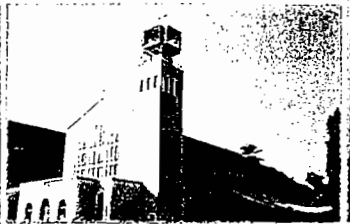
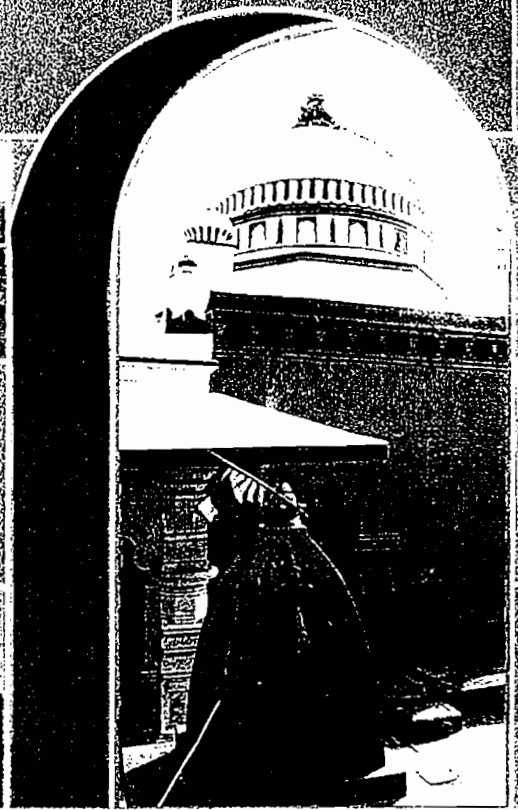


Slide 11



A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

PART II

THE TEAM

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CERTIFICATE

This is to certify that M/s Rachana Consultants, of address 1/17, Madhukala Bhavan, R. K. Vaidya Road, Dadar (West) Mumbai- 400 028, has incurred expenses of **Rs.120144.00** (Rs. One Lakh Twenty Thousand one Hundred Forty Four only) towards the project of 'Comprehensive Listing of Heritage Values in Thane' awarded by MMR- Heritage Conservation Society.

It is further certified that the total expenditure of Rs. 120144.00 has been incurred on following heads of expenses:

Sr. no.	Expense Head	Amount (In Rs.)
1	Salaries	104000.00
2	Photography	4561.75
3	Stationery	2283.00
4	Xerox	5147.00
5	Conveyance	4152.25
	Total Amount	120144.00

This has been verified by me from the relevant records, vouchers produced to me for the purpose of verification.

This certificate is being issued at the request of M/S Rachana Consultants for submission to MMR-Heritage Conservation Society.



R.G. Gokhale
Chartered Accountant



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FOREWORD

This document forms the second part of the presentation of "A Comprehensive Listing of Heritage Values in Thane". It mainly comprises of detailed surveys, mapping, photo-documentation and proposed grading of those structures, selected and reviewed as structures bearing heritage value and are in need of conservation.

The entire area falling within the Municipal Corporation limits has been studied and research has been conducted. All areas have been covered on foot so that, no structure in that area worth conserving is overlooked. All the villages on the outskirts of main Thane City falling within the jurisdiction of Thane Municipal Corporation have been taken into account for the study.

All sources of information such as local libraries, archival material available from various libraries in Mumbai, newspaper articles, etc. have been tapped to find relevant information. During the course of the study, many knowledgeable people, historians and senior citizens of the city were consulted to make the information as authentic as possible.

Archival photographic material, which was made available by various persons, has also been taken into account to analyze the changes happening over the period of time. Advice has been sought from various eminent personalities during the course of the study. The common man's view during the course of surveys in

individual areas and their opinion on conservation issues have been noted. It has been observed that majority of the residents in the areas of Charai, K- Villa, etc. are against any conservation scheme.

An extensive survey of structures likely to be listed has been conducted the proforma of which has been attached in the appendix. During the surveys, many residents did not cooperate as they are against their houses from being listed. A few structures have also been found locked and the whereabouts of their owner not available with their neighbours.

An extensive photo-documentation also has been carried out to list any particular details in terms of construction, decorative Features, architectural elements, ornamentation etc. As a part of the written survey, only an elevational photograph has been put up.

During the course of surveys, a few structures which were interesting and could have been studied for the purpose of grading and listing have been lost due to the road widening carried out in second phase of Integrated Road Development Programme in the city of Thane. A few structures have borne the brunt of road widening but have not faced major losses such as demolition of the entire façade but had to do with reduction in the width of their front porches or verandahs.

An overall observation is that there are many old areas in the city of Thane, but the structures in these areas have degenerated over the period of time and only few visible signs of these remain through the elements used therein such as railings, stucco-work, etc. Most of these structures are in a poor state and badly need maintenance and repairs. It is also evident that many old structures have been demolished to pave way for new development. Due to absence of any heritage guidelines the new structures which have come up are a total eyesore.

Many of the owners of the buildings, which have been considered for the purpose of grading, want to demolish their present structures, as the maintenance costs are very high and at times unaffordable in the present scenario. They would opt for demolition and use the extra F.S.I available (often in the illegal manner) so that the new development would be more profitable. Hence a few of the surveys remained incomplete due to non-cooperation from the owner.

IDENTIFICATION OF POTENTIAL AREAS

The entire city of Thane has been studied for identification of potential heritage areas as a part of the first presentation. The entire city has been divided into areas commonly identified in the local context by names of the localities. Other individual structures of historical or symbolic value have also been identified as a part of the first presentation.

A detailed study has been carried out in each of the areas identified and a physical survey has also been done to find out structures with heritage potential in that area. During the course of this study it has been found out that many of the identified areas portray relatively new development carried out in recent years and do not possess any historical significance. A few areas are quite old but no original remnants of the areas are visible today. Growing demand for residential and commercial premises due to commercialization and modernization have caused the replacement of the old structures with new in these areas.

Various observations have been made during the process of study and they have been listed below:

- Many new areas have sprung up within the limits of Thane city to accommodate the migrated families and families of persons working in factories located in the various

industrial areas around the city. Areas such as Kisan nagar, Padwal nagar, Srinagar, Wagle Estate, Indira nagar, Vartak nagar, etc. are true examples of such development. These areas have been covered as a part of the study and found to have no structures with heritage potential.



WAGLE ESTATE



KISAN NAGAR

- The adjoining villages, which were studied during the first part of this study more or less, exhibit a rural character. Modern development can only be seen in a few of them. Villages in the southeast are very small and almost untouched by evil effects of modernization. Villages such as Kalwa, Mumbra and Vitawa are highly urbanized villages and do not contain any potential heritage structures.



VITAWA

Most of the old areas are being cleared for future development. Villages such as Yeour, Sabe, Agasan, Dativili, Betavade and Mhatardy have a total rural character and are devoid of any significant structures.



BETAVDE



AGASAN

Some villages like Balkum and Kolshet portray a mixed character. On one hand there are shanties coming up by the day and on the other hand a handful of new developments can be seen. There is absence of any significant structures here as well. Other villages namely Kharigaon, Majiwade and Kasar Vadavli do have a few very old structures but not worth of short listing for the purpose of grading. The partly urbanized villages like Desai, and Davle are also exhibiting modern trends and are devoid of any structures, which could be considered for grading.



KHARIGAON



KASAR VADAVLI

- Some areas within the city of Thane such as Rabodi, Chendani Koliwada and Mahagiri Koliwada are known to be very old areas. These were purely residential in character till a few years back but now exhibit modern development and commercialization. Rabodi was a distinctly Muslim inhabited area, Chendani Koliwada was predominantly a koli or fisherfolk residential locality and Mahagiri Koliwada derives its name from the activity of building 'Mahagin' type of ships by the local fishermen community staying there. Unfortunately, today, there are only a few

traces of what would have been decently large settlements and these traces are too scanty to depict any originality, which could be documented with the help of the built-forms present there.



RABODI

CHENDANI
KOLIWADA

- Areas such as Gokhale Road, Panchpakhadi, Ghantali and Kharkar Ali are also old but not as much as the above mentioned areas. Presently these areas are undergoing rapid transformation in terms of building activity. Gokhale Road, Panchpakhadi and Ghantali are emerging as upmarket residential areas with modern residential apartments for upwardly mobile residents of Thane.



GOKHALE ROAD

Kharkar Ali on the other hand has become a flourishing wholesale market with all the old and new structures being used as storage spaces and godowns. The old structures in Kharkar Ali are in a poor condition and have undergone tremendous additions and

alterations to suit the purpose of the commercial activity there.



KHARKAR ALI

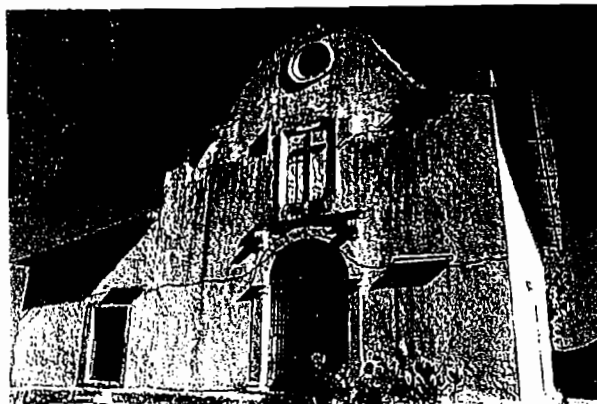


As a result, the originality of these old structures is not visible in entirety so as to document them for the purpose of this study. As for the other two areas of Panchpakhadi and Ghantali all old structures are fast disappearing and only new development is visible.

- There are a few individual structures such as Gaondevi temple, Hirakot, Vitthal Sayanna temple and Thane railway station, which have their own historical importance and are associated with the history of Thane city, but as of today they do not exist in their original form. They have undergone various changes, physically and structurally, over the years, and are merely namesake remnants of the olden period with a completely new form. During the course of the study, a few structures were earmarked for the purpose of listing, but no written information was available either through books or any other records or documents. The only information available was through verbal discussion with old residents, but this information could not be authenticated. Many of these structures are quite old and were built years ago for a specific purpose. Although the purpose still remains the same today, the buildings are used for pure utility purposes. Most of these buildings are devoid of any architectural features and ornamentation and bear only a symbolic value. Therefore these buildings have not been taken into account for the detailed study. The buildings in this category are as follows :

- Church of Our Lady of Hope, Ghodbunder road.
- Mental Hospital.
- Vitthal Sayanna Civil Hospital.
- Office of the Deputy Conservator of Forest.
- Jew Synagogue.

- Parsi Agiary.
- Parsi Guest House.
- Vitthal Sayanna Mandir.
- Gaondevi Mandir.
- Ghantali Mandir.
- Mumbradevi Mandir.
- Vitthal Mandir.
- Mahagiri Masjid.
- Structures within Thane Railway Station area.
- Hirakot / Mamlatdar office.



CHURCH OF OUR LADY OF HOPE



VITTHAL SAYANNA CIVIL HOSPITAL



OFFICE OF DEPUTY CONSERVATOR OF FOREST



JEW SYNAGOGUE



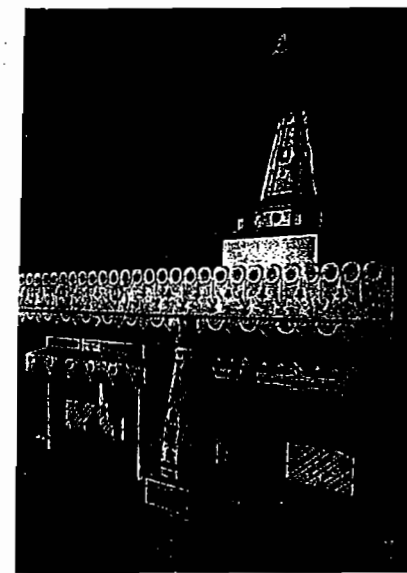
PARSI GUEST HOUSE



VITTHAL SAYANNA
MANDIR



GHANTALI MANDIR



VITTHAL MANDIR



GAONDEVI MANDIR



MUMBRADEVI MANDIR



STRUCTURE WITHIN
THANE RAILWAY STATION



STRUCTURE WITHIN
THANE RAILWAY STATION



HIRAKOT (MAMLATDAR OFFICE)

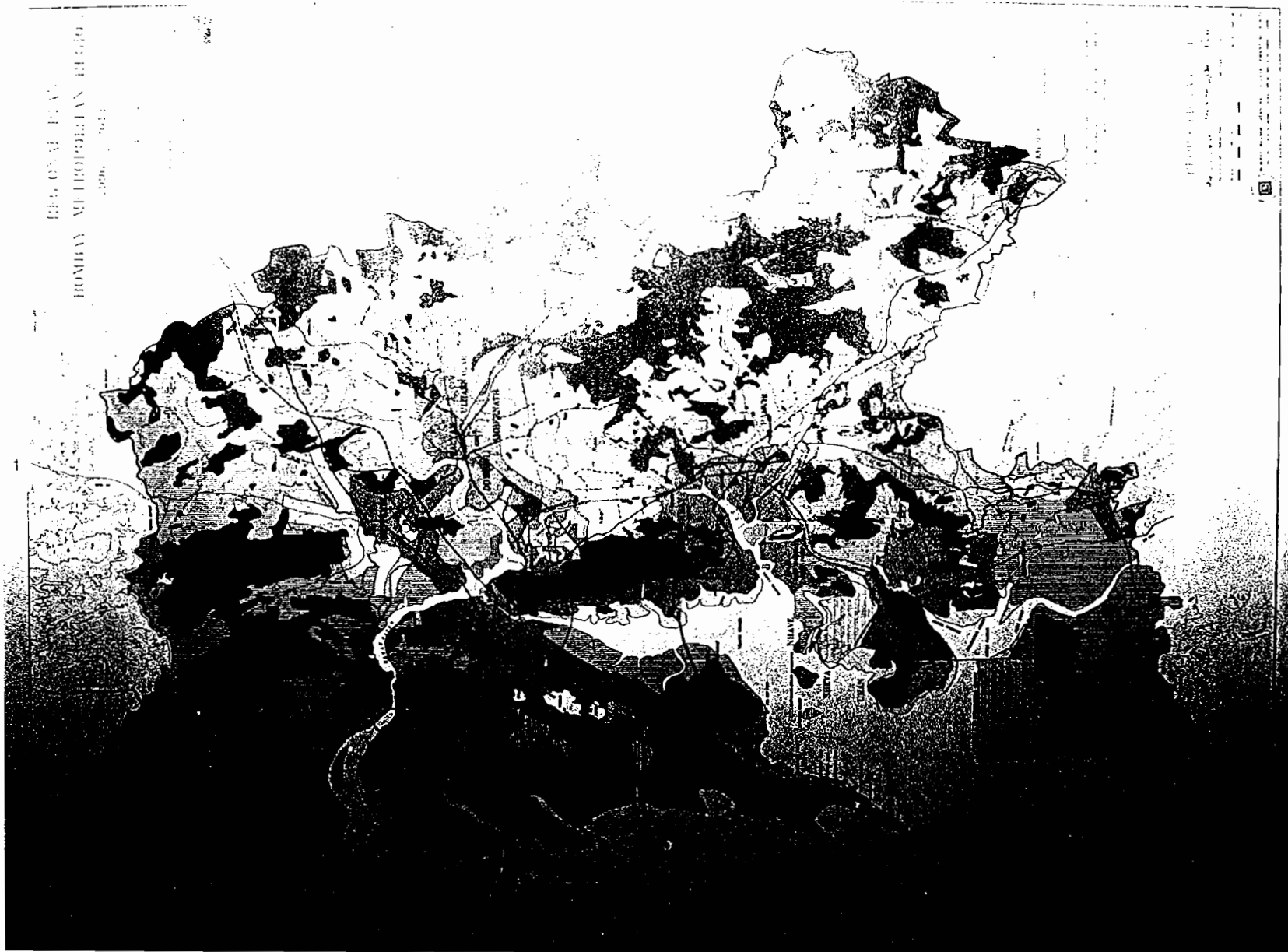
Finally after an exhaustive search, a number of individual structures and a few residential areas have been identified for the purpose of detail surveys so that their full potential can be gauged. These structures and buildings within the residential areas have been further studied to see whether these structures can fall under the category of heritage buildings. The list of the buildings selected is as follows :

- St. John Church
- St. James Church
- Kopineswar Temple
- Central Jail
- Town Hall
- Custom House
- Sitaram Bhuvan
- Thakur Bungalow
- Gokul
- Manibaug
- Ramchandra Niwas
- Bhalekar Building
- Hate building
- Durve building
- Datta Mandir

A few residential areas have also been identified for the purpose of detailed study as they include house-forms, which have a potential in terms of examples of vernacular architecture present there. The names of these areas are as follows :

- Bara Bangla
- Charai
- Brahman Society
- K Villa

Each of the above mentioned areas have individual houses which bear a character, peculiar to that area, and hence these structures have been clubbed together for the purpose of study under the context of its setting within a specific locality. Each structure has been studied individually even though it forms a part of a specific area. The above-mentioned areas except Bara Bangla area cannot be listed as precincts as the selected structures do not form a close knit development and are interspersed with many recently built structures.



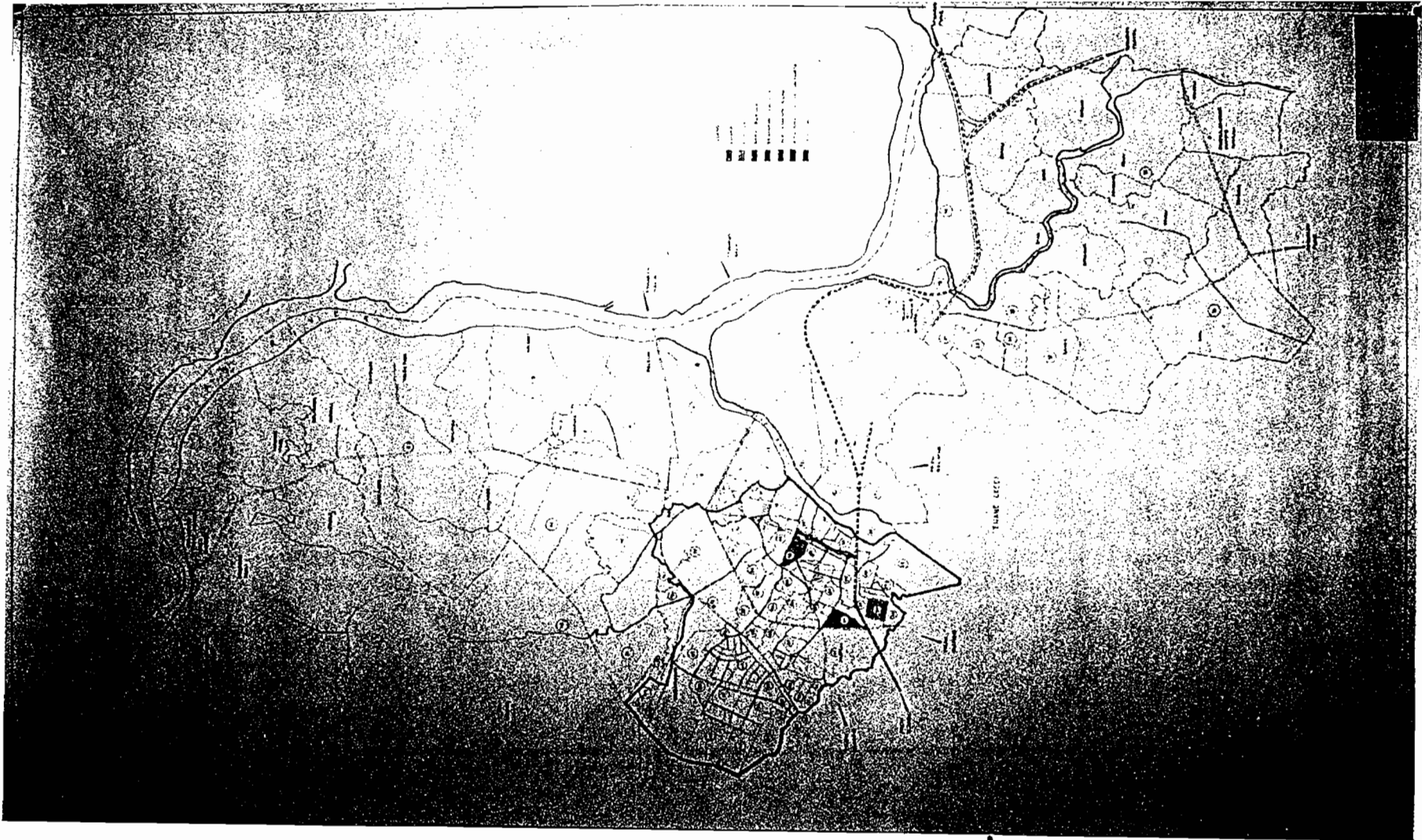
A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

MMR-HERITAGE CONSERVATION SOCIETY
RACHANA CONSULTANTS



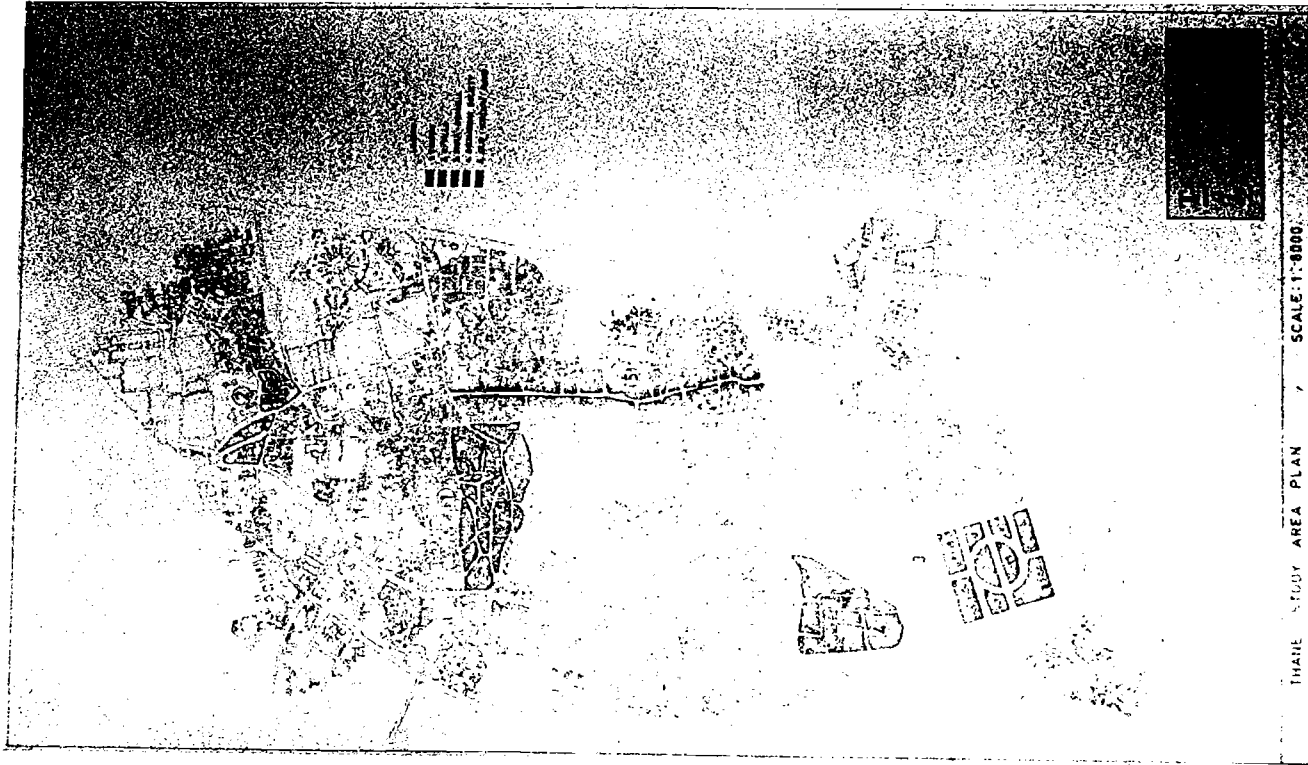
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RACHANA CONSULTANTS



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A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

MMR-HERITAGE CONSERVATION SOCIETY
RACHANA CONSULTANTS

GRADING PROCEDURE FOR LISTED STRUCTURES

Thane City is no doubt a very old city, older than Mumbai as well. Unfortunately, as Mumbai acquired prominence during the 18th and 19th centuries, Thane was being overlooked and ever since, it is even as of date considered as an extended suburb of Mumbai. From various old texts and books, it is clear that once upon a time Thane was an important place. It also was an important port at one point of time.

