

PREFACE

ACKNOWLEDGEMENTS

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- Process of Heritage Conservation
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- Management of Heritage in growing cities
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REFERENCES / BIBLIOGRAPHY

- Separately bound A3 size booklet
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VOLUME II – SUMMARY LIST AS PER DCR 67

VOLUME III – PROFORMA’S OF LISTED PROPERTIES

PROJECT

PROJECT OUTLINE BY MMRHCS

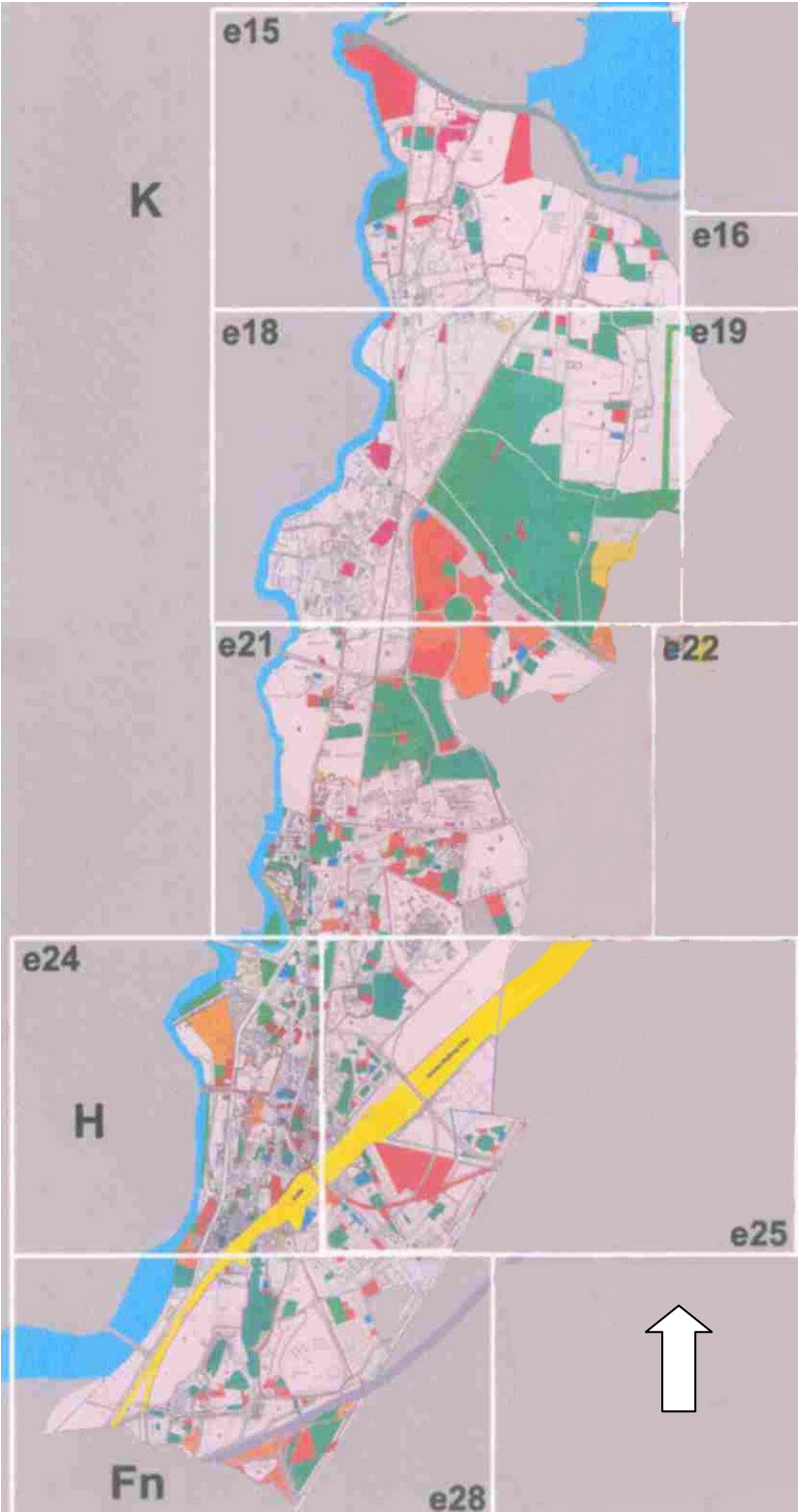
OBJECTIVES OF THE PROJECT

PROJECT AREA AND SCOPE OF WORK

PROJECT DELIVERABLES

INTRODUCTION TO EASTERN SUBURBS

‘L’ WARD



Boundaries	
East	Tansa Pipe line along Chembur & Hill Between Ghatkopar & Vikhroli
West	Upto Mithi River
North	Powai
South	Sion Creek
Area	13.46 Sq.Km., The area of L-Ward is about 15.88 square kilometres
Population	7,74,812 (As per Census 2001)
Properties	18918

