

# 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**

## **FINAL REPORT**



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## PREFACE

This Document forms the third and final part of the presentation of “ *A Comprehensive Listing of Heritage Values in Thane*”. It mainly comprises of the revised grading structure of listed buildings and precincts, revised list and policy framework for Heritage Conservation in the city of Thane.

The Sub-committee of MMR-Heritage Conservation Society provided valuable suggestions on account of grading structures devised by Rachana Consultants. The grading structure has been simplified in order to facilitate easy understanding and work out acceptable formulae for effective conservation of listed structures. The committee members had also advised to review grading of certain monuments. The revised list is enclosed herewith as a part of this presentation. Natural heritage features have also been paid attention to while preparing policy framework.

An extensive study of Heritage Regulations for Greater Bombay 1995 was conducted as one of the earliest exercise of such nature in India. Heritage regulations in other parts of World were also put in mind before coming up with policy framework. The ICOMOS charter for the Conservation of Historic Towns and Areas, 1987 commonly known as the Washington Charter provided the necessary groundwork along with other relevant charters. UNESCO recommendations concerning the safeguarding and contemporary role of historic areas, Nairobi 1976 proved quite useful in preparation of safeguarding measures.

Input received from many experts active in the field of built and natural heritage conservation was extremely valuable, particularly in understanding the complex task of introducing heritage regulations in Thane. The dynamics of urban development in this context could be explained by practicing architects and developers in the city. It was too premature to discuss the probable policy framework with the property owners who may get affected except those who were open to the idea of listing. Most of the owners are dead against any impediment in their right to develop their properties as per their wish.

Discussions were also held with government officials regarding the listing, grading procedures and policy framework considering special problems of Thane city. Many of them were optimistic about the possible inclusion of monuments



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and religious buildings but were clearly skeptical about any place for residential structures in the final list. According to them it was too late to conduct such exercise in Thane at this stage considering the loss that has already taken place and unprecedented pressures over these properties for redevelopment.

To compound the problems, it was observed that during the third phase of road widening a few listed residential structures have lost their facades or have been completely demolished due to their dilapidated condition. Therefore it is extremely important to enforce comprehensive heritage regulations to save remaining buildings from the jaws of developers and provide viable option to the property owners with minimum damage to their rights of enjoyment of their properties. It was also deemed necessary to include urban design related issues within the purview of heritage regulations as senseless beautification schemes of chowks and lakes, hoardings popping over all corners and inappropriate signage are causing harm to the aesthetic environment of the city.

*AMOL SHIMPI, Principal Consultant*

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## ACKNOWLEDGEMENTS

We wish to express our special gratitude to MMR – Heritage Conservation Society, MMRDA for granting us this opportunity of conducting the first ever Heritage Project in the city of Thane.

A compilation of information of this scale and nature was impossible without the help and co-operation of government authorities namely Thane Municipal Corporation, Survey department (Thane), Assistant Director Town Planning (Thane District), Public Works Department (Thane) and Collector (Thane District).

The efforts of a number of people made this exercise possible and we would like to thank Dr Vijay Bedekar (Indologist), Mr Dhopate (Numismatist), and Mr Arun Joshi (Historian) for their various contributions at every stage of the project. A special note of thanks to Mr Haribhau Shejwal (Historian) for making available archival photographs with information.

We also extend thanks to Mr Pendharkar (Chief, City Planning, MMRDA), Mr Girkar (ADTP, TMC), Mr Sarnaik (Director Town Planning, Thane), Mr Nagare, Ms Aparna Bhatte and Mr Nagarkar (Heritage Cell, BMC) for their kind assistance.

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We are grateful to Prachya Vidya Sanshodhan Sanstha, Asiatic Society, Town Hall Library, Maharashtra State Archives, Hera's Institute, Mumbai Marathi Sangrahalaya, MMRDA Library and Thane Nagar Wachan Mandir for making available historic documents and papers.

As also thanks to Mrs Patil, Mr Chavan (Administrative Officer) and Mr Yadkikar (ex-Secretary) of MMR – Heritage Conservation Society for providing necessary information and help throughout the project.

The project would not have been possible without the continuous guidance and personal interest shown by Mr Pantbalekundri (Secretary, MMR - Heritage Conservation Society) a concerned citizen of Thane. We are indebted to him for his constant support and encouragement.

Lastly thanks are due to residents of Thane who have been supportive of this unique exercise conducted in the city.

## **1.0 INTRODUCTION**

### **1.1 HERITAGE- A COLLECTIVE RESPONSIBILITY OF SOCIETY**

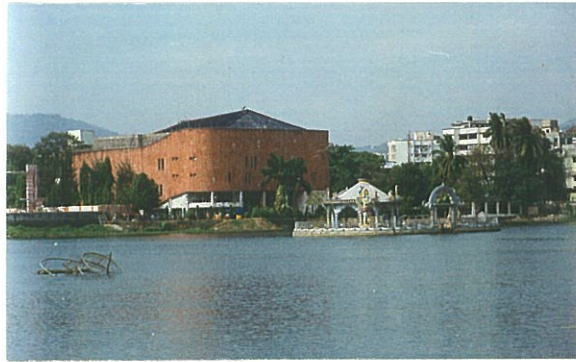
In this fast changing world, when the old settlement patterns are undergoing tremendous change and being transformed into concrete jungles, the need for conservation of historic monuments and precincts becomes a must. The historical monuments are testimonials of architectural heritage of past generations. They represent a time span that covers many lifetimes. Mere survival of these buildings is enough to impart them symbolic importance of stability and continuity in the world where the only permanent thing is change. Nostalgia associated with these structures has a great psychological impact over people's mind. A sense of belonging is regenerated amongst the residents of the city.

The buildings and precincts need adequate legal protection in order to save themselves against onslaught of modern development. As the buildings / monuments have their own life cycles and grow old with the aging of its component materials, therefore through proper legislations, systematic efforts need to be taken to ensure the continuous and careful maintenance of the monuments without changing their original character. If this is not done there is every possibility of their damage that warrants adequate legislative, administrative, social and economic measures.

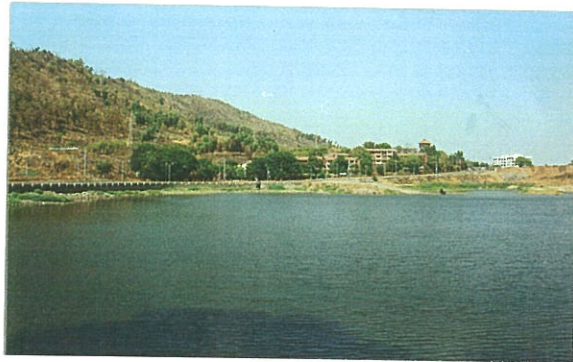
The need for protection and preservation of natural settings and environment of archeological monuments and historical places has been accepted at all levels. Only challenge in front of the conservationists is to convince those stakeholders who get affected by the provisions of heritage regulations and take them in the mainstream of the movement. It is necessary to devise new methods in order to minimize losses incurred by them and come with new compensatory techniques in this era of liberalization.

The historic city of Thane with its existence for more than 800 years presents a unique opportunity, as it is only one of its kind mix of heritage potential, tremendous pressure for development and high awareness level amongst residents. The exercise of "A Comprehensive Listing of Heritage Values in Thane" proved a challenge considering the above facts.





Thane – A city of lakes



Thane – A city of lakes

Thane, the second most populated city in Mumbai urban agglomeration is situated next to the metropolis of Mumbai nestled between Yeoor Hills and Parsik Hills. Thane creek flows through the city dividing it into two parts with different patterns of development in each. It extends between 18°42' N and 20°20'N latitude and 70°25'E and 73°44' longitude. It is the headquarter for the district consisting fourteen Tehsils, including Thane with a total population of 7.95 Lakhs as per 1991 Census and an estimated population of 12.0 Lakh as per 1996 estimates. The decadal rate of growth for period 1981-1991 was 67% perhaps the highest in whole of MMRDA region.

The total area of Thane Municipal Corporation encompasses about 147 sq. km. At present the city is divided into 95 wards to facilitate administration. It is well connected by road and rail links with the rest of the country but its position as an entrance gate to Mumbai has virtually converted into its suburb outside Mumbai municipal corporation limits. Central location, easy accessibility, adequate infrastructure, established market places, civic services and facilities, wide industrial and trading base suggest that Thane will continue to grow with the average growth rates found during 1951 to 1981.

Thane, the second largest city in MMR-urban agglomeration has some picturesque landscape resources as part of its city structure. The Yeoor hills, Parsik hills, Thane Creek and numerous lakes spread all over Thane, all these natural elements definitely add to the character of the city. In fact, Sir Patrick Geddes, an eminent British town planner had visited Thane in 1915 and was impressed by the lakes and had suggested preservation and beautification of lakes. Thane has evolved organically, barring a few planned localities and shows some definite stages in its growth during different rules. The important phases, the Maratha period, the Portuguese period, the British period and the subsequent post-independence period have left their distinctive marks over the townscape of the city. Rich architectural heritage areas constituting not only monuments but also an ambience of the period can still be seen and enjoyed in areas like Bara Bangala, the British period town-planning scheme.

In the past few decades considerable urban growth and development had taken place in the city resulting in extensive horizontal growth and filling up of interstitial spaces. The very core of the city is experiencing unchecked vertical growth. The natural heritage and built heritage is today experiencing tremendous pressures of urban development causing damage and distortion of its very character. The natural resources such as lakes and hills are being extensively





Demolition of B. J. High School



Demolition of Old Collector's Office

used for unsuitable building activity and the heritage areas are rapidly degenerating. This was shown by the replacement of landmark buildings like Sarkar Wada and B. J. High School that constituted its very character. This is happening in spite of planned physical development and in proximity of Mumbai where heritage movement has born and prospered.

Senseless additions / alterations and repairs are also equally responsible for destruction of rich architectural heritage e.g. The exposed stone masonry wall of 18<sup>th</sup> century Thane Fort was plastered with cement plaster when only pointing would have served the purpose and maintained the look. Road widening projects have mercilessly stripped off the buildings of their decorative facades in historic areas like Charai causing an irreparable loss to the heritage movement. Archeological findings in Thane have also suffered on account of general neglect and apathy shown by the concerned government departments.

This issue however, has now attracted the attention of a few conscious and concerned citizens and non-governmental organizations of the city. This is evident from the news coverage that such issues have received in local and regional newspapers and television channels. The citizens today feel that this distortion and insensitive exploitation must come to an end. Organizations like Prachya Vidya Sanshodhan Sanstha and HOPE are waging their lone battle to save the natural, archeological and built heritage of the city. Unfortunately their activities are painted as anti-development and anti-society by those lobbying for a free hand in the development of the city in their own manner.

The city therefore needs immediate conservation measures for such areas and monuments. The effort should be to enrich the townscape and to let the citizens of this city experience these natural and the built heritage areas as significant parts of the cityscape. The citizens should also be able to revive the nostalgic memories of an era bygone by looking at a few survived structures.

Only a few individuals and organizations have carried forward the conservation movement in Thane and they lament the absence of any supportive legal framework so as to stop the mindless destruction of last remnants of the heritage. The neglect in this regard has led to the distortion and decay and also the demolition of some of the heritage buildings. The hills are noticing encroachment and are slowly being stripped of their green cover. The lakes are being filled up or



beautified without showing consideration for urban design principles. With these unscrupulous activities taking place the citizens of Thane shall be left with nothing to boast of their rich architectural and natural heritage of the past.

For a city like Thane, which has a glorious history of over thousand years and which has about 100 historical structures / sites of importance, heritage conservation has become very urgent. It is necessary to take immediate action to save these symbols of stability and continuity, for their psychological impact or simply as cherished treasures of the bygone era.

## **1.2 PROJECT BRIEF**

The project involved identification of potential areas / locations for conservation. The process included survey of the area within the Municipal limits. It also involved identifying significant areas of Architectural, Archeological, Cultural, Landscape, Scenic and other physical features of heritage value.

### **ARCHITECTURAL SIGNIFICANCE :**

The city of Thane has great significance from historical point of view. Once bustling harbour over Thane Creek, the area has witnessed rules of several dynasties such as Shilahars, Yadavas, Mughals, Marathas, Peshwas, Portuguese and finally British. As trading center, the city shows influence of cultures of many visitors from Europe and Asia.

The city has typical layouts of old towns, the *aalis* and *paadas* distributed with villages around. The Central Bazaar Street (*Bazarpeth*), the select locations of private property, rich architectural character of traditional built forms (*Wadas*), the lakes within the city limits, hill ranges, religious places, archeological sites etc. each is a unique feature needing a comprehensive architecture and planning study.

### **HERITAGE SIGNIFICANCE :**

The history and development of Thane has a significant heritage value. Certain parts of the old city have still maintained their character, their built form, lifestyle, irrespective of onslaught of modern times. But the pressure for

development is so intense that, individual owners are becoming easy targets for the developers. Some of the private and public buildings are being pulled down and replaced by ugly residential and office buildings. Before it is too late it is necessary to lay conservation guidelines and list buildings and precincts, which need to be saved. The study has been planned in this direction.

### **1.3 SCOPE OF WORK**

- The area within the municipal limits was surveyed to identify physical and natural features.
- Historical references regarding the development at all level of individual property holdings were provided. The town planning schemes, within the content of development plans for Thane were studied.
- Identification of heritage significance of the features was done and a comprehensive heritage list was prepared.

### **1.4 METHODOLOGY**

#### **PROJECT WORK PLAN :**

The historic city of Thane does not have any conservation guidelines or legislation presently. Precincts, within the city with rich architectural character and an established heritage value need to be conserved through appropriately designed guidelines backed by a true legislation.

The first step towards providing the above-mentioned guidelines was to identify the zones within the Municipal limit; next step involved identification of the collective value of the features of that physical or natural zone or with



relation to other zones. An inventory of these items with historic and other references has been prepared as a database. Finally a "List" of then short listed structures and other features has been presented.

