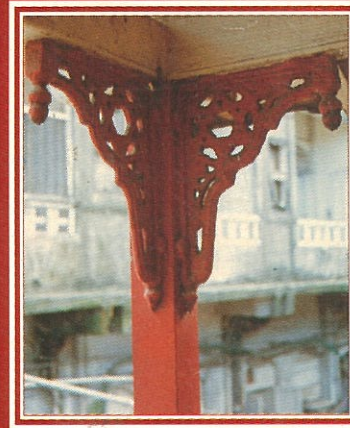
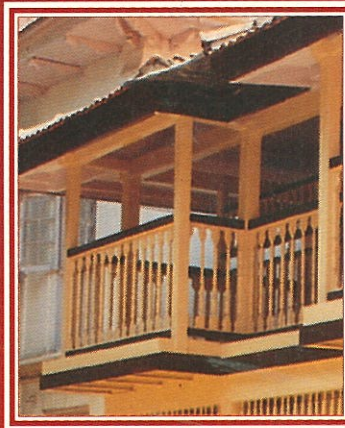
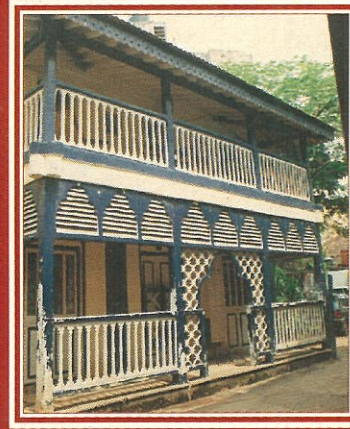
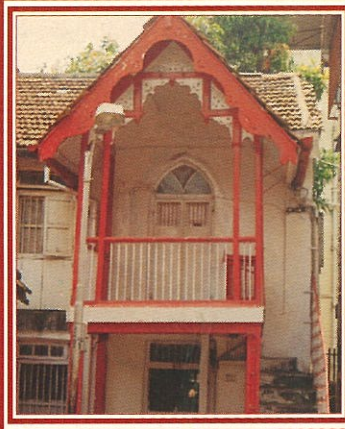


CONSERVATION GUIDELINES FOR
KHOTACHIWADI





PREPARED BY

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PUBLISHED BY

MMR-Heritage Conservation Society

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ON KHOTACHIWADI PRECINCT**

Khotachiwadi: A Heritage Precinct, Vol. I Documentation

Khotachiwadi: A Heritage Precinct, Vol. II Analysis

FOR FURTHER INFORMATION ON THE KHOTACHIWADI PRECINCT CONTACT:

Heritage Conservation Committee, MCGM, Fort, Mumbai 400 001

Director, Engineering Services, MCGM, Mumbai

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Conservation Guidelines for the Core Area

Conservation Guidelines for the Buffer And Periphery

DIRECTIVE MANAGEMENT POLICIES

HANDBOOK FOR MAINTENANCE AND REPAIR

KHOTACHIWADI

Cocooned in the interiors of the fiercely active hub of the Girgaum area is the quiet and placid settlement of Khotachiwadi. This unique 'urban' village is characterised by its low-lying, Mangalore-tiled sloping roof houses, the narrow pedestrian lanes, the multitude of crosses and shrines and, above all, the elegant detailing of the individual structures unified by a continuous street edge. In an era of their own, these houses which have miraculously survived the onslaught of the mindless building activity going on around them and throughout the city, are worthy of preservation and the area has been declared as a Heritage Precinct as per 'Heritage Regulations for Greater Mumbai, 1995.'

Once occupying the entire area, Khotachiwadi has now shrunk to the very insides. Even these remaining houses are being continuously threatened either by the negligence of the occupants, or by enterprising developers who know its locative value, or by the blanket bylaws, and even by the authorities themselves. The sad outcome of this grind is disrepair and, later, collapse of the structure.

In spite of this, the houses have survived, retaining their original features with very few or no alterations. This is due to the constant nurturing and upkeep by the residents. A proud and involved group of residents, they are aware of the heritage of the Khotachiwadi precinct.

The first step of every conservation activity is aimed towards generating awareness and keen interest among the users. Since the first few steps have already been taken, a guide is now needed to ensure the all-important goal of the preservation of the area.



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WHAT IS A HERITAGE PRECINCT?

The Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) defines a heritage building and heritage precinct as follows :

"Heritage Precinct means an area comprising heritage building/buildings and precincts thereof related to places. The heritage building is defined as a building possessing architectural, aesthetic, historic or cultural value which is declared as heritage building by the Planning Authority in whose jurisdiction such building is situated."

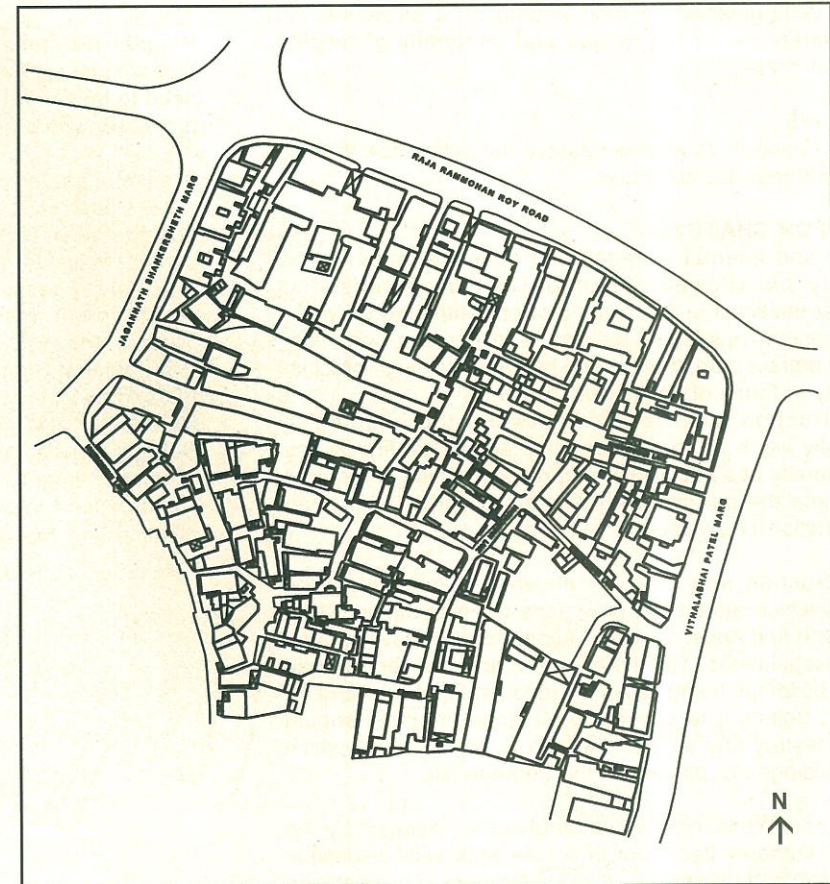
The Heritage Regulations for Greater Mumbai, 1995, are the prescribed regulations for the conservation of listed buildings, areas, artifacts, structures and precincts of historical and/or aesthetical and/or architectural and/or cultural value (heritage buildings and heritage precincts). Regulation No.67 prescribes detailed regulations for listed buildings and precincts. The Sub-regulation No.7 regarding the skyline prescribes that the buildings included in listed heritage precincts shall maintain the skyline in the precinct (without any high-rise development) as may be existing in the surrounding areas, so as not to diminish or destroy the value and beauty of the said listed heritage buildings/precincts.