‘L’ Ward primarily consists of Kurla –Vidyavihar region, to the north of Chunabhatti. It includes the industrial area along the Andheri Kurla Road, the Holy Cross Church and school, industrial complex of Premier Automobiles and large stretch of the Old Bombay Agra road (presently called the Lal Bahadur Shastri Road)

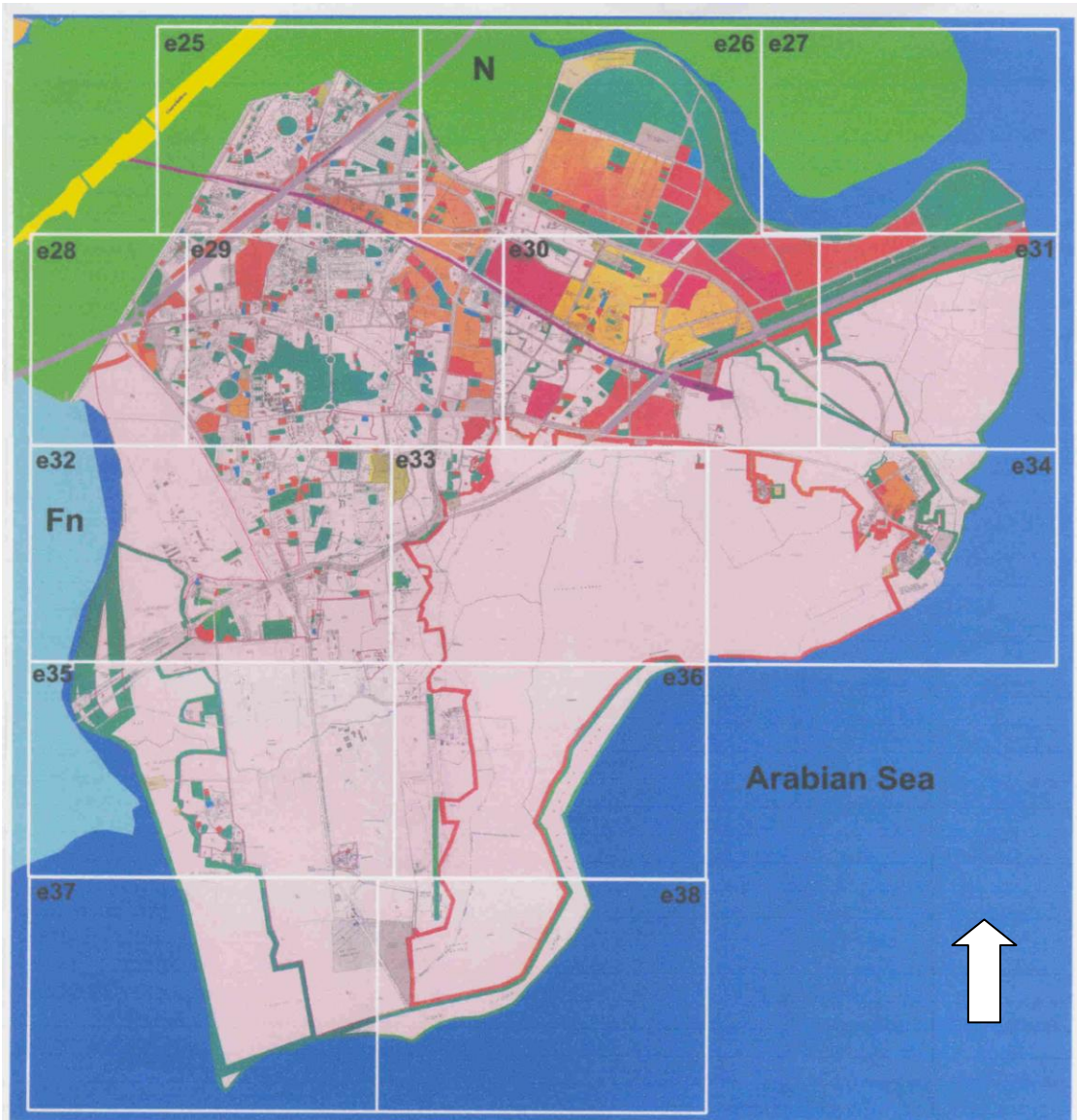
On three sides it is bounded by water bodies (South – Sion Creek; West – Mithi River; North – Powai Lake) which unfortunately are encroached and proliferated by informal housing development. Old survey plans show presence of jetties along the Mithi of which none are remaining today.

The once busy Bombay – Agra road has now lost its industrial glamour. Many factories have become junkyards, and many are inaccessible. However, these are large areas awaiting their time for redevelopment – which has now commenced.

