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for MMR-Heritage Conservation Society

## DELINEATION AND RECONNAISSANCE SURVEY

### 'C' WARD CITY LIMITS, MUMBAI.

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## **Introduction to the Project**

### **Name of the Project:**

DELINEATION, LISTING AND GRADING OF THE HERITAGE PRECINCTS AND STRUCTURES OF THE TRADITIONAL MARKET AREA IN 'C'-WARD LIMIT OF MUMBAI.

### **C-Ward Limits of Mumbai**

The area of the C-Ward spans over 1.78 Square kilometres (approximately 445 Acres) of a very dense settlement pattern in central Mumbai. The area constitutes of a series of diverse occupational, ethnic and social communities. This area also consists of a very high density of religious structures (arguably the highest in Mumbai).

### **Architectural and Heritage significance of the Project**

The city of Mumbai being the commercial capital of the country boasts of many traditional market areas. The market area of the nineteenth century "native town" (presently in the 'C' ward of Municipal Corporation) has played a significant role in the development of the city. Merchants dealing in commodities and artisans engaged in a range of trades have settled in different parts of this area town, imparting a distinct identity to the cultures and subcultures in this area e.g. Bhoiwada & Rangari Chawl.

These market spaces are one of the most fortuitous examples of urban planning demarcated in the city. It exhibits an excellent example of a high-density built form (arguably the highest in the whole of Asia) with the maximum possible utilisation of the land available. The low-rise development maintains its unique identity also on account of the changing commercial activity patterns within the area.

Mixed land use with commercial development on the ground floor and a mix of residential and commercial spaces on the upper floors is a meaningful planning feature of this area. Buildings are organised in clusters and cohesive units, called wadis, comprising of central open courts and functional spaces around, enclosed by protective entrance gates.



Presence of hundreds of shrines, temples, agiaries, dharmashalas and ancillary religious structures emphasize the pre industrial pilgrimage centre of Mumbai. These buildings are built in a range of indigenous and regional styles with ornamental embellishments on columns, balconies, brackets, and railings in stone and timber. Some buildings also have exceptional features done in stucco plaster with art deco motifs.

These built expressions in the form of simple innovations to create an appropriate and sustainable architecture have valuable lessons to be learned from. This study will benefit not only the architectural fraternity but would also help in the betterment of the city as a whole. The exercise thus would be aimed at an attempt to initiate inner city regeneration in the erstwhile 'native town' of the Island City.

In historic parlance, Bhuleshwar could be termed as the heart of the pre industrial 'native town' of Mumbai. The area boasts of a number of architectural typologies viz. Wadis, Chawls, Dharmashalas and Panjrapols, which derive itself from the various activities prevalent in and around this area. The architectural image of this area exhibits an exemplary confluence of vernacular architecture.

The Bombay heritage regulations and listing has unfortunately overlooked large chunks of list-worthy buildings and precincts in and around this area of C ward of Mumbai Municipal Corporation. Contemporary urban infringement eventually has led towards irreparable loss of significant architectural and cultural heritage of the city.

The layers of these changes though adding opulence to the fabric in many cases are detrimental to the rich architectural heritage of the built form, which is sure to die if no immediate reconciliatory measures are taken.

Various important factors affect the complex socio-cultural background of the entire area. Firstly the traditional market area, which has a significant historic value, is still a major feature in the economy of the city. Even today the traditionally practiced occupations continue to thrive more or less in the original form. Also a very high religious and emotional value is attached to Bhuleshwar due to the presence of innumerable places of worship, which lends the area an image of being sacred within secular. Finally, the complex matrix of the diverse communities residing within well-defined boundaries constitutes a multifaceted and rich cultural entity.

Hence this is an imperative exercise to study and conserve the rich cultural and architecturally significant heritage for posterity.



## Scope of the Project.

### Phase 1

- Preparation of Proforma / Survey sheets enumerating the criteria for selection of building / precincts.
- Reconnaissance of "C" ward for demarcation/delineation of the precinct boundaries based on value classification.
- Identify buildings, neighbourhoods and precincts of significant value to generate a draft list.
- Listing of buildings and their classification into existing grading system.
- Pilot Study, Research, Analysis and Conservation Guidelines for a group of listed buildings / sub precinct based on documentation already undertaken.

### Phase 2

- Documentation of representative buildings, sub precincts and precincts of significant value.
- Analyses of the built-fabric in relation with present socio-economic status and policies affecting areas in the ward.
- Conservation guidelines with detailed proposals to sustain the distinct integrity of the market areas.

Phase 1 of the project consists of Delineation, Listing and Grading of Heritage and structures of traditional market areas where photo documentation and reconnaissance survey of entire 'C' ward would be conducted. The focus of project is physically addressed / delineated by street names rather than cursory market references. The following streets are associated with specific trades and functions.

Street Name	Market
Shamaldas Gandhi Marg	Medicines, chemicals
Abdul Rehman Street	Paper, stationery
Kantilal Sharma Street (Lohar Chawl)	Electrical goods, hardware
Kalbadevi Road	General goods
Bhuleshwar Street	Utensils, imitation jewellery, flowers
Dhirubhai Parekh Marg (M. J. Market)	Cloth, apparels
Bhangwadi	Colours, dyestuff, essences
Dadiseth Agiary Road	General goods
V. P. Road	Electrical, electronics goods
Sheikh Memon Street	Hardware

The above stated streets are representative examples of various trades, which are a part of the listing process in addition to other sections of 'C' ward. A detailed architectural study and guidelines is to be framed for Bhuleshwar Street only as pilot study as an end product of stage 1. In addition to this only general guidelines for development control will be suggested for rest of the areas in 'C' ward. Detailed conservation guidelines for precincts declared at the end of phase 1 are scope of phase 2, on lines of the pilot study.

### Objectives

- Proforma / Survey Sheets preparation enumerating criteria for selection.
- Reconnaissance and registering the areas, scope and scale of listing.
- Research and Survey for identification of representative buildings and sub precincts of significant value.
- Value classification and listing
- Demarcating new sub precincts.
- Documentation of a representative group of buildings / sub-precinct of significant value.
- Analysis of the built fabric of the documented group of buildings / sub-precinct with present socio-economic status and policies affecting this area.
- Brief conservation guidelines for the analysed representative area.
- General study and guidelines for prominent market areas in 'C' ward.
- Detailed study and guidelines for Bhuleshwar street.

In addition to all this it is aimed that the study creates awareness amongst the people of the existing heritage buildings and Precincts in the traditional market area.

Detail study, research and documentation are to follow the listing, grading and delineation of the heritage structures and precincts. Further formulation of conservation and management guidelines are aimed to preserve and protect the selected structures and precincts from urban decay.

### **Methodology**

- Proforma / Survey Sheets preparation enumerating criteria for selection.
- Reconnaissance and Registering the areas, scope and scale of listing.
- Research and Survey for identification of representative buildings and sub precincts of significant value.
- Value classification and listing. Study base will be formed by research; various site surveys of the potentially identified heritage structures and precincts.
- Demarcating new sub precincts.
- Documentation of a representative group of buildings / sub-precinct of significant value.
- Analysis of the built fabric of the documented group of buildings / sub-precinct with present socio-economic status and policies affecting this area.
- Brief conservation guidelines for the analysed representative area.
- The selection process / criteria for listing shall conform to
  - ICOMOS Charter for the Conservation of Historic Towns and Urban Areas and relevant articles of the Burra Charter (1979/1981/1988)
  - UNESCO Recommendations concerning the Safeguarding and Contemporary Role of Historic Areas (1976).
  - Implications of the Regulation 67, Heritage Regulation's for Bombay, 1995 of the M R T P Act, 1966 to be considered in order to finalise the draft of listed buildings and precincts.



