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Fig. 1

# KHOTACHIWADI - A HERITAGE PRECINCT

## VOLUME II ANALYSIS

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In a metropolis such as Bombay, with its growing urban congestion, increasing commercial operations, explosion of traffic problems, shortage of infrastructure and the spate of high-rise construction, the economics of a heritage precinct or *conservation zone* such as Khotachiwadi are constantly threatened.

Today, Khotachiwadi is one of the few areas in the former Native Town (i.e. part of South Bombay) in which the architecture and ambience is largely consistent with the original settlement. In many cases, though, the original structure has been insensitively repaired or worse, replaced by incongruous modern blocks.

Thus for the effective conservation of the Khotachiwadi Precinct, it becomes necessary to identify the principal issues relevant to it:

- Its present social fabric
- The existing infrastructure
- The physical form or structure of the settlement
- In addition to this it is crucial to review the existing Legislation policies and Regulatory bye-laws for the area as they have a direct impact of the survival of the Precinct
- A critical appraisal of the roles of various authorities and agencies in charge of the Precinct is also required

VOLUME II : ANALYSIS

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- 1.2 Condition of structures - Need for Intervention
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- 1.2 Cess Policy
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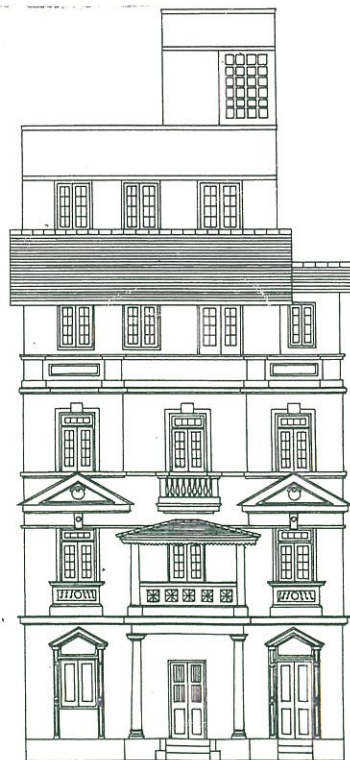
It is evident from the organic matrix of the built pattern that Khotachiwadi was not a planned settlement but has evolved over the years in a random manner, having undergone the onslaught of changing architectural styles, building materials, urban pressures, space constraint and in some cases even the development control rules. Unfortunately, however, these transformations are found to be generally insensitive modern accretions, incompatible with the existing fabric of the area.

Transformations have a varied scope encompassing a multitude of variations in the form of vertical additions, horizontal extensions, replacement of features and materials, minor and major alterations, and reconstruction. With the present blanket bye-laws (imposed across the city ) there is no margin for place oriented or area specific development. Hence, it is observed that a lot of these alterations are disharmonious in terms of the building footprint, streetscape and scale.

**ADDITIONS**

Structures where additional floors have been constructed are classified as additions. In Khotachiwadi, such additions are noted with several variations, such as :

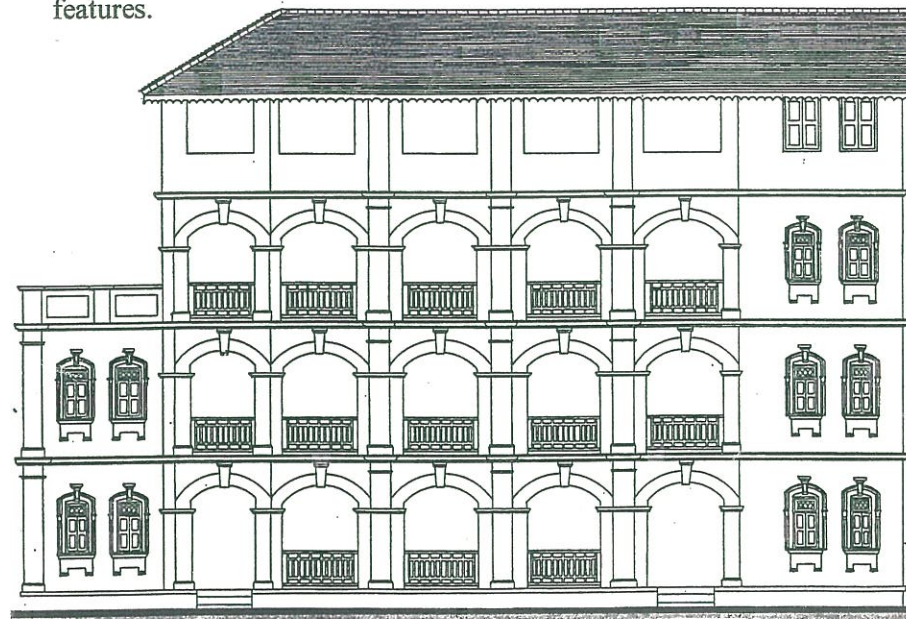
1. The additional floor is setback from the sides and front.



FRONT SETBACK E.G. KRISHNA BHUVAN

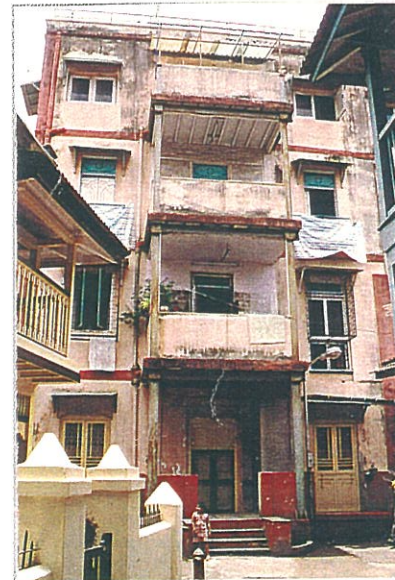
2. Part addition

Position of fenestrations maintained but are devoid of any special features.



PART ADDITION E.G. DUTTALEELA

3. Addition of the entire floor



INCONGRUOUS ADDITIONS E.G. SAI NIWAS

These changes in the built mass have occurred due to a number of factors. Due to the increasing population density leading to congestion of otherwise self-sufficient structures, the pressures of space constraint have led to the consumption of every available space. Because of the dense pattern of Khotachiwadi there are no open spaces around the structure that it can avail of, hence leaving no option other than that of vertical addition to the original structure.

The Khotachiwadi core is mainly low-lying, with a majority of the structures not exceeding G+2 storeys. In order to consume the unutilized FSI additional floors have been constructed, disturbing the proportionate width to height ratio and making the narrow streets further loaded.

Bldg. No. 62, originally a ground storeyed stable belonging to the Fernandes compound, was added an extra floor when it was converted into a residence. This is one of the few examples of a new development that has been sensitively designed to be of the same scale and height as its surroundings.

**RECOMMENDATIONS**

Freezing of the existing height level.

Set-backs from the front facade could be permitted and such proposals to be scrutinized.

To avail of the unutilized FSI, TDR could be granted in such cases.

Height restriction for Graded structures.

The roofing could be replaced and use of congruous materials encouraged, but roof line should be maintained.



# PRECINCT ANALYSIS

## EXTENSIONS

Structures wherein the plinth extents have been increased to accommodate an additional living space are classified as extensions. Being more or less obtrusions in the open spaces these are encroachments. Such add-ons to the front facade have disturbed the existing homogeneous streetscape.

In some cases, such as the Dias House (35) and the Assisi Mansion (33), the structures extended on the rear side to include the toilet block along with an additional staircase, the front remaining undisturbed.

An entire wing has been added to the four storeyed Sai Niwas, thus altering the elevation completely.



E.G. SAI NIWAS



## ALTERATIONS

Modifications to the original structure are termed as alterations and could be the outcome of structural alterations, general alterations, replacement of materials and features. Generally the outcome of repairs and maintenance, the gravity of such changes can be felt on reviewing these diversions.

**Structural alterations** in the form of replacement of timber posts with steel stanchions mar the visual quality of the facade, although in most cases it is found that strengthening of these posts would be sufficient. If however, they need to be replaced, box sections should be used which would resemble the original members. Most of the structures in Khotachiwadi are cessed and hence the Repair Board carries out repairs to these. A Handbook stating the type of alterations and use of materials by the contractors employed is essential.

Dias House



PROTOTYPE EXAMPLE : DIAS HOUSE

Structural repairs were carried out to this structure by recycling the original materials and replacements have been done in such a manner that these are hidden behind the original elements. Such an example could be cited as a prototype for future considerations.

**General alterations** are changes which have little or no impact on the structural stability, but which affect the character of the structure. E.g. replacement of timber balustrade with acrylic sheet, fixing of AC sheets as weather shades, etc.

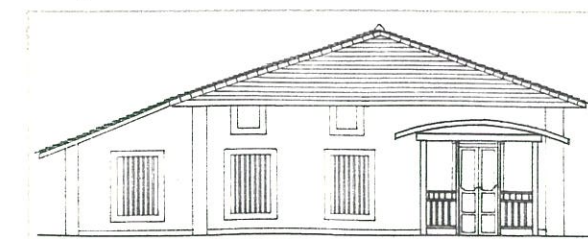
These interventions have over the years gradually changed the character of the precinct and need to be kept in check.



ADDITION OF WEATHER SHADE E.G. ASSISI MANSION

## MINOR CHANGES

Modifications which do not disturb the elevation or streetscape, or which are complementary to the existing facade are classified as minor changes. Unfortunately, in Khotachiwadi very few alterations could be categorized as being congruous.