Looking back at the extensive history of Thane City, it can be firmly said that many areas and individual structures of various magnitudes have developed over different periods of time. Each one of them has either historical or symbolic value and is pertinent in the context of Thane City alone. Over the years, they have formed important landmarks for the city inspite of its recurring changing form. Their present form may not be original but they are associated as significant, integral parts of this city.

The grading process therefore requires to justify the context in which these areas and structures have been studied. These areas and structures may not have a very strong aesthetic appeal and they may not fall under the category of exclusive architectural merit. As a matter of fact many of the listed structures are devoid of any architectural Features and portray a very simple picture. They have been evaluated against their individual merit, the different values associated

with them and their regional importance (here the region is Thane City). They might possess one or more of the following values in addition to other attributes mentioned above :

- Historic value
- Cultural Value
- Symbolic value
- Architectural value

Primarily three grades have been formulated for the purpose of the study. These are in the descending order with the first category having maximum importance and the third category having minimum

Grade I : Buildings that are historically or architecturally or archaeologically important leading to National importance. It symbolizes the social or cultural heritage of the country. These buildings represent excellence in the architectural style, they portray a built-form or may be an entity not necessarily a built-form, associated with emotional, symbolic, spiritual, cultural and utility values of utmost importance to the nation.

Grade II : Buildings that primarily form a landmark of a particular region and contribute to the image and identity of that region only. They represent remnants of an important historic period and possess primarily a symbolic and/or

cultural value, may or may not possess any architectural merit.

Grade III (Type 1) A : Buildings which contribute to the character of a particular settlement/locality, evoke an overall aesthetic appeal through uniformity of built-form and scale and possessing architectural elements and ornamental Features.

Grade III (Type 1) B : Buildings that contribute to the character of a particular settlement/locality but are individually devoid of any special architectural characteristics and ornamentation.

Grade III (Type 2) A : Buildings which do not form a part of any settlement/streetscape but individually portray an unique identity through the built-form or design or scale and evoke an aesthetic or symbolic appeal through architectural elements and ornamental Features.

Grade III (Type 2) B : Buildings which do not form a part of any settlement/streetscape but possess a symbolic or cultural value or an appealing built-form and may or may not possess any architectural elements and ornamental Features.

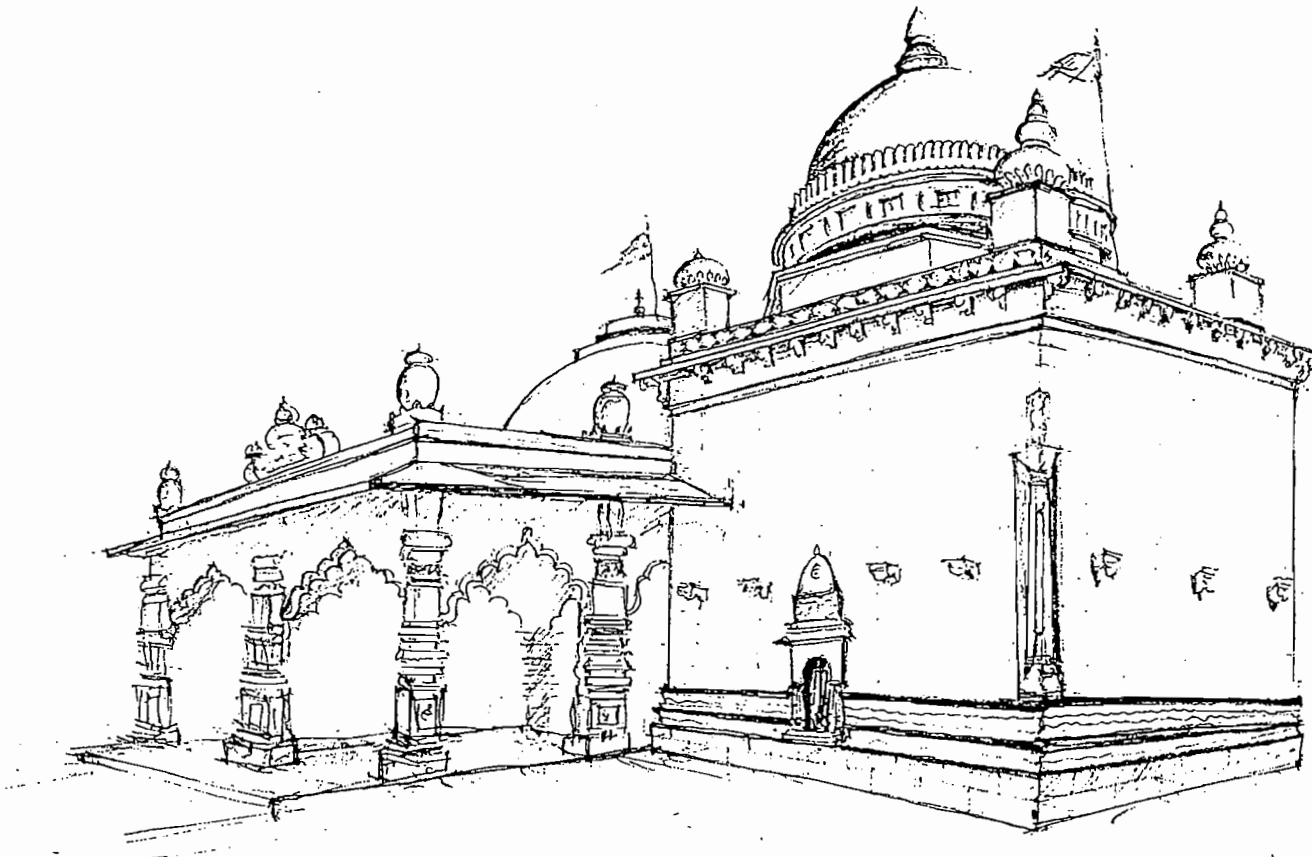
Note :

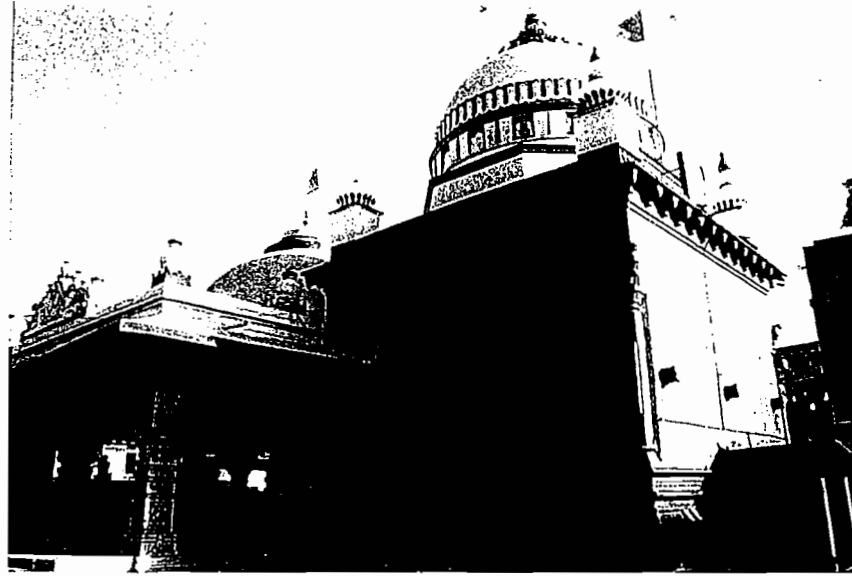
1. In Grade III, two types namely *type 1* and *type 2* have been formulated for the purpose of differentiation of structures, which either form a part of a settlement/locality or are independent structures not a part of any settlement/streetscape. This has been done for the sake of convenience of identification of structures in a particular context or location only. There is no hierarchy in terms of importance given to these types and these two types should not be compared with each other.
2. The grading for any individual building has been accounted for
 - i) Overall aesthetics or special character of the structure
 - ii) Architectural excellence
 - iii) Emotional value associated with it
 - iv) Cultural significanceand not only on the maintenance of the structure. This has been deliberately done to prevent many structures, which face a serious threat of deterioration due to poor maintenance but otherwise qualify for conservation.
3. The basis on which these guidelines have been prepared has been derived from the proforma of grading implemented by INTACH and the Heritage Regulations of Greater Bombay. A reference of the grading process as given by Mr. Jamshed Kanga in his news articles has been studied as also various other printed documents that describe the methods to be used for Heritage structures.

KOPINESHWAR TEMPLE

Kopineshwar temple, a historical landmark, stands to the east of Masunda lake. This temple is about 350 years old. The present temple building is the renovated form of the original structure, which was renovated by Subhedar Ramji Mahadeo Biwalkar during the Maratha rule. The temple is a magnificent structure bearing an architectural, historical and symbolic significance. As stated in the gazetteer, the temple was conceived after the discovery of a Shiva-linga from the adjoining lake. The garbhagriha (sanctum) is built of stone masonry enclosing the Shiv-linga. The main shrine is a single storied structure with the shikhara in the shape of a hemispherical dome. The sabha-mandapa is also relatively quite large having a domical roof.

It is said that the Masunda lake once upon a time stretched upto the rear side of the main shrine and was later reclaimed to accommodate a road and a garden.





Past Use	: Place of worship
Height of Structure	: G
Notable Features	: Temple has a distinct Garbhagriha with hemispherical dome topped by finial. Sabhamandapa is separate with extensive carvings on the pillars. Entire structure built of stone, 'Shivlinga' inside the Garbhagriha is one of the largest in India.
Architectural Style	: Can be classified under 'Hemadpanthi style'.

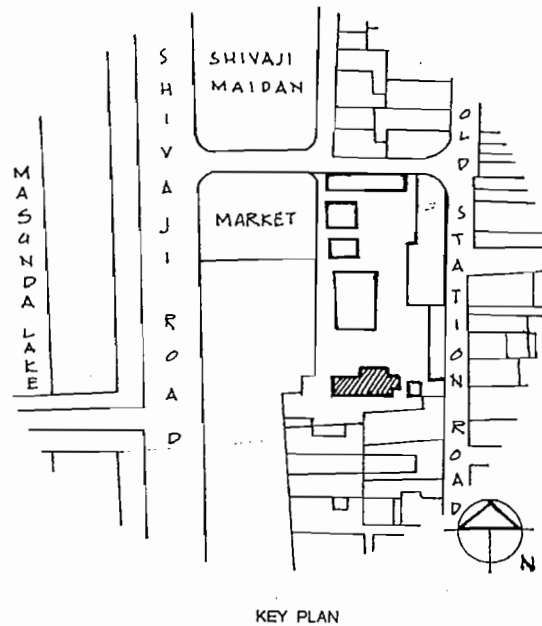
Ornamentation	: Columns of Sabhamandapa finely carved, carved arches between pillars. Dome of Garbhagriha springs from lotus petals, plinth of temple is carved.
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Additions & Alterations	: Original sabhamandapa renovated to the present form with marble floor. Structural members changed to ones in steel.
------------------------------------	---

Remarks	: Steps descending to Masunda lake originally, later reclaimed to form road.
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State of Preservation: Good.

Proposed grade : II



KOPINESHWAR TEMPLE

Name of Building	: Kopineshwar Temple
Location	: Old Station Road.
Plot / Survey No.	: Not available
Landuse	: Amenity (temple)
Ownership Status	: Under the Trust
Name of Owner	: Kopineshwar Trust
Date of Construction	: Not available
Present Use	: Place of worship

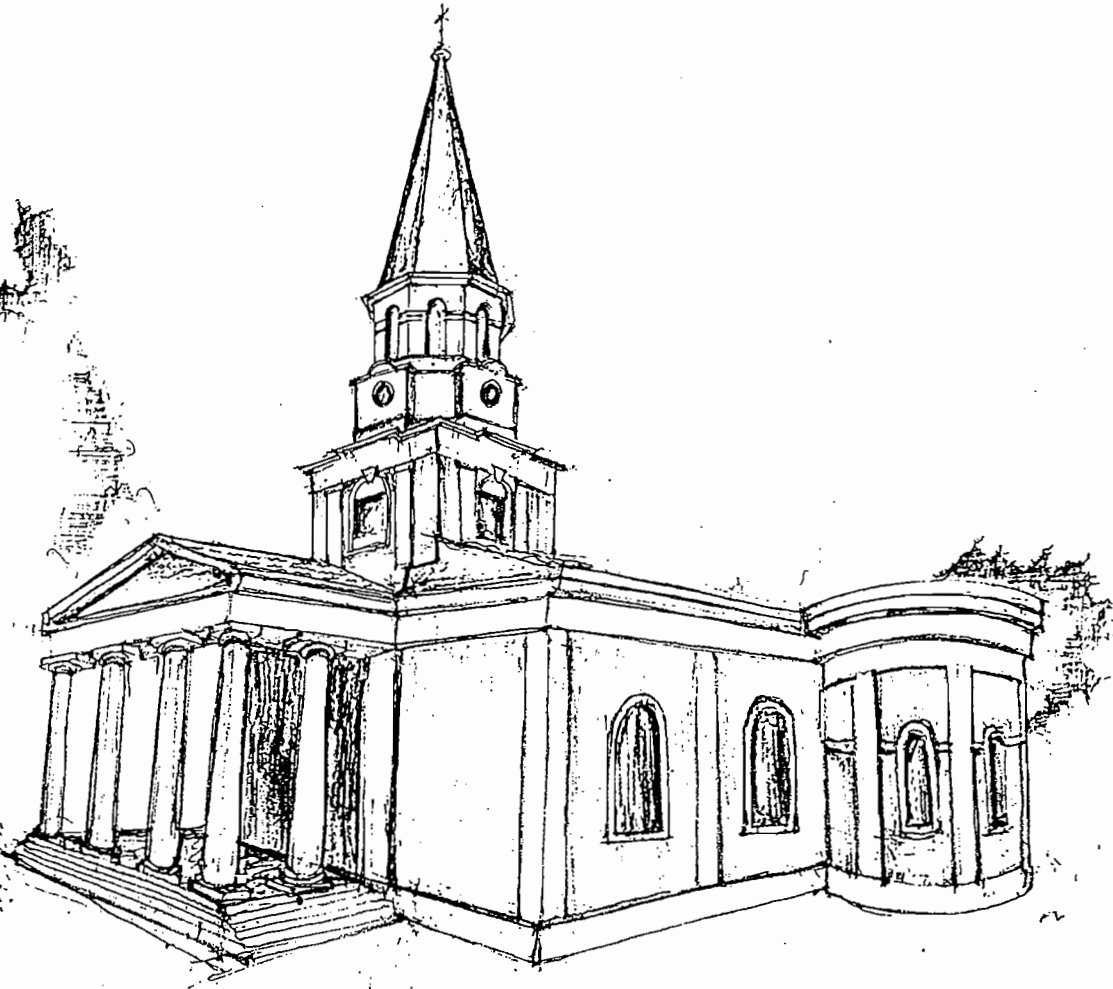
ST. JAMES CHURCH

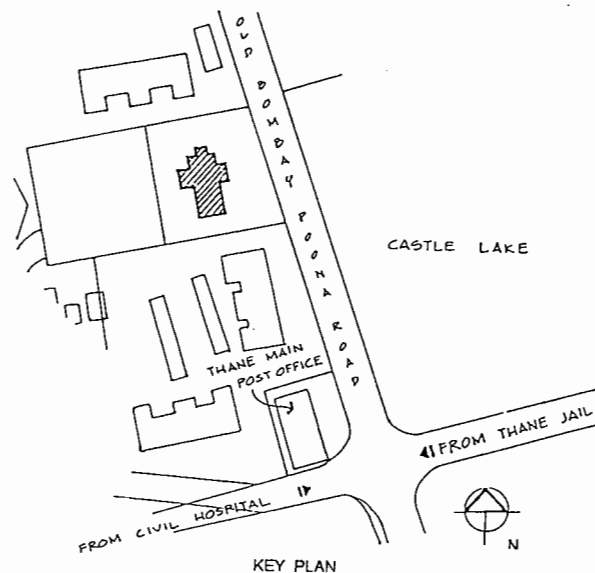
This church dates back to 1825 when it was built. Serving as a place of worship for the Protestants, it is the only church that exists in the city of Thane. The church stands on a large piece of land with the cemetery on one side of it.

The church is a magnificent building having a portico in front with huge columns supporting the pediment above. The entire structure is topped by a high steeple, which rises towards the sky. The apsidal end of the church is semicircular punctured by a door. The ends of the transepts are also semicircular. Internally, the church is devoid of any ornamentation.

Inside the church, different dates are found inscribed on the tablets, which adorn the walls, which may convey that the construction of the church was done over a period of time.

It is said that the fort i.e. the Central Jail was linked to the church by means of an underground tunnel. This tunnel ceases to exist today and no person can pinpoint the exact whereabouts of it.





ST. JAMES CHURCH

Name of Building	: St. James Church
Location	: Near Head Post Office, Opp. Castle Tank
Plot / Survey No.	: Not available
Landuse	: Amenity
Ownership Status	: Under the Trust
Name of Owner	: Not available
Date of Construction	: 1825
Present Use	: Place of Worship

Past Use	: Place of Worship
Height of Structure	: G
Notable Features	: Portico Spire atop the nave.
Architectural Style	: Unidentifiable
Ornamentation	: Nil
Additions & Alterations	: Nil
Remarks	: Altar changed from the right side of the portico to the one in line with the portico to accommodate more number of people. Hence the entrance now from the portico end.
State of Preservation	: Good.
Proposed grade	: II

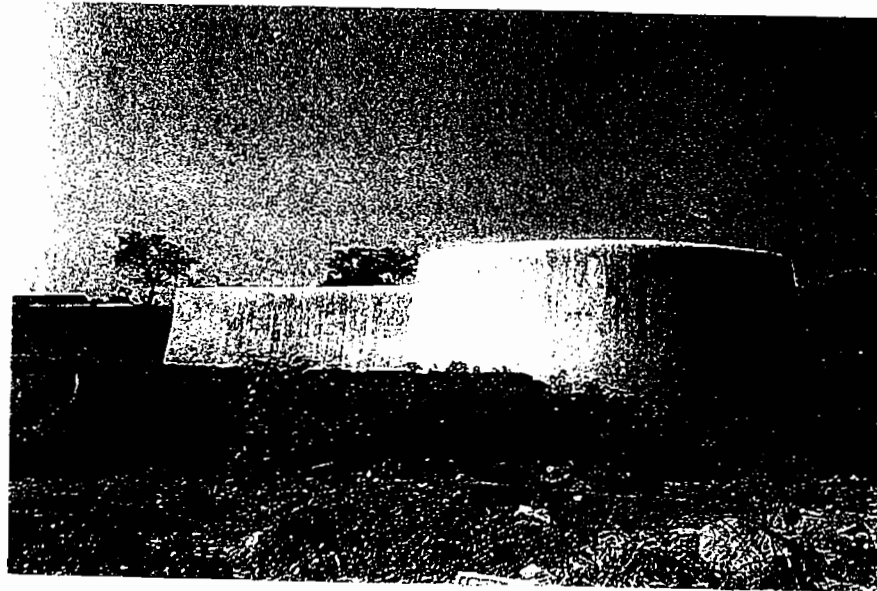
CENTRAL JAIL

Portuguese, who ruled Thane, commenced the construction of the fort in 1730 to strengthen their security. But during 1734 they lost their stronghold to the Marathas. As a result the construction work was left halfway and was later completed by the British in 1774.

During 1787, while digging inside the fort, a copper plate was found which had a written note of Silaharas inscribed on it. The language used is Sanskrit.

From 1838, the fort is being used as a prison. Many freedom fighters during the uprising of 1857 were sentenced to this prison.

The central jail happens to be a prominent landmark of Thana city.



CENTRAL JAIL

Name of Building : Central Jail

Location : Old Bombay –
Poona Road.

Plot / Survey No. : Not available

Landuse : Prison

Ownership Status : Government

Name of Owner : Government

Date of Construction : 1774

Present Use : Prison from 1838.

Past Use : Fortification

Height of Structure : Varied.

Notable Features : Not available

Architectural Style : Military Architecture

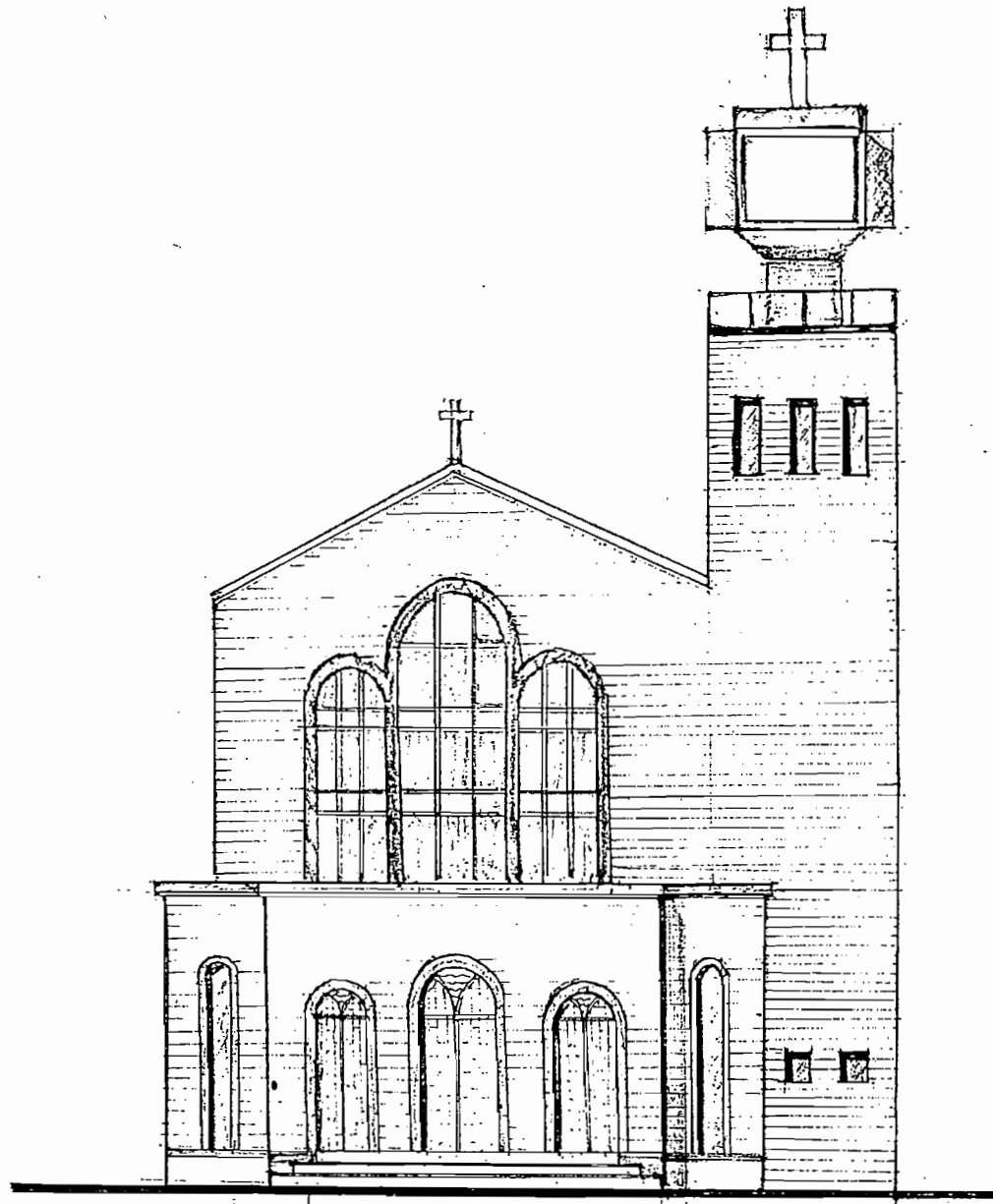
Ornamentation : Not available

Additions & Alterations : Not available

Remarks : Permission for internal viewing and photography not available yet.