The development within precincts shall be in accordance with the guidelines framed by the Commissioner, MCGM, in consultation with The Heritage Conservation Committee.

Areas and urban pockets with a larger concentration of such buildings, and those which have a strong architectural and urban character as the Fort area, Mhatherpakadi and Khotachiwadi, have also been given a special status as a delineated Heritage Precinct.

Khotachiwadi is designated as a Heritage Precinct because of its architectural value, unique streetscape and detailing. It has a unique ambience of vernacular domestic architecture, with a picturesque street character of low-rise buildings along largely pedestrian thoroughfares.

On the recommendation of the Heritage Conservation Committee to the Commissioner of MCGM, the provisions of area specific guidelines and urban conservation would become mandatory for development within the precinct. However, for any individual development, permission of the Heritage Conservation Committee would be necessary. This manual prescribes detailed guidelines for the Khotachiwadi Heritage Precinct.



Existing precinct demarcation for the Khotachiwadi Heritage Precinct as per Heritage Guidelines for Greater Mumbai, 1995.

WHAT DOES LISTING MEAN TO OWNERS?

All listed structures in Khotachiwadi fall in the Grade III category, as per the 'Heritage Regulations for Greater Mumbai, 1995.

DEFINITION

Heritage Grade III comprises buildings and precincts of importance to the townscape; they evoke architectural, aesthetic or sociological interest though not as much as those in Heritage Grade II. These contribute to determine the character of the locality and can be representative of the lifestyle of a particular community or region, and may also be distinguished by their setting on a streetline, or special character of the facade and uniformity of height, width and scale.

OBJECTIVE

Heritage Grade III structures deserve protection due to their unique features and attributes.

SCOPE FOR CHANGES

External and internal changes and adaptive reuse would generally be allowed. Changes 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 facade.

Reconstruction may be allowed when the building is structurally weak or unsafe, or when accidental fire or any other calamity has affected it, or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available.

Reconstruction may also be allowed in case of those buildings which attract the provisions of Regulations 33(6), 33(7), 33(9) and Appendix II and Appendix III of Development Control Regulations, 1991. Reconstruction may be allowed in those buildings being repaired/ reconstructed by MHADA. However, unless it is absolutely essential, nothing should spoil or destroy any special features or attributes for which these buildings are placed on the heritage list.

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

In accordance with the Government Notification dated 25/01/1999 Heritage Regulation No.67 does not become applicable to Grade III - cessed heritage buildings. However, these guidelines will remain applicable for the development within the precinct, irrespective of whether the development is of cessed or non-cessed buildings.

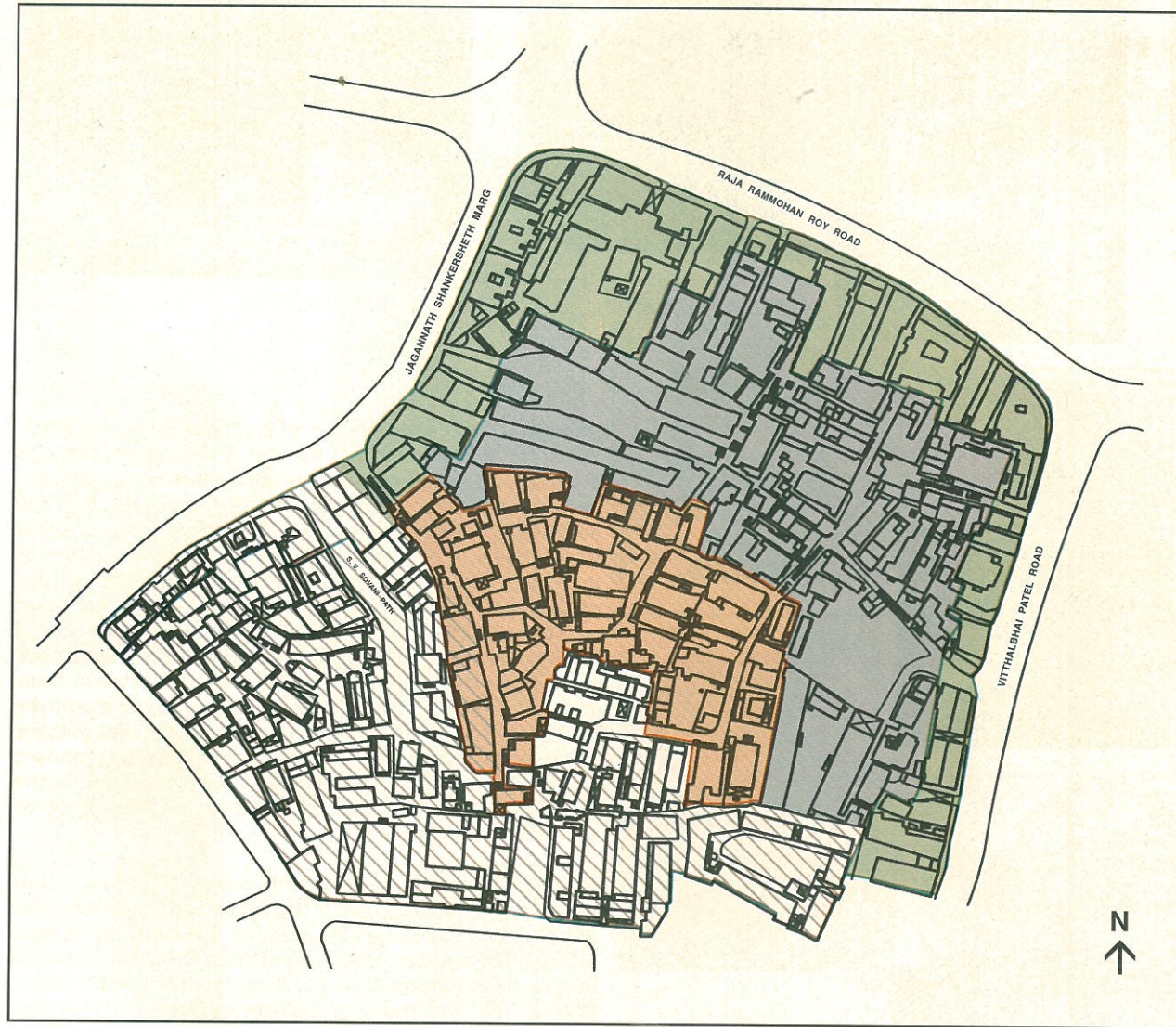
On the basis of this analysis, and considering their individual merit amongst the structures mentioned in the published heritage list, some of these are proposed to be de-listed, whereas others have been included in this list.

Regular maintenance of listed structures is necessary in order to prevent them from degeneration, and regular surveys need to be carried out for their maintenance. Above all, the property owners are responsible for their upkeep.