## INTRODUCTION

Bombay was not an indigenous Indian city. It was built by the British expressly for maintaining trade links with India and was perhaps never expected to become a large town. Bombay was therefore not a planned city but came into being with every step of its growth being impulsive and incremental –expressing in its form the idea of the city as a field of human enterprise. Each new development in the city thus expressed in its physical forms the needs and lifestyles of the people who created or occupied these areas. Bombay grew precinct by precinct becoming a collage, not only of various architectural styles and different urban forms, but also of various architectural styles and different urban forms, but more importantly, of the many ethnic and social groups that colonized its growing localities.

As a result Bombay was never conceived or built-in one singular image. In fact, its evolution consistently makes evident a series of dualities, a phenomenon where many worlds-many ideas and interests influenced the city growth. Obviously this caused the creation of many cities within the larger identity of Bombay.

According to old Marathi documents and European writers, when the Portuguese acquired Bombay, it comprised of seven sparsely populated islands, most of which were dotted with palms and tamarind trees, the native population was the Koli folk, with the community of Brahmins with the outlying settlements of Prabhus, Thakurs and Bhois. With the advent of the Portuguese, new components to the population were added, including the Portuguese and the Indo-Portuguese, Parsis who migrated south and settled in Salsette. After Bombay was leased to the East India Company, in 1661, Bombay had divisions were based upon those which existed during Raja Bhimdev's rule.

The urban growth of Bombay had a clear and defined nucleus, namely the East India Company's fortified trading establishment. The town, unlike the fortified town, grew haphazardly without a plan around a central open space called Bombay Green. Within the fort land use was mixed –residential – commercial since the majority of the traders and merchants carried out the business from their homes. A remarkable feature in the settlement was clear segregation on the basis of caste, creed and community that settled in Bombay establishing their own distinctive enclaves. This process had begun as early as the 1670's with Governor Aungiers' encouragement to mercantile communities to settle in Bombay with the assurances of religious freedom and liberty to trade. Thus many communities like the Gujarati Banias from Surat and Diu, Brahmins from Salsette and Parsis and Armenians.



By the early eighteenth century, Bombay along with its Castle and Mahim and the eight villages of Mazgaon, Varli, Parel, Naigaum, Matunga, Dharavi and Colaba. A fort replaced the castle after the fortification in 1787. The walled town soon became overcrowded and congested. While the fort had some planning, the outer native town grew without any thought of planning. The streets of the native town were meandering roads, beaten paths built to serve the surrounding besides.

The nineteenth century ushered in a new town development, the establishment of a native town to accommodate the growing number of Indians. The native town was the culmination of a sporadic Indian settlement outside the fort over along period of time. But the official creation took place after the accidental fire took place in the north fort in 1803. About one third of the area, most of the bazaars and property belonging to Indian merchants was damaged. The Indian community thus affected was encouraged to build shops and houses to the north of fort beyond Esplanade. The Indian settlement thus retained its primary nucleus at north fort and acquired a secondary nucleus at the heart of the native town. Historical accounts indicate the special residential preferences of the communities were fairly clear. Whereas the Parsis, Baniyas, boras and English selected the fort as their primary place of residence and trade, the Indian Christians chose to live in Mahim, Mazgaon, Bandra, Cavel and Girgaum. The Hindus settled in areas such as Girgaum, Kalbadevi, Khetwadi, Bhuleshwar while the Muslims clustered in Mandvi, Dongri and Market, Umerkhadi. The bazaar areas emerged as the heart of the Indian native town. Bhuleshwar, Kalbadevi, Girgaum, Kamathipuram, Nagpada and Mandvi where residential and commercial, social and religious activities were integrated in a tightly knit fabric in a traditional Indian town. Temples, mosques, agiaries, churches, bazaars organic street pattern all coalesced together. Local bazaars sprouted in and around densely inhabited residential localities whereas specialized market generally clustered together. e.g. Brass and copperware shops were located at Kalbadevi, pottery and chinaware a Null Bazaar. The Marwari bazaars on road from Bhuleshwar dealt with textiles and further south were dealers of shoes, jewellery, stationery and provisions.

Just as the European suburbs formed, a distinct type of built environment so did the other part of town especially in the latter half of the nineteenth century. North fort and parts close to the native town, closest to Esplanade had a crop of five to six storied buildings with the ground floor used as shops and business premises and upper floors reserved as dwellings. These upper floors had overhanging balconies along the front of the buildings. In the peripheral areas of the native town, especially Dhobi Talao, Fanaswadi, Girgaum and Chowpatty another



residential pattern was popular namely Wadis. This was a cluster of two or three storied buildings around an open space, usually inhabited by a kin or sub-caste group. Lastly, the chawl was a form of tenement housing designed to accommodate the largest number of people in the smallest possible area.

The second half of the nineteenth century ushered in change in spatial patterns of Bombay. The shortage of space led to dismantling of the town walls, which had long outlived their function of security and aggravated the congestion and occupied valuable spaces. The introduction of Great Indian peninsula railways and the cotton mills led to an increasing demand for land in certain areas which led to the reclamation. The urban growth was clearly confined to its southern half. The first ward division of Bombay and the island took place in 1865 by which the growth had crystallized into a firm pattern, its spatial components being the fort esplanade and the native town, European military cantonment and European suburbs.

Popularly known as the 'native town', the entire area that falls within the limits of 'C' ward of Mumbai was and still continues to be a 'traditional market area'. Most interestingly, it is a perfect example of fusion of a variety of trades, which have been practiced by generations, probably as an inherited family business or otherwise. This is still evident from the fact that even today *sonars* (goldsmiths) continue to pursue the gold and other ornament trades, the *marwaris* continue to deal in textiles, etc. Originally what started in the beginning of the 19<sup>th</sup> century, as a pre-industrial area in Mumbai along with varying activities was the start of a successful era of urbanisation, which the city had never witnessed before.

The city of Mumbai has ever since been a haven for anyone who wanted to be a part of it. People from all over the world, belonging to different races, religions, castes and creed have always wanted to try their luck to earn a fortune, and what other place could they find other than Mumbai. It was this city that fulfilled their dreams. Thus was another fusion of people belonging to different communities, some of which brought along their traditionally practised occupation or others who came and lent a helping hand in the growth of the city. The traditional market area around Bhuleshwar speaks for itself. The confluence of business minded people from all over, along with the wide range of trades brought prosperity to Mumbai. This was significant enough for an urban process and an overall development of the city.



A third interesting aspect about the area is the presence of innumerable shrines and places of worship, which constitute a sizeable part of the built fabric. Some of these are regarded as highly sacred and people from the far-flung suburbs regularly visit them. These shrines, temples, agiaries, mosques, derasars, dharmashalas and other ancillary religious structures are nothing short of a pilgrimage centres within Mumbai.

All above factors express themselves through the architectural style prevalent in the older category of buildings considering their age. It could be an ornamental feature like a bracket, railing, motifs in stucco plaster or it could be an entire building built in an indigenous and regional style. These built expressions in the form of simple innovations to create an appropriate sustainable architecture have valuable lessons to be learnt from. The area exhibits an excellent example of a high-density built form (arguably the highest in the whole of Asia) with the maximum possible utilisation of the land available. The low-rise development maintains its unique identity also on account of the changing commercial activity patterns within the area. In spite of excessive pressures of modernisation, the area continues to cope with everything that comes its way, which is very unique. It would be interesting to study the patterns that have evolved over the years. This complex matrix poses a challenge to any urban intervention that may be essential given to know today's realities.