## RECONSTRUCTION






Reconstruction is not uncommon in this organically developed precinct, as most of the buildings are quite old and several are in need of immediate structural repair. This sometimes results in loss of architectural value of these buildings, as there are no stipulated guidelines for such work. It transforms into a complete change of the facade and even increase in the number of floors as in the case of Himkar Niwas (37) and Nidhi (29). In both cases the original footprint was maintained but the new structure, as in case of the former, is a complete aberration - built as a contemporary incongruous apartment block. The landmark Hotel Girgaum Palace is another such example of insensitive reconstruction. This infil in the streetfront is disproportionate in terms of the scale as well as the elevational treatment.

INSENSITIVE RECONSTRUCTION IN THE KHOTACHIWADI CORE  
GIRGAUM LODGE







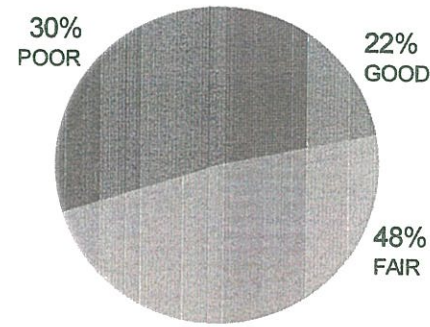
KEY	
	NEW CONSTRUCTION
	ADDITIONS
	ALTERATIONS
	MINOR CHANGES
	RECONSTRUCTION



1:1000

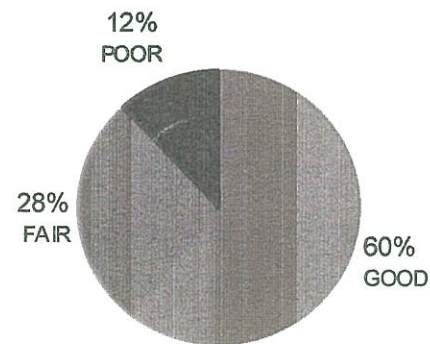


The out come of the condition survey based on the visual evaluation of individual structures shows that a substantial number of structures lying within the demarcated core of the Khotachiwadi precinct have been relatively well maintained. They are in good condition, structurally sound and visibly well preserved.



CONDITON OF BUILDING

It is surprising that many of the many older buildings are in a better condition than the relatively newer ones.



CONDITON OF BUILDINGS (Core)

Incidentally, the condition of structures has a strong link with the ownership pattern. The privately owned buildings and also those under the ownership of trusts are in relatively good condition.





IN NEED OF ROOF REPAIR

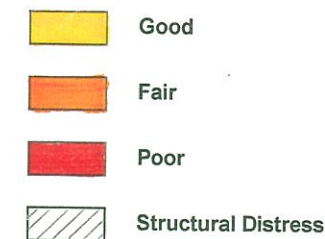
	Mang. tiles	Fascia / Eaves	Gutter	Rafter & Purlin	Timber boarding	Tiles to A.C.
66, Gomes House						
64						
62						
56, Fernandes House						
46, Anantashram						
57						
55						
53, Caesar Mansion						
49, Duttalila Sadan						
47C						
47A, Crasto House						
47						
47E						
47F, Girgaum Palace						
47G, Ferreira House						
44						
42						
40						
38, Ferreira House						
36, Ideal Wafer House						
34, Ave Maria						
32, Varde House						
32A						
32B						
32C						
30D						
30C						
30B						
30A						
30						
28, Fernandez House						
26						
39, Sai Nivas						
37, Himkar Nivas						
35, Dias House						
33, Assisi Mansion						
31, The Shelter						
29, Nidhi						
29A, Savla Sadan						
29B						
29C						
29E, Palkar Cottage						
27D						
27C, Du'Art						
27B						
27AA						
29, Baptista House						





IN NEED OF FAÇADE REPAIR

	Baluster	Fascia	Stain Glass	Window	Door	Panels/Jalis	Bracket	Cornice	Staircase	Timber Work
66, Gomes House			N.A.			N.A.				
64	N.A.		N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
62			N.A.							
56, Fernandes House										
46, Anantashram			N.A.				N.A.	N.A.		N.A.
57	N.A.		N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
55			N.A.							
53, Caesar Mansion		N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
49, Duttalila Sadan			N.A.			N.A.	N.A.			
47C			N.A.				N.A.	N.A.		
47A, Crasto House			N.A.				N.A.	N.A.		
47			N.A.			N.A.	N.A.			
47E			N.A.				N.A.	N.A.	N.A.	
47F, Girgaum Palace	N.A.	N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
47G, Ferreira House			N.A.				N.A.	N.A.		
44			N.A.			N.A.	N.A.			
42										
40			N.A.			N.A.	N.A.			
38, Ferreira House			N.A.			N.A.	N.A.			
36, Ideal Wafer House										
34, Ave Maria			N.A.			N.A.	N.A.	N.A.		
32, Varde House						N.A.	N.A.	N.A.		
32A								N.A.		
32B			N.A.			N.A.	N.A.	N.A.		
32C			N.A.			N.A.	N.A.	N.A.		
30D			N.A.			N.A.				
30C			N.A.			N.A.		N.A.		
30B		N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
30A	N.A.		N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
30		N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
28, Fernandez House			N.A.			N.A.	N.A.	N.A.		
26			N.A.			N.A.		N.A.		
39, Sai Nivas	N.A.	N.A.	N.A.			N.A.	N.A.	N.A.		
37, Himkar Niwas	N.A.		N.A.			N.A.	N.A.	N.A.		N.A.
35, Dias House			N.A.					N.A.		
33, Assisi Mansion						N.A.	N.A.			
31, The Shelter			N.A.			N.A.	N.A.			
29, Nidhi	N.A.	N.A.	N.A.			N.A.	N.A.	N.A.		N.A.
29A, Savla Sadan	N.A.	N.A.	N.A.				N.A.	N.A.		N.A.
29B			N.A.				N.A.			
29C			N.A.			N.A.	N.A.			
29E, Palkar Cottage	N.A.		N.A.			N.A.	N.A.		N.A.	
27D			N.A.			N.A.	N.A.			
27C, Du'Art			N.A.				N.A.			
27B		N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.
27AA			N.A.			N.A.	N.A.	N.A.		
29, Baptista House			N.A.			N.A.		N.A.		



66, Gomes House
64
62
56, Fernandes House
46, Anantashram
57
55
53, Caesar Mansion
49, Duttalila Sadan
47C
47A, Crasto House
47
47E
47F, Girgaum Palace
47G, Ferreira House
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28, Fernandez House
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39, Sai Nivas
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29, Nidhi
29A, Savla Sadan
29B
29C
29E, Palkar Cottage
27D
27C, Du'Art
27B
27AA
29, Baptista House



# PRECINCT ANALYSIS

## IN NEED OF STRUCTURAL REPAIR

	Column	Beam	Walls	Seepage	Ficus Growth
66, Gomes House					
64					
62					
56, Fernandes House					
46, Anantashram					
57					
55					
53, Caesar Mansion					
49, Duttalila Sadan					
47C					
47A, Crasto House					
47					
47E					
47F, Girgaum Palace					
47G, Ferreira House					
44					
42					
40					
38, Ferreira House					
36, Ideal Wafer House					
34, Ave Maria					
32, Varde House					
32A					
32B					
32C					
30D					
30C					
30B					
30A					
30					
28, Fernandez House					
26					
39, Sai Nivas					
37, Himkar Niwas					
35, Dias House					
33, Assisi Mansion					
31, The Shelter					
29, Nidhi					
29A, Savla Sadan					
29B					
29C					
29E, Palkar Cottage					
27D					
27C, Du'Art					
27B					
27AA					
29, Baptista House					



ANALYSING THE BUILT FABRIC

# PRECINCT ANALYSIS

## IN NEED OF FAÇADE RESTORATION

	Baluster	Fascia	Stain Glass	Window	Door	Panels/Jalis	Bracket	Cornice	Staircase	Timber Work	Incongruous additions	Reconstruction
			N.A.			N.A.						
	N.A.		N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
			N.A.									
			N.A.				N.A.	N.A.		N.A.		
	N.A.		N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
			N.A.									
		N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
			N.A.				N.A.	N.A.				
			N.A.				N.A.	N.A.				
			N.A.			N.A.	N.A.	N.A.	N.A.			
	N.A.	N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
			N.A.				N.A.	N.A.				
			N.A.			N.A.	N.A.					
			N.A.									
			N.A.			N.A.	N.A.					
			N.A.									
			N.A.			N.A.	N.A.					
	N.A.	N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
		N.A.	N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
			N.A.									
			N.A.			N.A.	N.A.					
			N.A.									
			N.A.			N.A.	N.A.					
			N.A.									
			N.A.			N.A.	N.A.					
			N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
			N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		
			N.A.			N.A.	N.A.					
			N.A.			N.A.	N.A.	N.A.	N.A.	N.A.		

ANALYSING THE BUILT FABRIC



**LACK OF OPEN SPACES**

Over the years as Khotachiwadi area grew in size, it only happened in an unplanned manner, and no deliberate attempts were made to regulate the growth in a planned and organized manner. The houses were built one adjacent to the other with very little gap between them as per the availability of space. The narrow spaces between the two houses is just wide enough to lay drainpipes and overall to act as a service alley. Consequently only a few houses have enough area for a front or a rear garden. Of all the houses, very few have their own private open spaces or gardens. There are no planned recreational grounds for the entire Khotachiwadi area. Only relatively large left over spaces or vacant plots of demolished buildings substitute the recreational grounds and that too for namesake as they are mainly used as parking lots or scrap dumping areas.

The open spaces between the chawls that should function as an interactive community space are being used for parking cars belonging to the residents of the chawls. The present day internal streets are very narrow and are a consequence of left over spaces between opposite houses kept wide enough only for a horse-carriage or bullock-cart to pass, which were the modes of transport then. Most of the streets are wide enough only for people to walk on foot or accommodate only one two-wheeler at a time barring the main Khotachiwadi lanes which allow passage of cars.