Old villages, like the Hall village, Church village are fast acquiring slum like look due to unplanned haphazard modification and additions. Many are soon attracting ‘slum status’ for redevelopment.

INTRODUCTION TO EASTERN SUBURBS

‘M’ WARD



M-EAST

Boundaries
East
West
North
South
Area
Population
Properties

Octroi Check Naka to Trombay Jetty
W.T. Patil Marg, V. N. Purav Marg and R.C. Marg
Deonar Dumping Ground
Payalipada Village, BARC, BPCL.
32.5 Sq.Km.
6,72,767
6941

M WEST

Boundaries
East

West
North
South
Area
Population
Properties

R.C. Marg, Nirankari Math upto RCF Qtrs., C.G. Road, W.T. Patil Marg,
Parallel Road to C. Railway upto Subhash Nagar Nala from Creek towards
E.E. Highway
Tansa Pipe Line
Chembur - Ghatkopar Somaiya College Nala, Ghatkopar Pumping Station
Upto Arabian Sea
19.50 Sq.Km.
4,08,077
12272

M Ward broadly includes the areas of Chembur, Deonar, Govandi and Trombay i.e. the entire area covered by the Harbour Railway line

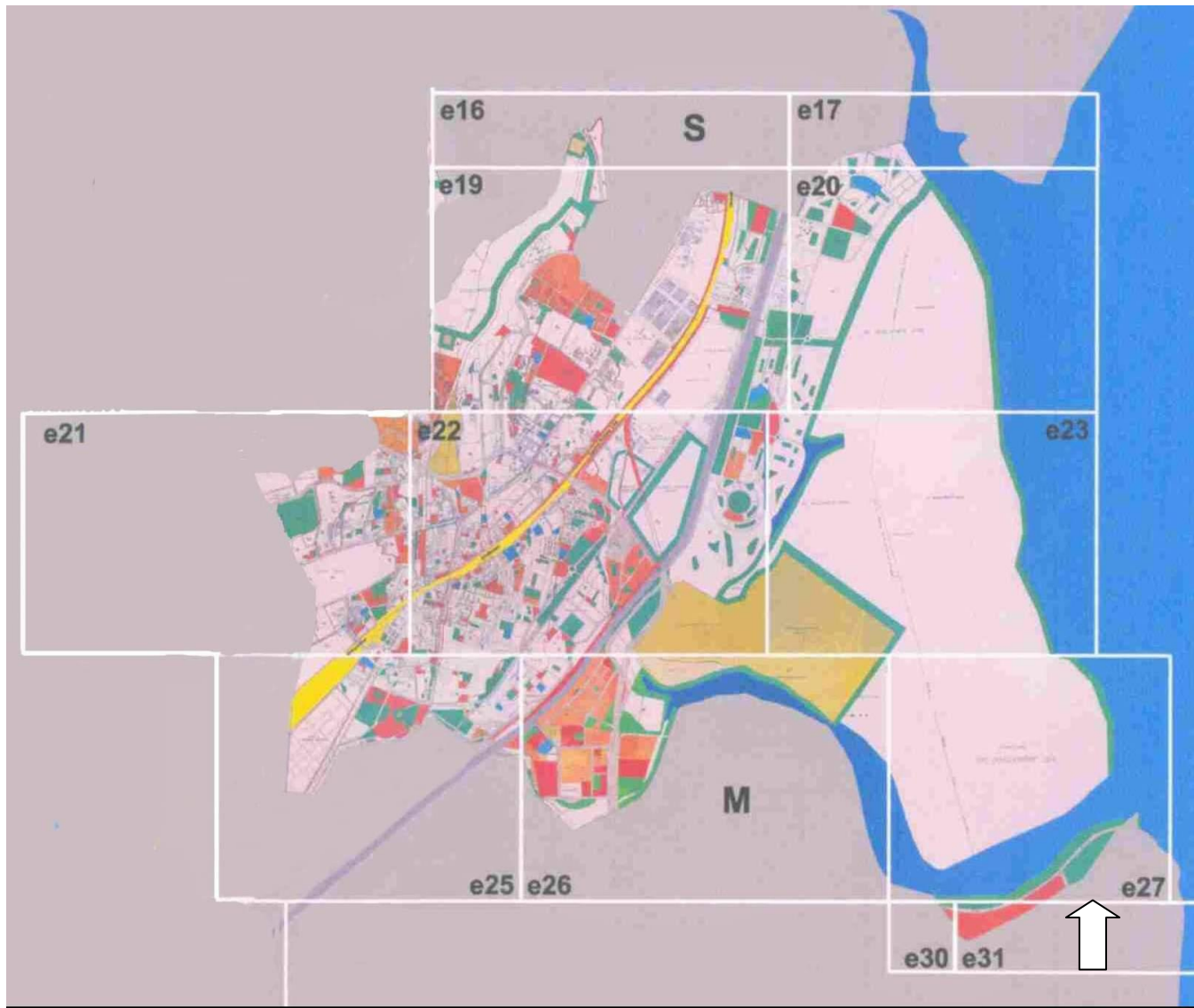
The ward includes large areas owned by industries such as BPCL, RCF, Tata Power, BARC, and other small chemical industries towards the creek / sea side.