#### IDENTIFICATION :

The areas and buildings which figured in heritage and conservation list were identified on the basis of the knowledge of the city. To add to this, initially, the entire city was divided in terms of areas on the basis of names and an insight of any important building or landmark in each of these areas was made. Certain areas were identified by the age-old names derived from the customs and trade practiced from there. An entire list of all such areas was made so that surveys could be conducted in each of these areas. Another list of individual structures, which deserved attention, was made to highlight the same. At the same time available plans were also studied to facilitate the surveys. The ward-wise distribution of the city was accounted and correct boundaries of the areas were identified accordingly. Another reference for this process was to scan through various local newspapers that regularly carry features on historically and culturally significant buildings and areas. This proved to be quite beneficial in the early stages of the study. After finalizing the areas, specific surveys were carried out on foot so as not to miss any structure. The surveys were intensive and covered visual analysis in terms of architectural style, age of the building, interesting details and features meriting conservation and photo-documentation of the same. The history of the place was studied by talking to the residents and referring any relevant literature wherever available.

#### CLASSIFICATION :

The classification is based on the surveys conducted. Broadly, areas that comprise of many structures bearing similar architectural features have been clubbed to form a precinct. The other individual entities, which exhibit their own style and bear no relation whatsoever to any structure around have been classified as singular structures. The classification will enable forming separate guidelines for precincts and individual structures so as to facilitate the implementation of the same at a later stage. Natural heritage features such as lakes, hills and creek has been put up separately since the guidelines for these will be different than those for the built fabric.

#### EVALUATION :

The process of evaluating the structures has been made after considering various different headings under which each of the structures may or may not classify. A study of whether they fall under any particular architectural style has also been made. The broad classification categories under which each structure or area has been checked are as under :

- National importance
- Historical importance
- Architectural style
- Design and planning
- Technology and materials
- Historical event
- Personality
- Movement
- Institution
- Regional or local importance
- Special architectural or aesthetic treatment
- Cultural or historic values
- Local landmark due to image and identity of the city
- Work of master craftsmen
- Model of ornamentation or proportion
- Design to suit particular climate
- Precincts of importance to a townscape
- Evoke architectural, aesthetic and sociological interest
- Contribute to determine character of a locality
- Representative of lifestyle of a particular community or a religion
- Distinguished by setting on street line
- Special character of facade and uniformity of height, width and scale



## 1.5 BENEFITS

The final Report will be extremely helpful in further work, i.e. .In preparation of detailed conservation guidelines to the listed areas and structures and also for passing legislation towards the same. The legislation will play a pivotal role in controlling the haphazard growth, the encroachments, demolition of valuable structures and mushrooming of ugly built-forms besides them.

The civic organization and ordinary citizens in Thane area have started taking active interest in betterment of their city. The study will go a long way in building the association of these aware citizens with the areas and structures important from heritage point of view. If the citizens are educated about the importance of conservation, then the schemes may find better acceptance and support.

Governing bodies like Thane Municipal Corporation are instrumental in success of such schemes as the well-informed officials will be in a better position to protect the areas from decay. The precincts and buildings, on the brink of deterioration can be saved and practical solutions can be worked out on that basis.

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## 2.0 GROWTH AND DEVELOPMENT OF THANE

### 2.1 CHRONOLOGICAL DEVELOPMENT

636 AD : Subhedar Khalif Omar of Bahrain and Oman dispatched his army from Iran to loot Thane.

660 AD : The Arabs invaded and destroyed villages around Thane.

913 AD : Arab historian Al Masudi referred to Thana as *Tanha* or *Tabah*.

917 AD : Abu Rehan Albiruni, a great historian has stated that Thana which is forty miles south of Sopara as the capital of Konkan

1318 AD: Emperor of Delhi, Mubarak Khilji captured Thane and placed a Muslim as head of state.

1533 AD : Thane changed hands from Sultan of Gujrat to the Portuguese.

1538 AD : At this time there were about sixty temples and sixty lakes in Thane.

Around the seventeenth century, Thane was famous as a port.

1633 AD : The Portuguese built more than twenty churches. During the construction of the church of St. John, The Baptist, it is said that Antonio de Porto destroyed the twelve temples, which surrounded the adjoining Masunda Lake and used these stones to build the church.

1666 AD : Marathas captured North-east part of Thane.



1710 AD : The Parsi community built the tower of silence near Teen Haat Naka.

1730 AD : Portuguese captured the island of Salsette. For purpose of security they started building a fort in Thana.

1739 AD : The Peshvas captured Thane and Vasai region. The Portuguese reign came to an end.

1754 AD : The old district court, which has been demolished, was a residence (*Wada*) of Ramaji Mahadeo Biwalkar, a Subhedar of Peshava Balaji Bajirao.

1760 AD : Subhedar Ramaji Mahadeo Biwalkar renovated the Kopineshwar Temple.

1774 AD : The British captured the Fort of Thane.

1778 AD : During British rule the Subhedarwada started functioning as a court.

1780 AD: Keshavji Sorabji Rustomji Patel built an Agyari (fire temple) in a predominantly Parsi locality. A guesthouse is adjacent to the Agyari.

1803 AD : The first District Court of Thane was set up near the Jambli Naka.

1818 AD : The Maratha rule came to an end.

1824 AD : The construction of the Collector's office commenced at the far end of the Station Road.

1825 AD : St. James Church was built near the Castle Tank adjoining the Fort.

1833 AD : A Traveler's bungalow was built on the Eastern side of the Collector's office.

1835 AD : Civil Hospital was built near Tembhi Naka.

1838 AD : Thane Fort was converted into a Jail.

1853 AD : The great Indian Peninsular Railway started between Mumbai and Thane.

1862 AD: The Hira Kot Fort, which is at distance of a quarter mile from the station to the East of the road started being, used a Mamlatdar Office. Earlier this also functioned as a town jail.

1863 AD : Thane Municipal Council was formed for a population of 9000 souls.

1916AD : The Parsik tunnel was excavated, approach road to water supply at Pokhran, Wadia Woollen mills (now known as Raymond mills) was set up.

1928 AD : Brahman Co-operative Credit Society was established.

1929 AD : Khan Bahadur Bapuji Cawasji Diwecha, a Parsi, built the Town Hall opposite the Collector's office.

1951 AD : Census indicated a massive increase in population, enumerating it to be 91054, an increase of 115% in 1941-51; Industrialization too started; J. K. Chemical works, Modella mills, Cadburys', Johnson and Johnson, Bush etc. set up factories near the Mumbai -Agra Road.

1958 AD : The boundaries of the Thane Municipal Council were expanded to touch boundaries of the Mumbai Municipal Corporation. Inclusion of Kopri, Naupada and Chendani villages within Thane.

1958-59 AD : Construction of highway to Mumbai.

1961 AD : Wagle Industrial Estate set up and industrialization was given a boost.





Archaeological treasures



Remnants of Hindu temple

1963 AD : Thane creek industrial area, a 20 km belt set up; Kalwa industrial area develops; so does Kolshet and Balkum areas on Ghobunder Road.

Around this time, peripheral roads around the Masunda Lake were built.

1983 AD : Thane Municipal Corporation formed with the inclusion of Municipal Council areas and 32 villages, Kolshet-Balkum industrial area, Mumbra, Kausa, Diva areas.

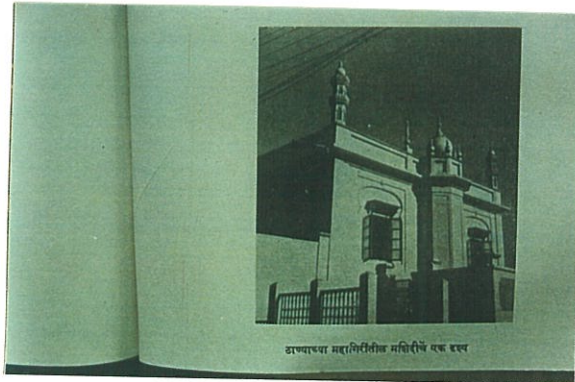
## 2.2 SHILAHARA RULE

The history of Thana is vast and immense, related to the whole of Thana district, entire Konkan region and the Western coast of Maharashtra. Thane or Sthan, is a settlement also known in the past as Konkan-Thane being the head quarters of Konkan Kingdom of the Shilaharas. This former headquarters of the Salsette subdivision is prettily placed on the West shore of the Salsette creek, in wooded country between the Yeoor range of the Salsette hills in the West and the steep picturesque Parsik peaks on the main land to the South-east. The fort (presently jail), the Portuguese Cathedral, The Hirakot or the Diamond Fort, Custom house, a few carved and engraved stones and several large reservoirs are some of the signs that go to show that Thane was once a great city.

The earliest possible date in Thana's history can be claimed as 636 AD when Khaliph Omar dispatched his army from Iran to loot Thana. In the 10<sup>th</sup> century Thana was stated to be one of the most important ports as said by Al Masoodi. In the 12<sup>th</sup> Century, Al Idrisi , a traveler included Thana Port as one of the important ports along the Western coast. Marco Polo has mentioned that during the 13<sup>th</sup> century leather and cotton used to be exported by the sea-route via Thane Port.

The glorious years of Thana must have been between the 7<sup>th</sup> and the 12<sup>th</sup> century, the period of Shilahar kings. It is said that Thana was a capital city of the whole of the Northern Konkan Area. During this period, many temples and architecturally important structures were built. The remnants in the form of copper plates and disfigured images of various Hindu deities were found from time to time at places like Siddheswar lake, Masunda lake etc. depicting the





Jama Masjid in Mahagiri

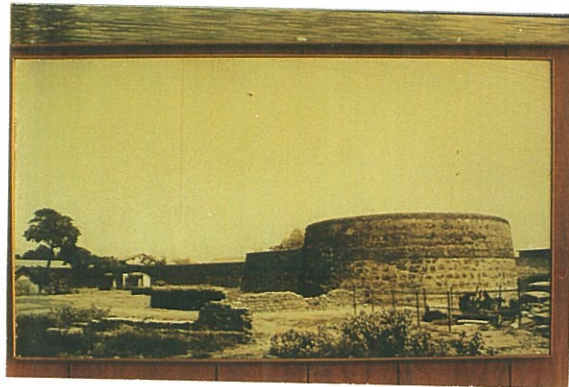
glory of that era. The Kopineshwar temple was being built during this period and was later renovated by Subhedar Ramaji Mahadeo Biwalkar in the 18<sup>th</sup> Century. During 1800's the town had mainly grown to the West of the Fort with an aside road leading towards South-west to Mumbai and a road towards North leading to Surat via Ghodbunder. Thereafter it became a District headquarter and transformed into an individual town during 1960's-70's. Thane has witnessed various rules ranging from Muslims, Portuguese, Marathas and British.

### 2.3 MUSLIM RULE :

In the beginning of the 14<sup>th</sup> century the Turkish Sultan of Delhi conquered the coast and established a garrison at Thana. This is shown by the accounts of the Franciscan Friars, Jordanus and Odericus, who were in Thana between 1321 and 1324. The Friars state that the Sarcens or Mohammedans held the whole country. They had destroyed an infinite number of idols, temples and likewise many churches, of which they made mosques for Mohammed, taking their endowments and property. The people residing during that period were the Pagans, Hindus and Parsis.

### 2.4 PORTUGUESE RULE :

After the treaty with Bahadurshah of Gujarat in 1534, the Portuguese acquired the region of Vasai and Salsette. During 1538, Salsette was famous for the ruins of the great and beautiful city of Thana and the mighty cave temples of Kanheri. In the hills, was plenty of timber for ships and galleys. Later they formed a separate Thana District comprising of the villages along the coastal region and appointed a General of the Portuguese, and of the Gujarat kings. During 1560, Salsette had two divisions, the isles of Salsette with one subdivision and 99 villages and the town of Thana with 8 wards or *pakhadis*. Thana was a great city with 900 Gold lace looms and 1200 white cloth looms. Silk weaving was carried out in the city in the *Khatriali* or the *Khatarpada* or the Weavers' row which lies to the North of St. John's church. There were as many as 4000 workers employed in this activity. The cloth would have come to general use were it not they cost from 40-50% that of the French and China silk.



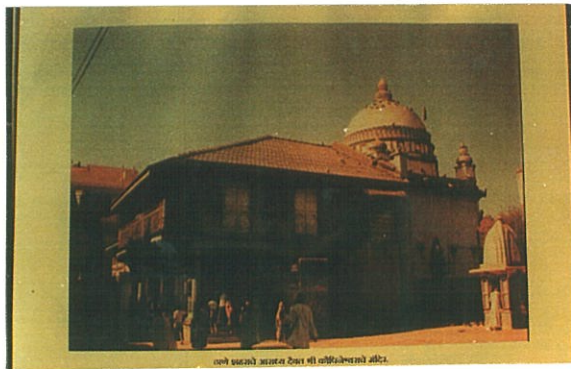
Fort built by Portuguese in 1731

Salsette was never well defended. There were coastal forts at Dharavi and Versova, a small watchtower at Bandra, and three small fortresses at Thana. One to the North of the city, it was a square fort with two bastions named Reis Magos.

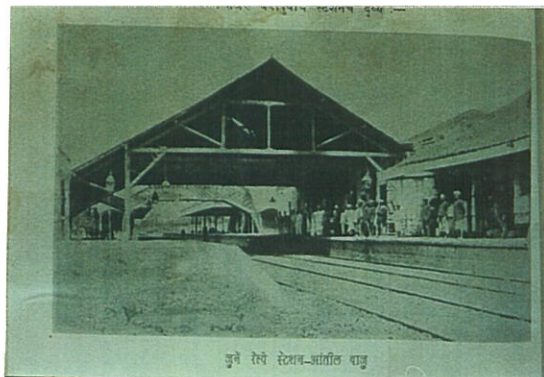




Subhedar wada built during the Maratha period



Kopineshwar temple constructed by Marathas



Thane Railway Station (1853)

Other two round towers to the South, St. Pedro and St. Jeronimo. In 1728, complaints were made of the defenseless state of the island, and the construction of the present fort was begun. Between 1534 and 1552 Antonio do Porto destroyed 200 temples, made over 10,000 converts, built 12 churches, and by founding orphanages and monasteries, secured a supply of Native Priests.