Lack of proper open spaces force children to play on the streets, which could be dangerous. Densely clustered houses and absence of open spaces could prove dangerous in events such as fire and similar other emergencies like access for ambulance, fire tenders, etc.

**SERVICES:**

**Water supply**

Inspite of its location in the heart of the city, Khotachiwadi still has an incomplete infrastructure. Drinking water is available only for two hours in the morning and for the rest of the day the taps are dry showing mismanagement of water supply.

**Garbage**

Municipal sweepers clean the peripheral roads and collect garbage from the garbage bins located on them. The residents of Khotachiwadi have to pay these sweepers separately to cart out garbage from their individual houses. Many a times the residents have to personally or with the help of maidservants dump their garbage in the bins provided on the main peripheral roads on a daily basis. It has been seen that on many occasions the local people dump the garbage in the service alleys, which forms a breeding ground for flies and mosquitoes.

**Drainage and Sewerage**

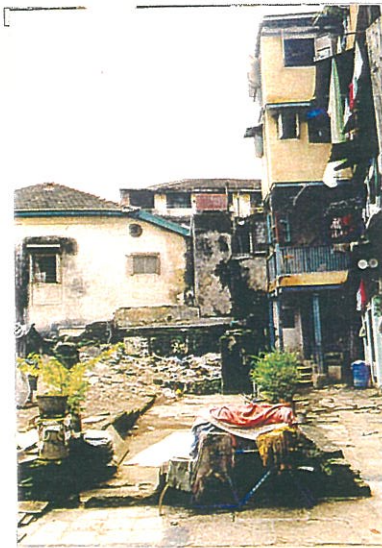
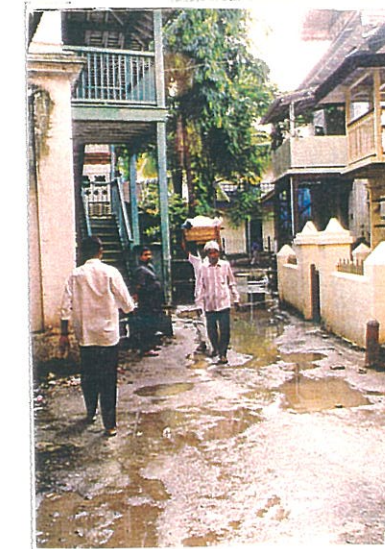
There is a complete absence of storm water drains in the entire area of Khotachiwadi. During monsoons, puddles are formed on the internal streets making people unable to walk comfortably.

The soil and drain water pipes of individual buildings are very old and are in need of repairs. A glance at the service alleys shows leaking drain pipes emanating foul smell and an unchecked growth of fungus. This forms a breeding ground for mosquitoes due to damp conditions. The residents have repeatedly complained to the relevant authorities but there is no regular maintenance.

Increasing development in terms of new construction or adding floors to an existing structure could prove dangerous, as the present infrastructure is not capable of accommodating the extra demands.

**ACCESS ROADS**

Frequent digging of roads and not relaying them with asphalt after completion of work records neglect thus them uncomfortable to walk on. This negligence aggravates during monsoons as water collects all over the place in form of puddles. The manhole and inspection chamber covers often break due to passage of vehicles over them thus exposing the drains and posing as a health hazard.



**AMENITIES**

The Catholics living in Khotachiwadi have their own gymkhana where recreational facilities are available. Besides the cross, few other shrines dedicated to Hindu gods and are goddesses are also present in Khotachiwadi.

The daily sundries and other necessary items of regular use are available in the shops on the peripheral roads.

There is provision for a community hall, a library, a school in Khotachiwadi. As a result the proposed retail market and primary school as given in the Development Plan are not necessary.



## COMMON PROBLEMS FACED BY THE RESIDENTS:

- ❑ An acute shortage in water supply is a major cause of concern for the residents who say that they have to make do with only two hours of running water during the early morning time. The day's supply of water during the day is stored in tanks.
- ❑ Lack of adequate parking spaces. The open spaces between buildings wherever possible, have thus been turned into parking lots, effectively reducing usable community areas.
- ❑ Difficulty in maintaining the old structures, in both the financial and physical aspects.
- ❑ Inability for facilities such as garbage vans and fire brigade service to the door of every resident.





**ECONOMIC BRACKET**

The economic survey conducted in the identified core of Khotachiwadi shows that in many households, due to the absence of any working member, the house is run on the pension accrued every month by the retired head of the family. This leaves no choice for that family, as there are no other resources to take care of maintenance problems.

**RENT**

Another major reason happens to be the low rent structure prevalent in this area. The rent received by the landlord from the tenants at the end of every month is too meager to even pay the taxes. This compels the landlord to raise an additional source of money to pay taxes and to take care of the maintenance of the building.

**BUILDERS' LOBBY**

Due to availability of extra FSI for cessed buildings, the builders are trying to take advantage of the situation by putting pressure on the residents to pull down the old buildings and reconstruct modern apartment buildings. Due to mounting maintenance problems, the residents also succumb to these ideas and hand over the plot of land to the builders.

Prime location and low land prices as compared to the neighbouring areas, are the main reasons for the involvement and keen interest of the builders.

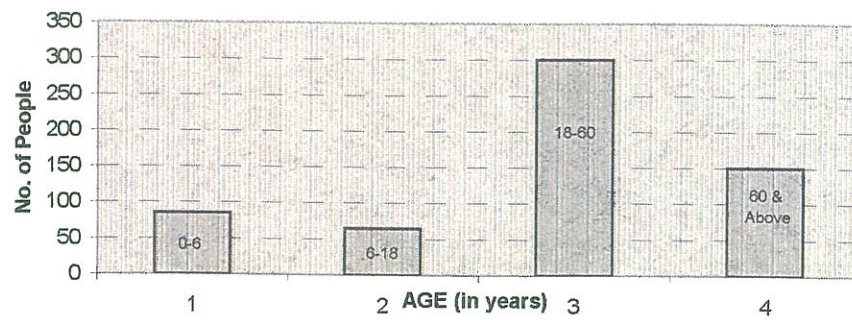
Easy accessibility to offices situated south of Girgaum area, good transport system, easy availability of all types of goods in the vicinity are some of the benefits, which the builders' want to take full advantage of.

**LOW INCOME CATEGORY**

The presence of a small percentage of people falling in the low-income category also happens to be one of the reasons for lack of maintenance, as the people cannot afford the necessary required costs.



**AGE BRACKET**



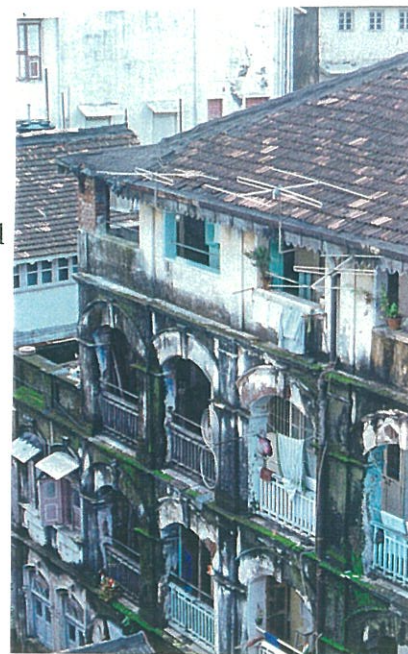
From the surveys conducted, it is seen that most of the original residents of Khotachiwadi fall in the old age bracket. These original residents are of the opinion that these houses need to be conserved as they are unique and an emotional bond has grown over the years. But no income due to retirement and no interest shown by the younger generation towards maintaining the houses have led to gradual degeneration of these structures.

**VACANT BUILDINGS**

The young generation feels that maintaining these old houses is uneconomical and would rather prefer to move out of Khotachiwadi and stay elsewhere. This is one of the reasons for vacant buildings. It has also been seen that some of the residents have gone abroad and settled there. Their property in Khotachiwadi remains locked as a safe investment if they think of coming back later. This has led to deterioration of the condition of the buildings, as there is no one to look after.

**FAMILY STRUCTURE**

Joint families account for nearly half the total households in the identified core of Khotachiwadi. It has been seen that no single member of the family is ready to look after the maintenance unless all the responsible members share their own responsibilities. The outcome of this is that the structure remains unlooked after.



Another important issue amongst joint families is the transfer or division of ancestral property. At times, the right of property is transferred to two or more children from their parents on whose name the property was listed before. As a result the new owners often lack respect and responsibility towards the structure and divide the house either floor-wise or by putting partition walls right in the middle of each and every room. Such additions of partition walls could impose a lot of extra load on the existing structure that may not have been built taking into consideration such extra loads. This could pose a serious threat to the structural stability of the building.

**TENANCY RESTRICTION**

Due to the discrepancies between the landlord and the tenant, it is often seen that the landlord, mainly due to insufficient rent cannot maintain the structure. But on the other hand, instances of the tenants taking an initiative to carry out repairs and the landlord disallowing them to do so, also happens to be an issue that has not been dealt with. This tenancy restriction which would have otherwise been beneficial for the structure is working just the opposite way. Imposed restrictions on the tenant, of not to carry out any changes of any kind leads to a deliberate attempt of non-maintenance.



# PRECINCT ANALYSIS

## HERITAGE LISTING AND DEMARCATION OF PRECINCT

### I. NEED FOR GRADING

Bombay's rapid growth, a boom in the building industry, space constraint, urban congestion in the 1970s, led to a spurt in the building activity, producing insensitive high-rise concrete structures, defacing Bombay's pleasing as well as historic townscape.