Until late 1950's the M ward countryside was dominated by large tracks of saltpans and mangrove forests. Unfortunately, these soon got replaced by informal low cost housing without any service infrastructure in place. The old gaothans of Wadavli, Ghtala, Trombay, Chembur, etc. soon became congested areas of mixed landuse.

The ward still retains the large Green lung in the form of The Bombay Presidency Golf Club and a few residential neighbourhoods have managed to keep their old character and ambience.

INTRODUCTION TO EASTERN SUBURBS

‘N’ WARD



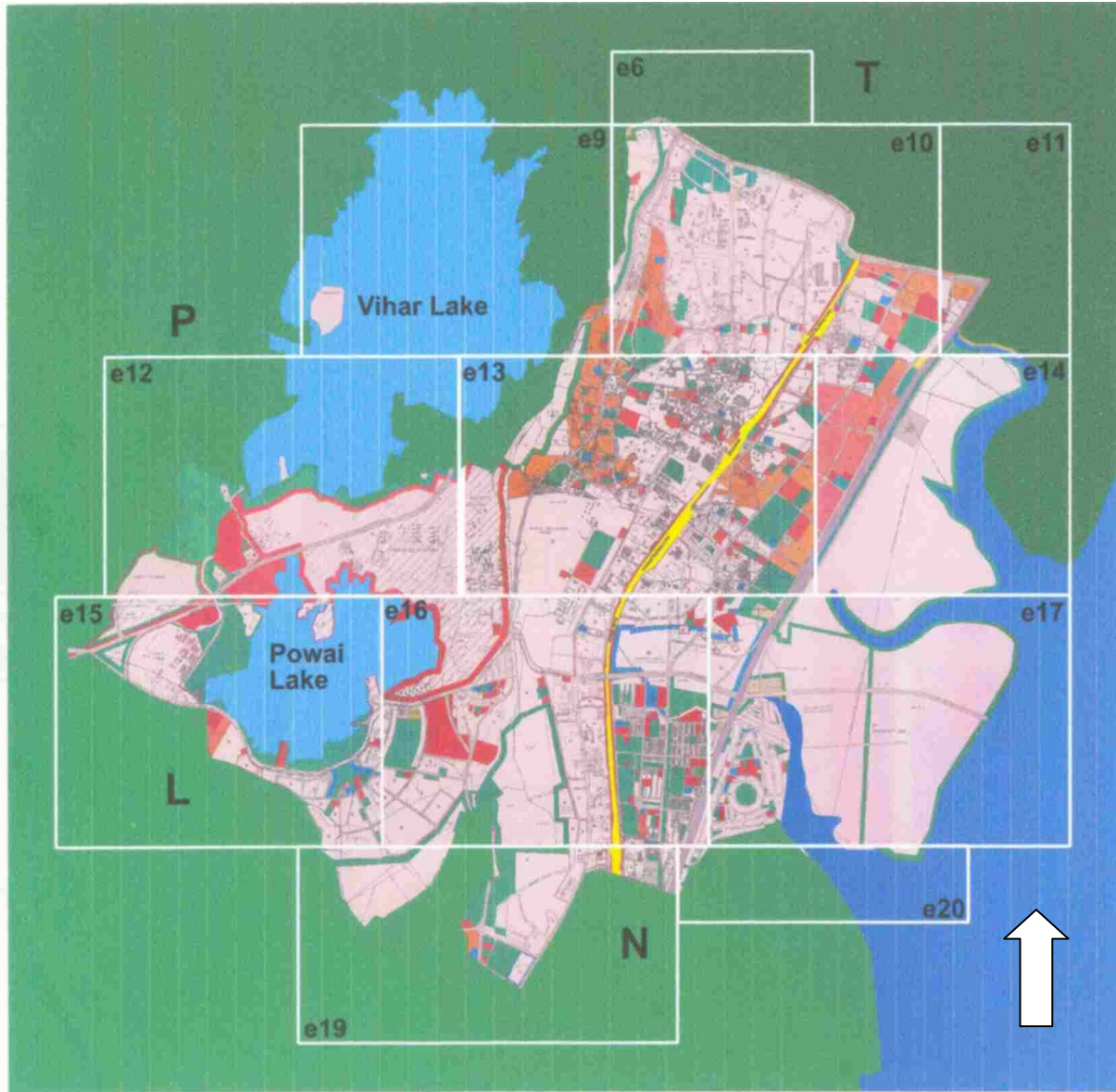
Boundaries	
East	Thane Creek
West	From Netaji Palkar Marg along Ghatkopar and Vikhroli Hills upto Varsha Nagar Off Parksit Colony
North	From the end of Varsha Nagar along with Western Boundary of Godrej Co., 17th Road (Park site Vikroli Railway Station and along Phirojsha Godrej Marg upto the nalla and Thane Creek south to Kannamwar Nagar
South	Netaji Palkar Marg, Khalal Village, Nathani Steel Yard, South of Chittaranjan Nagar, Hindu Cemetery upto Nalla near Ghatkopar Pumping Station.
Area	39 Sq.Km.
Population	6,14,945