In case of graded structures falling in the cessed categories, repairs and reconstruction and any other alterations should be undertaken by MHADA, or its agents, only after obtaining prior permission of the Heritage Conservation Committee. Inclusion of cessed buildings in the Heritage Precinct has an added advantage for the owners, too. They can avail of certain incentives in the form of TDR (Transfer of Development Rights), whereby they can sell their unutilized FSI to developers and other property owners within the same ward, thus getting a financial benefit. The Heritage D.C. Regulations also allow for some amount of flexibility in terms of user change for such buildings, so far as that does not compromise the architectural ambience or integrity of the building and the area.



DEFINING THE PROPOSED PRECINCT AND LISTED BUILDINGS



Proposed precinct demarcation for the Khotachiwadi Heritage Precinct

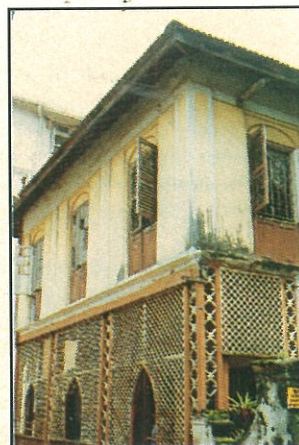
- Core Area
- Buffer Area
- Periphery Area
- Extended Precinct Boundary



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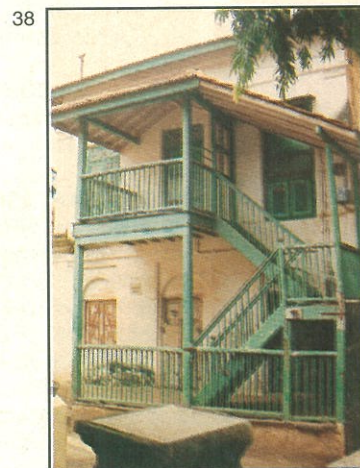
30C



29B



35



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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

Above: Buildings that are part of the Existing Grade III list and have also been included in the proposed listing

Note: The following buildings are proposed for deletion from the existing Grade III list:

- 1) 29 / Nidhi
- 2) 37
- 3) 25 A/B/C, Kshatriya Gnyati Niwas

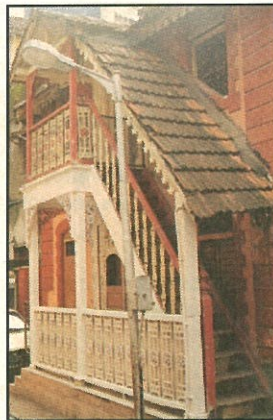


Based on the concentration of heritage buildings within the area, and the fact that there is a distinct gradation of architectural styles and streetscape character in different sections of Khotachiwadi, and also borne by the fact that some peripheral areas have undergone greater physical transformation, perhaps as a result of being influenced by the urban pressures of the surrounding commercial area of Girgaum, a gradation of zonal boundaries is proposed which would divide the precinct into a central core area, a transitional buffer zone and an outer peripheral area, with similar gradation of heritage guidelines applicable to each. With a view to balance the buffer area, it would be necessary to extend the boundary of the present precinct so that the core area gets properly protected. The proposed precinct demarcation, boundary of the core area, buffer area and peripheral area is shown on the map given on the previous page.

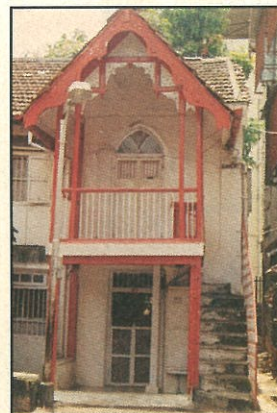
The documentation and extensive surveys of Khotachiwadi have yielded a vast amount of data regarding the architectural heritage of the area. On the basis of this data, the present listing is proposed to be revised in order to include buildings of great architectural and streetscape value within Khotachiwadi that were not originally included in the heritage listing. Moreover, this has brought into focus some of the anomalies in the listing process and it has been attempted, through this revised listing, to eliminate these anomalies.

PROPOSED LISTED BUILDINGS

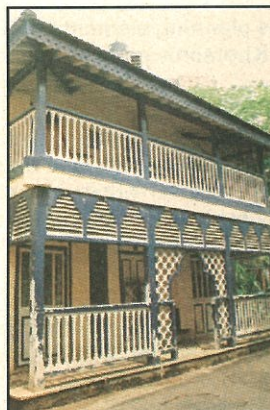
1. Building No. 56
2. Building No. 47 E
3. Building No. 33 / Assisi Mansion
4. Building No. 31 / The Shelter
5. Building No. 27 / Baptista House
6. Building No. 64 / Gomes House
7. Building No. 47 G / Ferreira House
8. Building No. 47 C
9. Building No. 55
10. Building No. 47 A / Crasto House
11. Building No. 44
12. Building No. 36 / Ideal Wafer House
13. Building No. 28
14. Building No. 30 D
15. Building No. 32 C



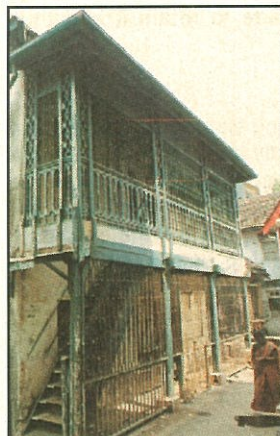
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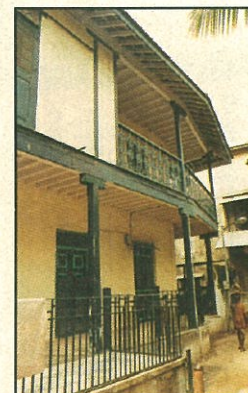
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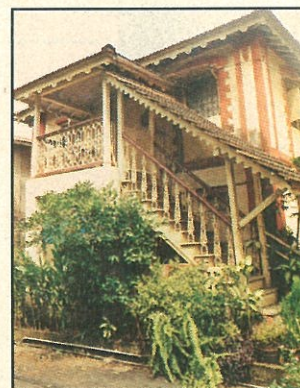
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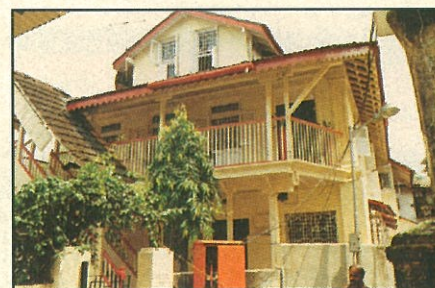
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The character of the Khotachiwadi area is worthy of preservation not only for its picturesque settlement pattern but also for the low-lying sloping roofscape, the narrow streets abutted by the semi-transparent balustrade line of the front porches and verandahs, and the elegant detailing, etc. A dwindling of the original features as also incongruous replacements are observed which makes a very strong case for their vigilant protection and conservation as remnants of a rapidly degenerating historic, urban fabric.

The planning elements that lend a characteristic ambience to Khotachiwadi and hence must be retained are:

ROOFSCAPE

The typical sloping roofscape of Mangalore tiles, with a timber-eaves fascia and barge board, is characteristic of the urban form of Khotachiwadi. It is imperative that buildings which have this roof-form are made to retain it and thus consciously preserve the roofline.