In 1990, the Government of Maharashtra introduced its path-breaking modifications to Bombay's Development Control rules, to protect over 600 buildings and precincts and to preserve the unique character and distinctive elements of the city's architectural heritage. By May 1995, the Draft Regulations were formally gazetted as law. The list gradually evolved to accommodate a majority of the important buildings. An appropriate method of grading to serve as a set of guidelines for the body having to deal with development proposals, was finalised to a three-fold system:

GRADE I

GRADE II

GRADE III

The buildings listed as heritage in Khotachiwadi fall under the Grade III category.

1. Building No. 27 C / Du'Art House
2. Building No. 29 B
3. Building No. 30 C
4. Building No. 35 / Dias House
5. Building No. 38
6. Building No. 42
7. 29 / Nidhi
8. 37
9. 25 A/B/C, Kshatriya Gnyati Niwas

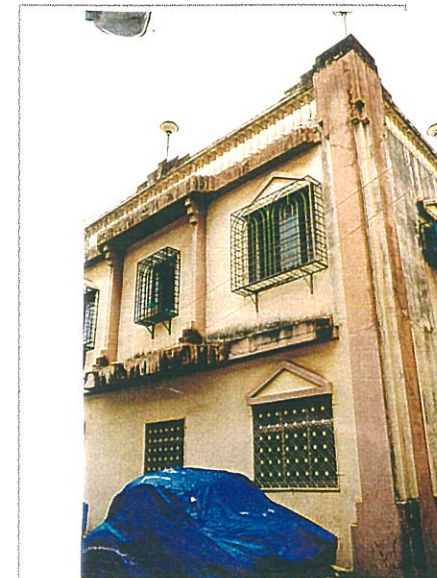
### II. ISSUES EMERGING OUT OF THE PRESENT LISTING

#### GRADING CRITERIA

A major observation that has stemmed out of the documentation process, is the fact that the present listing has many anomalies. **While some buildings have been given Grade III status, other structures of similar, if not greater architectural and heritage value, have been overlooked.** Moreover, there seems to have been no clear justification given for including these and special features requiring protection have not been highlighted.



HIMKAR NIWAS



NIDHI

The descriptions of a few listed structures in the Khotachiwadi precinct as stated in 'Heritage Regulations for Greater Bombay 1995' (Maharashtra State Government Publications) is given below:

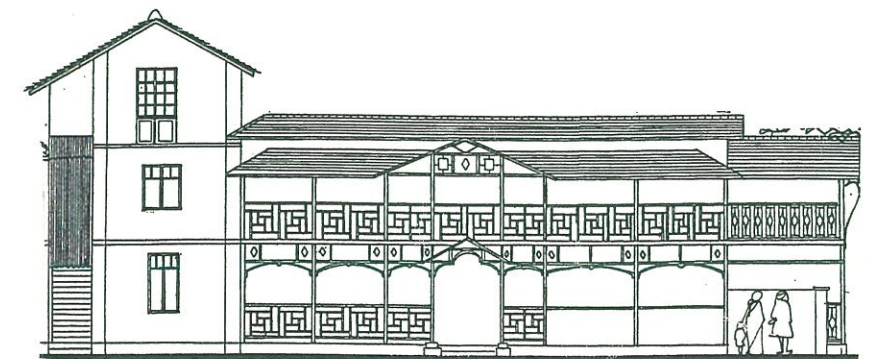
**HIMKAR NIWAS:** Elegant ground-cum-first floor street-end-cum-corner residence. External stairway integrates with a handsome pitched roof first-floor portico veranda. Gothic arched inner doorway and doorway-lights.

**NIDHI:** Corner site portico-fronted timber frame structure along this angular street-front.

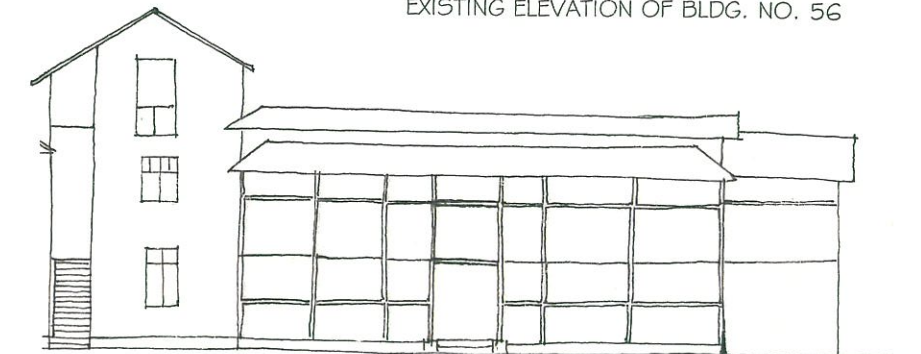
These structures, completely rebuilt, do not in any manner reflect the character of their originals, nor do they comply with the fabric of Khotachiwadi. The new structures do not demand the grading.

#### PRESERVATION OF SPECIAL FEATURES

The Khotachiwadi precinct has a heritage value not only in terms of each individual built-form but also in terms of a homogeneous fabric of a unique pedestrian scale, integrated streetscapes finely complemented by the elegant detailing. It has immense architectural heritage in the form of features such as ornate fretwork balustrades, elegant paneling, projecting balconies, lending a singular character to the precinct. Unfortunately it is found that these structures which exhibit such elaborate detailing are not covered under any legislative inscription, thus making them susceptible to interventions in the form of alterations.

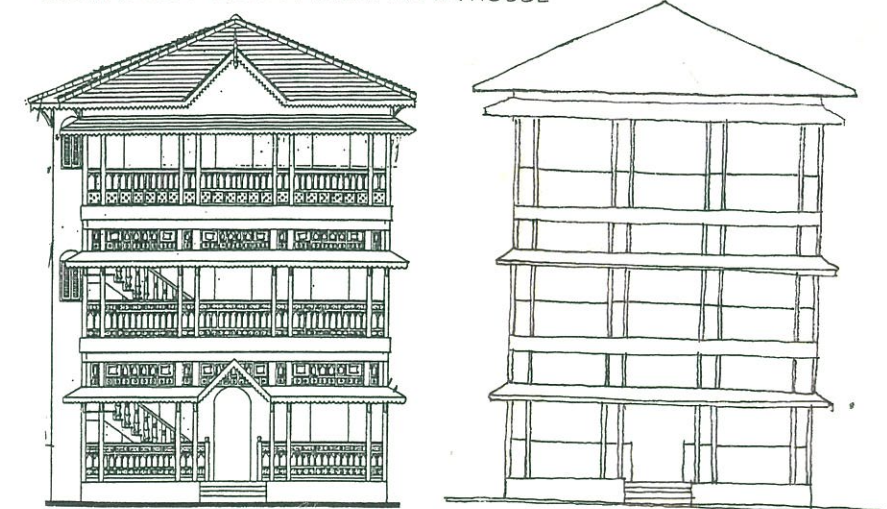


EXISTING ELEVATION OF BLDG. NO. 56



SAME STRUCTURE AFTER REMOVAL OF SPECIAL FEATURES

EXISTING ELEVATION OF IDEAL WAFER HOUSE



The listing is unable to formulate a set of guidelines for other tangible structures.

SAME STRUCTURE AFTER REMOVAL OF SPECIAL FEATURES



Many structures within this 'core' are excellent examples of the strong Portuguese influence and have many interesting architectural features. They merit conservation and are thus included in the proposed listing under the Grade III category. They are, namely:

1. Building No. 56 (J. B. Fernandes House)
2. Building No. 47E
3. Building No. 35 (Dias House)
4. Building No. 33 (Assisi Mansion)
5. Building No. 31 (The Shelter)
6. Building No. 27 (Baptista House)
7. Building No. 27C (Du'art House)
8. Building No. 64 (Gomes House)
9. Building No. 47G (Ferreira House)
10. Building No. 47C
11. Building No. 55 (Fernandes House)
12. Building No. 47A (Crasto House)
13. Building No. 44 (D'Lima House)
14. Building No. 42 (Mes'quitas House)
15. Building No. 36 (Ideal Wafer House)
16. Building No. 29B (Perreira House)
17. Building No. 38 (Ferreira House)
18. Building No. 28 (Fernandez House)
19. Building No. 30D
20. Building No. 30C
21. Building No. 32C

Demarcating a core area could thus enable a formulation of more specific urban conservation policies for that area respecting the inherent ambience and character of the pocket.

The demarcation of a buffer zone around the main 'core' area could be proposed in order to exercise control over the building activity in that area, to ensure that it does not in any way, mar the architecture of the core and in a way, protects the core area from mass transformations.

The third and outermost zone could consist of the higher buildings on the peripheral boundary, with a strong street front, typical of the Girgaum area.

Guidelines of the buffer and peripheral zones could thus be less stringent, in keeping with the existing character of those areas.



