNITURE

TO BE RETAINED, FOR TREE-GUARD DETAIL REFER FIG. 27

PAVING IN BLACK BASALT THROUGHOUT HIERARCHY 1  
REFER CURB DETAIL

SOLID UPTO 1M, TRANSPARENT ABOVE. TOTAL HT. 1.8M

SIGN BOARDS, ADVERTISEMENT HOARDINGS, DUST-BINS, SEATING  
AS INDICATED IN FIG. 19

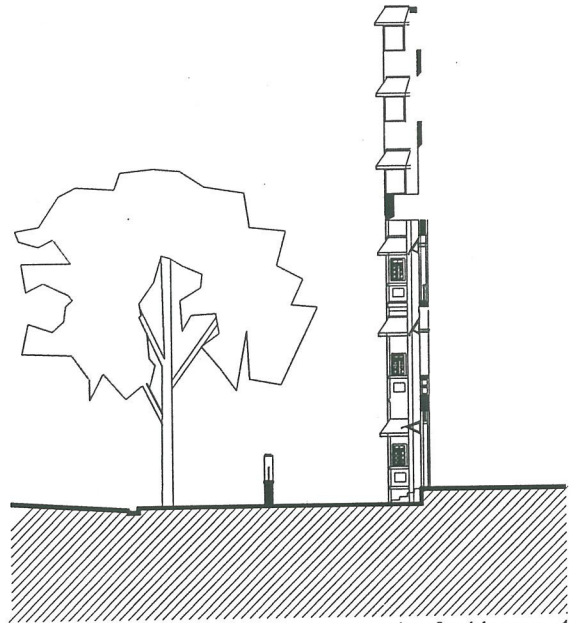


fig. 15. Typical street section for hierarchy 1

VEGETATION

PAVEMENT

COMPCUND WALL

STREET FURNITURE

TO BE RETAINED, FOR TREE-GUARD DETAIL REFER FIG.27

PAVING IN BLACK BASALT THROUGHOUT HIERARCHY 2  
REFER CURB DETAIL

SOLID UPTO 1M, TRANSPARENT ABOVE. TOTAL HT. 1.8M

SIGN BOARDS, ADVERTISEMENT HOARDINGS, DUST-BINS  
AS INDICATED IN FIG. 19

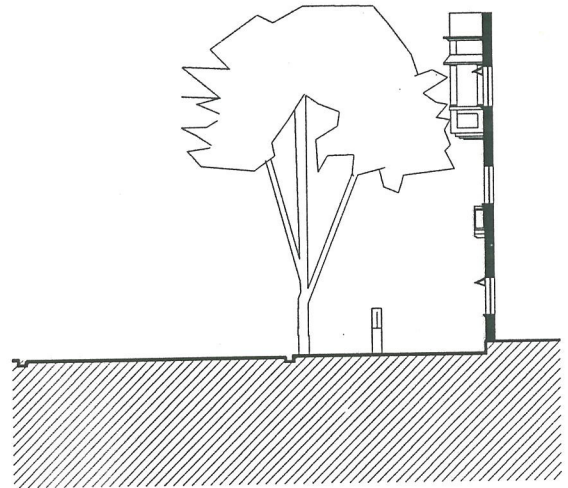


fig. 16. Typical street section for hierarchy 2

VEGETATION

PAVEMENT

COMPOUND WALL

STREET FURNITURE

TO BE RETAINED, FOR TREE-GUARD DETAIL REFER FIG.27

SIMILAR PAVING THROUGHOUT. FOR PAVEMENT EDGE  
REFER CURB DETAIL

SOLID UPTO 1M, TRANSPARENT ABOVE. TOTAL HT. 1.8M

DUSTBINS, SIGN BOARDS AS INDICATED IN FIG. 19

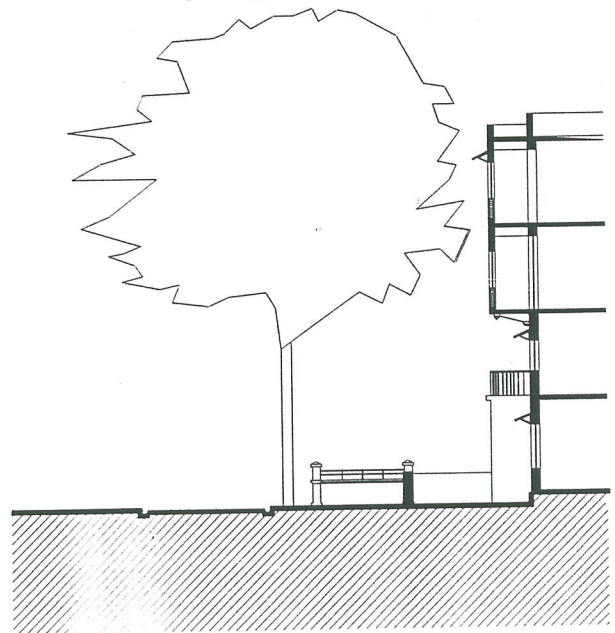


fig. 17. Typical street section for hierarchy 3

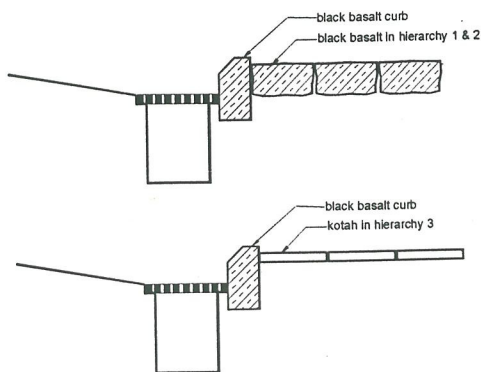


fig. 18. Curb details

	<b>Floor Space Index for the surrounding buildings</b>	<b>Heritage listing for the surrounding buildings</b>	<b>Heritage listing of the open space</b>	<b>Set Backs and Heights for surrounding bldg.</b>	<b>Street Furniture</b>
<b>Khodadad Circle</b>	1.33	Grade III	-----	Same as present building envelope	Paving in Kota stone. Refer drawing in 4.4.2. for urban furniture and signage
<b>Maheshwari Udyan</b>	1.33	Grade III	Grade II	Same as present building envelope	Paving in Kota stone. Refer drawings for urban furniture and signage
<b>Matunga Station</b>	CESS rule (33(6),(7),(9), and appendices I&II of the DC Regulations) to be applied for additional FSI	-----	-----	No front set back, side set backs according to the present DC Regulations. Height of 17m max.	Paving in Kota stone. Refer drawings for urban furniture and signage
<b>Five Gardens</b>	1.33	-----	Grade II	Refer to guidelines of the residential pockets	Paving in basalt stone as existing. Refer drawings in 4.4.1. for urban furniture
<b>Ruia Poddar</b>	1.33	Grade III	Grade III	Same as present building envelope	Paving in basalt stone as existing. Refer drawings for urban furniture and signage

table 1. *Strategies for the different urban spaces*

#### 4.4. GUIDELINES FOR PUBLIC SPACES

The public spaces are treated as sub precincts and separate tools and mechanisms are formulated for each of them based on the nature of space and their problems. The details of the recommendations have been shown above.