STREET EDGE

The street line or edge is a very strong element in the planning of Khotachiwadi, with houses directly abutting the street and with no visible front setback in most cases. Even when the house is slightly set back from the street, the low transparent compound wall with gates becomes an extension of the architectural character and detailing of the house. The compound walls thus form a visual connection of the house with the street.

FRONT PORCH OR VERANDAH

The front porch, with a sloping roof-form and timber or cast-iron balustrade, is a typical feature of Khotachiwadi houses forming a social interface between the house interior and the street. It is used by the householders to interact with neighbours and is thus an extension of the community space. The seating system of timber benches, or "otla", a kind of concrete or stone seating, also requires preservation.

EXTERNAL TIMBER STAIRCASE

The timber staircase leading from the front verandah to the upper floors is characteristic of house planning within Khotachiwadi. In fact, it is a characteristic element common to vernacular houses traditionally occupied by East Indian Christians, even in other areas such as Bandra. The timber staircase location as a vertical linkage thus needs to be retained, so also its decorative features of timber balustrades and handrails. The rear spiral staircase, usually in cast iron, with its ornate balustrade, is also worthy of preservation.



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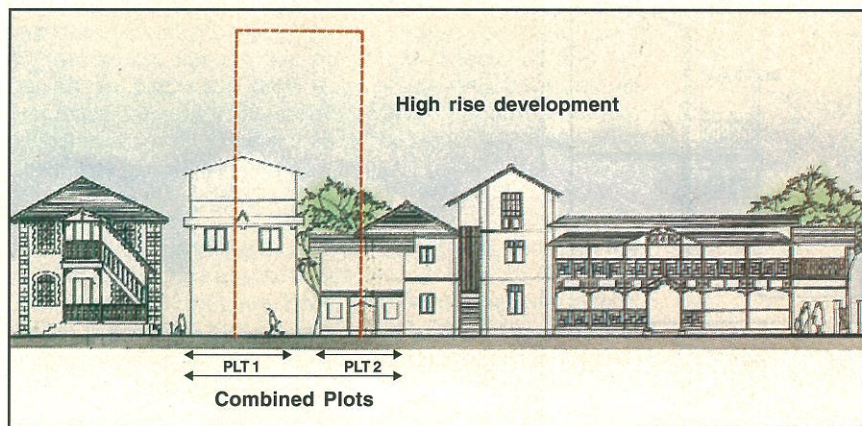
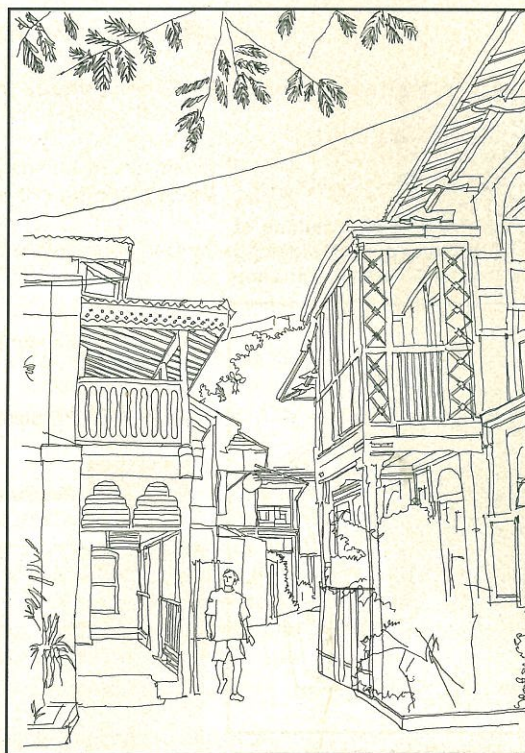
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GENERAL GUIDELINES FOR THE PRECINCT

The precinct, as delineated in the 'Heritage Regulations for Greater Mumbai, 1995, is proposed to be further extended to encompass and create a central core area, with a buffer area around it, followed by an outer peripheral area on the basis of the existing hierarchy of architectural character and transformation within the precinct.

The core area is conceived as the most valuable section of the precinct, with the strongest architectural ambience of the original dwelling units and heritage streetscape. This area has undergone minimum transformation and has largely survived the urban transformations that the precinct has been subjected to.

The guidelines for the core area are in a separate section. Emphasis is laid on its accurate preservation, as against general guidelines for the buffer and peripheral areas, which are less restrictive.

The guidelines hereunder are general for the entire precinct. Specific conservation guidelines for the core, buffer and periphery are covered subsequently.

DEVELOPMENT PLAN

The boundaries of Khotachiwadi Precinct should be extended and the new demarcation should be shown on the map of the Development Plan. The Heritage Conservation Committee is requested to consider these aspects and make necessary recommendations to the Municipal Commissioner for further suitable action.

AMALGAMATION OF PLOTS

Clubbing of existing property shall not be permitted in the precinct as this would set an alarming spate of high-rise construction, which will not suit the existing development of the precinct and which is not possible on small-size plots.

DEMOLITION OF BUILDINGS

No building listed, non-listed, cessed or uncassed or part of a building or part of any artifact, shall be allowed to be demolished without prior consent of The Heritage Conservation Committee. If demolition is absolutely essential due to structural distress, the same shall be restored/reconstructed to its original status as per guidelines of The Heritage Conservation Committee.



The character of the Khotachiwadi area is worthy of preservation not only for its picturesque settlement pattern but also for the low-lying sloping roofscape, the narrow streets abutted by the semi-transparent balustrade line of the front porches and verandahs, and the elegant detailing, etc. A dwindling of the original features as also incongruous replacements are observed which makes a very strong case for their vigilant protection and conservation as remnants of a rapidly degenerating historic, urban fabric.

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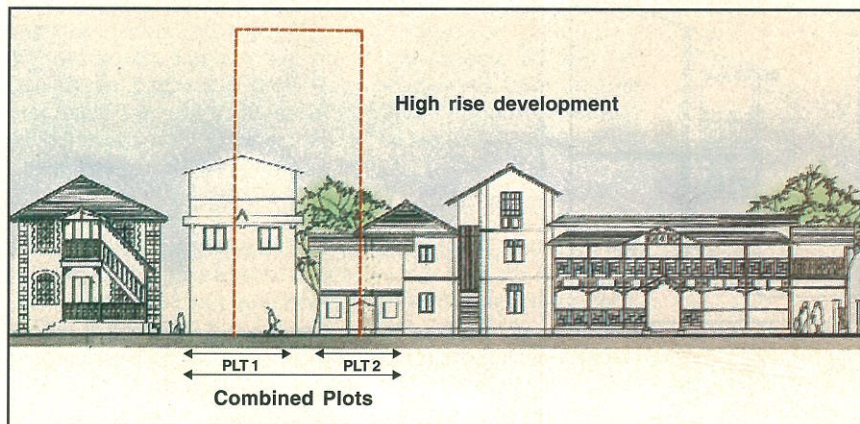
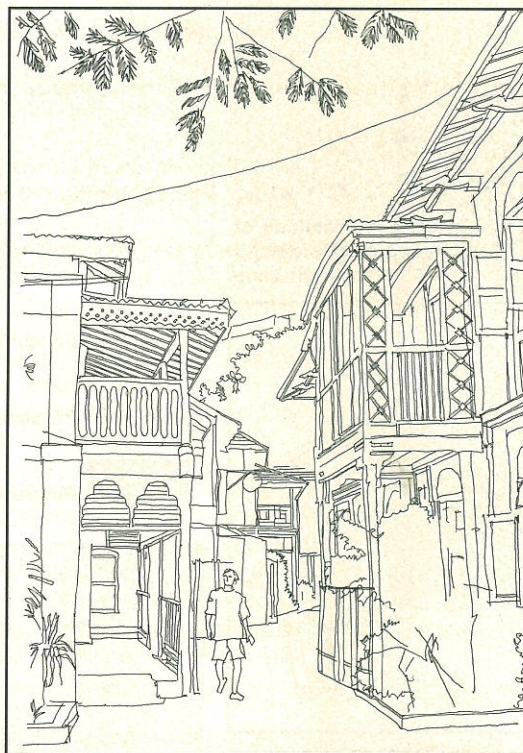
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ROAD WIDENING