56



31



47E



27



35

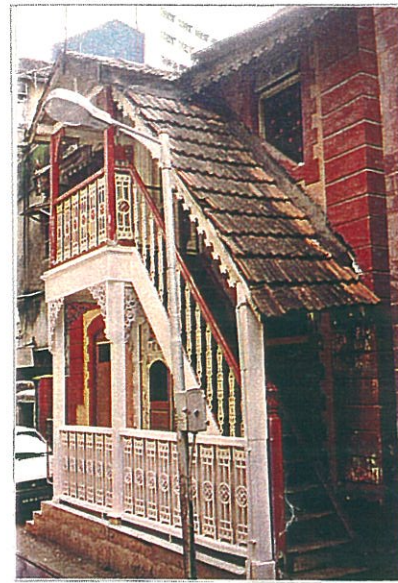


27C

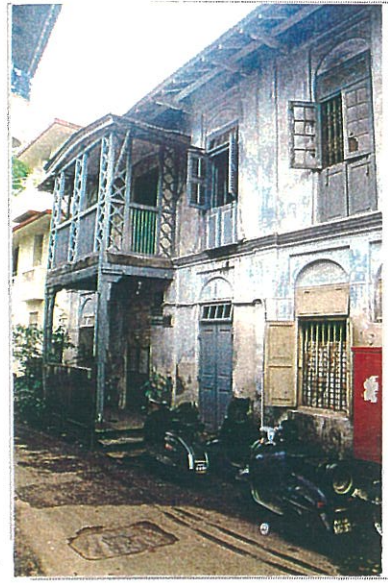


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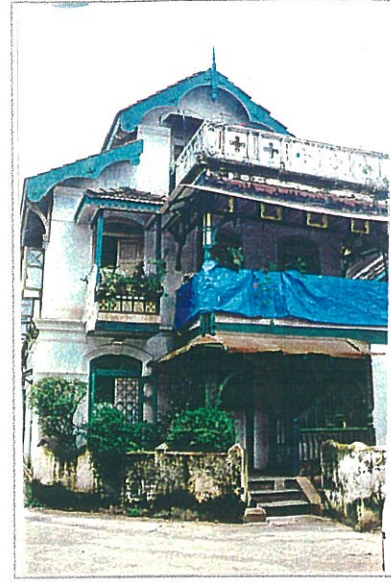




64



55



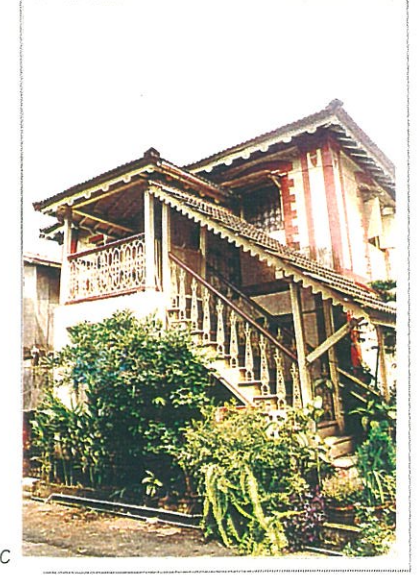
42



38



30C



32C



47G



47A



36



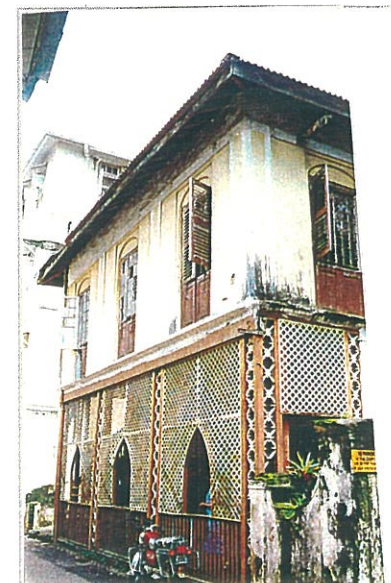
28



47C



44



29B



30D



PROPOSED HERITAGE LISTING

KEY

GRADE III



1:1000



PRECINCT DELINEATION

As per the D. C. Regulations 1991 for Heritage Buildings and Precincts (Additional Regulations for precincts of Mhatar Pakadi, Khotachiwadi and Bandra Village, PEATA Publications) are given as:

“The ground floor buildings wherever existing may be allowed to have ground and two upper floors as per the permissible F.S.I. However no building within these precinct shall be allowed to be constructed more than ground and two upper floors. No building shall exceed the surrounding heights.”

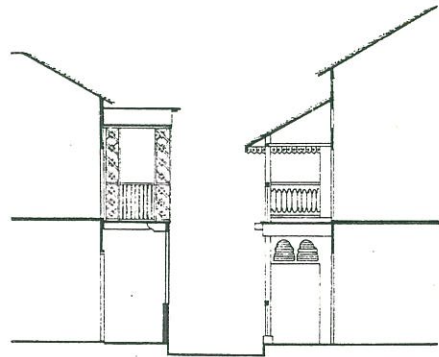
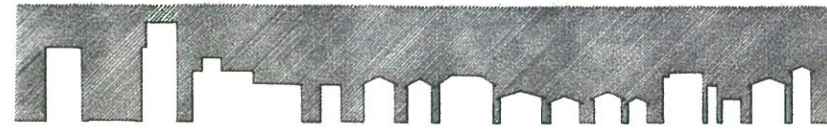


FIG 1: EXISTING STREET SECTION

According to the D. C. Regulations 1991 for Heritage Buildings (Additional Regulations for precincts of Mhatar Pakadi, Khotachiwadi and Bandra Village, PEATA Publications),” buildings included in the Listed Heritage Precincts shall maintain the skyline in the precinct (without any high-rise development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said Listed Heritage Buildings/Precincts.”



SECTION THROUGH THE SITE SHOWING THE ROOFLINE OF THE KHOTACHIWADI PRECINCT.



FIG 1: EXISTING ROOFSCAPE

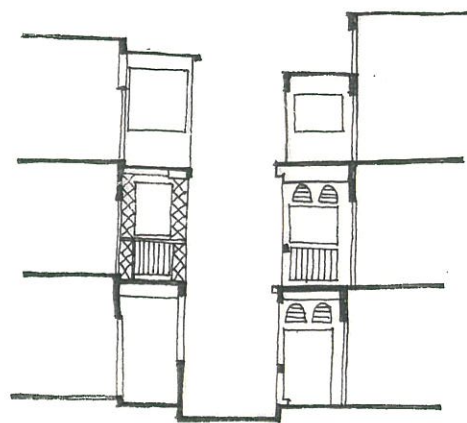


FIG 2: POSSIBLE STREET SECTION SHOWING CHANGE IN BUILDING HEIGHT AND SCALE.

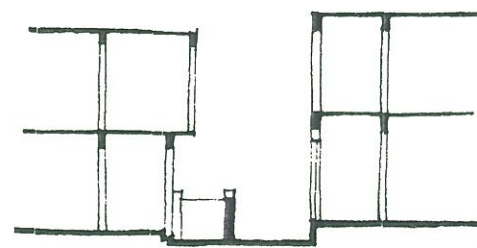


FIG 2: POSSIBLE CHANGE IN ROOFLINE

The tiled, sloping roofs determine the unique roofscape of the Khotachiwadi precinct. Hence any activity aimed at reconstructing or renovating the existing building must ensure the preservation of the existing sloping roof along with its features like fascia, eaves board, brackets etc.

The listing includes not only individual buildings but also lists Khotachiwadi as a precinct. However, the precinct demarcation becomes of academic value in the absence of any area guidelines or urban architectural controls.

Any reconstruction or additions according to the existing development byelaws could destroy the architectural merit of that the building or harm the existing pedestrian scale and harmonious proportion with the abutting street.

DEMOLITION

Mantri House (bldg.no. 16), a victim of thoughtless demolition, different from the character of Khotachiwadi, was of the villa type, with unique wooden fluted columns, stain glass window panes and ornate wrought iron balusters.

Not a trace of it remains, with further plans of it being clubbed together with the adjoining plot, to avail of the additional F.S.I and flexibility in planning.

The proposed four storeyed structure, will be incongruously out of scale with the low-lying character of the Khotachiwadi core.



STAGE I: ORIGINAL STRUCTURE



STAGE II: DEMOLITION UNDERWAY



STAGE III: EMPTY PLOT ON COMPLETE DEMOLITION

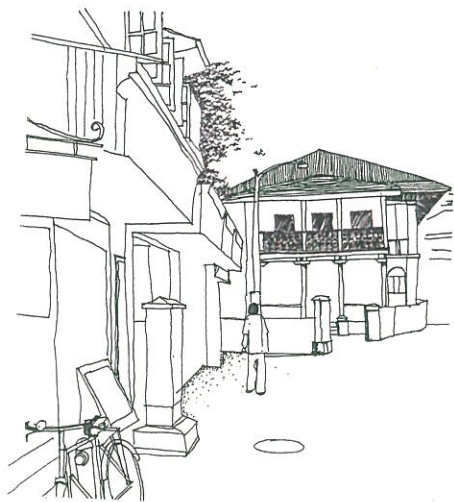
Thus, in order to prevent disharmonious development and to preserve the unique features of Khotachiwadi, a succinct graphic manual should be prepared, explaining the implications of creating or designating a 'Heritage Precinct'. A list of Dos and Don'ts' for the users would set the unofficial rules for the area till such time legislation could be put in place and its implementation ensured. The rights of the owners and users and the nature of changes they would experience will be made transparent in this manual.



■ DELETION

Khotachiwadi is declared as a heritage precinct on account of its architectural as well as cultural value. Located in the hub of commercial activity, this chiefly residential area has over the years suffered the onslaught of reconstruction and redevelopment by insensitive builders, organisations etc. In spite of it being declared as a heritage precinct, the absence of specific regulations for a precinct has subjected it to unchecked building activity. The blanket regulations applicable to the city could be manipulated and interpreted leading to their misuse. This is evident from the blatant demolition of 1, Khotachiwadi (Chaves bungalow), a grade III structure, located within the heritage precinct (as per the 'Heritage regulations for Greater Bombay, 1995' publication).

It is ironical that the plots reserved for 'Municipal Retail Market', schools etc. in the D.C. reservations map prepared by the MRTP department for proposed landuse are the ones housing listed buildings and if implemented would result in dire consequences showing the lack of co-ordination between the policy makers.