## 2.5 MARATHA RULE :

By 1675, Shivaji Maharaj captured all the headquarters, which were earlier under the Muslim rule. He made many fruitless efforts to capture Thana, which was then under the Portuguese rule. Later on in April 1737, a Maratha force entered Salsette. In 1739, the Peshwas captured Thana and Vasai and put an end to the Portuguese rule. In 1754, Ramaji Mahadeo Biwalkar, Subhedar of Peshwa Balaji Bajirao built a Bungalow (the old District Court, Court Naka), and started administration from there.

## 2.6 BRITISH RULE :

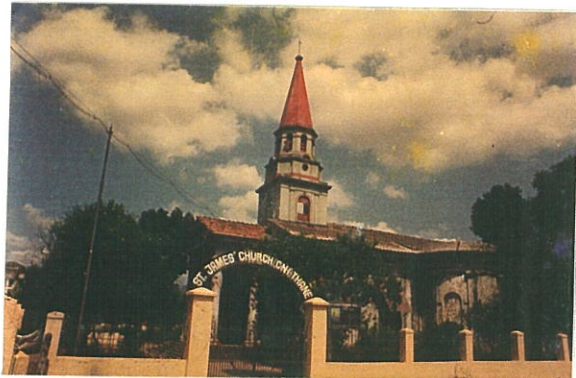
British rule started in Thane in 1774 when General Gordan marched with a troop and seized the fort. During their rule, the British changed the usage of many important structures in Thane. One such major change was the use of Fort as the Jail from 1838. Subhedar Wada started being used as the Court and Hirakot, the Town jail, as the Mamlatdar's office.

Great Indian Peninsular Railway (GIPR), the first railway in India started during the British rule on 16<sup>th</sup> April 1853. Other architecturally important area such as Bara Bangla was developed as Civil Lines. Except for a part of Chendani, a fishermen's suburb to the South, which contained a landing place, a Custom's House and a Railway siding the town of Thane lied to the North of the railway. On the South-east lies Chendani and further North the Mahagiri quarters of the town, with a large number of boatmen's and fishermen's houses. Between Chendani and Mahagiri a salt swamp of 30-35 acres existed which was reclaimed in 1880 by a dam. The Bazaar or the station road ran half a mile North from the station to an open space or square where it met the Agra Road. To the West stretched the Masunda Lake with its West bank faced with broad stone steps and crowned with a Hindu Temple, the Kopineshwar Mandir, and on the





B. J. High School (1880)



St. James Church (1825)

North bank, the Portuguese Cathedral and other picturesque buildings. In the open space, at the meeting with the Agra road stood, on the east side, the Collector's house, a fine double-storied building with a large garden in which were the Collector's office and treasury. To the West was the Byramji Jijibhai high school and the Wadia dispensary, with a public library and a domed building close by. This was intended for an English school, but, since the opening of the high school (1880), it was occupied by public offices. Around were the dwellings of pleaders, traders and other well-to-do natives, double storied with high tiled roofs and gaudily coloured walls. Along the Agra road, towards Bombay, were the Portuguese Cathedral, and, a little beyond, the new Marathi School. To the East, after passing between the Collector and Judge's houses, the Agra road came out on a wide park like Esplanade crossed by broad tree-lined roads, with the Fort or Jail in the East, the English Church in the North, open wooded ground with the Civil Hospital and the remains of the Assistant Judge's House to the West, the Judge's and Collector's Residence to the South-east. To the South were the better shaded European houses and the neat Police lines formerly used by the native Infantry regiments. The Esplanade, with the double-bridged creek and the wild Parsik Hills to the East and wooded paddy fields and hillsides to the West formed a pretty scene, which especially during the rains was in many points more like an English than an Indian view.

Beyond the north extreme of the municipal limits on the edge of the Ghosale Lake was Colonel Atkin's bungalow. Along the creek between Chendani and Mahagiri, a dam pitched with stones on its Eastern face and provided with two sluice gates was built in 1880. This dam had been instrumental in reclaiming 30 to 35 acres of salt-marsh behind Hirakot which formerly caused much annoyance and ill-health as the tide washed up and left on it the filth from the latrines on the creek.

There were four landings or *Bandars*, Mandvi near the Local Fund's bridge (Old bridge on Thane Creek), Liberi and Bendi in Mahagiri and Chendani to the South of the railway lines. Want of good drinking water was once a great evil in Thana. Since 1830, repeated attempts were made to provide proper supply of water but paucity of funds and other difficulties prevented any steps being taken, till in July 1880 the Pokhran scheme was sanctioned. The scheme consisted of a storage reservoir with head works, including outlet and waste-weir, a main to the town, and distribution hydrants. The storage reservoir is at the foot of the Eastern slope of the Salsette hills, about two miles North-west of the town.



## 2.7 POST-INDEPENDENCE DEVELOPMENT

Citizens of Thane played an active role in the freedom struggle. The citizens displayed same spirit in development of city and many projects were initiated. After independence, many new industries were established and the existing industries expanded their operations. The establishment of Wagale Estate Industrial Area and Thane-Belapur Industrial Area by Maharashtra Industrial Development Corporation (MIDC) acted as a catalyst in this process. Many industrialists shifted their units to Thane, as operational expenditures were much lower than Mumbai. Workshops, warehouses and industrial galas sprang up to cater the demands of an organized industry. The city transformed into an industrial town from an administrative center. Various central and state government departments as well opened their offices in Thane.

Migrants from all parts of country were attracted to Thane as employment opportunities increased. Demand for residential and commercial space was continuously growing. New apartments and shopping centers were built to satisfy the demand. The parts of old city had to bear the brunt of this development, as people preferred it to other newly developed localities. Main reasons for this were accessibility from railway and bus station and high level of services in this area. Traffic and transportation in old city was affected to a great extent. Existing civic amenities were burdened with this additional pressure of population. Demands for better facilities and amenities were being made from all quarters of society.

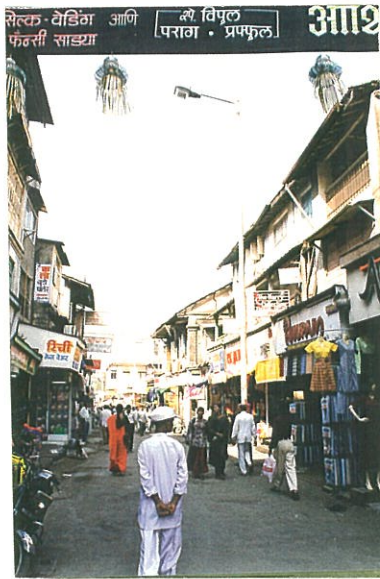


Reclamation around Masunda lake (1963)

Thane Municipal Council became one of the richest municipal councils in Maharashtra on account of octroi and other taxes collected from industrial sector. Funding was available for any city development project. Real thrust to development was provided by the projects completed under the two Town Planning Schemes.

One of the most important projects that took place around 1963 was desilting of Masunda Lake and construction of the New Station Road (Shivaji Road) by a series of reclamations. A tree-lined promenade was constructed around the lake. Between the road and Kopineshwar Temple a vegetable market and number of gardens were planned. Fountains and statues were placed in and around Masunda Lake. Many visitors particularly in evenings got attracted to this newly





Old Station Road



Changing building typology

developed public space. Beautification of many city squares was undertaken. Road widening in the old city areas relieved it from congestion and resultant traffic snarls.

A sense of urban design was developed amongst citizens, which marked the beginning of new Thane. The progress continued unabated, as city was fortunate to get both efficient administrators and visionary leaders. A swimming pool, a cricket stadium, and an auditorium were constructed and the erstwhile Thane Municipal Council developed many institutions. The only sad part of this development was loss of many heritage structures in road widening and subsequent new constructions.

A strong case highlighting the adverse effects on the existing heritage is that of Old Station Road. This street was earmarked as a study area in the initial stages and a few individual buildings thereon were also being considered for listing. But important architectural and other ornamental features formed a very miniscule part of the total built fabric in order to declare the street as a heritage streetscape. It would not have been justifiable to include this street within the ambit of heritage merely on the basis of remnants thus disallowing the street to qualify as a heritage streetscape. (Refer Plate No. VII)

Formation of Thane Municipal Corporation (TMC) in 1983 proved to be a major milestone in development of the city. Many villages around Thane were included in the Municipal Corporation limits. Progress in the initial stage was slow but later on many schemes were implemented with assistance from State government. An efficient public transportation system in the form of Thane Municipal Transport Corporation (TMTTC) started providing service to distant suburbs and promoted their development. Rising real estate prices and scarcity of affordable shelter pushed people out of Mumbai. Extended suburbs of Thane proved to be an ideal alternative for them. The city witnessed maximum growth in the 80s.

New residential complexes were being built in suburbs like Manpada, Kalwa and Balkum but the old city core was still serving as a main commercial core to the entire city. Problems in core area compounded on account of this additional burden. Localities of old city such as Brahman Society, Charai, K-villa, Ram Maruti Road and Ghantali





Implementation of road widening program

were the most affected as demand for up market residences and commercial spaces grew. Multi-storied buildings replaced the tiny bungalows in vernacular style damaging the very fabric of these neighborhoods.

## 2.8 RECENT DEVELOPMENTS

The Nineties witnessed even more rapid development than the eighties. Programmes implemented by TMC like the Integrated Road Development Programme (IRDP) took a toll of the few surviving heritage buildings. Facades of buildings in densely populated localities were ripped off their balconies, verandahs and porches. Ornamental features like brackets; railings etc. were removed and replaced by concrete appendages by the occupants. Revised Development Plan of TMC has been sanctioned with provisions of sanctioning more FAR in these areas termed as the 'Congested Localities'. These incentives will promote construction of new high-rise buildings at the cost of a few surviving listed buildings. Plans for Mass Rapid Transport Systems like Ring Railway cutting through these localities are on the cards. Absence of any heritage guidelines controlling these developments may cause irreparable damage to the remaining shreds of heritage in this historic city.

## 3.0 IDENTIFICATION OF POTENTIAL AREAS

### 3.1 THE PROCESS

#### BUILT STRUCTURES :



Uncontrolled developments – Kisan Nagar



Urban rural mix - Kalwa

The entire city of Thane was studied for identification of potential heritage areas during the first stage of the work. The entire city was divided into areas commonly identified in the local context by names of the localities. Other individual structures of historical or symbolic value were identified as a part of the first presentation.

A detailed study was carried out in each of the areas identified and a physical survey was also conducted to find out structures with heritage potential in that area. During the course of this study it was found out that many of the identified areas portrayed relatively recent development, which do not possess any historical significance. Some of the areas are quite old but no original remnants of any significant structures 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 were 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 were covered as a part of the study and no structures with any heritage potential were found in them.
- 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





Maintaining rural character – Betavade village



Undergoing transformation - Chendani Koliwada



Pressures of modern development -Gokhale Road

untouched by evil effects of modernization. Villages such as Kalwa, Mumbra and Vitawa are highly urbanized now and do not contain any potential heritage structures.

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

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 was an absence of any significant structures here as well. Other villages namely Kharigaon, Majiwade and Kasar Vadavli had 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 were found devoid of any structures, which could be considered for grading.

- Some areas within the city of Thane such as Rabodi, Chendani Koliwada and Mahagiri Koliwada are known to be as very old settlements. 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 derived its name from the activity of building 'Mahagiri' 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.
- 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 up market residential areas with modern apartments for upwardly mobile residents of Thane.
- 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





Planned residential area - Panchpakhadi



Symbolic importance - Gaodevi temple



Hirakot – now Mamlatdar office

undergone tremendous additions and alterations to suit the purpose of the commercial activity there. 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. A few properties wrangled in legal problems only remain in these areas.
- There are a few individual structures such as Gaodevi temple, Hirakot, Vitthal Sayanna temple and Thane railway station, which have their own historical importance and are associated with the history of Thane, 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 bygone era.
- 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 :
  - Mental Hospital.
  - Vitthal Sayanna Civil Hospital.
  - Gaodevi Mandir.
  - Ghantali Mandir.
  - Pedhya Maruti Mandir.
  - Vitthal Mandir.
  - Mahagiri Masjid.
  - Structures within Thane Railway Station area.
  - Hirakot / Mamlatdar office.





Bramhan Society – first cooperative housing experiment

Finally after an exhaustive search, a number of individual structures and a few residential areas were identified for the purpose of detail surveys so that their full potential can be gauged. These structures and buildings within the residential areas were further studied to see whether these structures could fall under the category of heritage buildings.

Four residential areas were also been identified for the purpose of detailed study as they included 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. Out of the above-mentioned areas K-Villa area cannot be listed as a precinct since the selected structures do not form a close knit development and are interspersed with many recently built structures.

Old Station Road also does not qualify for grading as a streetscape since the original character of the built fabric has almost disappeared leaving behind only handful ornamental features, which does not justify the cause.



Charai – an organic development



Bara Bangla – Civil lines



K-villa – a Christian settlement



## NATURAL FEATURES :



Lakes – enhancing the scenic character of the city



Yeoor Hills – forming a part of the national park



Creek – A fragile ecosystem in need of protection

Thane is blessed with many natural features like lakes, creek and hills. Sir Patrick Geddes, a renowned British Planner had termed this city as “the city of lakes” as he could notice as many as 400 small and large water bodies in Thane. Many water bodies were reclaimed for development or were encroached by the slum dwellers. Presently only 40 lakes dot the landscape although many of them have shrunk in size and are polluted beyond description. It has been proposed to include 13 most important lakes in city in the list as grade I natural features in order to provide protection.