State of Preservation : Good

Proposed grade : II



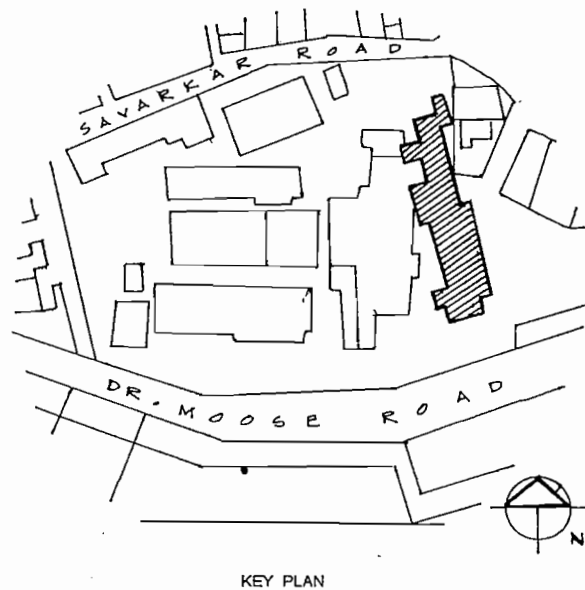
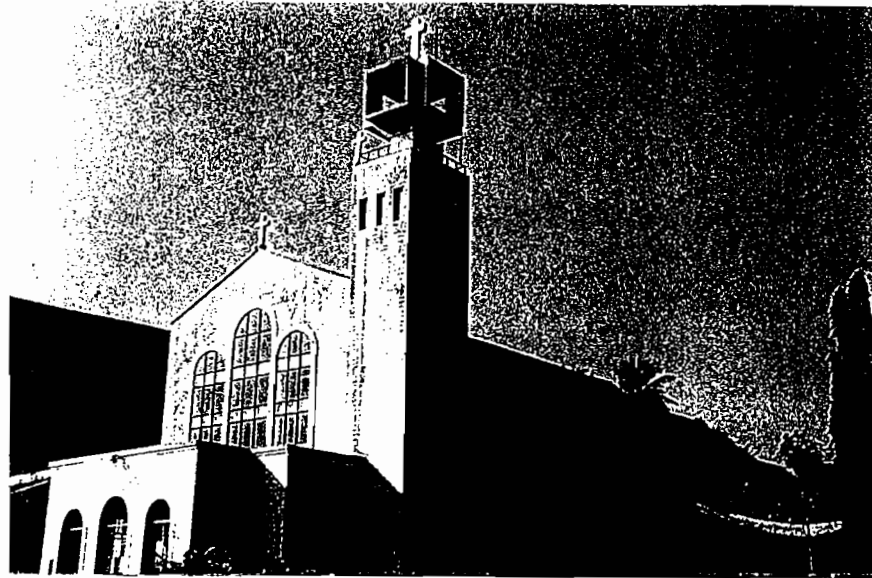
ST. JOHN'S CHURCH

This church was originally built as St. Anthony Friary by the Franciscans way back in 1582. The friary stood near a tank on the banks of which several Hindu temples once stood. During the Maratha rule, the church of St. Anthony was allowed to function but was severely damaged and needed extensive repairs. Of that old Franciscan church, only the wooden main altar, the two side altars and the roof of the sanctuary did not suffer damage and exist today. When the secular clergy took over St. Anthony's they changed its name to that of the former parish church of Thana – St. John, the Baptist.

The church building is said to have been built using the stones of the demolished temples, which once stood around the Masunda lake.

The church in its present form stands adjoining the road passing alongside the Masunda lake. The frontage of the church has a high gable wall punctured by three windows. The bell-tower, which is on one-side boasts of one of the largest bell, but the tower itself, was renovated in 1982. Internally, the main altar is quite decorative and is done in wood. The roof of the altar is a barrel shaped vault built in timber. The main sanctuary of the church has a pitched roof, which is located at a height from the floor level.

A couple of different dates can be found inside the church inscribed on the door lintels and the truss of the roof which could denote the different periods during which the construction work of the church building was in progress. This church is the only one for the Roman Catholics in this region and hence forms a prominent landmark of Thana city.



ST. JOHN'S CHURCH

Name of Building	: St. John's Church
Location	: North side of Masunda Lake,
Plot / Survey No.	: Not available
Landuse	: Amenity (church)
Ownership Status	: Under the Trust
Name of Owner	: Public Trust of India
Date of Construction	: 1582
Present Use	: Place of worship – St. John's Church.

Past Use	: Place of worship – St. Anthony's Friary
Height of Structure	: G
Notable Features	: Church Bell is one of the largest in India. Altar has a timber Barrel vaulted roof. Part of the flooring is done of Bharat tiles. Timber trusses support pitched roof over the nave.
Architectural Style	: Unidentifiable
Ornamentation	: One of the doors is extremely ornate. Fascia has interesting design. Basin for holy water on front façade. Pulpit is ornamental. Deities of worship in timber.

Additions & Alterations : Paroikal premises added to the apsidal end of the church. Major renovations to the church building and its façade carried out around 1945 – 47. Porch in front added later. Verandah on eastern side added later.

Remarks : Dates on lintel on one of the doors in altar and in nave and on one of the roof truss

State of Preservation: Good

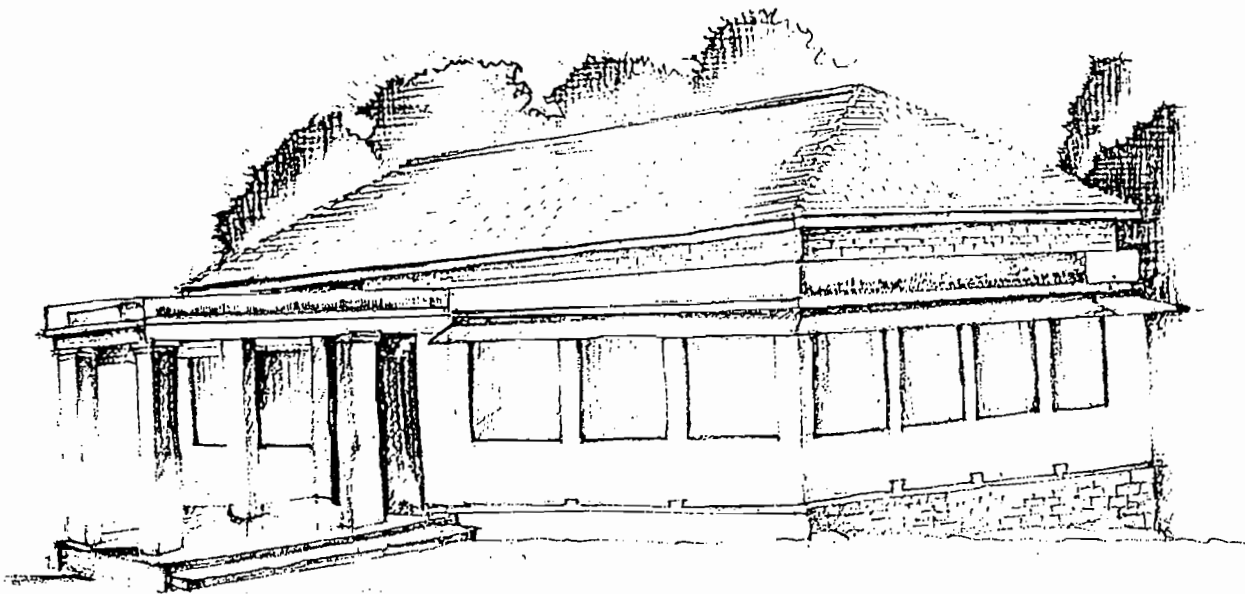
Proposed grade : II

TOWN HALL

Town hall is one amongst the other structures, which has witnessed the freedom struggle. It was built in 1917. The actual name of this structure is 'Khan Bahadur Bapuji Kausaji Divecha's Public Hall' and comes as a gift to the common man from the Parsi community.

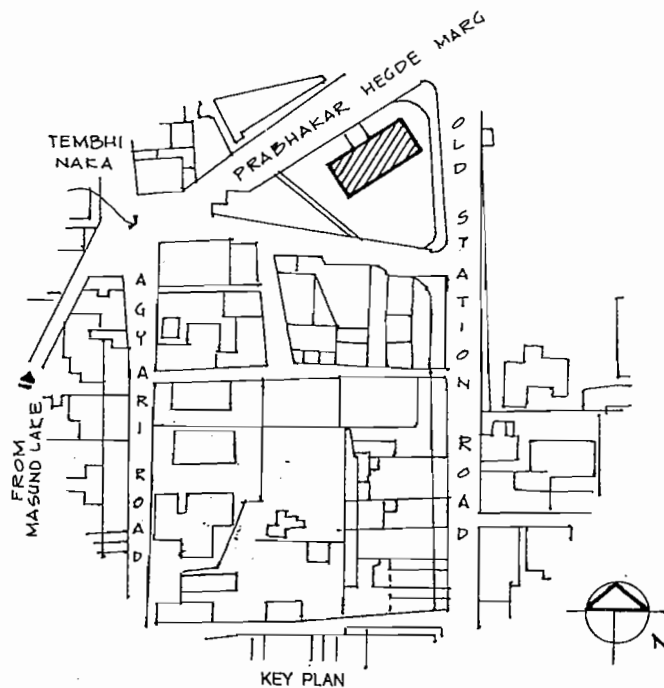
A meeting was held in this hall soon after freedom fighter Veer Savarkar was released from Central jail. This hall was also visited by freedom fighters such as Mahatma Gandhi and Lokmanya Tilak during the freedom movement.

The structure is very simple but has a strong historical relevance for the city of Thane.





Height of Structure	: G
Notable Features	: Nil
Architectural Style	: Unidentifiable
Ornamentation	: Nil
Additions & Alterations	: Verandah added later on.
Remarks	: Nil
State of Preservation	: Fair
Proposed grade	: III (Type 2) B



TOWN HALL:

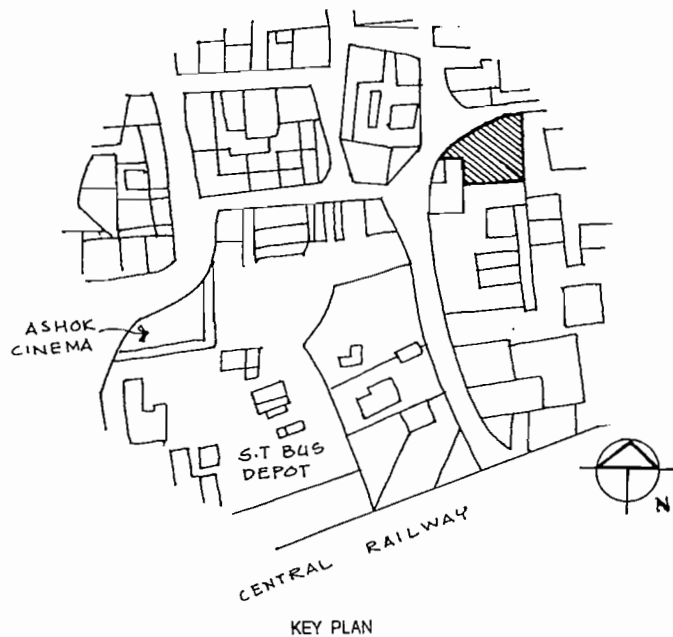
Name of Building	: Town Hall
Location	: Court Naka
Plot / Survey No.	: Not available
Landuse	: Amenity
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1917
Present Use	: Community hall.
Past Use	: Community hall



KHIDKALESHWAR TEMPLE

Name of Building	: Khidkaleshwar Mandir
Location	: Khidkali, Kalyan Highway
Plot / Survey No.	: Not available
Landuse	: Amenity (Temple)
Ownership Status	: Under the Trust
Name of Owner	: Khidkaleshwar Mandir Trust
Date of Construction	: 8 th Cent. AD.
Present Use	: Place of Worship

Past Use	: Place of Worship
Height of Structure	: G
Notable Features	: Though the stone used does not favour, carving is attempted to a fairly good extent. Stone used is the local stone. Shivlinga is located below the ground level.
Architectural Style	: Hemadpanthi Style.
Ornamentation	: Stone Carving on the pillars, walls, cornices
Additions & Alterations	: The structure is been painted and tiled in 1975. Dharmashala built in the Temple Complex in 1970. The temple was said to extent till Khidkaleshwar lake ('Mallakhambh' seen in the water in line with the temple). Original Shikhar renovated to the present form using Mosaic tiles (1975).
Remarks	: Remnants of the old stone Shikhar found in the temple premise. Shivanand Swami Samadhi (1934) built adjacent to it.
State of Preservation:	Fair
Proposed grade	: III (Type 2) B



DATTA MANDIR

Name of Building	: Datta Mandir
Location	: Chendani Koliwada.
Plot / Survey No.	: Not available
Landuse	: Amenity
Ownership Status	: Under the Trust
Name of Owner	: Chendani Kolisamaj Datta Mandir Trust.
Date of Construction	: 1880

Present Use	: Place of Worship.
Past Use	: Place of Worship.
Height of Structure	: G + 1
Notable Features	: Stucco work. Entrance portico. Double framed window. Shikhar of the garbhagriha is enclosed in the sabhamandapa. Glazed tiles used in the sabhamandapa were brought from England and are still in good condition.

Architectural Style : Unidentifiable

Ornamentation : Stucco work.
Decorative wooden fascia.

Additions & Alterations : Temple was entirely renovated in 1921.
Pillars in the central area replaced with iron.
Some of the flooring tiles replaced with ceramic ones.

Remarks : Nil

State of Preservation : Fair

Proposed grade : III (Type 2) A



Present Use : Residential, now reduced to the existing plot size. Other plots developed using unutilised FSI.

Past Use : Residential.

Height of Structure : G

Notable Features : Interesting House form, characteristics of the verandah.

Architectural Style : Vernacular

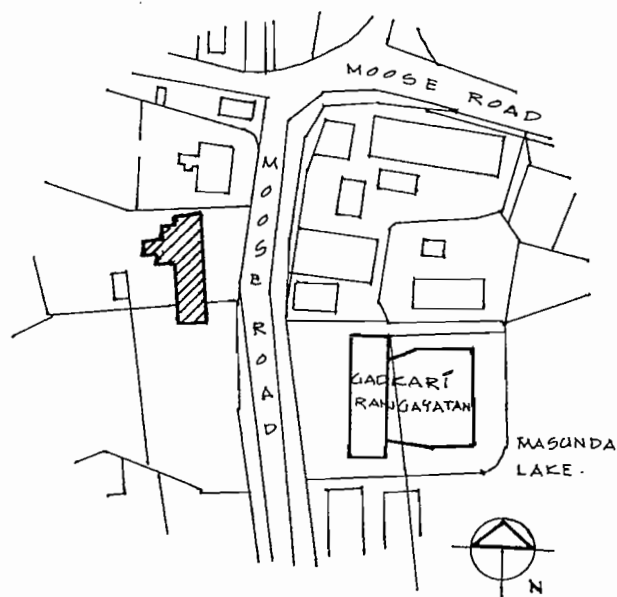
Ornamentation : Nil

Additions & Alterations : Earlier the plot was 5 acres, divided into number of plots in 1940. Flooring tiles changed to Ceramic tiles
The main entry (porch) enclosed to form a family room.
Backdoor entry to Dr. Moose Road converted to form main entry.
Internal changes are many (AC, partitions, and conversion of one of the rooms into a Lawyer's office).

Remarks : Would like to retain the present house form.

State of Preservation : Very good.

Proposed grade : III (Type 2) B



KEY PLAN

GOKUL

Name of Building : Gokul

Location : Opp. Gadkari Rangayatan, near Masunda Lake.

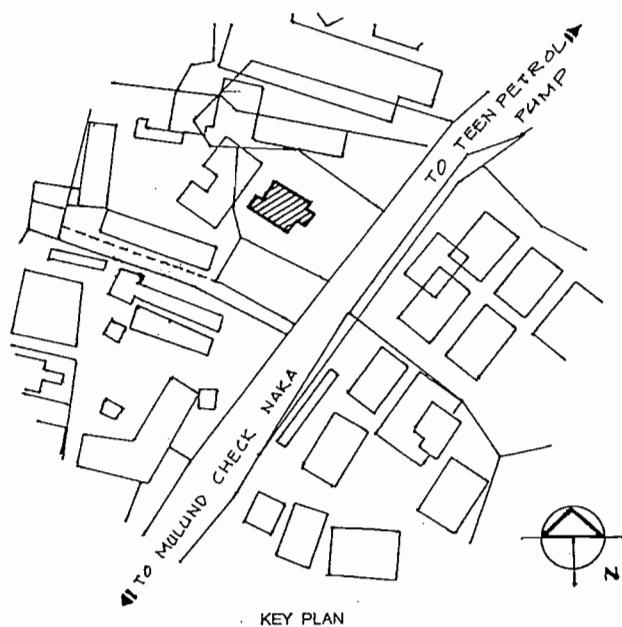
Plot / Survey No. : / 184

Landuse : Residential

Ownership Status : Private

Name of Owner : Mr. Prabhakar Hegde

Date of Construction : 1890



MANI BAUG

Name of Building	: Mani Baug
Location	: Near Hariniwas.
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Thanawalla
Date of Construction	: 1918
Present Use	: Residential and commercial
Past Use	: Residential.

Height of Structure	: G
Notable Features	: Verandah. Cast iron railings. Fascia. House form.
Architectural Style	: Vernacular
Ornamentation	: Decorative Fascia. Decorative cast iron railings.
Additions & Alterations	: In 1975, on the rear side a master bedroom was added (G + 1) made in R.C.C. One of the rooms was extended on the verandah side. Bedroom was extended on the rear side. False ceiling was added for the living room.
Remarks	: Owner intends to maintain the house in the best possible way.
State of Preservation	: Good.
Proposed grade	: III (Type 2) B



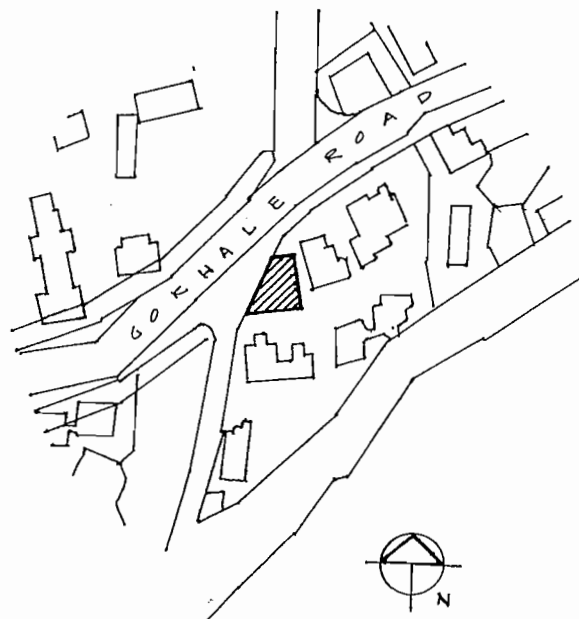
Past Use	: Residence
Height of Structure	: G + 2
Notable Features	: Timber staircase Timber flooring Porch at the entrance Verandah atop the porch Exclusive room on the second floor (bangli)
Architectural Style	: Vernacular
Ornamentation	: Cast-iron railings Finial atop the roof Wooden brackets Newel post of staircase

Additions & Alterations	: Internal changes on the first floor to form a kitchen A terrace on the rear side covered with A.C. sheets and false ceiling to form a room
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Remarks	: Bungalow loses its identity due to the shops masking its view
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State of Preservation	: Good
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Proposed grade	: III (Type 2) A
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KEY PLAN

THAKUR BUNGALOW

Name of Building	: Thakur Bungalow
Location	: Gokhale road
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Thakur
Date of Construction	: Not available
Present Use	: Residence



Past Use : Residential (Police Headquarters for a short period.)

Height of Structure : G + 2

Notable Features : Entrance portico.
Balcony atop the portico.
Cast iron railings.
Fascia.

Architectural Style : Unidentifiable

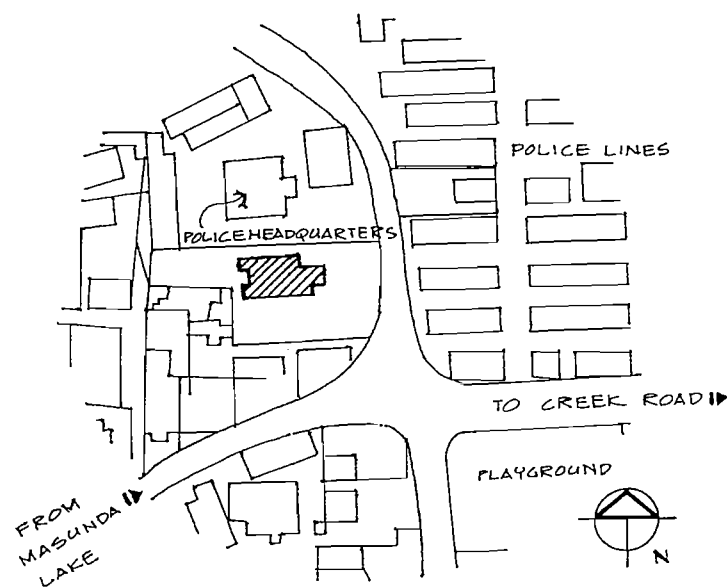
Ornamentation : Decorative cast iron railings.
Decorative wooden fascia.

Additions & Alterations : Nil

Remarks : Information denied by the owner.

State of Preservation : Fair

Proposed grade : III (Type 2) A



KEY PLAN

SITARAM BHUVAN

Name of Building : Sitaram Bhuvan

Location : Near Police Lines, Kharkar Ali.

Plot / Survey No. : Not available

Landuse : Residential

Ownership Status : Private

Name of Owner : Dr. Bhagwat

Date of Construction : Not available

Present Use : Unoccupied



Present Use	: Residential
Past Use	: Residential.
Height of Structure	: G + 1
Notable Features	: House form. Entrance portico. Double framed windows. Front part of the house is in the form of hexagon in plan on either side of the portico. Protruded arch and keystone

Architectural Style : Vernacular.

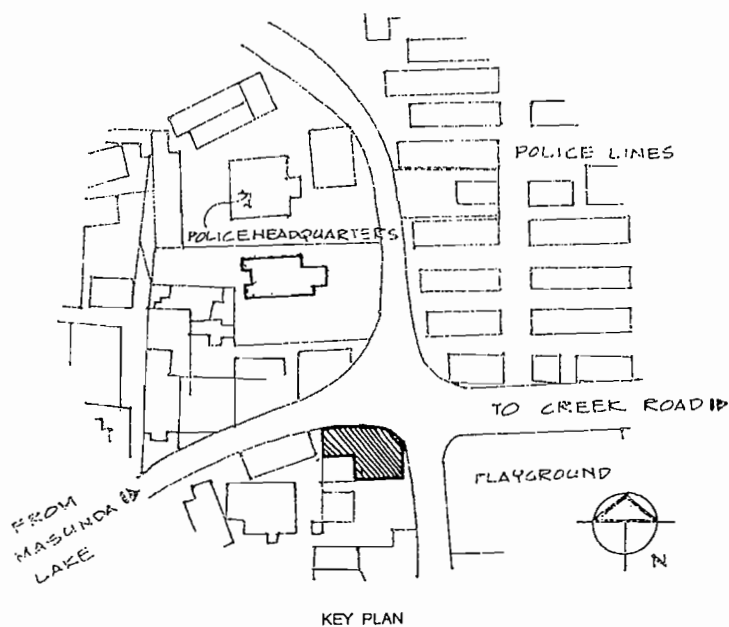
Ornamentation : Nil

Additions & Alterations : Nil

Remarks : Information denied by owner.