No road widening would be permitted within the designated precinct so that motorized traffic is reduced to the minimum. If road widening is permitted, it will involve damaging or cutting through the building line, as the buildings in the existing precinct do not have a front set back and are directly abutting a street. Moreover, the entire precinct is meant for pedestrian circulation and not for motorised traffic. It is suggested that no road widening should be effected. However, in exceptional cases, wherever the need arises, road widening can be effected in cognizance with The Heritage Conservation Committee and as per their suggestions.

GRADE III STRUCTURES

All the existing structures falling under the Grade III status from this precinct will be covered under these guidelines. Any development, redevelopment, repairs, additions, alterations to the existing structures would necessarily have to be referred to The Heritage Conservation Committee for its approval.

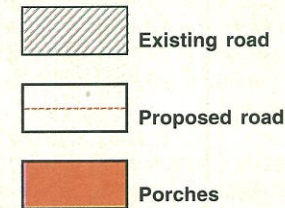
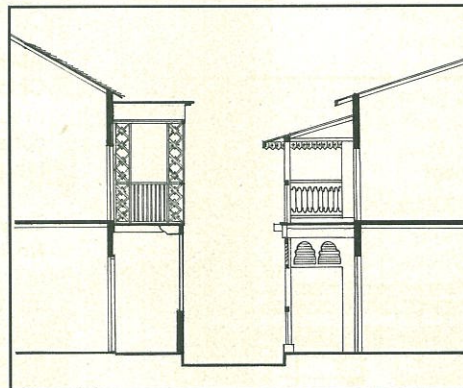
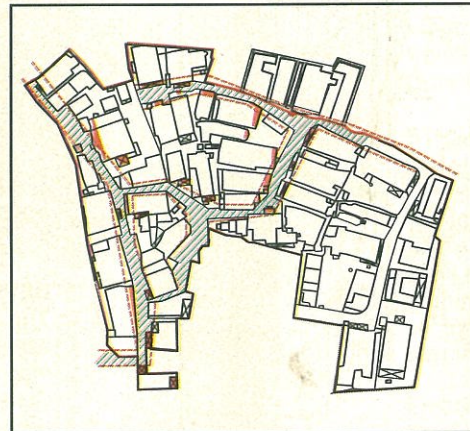
NEIGHBOURHOOD LANDMARKS AND STREET SHRINES

The position and placement of the landmarks are to be retained but not necessarily their design. No additional landmarks in the form of wayside shrines or crosses shall be permitted in the core area.

OPEN SPACES

All open spaces, whether private or public, shall be maintained without being built upon by the owners or the residents. The Municipal Commissioner shall, in consultation with The Heritage Conservation Committee, include all these open spaces in the Development Plan, so that these can be preserved and maintained for open use and controlled under D.C.Regulations.

Plan showing implications of proposed road widening in the interior Khotachiwadi Lane



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SIGNS, SIGNAGE AND STREET FURNITURE

- The entrances to the precinct should be adequately highlighted and shown appropriately by way of sensitively designed signage.
- Road names should appear at the ends of the streets, clearly demarcating one-way roads from the others by way of entry signboards. The pedestrianised streets should be clearly indicated, to prevent vehicles from entering them.
- Building names and numbers should be displayed on the main façade of the building or at the entrance to the house.
- Paving: Khotachiwadi, being predominantly pedestrianised, needs an upgradation of the existing paving which is in a state of complete disrepair.
- Street furniture: Appropriate positioning and sensitive design of street furniture i.e. benches, streetlights, fire hydrants, litter bins etc. are required. Designs should be approved by The Heritage Conservation Committee prior to installation.

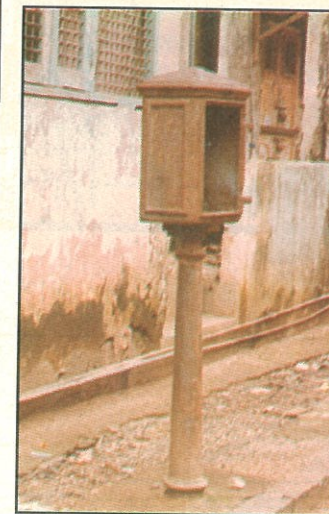
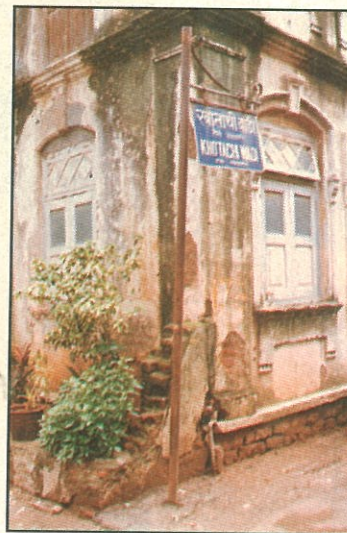
NEW CONSTRUCTION / RECONSTRUCTION/ RESTORATION / ADDITION / ALTERATION

Any development or intervention to existing structures or any new construction in the precinct should respect the directives on planning elements, building height, architectural treatment, recommended finishes, recommended materials etc. as outlined in this manual, to be read in cognizance with the DCR67 of these regulations.

An additional floor, if permissible, shall be constructed in such a manner that architectural character, facade and all such special features, as are required to maintain the character of the precinct, shall be followed. Any new construction should necessarily follow the position and placement of the lower original floors, the existing architectural features and the sloping roof profile and street ledge of adjoining structures. All proposals for repair, restoration, reconstruction, addition, alteration etc. shall be forwarded to The Heritage Conservation Committee for prior approval.

ALLOWABLE FSI

The FSI allowed to be consumed in this precinct shall not exceed 1.33. In case of cessed buildings, the excess permissible FSI shall be allowed to be consumed in the form of TDR within this Ward wherein this precinct is situated, or in accordance with the Appendix(VIIA) to D.C.Regulation No.67.