## Historical background

The entire area north of Lokmanya Tilak Marg (formerly Carnac Road), which is the southern boundary of 'C' ward was largely a plantation of various fruits and vegetables (some areas which still bear the name of the crop grown locally) leaving aside a few areas that were mud flats. The 19<sup>th</sup> century brought about significant change, which was responsible for this 'Native Town'. It was quite different from the English settlement, which was within the Fort. Initially, only a handful of native people came to reside here but the deciding factor for major influx of population from the Fort to this 'native town' was the fire of 1803, which proved to be quite disastrous. Almost a third of the bazaar within the Fort where Indian merchants had opened shops was gutted down resulting in the loss of vast amount of property. This accident thus indirectly encouraged the affected Indian community to build houses, shops and warehouses in the newly formed residential area north of the Fort beyond the Esplanade. The idea of a separate Indian town outside the walls was strongly approved by the Government, because such separate native towns already existed in Calcutta and Madras.

The ethnic heterogeneity of Mumbai's inhabitants was legendary from the early days of its British history, because the successive phases of Hindu, Muslim and Portuguese occupation had already left their imprint. Under the East India Company's management, Mumbai's position as a prosperous commercial port, coupled with the Government's deliberate policy of attracting settlers through a variety of inducements, resulted in a very cosmopolitan population. But the native town showed a distinct picture. Though the English continued to remain within the Fort, the Indian Christians chose to live in Mahim, Bandra, Mazgaon, Cavel and Girgaum. The Hindus settled in areas such as Girgaum, Khetwadi, Kalbadevi and Bhuleshwar while the Muslims clustered at Market, Dongri, Umarkhadi and Mandvi. The Parsis resided in the vicinity of the Hormusji Wadia fire temple at Chandanwadi while immigrants from Konkan Gujarat Kutch and Kathiawar took up residence in the areas adjacent to Thakurdwar. This community pattern is true even today. Jagannath Shankarsheth Road forms a spine of predominant Hindu residential area similar to Mohammed Ali Road for the Muslims.

Gradually, people settled down with their trades and the native town soon transformed itself into a bazaar. Areas within the core like Bhuleshwar, Kalbadevi, Girgaum, Kamathipura, Nagpada, Mandvi and Market saw an upsurge in residential, commercial, social and religious activities, which thus integrated the traditional Indian town into a tightly knit urban fabric. This can be supported by the reports that Times of India carried in 1860 which say, " On the whole of



that district, lying between the sea and Girgaum Back Road, building operations have been in active progress for some years past but have within the last two years been pushed on with unprecedented rapidity. Houses are rising in all directions and what was some few years ago merely a coconut plantation will within the next half century be as thoroughly urban as Mandvi or Khara Talao.

The spatial pattern, which had started defining itself, was on the lines of the dense development found within the Indian areas of the Fort. Buildings having five to six storeys were constructed with the ground floor retained for commercial purposes and the upper floors served as residences. In peripheral areas such as Dhobi Talao, Fanaswadi, Girgaum and Chowpatty, another residential form was popular, namely. The 'wadi'. This was a cluster of three storeyed buildings around a central open space. A new form of dwelling known as 'chawl' also emerged during this period, which was basically a multi-storeyed structure with a central corridor having singular rooms on both sides and a common sanitary block at the end of it. Variations of these can be seen in the vicinity of the Girgaum area. An important aspect, which is evident from the dense built-form is that every inch of ground was utilised to its maximum. Being an organic development, leftover spaces between buildings formed roads and the narrow alleys between adjacent buildings formed unusable and unhygienic spaces.

The architectural character drew inspiration from indigenous or regional styles. Colourful painted houses having minimal or intricate ornamentation on its facade depending upon the financial condition of the owner started coming up on irregular and narrow lanes and streets. Influences from architecture practiced in Gujarat and Rajasthan was noticeable from the intricately carved wooden lintels, jharokhas, balconies and motifs on the external wall which many a times were decorated with vivid murals. Hence the entire area is a confluence of vernacular architecture. Every house or building belonging to a particular was distinct in terms of the architectural motifs and elements since they were unique of that particular community. The Bhuleshwar-Kalbadevi area was also characterised by several *baghs* constructed by wealthy residents.

The Mumbadevi temple (resident deity of the city) is one of the most historic and important landmarks in the entire area. Various communities built many important places of worship. e.g. Bhuleshwar temple by the Prabhus, Jama Masjid by the Muslims, Satyanarayan temple by the Jains etc. Generous and devout merchants also built various dharmashalas and ancillary religious structures catering to various sects as a deed towards fellow brethren. The



presence of such places of worship added another dimension of 'sacred within secular' to the existing fabric.

The complex matrix of all these diverse communities residing within well-defined boundaries constituted a multifaceted and a rich cultural entity. This gave an impetus to commerce. As a centre for trade in cotton and metals, Kalbadevi formed one of the busiest commercial quarters outside the Fort. The Gujarati and Marwari jewellers set up shop near the Pydhonie end of Sheikh Memon Street, which later formed the Zaveri bazaar. Three big cloth markets were set up on Sheikh Memon Street. Slowly, a definite pattern emerged which showed that every street or road had shops offering goods belonging to the same trade. We can see this today and that too very distinctly that Abdul Rehman Street offers everything in paper and stationery, Kantilal Sharma Street offering electrical goods etc.

The Government also participated in the development of the area by undertaking administrative measures. In 1865, a ward wise division of Mumbai City and Island was made. The entire 'Native town' was divided into Mandvi, Umarkhadi and Bhuleswar wards, which comprised the old town along with Girgaum and Kamathipura wards, which were relatively new. Surveys pertaining to area, population, density etc. were conducted which showed the growth of the ward. Other demographic surveys such as population belonging to a particular religion, the language they spoke, their occupation were also conducted. Schools were set up for the education of children.

The 'C' - ward consists of Market, Dhobi Talao, Fanaswadi, Bhuleshwar, Kumbharwada, Khara Talao.

### **Market**

Market section derives its name from three great cloth markets which fringe Sheikh Menon Street, its central thoroughfare. The Kalbadevi road earns its name from a shrine of Kali or Kalikadevi, once located on the island of Mahim and removed to this locality during this period of Musalman dominion, forms the western and northern boundary of section, while the Carnac Road and Abdul Rehman street form respectively its southern and eastern limits, apart from the fact that an ancient settlement included between Lohar chawl street and Vithalwadi lane lies within it, the section deserves more than ordinary notice as containing the Jama Masjid and the temple and the tank of Mumbadevi, the patron deity of Bombay. This street has had the reputation of being one of the richest streets in Bombay. Outwardly its appearance belies its wealth, but the southern half is the business quarter of the richest cloth merchants while the northern portion has the SonaChandi bazaar contains the gold, silver, and precious stones. It is always a busy thoroughfare, crowded with merchants. At the point where Janjekar street runs into it the eye rests upon the white façade of the Jama masjid built in 1802 and in the extreme north of the section lie the temple and the tank of Mumbadevi, which were removed from the spot where Victoria terminus now stands, in order to make room for new fortifications. About half way up Kalbadevi road stands a temple of Laxmi Narayan built in 1875 by Mr. Mulji Jetha, a Hindu merchant, for the use of Hindus from Gujarat. It had a curious façade adorned above with the stereotyped figures of Hindu ascetics and below with representations of various deities, of which the central and most noticeable figure is the elephant headed Ganpati. The southern portion of Kalbadevi road is crossed by one of the new streets, Princess Street, projected by the trust and opened by HRH the princess of Wales in November 1905.