State of Preservation : Fair

Proposed grade : III (Type 2) A

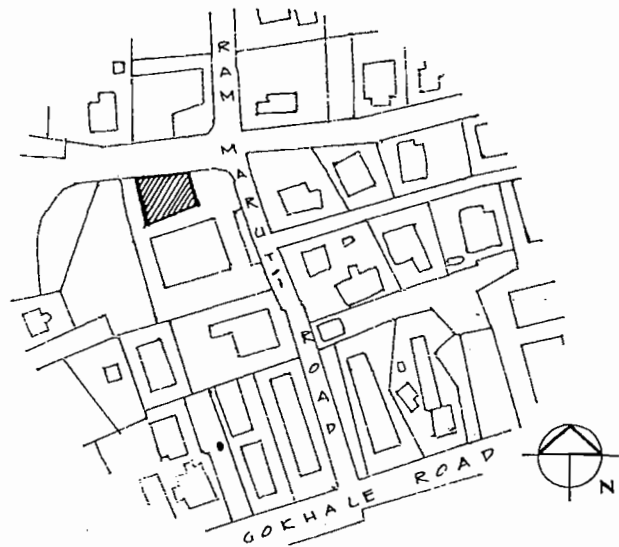


GANDHI BUILDING

Name of Building	: Gandhi Building
Location	: Near Police Lines, Kharkar Ali.
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Tenanted. Owner stays in the same premises.
Name of Owner	: Not available
Date of Construction	: Not available



Past Use	: Residence
Height of Structure	: G + 1
Notable Features	: Wooden railing
Architectural Style	: Vernacular
Ornamentation	: Ornamental newel post
Additions & Alterations	: Nil
Remarks	: Nil
State of Preservation	: Fair
Proposed grade	: III (Type 2) B



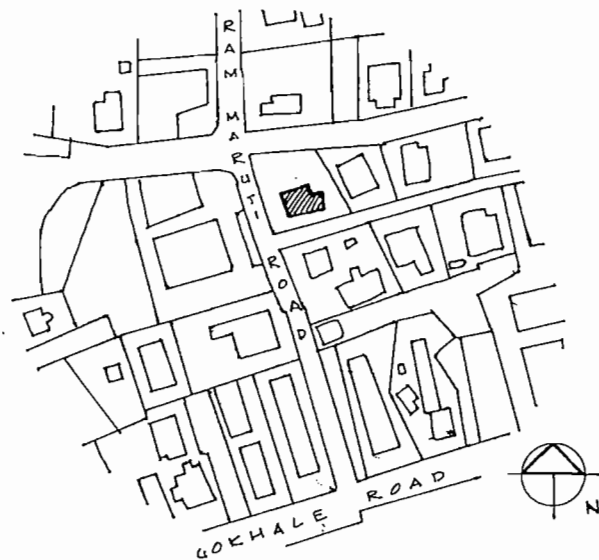
KEY PLAN

RAM MARUTI ROAD

Name of Building	: Ramchandra Niwas
Location	: Ram Maruti Road
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Tenanted
Name of Owner	: Not available
Date of Construction	: Not available
Present Use	: Residence



Present Use	: Residence and Commercial
Past Use	: Residential
Height of Structure	: G + 1
Notable Features	: Wooden railing
Architectural Style	: Vernacular
Ornamentation	: Nil
Additions & Alterations	: Alterations done on the rear side
Remarks	: Intention to demolish the present structure for new development



KEY PLAN

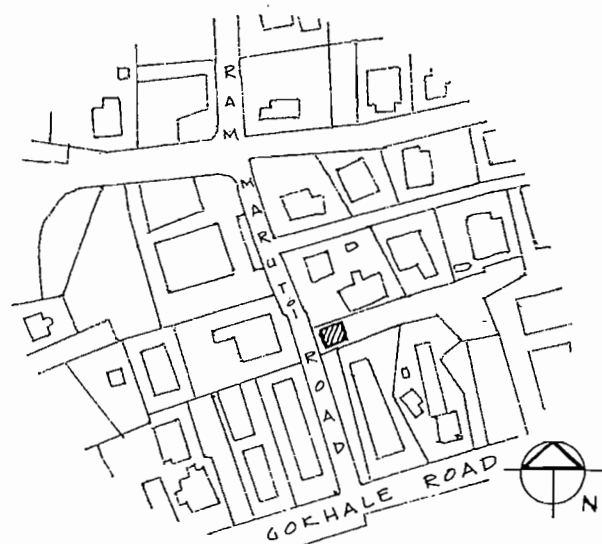
RAM MARUTI ROAD

Name of Building	: Bhalekar building
Location	: Ram Maruti road
Plot / Survey No.	: 6, 7
Landuse	: Mixed – Residential & Commercial
Ownership Status	: Private
Name of Owner	: Mr. Bhalekar
Date of Construction	: 1946

State of Preservation	: Fair
Proposed grade	: III (Type 2) B



Past Use	: Residential and shops
Height of Structure	: G + 1
Notable Features	: Wooden railing. External staircase.
Architectural Style	: Vernacular
Ornamentation	: Nil
Additions & Alterations	: R.C.C support given to the staircase
Remarks	: Nil
State of Preservation	: Fair
Proposed grade	: III (Type 2) B



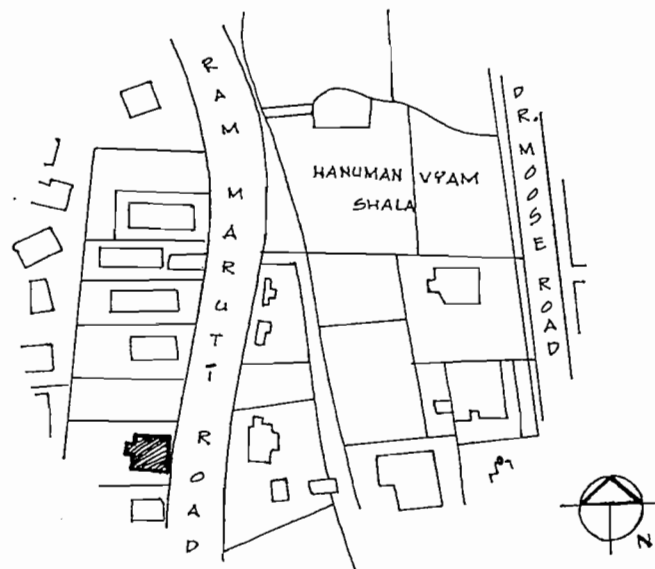
KEY PLAN

RAM MARUTI ROAD

Name of Building	: Durve building
Location	: Ram Maruti road
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Durve
Date of Construction	: 1944
Present Use	: Residence and Shops .



Present Use	: Residence and shops.
Past Use	: Residential and shops.
Height of Structure	: G + 1
Notable Features	: Roof line. Cast iron railings. Balcony on the first floor, Fascia
Architectural Style	: Vernacular
Ornamentation	: Decorative cast iron railings. Decorative wooden fascia.

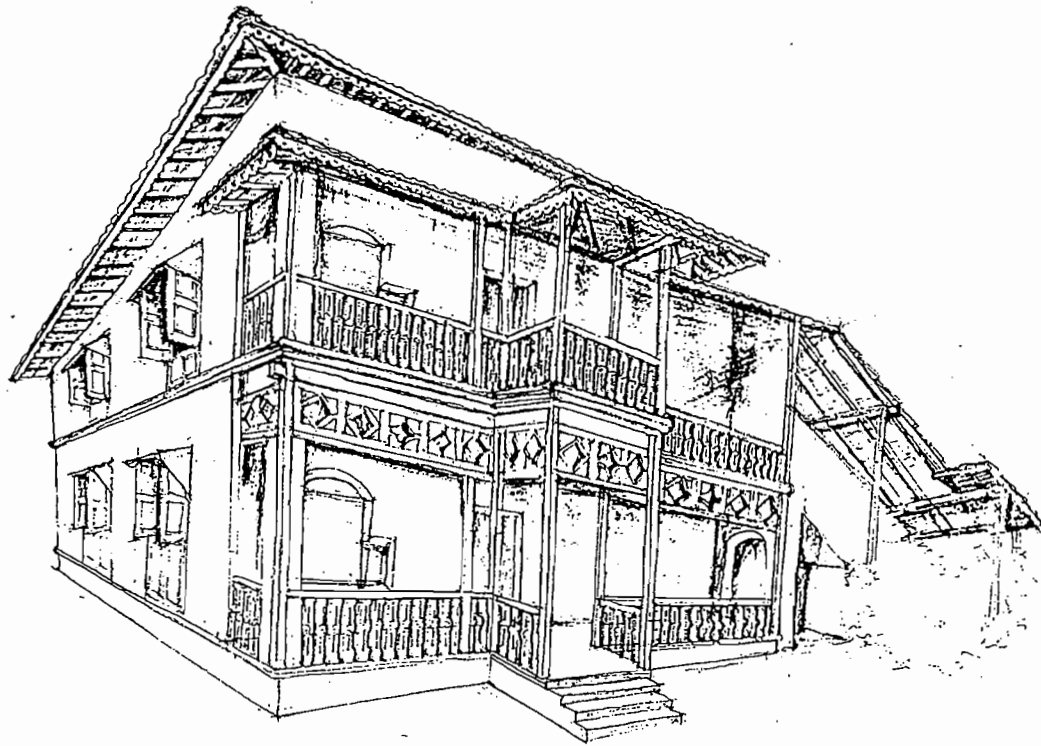


KEY PLAN

RAM MARUTI ROAD

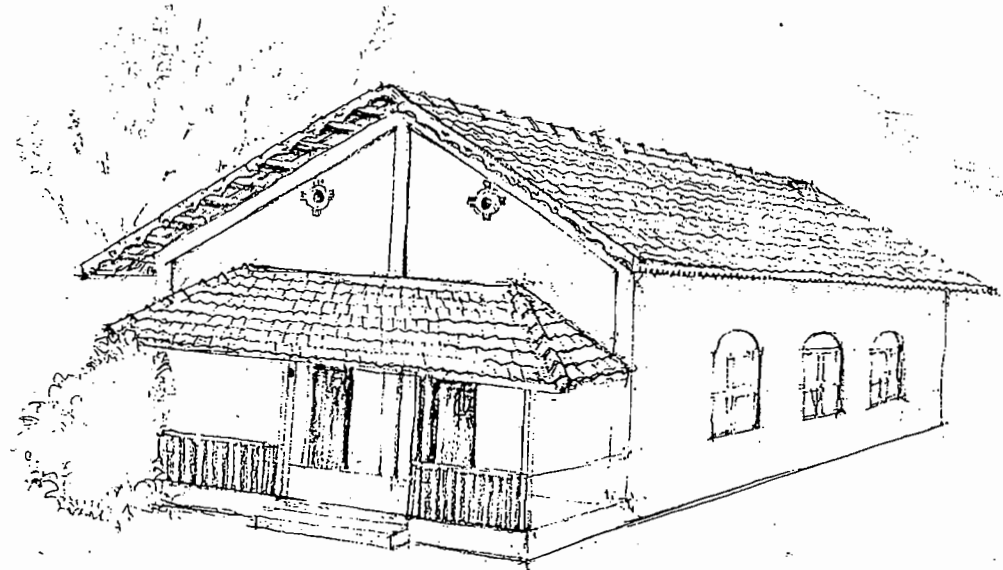
Name of Building	: Hate Building
Location	: Ram Maruti road
Plot / Survey No.	: Not available
Landuse	: Mixed – Residential & Commercial
Ownership Status	: Private
Name of Owner	: Mr. U. P. Hate
Date of Construction	: 1943

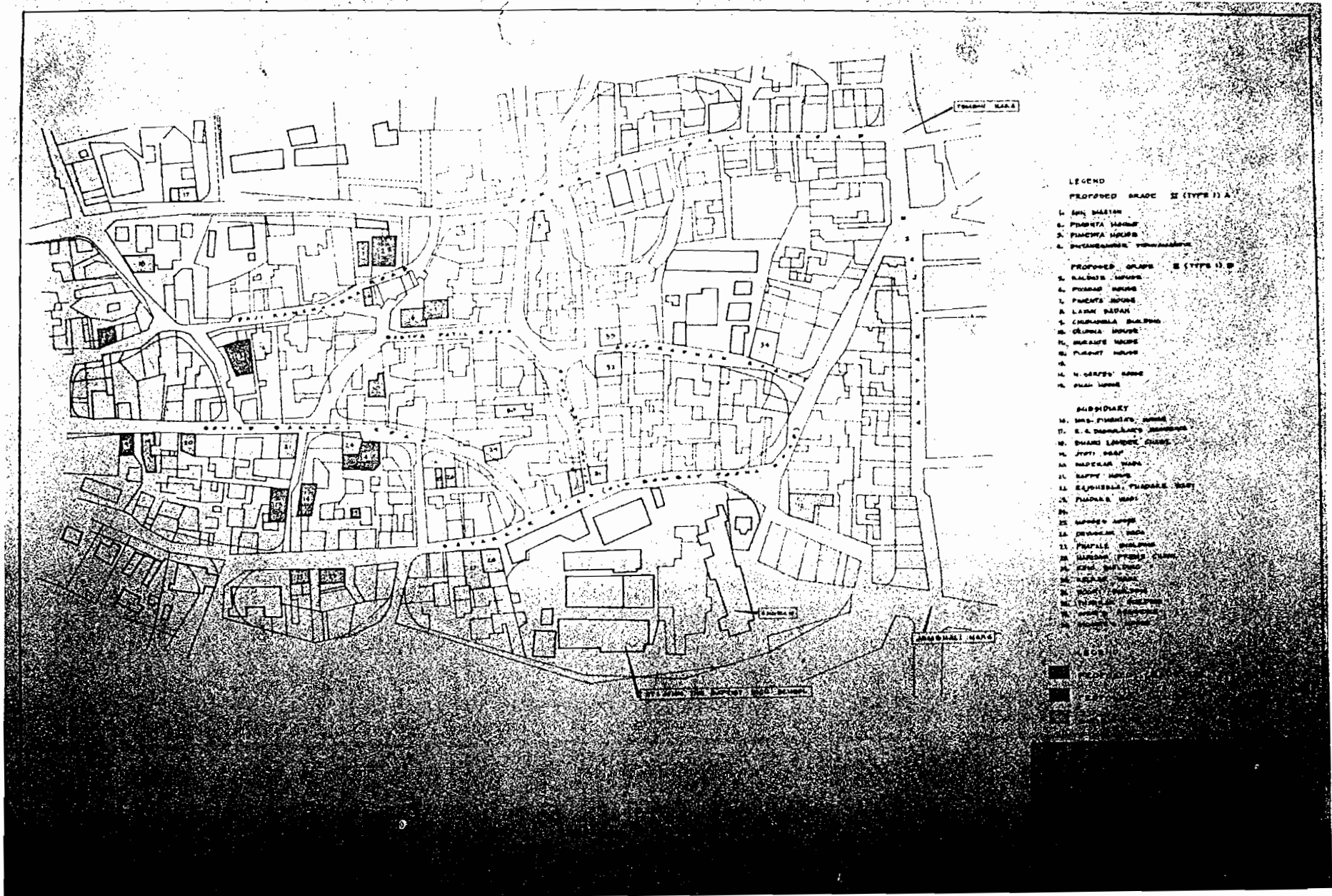
Additions & Alterations	: Shops on the ground floor partly demolished due to road widening.
Remarks	: Intention to demolish the present structure for new development
State of Preservation	: Fair
Proposed grade	: III (Type 2) A



CHARAI

One of the oldest settlements in Thane, this area is predominantly a Christian area. The entire area seems to have grown organically over the years. Most of the original structures have been built in the first quarter of the twentieth century. All the original house-forms are different from each other, yet depict some kind of a continuity in the entire area. Having sloping roof in common, every structure has its own identity depicted through the ornamentation and architectural elements such as porch, balcony, balustrade, etc. Ornate carvings can be seen through stucco work, railings, brackets, etc. Most of these built forms are relatively old, thus requiring extensive maintenance. As a result, many of the old and original structures have been demolished and new apartments have taken their place.





LEGEND
PROPOSED GRADE II (TYPE I) A

- 1. SHI BASTION
- 2. PANCHTA MANSAP
- 3. PANCHTA MANSAP
- 4. PANCHTA MANSAP

PROPOSED GRADE II (TYPE I) B

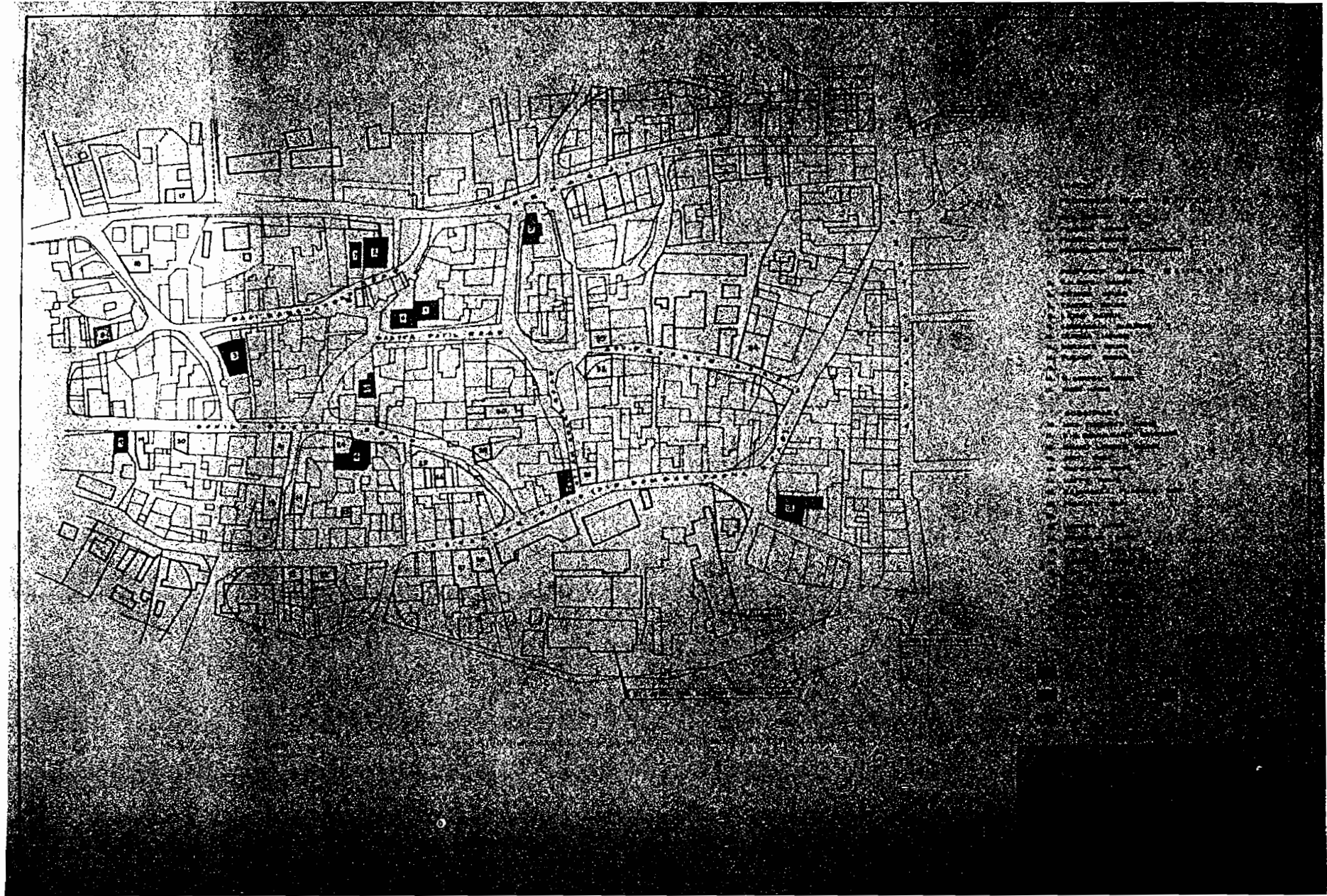
- 5. KALDESI MANSAP
- 6. PANCHTA MANSAP
- 7. PANCHTA MANSAP
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- 9. CHANDRABALA MANSAP
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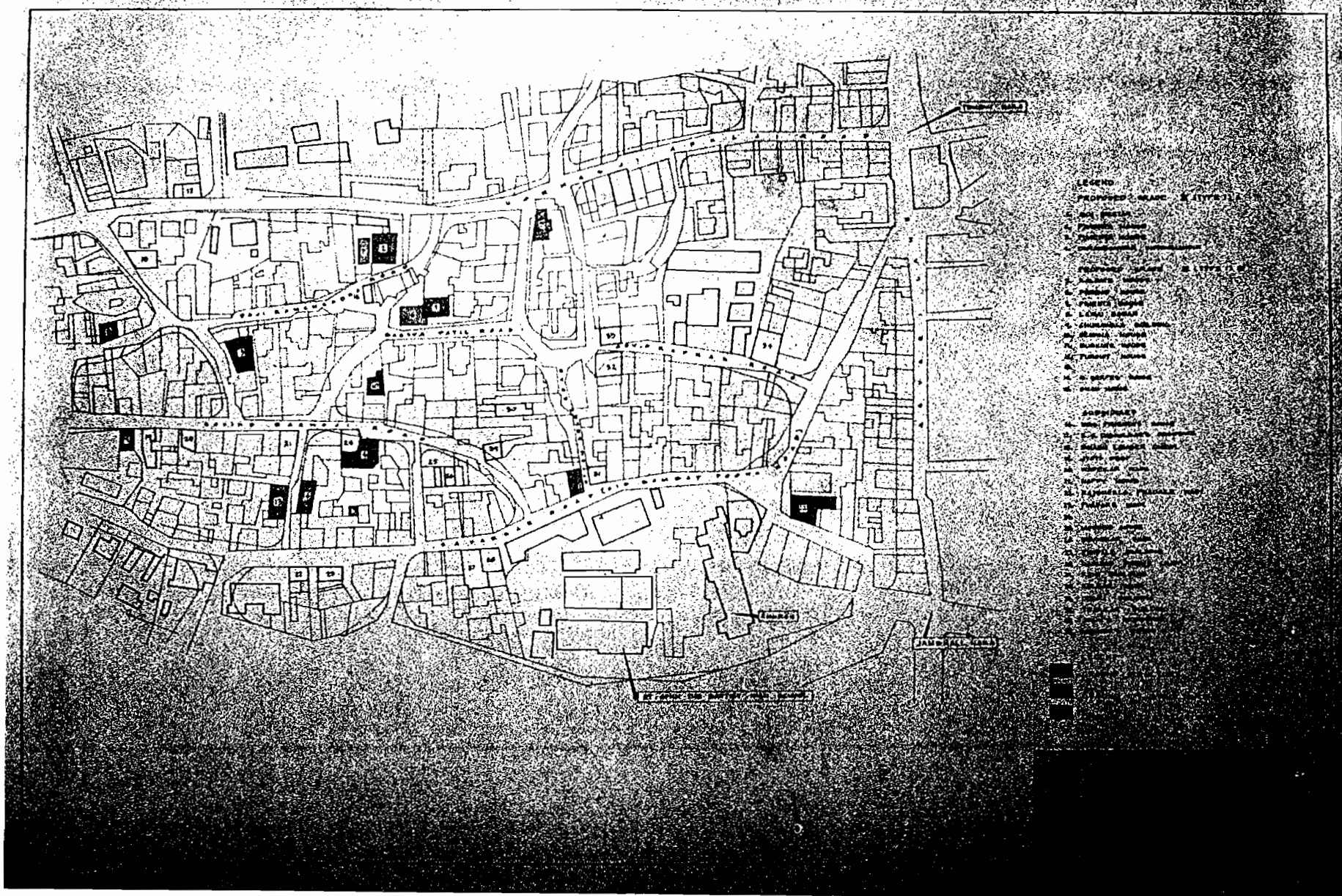
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A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

MMR-HERITAGE CONSERVATION SOCIETY
RACHANA CONSULTANTS



- LEGEND**
- PROPOSED ZONE OF INTEREST**
- 1. Old Fort
 - 2. Fort St. Catherine
 - 3. Fort St. John
 - 4. Fort St. George
 - 5. Fort St. Sebastian
 - 6. Fort St. Thomas
 - 7. Fort St. Xavier
 - 8. Fort St. Yves
 - 9. Fort St. Zeno
 - 10. Fort St. ...
- PROPOSED ZONE OF INTEREST**
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A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

MMR-HERITAGE CONSERVATION SOCIETY
 BACHANA CONSULTANTS



1 CHARAI

Name of Building : Ann Niketan
Location : Charai
Plot / Survey No. : Not available
Landuse : Residential
Ownership Status : Private
Name of Owner : Mr. Joe Alwaris
Date of Construction : 1947
Present Use : Residential
Past Use : Residential

Height of Structure : G + 1
Notable Features : Entrance porch.
Balcony atop the porch.
Architectural Style : Vernacular
Ornamentation : Nil
Additions & Alterations : Wooden fins added to the balcony on the first floor.
Internal arrangement altered to the present one.
Flooring changed.
Remarks : Nil
State of Preservation : Good
Proposed grade : III (Type 1) A



2 CHARAI

Name of building	: Pimenta House
Location	: B. P. Road, off Edulji Road, Charai
Plot / Survey No.	: / 385
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Joseph p. Pimenta
Date of Construction	: 1930
Present Use	: Residence

Past Use	: Residence
Height of Structure	: G + 1 (having attic)
Notable Features	: Verandah on ground floor. Balcony on first floor. cast-iron railing. Timber staircase to reach attic. External staircase in part timber and part stone. balcony on rear side. Fascia.