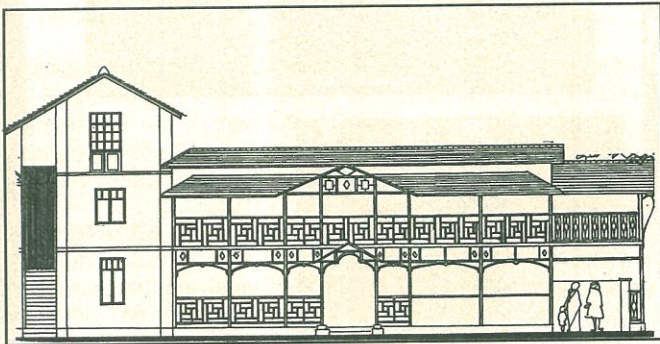


MODIFICATIONS TO THE FACADE AND ARCHITECTURAL FEATURES

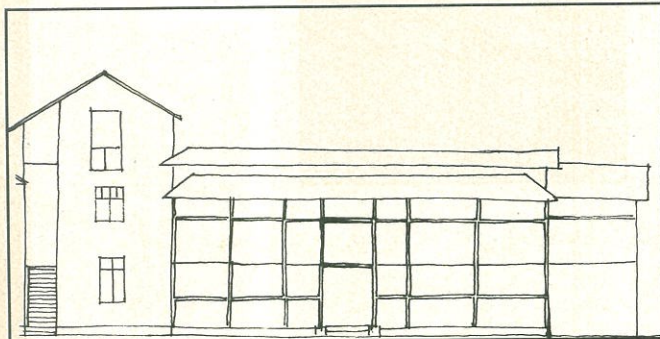
Modifications to the original facade, or of any distinctive architectural feature, are strictly to be avoided in the entire precinct. Any civil work undertaken in the precinct, or alteration to any facade element, would require prior permission of The Heritage Conservation Committee.

Replacement of existing materials should be avoided, but could be allowed if the original is completely in disrepair. However, such alterations should be accurately duplicated in terms of the aesthetic quality of the original and should be sensitively treated. Boarding-up of details and planning elements, infilling or cladding of external wall, is not permitted.

STREET ELEVATION OF STRUCTURES ABUTTING THE INTERIOR KOTACHIWADI LANE



Elevation of Building No: 56



Same structure on removal of features



CONSERVATION GUIDELINES FOR THE CORE AREA

AREA GUIDELINES AND CONTROLS

In addition to the general guidelines, the specialized guidelines, prepared as follows for the above core area, are to be strictly observed for development within the core area.

DEMOLITION

Demolition of any structure in the core area, in part or in whole, unless absolutely essential due to structural failure, is not permitted. This would require the prior approval of The Heritage Conservation Committee.

PLANNING ELEMENTS

The planning elements such as the Footprint, Roofscape, Street Edge, Front Porch/Verandah and the External Timber Staircases must be retained.

Footprint

Any new construction or reconstruction proposals in the precinct should follow the exact shape and size of the existing or original footprint of the building.

Roofscape

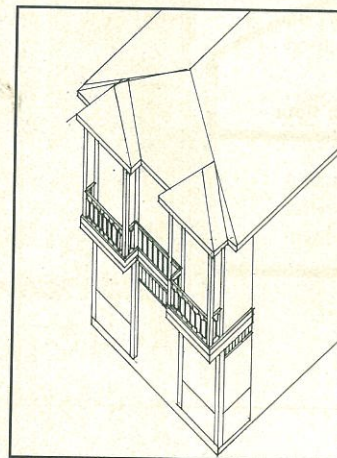
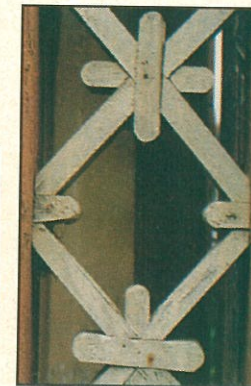
In case of any proposals for additions, alterations, restoration, reconstruction, etc. the characteristic roovescape with terracotta tiles, timber eaves board, etc., shall be maintained, and buildings within the precincts shall maintain the skyline of the precinct (without any high-rise development) as may be existing, to the surrounding areas so as not to diminish or destroy the value and beauty of the said heritage precinct.

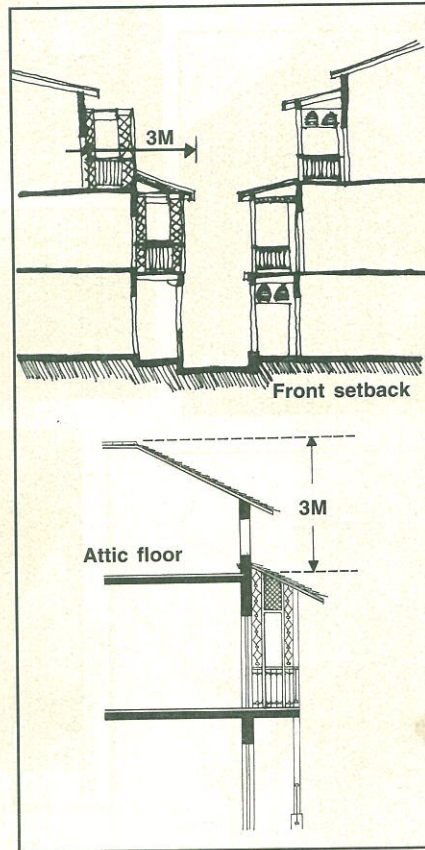
Street Edge

The street edge of the buildings shall be retained. Structures abutting a street shall not enclose the verandahs using any masonry or other partitions. The height of the compound wall shall not exceed 4 feet.

Front Porch And Verandah

The front porch, with a sloping roof-form and timber or cast-iron balustrade, shall be retained and not enclosed to create a room. Any provision of hall, partition etc. that alters the external facade and architectural character of the precinct, should not be allowed.





HEIGHT RESTRICTION

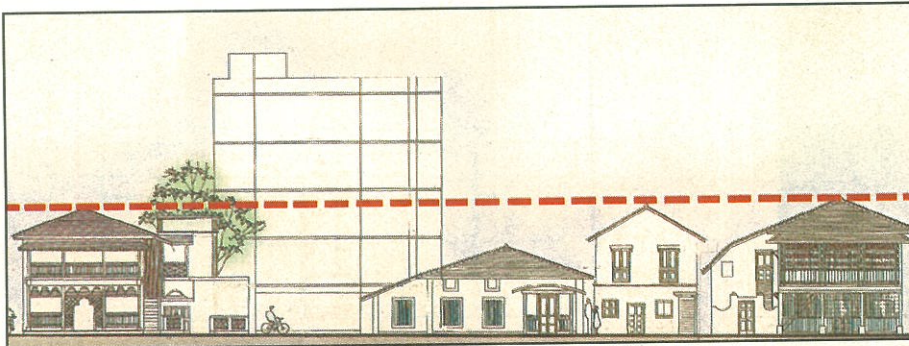
The integral nature of the core area in Khotachiwadi is that of a low-rise cluster of ground plus one-storeyed cottages. Therefore, in keeping with this pattern, construction of more than G+1 height should be avoided.

The height restriction for structures in the core area is a maximum of G+2 and the second floor would only be permitted with a minimum setback of 3 metres from the front building line, or if accommodated as a "loft" or attic floor, to follow the old roof profile.

Provision of an attic floor i.e. if an additional floor is to be constructed to consume balance FSI, it may be constructed by lifting the roof profile to accommodate an attic floor within the sloping-roof profile. A G+1 height is ideally recommended for the core-area.