The city is nestled between Parsik Hills and Yeoor hills, which also form a natural backdrop. The hills were once covered with dense forest supplying the citizens with good quality building timber. On paper nearly 25.22% i.e. about one third of the geographical area of Thane Municipal Corporation is in the form of recorded forest of which hardly 40% area can be considered to be forested area and the rest is in the form of barren hills without vegetation cover. All this forest area is located on hill slopes. There is no effective afforestation programmes leaving large tracts of forest area unprotected. This results in denuded area, which turns into a haven for hutments. Unchecked stone quarrying is also proliferating in these hills. In order to protect the flora and fauna of this area and to save the city from effects of pollution, Yeoor and Parsik hills need complete protection and have been included in the list.

The creek forms an important part of landscape to Thane city as it flows through it. The creek has a lush growth of mangroves, which play a vital role in maintaining the balance of ecosystem. The creek is polluted beyond limits with chemical effluents released from factories and from garbage dumping. The water quality has gone down endangering life of fish and other marine animals. Encroachments are being observed at many places along the creek posing a serious threat. In order to save the creek from further degradation it has been included in the list of natural features under grade I category.

The natural features add to the beauty and enrich the environment of any settlement. It co-exists with the built fabric to provide an ideal setting for human habitation. It is essential to promote projects for protecting it at any cost.



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## 3.2 GRADING PROCEDURE FOR LISTED STRUCTURES

### GRADE I

#### *Definition*

Buildings those are historically, architecturally or archaeologically important symbolizing social and cultural heritage and merit national importance. They have been and are prime landmarks of the city. They represent excellence in architectural style, design, technology and material usage and may be associated with a great historical event, personality, movement or institution.

#### *Objective*

Heritage Grade I richly deserves careful preservation.

#### *Scope for changes*

No interventions would be permitted either on the exterior or interior unless it is necessary in the strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original.

#### *Procedure*

Development permission for the changes would be given by the Planning Authority on the advice of the Heritage Conservation Committee to be appointed by the Municipal Corporation

#### *Vistas / Surrounding Development*

All development in areas surrounding Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from Heritage Grade I.

## GRADE II

### *Definition*

Buildings or precincts that are local landmarks 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 and may or may not possess any architectural merit.

### *Objective*

Heritage Grade II deserves intelligent conservation.

### *Scope for changes*

Grade IIA: Internal changes and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all aspects for which it is included in Heritage Grade II.

Grade IIB: In addition to above, extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed provided that the extension / additional building is in harmony with (and does not detract from) existing heritage building(s) or precincts especially in terms of height and façade.

### *Procedure*

Development permission for the changes, would be given by the Planning Authority, in consultation with a sub-committee of the Heritage Conservation Committee.



### GRADE III

#### *Definition*

Buildings and precincts that are important for townscape and evoke architectural, aesthetic or sociological interest. They could contribute to the character of a locality through uniformity of built form and scale and are representative of particular communities.

#### *Objective*

Heritage Grade III deserves protection of unique features and attributes.

#### *Scope for changes*

Grade IIIA: External and internal changes and adaptive reuse would generally be allowed but the decorative and ornamental features on the façade would be retained as original along with architectural features in terms of height, roofing pattern, verandahs, balconies, staircases, porch, etc. Changes can include extensions, additional buildings in the same plot or compound provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precinct especially in terms of height and / or façade.

Grade IIIB: External and internal changes and adaptive reuse would generally be allowed while retaining architectural features in terms of height, roofing pattern, verandahs, balconies, staircases, porch, etc as original. Changes can include extensions, additional buildings in the same plot or compound provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precinct especially in terms of height and / or façade.

#### *Procedure*

The Planning Authority itself would give development permission for changes, but in consonance with the guidelines, which are to be laid down by Government in consultation with the Heritage Conservation Committee.

### 3.3 CLASSIFICATION OF LISTED BUILDINGS AND PRECINCTS

#### Abbreviations of criteria (classification) :

(a) Value for architectural, historical or cultural reasons	A
- Architectural	A(arc)
- Historical	A(his)
- Cultural	A(cul)
(b) The date and/or period and/or design and/or unique use of the building or artifact	B
- period	B(per)
- design	B(des)
- use	B(uu)
(c) Relevance to social or economic history	C(seh)
(d) Association with well known persons or events	D(bio)
(e) A building or group of buildings and/or areas of a distinct architectural design and/or style, historic period or way of life having sociological interest and/or community value.	E
- style	
- historical	



- 
- |   |        |
|---|--------|
| (f) The unique value of a building or architectural features or artifact and/or being a part of a chain of development that would be broken if it were lost.                  | F      |
| (g) Its value as a part of a group of buildings   | G(grp) |
| (h) Representing forms of technological development   | H(tec) |
| (i) Vistas of natural, scenic beauty or interest, including water-front areas, distinctive and/or planned lines of sight, street line, sky line or topographical.             | I(sce) |
| (j) Open spaces sometimes integrally planned with their associated areas having a distinctive way of life and for which are and have the potential to be areas of recreation. | J      |
| (h) Value for archaeological reasons  | K(ahe) |

### 3.4 COMPREHENSIVE LIST OF HERITAGE BUILDINGS

Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
1	Central Jail	Old Bombay-Poona Road	State Government	Prison	Fort Architecture	1774	A(arc), A(his), B(des), D(bio)	Good	I
2	Kopineshwar Temple	Old Station Road	Kopineshwar Trust	Place of worship	Temple has a distinct inner sanctum with hemispherical dome topped by finial. Entire structure built of dressed stone and carvings done on the stone surface. <i>Shivalinga</i> one of the largest in India..	17 <sup>th</sup> cent.	A(arc), A(his), A(cul)	Good	IIA
3	St. James Church	Prabhakar Hegde Road	Trust (name unavailable)	Place of worship	Imposing structure with front portico. Spire atop the nave. Cemetery adjacent to the church. Sole Protestant church in Thane.	1825	A(arc), A(his), A(cul)	Good	IIA
4	St. John's Church	Savarkar Road	Public Trust of Trust	Place of Worship	Church bell one of the largest in India. Altar has a timber barrel vaulted roof. Pitched roof over nave. One of the doors is ornate. Pulpit is ornamental. Dates inscribed on lintel on one of the doors in altar and in the nave and one on the roof truss. Sole Roman Catholic church in Thane.	1582	A(arc), A(his), A(cul)	Good	IIA
5	Datta Temple	Chendani Koliwada	Chendani Koli Samaj Datta Mandir Trust	Place of worship	Stucco work. Entrance portico. Decorative wooden work in the interior.	1880	A(arc), A(cul)	Good	IIB
6	Synagogue	Jamshetji Manek Road	Shaar Hashamaim Gate of Heaven Synagogue Trust	Place of worship	Stone masonry structure. Sole synagogue in Thane.	1879	A(his), A(cul)	Good	IIB
7	Agyari and Guest House	Agyari lane, Tembhi Naka		Place of worship		1780	A(his), A(cul)	Poor	IIB
8	Mumbradevi Temple	Mumbra, Thane	Not available	Place of worship			A(his), A(cul), I(sce)	Fair	IIB



Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
9	Church of Our Lady of Hope	Ghodbunder Road	Not available	Place of worship		Not available	A(his), A(cul), K(ahe)	Fair	IIB
10	Gateway - Vitthal Sayanna Temple	Lal Bahadur Shastri Road	Not available	Entrance Gateway	Typical arched gateway with extensive stucco work	Not available	B(des), B(uu)	Good	IIB
11	Custom House	Mithbunder Road	Government	Vacant	Good example of technology of the time when it was built.	Not available	B(des), H(tec)	Poor	IIB
12	Office of the Deputy Conservator of Forest	Lal Bahadur Shastri Road	Government	Government office	Stone masonry structure having a sloping roof and an imposing porch. One of the few surviving structures built in stone.	Not available	E	Good	IIB
13	Anand Bharati Temple	Gokhale Road	Not available	Place of worship	Inner sanctum of stone masonry. Remains of outer structure bears ornamental features.	Not available	A(his), A(cul)	Poor	IIB
14	Town Hall	Court Naka	Government	Community Hall	Low lying structure with sloping roof. An Important venue for meetings held during the freedom struggle.	1917	B(per), B(uu), C(seh), D(bio)	Good	IIB
15	Khidkaleshwar Temple	Kalyan Shil Road	Khidkaleshwar Mandir Trust	Place of worship	Temple belongs to Hemadpanthi style. Part of the original structure, which remains, is in dressed stone.	8th cent. A.D.	A(arc), A(his), A(cul), B(per), B(des), K(ahe)	Fair	IIB
16	Mani Baug	Lal Bahadur Shastri Road	Mr. Thanawala	Residence	Front verandah, Cast iron decorative railings, carved fascia. Vernacular style	1918	E	Good	IIIA

Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
17	Thakur bungalow	Gokhale Road	Mr. Thakur	Residence	Timber flooring and staircase, cast iron railings, front porch. Vernacular style.	Not available	E	Fair	IIIA
18	Sitaram Bhuvan	Air Marshall Hemant Chitnis Road	Dr. Bhagwat	Vacant	Grand entrance porch, cast iron railings, and fascia. Vernacular style.	Not available	E	Poor	IIIA
19	Hate building	Ram Maruti Road	Mr. U. P. Hate	Residential and commercial	Decorative railings and fascia. Balcony on the first floor. External staircase. Vernacular style.	1943	E	Fair	IIIA
20	Ann Niketan	Bastya Patil Road, Charai	Mr. Joe Alwaris	Residence	Vernacular style. Entrance porch. External staircase.	1947	E, G(grp)	Good	IIIA
21	Pimenta House	Daji Ramchandra Road, Charai	Mr. Joseph P. Pimenta	Residence	Vernacular style. Decorative cast iron railings, fascia. Stained glass. External staircase.	1930	E, G(grp)	Good	IIIA
22	Pimenta House	Daji Ramchandra Road, Charai	Ms. Pimenta	Residence and Nursery school	Vernacular style. External staircase. Sloping roof. Timber balustrade	1928	E, G(grp)	Good	IIIA
23	Kaldate House	Kabad lane, Charai	Mr. Hirabhai Kaldate	Residence	Stucco work on façade. Vernacular style. External staircase. Double framed windows.	1895	E, G(grp)	Poor	IIIA
24	Piyadad House	Bastya Patil Road, Charai	Mr. Joseph Piyadad	Residence	Vernacular style. Entrance porch. Sloping roof. Stucco work, decorative fascia.	1925	E, G(grp)	Good	IIIA
25	Pimenta House	Daji Ramchandra Road, Charai	Mr. Joseph P. Pimenta	Nursery	Decorative cast iron railing and fascia. Vernacular style. Stained glass work.	1930	E, G(grp)	Good	IIIA
26	Purohit House / Chandiwale building	Savarkar Road, Charai	Mr. S. L. Purohit	Residence and shop	Extensive woodwork. Vernacular style.	1925	E, G(grp)	Poor	IIIA
27	Not available	Anton Francis Road, Charai	Not available	Residence	Vernacular style. Front porch.	Not available	E, G(grp)	Poor	IIIA



Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
28	Hariniwas	Hindu colony, Bramhan Society	Mr. Mukund Damle	Residence	Vernacular style. Timber balustrade. Sloping roof.	1930	E, G(grp)	Fair	IIIA
29	Janaki Niwas	106, Hindu Colony, Bramhan Society	Ms. Janaki Mulay	Residence and Hospital	Stained glass panels, wooden railings, decorative fascia. Vernacular style.	1944	E, G(grp)	Good	IIIA
30	Kanade building	Hitvardhini Road, Bramhan Society	Mr. Kanade	Residence	Stained glass panels, decorative fascia, staircase in stone and wood. Vernacular style.	1935	E, G(grp)	Good	IIIA
31	Govind Niwas	31, Bramhan Society, Hitvardhini Road	Mr. Duttatraya Mule	Residence	Stucco work, cast iron railing, decorative doors and windows. Vernacular style.	1931	E, G(grp)	Good	IIIA
32	Mayadeo building	15, Bramhan Society, Late D. G. Gangal Road	Mr. Mayadeo	Residence	Timber flooring, cast iron railing, decorative fascia. Stucco work. Vernacular style.	1930	E, G(grp)	Good	IIIA
33	Veerkar House	34, Bramhan Society, Hitvardhini Road	Mr. Vasant Veerkar	Residence	Stucco work. Decorative timber balusters. Double framed windows. Vernacular style.	1932	E, G(grp)	Good	IIIA
34	Pendse building	Hitvardhini Road, Bramhan Society	Ms. Yesu Pendse	Residence	Projecting balcony on first floor. Timber balustrade. Vernacular style	1933	E, G(grp)	Good	IIIA
35	Ganga Bhuvan	Pendse Road, Bramhan Society	Not available	Residence	External staircase, decorative cast iron railings, wooden brackets, stained glass panels, and stuccowork.	1934	E, G(grp)	Good	IIIA
36	Rodrigues bungalow	Uthalsar Road, K-Villa.	Mr. Rodrigues	Residence	Vernacular style, entrance porch, decorative fascia, sloping roof.	1940	E, G(grp)	Good	IIIA
37	Rose Cottage	Uthalsar Road, K-Villa	Mr. Louis Rozvedo	Residence	Timber balusters, entrance verandah, vernacular style.	1932	E, G(grp)	Fair	IIIA

Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
38	Rodrigues building	K-Villa	Mr. Rodrigues	Residence	Front porch, timber balustrade, and external staircase. Vernacular style.	1926	E, G(grp)	Fair	IIIA
39	Fatima Cottage	Cross Road no. 3, K-Villa,	Mr. Agnelo Serpes	Residence	Entrance porch with decorative fascia. Vernacular style.	1947	E, G(grp)	Fair	IIIA
40	Almeida House	K-Villa Road, K-Villa	Mr. Bernard Almeida	Residence	Entrance porch with decorative cast iron railing. Vernacular style.	1914	E, G(grp)	Good	IIIA
41	Remedios House	K-Villa	Mr. Terence Remedios	Residence	External staircase, wooden railing, decorative fascia. Vernacular style.	Not available	E, G(grp)	Fair	IIIA
42	Serpes House	K-Villa	Mr. J. J. Serpes	Residence	Timber balusters, External staircase, sloping roof. Vernacular style.	1940	E, G(grp)	Fair	IIIA
43	Indrayani	1, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
44	Dhanvantari	2, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
45	Vikas	3, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
46	Shivgiri	4, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB



Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
47	Priyadarshini	5, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
48	Rajgruh	6, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
49	Shivneri	7, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
50	Pradnya	8, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
51	Van Bhavan	9, Bara Bangla	Government	Residence	Entrance porch, cornices. Sloping roof. Decorative balustrade.	1924	E, G(grp), I(sce), J	Good	IIB
52	Gokul	Dr. Moose Road, Opposite Gadkari Rangayatan	Mr. Prabhakar Hegde	Residence	Front verandah, sloping roof. Vernacular style.	1890	E	Good	IIIB
53	Ramchandra Niwas	Ram Maruti Road	Not available	Residential	Vernacular style. External staircase. Wooden railing with decorative newel post.	Not available	E	Fair	IIIB
54	Gandhi building	Air Marshall Hemant Chitnis Road	Not available	Residence	Part of the structure in shape of a hexagon. Entrance portico, Stucco work.	Not available	E	Fair	IIIB

Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
55	Bhalekar building	Ram Maruti Road	Mr. Bhalekar	Residence and shops	Balcony on first floor having wooden railing. Sloping roof. Vernacular style.	1946	E	Fair	IIIB
56	Durve building	Ram Maruti Road	Mr. Durve	Residence and shops	Cast iron railing, external staircase, and varying roof heights. Vernacular style.	1944	E	Fair	IIIB
57	Dnyaneshwar Dnyanmandir English High School	Govind Bachaji Road, Charai	Dnyaneshwar Dnyanmandir Trust	School	Wooden railing, front verandah, sloping roof. Vernacular style.	1922	E, G(grp)	Good	IIIB
58	D'Cunha House	Charai	Mr. D'Cunha	Residence	Stucco work, vernacular style.	1953	E, G(grp)	Fair	IIIB
59	Serpes House	Anton Francis Road, Charai	Mr. N. Serpes	Residence	Front porch, sloping roof. Vernacular style.	Not available	E, G(grp)	Poor	IIIB
60	Narayan Niwas	28, Bramhan Society, Hitvardhini Road	Mr. D. V. Gogate	Residence	Vernacular style	1931	E, G(grp)	Good	IIIB
61	Shilpshri	Hindu Colony, Bramhan Society	Mr. Phansalkar	Residence	Vernacular style	1935	E, G(grp)	Good	IIIB
62	Vaidya bungalow	4, Bramhan Society	Mr. P. T. Vaidya	Residence	Louvered panels. Vernacular style	1932	E, G(grp)	Good	IIIB
63	Gandre Wada	Phadke Road, Bramhan Society	Not available	Residence	Vernacular style	1934	E, G(grp)	Fair	IIIB
64	Shah House	Old Bombay-Poona Road, K-Villa	Mr. Sunil Shah	Vacant	Vernacular style	Not available	E, G(grp)	Poor	IIIB



Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Special features	Date of construction	Classification	State of preservation	Grade
65	Konark	10, Bara Bangla	Government	Residence	Entrance porch, verandah in front, and sloping roof.	1924	E, G(grp), I(sce), J	Good	IIB
66	Devgiri	11, Bara Bangla	Government	Residence	Entrance porch, verandah in front, and sloping roof.	1924	E, G(grp), I(sce), J	Good	IIB
67	Panchganga	12, Bara Bangla	Government	Residence	Entrance porch, verandah in front, and sloping roof.	1924	E, G(grp), I(sce), J	Good	IIB
68	Kiran	13, Bara Bangla	Government	Residence	Entrance porch, verandah in front, and sloping roof.	1924	E, G(grp), I(sce), J	Good	IIB
69	Thane Gymkhana – The Officers Club	Bara Bangla	Government	Club House	Entrance porch, sloping roof	1935	E, G(grp), I(sce), J	Good	IIB
70	Kalwa Bridge	Near Court naka	Government	Vehicular bridge	Stone construction technology	19 <sup>th</sup> century	A(his), H(tec), I(sce)	Good	IIB

Note : Some structures, which were selected for the purpose of listing during phase II of this project, underwent extensive transformation and some of them were even demolished till this final list was prepared. As a result a few structures have been deleted while some new structures have been added which could not be included in the earlier phase.

Note : 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 significance

and 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. 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.

### 3.5 COMPREHENSIVE LIST OF NATURAL FEATURES

Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Classification	State of preservation	Grade
71	Masunda lake	Shivaji Road	Government	Lake and recreational purposes	I(sce), J	Good	I
72	Castle lake	Opposite Central Post Office	Government	Lake	I(sce), J	Fair	I
73	Kachrali lake	Opposite Thane Municipal Corporation	Government	Lake and Garden	I(sce), J	Good	I
74	Siddheshwar lake		Government	Lake	I(sce), J	Fair	I
75	Makhmali lake	LBS Road	Government	Lake	I(sce), J	Fair	I
76	Ghosale lake	Adjacent to Meenatai Thakre Chowk	Government	Lake	I(sce), J	Fair	I
77	Bramhala lake	LBS Road	Government	Lake	I(sce), J	Good	I
78	Ambe lake	Rabodi, Adjacent to Ghosale lake	Government	Lake	I(sce), J	Poor	I
79	Rayaladevi lake	Wagle Estate	Government	Lake	I(sce), J	Good	I
80	Harel lake	Chendani Koliwada, adjacent to Thane railway station	Government	Lake	I(sce), J	Fair	I
81	Jogila lake	Near Jogila market, off Uthalsar Road	Government	Lake	I(sce), J	Poor	I
82	Upvan lake	Pokhran	Government	Lake	I(sce), J	Good	I
83	Kolbad lake	Kolbad	Government	Lake	I(sce), J	Poor	I



Card no.	Nature of monuments, buildings, precincts, etc.	Location	Ownership	Present Usage	Classification	State of preservation	Grade
84	Ulhas river – creek	Along Ghodbunder Road	Government	River and part creek	I(sce), J	Fair	I
85	Yeoor hills	Western side of Ghodbunder Road	Government	Hills	I(sce)	Fair	I
86	Parsik hills	South side of Mumbra Shil Road	Government	Hills	I(sce)	Fair	I

Note : There are other lakes which fall outside the core city and can be included in the list at a later stage. They are :

1. Kland Lake
2. Lake between two railway lines at Kalwa
3. Khardi Lake
4. Kausa Lake
5. Phadkepada Lake
6. Diva Dativali Lake
7. Desai Lake
8. Khidkali lake
9. Dyedhar Lake
10. Shivajinagar Lake
11. Rawale lake
12. Tubhepada Lake
13. Gaonsar Lake
14. Kavesar Lake
15. Kasarwadavli Lake
16. Davla Lake
17. Naar Lake
18. Bavda Lake
19. Devsar Lake
20. Solegaon Lake (Diva Station)
21. Agasan Lake (Agasan village)
22. Shil Lake (Shil village)
23. Kokala Lake (Belapur Road, behind Kalwa bus-stop)

### 3.6 IDENTIFICATION OF PRECINCTS

During the first two stages of this study, it was found that some areas were coherent in terms of architecture present as well as principles of planning. A mixture of residential areas such as Charai and K-Villa representing a fabric defined by a set of architectural features, Bramhan Society representing a planned settlement and the then planned civil lines of Bara Bangla coexisted with commercial areas such as Old Station Road, the buildings through the entire length of which defined a certain scale and uniformity.

Areas such as Charai, K-Villa predominantly occupied by Christians, are found to be settlements, which have grown in an organic manner. The built fabric in these areas reflect vernacular architecture which is defined by preset architectural features such as entrance porch, external staircase, sloping roof, decorative railings etc. The built form depicts a continuous yet uniform character throughout the area.

Bramhan Society has evolved as 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 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 it was a planned development. Architectural elements such as verandah, external staircase, balcony etc. are used in a planned manner.

After an in-depth research, it was found that layout pattern within the above mentioned study areas has undergone extensive transformation to the extent that only a little of the original fabric has survived. Ever increasing demand for residential and commercial spaces have caused construction of multistoried apartments in place of erstwhile low rise – low density neighborhoods damaging the very character of the precincts. The Development Control regulations have failed to check this haphazard growth leading to unauthorized constructions and encroachments. The linkages and boundaries of zones are difficult to define. Influx of people belonging to different communities into Thane is altering the behavioral pattern and imparting a cosmopolitan flavor to these areas once dominated by particular communities. Further road widening project has taken its toll on remaining heritage buildings by stripping off their facades.





Well laid out internal roads



Spacious bungalows nestled between greenery

Senseless repairs and addition / alterations have caused irreversible damage to the built fabric. In order to save these areas from further degradation, the inclusion of Charai and Bramhan Society as heritage precincts has emerged as the only alternative.

Old Station Road is one of the oldest roads in Thane. 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 shop line on the ground floor fronting the street. The upper floors are used as residences. 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 continuity throughout the length of the street. But still the individual listed buildings do not form comprehensive and defined clusters, which could have been otherwise declared as a heritage precinct. The study area of K-Villa also falls under the same category and thus does not qualify for precinct status.

Bara Bangla on the other hand is 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 spacious landscaped surroundings. Although the houses differ in size they can be grouped into two categories. 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. The porch seems to be a later addition and is being used as a covered parking space for the residents' car and also serves as a terrace on the first floor. The bigger bungalows have certain features such as balconies and 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 sub-divided 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.



The area of Bara Bangla presents the inherent character in totality and can be framed within a certain outline. Till date the area has not been touched by the vicious trends of modernization and hence it is suitable to declare it as a precinct.

Another area in consideration is located around the Central Jail. This area is an ideal mixture of natural features such as a lake and a coconut plantation fused with open spaces such as Central Maidan and police parade ground. This area is also historically important as the planning of St. James Church, District Court, Collector's Office, Traveler's bungalow, Police lines and most importantly the Fort (Central Jail) was done in British times. The place was known as the Esplanade with a double bridge spanning the creek with Parsik Hills on the East and wooded rice lands to the West. The Maidans were used for parades, processions, sports and leisurely walks in the evenings. A gymkhana was also built for officers and elite citizens. During freedom struggle meetings were conducted on this historical grounds.

The place maintained its importance even after independence as the second most important public space in city after Masunda Lake. The space is owned by defense services and the officers have expressed their desire for building offices and residences over there. Central Maidan Precinct is one of the most vibrant open spaces in the city and also a nursery for budding cricketers of Thane. The defense department has presently shelved the proposal considering opposition from public. It is necessary to list Central Maidan as precinct and prepare guidelines for it in order to ensure its preservation.



Castle Lake - enhancing the beauty of Central Maidan



Central Maidan – A vibrant open space

### 3.7 LIST OF PRECINCTS :

<u>Name</u>	<u>Grade</u>
1. Central Maidan Precinct	IIA
2. Bara Bangla Precinct	IIB
3. Charai Precinct	IIB
4. Bramhan Society Precinct	IIB



## 4.0 HERITAGE CONSERVATION GUIDELINES

This part of the study mainly deals with the formulation of a set of guidelines, which become very necessary in order to protect and preserve the identified heritage buildings and precincts. These are specifically outlined for :

1. Protecting and preserving neighborhood character, fabric and setting while planning for rational growth.
2. Discouraging the demolition of buildings contributing to the city's historic character by providing guidelines for revitalization of existing buildings.
3. Planning for new commercial and residential infill development that is compatible and complementary to the existing character of listed neighborhood areas.
4. Promote economic development while enhancing the heritage potential of the city.

The proposed Thane Heritage Conservation Committee (THCC) should prepare "*Heritage Conservation Guidelines*" and publish it in form of "a Community Guide". The guide should meet the needs of non-technical users of "*Thane Heritage Control Regulations*". The information would be most useful to members Local Heritage Conservation Committee, Municipal corporation planners and administrators, members of local heritage and environment conservation societies and other interested individuals. A technical manual should be prepared for individuals who require more detailed technical information and for architects/engineers submitting heritage proposals for sanctioning.

The guide should include both general and specific information about "Heritage Conservation Regulations". General parts of the guide should include information on planning for heritage conservation, new terms used in the legislations, principles of heritage conservation, and highlights for Thane Municipal Corporation. The specific parts of this include information on the most commonly used measures by Thane Heritage Conservation Committee made available by the legislations. These measures generally fall into four basic groups:

1. *Legal and administrative measures*
2. *Economic measures*
3. *Social measures*
4. *Technical Measures*

#### **4.1 LEGAL AND ADMINISTRATIVE MEASURES:**

Stakeholders whose interests get affected by it brand Heritage Conservation movement as an anti-development and anti-people movement. These individuals and groups can stall the progress of the movement. In order to be most effective, the conservation of historic towns and other historic urban areas should be an integral part of coherent policies of economic and social development and of urban and regional planning at every level. In a democratic set-up every opportunity must be given to the stakeholders before any consensus is reached over heritage conservation provisions. New laws and regulations and administrative measures should be worked out so as to secure the protection of historic areas and their surroundings taking into account the interests of property owners. Effective redressal measures should be worked out for property owners to receive maximum acceptance.

- a) Temporary Heritage List
- b) Final Heritage List
- c) Heritage Inspection
- d) Heritage Impact Assessment
- e) Heritage Status Report

**a) Temporary heritage list:** Thane Heritage Conservation Committee should publish an official listing of heritage buildings, monuments, precincts and natural features. This list will be temporary and inclusion in it will not mean inclusion in final list or any other form of permanent heritage reservation.