Architectural Style : Vernacular

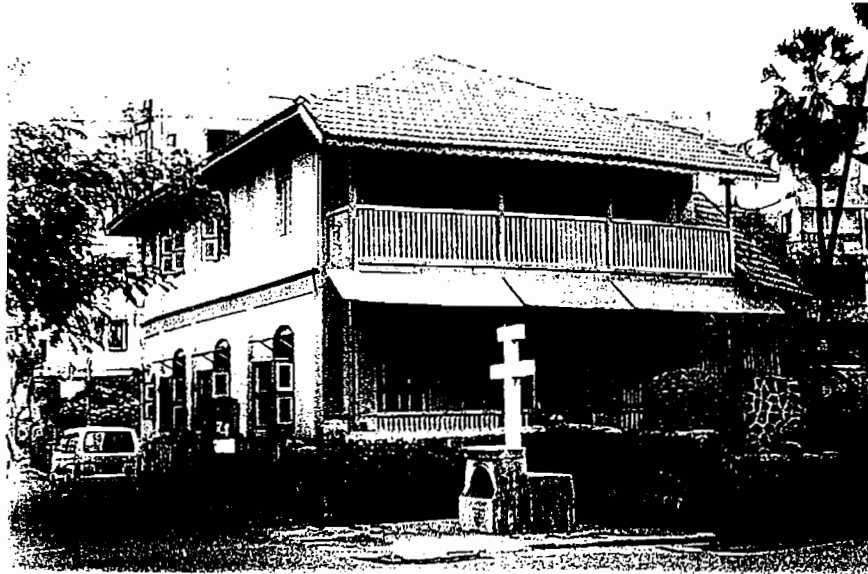
Ornamentation : Decorative cast iron railings
Stain glass
Decorative fascia

Additions & Alterations : Nil

Remarks : Structure is in good condition and is sound in terms of maintenance

State of Preservation : Good

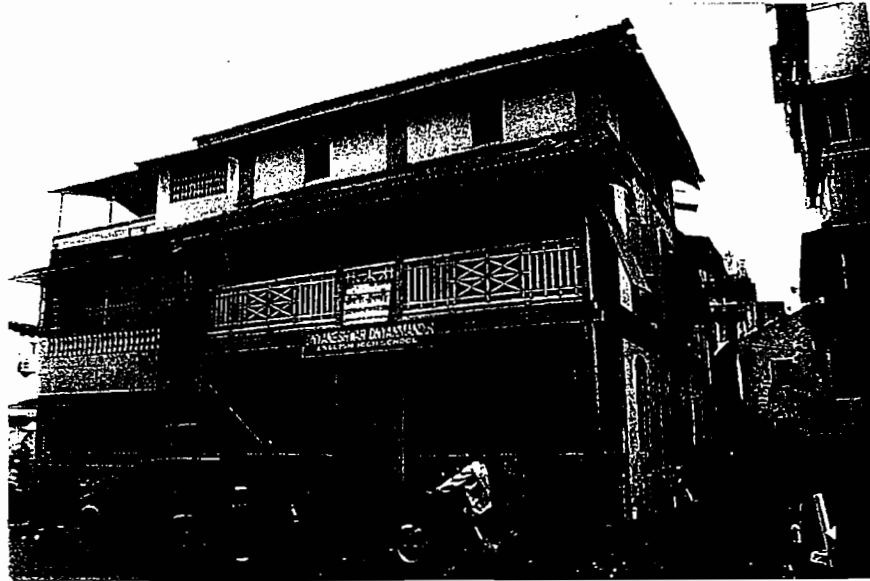
Proposed grade : III (*Type 1*) A



3 CHARAI

Name of Building	: Pimenta House
Location	: B. P. Road, off Edulji Road, Charai
Plot / Survey No.	: / 359 & 360
Landuse	: Residential
Ownership Status	: Tenanted. Owner stays in the same premises.
Name of Owner	: Ms. Pimenta
Date of Construction	: 1928

Present Use	: Residence and Nursery school
Past Use	: Residential
Height of Structure	: G + 1 (having attic)
Notable Features	: House form. Verandah on ground floor. Balcony on first floor. Timber staircase from the verandah. Fascia.
Architectural Style	: Vernacular
Ornamentation	: Decorative wooden fascia.
Additions & Alterations	: Nil
Remarks	: Structure is in good condition and is sound in terms of maintenance
State of Preservation	: Good
Proposed grade	: III (<i>Type 1</i>) A



4 CHARAI

Name of Building	: Dnyaneshwar Vidyamandir
Location	: Govind Bachaji Road, Charai.
Plot / Survey No.	: 221 / 239
Tika no.	: 13
Landuse	: Amenity (School)
Ownership Status	: Private, run by the Trust
Name of Owner	: Dnyaneshwar Vidyamandir Trust

Date of Construction	: 1922
Present Use	: School
Past Use	: Residential
Height of Structure	: G + 1 (Having attic)
Notable Features	: Wooden Railings
Architectural Style	: Vernacular
Ornamentation	: Wooden Railings
Additions & Alterations	: RCC Support given to the external staircase. Plastering work carried out by Ramon and Demn.
Remarks	: Staircase on the rear side demolished due to security reasons.
State of Preservation	: Good
Proposed grade	: III (Type 1) A



5 CHARAI

Name of Building : Kaldate House
Location : Edulji road,
Charai
Plot / Survey No. : S No.:402, T
No.:13
Landuse : Residential
Ownership Status : Tenanted, owner
lives in the same
premises
Name of Owner : Mr. Hirabhai
Kaldate
Date of Construction : 1895

Present Use : Residence
Past Use : Residence
Height of Structure : G + 1
Notable Features : External timber staircase.
Projecting balcony.
Stucco work on façade.
Double framed windows.
Architectural Style : Vernacular
Ornamentation : Stucco work on facade
Additions & Alterations : nil
Remarks : External staircase in poor
condition
State of Preservation : Fair
Proposed grade : III (*Type1*) B



6 CHARAI

Name of Building : Piyadad House
Location : Charai
Plot / Survey No. : Not available
Landuse : Residential
Ownership Status : Tenanted
Name of Owner : Mr. Joseph Piyadad
Date of Construction : 1925
Present Use : Residence

Past Use : Residence
Height of Structure : G (having attic)
Notable Features : Arched windows.
 Double framed windows.
Architectural Style : Vernacular
Ornamentation : Decorative timber fascia.
 Stucco work around windows.
Additions & Alterations : Verandah extended in 1952.
 External toilets taken inside the main structure.

Remarks : Nil

State of Preservation : Good

Proposed grade : III (*Type 1*) B



7 CHARAI

Name of Building	: Toddler's Nursery
Location	: Charai
Plot / Survey No.	: / 384
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Joseph P. Pimenta
Date of Construction	: 1930
Present Use	: Residential

Past Use	: Residential
Height of Structure	: G (having attic)
Notable Features	: Verandah on ground floor. Cast-iron railing. Fascia.
Architectural Style	: Vernacular
Ornamentation	: Decorative cast iron railings Stain glass Decorative fascia
Additions & Alterations	: Nil
Remarks	: Structure is in good condition and is sound in terms of maintenance
State of Preservation	: Good
Proposed grade	: III (Type 1) B



8 CHARAI

Name of Building : Laxmi Sadan
Location : Charai
Plot / Survey No. : / 24
Tika No. : 12
Landuse : Residential
Ownership Status : Tenanted, owner stays in the same building.
Name of Owner : Mr. Pradhan
Date of Construction : 1935

Present Use : Residential
Past Use : Residential
Height of Structure : G (Having attic)
Notable Features : Cast iron railings
Architectural Style : Vernacular
Ornamentation : Cast iron railings
Additions & Alterations : Internal plastering and tiling done to prevent seepage.
Remarks : Internal photography not allowed
State of Preservation : Fair
Proposed grade : III (Type 1) B



9 CHARAI

Name of Building : Chunawalla Building
Location : Govind Bachaji Road, Charai.
Plot / Survey No. : House No. : 28
Landuse : Residential
Ownership Status : Tenanted
Name of Owner : Ms. Lata Vasant Patil
Date of Construction : 1925

Present Use : Residential
Past Use : Residential
Height of Structure : G + 1
Notable Features : Cast iron Railings
 Stucco work above the doors and windows
Architectural Style : Vernacular
Ornamentation : Cast iron railings
 Stucco work above the doors and windows.
Additions & Alterations : MS grilles added to the ground floor for security reasons.
Remarks : Internal photography not allowed.
State of Preservation : Fair.
Proposed grade : III (*Type 1*) B



10 CHARAI

Name of Building : D'Cunha House
Location : Charai
Plot / Survey No. : / 348
Landuse : Residential
Ownership Status : Tenanted
Name of Owner : Mr. D'Cunha
Date of Construction : 1953
Present Use : Residential
Past Use : Residential

Height of Structure : G + 1 (having attic)
Notable Features : Stucco work above the doorframe and on the external facade
Architectural Style : Vernacular
Ornamentation : Stucco work
Additions & Alterations : MS grilles added to the verandah for security reasons
Remarks : Internal photography not allowed
State of Preservation : Fair
Proposed grade : III (Type 1) B



11 CHARAI

Name of Building	: Murkute building
Location	: Lokmanya Ali, Charai
Plot / Survey No.	: Not available.
Landuse	: Residential
Ownership Status	: Tenanted
Name of Owner	: Mr. Pise
Date of Construction	: 1925
Present Use	: Residential

Past Use	: Residential
Height of Structure	: G + 1 (having attic)
Notable Features	: Cast iron railings
Architectural Style	: Vernacular
Ornamentation	: Cast iron railings
Additions & Alterations	: Nil
Remarks	: Structure is in a dilapidated condition, declared as a dangerous building.
State of Preservation	: Very poor
Proposed grade	: III (<i>Type 1</i>) B



12 CHARAI

Name of Building	: Purohit House / Chandiwale building
Location	: Charai
Plot / Survey No.	: 987, 988
Landuse	: Mixed – Residential & commercial
Ownership Status	: Private – joint ownership
Name of Owner	: Late S. L. Purohit

Date of Construction	: 1925
Present Use	: Residence, Grocery shop.
Past Use	: Residence, Jewelry shop.
Height of Structure	: G + 2 (having attic)
Notable Features	: Extensive woodwork. Basalt stone used.
Architectural Style	: Vernacular
Ornamentation	: Wooden carved door and brackets. Cast iron railing. Finial.

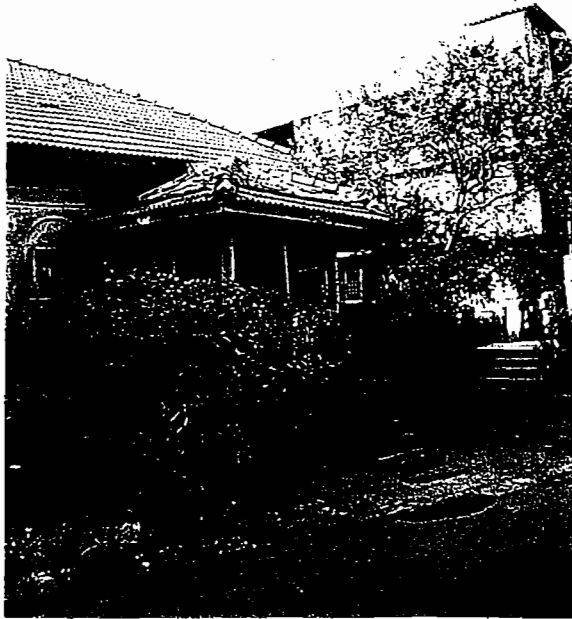
Additions & Alterations	: Nil
Remarks	: Poorly Maintained
State of Preservation	: Very poor
Proposed grade	: III (Type 1) B



Height of Structure	: G
Notable Features	: Porch.
Architectural Style	: Vernacular
Ornamentation	: Nil
Additions & Alterations	: Nil
Remarks	: Information denied by owner
State of Preservation	: Poor
Proposed grade	: III (Type 1) B

13 CHARAI

Name of Building	: Serpes House
Location	: Charai
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. N. Serpes
Date of Construction	: Not available
Present Use	: Residence
Past Use	: Residence



14 CHARAI

Name of Building : Not Available
Location : Charai
Plot / Survey No. : Not Available
Landuse : Residential
Ownership Status : Private
Name of Owner : Not Available
Date of Construction : Not Available
Present Use : Residence
Past Use : Residence

Height of Structure : G
Notable Features : High Plinth. Porch.
Architectural Style : Vernacular
Ornamentation : Nil
Additions & Alterations : Nil
Remarks : Information denied by owner.
State of Preservation : Poor
Proposed grade : III (Type 1) B



15 CHARAI

Name of Building : Shah House
Location : Charai
Plot / Survey No. : Not Available
Landuse : Residential
Ownership Status : Joint Ownership
Name of Owner : Ms. Anuradha
 Ukirde and Mr.
 Shah
Date of Construction : 1940
Present Use : Residential

Past Use : Residential
Height of Structure : G + 1
Notable Features : Wooden railing
 Verandah.
Architectural Style : Vernacular
Ornamentation : Nil
Additions & Alterations : Internal flooring changed
 from Shahbad to Marble.
Remarks : Nil
State of Preservation : Good
Proposed grade : III (Type 1) B



BHAUSHET LOMBER CHAWL

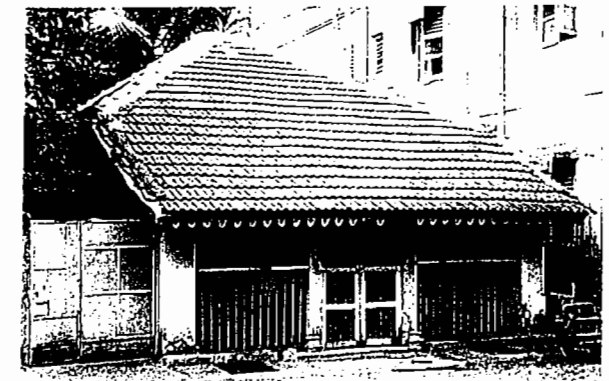


THAKKAR BUILDING

SUBSIDIARY STRUCTURES

It has been found that there are many other structures in Charai, which have been built around the same time but have undergone major transformation due to additions and alterations.

The original built-form can only be seen through remaining elements such as roof, railings etc. The present visible houseform is largely new and the transformations are incongruous to the original built-form. Such houses have also been surveyed but are not listed since they do not qualify for grading purposes. They have been documented through photographs and have been included in the study.



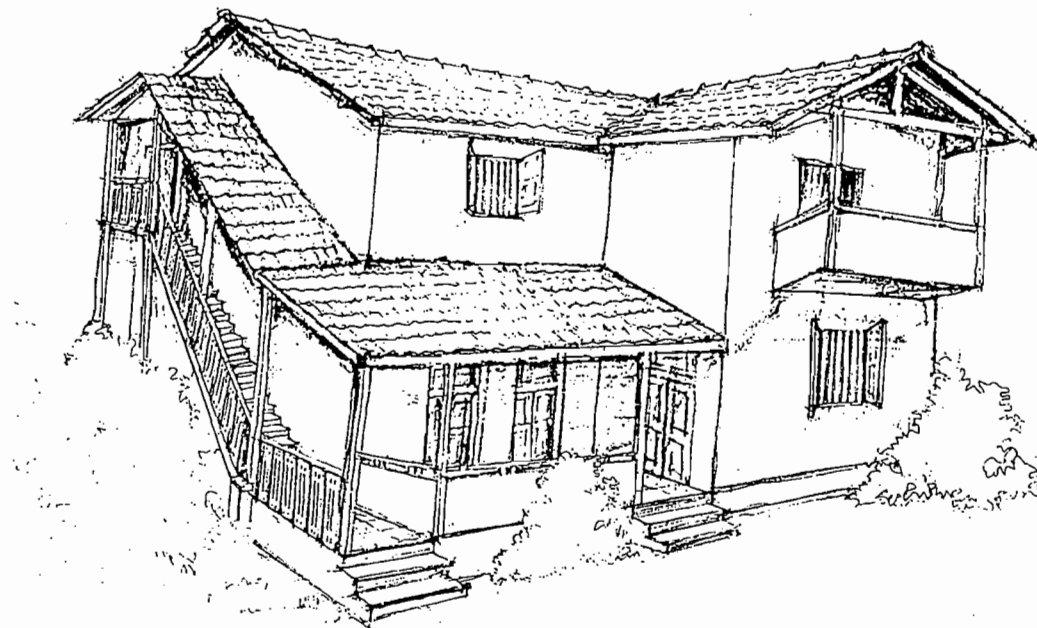
DABHOLKAR RESIDENCE



PIMPALE BUILDING



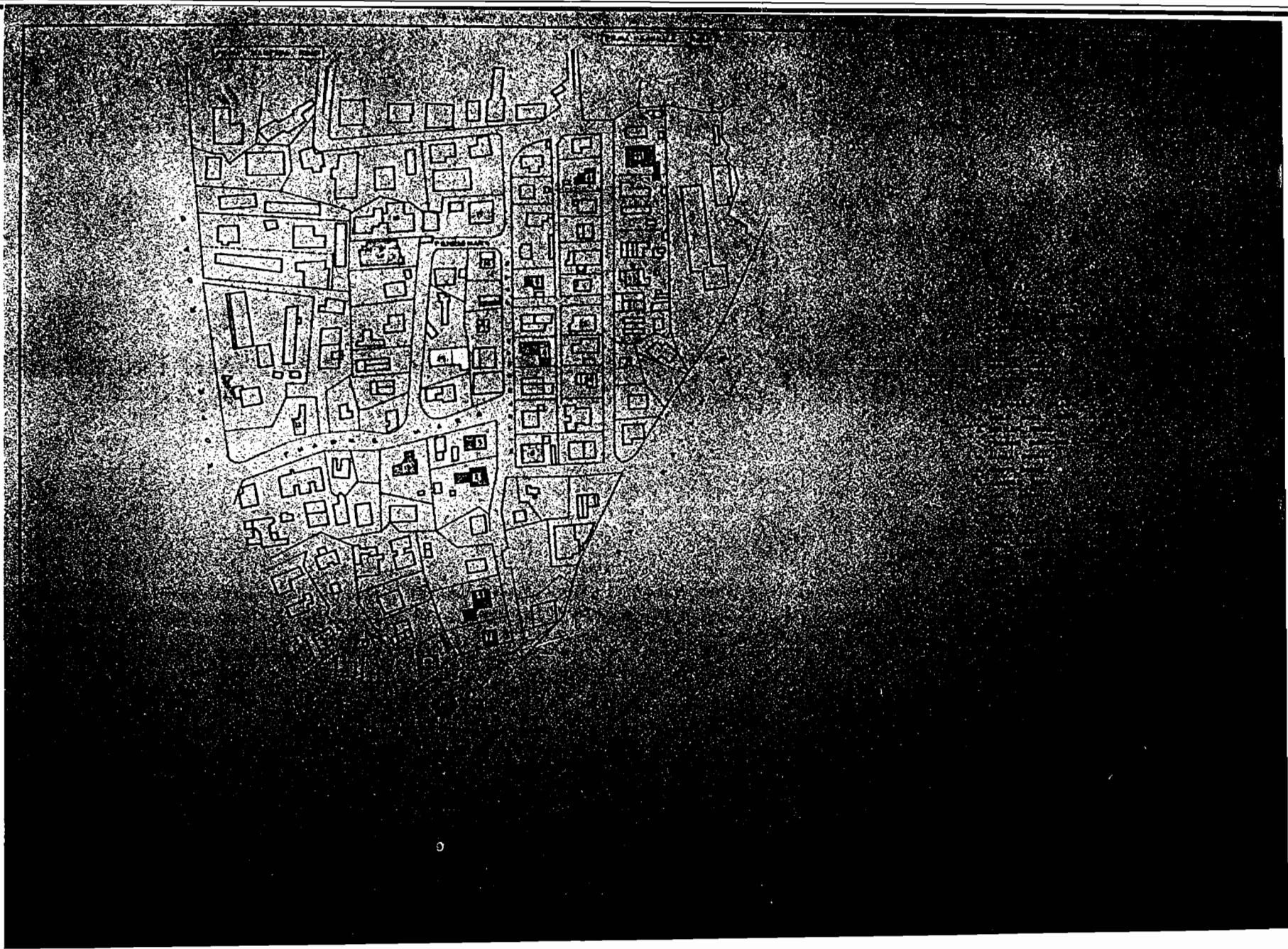
RAJSHILA



BRAHMAN SOCIETY

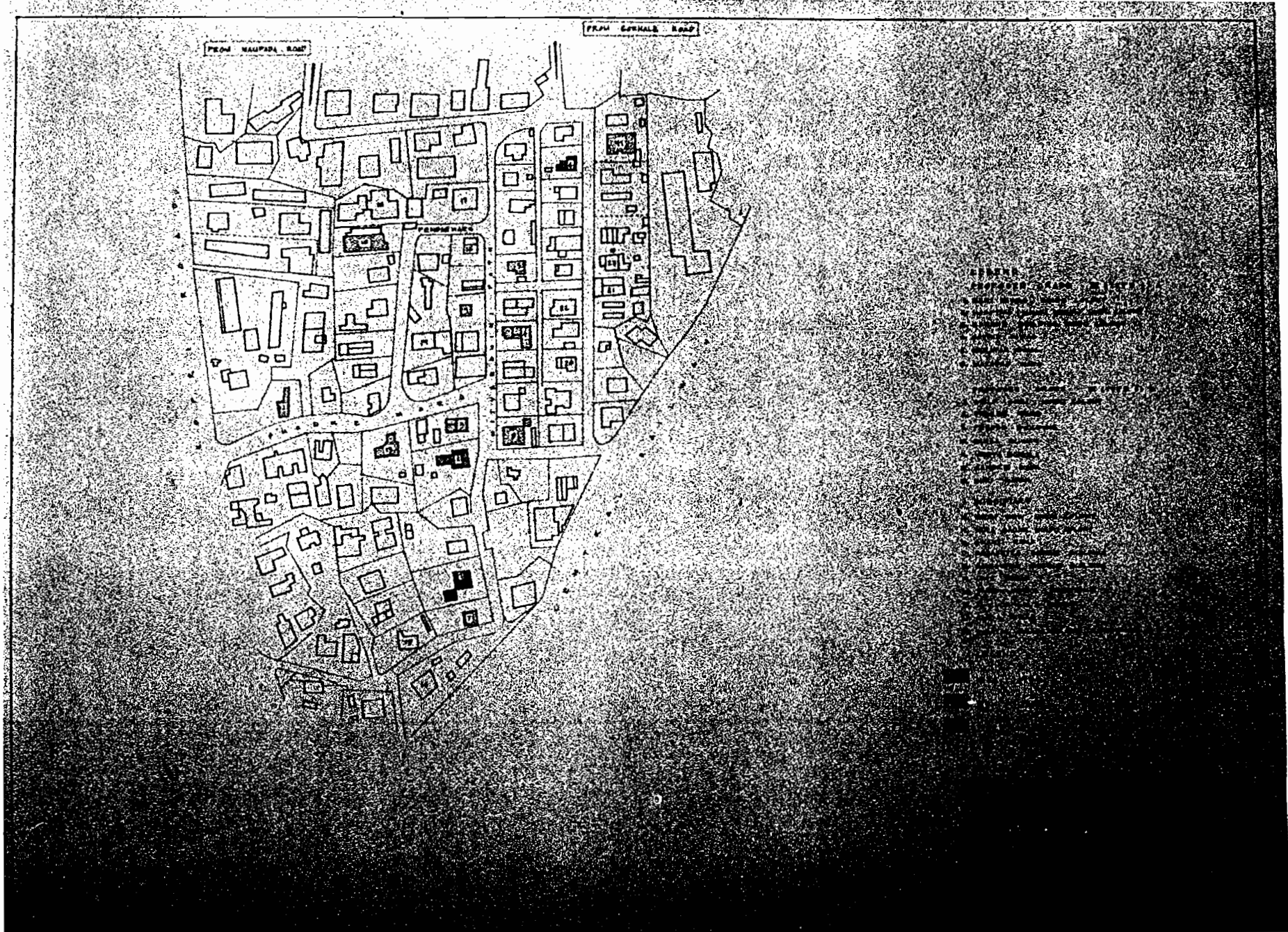
A planned area consisting of numerous houses arranged in a planned manner on plots abutting internal roads. The individual houses are either G or G + 1 in height and most of them are bungalows with the rest being chawls. Every structure has an appealing built-form with ornamentation found on the facade. Almost all the structures have sloping mangalore-tiled roofs, which is a characteristic of this area. Each structure has its own garden, which shows that this area was pre-planned. Each structure although different from the other shows some kind of uniformity and continuity throughout the area. Predominantly a residential area, many of the old bungalows have been replaced with modern apartment blocks. Whatever original structures remain, exhibit a rich aesthetic appearance through the use of fretwork, decorative railings, stucco work, etc.