In case of buildings like Girgaum Lodge, Caesar Mansion, Dutta Leela, Sai Niwas and Himkar, which are higher than three floors, care should be taken to ensure that in case of any reconstruction, the architectural characters are in consonance with and sensitive to the character of the precinct. The skyline, height and building line of the surrounding buildings should be taken into account.

No additional supporting columns would be permitted on the front facade and the additional floor should resemble the character of the lower floors with adequate replication of typical features such as front verandah - with timber or cast iron balustrade, eaves board, staircase, panels, jalis, etc.



Streetscape showing the height extent



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FAÇADE CONTROL AND FINISHES

The individual structures in the Khotachiwadi precinct, as well as the cohesive continuous streetscape, determine the character of the precinct and are representative of the vernacular housing settlement pattern with uniformity of height, scale and facade.

No changes or removal of decorative features in the existing facade of buildings in the core area would be permitted. Closing-up of verandahs and infilling of railings and panels is not permitted. The original features such as the sloping roofline, front porch, external staircase, panels, jalis, timber or cast-iron balustrade, fascia and eaves board, etc. are to be retained.

Lime-based paints and other non-oil based 'breathable' paints in a sensitive colour must be the only allowable paint finish for all external walls. All decorative features mentioned could be painted in a brighter oil-based paint, which would be in continuity with the prevalent colour scheme.

Under no circumstances would cladding of the facade with any material be permitted.

Accretions and additions such as wires, cables, television antennae, AC units, etc. should not be located on the front facade.



SPECIAL ARCHITECTURAL FEATURES

Any proposed additions, alterations, reconstruction, repairs to the building should be consistent in scale and design with the precinct in general and the original architectural vocabulary of the adjoining buildings that have not been reconstructed.

The proposed changes should maintain the ambience of the precinct and incorporate special features such as front porch and verandah, ground and upper floor railings in timber or cast iron, window openings, sunshades, fascia, eaves, board, panels, cornices, jalis, windows, columns, brackets, etc. of similar design as the surrounding buildings and also as per the original structure. Boarding up of panels, railings, concealing decorative features, closing up of verandahs and porches are not permitted.

Planning features such as maintaining the street edge, the sloping Mangalore-tiled roof profile, the external timber staircase, projecting verandah over the front porch, position and style of doors and windows and their shutters, etc. should be retained and incorporated in any development proposal.

CHANGE OF ACTIVITY AND USER

Khotachiwadi is predominantly a residential neighbourhood traversed by narrow lanes and alleys. Internal changes and adaptive reuse would generally be allowed in consonance with the existing residential and chiefly pedestrian fabric of the core area and without disturbing it. However under no circumstances would clubbing of property, to accommodate commercial use, be permitted.

Commercial activity requiring heavy traffic, storage and of incendiary/chemical materials, etc., would not be permitted in the precinct. Commercial activities should be discouraged and only those which are permissible under DC regulations, specified for purely residential neighbourhoods and approved by The Heritage Conservation Committee, may be permitted.

CONSERVATION GUIDELINES FOR THE BUFFER AND PERIPHERY

GUIDELINES FOR THE BUFFER

Grade III Structures

All the structures within the precinct, which are situated in the buffer area, though cessed or non-cessed, shall be developed in accordance with the guidelines prescribed in this manual, and any development in the buffer area shall be allowed only after the approval of the The Heritage Conservation Committee.

Height Restriction

A height restriction of G+2 floors is applicable to the buffer area as well. In case of existing bulidings that are higher than G+2 floors, care should be taken to ensure that in case of any recontruction, the architectural character is in consonance with and sensitive to the character of the precinct.

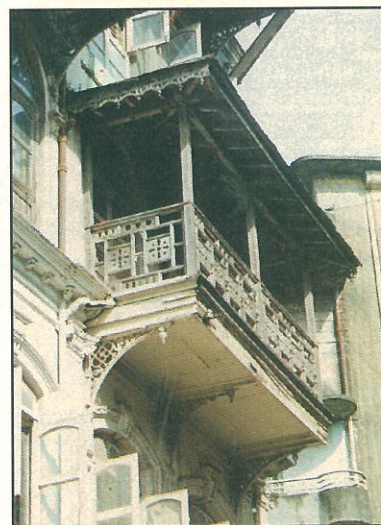
GUIDELINES FOR THE PERIPHERY

Grade III Structures

All the structures within the precinct which are situated in the periphery area, though cessed or non-cessed, shall be developed in accordance with the guidelines prescribed in this manual and any development in the periphery area shall be allowed only after the approval of The Heritage Conservation Committee.

Height Restriction

A height restriction of G+2 floors is applicable to the entire precinct. However, in case of peripheral area, the existing height of not more than G+3 floors may be allowed in case of reconstruction of an existing building of G+3 or more, only if the reconstruction adopts the provisions for skyline, architectural detailing and external features that are sensitive to the precinct character.



CESS POLICY

RECOMMENDATIONS

- All the cessed buildings within the precinct, either listed or non-listed, shall follow the guidelines prescribed for this precinct.

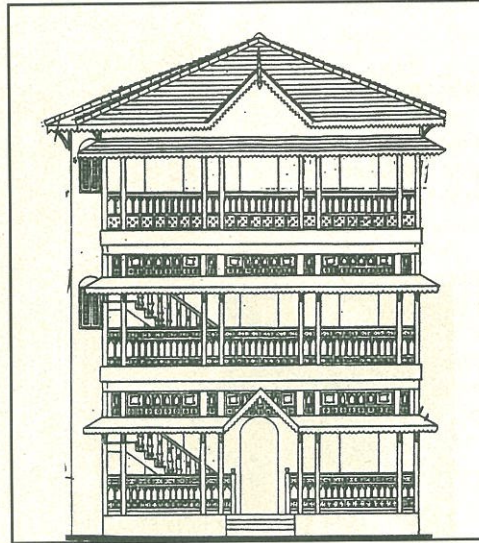
- Increase in the permissible FSI of cessed buildings is disastrous and diminishes the structures architecturally as well as leading to urban congestion; hence the FSI as prescribed for this precinct shall be followed and the remaining unconsumed FSI shall be treated as TDR to be consumed as per the D.C.Regulation No.67, Appendix VIIA.

- In addition to MHADA, private organisations, which are sensitive to the conservation work, shall be allowed to undertake repairs after obtaining the necessary NOC from MHADA and clearance from The Heritage Conservation Committee.

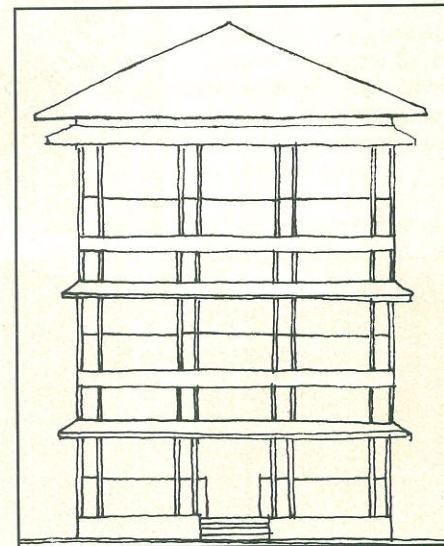
- Setting up of repair guidelines is imperative in order to obtain heritage-sensitive additions and alterations.

- Entry of better qualified and conservation-inclined personnel into the management-policy network is needed.