### **Dhobi Talao**

On the west of Kalbadevi road lies the Dhobi Talao section, bounded on the north by Dady Seth Agiary street, Girgaum road, Sonapur lane and a footpath through the Muhammad an graveyard to the door of the Hindu burning ground on Queens Road, and hence by a straight line running southwest across Queens Road to Back Bay. Its southern limits are Carnac Road, 1<sup>st</sup> Marine Street and level crossing of Marine Lines station and its western limit is Back Bay. The section owes its name to an old tank, once included within the limits of the esplanade, which was used by the washer men of an earlier epoch; and its north eastern portion is composed of the historic area of Cavel, one of the original settlements of Koli fishermen who converted to



Christianity during the era of Portuguese rule and were incorporated in the old esplanade parish. Cavel is still the home of a large number of native Christians. It is separated by the great central thoroughfare of Girgaum road from another historic locality, known to earlier generations as Sonapur, and extending from old Sonapur lane to a point nearly opposite to the marine lines station of the B.B and C.I railways. This area contains old burial grounds of the island, Hindu, Musalman and English and the old English cemetery here was known as "padre burrows godown" in 1814. Of modern improvements, the most noticeable street is the Princess street, which runs from Queens Road to Carnac road across the former site of the grossly unsanitary area called the "dukka bazaar", from the fact that a pork butchers shop stood near the entrance from queens road.

### **Phanaswadi**

Immediately to the north of dhobi Talao section lies the Phanaswadi section, so called from an orchard of jack fruit trees which once flourished the area. Bounded on the north by Thakurdwar road, on the east by Portuguese cathedral street and Bhuleshwar road, and on the west by back bay, the section in outward appearance closely resembles dhobi Talao and like the latter has been gradually been transformed from a collection of oarts or gardens into a densely built locality, fringed on the west by the ground reclaimed from the sea. Though the area inhabited is small it contains a comparatively large number of temples, of which perhaps the most noteworthy is the old shrine of Thakurdwar on Girgaum road.

### **Bhuleshwar**

Very different in appearance is the interior section of Bhuleshwar, so called from the great temple and the tank of Bhuleshwar lying towards the south. Here the native Christian of dhobi Talao and Phanaswadi disappear, the Parsis decrease in number, and the Jains and Hindus generally predominate. The section is bounded on the north by Cowasji Patel tank road and Erskine road, on the south by Dady Seth agiary street, on the east by the Kalbadevi road and Parel roads, and on the west by Portuguese cathedral street and Bhuleshwar road. The section is divided up a very large number of irregular and confined streets, the chief of which is Panjrapol street, running east and west and so called Panjrapol or home for the diseased and aged animals, founded in 1835. C.P. Tank road owes its name to the son of Rustom Dorabjee who placed himself at the head of a body of Kolis.



### **Khara Talao and Kumbharwada**

Bounded on the north by grant road. Kumbharwada bounded by Adeshir Dady Street and Tirimbak Parshuram Street, on the east by Duncan Street and south by C.P.tank road and Girgaum back road. Occupied largely by the lower and disreputable classes and is cut into two main portions by the great thoroughfares of Falkland road, constructed between 1856 and 1868. the north east corner of the section forms a portion of the area familiarly known as two tanks, from the fact that two ancient tanks of Bombay stood there .the north western corner of the section is occupied by the north brooks gardens opened in 1873. The Khara Talao section, bounded in the west by Parel road and on the south by Erskine road is chiefly occupied by Mohammedans and nine mosques. Its chief object of interest is the null bazaar market, which opened in 1867 and is called so due the fact that a main drain of the city flowed past this point on its way to the sluices at Varli.

Observations during the first stage of the study of 'C' ward reveal a complex matrix of typologies, which impart a unique character to the area. Each of these typologies constitutes a particular character, which is depicted through the various buildings, which collectively form the residential areas, the markets, places of worship, and institutional buildings. It is clearly seen that when this part of the city grew, there was tremendous pressure for residential accommodation. As a result the various *wadis*, which once dotted the landscape of this area started being replaced by highly dense buildings. The springing up of markets, which in itself was a unique proposition, began attracting the population from within the fort walls to this part of the city. Another noticeable factor was the various communities forming their own neighbourhoods, which are evident till today. The Hindus in areas such as Girgaum, Kalbadevi, Khetwadi, Bhuleshwar while the Muslims clusters in Mandvi, Dongri and Market, Umerkhadi. Another important factor was that many of these communities were engaged in a particular trade; as a result, every street or neighbourhood offered specific services. e.g. Brass and copperware shops were located at Kalbadevi, pottery and chinaware a Null Bazaar. The Marwari bazaars on road from Bhuleshwar dealt with textiles and further south were dealers of shoes, jewellery, stationery and provisions. Congregation of communities in particular areas also led to consecration of places of worship e.g. Princess street has many agiaries, Bhuleshwar has many temples, Kalbadevi road has Jain temples and the area to the north-east such as Lohar Chawl has a number of mosques.



Since the area developed over a period of time, influence of various architectural styles is evident from the designs of buildings. Many buildings have been designed with internal *chowks*, whereas most of the buildings are built to maximize the built up area since the plots on which these buildings stand are relatively small.

These varying factors necessitated the study to be divided into various categories so that the analysis of the built fabric could be made simple.

## AGE

The Kalbadevi area seems to be relatively old since most of the buildings date back to early 1900's. In comparison, buildings fronting Shamaldas Gandhi Marg belong to 1920 – 1950. This has led to differing building designs. The area around Null Bazaar has buildings designed on the Chawl type whereas buildings of a latter date show differing styles.

## ARCHITECTURAL VALUE

The confluence of business communities, along with the wide range of trades brought prosperity to Mumbai. This was significant enough for an urban process and an overall development of this part of the city. It is observed that areas in the close proximity of the markets had a greater architectural value i.e. the buildings were designed in such a way that the facades looked imposing. This was made possible by the use of various stones for construction, use of stucco work or other types of ornamentation to enhance the façade, and accentuating various design elements. Many buildings which were based on the *chawl* type system were designed in such a way that the continuous corridors on the front facade imparted a particular character to the building. In many cases the balconies were designed to give a distinctive character to the façade. Many buildings along roads in major market areas show use of arches on the ground floor as a design element, which gives an effect of an arcade. Some areas which housed the economically weaker sections of society is reflected in the building styles. These buildings are simple without any ornamentation or any distinctive architectural styles, mostly having a functional kind of character.

## CULTURAL SIGNIFICANCE

Since particular communities formed their own neighbourhoods, the building typology was a result of the practices the people followed. A distinct concentration of places of worship dictated the patterns. The buildings in close proximity of the temples were occupied by the rich people which resulted in the character of the buildings being more rich than those away which were devoid of any special characteristics since poorer sections of society dwelled here.

## CORNER BUILDINGS, LINES OF SIGHT

The area within the scope of study has many important road intersections. This is evident through specially designed buildings, which impart a unique character to the node where they are located. It is also observed that during the process of designing these buildings, a special consideration was given to maintain and enhance lines of sight, the street line, vista and also impart a special character to the node by designing the corner of the building so that it formed a landmark. At many places water fountains were erected at intersections, which also acted as *kabutarkhanas*.