SKETCH OF THE CHAVES BUNGALOW AT THE ENTRANCE OF KHOTACHIWADI FROM V.P ROAD



PHOTOGRAPH SHOWING VACANT PLOT AFTER DEMOLITION

# Heritage drive razes landmark building

Smita Deshmukh

IN an act which is symbolic of the misguided heritage movement, a landmark bungalow in Khotachiwadi, the city's most significant protected precinct, has been razed by a builder to construct a seven-storey building.

Incidentally, as per the BMC's development plan, the plot in question was reserved for a municipal retail market, an act which was never questioned by the state government, appointed Urban Heritage Committee. In what could be termed as a strange defence, the chairman of UHC and former municipal commissioner D M Sukhtankar stated that the concerned plot does not fall in the heritage precinct and that the UHC has given permission to the builder — Sampat of Deccan Enterprises — to build a market-cum-residential building there. However, Sukhtankar said that he did not "clearly remember" the details of his meeting with Sampat.

As if his lack of sympathy was not enough, none of the three prominent members of the UHC were available for comments, despite repeated efforts by this paper. Shyam Chainani was out of town while Cyrus Gazdar and Rahul Mehrotra failed to get back.

Khotachiwadi, known for its old buildings, has been the subject of several studies by Indian as well foreign conservationists. The bungalow, owned by Sybil Chaves, was a significant landmark with a huge wooden balcony where the family held their Christmas parties.

The news of its demolition was brought to the notice of *Bombay Times* by an alert resident Ashwini Choudhary who pointed out that the local Khotachiwadi Welfare Association had already intimated municipal commissioner Girish Gokhale and mayor Vishakha Raut about it.

While Sampat refuses to divulge the details, the 12 tenants living in small houses around the bungalow are completely in the dark as to what's going on. So far, they have been just given a letter (dated September 16, 1995) informing them about the change of ownership of the bungalow from Sybil Chaves to

Kausalya Sampat.

Alarmed that their houses could be the next targets, four tenants — Ms Bharat Flour Mills, Suhasini Kulkarni, Malini Korgaonkar and Sulabha More — have already served a lawyer's notice on BMC. "The builder has not discussed any plans with us. We don't know what is happening here," said Manohar Kulkarni who runs an optical store within the plot. "Why do we need a market here since we already have two others around the area," asked a tenant, Yamuna Nikam.

Urban designer Harshad Bhatia remarked that the incident shows how the heritage movement is working in a haphazard manner. "A decision which lacks transparency is a failure of a democratic society," he said. "The committee opened its own advisory panel," he stated.

Noted urban and city expert Sharada Joshi expressed her shock over the incident and wondered what powers have been given to UHC and who would be held responsible for the act.

The honorary secretary of the Indian Heritage Society, Anita Garware, said that different guidelines must be adopted for precincts like Khotachiwadi, Fort and Banganga to preserve their historical past and cultural value. "The size and architecture of the older structures should be maintained. It could also be kept open as recreational ground for the residents. The entire episode reflects badly on the UHC," she observed.



ARTICLE REPRODUCED AS PUBLISHED IN THE BOMBAY TIMES EDITION OF THE TIMES OF INDIA



**III. INTERPRETATION OF GUIDELINES**

Owing to the non-specific and relaxed guidelines for Grade III structures and their sketchy descriptions in the published list, these structures have fallen prey to manipulative development proposals. This is evident in Khotachiwadi from the following case studies cited as examples to identify the types of interpretations possible.

1. Additions and Alterations
2. Repairs
3. Reconstruction for FSI consumption

**1. ADDITIONS AND ALTERATIONS**

Additions and alterations encompass structural as well as general alterations, vertical extensions, horizontal additions and also replacement of attributes.

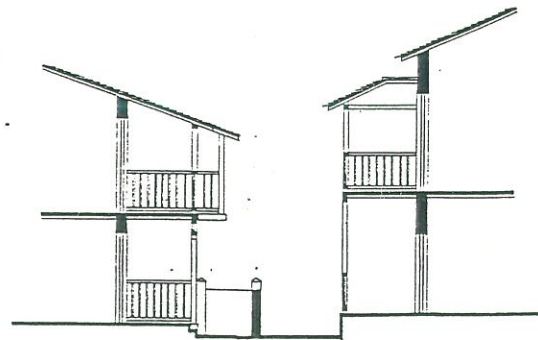


FIG 1: EXISTING STREET SECTION SHOWING FRONT OPEN SPACE

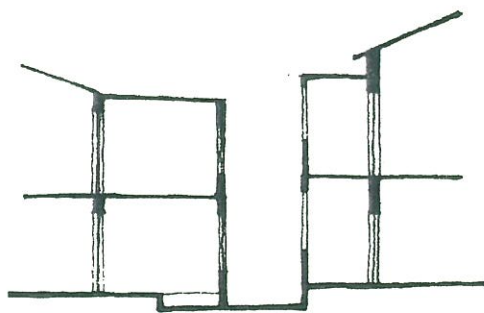


FIG. 2 SECTION SHOWING POSSIBLE ENCROACHMENT

Encroachments resulting from extensions of the plinth onto the front open spaces or conversion of a verandah into built mass, alters the scale and character of the existing street and transforms it into a monotonous built mass on either side of the street.

**2. REPAIRS**

Grade III regulations, although specifying preservation of unique features and attributes, as also facade preservation does not cover the aspect of maintenance and upkeep of these elements. In need of repair, these structures eventually degenerate making them absolutely uninhabitable and beyond repair. As reconstruction is allowed when the building becomes structurally weak or unsafe, the developers could avail of this clause, which would make it viable for them to pull down the structure and build garish high-rise out of scale buildings, bearing no semblance of the original.

In Khotachiwadi, due to tenant-landlord conflicts (a large number of buildings in the precinct are tenanted) negligence or undesirability to maintain on part of the owner, these buildings face disintegration over the passage of time.

E.g. Du'art House



A typical example of Portuguese- vernacular bungalow type, reflecting the character of Khotachiwadi, the building shows structural instability highlighted by the sagging porch, sunken floor, dilapidated staircase. It faces a threat, worsening the condition due to rising damp and water seepage through cracks detected on the external surface, through the roof, through joints between displaced structural members etc. Immediate attention in the form of propping up of porch, realignment of structural members is required.

- Thus, periodic supervision of graded structures is necessary to preserve them in good condition and to assure that none of these are deleted.
- Also, according to the regulations, the Repair Board of MHADA is granted complete authority to undertake repairs without conforming to any controlled guidelines or recommendations. This often results in extremely incongruous and insensitive repairs and reconstruction, completely altering the original character of the existing building.

**3. RECONSTRUCTION FOR FSI CONSUMPTION**

As per the 'Hand Book on D.C Reservations, 1995', PEATA Publications: Grade III permits demolition and reconstruction in order to consume full FSI provided as far as possible original pattern of the building is followed and/or elevational treatment of such building matches or enhances complimentary/ supplementary architectural features, and matches street line in the vicinity. In such proposals, even additional floors are permitted subject to skyline is maintained.

Of the few graded structures in Khotachiwadi some have availed of the permissible FSI, conforming to the regulations and the footprint of the original has been maintained.

For e.g. Nidhi – Bldg. No. 29



The structure has been completely rebuilt, within the purview of the regulations, and the original pattern, the skyline has been maintained. However, the reconstructed structure does not in any manner correspond to the architectural quality of the original nor have any of the elevational features been retained, completely altering the character of the building. According to the description of the Grade III structure in the published list it is, 'A corner site portico-fronted timber frame structure along an angular street-front'. The description does not coincide with reconstructed structure making it outdated and redundant. The listed structures need to reviewed not only in terms of their description but should be revised to enlist or delist depending upon their individual merits.



Another form of interpretation of the regulations is observed with respect to addition of floors and relaxing of development control rules for safeguarding the character. As per the Grade III regulations additional floors are permitted subject to skyline is maintained. Also if the FSI permissible could not be consumed, balance FSI in the form of TDR may be granted. In such cases, the heritage committee can recommend to the Municipal Commissioner to approve proposal by condoning deficiencies in open spaces, car parking, RG requirement or any other deficiency without charging premium, on the grounds that the structure is required to be restored to its original features and position.

The internal Khotachiwadi lane exhibits some of the best examples of Portuguese type vernacular low-lying settlements with each structure forming an integral part of the charming streetscape. Himkar Niwas (Bldg.No.37), a Grade III structure, is located at the nodal intersection of the streetscape.

Intially, 'an elegant ground-cum-first floor street-end-cum-corner residence. External stairway integrates with a handsome pitched roof first-floor portico veranda. Gothic arched inner doorway and doorway lights', this structure has been rebuilt maintaining the existing plinth and additional floors have been constructed.

A modern accretion, this structure does not in any manner gel with the surrounding architectural heritage but stands out as an eyesore. Not only are the additional floors devoid of any character, but the reconstructed lower storeys also do not match the original character. The sloping roof profile of the earlier structure has been maintained but due to the increased height as also the materials used (RCC), its contribution is negligible and meaningless. There are no provisions for open spaces and an absence of parking space. Both these are much needed and the chief problems identified in the extremely dense, close knit Khotachiwadi area. Such loopholes in the regulations need to be identified.

#### IV. RECOMMENDATIONS

- Periodic supervision
- Pictorial documentation in the form of drawings and photo documentation of graded structures should be done, in order to maintain a database for reference and for scrutiny of development proposals.
- Grant of TDR.
- The Regulations need to be more specific for individual problems identified and should envisage future developments in the construction industry as well as the conservation techniques.
- The listed structures should be updated not only in terms of their description but should be revised to enlist or delist depending upon their individual merits.
- Creation of a Conservation Fund
- There should be separate grading for important streetscapes and nodes.
- Incorporation of Grade III into the Policies such as Rent Control Act, Repairs Board policy, MHADA Act, etc.