**Purpose:** Temporary heritage list will serve the following purpose :



- To prepare an account of heritage resources in the city
- To give notice to property owners and potential buyers of heritage factors which may affect the development
- Enable monitoring of proposed changes to properties through the heritage proposal submission approval process of Building Proposal Department of Thane Municipal Corporation. The department may use the temporary list to halt processing proposals till final decision is reached about the inclusion of property.
- Many heritage properties may get excluded from the gamut of heritage regulations as formulation of final list may take a long time. Temporary heritage list will put an end to this.

**Process:** The temporary heritage list will be processed through following steps:

1. Community heritage issues and needs are addressed through proper research and planning
2. The Heritage Conservation Committee establishes eligibility criteria for selection of property.
3. The Committee holds consultation with property owners and provide information to them for a meaningful dialogue
  - Preparing a information package about the temporary heritage list and its status
  - Preparing a conservation map for individual properties and precincts substantiating the claim for selection of property in the final list
  - Holding review meeting and workshops for making the process of listing transparent
  - Explaining probable financial benefits / compensations for the property owners in case of inclusion of their property in the final list.
  - Offering technical assistance such as design advice or rehabilitation methods
4. The Heritage Conservation Committee publishes the list and gives adequate publicity to it. The list should indicate the reasons for listing of property.
5. A 30-days notice should be given to the property owner and suggestions and objections invited from them before finalizing the list.

**b) Final Conservation List:** Final Conservation list can be prepared after going through abovementioned process and would be binding upon all further development in the city. Changes in the final list should be made only after going

through an elaborate process as shown earlier and arbitrary changes / removal from the Final List should be avoided at all costs. The list should be a part of Thane Heritage Conservation Regulations and should be preceded by grading criteria and probable alternatives of development (*See Annexure I*).

**c) Heritage Inspection:** A heritage inspection should be carried out by Thane Heritage Conservation Committee for the properties that are:

- On the Temporary Heritage List for finalization,
- Not on Heritage Conservation List (Final List) but within a Heritage Precinct,
- To be removed from Heritage List for any reason whatsoever,
- On the listed site if any alteration / damage is reported.

**Purpose:** Heritage inspection will serve the following purposes:

- Identification and fixation of heritage value of a property if in doubt / or challenged by a petitioner.
- Getting information about the properties where heritage regulations are overruled.
- Decision over conservation techniques applicable in particular cases.

**Process:** Following procedures should be adopted in ordering heritage inspection of the site:

- Heritage Conservation Committee should go for physical examination of the property only after all other means of getting information are exhausted.
- Heritage Committee should order a heritage inspection of the property.
- The order must state the purpose, approximate time for which it will remain valid and the date and time for inspection.
- A sub-committee should be appointed for the inspection, which will be assisted by the staff of Heritage Conservation Cell of Thane Municipal Corporation.
- The heritage inspection should be carried out in the manner, which will be decided as appropriate by the Heritage Conservation Committee.
- After inspection a report must be sent to the Heritage Conservation Committee and one copy should be given to the owner of the inspected property.



**d) Heritage Impact Assessment (HIA):** Heritage Impact Assessment is a Report submitted by the developer of a Listed Heritage Property describing the impact that a proposed development may have on a protected property.

**Purpose:** A heritage impact assessment is necessary to provide Heritage Conservation Committee with important decision-making information regarding the negative impact on a heritage resource.

- HIA is necessary in case of a listed property if addition / alteration / redevelopment is proposed
- The property is within a listed Precinct
- The property is protected by Heritage Conservation Regulation / ASI

**Process:** Following process should be followed while using HIA

- An applicant should submit proposal for building proposal / development proposal to the Heritage Conservation Committee.
- Heritage Conservation Committee decides whether the proposal may affect a listed property / heritage Precinct under the Heritage Conservation Regulations.
- If found necessary the Committee should ask for additional information regarding impact of the proposal. Alternatively the committee can conduct the Heritage impact assessment through Heritage Conservation Cell.
- Heritage Conservation Committee should ask in writing if HIA is required to assess the development Proposal. The committee must clearly indicate specifications for the information to be provided and the qualification of the persons undertaking the HIA.
- Upon completion the person in charge of HIA should submit the report to HIA.

**e) Heritage Status Report:** At the end of every year Thane Heritage Conservation Committee should prepare a Heritage Status Report (HSR) to the state level Heritage Conservation Commission for its appraisal.

**Purpose:** This report shall carry details of all work regarding additions and alterations to listed buildings and precincts, deletion or addition of buildings, present condition of all listed buildings and precincts etc.

- Heritage Status Report is useful in understanding the current scenario in conservation.
- HSR acts as a ready reckoner for developers / property owners / property buyers / architects, government officials and citizens active in the field of heritage conservation as baseline statistical data is provided.
- Heritage Conservation Commission can use HSR as a monitoring tool over working of various city Heritage Conservation Committees.
- HSR can help in identifying all the problems and problem areas in heritage conservation sector and put forth the efforts made by agencies involved.
- Heritage Status Report can spread awareness amongst the citizens and interest groups about heritage conservation movement.

## 4.2 ECONOMIC MEASURES

Thane is experiencing tremendous growth after independence and demand for commercial and residential space is on the increase. Many heritage structures/ monuments have fallen prey to predatory tendencies of developers as mind-boggling profits could be achieved through redevelopment. We are left with barely 10% of the total structures, which could have been listed. Conscious efforts are required to save the remnants of heritage and compensatory measures need to be worked out for these structures. The measures need to be practical and acceptable to the property owners. Considering the limited resources available for heritage conservation with the government innovative means of raising money and compensatory measures should be worked out. Following measures are advised;

- a) Incentives for listed buildings - Transfer of Development Rights
- b) Incentives for Listed Buildings- Heritage Fund
- c) Incentives for Listed Buildings- Maintenance Grants (Tax-back Grants)
- d) Penalty Clauses for violators
- e) Involvement of Private sector



**a) Incentives for listed buildings: Transfer of Development Rights**

Compensation may be claimed by the owner from the Heritage Conservation Committee on a refusal, conditional grant, revocation or modification of consent to alter or extend (but not to demolish) a listed building, provided that the Thane Heritage Conservation Committee made the decision.

The Thane Heritage Conservation Committee will consider requests to list buildings that may be in danger of demolition through redevelopment, although any such buildings should preferably have been assessed before planning permission for the development had been granted.

Any listed building shall be considered for scrutiny by the Committee for development permission and as per the decision taken by the Committee; TDR will be made available to compensate for the loss, which the owner of the listed building would suffer.

The Committee shall lay down rules regarding the location or wards where the heritage TDR can be utilized and shall clearly state objectives for such a scheme in the city's development plan. TDR should not only be allowed to be used in the same ward but also in any other ward. In this case price indexation should be worked out allowing proper economic value of TDR to be realized. For this purpose the Heritage Conservation Cell in TMC planning department should keep ready the property rates in different parts of the city.

**b) Incentives for Listed Buildings: Heritage Fund**

A fund shall be set up for the purpose of conservation of buildings. This fund will be used to partly fund the expenses incurred during restoration and the sum to be granted for such purpose shall be pre-decided by the Heritage Conservation Committee on the basis of the grade of the building and the amount of restoration work required.

The resources of the fund shall consist of :

- Grants and contributions made by the State Government.
- Contributions, gifts or bequests, which may be made by individuals, corporate bodies or charitable trusts.
- Specified percentage of property tax collected at city level and credited to this fund.
- Any interest due on the resources of the Fund;
- Levying Heritage 'cess' over building proposals;
- Funds raised by collections and receipts from events organized for the benefit of the fund;
- All other resources authorized by the Fund's regulations, as drawn up by the Heritage Conservation Committee.

Contributions to the Fund and other forms of assistance made available to the Committee may be used only for such purposes, as the Committee shall define. The Committee may accept contributions to be used only for a certain program or project, provided that the Committee shall have decided on the implementation of such program or project. No political mileage should be derived through contributions made to the Fund.

**c) Incentives for Listed Buildings- Maintenance Grants (Tax-back Grants):**

The owner of a listed building shall also be given an incentive in the form of exemption of property tax and other municipal taxes. Property tax is not a very attractive option as the base of calculations is ratable value of the property worked out from rent, which are abysmally low. On the part general taxes like road tax & education tax are high and partial / full concession would be seen as a more attractive option.

Tax exemption can be given to the owner of a listed property after signing a heritage revitalization agreement with him. In order to have a better check on the tax-exemption the taxes could be collected first and then returned every year after faithful follow-up of agreement. Tax exemption may also be given to a group of buildings if they are ready to collectively sign an agreement with Municipal Corporation.



**Purpose:** The maintenance grants (Tax-back grants) would be useful for those few property owners who wish to maintain their properties in spite of rising costs. Tax exemption would also act as a deterrent for redevelopment of the properties as new development would attract heavy tax. Exemption in form of refund would prevent misuse of concessions.

**Process:** The process of providing tax-concessions should be very transparent and appropriate as misuse may attract criticism from all sectors of society.

- The Heritage Conservation Committee should work out the type, amount of tax relief after considerable planning, research and consultation with finance and tax collection departments of Municipal Corporation.
- The Heritage Conservation Committee should decide the criteria for tax exemption eligibility, including the application procedure, expected maintenance levels; conditions of tax exemptions and tax refund provisions.
- A 30-day public notice should be published in the newspapers regarding the proposed tax exemption in order to receive the suggestions / objections.
- The heritage conservation cell should monitor the compliance of the conditions of tax exemption and any requirements for maintenance, restoration. After their report only, the tax collected should be refunded.

#### **d) Penalty Clause for Violators:**

Presently Heritage Conservation Committees have got limited powers for punishing the violators of heritage regulations. The role of Committee and the Heritage Conservation Cell is restricted up to giving No Objection Certificate to the applicant. Later Building Proposal department suggests many changes in the application and the whole idea of getting approval from Heritage Committee gets defeated. Following suggestions can be made to avoid this situation:

- Heavy fines including imprisonment should be imposed on the violators of heritage regulations
- The Committee and The Cell should be involved in the process till Occupation Certificate stage of the building proposal. Committee's No Objection Certificate should be mandatory for getting the Occupation Certificate.

- Special skills for maintaining strict vigilance over the heritage redevelopment works should be developed. Special training should be given to the staff for maintaining check on unauthorized work in heritage projects.

**f) Involvement of Private sector:**

Considering paucity of funds with municipal corporation and government it would be necessary to work out new techniques of involvement of private sector, an idea which has been successful in Mumbai to a great extent. Following areas could work with involvement of private sector.

- Corporate sector and private enterprises could be involved in conserving buildings by letting them sponsor in part or whole the expenditure incurred in restoration projects.
- They could also take part in the exercise of restoration if they have the requisite experience.
- Another aspect where the private sector can be involved is by letting them take responsibility or adopt a structure and look after its upkeep and maintenance after the structure has been restored.
- They can also be allowed to sponsor plaques, necessary street furniture, illumination of the building at night etc.

### **4.3 SOCIAL MEASURES**

Local Historians, Environmentalists and representatives of various non-governmental organizations is essential since these persons actively participate in such fields and can make invaluable contributions to the movement of Heritage and Conservation with their expertise and experience. Following measures are advised to garner the support of society to heritage conservation movement:

- a) Community Participation
- b) Master Craftsmen
- c) Education and Training



- a) **Community Participation:** Participation of the community in conservation activity is central to its effort, as it is they who, in the final analysis, are the custodians of their heritage. Within the local community, traditional wisdom and knowledge will greatly enrich the understanding of the site. Engagement and advocacy by the community is integral to the success of the project and should be promoted as a form of capacity building for the development of human resources in conservation endeavors. Awareness campaigns could be conducted amongst various cross sections of society such as students, senior citizens and professionals to make them aware of the movement of Heritage and Conservation. A Ward level-working group can be formed at this level that will spearhead the movement of conservation. They may also represent individual owners of heritage buildings and try to facilitate any procedures regarding preservation and protection of buildings by setting a dialogue with the Heritage Conservation Committee.
- b) **Master Craftsmen:** Support to skilled craftsmen and artisans through competitive economic incentives and, where appropriate, upgradation of techniques will not only contribute to the conservation endeavor but in the long term sustain traditional skills. Equally, special recognition of master craftsmen as practiced in some countries is seen as an important measure to support skills essential to the conservation process.
- c) **Education and Training:** While continued education and training are widely recognized as a critical aspect of conservation, it is important to stress that this needs to be constantly reiterated, expanded and updated. Investment in conservation education and training needs renewed emphasis in all countries. In this direction it would prove beneficial if the employees of concerned Government Departments are inducted for a training program giving an insight into Conservation and Heritage.

#### **4.4 TECHNICAL MEASURES**

Lack of technical information is responsible for failure of many ambitious heritage projects. Proper follow-up is very essential in heritage projects as traditional knowledge is disappearing at a very rapid rate. Following measures would be the most helpful in reversing the trend:

## I. Recording and Analysis

The Thane Heritage Conservation Committee shall set up a cell where recording and analysis of listed buildings, which are undertaken for any kind of interventions, shall be done.

The different types of drawn, photographic, and written records for a major building conservation project may include:

- Base records (plans, elevations, cross-sections, and details)
- Intervention records (before and during works)
- Analysis and interpretation records (material type, surface finish, building periods, construction phases, occupational detail, and evidence for abandonment, demolition, reconstructions, and projections).

Records made before work commences may be required for selected areas of fabric to serve as an aid to rebuilding. Where, for example, it is necessary to deconstruct the timber frame of a listed building to repair decay, or where partial demolition of its masonry to remove rusting metal cramps cannot be avoided, consent for the work will usually be conditional on the production of accurate records. These records will be essential for reassembling the structure. Particular attention should be paid to such hidden features as carpentry joints, setting-out lines, moulding profiles, inscriptions, tooling, nail positions, masons' and carpenters' marks and graffiti.