## GROUP CHARACTER OF BUILDINGS

The surveys carried out on major roads show that the buildings fronting the road have similar characteristics i.e. constant floor heights, similarity in construction material, door-window opening sizes, similar architectural elements, etc. Thus many such streetscapes can be defined on this basis. These streetscapes qualify for conservation since they portray architectural styles of a particular period.

## MARKETS

The markets, a very important aspect of this area, impart a unique character in terms of the spatial patterns, which emerged as a result of economic value, which was built due the thriving business and trades practised here. These were the main business centres, which were largely responsible for the growth of economy. A boom in the textile industry when the markets came up resulted in the establishment of Mangaldas cloth market, Victoria cloth market etc. The markets still continue to exist today and are fully functional entities.



## PRECINCT DELINEATION

### **PRINCESS STREET FRONT.**

The buildings facing the Princess street (Shamaldas Gandhi Marg) have an inherent architectural value in terms of the façade and the skyline. They all are built around the same period and hence follow same mode of construction and are seen to have same architectural elements decorating the facades. Most of them are of a standard height of 16-20 m. also they are similar in terms of usage i.e. they cater to shops on the ground floors with residences above. One more feature is the ownership, which is predominantly of Parsi ancestral heritage.

### **BHULESHWAR PRECINCT**

The Bhuleshwar area comprises of a lot of temples and shrines predominantly dedicated to Shiva. Hence it forms a hub of religious activity in the whole of "C – ward". Further more it also has Marwari bazaars, which deal with textiles, shoes, jewellery, stationery and provisions. It thus forms a predominantly Hindu area, with a very rustic and vernacular style of architecture. It is also significant culturally because of its historic value to the city of Mumbai. Thus demarcating the area around the Bhuleshwar temple complex as a precinct helps in conserving the character of the place and maintains the sanctity of the place. Furthermore it also helps in controlling the growth of the development so as not to burst the already stressed infrastructure of the area.

### **MARKET PRECINCT**

The markets, a very important aspect of this area, impart a unique character in terms of the spatial patterns, which emerged as a result of economic value, which was built due the thriving business and trades practised here. These were the main business centres, which were largely responsible for the growth of economy. A boom in the textile industry when the markets came up resulted in the establishment of Mangaldas cloth market, Victoria cloth market etc. The markets still continue to exist today and are fully functional entities. The section deserves more than ordinary notice as containing the Jama Masjid and the temple and the tank of Mumbadevi, the patron deity of Bombay. This street has had the reputation of being one of the richest streets in Bombay. Outwardly its appearance belies its wealth, but the southern half is the business quarter of the richest cloth merchants while the northern portion has the SonaChandi bazaar contains the gold, silver, and precious stones. It is always a busy thoroughfare, crowded with merchants.

## GUIDELINES AND RECOMMENDATIONS

The function of the guidelines and recommendations is to regulate the development and use of land or building in the public interest. It is also an important instrument for protecting and enhancing the environment and preserving the built and natural heritage. The objective of planning processes should be to reconcile the need for economic growth with the need to protect the natural and historic environment.

It therefore becomes necessary to ensure that the means are available to identify what is special in the historic environment, to define through the development plan system its capacity for change, and, when proposals for new development come forward, to assess their impact on the historic environment and give full weight, alongside other considerations.

Conservation and sustainable economic growth are complementary objectives and should not generally be seen as in opposition to one another. Most historic buildings can still be put to good economic use in, for example, commercial or residential occupation. They are a valuable material resource and can contribute to the prosperity of the economy, provided that they are properly maintained. It simply means that the avoidable loss of fabric through neglect is a waste of economic as well as environmental resources. In return, economic prosperity can secure the continued vitality of conservation areas, and the continued use and maintenance of historic buildings.

Conservation can itself play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions which will encourage inward investment – environmental quality is increasingly a key factor in many commercial decisions. The historic environment is of particular importance for tourism and leisure, and Government policy encourages the growth and development of tourism in response to the market so long as this is compatible with proper long-term conservation.



**Recommendations:**

- Planning decisions should set out clearly all conservation policies relevant to the exercise of an authority's development control functions and also policies which are relevant to the cases where development and conservation issues are linked and will need to be addressed together.
- Proposals for change of use should be taken into account for particular type of historic buildings or for new development, which would affect their setting.
- It is important that policies should be formulated for cases where new development is proposed in order to provide income for the upkeep of historic buildings.
- The process of assessment, detailed definition or revision of precinct boundaries should involve local consultation.
- A plan providing policy framework, making clear to the public how detailed assessment documents and statements of proposals for individual conservation areas should be given. This should also state what weight would be given to them in decisions on applications for planning permissions and conservation area content.
- Prospective developers should be asked to assess the likely impact of their proposals on the special interest of the site or structure in question, and to provide such written information or drawings as may be required to understand the significance of a site or structure before an application is determined.
- The design of new buildings intended to stand alongside historic buildings needs very careful consideration. In general it is better that old buildings

are not set apart, but are woven into the fabric of the living and existing buildings.

- The character and appearance of many conservation areas is heavily dependent on the treatment of roads, pavements and other public spaces. **It is important that conservation policies are fully integrated with other policies for the area.**



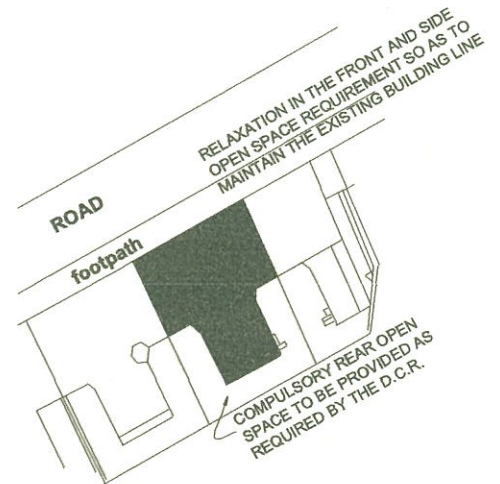
ARCHITECTURAL CONSERVATION GUIDELINES:

**Front open spaces:**

Since the existing buildings abut the street, it would be necessary for any new construction for relaxation of mandatory front open space as given in Development Control Regulations.

**Side open spaces:**

At present most buildings are connected to each other by a common wall without any space. Sometimes the space is so small that it is meant to accommodate the drainage lines only. Therefore relaxation of compulsory side open spaces should be allowed. This will also protect the continuity of the streetscape, which would have broken otherwise.



OPEN SPACE REQUIREMENTS

**Compulsory open spaces:**

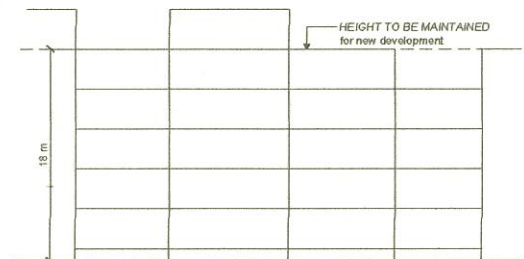
The compulsory open spaces as stipulated in the Development Control Regulations shall be allowed on the rear side of the plot or as a central court within the building. This will not disrupt the front continuous façade.

**FSI:**

The existing FSI as per the Development Control Regulations should be maintained and any excess FSI shall be allowed in the form of TDR as per the Heritage Regulations.