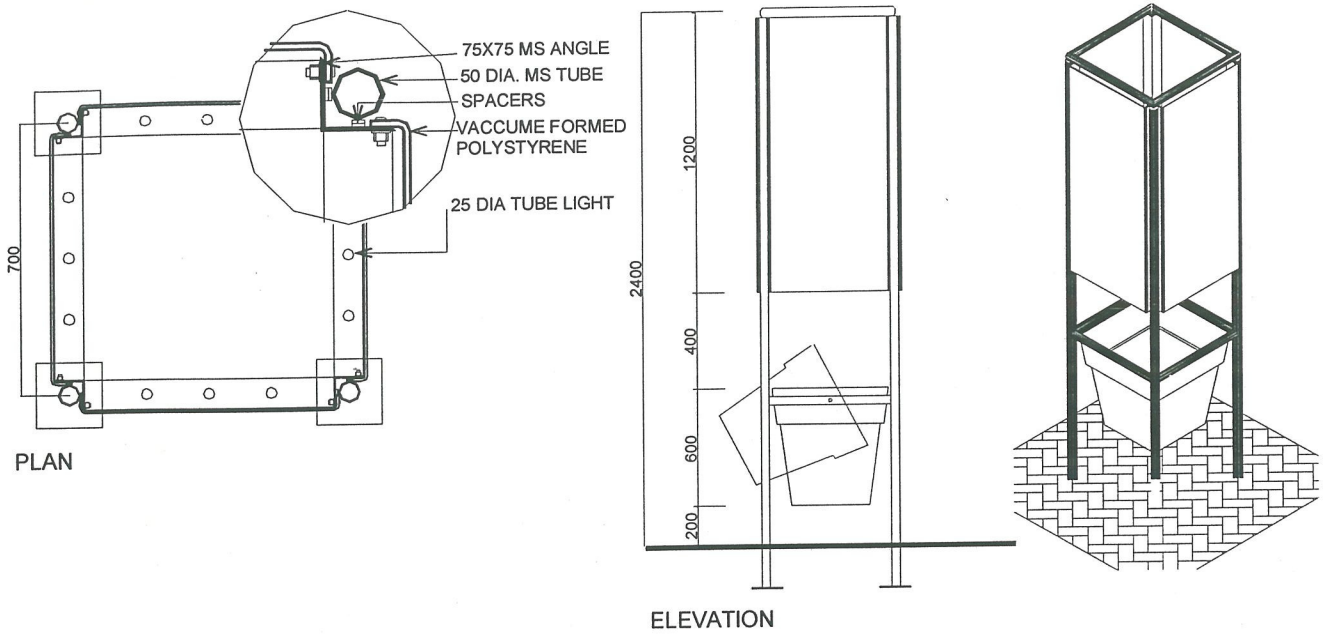


fig. 19. ADVERTISEMENT BOARD AND DUSTBINS

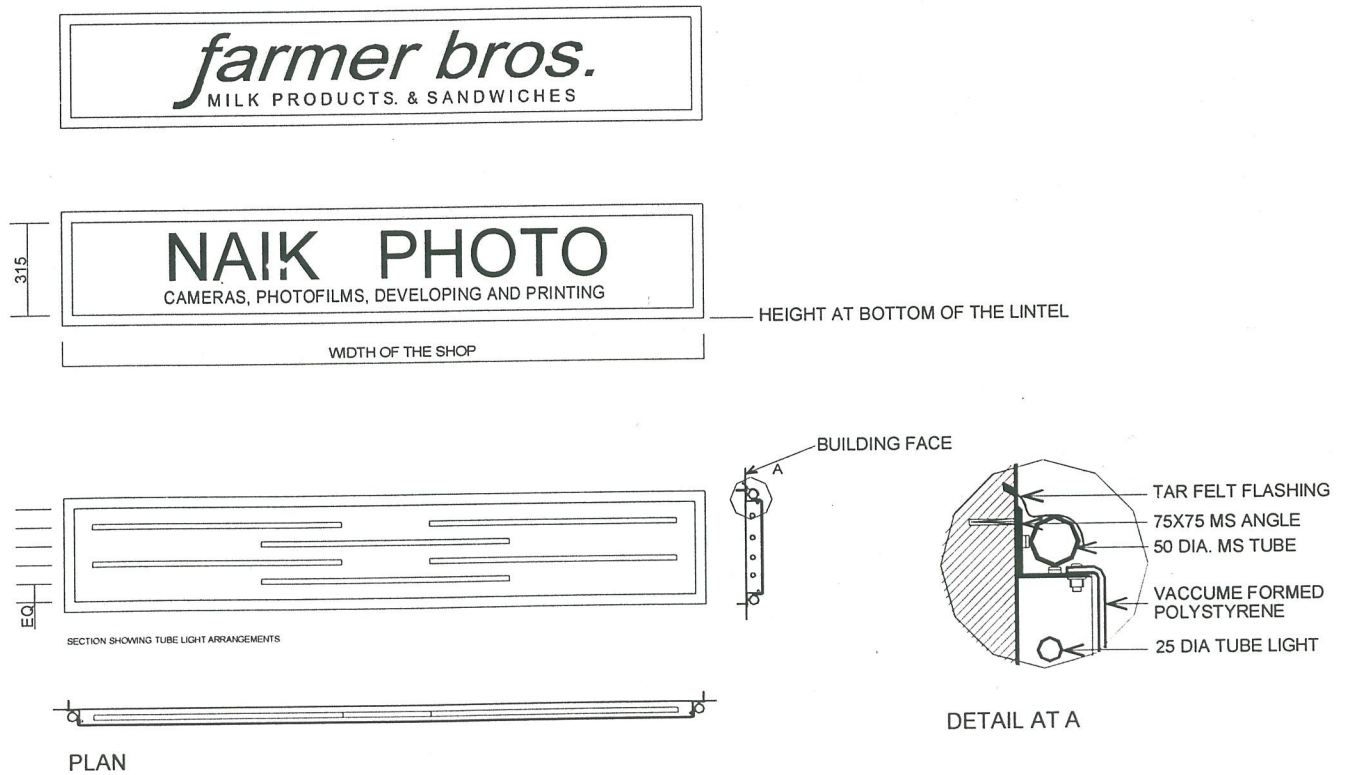


fig. 20. SIGN BOARDS FOR COMMERCIAL ESTABLISHMENTS



## 4.5. RESTRUCTURING OF PUBLIC SPACES

Khodadad Circle and Five Gardens are to be considered for restructuring prior to other spaces like Maheshwari Udyan, Matunga Station, Ruia and Poddar College precincts because of the developmental pressures in these precincts which have resulted into decay, thereby causing permanent loss of character. Also the restructuring proposal for these two precincts involve changes implementable through a set of tools and mechanisms and minimal design interventions as compared to the other public spaces where urban renewal schemes are suggested. These would serve as pilot projects that would initiate the process of restructuring the precinct. The two steps followed would be:

1. Identification of problems
2. Proposals



fig. 21. New seating arrangements at Five Gardens

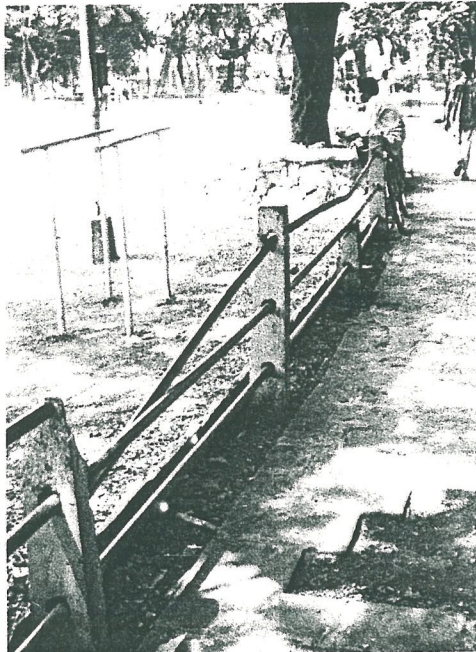


fig. 22. Condition of paving and railing at Five Gardens

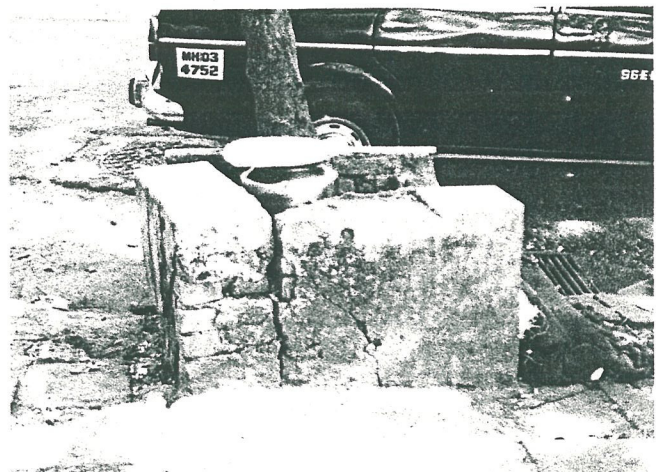


fig. 23. Condition of the repair job done by the Municipal Corporation

#### 4.5.1 Proposals for the Master Plan for Five gardens

##### Identification of problems

1. Water logging in the gardens during monsoons.
2. Incompatible functions like vermiculture being carried out in the gardens.
3. Coherence of the gardens being disturbed by use of varied landscaping elements.
4. Insensitive detailing of street furniture leading to deterioration within a short period of time.
5. Haphazard and piecemeal repair, additions and alterations to the existing landscaping leads to further decay.