N Ward includes the localities of Ghatkopar, Vikhroli and the Godrej property consisting of the factories, residential colony and the large mangrove sanctuary.

Features such as Golibar Maidan, Ghatkopar hill are completely encroached for informal housing. Old bungalows within the heart of Ghatkopar are few and on their way to redevelopment. Properties along the old Bombay Agra road are going through complete transformation.

INTRODUCTION TO EASTERN SUBURBS

‘S’ WARD

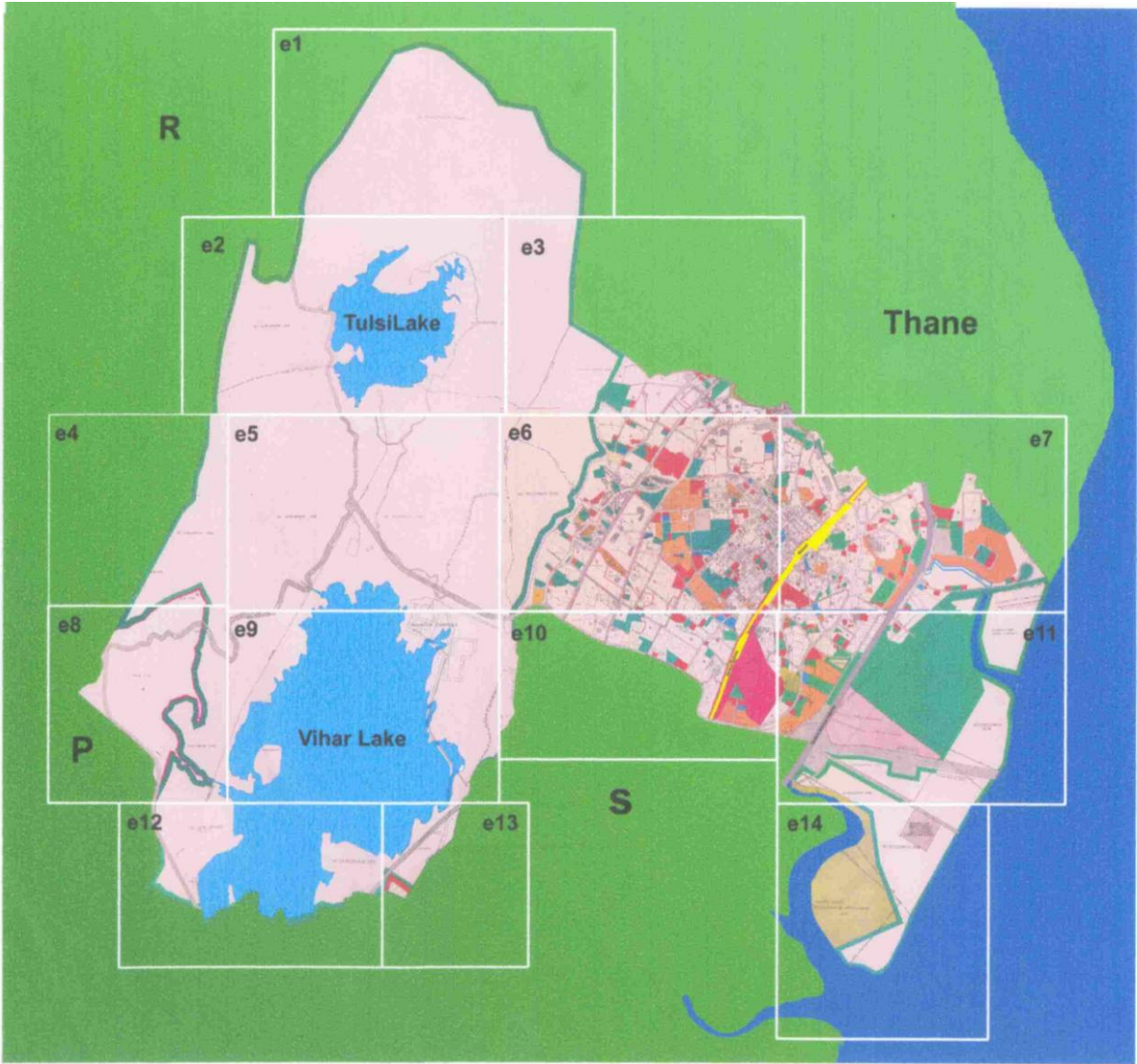


Boundaries	
East	Eastern Express Highway, Kannamwar Nagar
West	Boundaries of L and K Wards Saki Vihar road, L & T Vikhroli Jogeshwari Link Road
North	Upto Old Tansa Line upto Mulund Goregaon Link road further upto Vihar Talao
South	North Nalla of Kannamwar Nagar Vikhroli Cross Line Road upto L.B.S. Marg (W) upto Godrej Compound
Area	64 Sq.Km.
Population	6,91,107