**Height restrictions:**

Since the existing buildings follow a common height profile, the continuity of the streetscape is maintained. This would break if a tower structure is allowed. Unless it is very necessary to accommodate only a single or two floors,



HEIGHT RESTRICTION FOR NEW DEVELOPMENT

they may be allowed with a setback from the front building face only with the permission of the Heritage Committee.

**Amalgamation of plots:**

No adjoining plots should be amalgamated since the resultant development would be out of tune to the integrity of the streetscape.

**Demolition:**

For a listed building, it will be mandatory to procure permission for its demolition, in whole or part, and for any works of alteration or extension, which would affect its character as a building of special architectural or historic interest. Consent will also be required for repairs, which involve alterations, which would affect the character of the listed building. Consent would also be required for painting or repainting the exterior or interior of a listed building if it were to affect the character.

**Alterations:**

Each historic building has its own characteristics, which are usually related to an original or subsequent function. These should be as far as possible respected when proposals for alterations are put forward. Marks of special interest appropriate to a particular type of building are not restricted to certain external elements, but may include anything from the orientation, the plan or the arrangement of window openings to small internal fittings. An attempt shall be made to retain these characteristics of distinct types of buildings especially those that are particular to an area



ANY ALTERATIONS SHOULD BE SENSITIVE AND FOLLOW THE EXISTING STREET FAÇADE, ORIENTATION, GENERAL PLANNING, AND SPECIFIC ELEMENTS LIKE THE CORNICES, BRACKETS, BALCONIES ETC...

In judging the effect of any alteration and extension it is essential to have assessed the elements that make up the special interest of the building in question. They comprise



not only obvious visual features such as a decorative façade or, internally, staircases or decorated plaster ceilings, but also the spaces and layout of the building and the archaeological or technological interest of the surviving structure and surfaces.

The special architectural or historic interest, which forms the basis for listing should be defined and recorded so that any new construction shall derive assessment from these elements and contribute (not detract from) to the homogeneous character of that precinct.

Alterations should be based on a proper understanding of the structure. Some listed buildings may suffer from structural defects arising from their age, methods of construction or past use but can still give adequate service provided they are not subject to major disturbance. Repairs should be low-key, reinstating or strengthening the structure only where appropriate; such repairs may sometimes require consent from the authorities. New work shall be in harmony with the old to ensure the survival of as much historic fabric as is practical. Old work should not be sacrificed merely to accommodate the new.

**Historical Information:**

Information of the history and development of the building will be of value when considering proposed alterations. This may be gained from the physical evidence in the building itself or from archival photographs, drawings, written descriptions or other documents relating to its construction or use.

**Additions:**

Subsequent additions to the listed buildings, including minor accretions such as porches balconies, verandahs etc. do not necessarily detract from the quality of the building. They are often of interest in their own right as part of the building's organic history. Generally later features of interest should not be removed merely to restore a building to an earlier form.

The whole reinstatement of lost, destroyed or superseded elements is not appropriate as it would be mere duplication. Also speculative construction should be avoided.

**Extensions:**

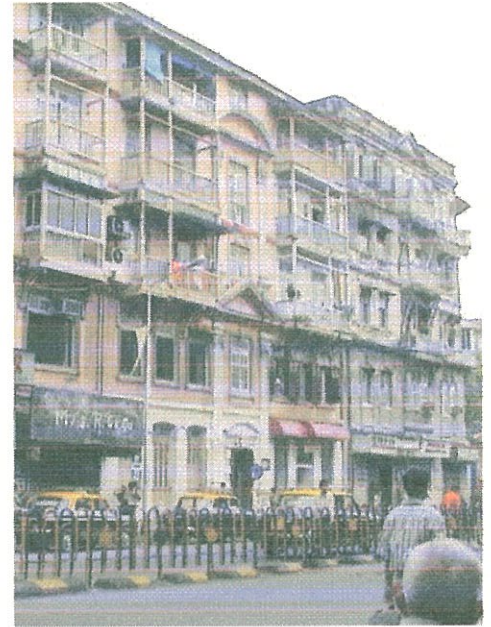
Modern extensions should not dominate the existing building in scale, material or situation. These extensions would be damaging and should not be permitted.

The unlisted buildings in the precinct should also be assessed since they can make a positive contribution to the special interest of the area.

Any landscape features such as trees, gardens, traffic islands etc. shall be taken into account for considering any planning applications.

**Vacant areas:**

Many conservation areas include vacant plots, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area: their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole, which has a well established character and appearance of its own.



ADDITIONS AND EXTENTIONS TO THE EXISTING STRUCTURES MAY BE ALLOWED ONLY IN KEEPING WITH THE SKYLINE, AND THE STREETScape. CONTEMPORARY MATERIAL USE MAY BE PERMITTED ONLY IF IT IS SENSITIVE TO THE FAÇADE.



It is essential that ground floor cornice height be maintained (i.e. larger ceiling heights as compared to the DC Rules). Ideally the top floor band should be made to match too (although its not mandatory).

The street-line shall remain the same i.e. no setbacks to be allowed from the front or side flanking the street.

Footprints can be altered from side and rear side that do not flank the road.

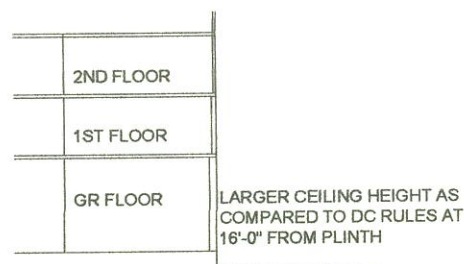
It is essential that in cone of vision or axial views from the main road/streets be proposed which shall ensure that no dish antennas, cooling towers, overhead tanks are proposed in the front half of the building.

**No painting over stone:**

Stones are to be left exposed, as they are breathable. They should not be painted upon by a non-breathable paint (oil based or acrylic). Lime wash or breathable paints are permissible over limestone surfaces where they serve as shelter coat.

**Box grills:**

No projecting window MS grills are permissible which ruin the original character of the building. If any grills are required they should be within the wooden frame only or within the load bearing wall.



LARGER HEIGHT SHOULD BE ALLOWED ON THE GROUND FLOOR IN NEW DEVELOPMENT SO AS TO MAINTAIN THE EXISTING EXTERNAL FACADE

**Placement of AC's or split units:**

Window AC's or split units are to be discouraged as far as possible as they mar the historical and esthetical character of the building. If these units still require to be placed then they should be placed or located very inconspicuously so that they do not stand out and are easily serviceably too. The front façade should desirably be kept clean of such units. Rear or side facades can be used to house some of these units places symmetrically at a particular height. Window AC units can be placed uniformly at one particular level within the load bearing masonry wall thickness (i.e. not projecting out) or can be placed in balcony behind balustrades.

**Signage:**

The signage seen in C Ward unfortunately is conspicuous, this is due to fact that there are retail commerce in large scale and secondly the ownership of the building is with predominantly single users, large establishment who require large scale banners or sign boards. However to ensure that in future the architectural character is not altered by these signage be discrete. i.e. No projecting signage allowed max projection of 6"-9", no illuminated signage allowed, no wrap around signage allowed, no painting on stone allowed to serve as signage. The signage have to be designed sensitively individual architect or interior designer keeping in mind the character of the building and the entire area and not just the clients individual requirement. Individual proposal can be reviewed by the MHCC. The signage can be underneath the cornices within the opening matching to some profile of the openings.