A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

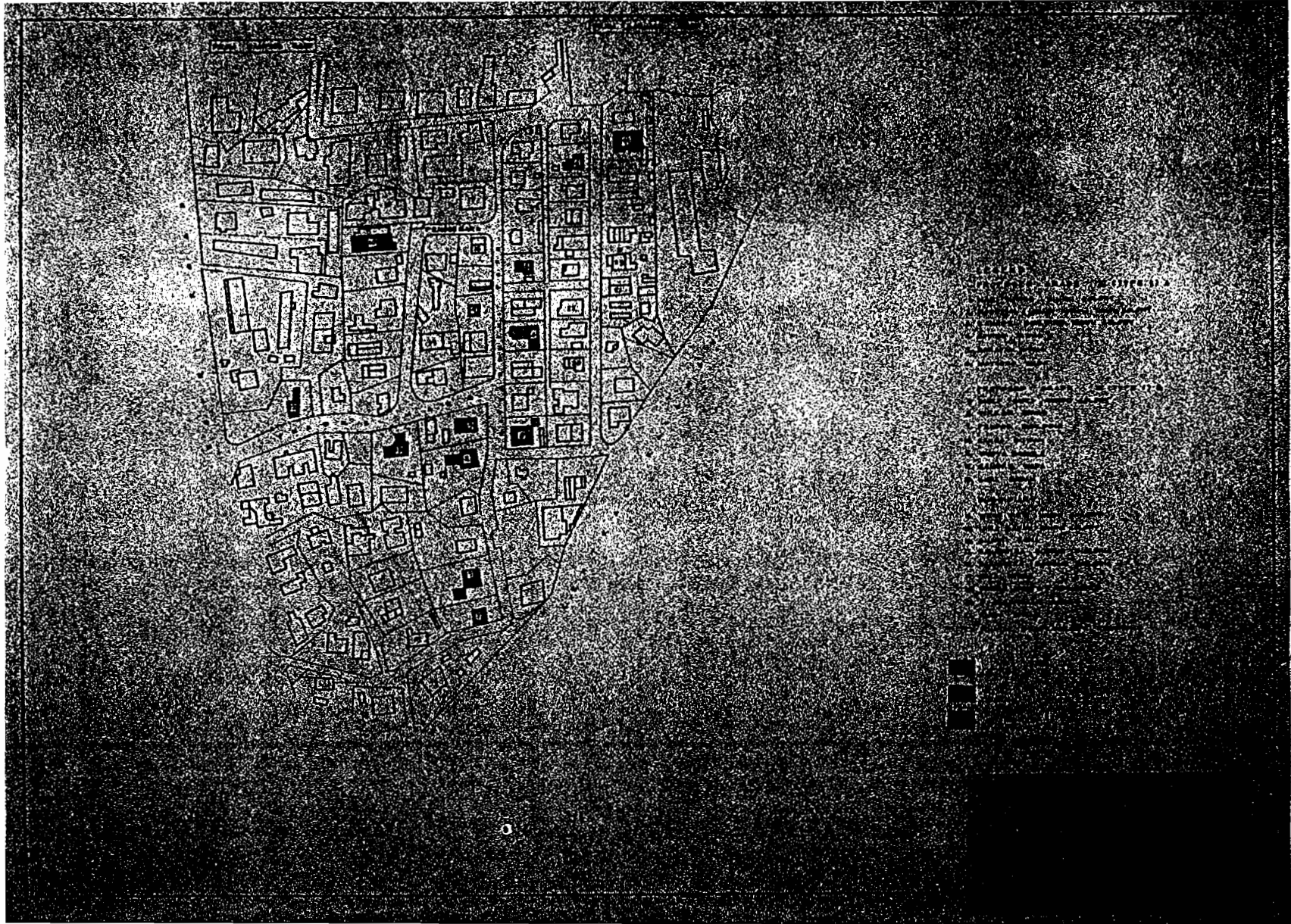
MMR-HERITAGE CONSERVATION SOCIETY
RACHANA CONSULTANTS



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A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

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A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

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1 BRAHMAN SOCIETY

Name of Building : Hariniwas

Location : Hindu Colony,
Brahman Society

Plot / Survey No. : Not available

Landuse : Mixed –
Residential &
commercial

Ownership Status : Tenanted, owner
stays in the same
premises.

Name of Owner : Mr. Mukund
Damle

Date of Construction: 1930

Present Use : Residence

Past Use : Residence

Height of Structure : G + 1

Notable Features : Front part of the structure
is in the shape of a
pentagon in plan.

Architectural Style : Vernacular

Ornamentation : Nil

Additions & Alterations : Extensions done on the
rear side in 1955

Remarks : Leakage in roof

State of Preservation : Fair

Proposed grade : III (Type 1) A



2 BRAHMAN SOCIETY

Name of Building	: Janaki Niwas
Location	: Hindu Colony, Brahman Society
Plot / Survey No.	: 106
Landuse	: Residential
Ownership Status	: Tenanted. Owner stays in the same premises.
Name of Owner	: Ms. Janaki Mulay
Date of Construction	: 1944

Present Use	: Residential and hospital.
Past Use	: Residential.
Height of Structure	: G + 2
Notable Features	: Stain glass panels. Wooden railings. Fascia.
Architectural Style	: Vernacular
Ornamentation	: Decorative wooden fascia.
Additions & Alterations	: Terrace enclosed to form an entire floor. Part of the residential area converted into an hospital.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) A



3 BRAHMAN SOCIETY

Name of Building : Kanade Building
Location : Brahman Society
Plot / Survey No. : Not available
Landuse : Residential
Ownership Status : Tenanted, owner stays in the same premises.
Name of Owner : Mr. Kanade
Date of Construction : 1935
Present Use : Residential

Past Use : Residential
Height of Structure : G + 2 (Having attic)
Notable Features : House form.
 Stain glass paneling.
 Staircase made in stone and wood
 Fascia
Architectural Style : Vernacular
Ornamentation : Stain glass.
 Decorative Fascia.
Additions & Alterations : Nil
Remarks : Information denied by owner
State of Preservation : Good
Proposed grade : III (Type 1) A



4 BRAHMAN SOCIETY

Name of Building	: Govind Niwas
Location	: Brahman society
Plot / Survey No.	: 31
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Dattatraya Mule
Date of Construction	: 1931
Present Use	: Residence

Past Use	: Residence
Height of Structure	: G + 1
Notable Features	: Stucco work. Cast iron railing.
Architectural Style	: Vernacular
Ornamentation	: Decorative doors and windows. Cast iron railing. Stucco work.
Additions & Alterations	: Extension done on rear side. External toilets taken within the main structure.
Remarks	: Plastering done on external walls in 1966.
State of Preservation	: Fair
Proposed grade	: III (Type 1) A



5 BRAHMAN SOCIETY

Name of Building	: Mayadeo building
Location	: Brahman society
Plot / Survey No.	: 15
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Mayadeo
Date of Construction	: 1930
Present Use	: Residence

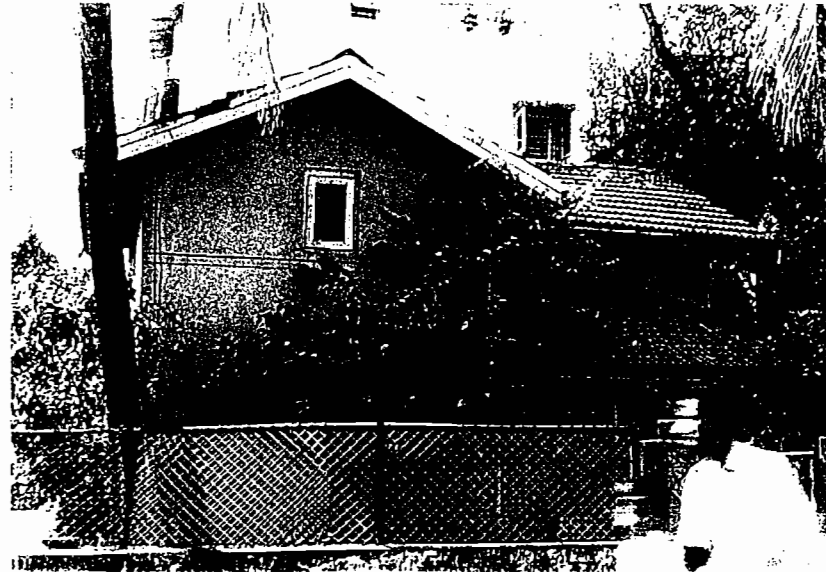
Past Use	: Residence
Height of Structure	: G + 1
Notable Features	: External timber staircase. Cast iron balustrade. Timber flooring.
Architectural Style	: Vernacular
Ornamentation	: Stucco work Decorative cast iron balustrade
Additions & Alterations	: External toilets taken inside
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) A



Height of Structure	: G + 2
Notable Features	: Double framed window.
Architectural Style	: Vernacular
Ornamentation	: Nil
Additions & Alterations	: Nil
Remarks	: Nil
State of Preservation	: Fair
Proposed grade	: III (<i>Type 1</i>) B

6 BRAHMAN SOCIETY

Name of Building	: Narayan Niwas
Location	: Brahman Society
Plot / Survey No.	: 28
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. D. V. Gogate
Date of Construction	: 1931
Present Use	: Residential
Past Use	: Residential



Height of Structure	: G (Having attic)
Notable Features	: Nil
Architectural Style	: Vernacular
Ornamentation	: Nil
Additions & Alterations	: Erected a G + 3 structure adjacent to the original one by making use of unutilised FSI in 1996. First floor slab laid in RCC. Ground floor tiles changed to Ceramic tiles. Ground floor structure strengthened with RCC support system in 1998. Connection established between the new and old structure by doorway.

7 BRAHMAN SOCIETY

Name of Building	: Shilpshri
Location	: Hindu Colony
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Phansalkar
Date of Construction	: 1935
Present Use	: Residence
Past Use	: Residence

Remarks : No ornamentation found and structure devoid of any notable features except for its builtform.

State of Preservation : Good

Proposed grade : III (Type 1) B



8 BRAHMAN SOCIETY

Name of Building	: Veerkar house
Location	: Brahman society
PLOT / SURVEY NO	: 34
Landuse	: Residential
Ownership Status	: Tenanted, owner lives in the same premises
Name of Owner	: Mr. Vasant • Veerkar
Date of Construction	: 1932
Present Use	: Residence

Past Use	: Residence
Height of Structure	: G + 1
Notable Features	: Rough cast plaster used for external walls. Timber balusters. Timber staircase. Double framed windows.
Architectural Style	: Vernacular
Ornamentation	: Decorative timber balusters. Stucco work.
Additions & Alterations	: Toilets brought inside the main structure. Masonry wall added above the handrail of railing of verandah.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (<i>Type 1</i>) B



9 BRAHMAN SOCIETY

Name of Building : Pendse Building

Location : Brahman Society

Plot / Survey No. : Not available

Landuse : Residential

Ownership Status : Tenanted. Owner stays in the same premises.

Name of Owner : Ms. Yesu Pendse

Date of Construction : 1933

Present Use : Residential

Past Use : Residential

Height of Structure : G + 1 (having attic)

Notable Features : House form.
Balcony on the first floor.

Architectural Style : Vernacular

Ornamentation : Nil

Additions & Alterations : Verandah added on the ground floor in 1945. Building line extended by adding rooms on the ground and first floor in 1975. Verandah enclosed with M.S. grilles to form a room. Internal flooring changed to ceramic in 1993.

Remarks : Internal photography denied.

State of Preservation : Very good.

Proposed grade : III (Type1) B



10 BRAHMAN SOCIETY

Name of Building	: Ganga Bhuvan
Location	: Brahman Society
Plot / Survey No.	: Not available
Landuse	: Residential.
Ownership Status	: Private
Name of Owner	: Not available
Date of Construction	: 1934
Present Use	: Residential
Past Use	: Residential

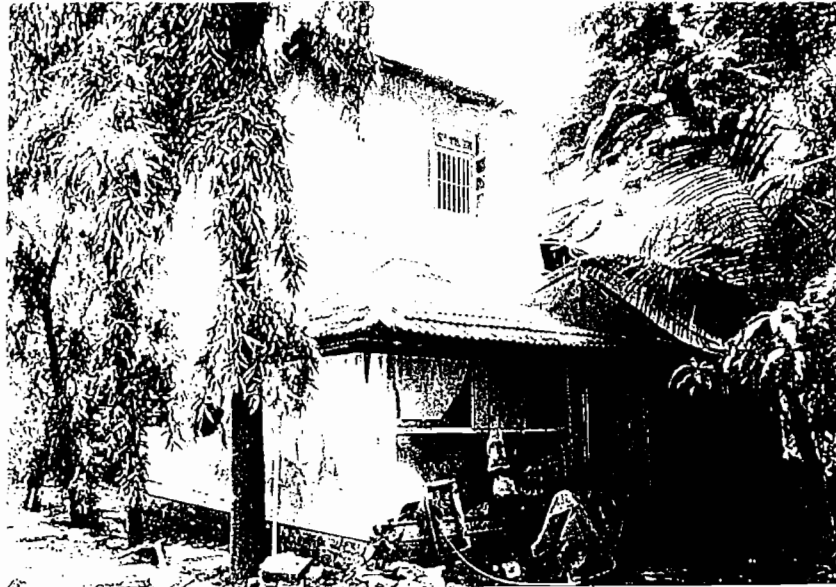
Height of Structure	: G + 2
Notable Features	: Verandah. External staircase. Cast iron railing. Stainglass infill panels. Brackets. Stucco work.
Architectural Style	: Vernacular
Ornamentation	: Decorative cast iron railings. Wooden brackets.
Additions & Alterations	: Terrace entirely enclosed to form rooms. AC sheets added as chajja for the balcony on the first floor.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type1) B



11 BRAHMAN SOCIETY

Name of Building	: Vaidya Banglow
Location	: Brahman Society.
Plot / Survey No.	: 4
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. P. T. Vaidya.
Date of Construction	: 1932
Present Use	: Residential
Past Use	: Residential

Height of Structure	: G + 2
Notable Features	: House form Louvered panels.
Architectural Style	: Vernacular
Ornamentation	: Nil
Additions & Alterations	: All the balconies enclosed to form habitable rooms.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) B



12 BRAHMAN SOCIETY

Name of Building	: Gandre Wada
Location	: Brahman Society
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Tenanted. Owner does not stay in the same premises
Name of Owner	: Not available
Date of Construction	: 1934
Present Use	: Residential

Past Use	: Residential
Height of Structure	: G + 1
Notable Features	: House form. Exclusive room on the first floor.
Architectural Style	: Vernacular
Ornamentation	: Nil
Additions & Alterations	: Verandah enclosed to form a room.
Remarks	: Nil
State of Preservation	: Fair
Proposed grade	: III (<i>Type1</i>) B



13 BRAHMAN SOCIETY

Name of Building	: Shri Sadan
Location	: Brahman Society
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Tenanted. Owner stays in the same premises
Name of Owner	: Mr. Shrinivas D. Kale
Date of Construction	: 1935
Present Use	: Residential

Past Use	: Residential
Height of Structure	: G + 1
Notable Features	: Cast iron railings. Projecting balcony.
Architectural Style	: Vernacular
Ornamentation	: Cast iron railings
Additions & Alterations	: Nil
Remarks	: Nil
State of Preservation	: Fair
Proposed grade	: III (Type 1) B



WEST VIEW



SAHASTRABUDDHE BUILDING

SUBSIDIARY STRUCTURES

It has been found that there are many other structures in Brahman Society that have been built around the same time but have undergone major transformation due to additions and alterations.

The original built-form can only be seen through remaining elements such as roof, railings etc. The present visible houseform is largely new and the transformations are incongruous to the original built-form. Such houses have also been surveyed but are not listed since they do not qualify for grading purposes. They have been documented through photographs and have been included in the study.



SHANTI KUNJ



BHADKAMKAR BUILDING

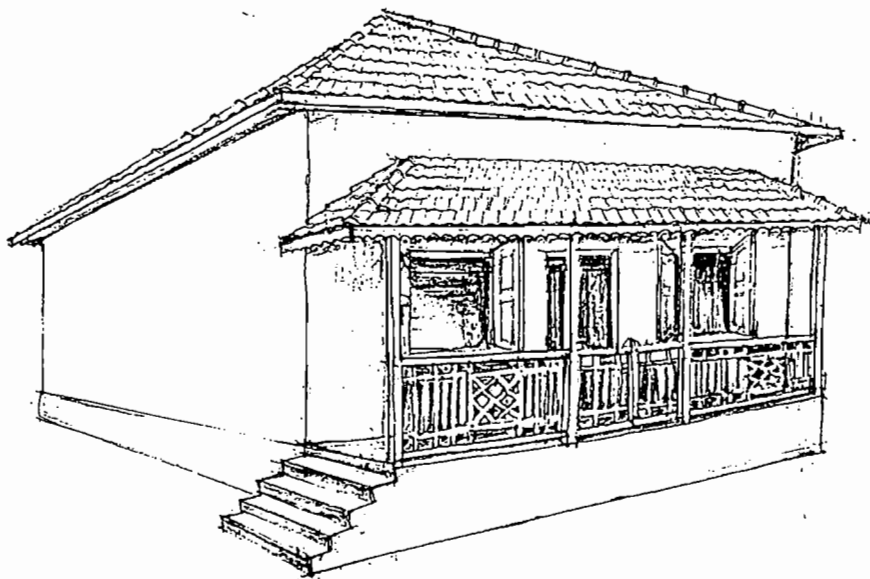


SAHASTRABUDDHE BUILDING



GANGAL HOUSE

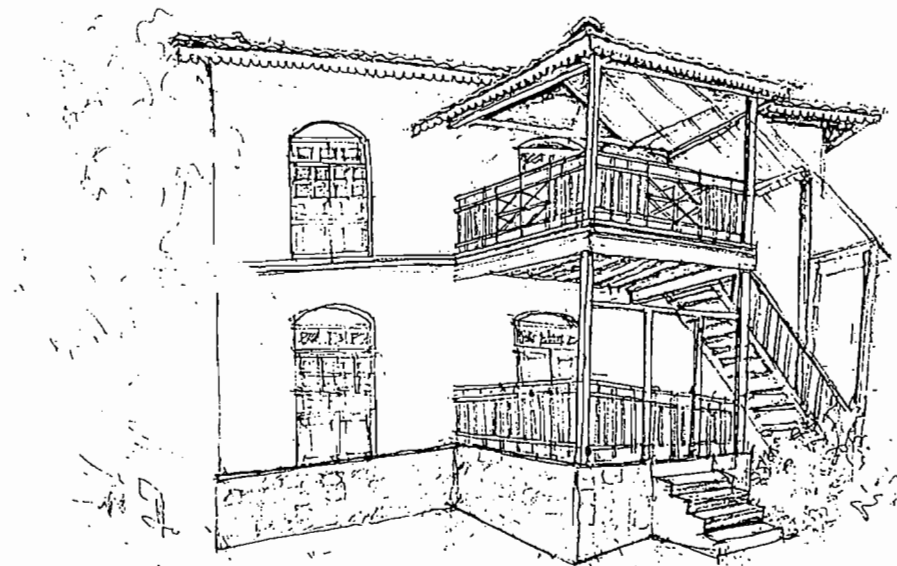


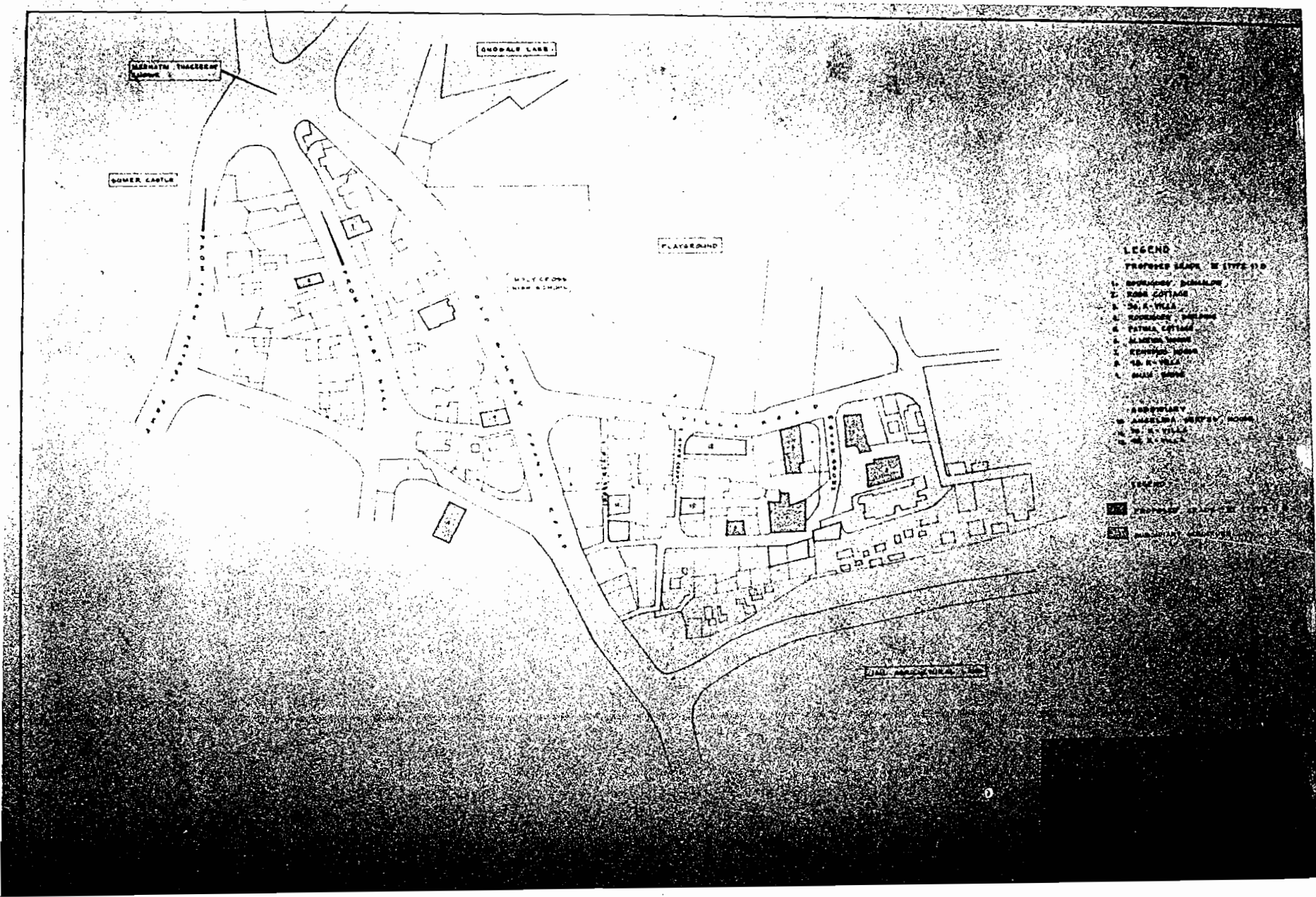


K VILLA

A predominantly Christian area, this area is dotted with small villa type houses, each having typical characteristics such as sloping mangalore tiled roof, entrance porch or verandah, etc. The villas have been built in either the late nineteenth or early twentieth century. These houses have various ornamental Features that enhance the facade.

The entire area developed alongside the creek, earlier known as Khatarwada. Because of difficulty in pronouncing this name, the Portuguese started calling it K Villa. The plots of land were gifted to various persons who later developed them and built villas on them.