Properties	16612

S Ward is dominated by the lakes Powai and Vehar. These water bodies balance out the dense development along the Old Bombay Agra Road and the industrial units.

The IIT campus and the salt pans and water reservoir and treatment plant of Bhandup are still large green / open areas

INTRODUCTION TO EASTERN SUBURBS



‘T’ WARD

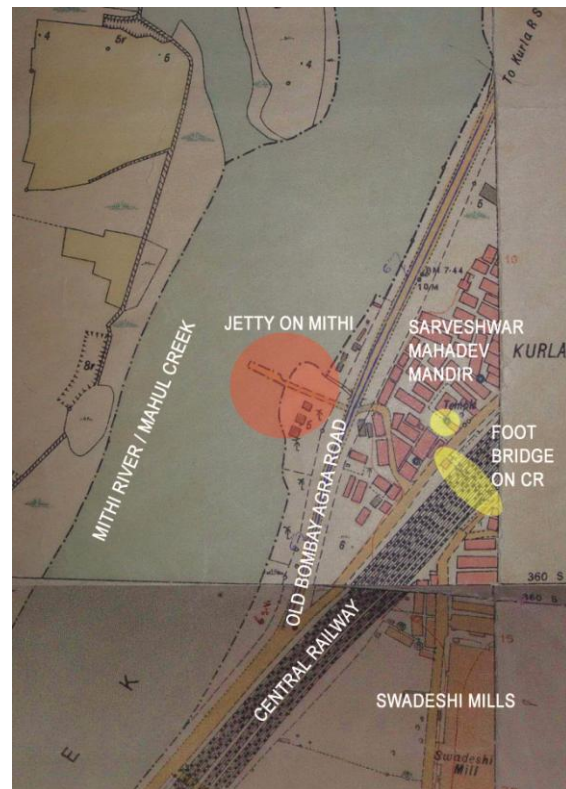
Boundaries	
East	Thane Creek
West	Vihar Lake
North	Boundary Line of Greater Bombay
South	Goregaon Mulund Link Road
Area	41.41 Sq.Km.
Population	330168

T Ward is dominated by the National Park and the Tulsi Lake- jointly covering a larger area than the urban area of Mulund.

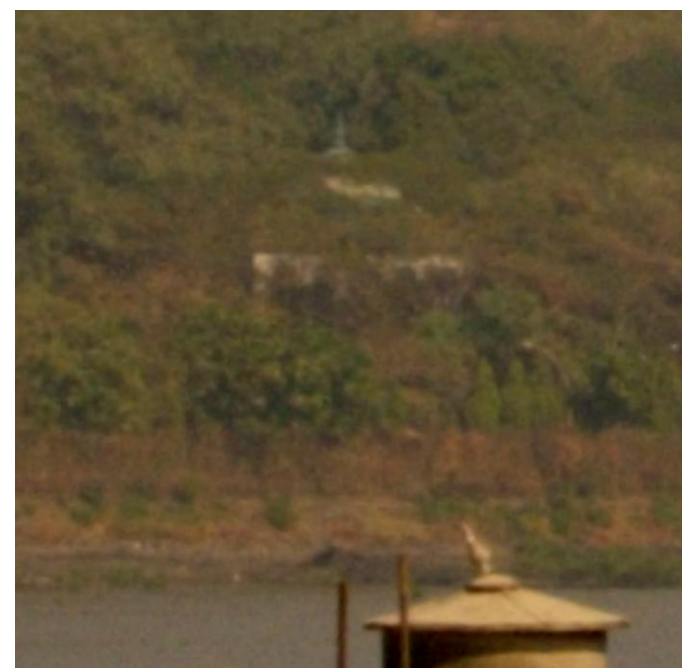
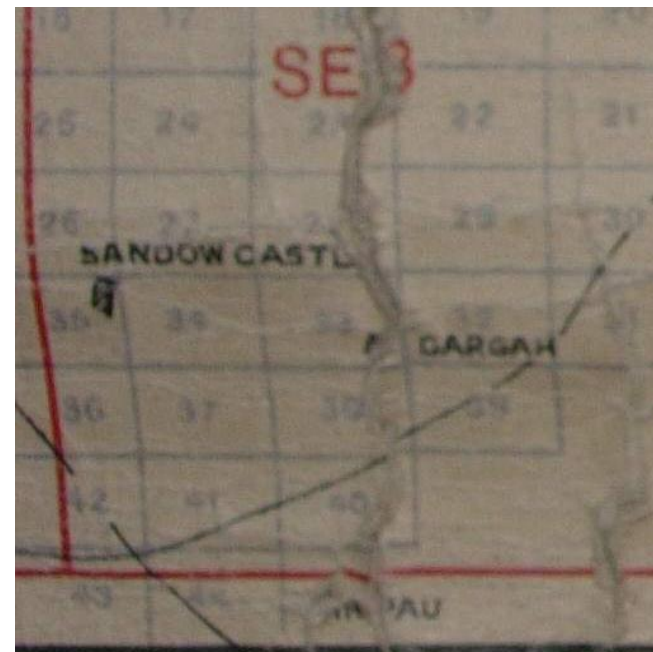
Residential colonies and industries such as the Johnson & Johnson are part of this ward. The old fabric of gaothans is almost vanished.