SIGNAGES SHOULD ADHERE TO THE PROPOSED GUIDELINES



colour which will play down the extension. Similarly the down take pipes should be painted in colour matching the stone façade or off-white or black. Rolling shutters the hood should be from within and it should be treated with epoxy primer and the colour could be colour matching the stone façade or off-white or black.

**Demolition:**

No structure to be demolished until and unless declared unsafe by independent engineers from VJTI or IIT and certified to be co-opted structural engineers by the Heritage Committee.

**Additions and Alterations:**

These can either sympathetic or matching to the original by the use of similar constructional technology; materials and finishes or it can be neutral and subtle with the use of new materials, technology and finishes. It should not be overpowering the existing building. The idea is not to fossilate the area but to have sensitive development respecting the significance of the building and the area.

## GUIDELINES AND RECOMMENDATIONS

### Princess Street Precinct

The buildings on both sides of the road impart a unique character in terms of

1. Architectural style
2. Uniformity of height and scale
3. Massing
4. Uniformity of land use

### **GENERAL GUIDELINES:**

#### **Façade:**

All the proposed listed buildings shall retain their architectural character especially on their façade.

#### **Heights:**

All the buildings have a consistent height. The heights of the buildings shall be maintained as per existing G+3 and higher existing floors if allowed shall be maintained with a setback from the street side front.

The floor levels of adjacent buildings, which are accentuated by cornice bands run continuous throughout the length of the streetscape thus forming a special feature. Thus any reconstruction or new construction shall follow the floor height of the existing buildings in the streetscape.

#### **Urban renewal plans:**

Any urban renewal scheme proposed as per the Development Plan shall include all the buildings as a coherent form.

#### **D P Rules:**

No new Development Plan regulations shall be imposed on these buildings besides the existing ones.



General building byelaws shall be relaxed for these buildings specifically for the front open spaces and setback from the street front.

**Corner Buildings:**

The buildings located at corners or junctions have special features, which shall be adhered to when the buildings are redeveloped.

**Repairs:**

The repair board shall carry out repairs as per the suggested detail guidelines and after consulting the Heritage Committee.

**Demolition:**

The entire streetscape forms a coherent mass, which reflects architectural character of a specific period. Therefore any demolition of any building forming a part of the streetscape may mar the character itself. Therefore any intervention should be of a minimal nature.

**Facades:**

Since the facades fronting the street exhibit detailed ornamentation like pilasters, stucco work, embellishments etc. any repair or renovation shall be minimum so that the existing character remains. Any demolished portion should be sensitively treated so that the repaired portion gels with the original. No existing ornamentation or elements shall be removed forcibly.

Any special features or elements of historic value shall be conserved sensitively.

Stone facades shall be cleaned regularly with water and soft brush and no painting shall be allowed on the stone surface. Other plastered surfaces shall be regularly painted with a colour scheme that blends with the overall colour of the other buildings.

**Balconies:**

The location and size of the original balconies shall be maintained in the new building. Enclosing of balconies will be strictly disallowed.

**Door and Window openings:**

The size and proportion of door-window openings and their location on the façade of the original building shall be retained in the reconstructed building.

**Materials and grills:**

The materials used for railings, doors, windows etc. should be similar to the original so as to maintain the character of the streetscape. Grills if required shall be provided on the inside of the window/door shutters so as not to be visible on the external façade.

**Alterations:** All existing buildings shall be maintained and repaired as and when necessary. These repairs shall be minimal and no alterations shall be permitted. The cleaning shall be done with water and a soft brush.

**RECONSTRUCTION:**

For any reconstruction, the proposed plans and elevations shall follow the Heritage Regulations and approval of the Heritage Committee shall be obtained.

No amalgamation of plots will be allowed.

The buildings shall abut the street and the required open spaces shall be adjusted at the rear or as a central court.

Corner buildings should be sensitively built since they impart a special character to the node or junction.

**FSI:**

Any excess utilized FSI after adhering to the area and height restrictions shall be given in the form of TDR.



**Application :**

Applications for repairing, restoring, demolishing etc. should be accompanied by complete details of the existing and original building in question. The existing alterations to the original building shall be clearly mentioned. This should be supported with photographs and other documentation. The proposed alterations and new development shall be clearly defined to show which parts of the existing structure are likely to change. This will help in understanding the overall impact on the listed building.

**Demolition :**

The concerned authorities shall avoid authorizing demolition to make way for new development unless it is certain that the new development is inevitable.

**Conditions :**

All conditions applicable for the preservation of the listed building shall be necessary, relevant, enforceable, precise and reasonable in all respects. Conditions requiring the preservation of particular features, or the making good of damage caused by works, or the reconstruction of the building (with the use of original materials so far as practicable) may also be imposed.

**Material banks :**

Local planning authorities should encourage production of original materials and elements and also build up a bank of materials, which have been discarded elsewhere but may be put to use at an appropriate place in the future. This will assist appropriate alteration or repair.

## SPECIFIC GUIDELINES :

### Walls:

Walls are the main structural fabric of a building. Alterations to wall surfaces are usually the most damaging that can be made to the overall appearance of the listed building. Alterations or repairs to the external elevations should respect the existing fabric and match it in materials, texture, quality and colour. Brick or stonework should not normally be rendered unless the surface was rendered originally. It may be necessary to remove more recently applied render if this is damaging the surface beneath. Every effort should be made to retain or reuse exposed brickwork, stonework, tile or cladding. Experts may be consulted for any special advice wherever necessary.

### Openings:

Door and window openings establish the character of an elevation; they should not generally be altered in their proportion or details, especially where they are a conspicuous element of the design. The depth to which window frames are recessed within a wall is a varying feature of importance and greatly affects the character of a building. Gauged brick or stone voussoir arches should be retained or copied and the original design repeated in any new work or repairs. Any cill or lintel detailing shall also be retained.

### Plaster and natural finishes:

Existing plaster should not be stripped off merely to expose rubble, brick or timber framed walls that were never intended to be seen. Refacing of stone, exposed brickwork etc. shall be avoided. Any particular architectural or decorative features should not be covered or partially obscured. Any repair of broken parts should be done with similar material having a similar colour. Building facades, which have jointing, grooves, rustication or plaster architectural elements like cornices and architraves should always



be retained where possible or carefully copied for the broken portions so that it matches with the existing. Decorative plasterwork should not be destroyed. Any special stuccowork should be retained. Such features are not always durable and it may be appropriate to reproduce them to complete a decorative scheme. Proper evidence is required for such a scheme of reproduction.

**Pointing:**

The primary feature of a wall is the building material itself and the pointing should normally be visually subservient to it. The pointing enhances the visual aesthetics and imparts a character to the façade. Repointing should usually be no more than a repair – a repeat of the existing mix and appearance – except where the mix is inappropriate or damaging. Any change in the character of the pointing can be visually physically damaging. It is also important that the repointing does not extend beyond the area where it is necessary.

**Timber frames:**

With timber framed buildings, the totality of the structure has to be taken into consideration; i.e. walls, roof and internal partitions. Repair to timber frames, including roof structures, should be kept to the essential minimum. Traditional fixing and repair methods should be perpetuated. Proper attention should be given to the in-filling panels, which are an integral part of any timber-framed building, and also the surface of the timbers.

**External painting:**

Painting or repainting such as change of colour requires permission when it could affect the character of the building. Previously unpainted surfaces should not normally be painted over. (An exception to this rule can be made for the shelter coating of decayed stonework with a lime-based mixture.) In many cases the colour of the paint may be less important than the first

application of an unsuitable covering, which could be damaging to remove. Cement-based or other waterproof and hard gloss paints should not be used on stone surfaces. When inappropriate paint has been applied, expert advice should be obtained on suitable methods of removal.