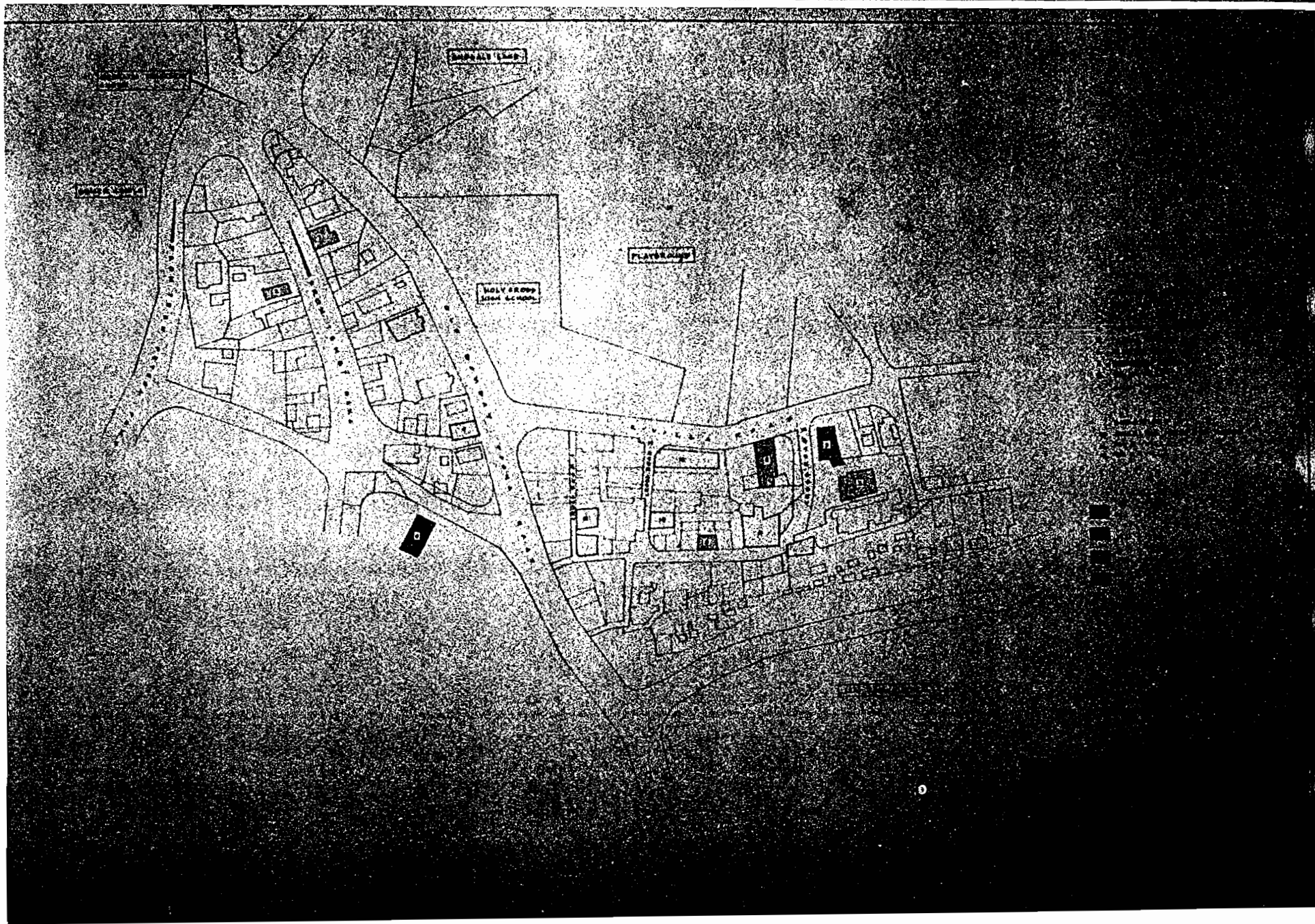




- LEGEND**
- PROPOSED SITES IN 1972-73**
- 1. SHEKHAR THAKREEM
 - 2. DUMER CASTLE
 - 3. DNDPALT LANE
 - 4. PLAYGROUND
 - 5. HOLY CROSS
 - 6. MUMBAI UNIVERSITY
 - 7. DUMBAKUNIA
 - 8. DUMBAKUNIA
 - 9. DUMBAKUNIA
 - 10. DUMBAKUNIA
- ADDITIONAL**
- 11. ANNEKUNIA
 - 12. DUMBAKUNIA
 - 13. DUMBAKUNIA
- LEGEND**
- 14. PROPOSED SITES IN 1972-73
 - 15. HERITAGE SITES

A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

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A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

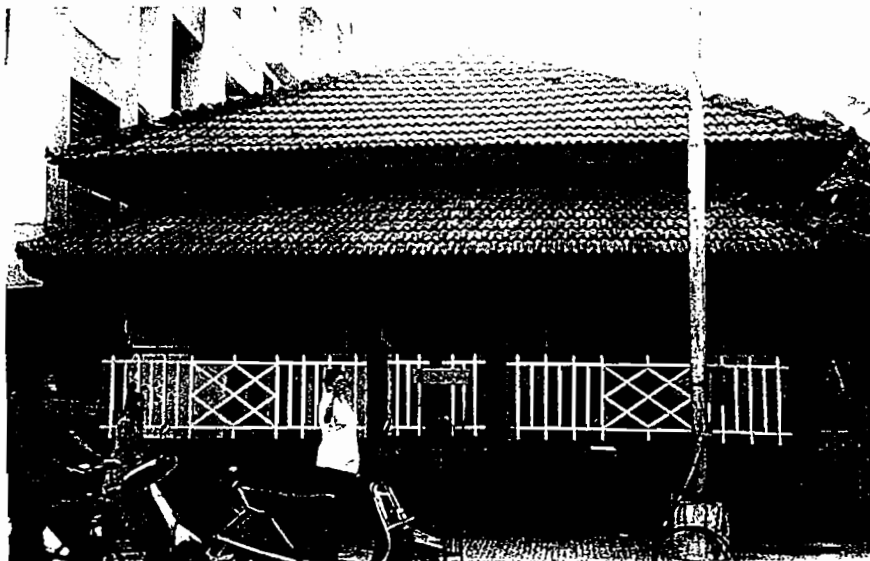
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1 K - VILLA

Name of Building : Rodrigues Bungalow
Location : Uthalsar Road, K-Villa
Plot / Survey No. : / 5
Landuse : Residential
Ownership Status : Private
Name of Owner : Mr. Rodrigues
Date of Construction : 1940
Present Use : Residential

Past Use : Residential
Height of Structure : G
Notable Features : House form. Verandah. Fascia.
Architectural Style : Vernacular
Ornamentation : Decorative Fascia.
Additions & Alterations : Nil
Remarks : Information denied by owner
State of Preservation : Good.
Proposed grade : III (Type1) B



2 K VILLA

Name of Building : Rose Cottage
Location : K Villa
Plot / Survey No. : 60 / 228
Landuse : Residential
Ownership Status : Private
Name of Owner : Mr. Louis Rozvedo
Date of Construction : 1932
Present Use : Residence
Past Use : Residence

Height of Structure : G (having attic)

Notable Features : Verandah on the front side.
 Timber balusters.
 TW fascia.
 Original old fashioned kitchen.
 Double framed windows within arched openings as big as doors.
 Burma teakwood used for construction.

Architectural Style : Vernacular

Ornamentation : Nil

Additions & Alterations : Approximately 5 ft. of verandah was cut off during road widening

Remarks : Nil

State of Preservation : Fair

Proposed grade : III (Type 1) B



3 K – VILLA

Name of Building	: Not available
Location	: K - Villa
Plot / Survey No.	: 56
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Serpes
Date of Construction	: 1940
Present Use	: Residential
Past Use	: Residential

Height of Structure	: G + 1
Notable Features	: House form. Fascia.
Architectural Style	: Vernacular
Ornamentation	: Decorative Fascia
Additions & Alterations	: Nil
Remarks	: Information denied by owner
State of Preservation	: Fair
Proposed grade	: III (Type 1) B



4 K VILLA

Name of Building : Rodrigues Building

Location : Off old Bombay – Poona road, K - Villa

Plot / Survey No. : / 36A

Landuse : Residential

Ownership Status : Private

Name of Owner : Mr. Rodrigues

Date of Construction : 1926

Present Use : Residential

Past Use : Residential

Height of Structure : G + 1

Notable Features : Front porch topped with a balcony on top. Timber Balustrade. External Staircase.

Architectural Style : Vernacular

Ornamentation : Fascia and Eaves Board

Additions & Alterations : Nil

Remarks : Nil

State of Preservation : Fair

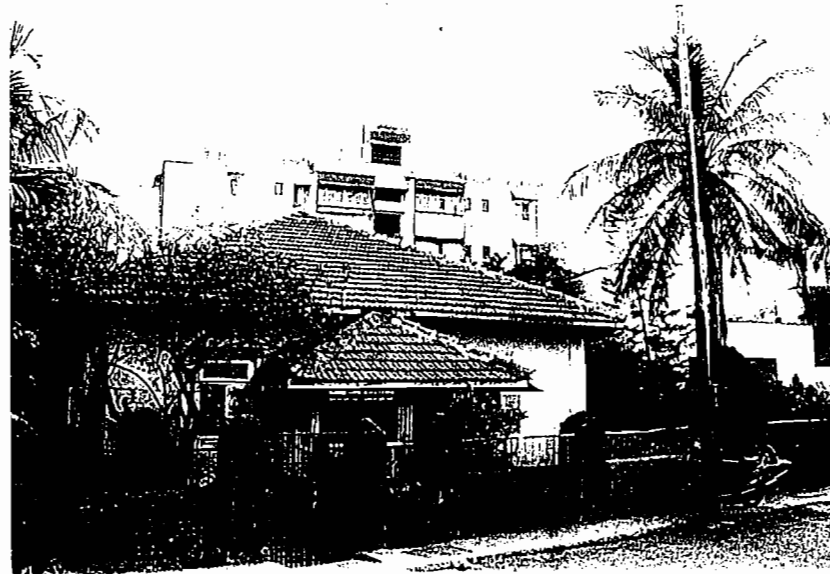
Proposed grade : III (Type 1) B



5 K VILLA

Name of Building : Fatima Cottage
Location : K Villa
Plot / Survey No. : 76 / 55
Landuse : Residential
Ownership Status : Private
Name of Owner : Mr. Agnelo Serpes
Date of Construction : 1947
Present Use : Residence

Past Use : Residence
Height of Structure : G (having attic)
Notable Features : Entrance porch
 TW fascia
Architectural Style : Vernacular
Ornamentation : Decorative fascia
Additions & Alterations : External toilets brought inside the main structure
Remarks : Nil
State of Preservation : Fair
Proposed grade : III (Type 1) B



6 K VILLA

Name of Building : Almeida House
Location : K Villa, near Holy Cross High School
Plot / Survey No. : Not available
Landuse : Residential
Ownership Status : Private
Name of Owner : Mr. Bernard Almeida
Date of Construction : 1914
Present Use : Residential

Past Use : Residential
Height of Structure : G (Having attic)
Notable Features : House form, front porch with cast iron railings
Architectural Style : Vernacular
Ornamentation : Cast iron railings.
Additions & Alterations : Store room added on the rear side.
 Entire house partitioned into two symmetrical halves due to ancestral inheritance.
Remarks : Structure has high pitched roof.
 Attic present.
State of Preservation : Good
Proposed grade : III (Type 1) B



7 K- VILLA

Name of Building	: Remedios House
Location	: K - Villa
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Terence Remedios
Date of Construction	: Not available
Present Use	: Residential.

Past Use	: Residential.
Height of Structure	: G + 1
Notable Features	: External Staircase. Wooden Railings. Fascia.
Architectural Style	: Vernacular
Ornamentation	: Decorative Fascia
Additions & Alterations	: Nil
Remarks	: No response from the owner.
State of Preservation	: Fair
Proposed grade	: III (Type1) B



8 K VILLA

Name of Building	: Serpes House
Location	: K Villa
Plot / Survey No.	: 98 / 127
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. J. J. Serpes
Date of Construction	: 1940
Present Use	: Residence
Past Use	: Residence

Height of Structure : G + 1 (having attic)

Notable Features : Timber balusters. Brackets used for the verandah on ground as well as first floor.

Architectural Style : Vernacular

Ornamentation : Nil

Additions & Alterations : Verandah on first floor converted into a room using AC sheets. Roofing material changed to AC sheets on account of termite attack on original roof.

Remarks : Nil

State of Preservation : Fair

Proposed grade : III (Type1) B



9 K- VILLA

Name of Building	: Shah House
Location	: K - Villa
Plot / Survey No.	: Not available
Landuse	: Residential
Ownership Status	: Private
Name of Owner	: Mr. Sunil Shah
Date of Construction	: Not available
Present Use	: Empty.
Past Use	: Residential.

Height of Structure	: G + 1
Notable Features	: Wooden Railings. Fascia.
Architectural Style	: Vernacular
Ornamentation	: Decorative Fascia
Additions & Alterations	: Nil
Remarks	: No response from the owner.
State of Preservation	: Fair
Proposed grade	: III (Type 1) B

SUBSIDIARY STRUCTURES

It has been found that there are many other structures in K – Villa that have been built around the same time but have undergone major transformation due to additions and alterations.

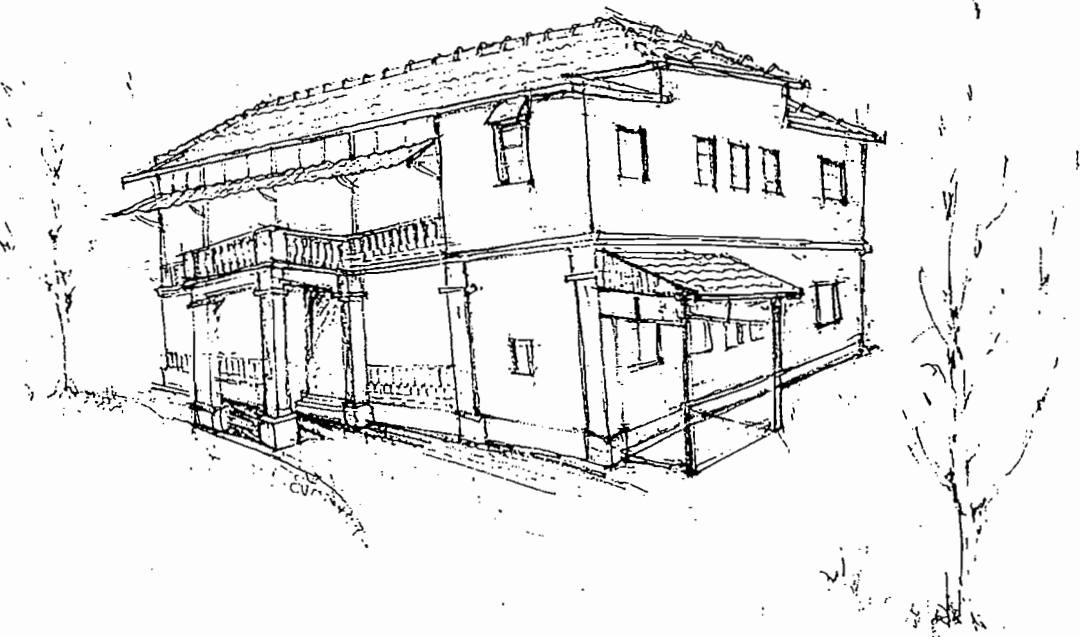
The original built-form can only be seen through remaining elements such as roof, railings etc. The present visible houseform is largely new and the transformations are incongruous to the original built-form. Such houses have also been surveyed but are not listed since they do not qualify for grading purposes. They have been documented through photographs and have been included in the study.



SERPES BUILDING



REMEDIOS HOUSE



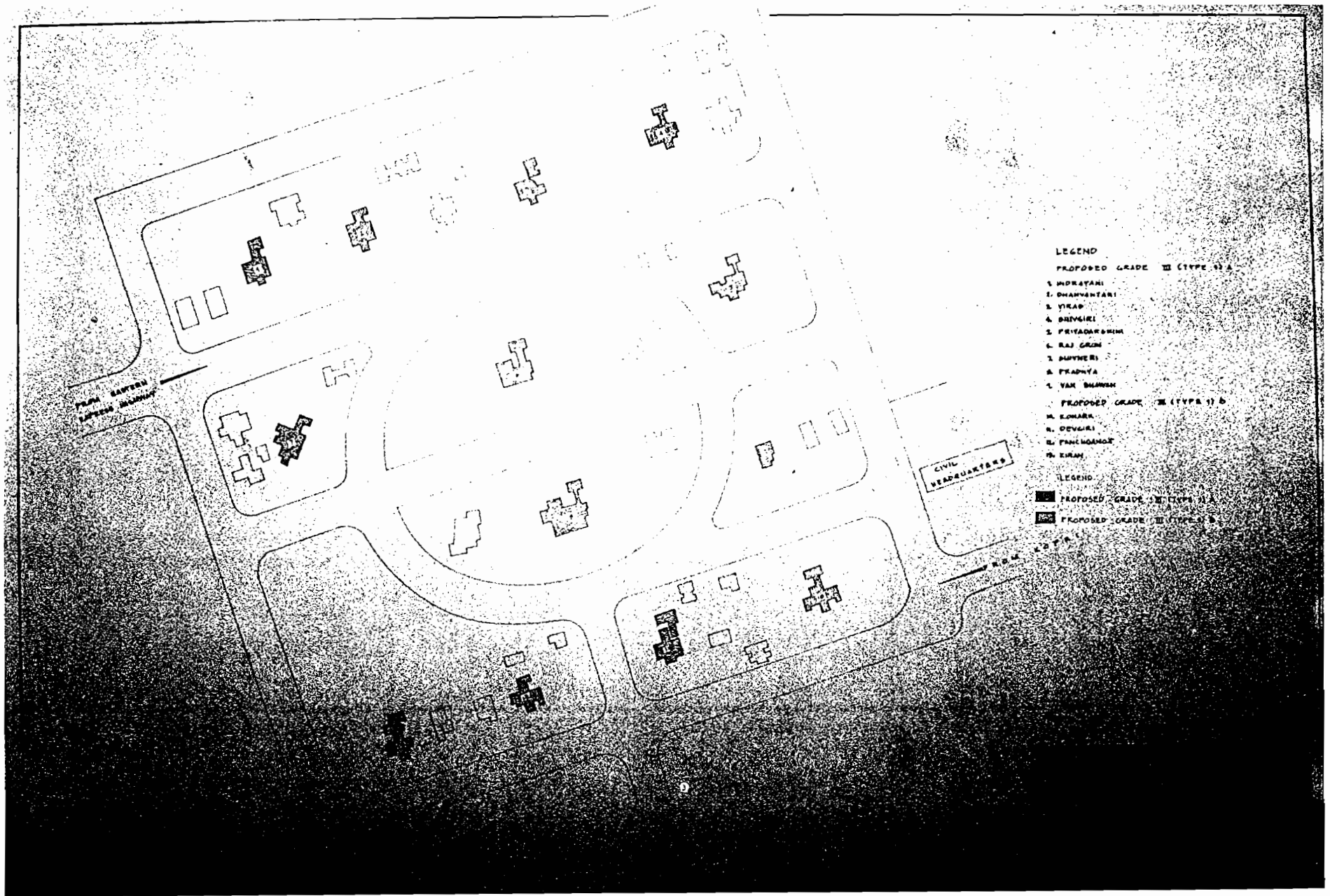
BARA BANGLA

A well-planned residential area consisting of about thirteen bungalows built by the Public Works Department sometime in 1924 to provide accommodation to top government officers and their families. The entire area housing these bungalows is a sprawling place, very thoughtfully planned with each bungalow having a spacious garden with abundant flora and fauna. Although the houses differ in size and can be categorised into two categories accordingly, it can be observed that a typical pattern has been followed throughout.

If observed particularly, every house has been provided with separate servants' quarters at the rear side of the main structure. A driveway approaches the main bungalow and a porch highlights the entrance. These porches seem to be later additions, acting as a terrace on the first floor and as a covered parking space for the residents' car.

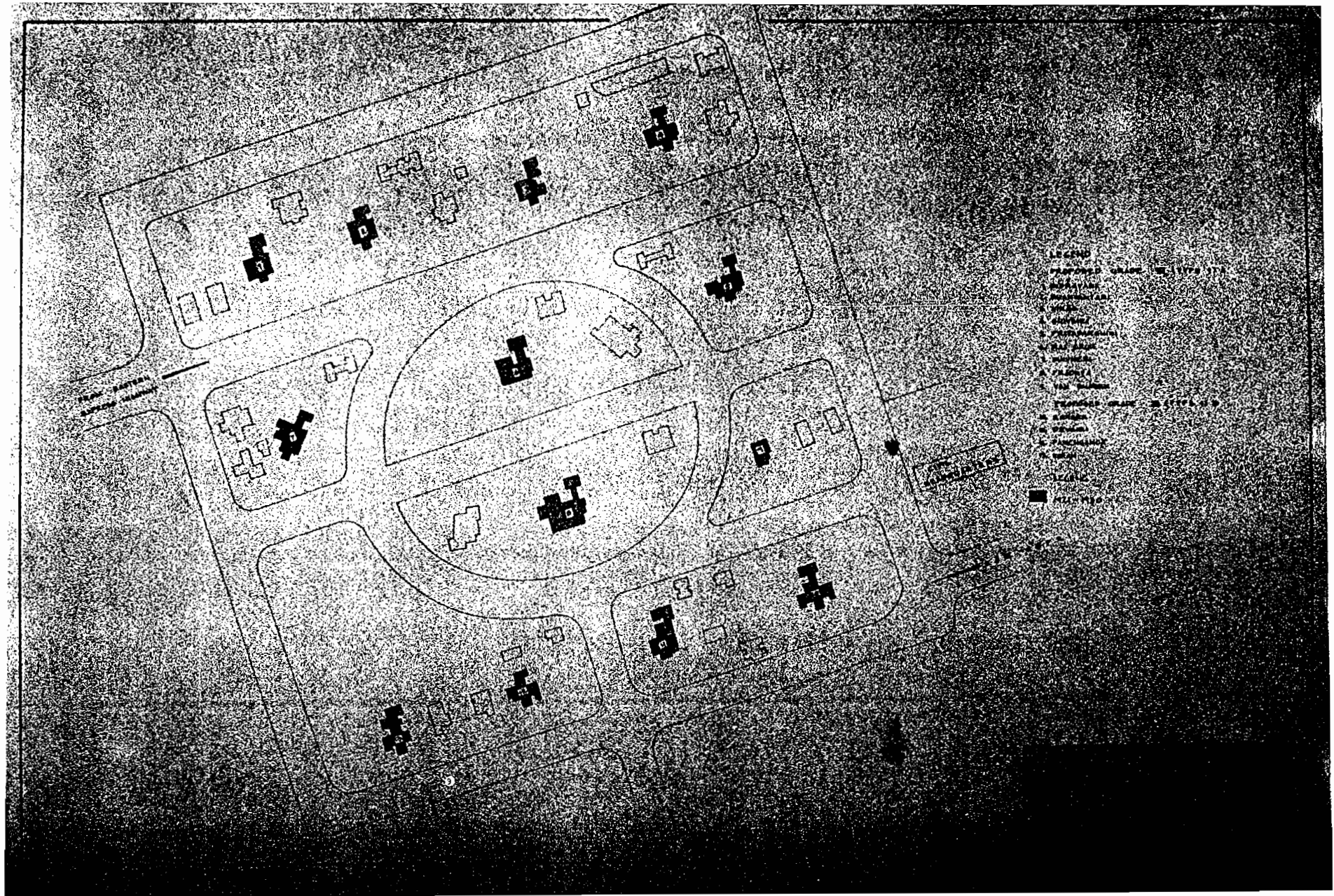
The bigger bungalows have certain Features as balconies, verandahs with timber railings, whose design is common for all the bungalows of that category. The basic house-form for the category of bigger bungalows is more or less the same.

The most important characteristic of this entire area is the planning which has been thoughtfully worked out. The network of internal roads is well planned and the open plots have been subdivided to accommodate individual bungalows. The entire area also has a club meant for the use of the residents complete with all facilities. The area is very serene and almost an ideal residential place.



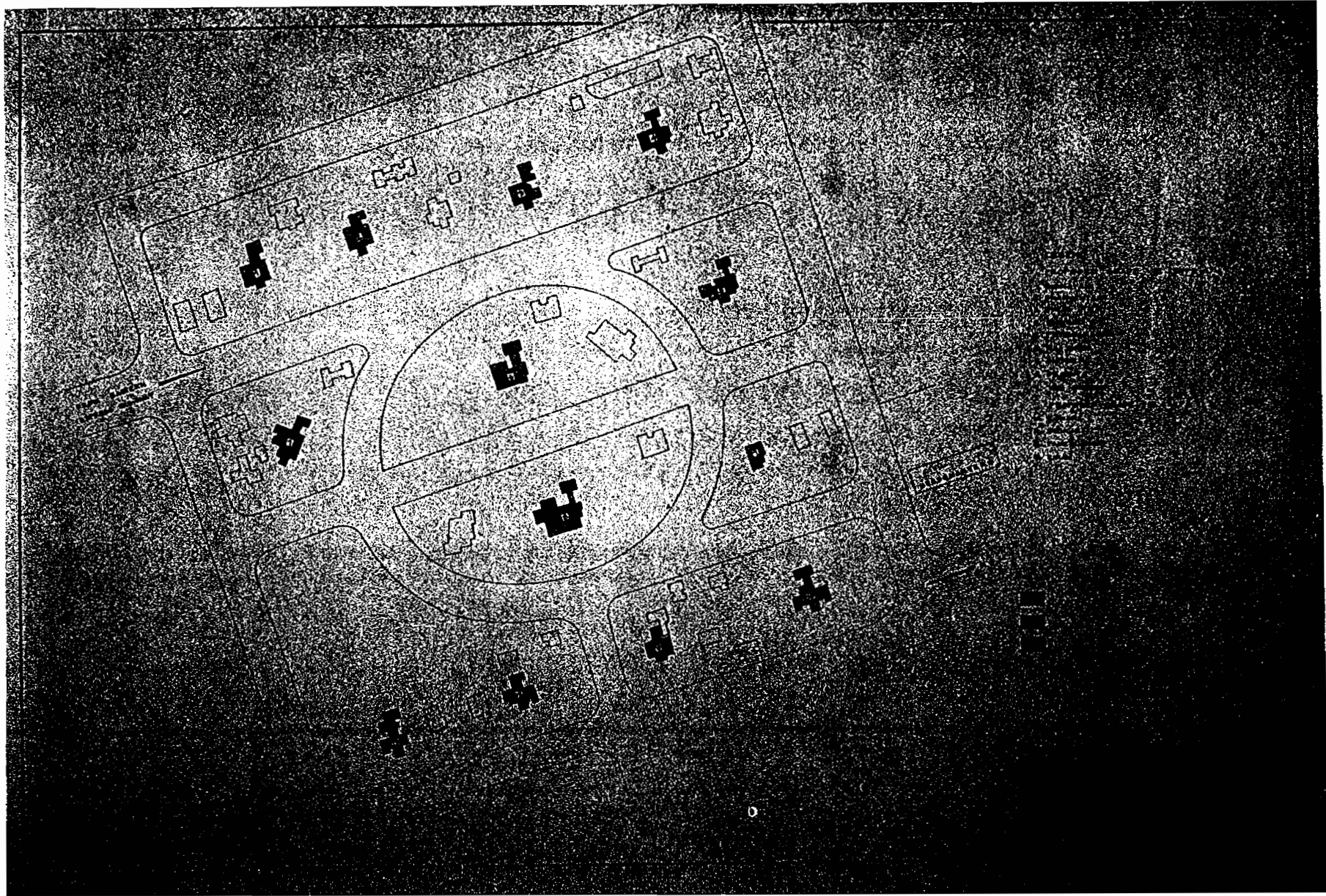
A COMPREHENSIVE LISTING OF HERITAGE VALUES IN THANE

MMR-HERITAGE CONSERVATION SOCIETY
RACHANA CONSULTANTS



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MMR-HERITAGE CONSERVATION SOCIETY
RACHANA CONSULTANTS



1 BARA BANGLA

Name of Building	: Indrayani
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 1
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential
Past Use	: Residential

Height of Structure	: G + 1
Notable Features	: Entrance porch. Balcony atop the porch. Cornice. Exposed stone construction in some portion. Corbelling at column - beam junction.
Architectural Style	: Colonial
Ornamentation	: Decorative Newel post. Staircase balustrades showing screens composed of simple and pierced panels. Scrolled tread ends. Simple geometric bosses and vase shaped balustrades for the balcony.
Additions & Alterations	: Cast iron spiral staircase added later on to serve as a service staircase. Chajja added later on. Balcony enclosed with MS grilles for the sake of security.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) A



2 BARA BANGLA

Name of Building : Dhanvantri
Location : Bara Bangla, Kopri
Plot / Survey No. : 2
Landuse : Residential
Ownership Status : Government
Name of Owner : Government
Date of Construction : 1924
Present Use : Residential
Past Use : Residential

Height of Structure : G + 1
Notable Features : Entrance porch.
 Balcony atop the porch.
 Cornice.
 Corbelling at column - beam junction.
Architectural Style : Colonial
Ornamentation : Decorative Newel post.
 Staircase balustrades showing screens composed of simple and pierced panels.
 Scrolled tread ends.
 Simple geometric bosses and vase shaped balustrades for the balcony.
 Balcony railings showing Chinese Chippendale influence.