Further records will be required to document the repair and conservation work and the finished result, so that it is clear which elements are original. Such documentation allows repairs, alterations and preventative measures to be monitored, and any recurrence of deterioration may be identified more clearly as a result, allowing further action to be taken immediately. Where repairs are no longer obvious, for example, where original and repaired areas have been painted over or gilded, photographic records backed up with precise measurements may be the only way to identify which elements are new. If this work has to be redone, accurate and comprehensive records will be vital.

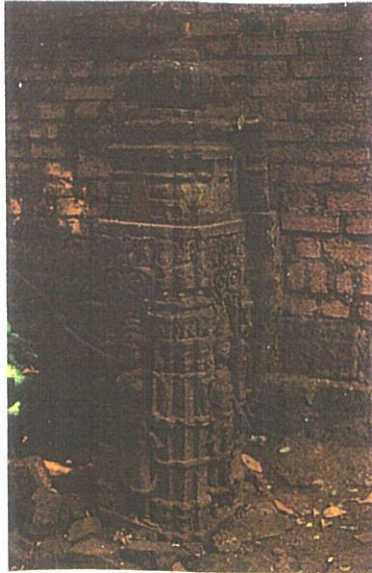


## 5.0 IN CONTINUATION

The third and final stage of the work “ A Comprehensive Listing of Heritage Values in Thane” is thus over with presentation of this final report. As per the brief of the work a comprehensive list of all heritage buildings, precincts and natural features has been submitted. A set of general conservation guidelines worked out has also been included as a part of the project. Specific guidelines for listed precincts of Bara Bangla and Central Maidan should be worked out only after a detailed study is carried out.

Following problems were identified in listed precincts, which need to be addressed in guidelines for the precinct

Bara Bangla	Charai & Bramhan Society	Central Maidan
<ul style="list-style-type: none"> <li>▪ Unsightly additions / alterations to heritage bungalows</li> <li>▪ Construction of ancillary structures within open spaces blocking vistas</li> <li>▪ Advertisement billboards at corners obstructing clear vision</li> <li>▪ Inappropriate placement of street furniture</li> <li>▪ Three storied buildings of government quarters altering skyline and built-form</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of maintenance and repairs observed in listed buildings</li> <li>▪ Low rise – low density pattern giving way to high-rise high – density pattern.</li> <li>▪ Mounting pressure on physical and social infrastructure.</li> <li>▪ Increase in through traffic due to road widening causing air and sound pollution.</li> <li>▪ Pedestrian nature of the precinct at peril.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Illegal encroachments by RTO agents inside the Maidan</li> <li>▪ Dumping of garbage into Castle Lake</li> <li>▪ Badly designed rotaries at road junctions obstruct free flow of traffic</li> <li>▪ Inappropriately placed Advertisement billboards affecting the skyline and vistas</li> <li>▪ Lack of street furniture and amenities in an important recreation place</li> </ul>



Neglected state of archaeological findings



Neglected state of archaeological findings

The individual guidelines for Central Maidan, Bara Bangla, Charai and Bramhan Society precinct should directly facilitate conservation of physical environment through urban design principles, policies and incentives along with sequential actions necessary. Detailed surveys and accurate mappings of these precincts should be conducted to finalize the guidelines. Specific attention should be paid to maintain the overall land use, prevent encroachments, discourage unsightly additions, achieve traffic control and implement signage and hoardings control. Designing of the road intersections, street furniture, lighting and landscaping should also be included as a part of the precinct guidelines. Implementation of these guidelines is also equally important in order to save the last bastions of urban heritage movements in Thane.

During the course of the study, an important observation was made with regard to a number of archaeological findings, which have been discovered during various phases of road widening and desilting of lakes in Thane. Because of the absence of a museum or any other authority that would shoulder the responsibility of preserving these findings, they are presently lying in a neglected state along the banks of lakes and roadside. Some of these invaluable sculptures have already been stolen. A large number of artifacts and sculptures excavated in Thane are languishing in the godowns of Prince of Wales Museum and Prachya Vidya Sanshodan Sanstha, a non-profit organization devoted to Indological studies. The citizens of Thane are being deprived of having an access to these findings. It is in the utmost interest of the city of Thane to build a museum to display this treasure.

“ A Comprehensive Listing of Heritage Values in Thane” is a humble beginning in the creation of an atmosphere conducive to Heritage Conservation movement in the city of Thane. Being the first project of its kind, it has been attempted to create awareness amongst one and all about the historic legacy of this city. Immediate implementation of heritage conservation guidelines is essential to protect the residual heritage fighting a lone battle for survival in the mad pursuit of modernization.

It is heartening news that Government of Maharashtra has finally decided to apply heritage control regulations for Thane Municipal Corporation in order to maintain architectural, historical and archeological significance of buildings and precincts. As per this resolution, government has ordered to make necessary changes in present draft development control regulations to implement heritage control regulations. A list of selected heritage buildings will be prepared and suggestions and objections of citizens will be invited before finalizing the list. This project undertaken with the assistance of MMR-Heritage Conservation Society should prove as a stepping-stone for preparation of final heritage control guidelines for city of Thane.



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- 2) English Heritage
- 3) Conservation Forum
- 4) Heritage Conservation
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# ANNEXURES



## *ANNEXURE – I*

### **Principles of Heritage Conservation**

#### **A Case of British Columbia**

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Changes to legislation in British Columbia enabled heritage conservation practices to be integrated into the day-to-day mainstream planning activities of local government.

The principles of heritage conservation that follow have evolved out of the collective experience of British Columbians over the last two decades. Considering the importance of community involvement in heritage conservation following principles become applicable to any city going for comprehensive conservation regulations.

#### *1. Planning Comes First*

Communities should make every effort to plan for the conservation of their heritage resources. Planning will help to avoid conflict and last minute attempts to save valuable community resources.

Planning involves a number of steps that include:

- Taking time to **communicate with owners** of heritage property and those who have an interest in heritage conservation,
- **Identifying a vision** for the future of the community and its heritage resources,
- **Identifying and evaluating** the community's heritage resources,
- **Setting goals and objectives** for the conservation of the community's heritage resources,
- **Assessing the various ways** the goals and objectives may be achieved, and
- **Setting out a strategy** for how they will be achieved.

Once you have agreed on a plan, the conservation of resources is the next step. This could involve:

- Implementing legal protection for a resource,
- Undertaking physical preservation of a resource, and
- Monitoring and evaluating completed work.

## ***2. Legislation is Not a Substitute for Planning***

By themselves, the tools enabled by the new legislation are not enough. Used on their own, these tools can lead to ad hoc and piecemeal management of heritage resources. In order for these tools to be effective, they must be used in the context of heritage planning.

## ***3. Plan Incrementally and Build on Success***

An incremental approach to planning is recommended because most communities lack the financial resources, experience, and technical expertise to undertake comprehensive planning.

An incremental or one-step-at-a-time approach will help communities to acquire experience and to achieve some level of success before undertaking large projects. An incremental approach will help communities to proceed with heritage conservation at a pace they can handle, and will give communities the confidence and experience to take on new and larger initiatives.

Communities can achieve more when they build on past successes. Communities may succeed with a parade, a public art project with a heritage theme, or the restoration of a small commercial building. Whatever the projects or activities, the next step should be to build on those successes.



#### *4. Heritage Conservation is an On-going Process*

Most of us think of planning as a linear process that has a beginning, middle, and an end. Heritage conservation, however, involves a continuing series of planning cycles:

- Plan,
- Implement, and
- Evaluate.

#### *5. Get Organized and Build Community Support*

The communities in British Columbia that have had the most success with heritage conservation are those that have been able to get organized.

Getting organized means integrating heritage activities within the context of the larger community, making a plan, recruiting volunteers, and building partnerships with property owners, business, and local government.

Community support is essential to achieving success in heritage activities. The more that members of the community are aware of their heritage, the more likely they will be to lend support and energy to heritage activities. Ideally all cultural interests should be involved in the heritage conservation activities of a community, including aboriginal and other cultural groups.

#### *6. Consider the Whole Community*

Rather than focusing on conserving individual heritage resources, a community should look at the role heritage conservation can play in the life of the community. The more the community's interests, needs, and issues as a whole are considered, the more likely it is that heritage conservation will be integrated into mainstream planning and other community activities.

### ***7. Identify the Issue First, then Select the Tool***

It is important to assess the problem or opportunity before a tool is selected. It helps to identify the problem first, look at alternative solutions, and then select the tool(s), which can best be used to solve the problem. The risks of choosing an inappropriate tool are higher when a community tries to fit the circumstance to the tool, rather than when it fits the tool to the circumstance.

### ***8. Heritage Conservation must be Fair***

The new legislation has been designed to provide fairness to both the public interest and to property owners. It is important that heritage proponents work with and consider the needs of owners of heritage properties to achieve fairness in conserving heritage resources.

### ***9. Heritage Resources Require Stewardship***

Stewardship is more than the physical tasks of restoration. It is a process of commitment and long-term management of community heritage resources. This may involve finding a new role for a resource to play in a community, or finding a way to make a resource more economically viable.

Heritage conservation is an on-going process of stewardship that must be carried on after physical restoration is complete. On-going stewardship of heritage resources will help to ensure conservation over the long term. Stewardship involves three steps:

- Legal protection of the resource
- Preservation physical maintenance or upgrading of a resource
- Interpretation presentation and commemoration; the education component of a conservation project



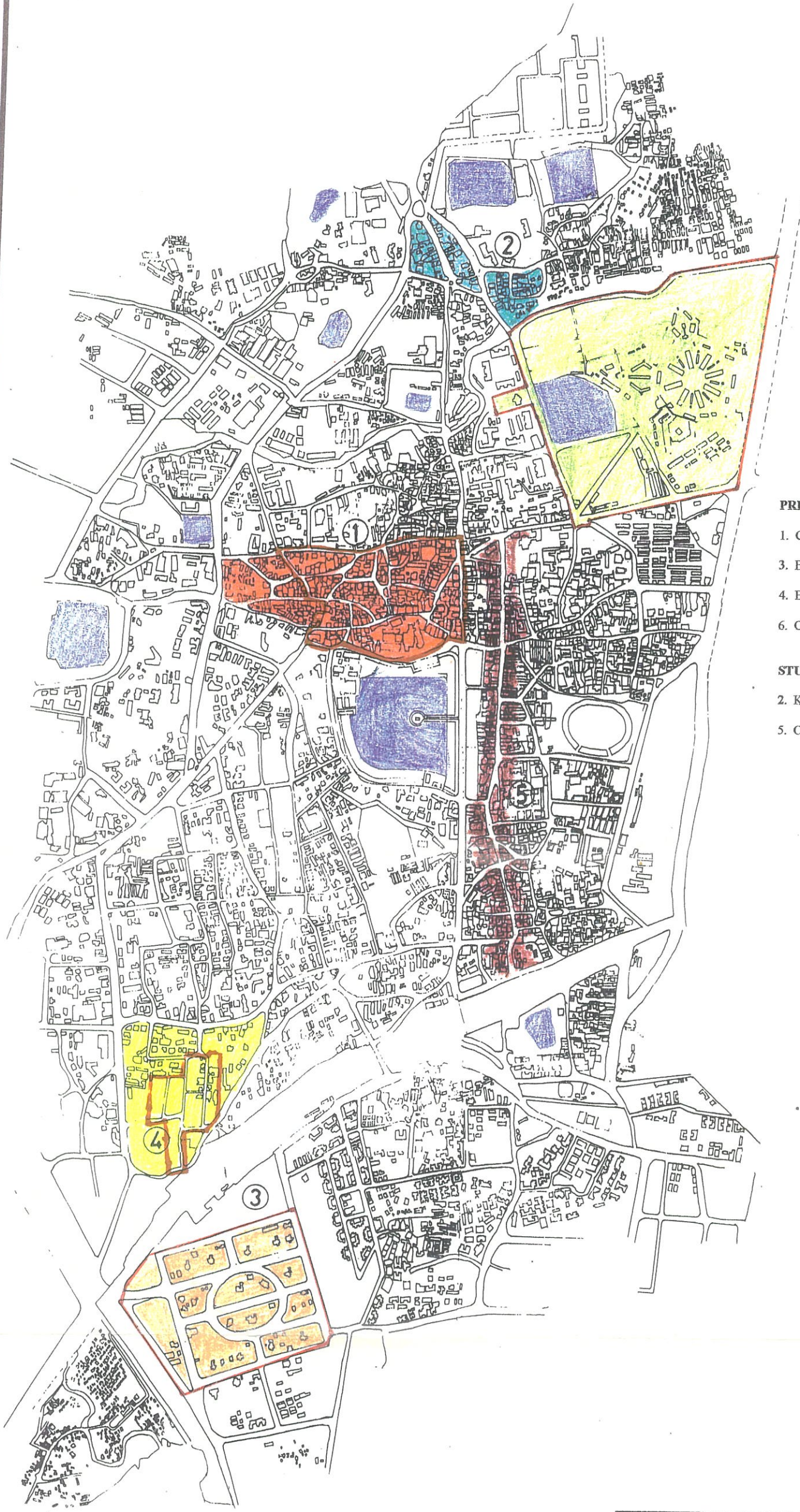
### *10. Invest in Your Future*

Heritage conservation activities have successfully contributed to the economic development of many communities in British Columbia over the last fifteen years. If approached from a business point of view, heritage conservation efforts can help to preserve a community's past and generate much needed economic activity.