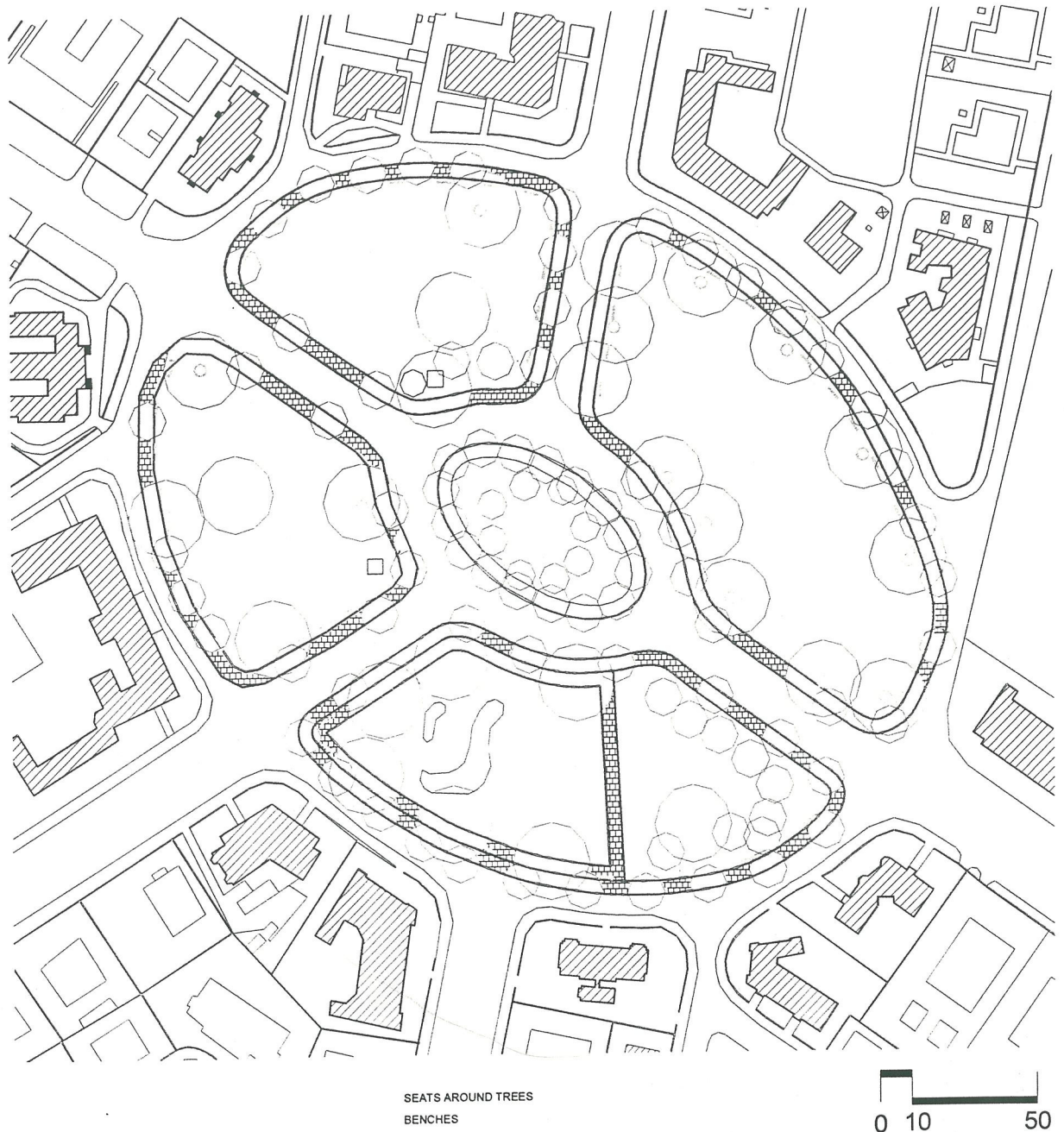


fig. 24. *Proposal for Five Gardens*

### Proposals

Salient features are

1. Levelling of the gardens and reviving of the existing drainage system /laying of new drainage systems.
2. Providing of similar paving as detailed in the drawing.
3. Providing of new railing as detailed in the drawing.
4. Removing or repairing the existing furniture as indicated in the drawing.
5. Providing new furniture as detailed in the drawing.