Additions & Alterations : Spiral Staircase added later on to serve as a service staircase.
 Chajja added later on.

Remarks : Nil

State of Preservation : Good

Proposed grade : III (Type 1) A



3 BARA BANGLA

Name of Building : Vikas
Location : Bara Bangla, Kopri
Plot / Survey No. : 3
Landuse : Residential
Ownership Status : Government
Name of Owner : Government
Date of Construction : 1924
Present Use : Residential
Past Use : Residential

Height of Structure : G + 1

Notable Features : Entrance porch.
 Balcony atop the porch.
 Cornice.
 Exposed stone construction in some portion.
 Corbelling at column - beam junction.

Architectural Style : Colonial

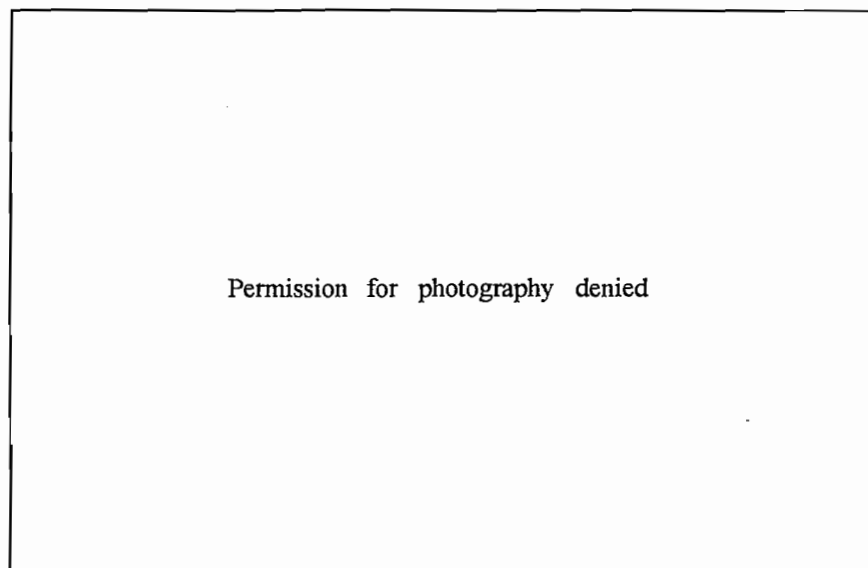
Ornamentation : Decorative Newel post.
 Staircase balustrades showing screens composed of simple and pierced panels.
 Scrolled tread ends.
 Simple geometric bosses and vase shaped balustrades for the balcony.

Additions & Alterations : Spiral Staircase added later on to serve as a service staircase.
 Chajja added later on.

Remarks : Nil

State of Preservation : Good

Proposed grade : III (Type 1) A



Height of Structure : G + 1

Notable Features : Entrance porch.
Balcony atop the porch.
Cornice.
Corbelling at column - beam junction.

Architectural Style : Colonial

Ornamentation : Decorative Newel post.
Staircase balustrades showing screens composed of simple and pierced panels.
Scrolled tread ends.
Simple geometric bosses and vase shaped balustrades for the balcony.

4 BARA BANGLA

Name of Building : Shivgiri
Location : Bara Bangla, Kopri
Plot / Survey No. : 4
Landuse : Residential
Ownership Status : Government
Name of Owner : Government
Date of Construction : 1924
Present Use : Residential
Past Use : Residential

Additions & Alterations : Spiral Staircase added later on to serve as a service staircase.
Chajja added later on.

Remarks : Nil

State of Preservation : Good

Proposed grade : III (*Type 1*) A



5 BARA BANGLA

Name of Building	: Priyadarshini
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 5
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential
Past Use	: Residential

Height of Structure	: G + 1
Notable Features	: Entrance porch. Balcony atop the porch. Cornice. Corbelling at column - beam junction.
Architectural Style	: Colonial
Ornamentation	: Decorative Newel post. Staircase balustrades showing screens composed of simple and pierced panels. Scrolled tread ends. Simple geometric bosses and vase shaped balustrades for the balcony.
Additions & Alterations	: Spiral Staircase added later on to serve as a service staircase. Chajja added later on.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (<i>Type 1</i>) A



6 BARA BANGLA

Name of Building	: Rajgruh
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 6
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential
Past Use	: Residential

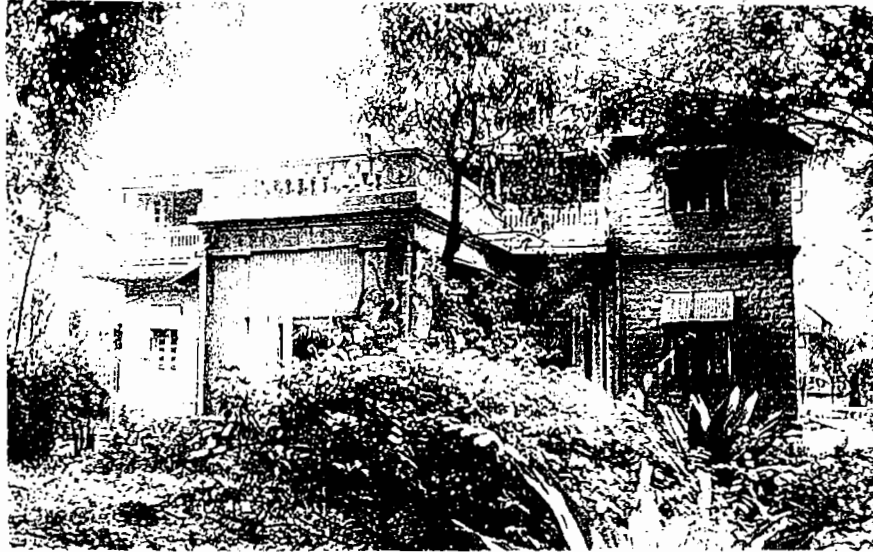
Height of Structure	: G + 1
Notable Features	: Entrance porch. Balcony atop the porch. Cornice. Exposed stone construction in some portion. Corbelling at column - beam junction.
Architectural Style	: Colonial.
Ornamentation	: Decorative Newel post. Staircase balustrades showing screens composed of simple and pierced panels. Scrolled tread ends. Simple geometric bosses and vase shaped balustrades for the balcony.
Additions & Alterations	: Spiral Staircase added later on to serve as a service staircase. Chajja added later on. Flooring replaced with ceramic tiles. Balcony and verandah enclosed with MS grill.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) A



7 BARA BANGLA

Name of Building	: Shivneri
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 7
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential

Past Use	: Residential
Height of Structure	: G + 1
Notable Features	: Entrance porch. Balcony atop the porch. Cornice. Corbelling at column - beam junction. Teakwood windows on the first floor with louvers.
Architectural Style	: Colonial
Ornamentation	: Decorative Newel post. Staircase balustrades showing screens composed of simple and pierced panels. Scrolled tread ends. Simple geometric bosses and vase shaped balustrades for the balcony.
Additions & Alterations	: Spiral Staircase added later on to serve as a service staircase. Chajja added later on.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) A



8 BARA BANGLA

Name of Building	: Pradnya
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 8
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential
Past Use	: Residential

Height of Structure	: G + 1
Notable Features	: Entrance porch. Balcony atop the porch. Cornice. Exposed stone construction in some portion. Corbelling at column - beam junction. Distinct stone plinth.
Architectural Style	: Colonial.
Ornamentation	: Decorative Newel post. Staircase balustrades showing screens composed of simple and pierced panels. Scrolled tread ends. Simple geometric bosses and vase shaped balustrades for the balcony.
Additions & Alterations	: Spiral Staircase added later on to serve as a service staircase. Chajja added later on.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) A



9 BARA BANGLA

Name of Building	: Van Bhavan
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 9
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential

Past Use	: Residential	Additions & Alterations	: Spiral Staircase added later on to serve as a service staircase. Chajja added later on.
Height of Structure	: G + 1	Remarks	: Nil
Notable Features	: Entrance porch. Balcony atop the porch. Cornice. Corbelling at column - beam junction.	State of Preservation	: Good
Architectural Style	: Colonial	Proposed grade	: III (Type 1) A
Ornamentation	: Decorative Newel post. Staircase balustrades showing screens composed of simple and pierced panels. Scrolled tread ends. Simple geometric bosses and vase shaped balustrades for the balcony.		



10 BARA BANGLA

Name of Building	: Konark
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 10
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential

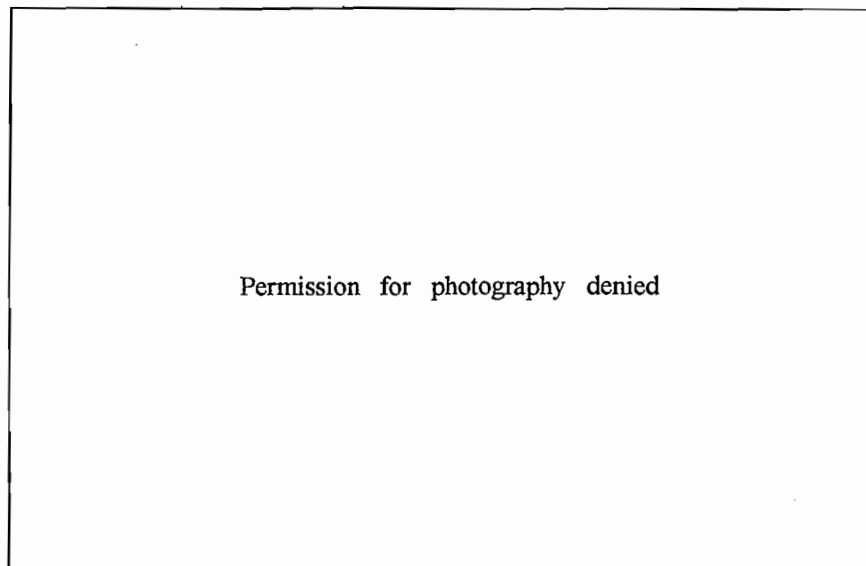
Past Use	: Residential
Height of Structure	: G
Notable Features	: Entrance porch. Verandah. High internal room height.
Architectural Style	: Colonial
Ornamentation	: Pendant used in porch. Timber balustrades.
Additions & Alterations	: Nil
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (<i>Type 1</i>) B



11 BARA BANGLA

Name of Building : Devgiri
Location : Bara Bangla,
Kopri
Plot / Survey No. : 11
Landuse : Residential
Ownership Status : Government
Name of Owner : Government
Date of Construction : 1924
Present Use : Residential

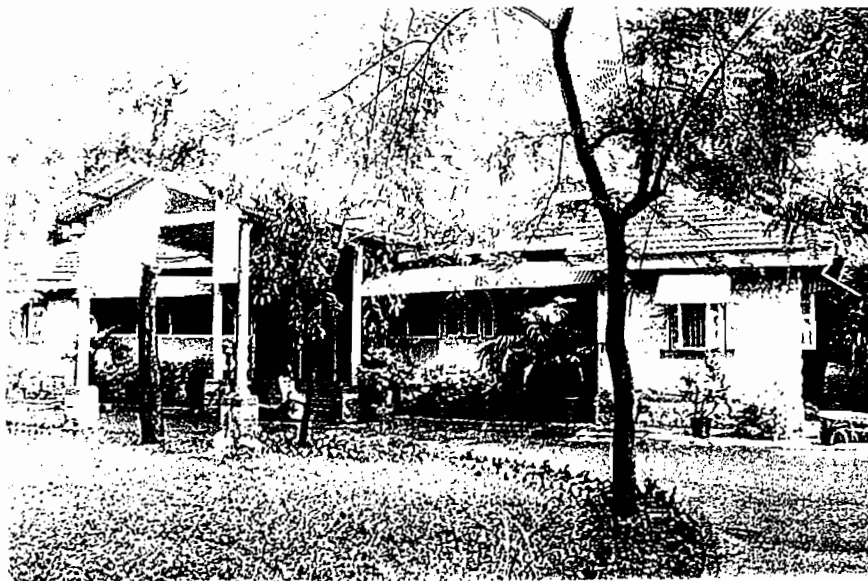
Past Use : Residential
Height of Structure : G
Notable Features : Entrance porch.
High internal room height.
Architectural Style : Colonial
Ornamentation : Nil
Additions & Alterations : Entrance porch with timber trusses added later on.
Verandah enclosed with sliding windows.
Remarks : Nil
State of Preservation : Good
Proposed grade : III (Type 1) B



Past Use	: Residential
Height of Structure	: G
Notable Features	: Entrance porch.
Architectural Style	: Colonial
Ornamentation	: Nil
Additions & Alterations	: Verandah enclosed with MS grilles.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) B

12 BARA BANGLA

Name of Building	: Panchganga
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 12
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential



Past Use	: Residential
Height of Structure	: G
Notable Features	: House form.
Architectural Style	: Colonial
Ornamentation	: Nil
Additions & Alterations	: Verandah enclosed with MS grilles.
Remarks	: Nil
State of Preservation	: Good
Proposed grade	: III (Type 1) B

13 BARA BANGLA

Name of Building	: Kiran
Location	: Bara Bangla, Kopri
Plot / Survey No.	: 13
Landuse	: Residential
Ownership Status	: Government
Name of Owner	: Government
Date of Construction	: 1924
Present Use	: Residential



LAXMI NARAYAN MANDIR



PANDURANG NIWAS



BORI BUILDING

OLD STATION ROAD

This road is one of the oldest in Thane city. Also known as the 'Bazaar Peth', this road serves as an extensive shopping area. The street character on either side of this road depicts vernacular architecture. Typical built-forms with sloping roofs line the entire stretch of the road. All buildings have a shopline on the ground floor fronting the street. The upper floors are used as residences.



POLICE STATION

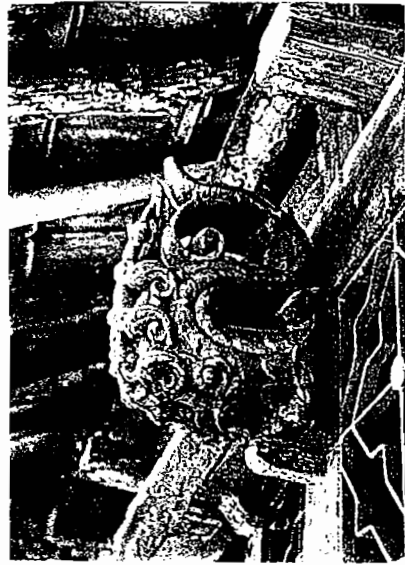


MAMLATDAR OFFICE (HIRAKOT)



An extensive ornamentation work is visible on the surviving structures along the entire length of the road. Stucco work, carved brackets, decorative railings in cast-iron and timber, etc. are typical characteristic of this streetscape. They provide a visual enhancement to the built-form and maintain a continuity throughout the length of the street.

DECORATIVE
DETAILS



DECORATIVE DETAILS



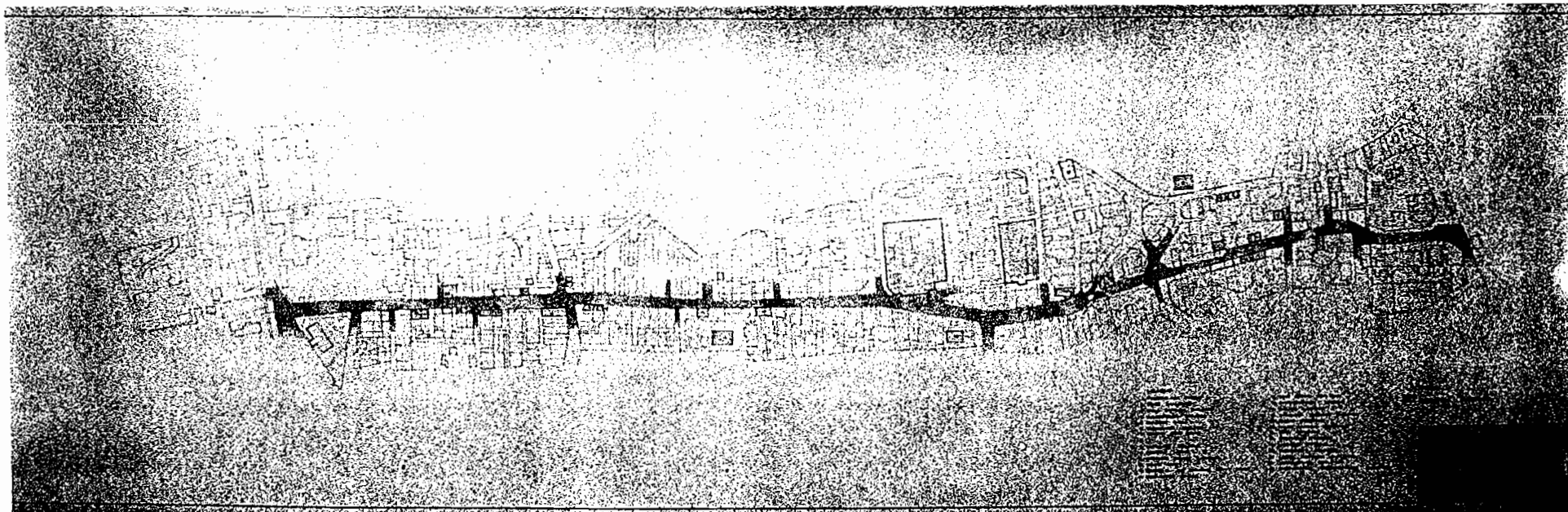
LAXMI NARAYAN MANDIR

Earlier this road was an important thoroughfare between the areas around the Collector's office and Thane Railway Station. But to date, the scene is totally different. Rampant encroachments, illegal extensions, unchecked commercial activity etc. have become major causes for the degeneration of the entire street. The original character of the street, whatever left is hidden behind advertisement hoardings and recent structural additions to the original buildings.

Hence all structures which still bear visible remains of the original street character, have been noted in the form of photographs. There is no structure, which in its entirety, has retained its originality and deserves protection. Since this street was quite significant, but now degenerated, a map of the visible remains has been prepared.

Most of the buildings are old and in a state of total disrepair. At many a place, new buildings have come up on the plots where earlier old structures must have stood. This new development is in RCC as compared to the original load bearing structures.

Most of the original structures portray some kind of a uniform and continuous street character. The height of these structures varies from G to G+1 and at places there are G+2 structures. The entire length of the road is enhanced at a few places by the presence of a few temples such as Kopineshwar temple, Vitthal temple, Pedhya Maruti temple etc. The Hirakot (diamond fort) also abuts this street and the Collector's office (the old building which now stands demolished) used to form one end of the street.



IN CONTINUATION :

This part of the presentation entails only surveys and photo documentation of the structures, which have been shortlisted for listing purposes. The proposed grading for these structures has been suggested, but the guidelines necessary for conservation procedures shall form a part of the third presentation. The various degrees of intervention applicable to each proposed grade shall be formulated after in-depth study of each of the listed structures and shall be presented during the third part of the project. Any blanket guidelines if required shall be suggested therein.

The preparation of guidelines requires a background research of the existing Development Control Regulations applicable to the city of Thane. Any proposed reservations on the land presently occupied by the listed structures by any governing body will have to be looked into before any legal framework of guidelines can be prepared. Various other policies applicable to the land falling within the limits of Thane Municipal Corporation shall have to be studied in the context of the listed structures.

A study of the allowable FSI, height restrictions to be followed, set-backs, etc. in context of the listed structures is necessary so that the owner does not lose on account of the profits which he would have otherwise made if he had developed the land in a new way after demolishing the old structure.

Any amendments to the existing policy framework such as the Development Control Regulations etc. to accommodate the heritage regulations shall be suggested. Recommendations to the implementing authority shall also be suggested after evaluating the potential of the listed structures.

Since this kind of an exercise is being conducted in Thane for the first time, provisions will have to be made for the repair / reconstruction / maintenance grants for the listed buildings. A practical approach needs to be sought so that the owner of any listed building is not at loss in any way.

A study of compensation to the owner of a listed building in terms of TDR, leverage in terms of taxes etc. if his property is acquired shall have to be done and the recommendations shall be put up.

Other recommendations in the form of authority to the implementing and regulatory body to intervene, restrict, modify or altogether prohibit development proposals in respect of the listed buildings shall be given.

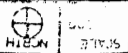
Presently there are no D.P. sheets available with the Thane Municipal Corporation as the Development Plan prepared by them is pending for approval with the State Government and is expected to get approved shortly. A list of D.P. reservations is also being worked out by T.M.C. and it may undergo several changes after the finalization of the Development Plan. The status of D.P. roads is under scrutiny and may also get revised.

The second phase of Integrated Road Development Project was carried out during the same time as this study was being conducted. As a result, many structures under consideration were affected due to road widening and a few of them have even lost their facades. Therefore, it will be prudent to put forward suggestions only after careful scrutiny of the new Development

Plan proposals, as they may or may not affect the structures/areas listed within this study.

Finally a fair and final list of proposed heritage structures along with their respective grading and recommended guidelines shall be submitted as a part of the third and the concluding part of this project.

EXISTING DEVELOPMENT PLAN
PLANNING SECTION 90-C
DISTRICT CENTRE AT
OSHIWARA
 B.M.R.D.A
 TOWN AND COUNTRY
 PLANNING DIVISION



TO JOGESHWAR

- MUNICIPAL PRIMARY SCHOOL
- PRIVATE PRIMARY SCHOOL
- SECONDARY SCHOOL
- COLLAGE
- HOSPITAL
- MUNICIPAL MATERNITY HOME
- MUNICIPAL HEALTH CENTRE
- MUNICIPAL DISPENSARY
- LIBRARY
- PUBLIC HALL
- FIRE BRIGADE STATION
- POST OFFICE
- POLICE STATION
- PETROL PUMP
- TELEPHONE EXCHANGE
- SEWAGE INDUSTRY
- MARKET
- BEST BUS DEPOT
- BEST BUS STATION
- BEST RECEIVING STATION
- BANK
- RECREATION GROUND
- PARK
- PLAY GROUND
- GARDEN
- PARKING LOT
- WELFARE CENTRE
- BOUNDARY OF DISTRICT CENTRE
- BOUNDARY OF PLANNING SECTION

WESTERN RAILWAY

TO GOREGAN