The preamble of the Maharashtra Housing and Area Development Act, 1976, states:

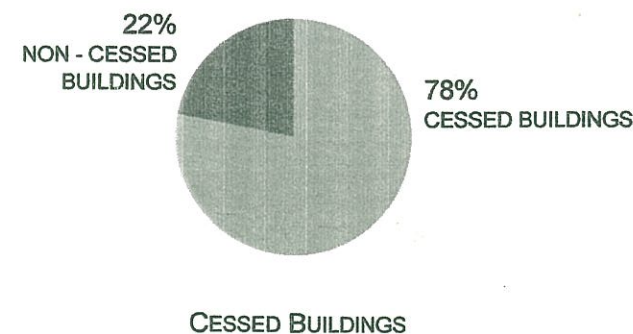
'It is an Act to unify, consolidate and amend the laws relating to housing, repairing and reconstructing dangerous buildings and carrying out improvement works in slum areas.'

Under this Act, the Bombay Housing and Area Development Board was set-up to supervise and carryout structural repairs to buildings, in such order of priority as the Board, having regard to the exigencies of the case and availability of resources. The Board also undertakes salvaging of old and dilapidated buildings, prevention of collapse of the structure whereby saving life and property, in order to preserve the housing stock in the city.

Before the incorporation of the Act, the onus of tenable as well as structural repairs was on the landlord. Due to the freezing of the rents at the economic level of 1940 (enactment of the Bombay Rents, Hotel and Lodging House Rates Control Act, 1947), it became highly uneconomical for the landlord to maintain the premises within the quantum of rent obtained from the tenants. The tenants contended that the upkeep of the landlord's premises in a habitable condition was the duty of the landlord. Such a deadlock between the tenants and the landlord led to the degeneration of the structures due to disrepair, causing collapse of the structure. In order to overcome this impasse, the Repair Board, under MHADA, undertook the responsibility of repair and reconstruction of structures.

**CESS CATEGORIES**

□ Under this Act, therefore, for the structures taken care of by MHADA, a certain tax is levied and paid to the State Government known as 'Repair Cess' and these structures on which the cess is imposed are known as cessed buildings. There are over 19642 cessed buildings in the Island City of which 114 buildings are category A and all are Grade III.



Out of the 159 of buildings within the precinct, 123 are cessed 121 buildings fall under Category A of the cessed Listing and one each in the Categories B and C.

The quantum of cess collected depends upon the rateable value of the property or building as apportioned by the Municipal Corporation. The owner's share is 10% of the rateable value and he is entitled to recover the remaining amount of cess by making a proportionate increase in the rents of the various tenanted premises. The Bombay Municipal Corporation collects the Repair cess in the same manner as property tax. This inturn recovered by MHADA after deduction of rebate (5%) payable to the BMC for the cost of collection, known as Repairs Fund.

For the purpose of fixation of cess, the cessed buildings are classified in various categories A, B, C depending upon the period and type of construction.

CATEGORY A:

CATEGORY B:

CATEGORY C:

These categories do not reflect any provisions for listed buildings, which could be, incorporated for implementation of effective conservation techniques for their repairs.

**FUNDING / ECONOMICS**

The Repair Board has been functioning in Mumbai city from 1969-70 onward and carries out repairs and reconstruction of tenanted buildings in poor condition within the permissible financial limit, which in 1983 was Rs. 750 /- per sq.m of total floor area built-up (now increased to Rs. 1000/- per sq.m). Even if the financial limit crosses the bar of Rs. 1000/- per sq.m, the Board carries out repairs provided the tenants bear the additional cost incurred. The repair fund also constitutes of the amounts received from the following three sources:

1. BMC - 3.6 to 10 crore
2. STATE GOVERNMENT - 12 to 22 crore
3. MHADA - 10 crore (only for reconstruction)

**SURVEY AND REPAIRS**

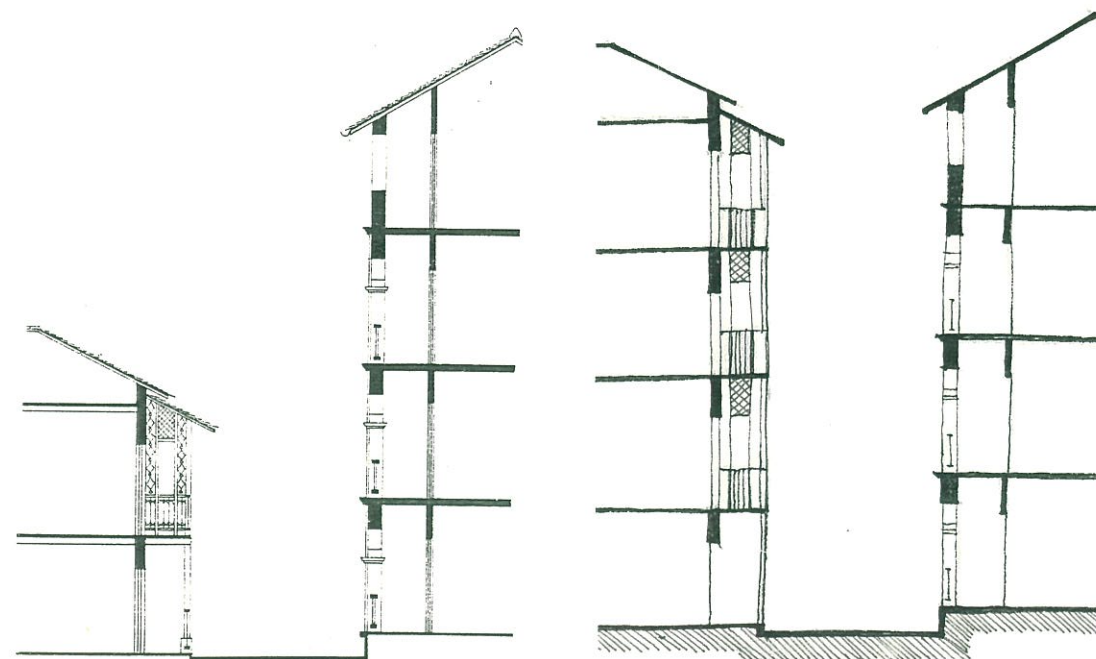
In order to facilitate supervision and co-ordination of the cessed structures, every ward of the city has a Repair Board (MHADA) establishment (C, B, D - have two offices due to subdivision of the wards into two). Surveys are carried out periodically - the pre-monsoon surveys from 1st of Feb to the 15th of May and the post-monsoon survey. These checks are visual inferences to assess the condition of the buildings and repairs required (hammer test used for detecting cracks and decay in timber members; recently obtained equipment, the shigometer, for the same). The inferences are tabulated in a proforma stating each building component, its condition and nature of repairs needed. It is on the basis of these surveys that the Repair Board takes up repairs of particular structures on a priority basis. The Repair Board has also evolved a formula (prescribed by the Patni committee), whereby the urgency or need of repair to a structure can be ascertained in the form of charts with various gradations. An architect is appointed from the panel of architects maintained by MHADA (panel houses over 300 architects - absence of conservation architects on this panel). Tenders for repairs or reconstruction are invited from contractors (MHADA has a panel of over 3000 contractors) and the work is awarded to the contractor quoting lowest amount.

According to the MHADA act the replacement of existing materials, structural or otherwise, is carried out after deducting cost of new materials, so technically the materials are the property of the authorities. However, in practise these materials are carted away as debris by the contractor and sold off as scrap.

In Khotachiwadi a lot of the decorative features, such as staircase elements, fascia, timber or wrought iron balusters, etc, have been replaced by concrete members, thus defacing the architectural value of the facade. Generally insensitive to the heritage value of these structures, the Repair Board does not give the choice of any alternative of congruous use of materials, transforming the ornate structures completely to nonentities having no character.

**RECOMMENDATIONS**

- Incorporation of listed buildings in the cess categories.
- Increase of the permissible FSI of cessed structures to 4 would be disastrous, demeaning the structures architecturally as well as leading to urban congestion.
- MHADA is not the only authority that can undertake repairs. Private organisations could take up conservation of these structures (after obtaining a NOC from MHADA) and the Heritage Committee could implement their suggestions on scrutiny.
- Setting up of repair guidelines.
- Entry of more qualified and conservation inclined personnel is needed.
- A manual for the residents stating the procedure and type of repairs, alternative use of materials, etc should be formulated.





KEY

- CATEGORY A
- CATEGORY B
- CATEGORY C



1:1000



The Rent Control Act is an act of social legislation, whose principal aim is to afford protection against eviction and exploitation of the tenants. As per the Bombay Rents, Hotel and lodging House Rates Control Act, 1947, renewed from time to time, the standard rent was fixed at the economic level of the period of first letting. This Rent is normally inclusive of all outgoing such as Municipal taxes, Property taxes, Government taxes and necessary allowances for repairs and maintenance depending upon the terms and conditions of the tenancy. A direct effect of such a fixation of rent is felt while considering repairs of the structures. Due to frozen rents and legal protection of tenants, it becomes uneconomical for landlords to maintain the buildings, and also, they are further extensively sub-divided in a haphazard manner to accommodate a greater number of tenants.

Referring to the Khotachiwadi map on the Ownership Status, three categories of ownership are observed: Self-owned, Tenanted and under the ownership of a Trust such as a church or charitable organization. An overlay of the condition of the structures in comparison, shows the self-owned buildings in good condition, whereas the tenanted buildings in moderate or poor condition. Interestingly, the tenanted structures under the ownership of a trust are also observed to be in good condition.