LISTING METHODOLOGY

STAGE 1 – INCEPTION REPORT



Old map showing the location of a jetty on Mithi River



Old map showing Peer Pau Dargah. The Dargah (located within the BARC campus) as seen from the Mumbai Port Trust area.

Document and Data Collection

Prior to the actual physical survey, data and documents about the heritage of the places were collected through various means. Some of which are listed below:

Literature survey

Various books in local languages were also referred for data or historical information. The Holy Trinity Church at Powai was traced through a reference given in the annual diary of a Church and through data available with the Hydraulic Engineers Department.

Reports & Gazetteer

Online and other reports by Government agencies were referred to seek statutory details

Maps and Plans

Old survey maps were very useful in locating some of the hidden treasures. The Peer Pau Jetty and Dargah were traced based on an old map.

Rapid Reconnaissance Survey

A rapid survey was done to assess the number of heritage properties. These were very liberally shortlisted. The classification criteria were not very strict. Around 384 properties were shortlisted

Checklist

Based on this reconnaissance and the literature surveys a checklist was drawn to check if any potential sites were missed or overlooked.

Zoning for Survey

Various zones and groups were made based on the topography and the area to be surveyed. Broadly these zones can be classified as

- The LBS Road
- Andheri Kurla Road
- The Eastern Express Highway
- The Lake and National Park Areas
- Residential areas of Chembur, Deonar, Ghatkopar, Mulund, Bhandup, Vikhroli, etc
- The Church village of Kurla, etc.
- Industrial area of BPCL, RCF, Tata Power etc.
- BARC – Cheetah camp areas
- Defence areas of Mankhurd and Ghatkopar

LISTING METHODOLOGY**STAGE 2 – FIRST DRAFT LIST**

The first Draft List identified 146 heritage properties and 36 small heritage complex or precincts. This was almost 60% of the original list at the Inception stage.

The listed heritage properties were	
Residential	57
Socio – Cultural	21
Religious	28
Institutional	05
Industrial	12
Wells	10
Natural	08
Artefact / etc	05
Total	146 Nos.
The Listed Complex / Precincts were	
Gaothan	08
Wadis	08
Residential	06
Cultural	04
Institutional	02
Industrial	03
Salt Pan	01
Natural Heritage	03
Total	36 Nos.

The first draft list had a large number of precincts as a group of buildings or complex of buildings were also considered.

GRADING METHODOLOGY

As per the guidelines from MMRHCS the criteria for listing and value classification were to be as per DCR 67, given here for reference. However these criteria were to be adapted considering the following

1. The 'young age' of Eastern Suburbs
2. To cover properties coming under the gamut of natural heritage
3. The accelerated process unplanned urbanisation

VALUE CLASSIFICATION AS PER DCR 67

SIGNIFICANCE OF VALUE CLASSIFICATION WITH RESPECT TO EASTERN SUBURBS

a)	Value for architectural, historical or cultural reasons	A
	- architectural	A(arc)
	- historical	A(his)
	- cultural	A(cul)
b)	The date and/or design period and/or unique use of the building on artefact	B
	- period	B(per)
	- design	B(des)
	- use	B(uu)
c)	Relevance to social or economic history	C(she)
d)	Association with well-known persons or events	D(bio)
(e)	A building or groups 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 feature or artefact and/or being part of a chain of architectural 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, skyline or topographical.	I(sce)
(i)	Open spaces sometimes integrally planned with their associated area having a distinctive way of life and for which are and have the potential to be areas of recreation.	J

All the properties listed under this value classification, cannot be compared with other properties listed either in the city or the western suburbs

All the properties listed under the natural heritage purview were classified under these value, though the value does not do adequate justice to the listed heritage. However under additional information it was classified as natural heritage.