**External cleaning:**

Cleaning a building shall require permission because it can not only have a marked effect on the effect on the character of the building but also affect the historic fabric. Cleaning with water and bristle brushes is the simplest method, although water cleaning can lead to saturation of the walls and outbreaks of rot in timber. Other methods including abrasive and chemical cleaning can damage wall surfaces and destroy detail. It should be initially ascertained whether cleaning is both necessary and worthwhile to remove the corrosive dirt or to bring a major improvement in appearance, and should ensure that cleaning is carried out by specialist firms and under close supervision. Areas not being cleaned should be protected.

**Wrought and cast iron:**

The character of wrought iron fittings, railings brackets etc. is derived from the unique qualities of the material and from traditional smithing techniques. Since wrought iron is now difficult to obtain, old ironwork should be retained wherever possible. It is not possible to replicate the character of wrought iron using mild steel. Old cast iron features, including railings, balconies, windows, door furniture and structural beams and columns can be visually and architecturally important. Such features may carry the name of the foundry and the date of casting, thereby adding to the historic interest of the building. Broken cast iron can be repaired and damage should not be regarded as an excuse for removal.



**Parapets and other features:**

Parapets or balustrades, pediments, gables with coping, eaves, cornices and moulded capping are essential features in the articulation of an elevation. Any replacement should be similar and done in the same materials.

**Balconies and verandahs:**

Balconies and verandahs form an integral part of any elevation of a building. Very often they are designed to enhance the character of the façade. They should be maintained and repaired. Any replacement should be done in similar materials and matching colour scheme. They should also not be enclosed in any way.

**External plumbing:**

External plumbing should be kept to a minimum and care should be taken to see that it does not break or disturb any cornices, mouldings, or any decorative features.

**Inscriptions:**

Inscriptions, old lettering, old shop signs, sign boards, plaques and stones, coats of arms, commemorative or symbolic carvings, statues etc. form a historic part of a listed building. These elements should be retained in-situ wherever possible. If any repair work requires temporary removal of these, they should be put back in the original position

**Carvings:**

Any carvings, embellishments, motifs etc. done in terracotta or plaster are an important element of design which imparts a special character to the building. It therefore becomes necessary to preserve them. In case of decay of the elements, it is important to record them.

**Roofs:**

The roof, which forms the very important skyline of the building, is a dominant feature. The shape, pitch, cladding, detailing etc. is important. The roof covering materials used such as Mangalore tiles or cowls for pitched roof derive a traditional form. The structure of the roof in terms of its shape and size also should be retained. Any special joinery should not be covered for the purpose of strengthening. The roofing materials shall also be retained and any replacement shall be done with similar material. Any special features such as spires, towers etc. more prominently seen atop corner buildings are not only part of the overall design but frequently make an important contribution to the townscape. Smaller decorative features like kiosks, ridge, cupolas, finials, gargoyles etc. should also be preserved. No new elements should be allowed and the existing ones should not be modified.

**Doorways:**

Original door and doorways, which are still surviving, shall be preserved. Since the character varies from building to building, the repair should be appropriate. Repair work shall keep in mind the original material and colours. Modern doors in different material and design, which are in place of the original ones for the sake of a doorway, are unacceptable. Door furniture such as hinges, knockers, ornamentation etc. shall not be removed but retained even if the door has become redundant.

**Windows:**

Window is important because they impart design, scale and character to the building. Within the broad window types, there is a variation in its pattern, which is symbolic of the architectural style and period. Therefore while conducting repairs it is essential to adopt the arrangement of panes, thickness and moulding of glazing bars, size of the mullions, transoms, sash bars and other details. The repair should be appropriate to the date of the building or to the date when the window opening was made. Any broken stain



glasswork should be replicated with the help of existing one so that the uniformity in design remains. Various types of windows like louvered top-opening etc. should be retained even when repairs are carried out. Replacement of old windows with any new material or type should be avoided.

#### **Interiors:**

The plan of the building is one of its most important characteristics. Interior plans and individual features of interest should be respected and alterations will be allowable or not allowable based on the grade of the building. Internal spaces, staircases, paneling, window shutters, doors and doorframes, mouldings, decorated ceilings, stuccowork, and wall decorations are part of the special interest of a building and may be its most valuable feature. Internal walls in old buildings should always be investigated with care for presence of any hidden and ancient features, which may be present behind the paneling, plaster or other cover. Such work should be undertaken before commencing any alteration. Any addition of new partitions shall be bare minimum so as to avoid cutting through original features and more importantly of a reversible nature.

#### **Staircases:**

The removal or alteration of any staircase is not normally acceptable. The stair is often the most considerable piece of design within a building and can be important dating evidence. Removal of flights of steps for reasons like strengthening, relocation etc. should not be allowed.

#### **Interior paintwork and decoration:**

The choice of both type and colour of paints and other finishes should be carefully done since they contribute to the appearance and integrity of the interior. Inappropriate schemes may be visually damaging. Special advice should be taken whenever required. Regular maintenance shall be carried out to prevent any disrepair.

**Floors:**

Old surfaces especially of timber, over a long period of time get worn out. Stone surfaces are comparatively durable. Existing timber floors, which are in a sound condition, need to be regularly maintained by applying varnish and water proofing agent. Any repair work to timber boarding should be done in such a way that the new boarding should be of the same colour and have similar grain pattern. Other floors made up of stone or coba should be regularly maintained and repair if necessary should be done regularly. Any strengthening of the floor should be done taking into consideration that the new members will not be incongruous to the existing ones. Any special characteristics like joinery or technological features shall not be discarded but recorded for posterity. Removal of existing members shall be discouraged as far as possible unless it becomes imminent and this shall be done only after procuring the permission of the authorities.

**Services:**

All services such as plumbing, drainage, lighting etc. shall be regularly maintained. All drainage and plumbing lines shall be checked for any leakages because this is a major cause of water seepage and rotting of structural members, which can pose a hazard to the building. Location of main plumbing and drainage lines should not be changed. Any new lines, which are very necessary, should be laid only after procuring permission from the authorities and they should be on the rear or the sidewall of the building. The electrical wiring and ducting shall be maintained and checked regularly to prevent any unfortunate eventuality.

**Minor additions and new services:**

Additions of grilles for extra security, new weather shades fixtures etc. on the front façade should be avoided. Installation of satellite dishes, telecommunication antennas and other such elements shall not be allowed atop listed buildings. Any additional roller



shutters for shop fronts, which mar the existing character should be avoided.

**Advertisement boards, signage:**

All signage and advertisement boards shall be appropriate to the character to the building. They should not overpower the scale of the façade or try to hide and conceal ornamentation behind it. Any large hoardings on the façade will be avoided. The authorities shall predetermine the size of other signage and advertisement boards to maintain uniformity.

**Shop fronts:**

Wherever shop fronts of merit survive, they should be retained. Any character associated with these shops such as old advertisements, fixtures etc. should be preserved. Advertisement boards should not mask the ornamentation at the side of the entrance and at the lintel level. New shop fronts should be designed in sympathy with the rest of the elevation and incorporate any ground floor details of interest. Modern materials such as plastic, composite panels etc. should be avoided. Existing openings should be retained wherever possible, and if alteration is necessary, it should be only to the minimum extent required. The line of the shop front should be maintained so that its steps or other elements do not spill on to the pavement.