- PRECINCTS**
- 1. CHARAI
  - 3. BARA BANGLA
  - 4. BRAMHAN SOCIETY
  - 6. CENTRAL MAIDAN
- STUDY AREAS**
- 2. K-VILLA
  - 5. OLD STATION

**T H A N E**  
STUDY AREAS AND PRECINCTS

RACHANA CONSULTANTS, MMR - HERITAGE CONSERVATION SOCIETY

THANE : STUDY AREA PLAN

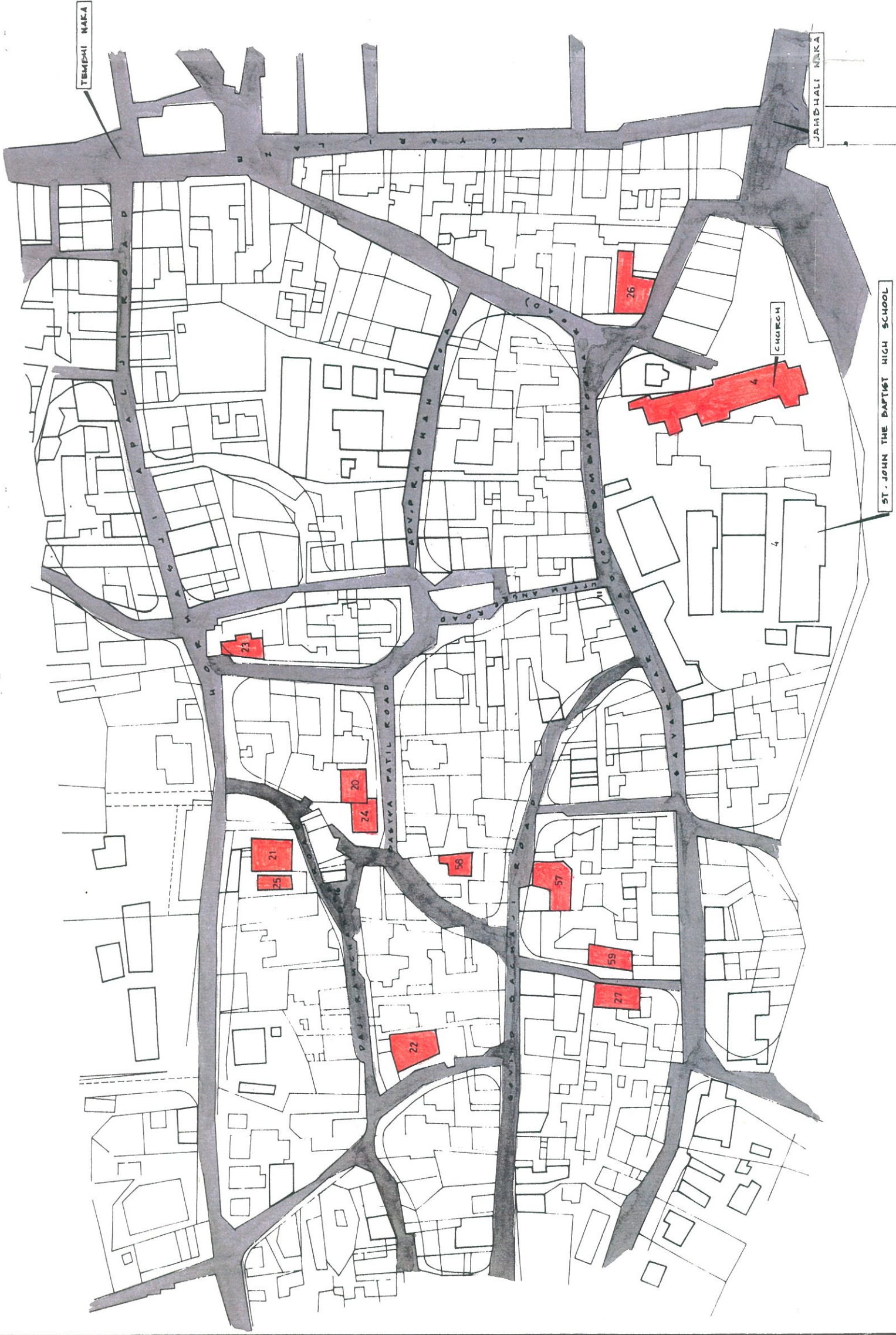
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LISTED BUILDINGS IN CHARAI

CARD NO.	NAME	PROPOSED GRADE
4	St. John Church	IIA
20	Ann Niketan	IIIA
21	Pimenta House	IIIA
22	Pimenta House	IIIA
23	Kaldate House	IIIA
24	Piyadad House	IIIA
25	Pimenta House	IIIA
26	Purohit House	IIIA
27	N. A.	IIIA
57	Dnyaneshwar House	IIIB
58	D'Cunha House	IIIB
59	Serpes House	IIIB



# T H A N E

CHARAI





LISTED BUILDINGS IN BRAHMAN SOCIETY

CARD NO.	NAME	PROPOSED GRADE
28	Hari Niwas	IIIA
29	Janaki Niwas	IIIA
30	Kanade Building	IIIA
31	Govind Niwas	IIIA
32	Mayadeo Building	IIIA
33	Veerkar House	IIIA
34	Pendse Building	IIIA
35	Ganga Dhuvan	IIIA
60	Narayan Niwas	IIIB
61	Shilpshri	IIIB
62	Vaidya Bungalow	IIIB
63	Gandre Wada	IIIB



**T H A N E**  
BRAHMAN SOCIETY







LISTED BUILDINGS IN K-VILLA

CARD NO.	NAME	PROPOSED GRADE
36	Rodrigues Bungalow	IIIA
37	Rose Bungalow	IIIA
38	Rodrigues Building	IIIA
39	Fátima Cottage	IIIA
40	Almeida House	IIIA
41	Ramédios House	IIIA
42	Serpes House	IIIA
64	Shah House	IIIB

**T H A N E**  
K - VILLA

NORTH



0 10 20 40 80 M  
Scale



**LISTED BUILDINGS IN BARA BANGLA**

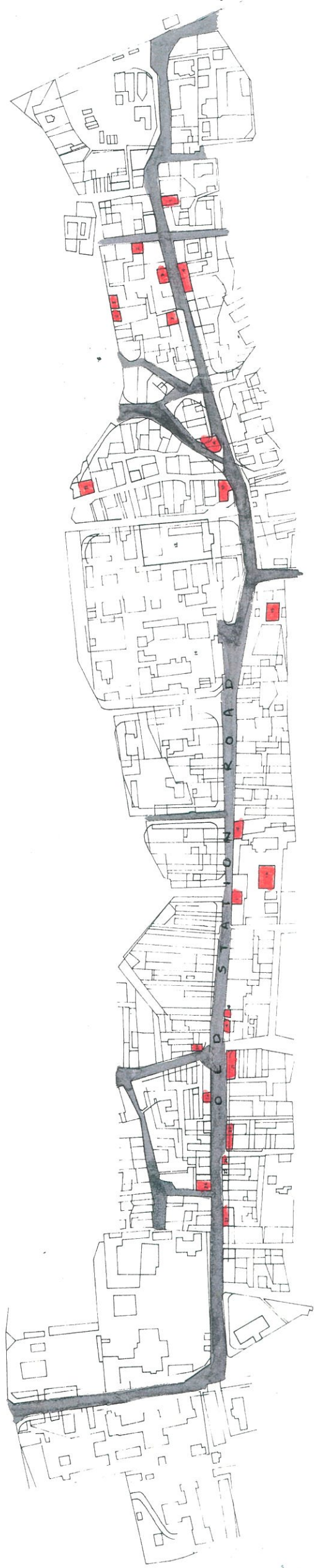
CARD NO.	NAME	PROPOSED GRADE
43	1. Bara Bangla-Indrayani	IIB
44	2. Bara Bangla-Dhanvatan	IIB
45	3. Bara Bangla-Vikas	IIB
46	4. Bara Bangla-Shweta	IIB
47	5. Bara Bangla-Priyadarshini	IIB
48	6. Bara Bangla-Rajgruh	IIB
49	7. Bara Bangla-Shweta	IIB
50	8. Bara Bangla-Pradhya	IIB
51	9. Bara Bangla- Van Bhatvan	IIB
65	10. Bara Bangla- Konark	IIB
66	11. Bara Bangla- Devgiri	IIB
67	12. Bara Bangla- Panchganga	IIB
68	13. Bara Bangla- Kiran	IIB
69	Bara Bangla-Officers Club	IIB



**T H A N E**  
BARA BANGLA







BUILDINGS ON OLD STATION ROAD





Sl. No.	Name	Sl. No.	Name
1	Prasanna House	14	Prasanna House
2	East Building	15	Prasanna House
3	Mid-western Building	16	Prasanna House
4	Mid-western Building	17	Prasanna House
5	Building North	18	Prasanna House
6	Prasanna House	19	Prasanna House
7	Prasanna House	20	Prasanna House
8	Prasanna House	21	Prasanna House
9	Prasanna House	22	Prasanna House
10	Prasanna House	23	Prasanna House
11	Prasanna House	24	Prasanna House
12	Prasanna House	25	Prasanna House
13	Prasanna House	26	Prasanna House
		27	Prasanna House

**T H A N E**  
 OLD STATION ROAD

A north arrow is located below the text, pointing upwards. To the right of the north arrow is a scale bar with markings from 0 to 100 meters.





- CENTRAL MAIDAN PRECINCT 
- CENTAL JAIL 
- CASTLE LAKE 
- CENTRAL MAIDAN 

PROPOSED GRADE IIA

**T H A N E**  
CENTRAL MAIDAN PRECINCT



SCALE - 1 : 8000

BARA BANGLA PRECINCT



LISTED BUILDINGS IN BARA BANGLA



PROPOSED GRADE IIB



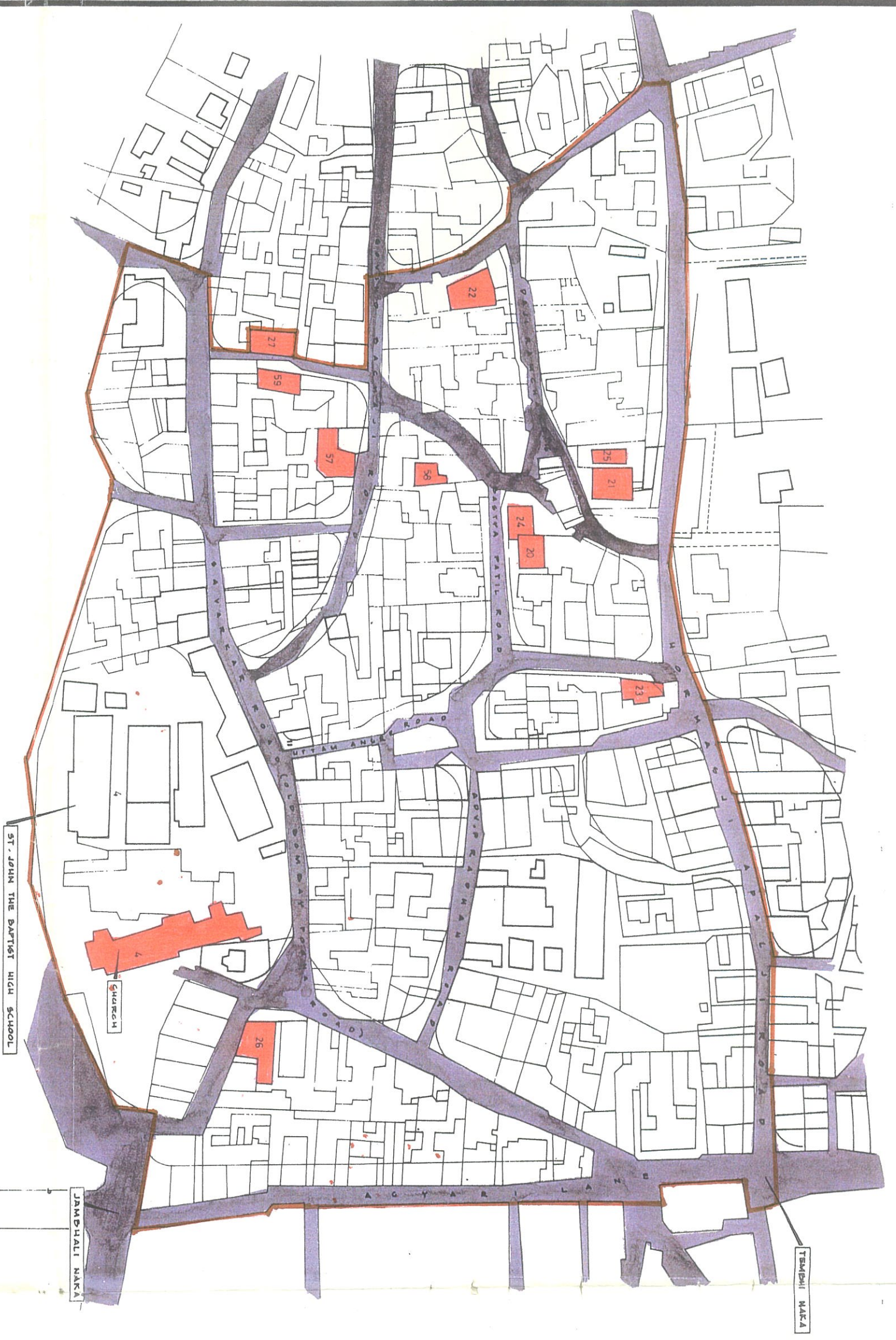
**T H A N E**



BARA-BANGLA PRECINCT

SCALE - 1 : 8000





CHARAI PRECINCT

LISTED BUILDINGS IN CHARAI

PROPOSED GRADE IIR



**T H A N E**  
NORTH  
CHARAI

0 10 20 40 80 M  
approx



FROM NAUPADA ROAD

FROM GOHALLI ROAD



PLATE NO. XI

BRAMHAN SOCIETY PRECINCT



LISTED BUILDINGS IN BRAMHAN SOCIETY



PROPOSED GRADE IIB

**T H A N E**  
NORTH  
BRAHMAN SOCIETY



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