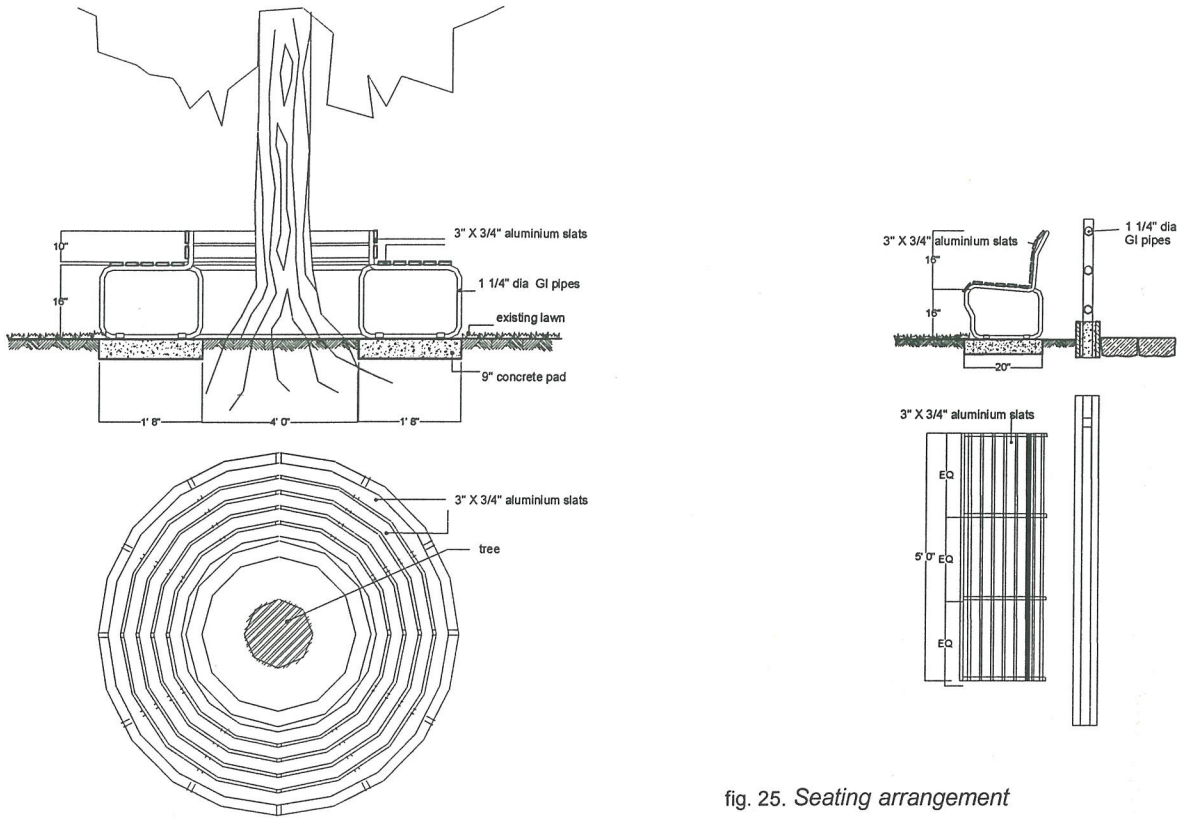


fig. 25. Seating arrangement

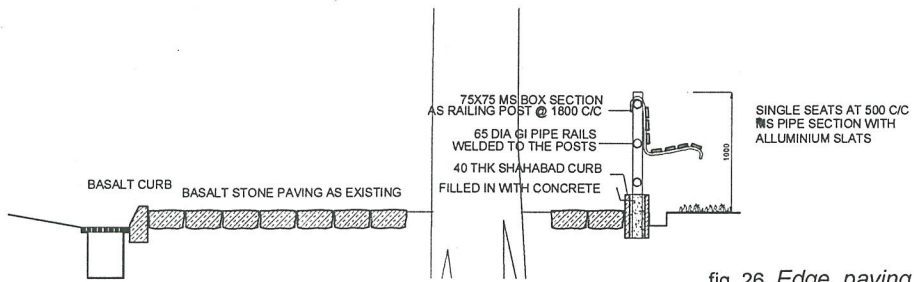


fig. 26. Edge, paving and seating

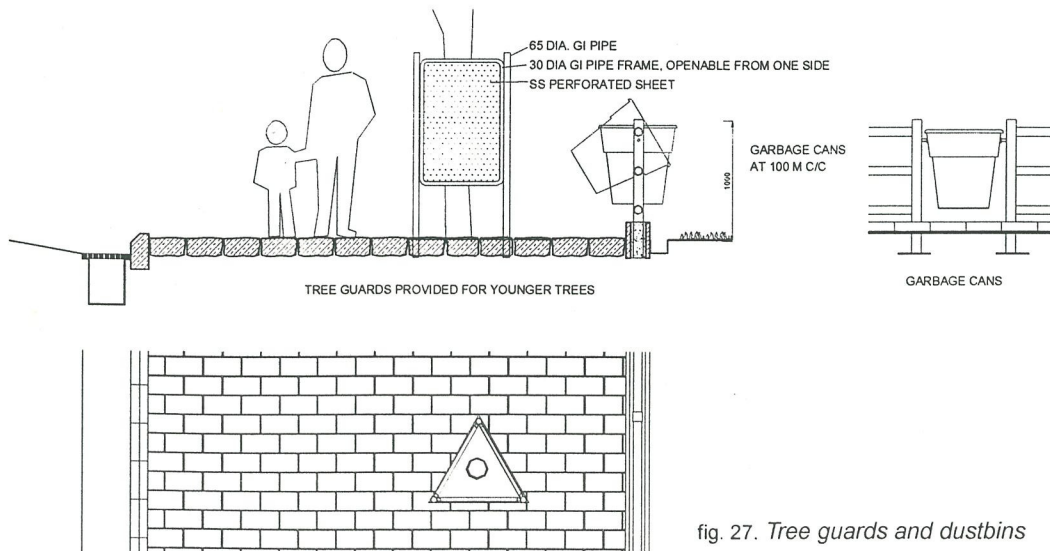


fig. 27. Tree guards and dustbins



fig. 30. New flyover at the Khodadad Circle

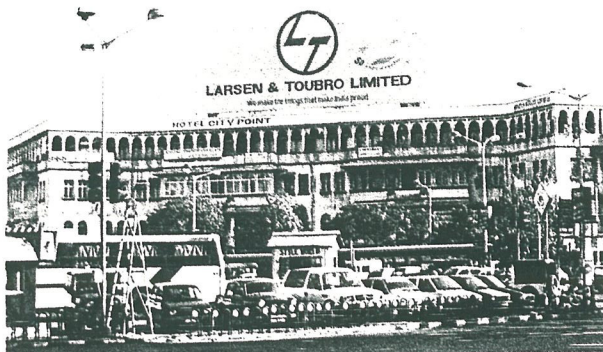


fig. 28. Urban signages at Khodadad Circle



fig. 29. Informal shopping at Khodadad Circle

#### 4.5.2 Proposals for the Master Plan for Khodadad Circle

##### Identification of problems

1. Congestion resulting out of unorganised use of space by informals.
2. Coherence of the circle being disturbed by use of varied landscaping elements.
3. Insensitive use of urban signages.
4. Insensitive insert in form of the flyover divides the urban space.







# 5 MOBILISATION OF RESOURCES AND IMPLEMENTATION

As the book indicates the Municipal Corporation should immediately initiate the physical proposals for:

1. Changing of street furnitures in residential pockets especially the paving.
2. Restructuring of Khodadad Circle and Five Gardens.

However this would imply mobilisation of resources which could be done by the following procedure:

1. Meeting the ward officer, local councillor, corporator and MP with the community representatives and other interest groups in the precinct to convince them about the plan.
2. Discuss possible financial resources for implementation of the plan.
3. Integrate all financial resources like the Corporator's and Councillor's fund, Ward Officer's fund, MP's fund and donations through private initiatives to prepare a resource plan.
4. This could lead to the development of the master plan which could be prioritised according to the available resources for implementation.