A majority of buildings in Khotachiwadi are cessed, and hence all issues relating to repairs and maintenance need to be addressed to the Repair Board. The tenants inhabiting the trust ownership structures undertake repairs themselves, without any monetary or administrative contribution from the trust or the Repair Board. However, there also several instances noted where there are disputes between the landlord and tenant regarding the increase in the rent due to additional cost of repairs. This has led to neglect of the structure, demanding immediate attention.



In case of this example of a tenanted structure the balustrade is to be replaced and the Repair Board has undertaken structural repairs. The ground storey balustrade is to be replaced by a brick infill and the timber posts are to be replaced by steel stanchions. Both these are unnecessary and would disturb the streetfront. A comparative cost analysis reveals a marginal difference in the cost of brick and timber which if subdivided amongst the four tenants would prove negligible.

There are also legislative provisions made by the Government as a solution for the disputes between the landlord and tenant.

#### BMC Act

\*If the landlord fails to carry out repairs as per Municipal notices, necessary authority would be granted to the tenants under Section 499 of the BMC Act, 1888. It provides for grant of such authority to the occupiers with rights to recover reasonable expenses incurred by them on repairs from the rents that may become due from time to time.

#### PROVISION OF THE BOMBAY RENT CONTROL ACT, 1947

\*Section 23 of the Act provides, that if the landlord fails to carry out the good and tenantable repairs within a stipulated period of fifteen days from the service of notice to that effect by the tenants, they would be entitled to carry out such repairs and recover cost of interest with 15% thereon.

This could act as a legal tool for expediting repairs.

#### TENANT OWNERSHIP

\*According to the Report of the National Commission on urbanization 1988, it has been estimated that in Bombay as many as 16,000 pre-1940 buildings are in a serious state of disrepair, most of which are tenanted premises. The 1987 amendment of the MHADA Act, 1976, i.e. granting of tenanted premises the ownership status, is an incentive for the occupiers participation in the repair program. According to the amendment, if certain guidelines, as laid down in the Act, are fulfilled, the ownership and control of the old and dilapidated buildings would be transferred to the tenants leading to formation of co-operative societies.

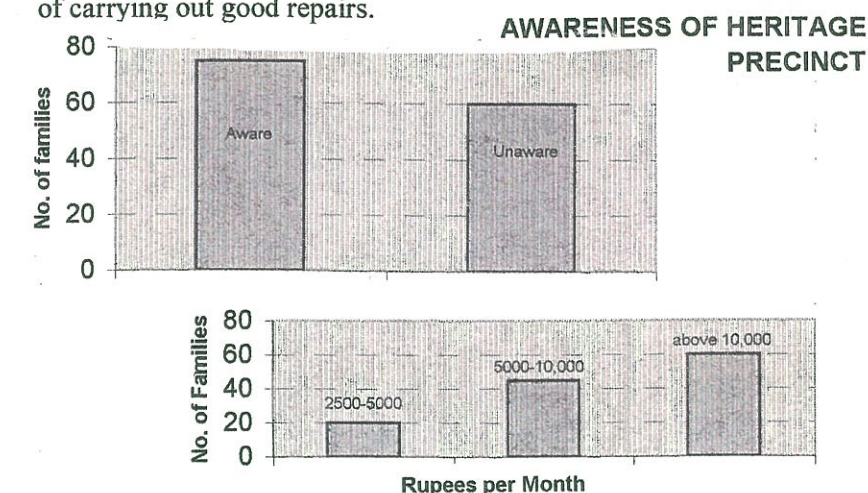
\*Conditions to be satisfied :

- Building must be cessed and should belong to category A.
- 70% of the tenants should be willing to form a co-operative society and request the government through the Bombay Board to acquire the building and land on which it is constructed.
- Resolution in writing to be passed for the same.
- Must require structural repairs or reconstruction.

However, it is generally observed that the tenants do not come forward to avail of this clause, as it is felt that such a transfer could lead to additional monetary expenses much more than the rents paid at present.

#### RECOMMENDATIONS

- The inference that is derived from the study of the legislative policies reveals that all of them are interdependent and thus affect each other. For instance, the exercising of the Rent Control Act has a direct impact on the Repairs and Reconstruction policy. Unintentionally these policies have led to anomalies and ambiguities.
- It is apparent in case of Khotachiwadi that the residents are aware of the heritage value of the precinct and some do realize the importance of carrying out good repairs.



It is observed that these tenants, who can afford maintenance of the premises, do not further burden the landlord for repairs in the inadequate rent due to him. Such premises need to be identified and their rents could be marginally increased to accommodate a repair fund for conservation oriented repairs. A separate rent control and repair cell could be developed for such tenanted structures, wherein every proposal could be scrutinized and the conservation fund advanced.

- \*As the property tax levied by the Municipal Authorities and the wealth tax levied by the Central Government on housing properties are based on the fair or standard rent. The municipal and other revenue fall short of the full potential of revenues that could be realized from a taxation system linked dynamically to the property values. The difference between the present revenue returns and the actual value could be forwarded as a conservation / repair fund.



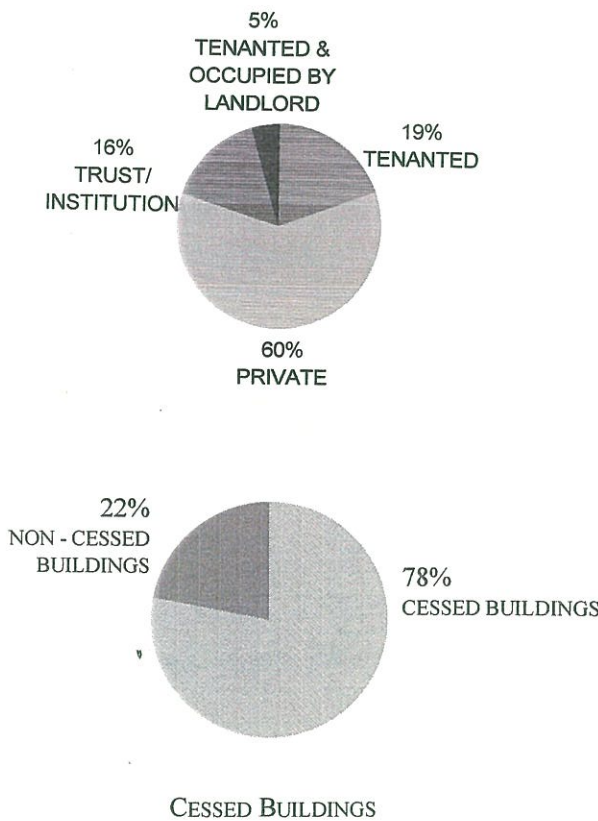
# I PRECINCT ANALYSIS

## OWNERSHIP & CESS STATUS

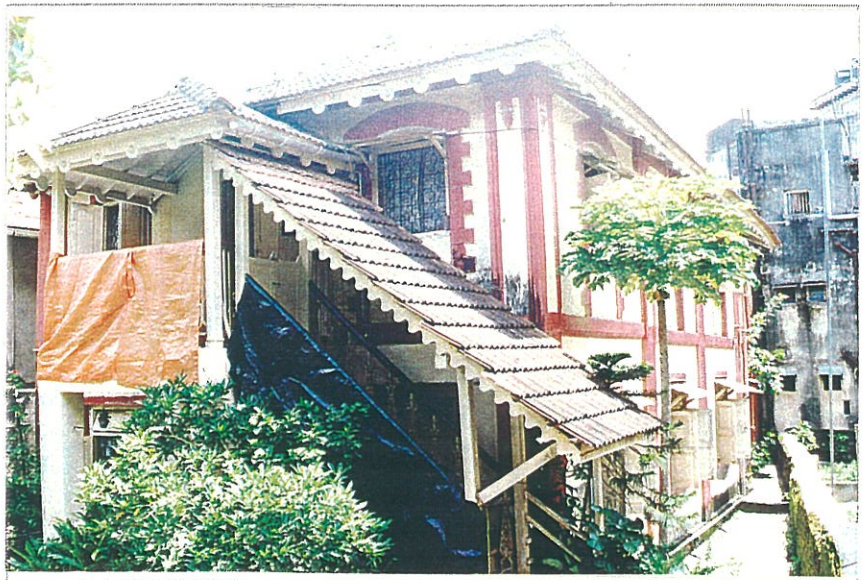
Data on ownership situation is crucial to implement any detail recommendations (financial and legislative) for conserving a precinct and is generally seen to have a direct bearing on the standards of maintenance and thus, condition of structures in the area.

In this map, the self-owned and occupied buildings are listed as 'PRIVATE', the multi-tenanted, landlord owned, partly rented out buildings are listed as 'TENANTED', and those that belong to a TRUST or an INSTITUTION are listed as the same.

### STATUS OF OWNERSHIP



BAPTISTA HOUSE (27) – Self Owned



32C - Tenanted



Fernandes House (56) – Under ownership of Trust

A large number of buildings in the Khotachiwadi precinct are landlord owned and multi-tenanted. This means that for any financial incentive package for the precinct, one would have to address the Rent Control Act that protects the tenant and makes it totally uneconomical for the landlords to maintain or upgrade the building.

Most of the buildings within the marked precinct fall under the cessed category as per the regulation of the Bombay Building Repair and Reconstruction Board set up in 1969. This, in effect, means that the funds for any structural repairs to be carried out are provided partly by levying Repairs Cess on the landlords and tenants of these buildings and partly by making ad-hoc grants to the Board on a yearly basis.



OWNERSHIP STATUS



KEY

- PRIVATE
- TENANTED
- TRUST / INSTITUTIONAL
- TENANTED & OCCUPIED BY LANDLORD



1:1000