GRADING METHODOLOGY

STAGE 3 – FINAL DRAFT LIST WITH GRADING

Grading	No of short listed heritage properties	Remarks
I	0	None of the properties have been identified in this grade
IIA	14	Properties listed under the natural heritage such as the lakes and other water bodies were included in this grade. Apart from it structures with the Hydraulic Engineers department were also included in this category
IIB	16	The properties are either religious or infrastructure related properties.
III	63	All of the residential properties and those under social and cultural categories are under this grade
	93	Total No of Listed Properties

The final draft list contained various natural heritage sites such as mangrove forests, open areas threatened by encroachment, the national park, etc.

NATURAL HERITAGE

VALUE CASSIFICATION AND CRITERIA FOR LISTING OF NATURAL HERITAGE

The DCR 67 provides criteria for listing of heritage buildings / structures and precincts. It is important to identify heritage as a property, wherein the details required within the Proforma very much presumes that the listed heritage property is a building / structure.

In cases where the listed property is a water body or a sculpture, then the Proforma seems to be inadequate. It is important to formulate an addendum to the DCR 67 which allows for a complete format for listing natural and artistic heritage where a built or constructed form is not necessary to be an integral part of the property.

NATURAL HERITAGE**SAMPLE PROFORMA FOR LISTING NATURAL HERITAGE**

	Common Ref No. :		
	Card No.		
	Ward (Part):		
	C.S. No.		
	Plot Areas:		
	Date:		
	Record by:		
	Review by:		
	Int :	Ext :	
	Photo Ref.		
1.0		Denomination	
1.1	Name of Properties		
1.2	Earlier Name		
1.3	In Existence since	Over the years	Modifications (if any)
2.0		Access	
2.1	Main		
2.2	Subsidiary		
		Natural Ecosystems	
3.0			
3.1	Forest		
3.2	Wetland		
3.3	Marine		
3.4	Grassland		
3.5	Rock		
3.6	Others		
		Human made Natural Spaces	
4.0	Lakes		
4.1	Parks / Garden		
4.2	Agricultural Fidds		
4.3	Orchards		
4.4	Other		
		Status	
5.0	Statutory		
5.1	Ownership		
5.2	Maintenance		
6.0		Significance & Value Classification	
6.1	Ecological		
6.2	Environmental		
6.3	Intrinsic		
6.4	Anthropogenic		
6.5	Value Classification	Recommended Grade :	

7.0		
7.1	Terrain surrounding region	
8.0		Key Flora
8.1	Trees	
8.2	Shrubs	
8.3	Herbs	
8.4	Climber	
8.5	Others	
9.0		Key fauna
9.1	Mammals	
9.2	Birds	
9.3	Retiles	
9.4	Amphibians	
9.5	Insects	
9.6	Fishes	
9.7	Domestic	
9.8	others	
10.0		Human Interventions
10.1	Habitation	
10.2	Management	
10.3	Encroachment	
10.4	Development	
10.5	Infrastructure	
10.6	Others	
11.0		Rare / Endangered / Unique features
11.1	Flora	
11.2	Fauna	
11.3	Geology	
11.4	Anthropogenic	
11.5	Others	
12.0		Transformation
12.1	Form	
12.2	Status	
12.3	Others	
13.00		Perceived Threats
14.0		Additional Notes / References / Documents Available

PRECINCTS

The draft heritage list had identified 36 precincts. They included cluster of a few houses to large lakes and their catchment areas.

However during discussions it was decided to list the water bodies as independent entities and not as precincts.

The Holy Cross Church precinct which included the church and its peripheral village was delisted as they houses were individually listed.

A number of wadis gaothans were subsequently dellisted

The Chembur Precinct with 3 sub-precincts is the only listed precinct.

FINAL LIST OF HERITAGE BUILDINGS AND PRECINCTS**Total Number of Structures= 74 ; Total Number of Precinct =1**

Wards	Grades	Nos. of structures	Typology of Structures									Artefacts
			Socio-cultural	Institutional	Recreational Open Space	Residential	Religious	Infrastructural	Well	Water body	Industrial	
L		15										
	I											
	IIA											
	IIB						1	1		1	1	
	III					7	1	2	1			
M		26										
	I											
	IIA											
	IIB		1				2			2		
	III		1	1	1	15	1	1	1			
N		14										
	I											
	IIA					1						
	IIB					4	3					
	III		1			2	3					
S		13										
	I											
	IIA					1		2		3		
	IIB						1	1				1
	III					1		2	1			
T		6										
	I											
	IIA					1		2		1		
	IIB							1				
	III					1						
Total no. of Structures		74	3	1	1	33	12	12	3	7	1	1

CONCLUSION

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