- An independent manual stating the procedure and types of repairs, and the alternative use of materials should be formulated for the benefit of the residents within the precinct.



Elevation of a building with decorative features



Same structure on removal of features

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HERITAGE LISTING AND DEMARCATION OF THE PRECINCT

A critical appraisal of the heritage listing as per the 'Heritage Regulations for Greater Mumbai, 1995' has led to the following observations and suggestions:

While some of the buildings have been given Grade III status, other structures of similar, if not greater architectural value, have been overlooked.

The listing is unable to formulate a set of guidelines for other tangible structures. The listing includes not only individual buildings but also lists Khotachiwadi as a precinct. However, the precinct demarcation assumes academic value in the absence of any area guidelines or urban architectural controls. Any reconstruction or additions according to the existing development by-laws could destroy the architectural merit of that building or harm the existing pedestrian scale and harmonious proportion with the abutting street.

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

The structures listed in the published heritage list need to be reviewed not only in terms of their description, but should be revised to enlist or delist depending upon their individual merits as proposed in these guidelines.

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 scrutiny of the development proposals.

Creation of a Conservation Fund is important to maintain the structures in good condition over longer periods of time. Separate grading for important streetscapes and nodes should be carried out.

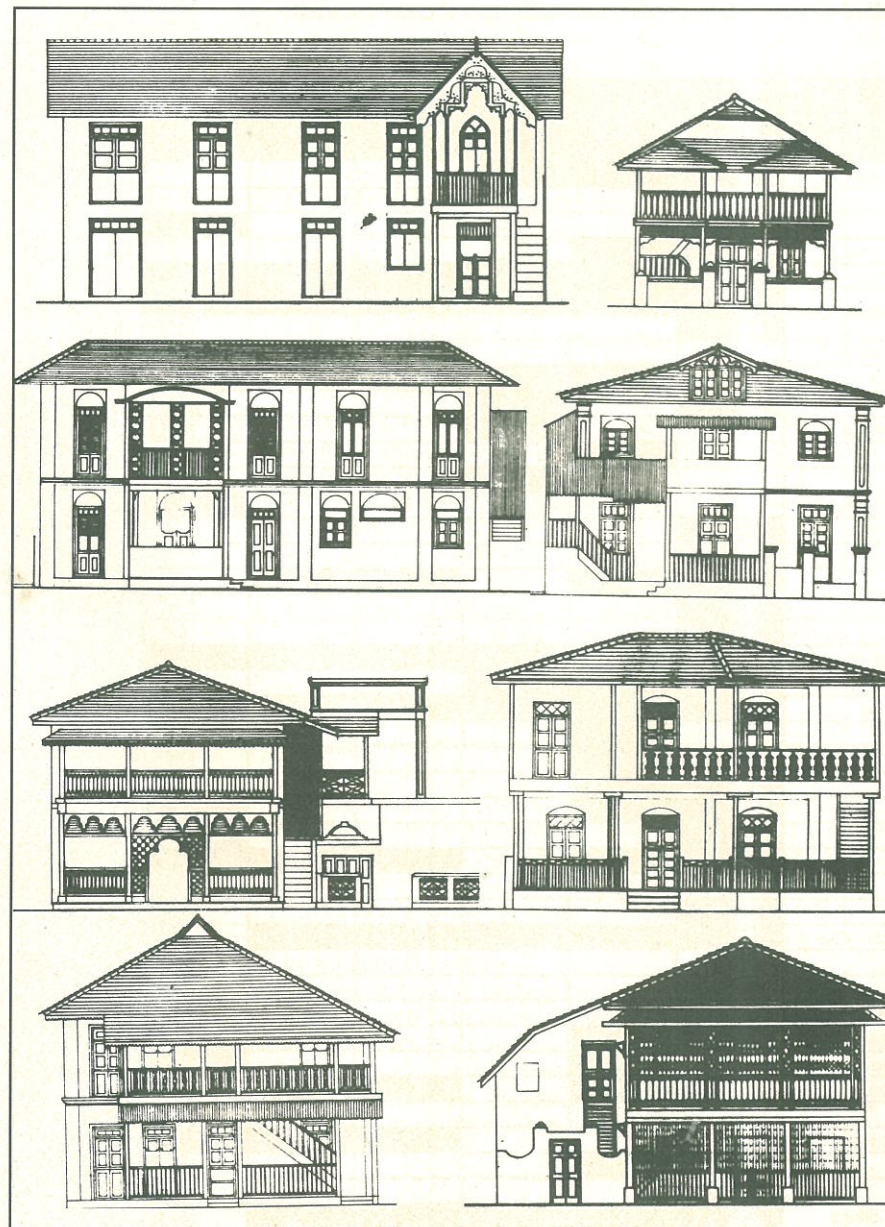


TABLE INDICATING BUILDINGS IN NEED OF ROOF REPAIR

	Roof Tiles	Fascia / Eaves	Gutter	Rafter & Purlin	Timber Boarding	Cement Sheetting
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						
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						

HANDBOOK OF MAINTENANCE AND REPAIRS

A fusion of architectural features and use of appropriate materials gives rise to an aesthetic combination, increasing the heritage value of the structure. An alteration in any one of these could result in the deterioration of the fabric of the precinct and, hence, it should be ensured that both these are repaired and preserved. However, in case of complete disrepair, replacement of the existing materials would be permitted.

All structural timber members such as timber posts, binders, girders, ceiling joists, staircases etc., if distressed, should be repaired and replaced in timber, wherever possible. In case this is uneconomical, box sections of the same sizes in mild steel should be fabricated.

- Decorative features should be adequately repaired using the same material.

- The roofing material for the sloping roofs should be Mangalore tiles, and appropriate water-proofing should be carried out periodically.

- The original design for doors, window frames and shutters should be strictly adhered to in all cases of repair, restoration or renewal.

- A solid masonry-wall construction for the boundary wall is not permissible, and the height of this transparent wall to be restricted to a maximum of 1.25 meters.

- Care should be taken to use lightweight construction materials for internal partitioning so they do not overload the structure. Overhead tanks for water storage should be of the lightweight Sintex type.

A materials store, housing features obtained from demolished or reconstructed structures, could be generated for possible reuse in heritage building repairs.

NOTE: Contrary to the belief that timber-work is a fire hazard to the structure, on the basis of observations obtained from the Fire Prevention Authority, it is found that wood takes longer to burn and gives sufficient time to implement measures to curb its spread. On the other hand, RCC does not provide such a margin as the reinforcement bars, embedded in the concrete, moltenize on exposure to heat and are thus unable to bear the tensile strength of the structure, leading to its immediate collapse. The durability and life of timber is far superior to that of concrete.

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PERIODICAL MAINTENANCE

- Periodically uproot any ficus growth and saplings such as pipal or banyan. These tend to grow into the walls and widen the cracks, leading to water ingress and seepage stains. Use a mixture of *asafoetida*, *gur* and unslaked lime and apply it on the remaining stump or root system.

- Periodically check for :

Leakage from drainage pipes

Leakage from the roof or due to dislodged roof tiles

Wet patches and seepage

Termite infestation

- Painting should be carried out bi-annually. A lime wash is not only a cheaper alternative, but also allows the historic walls to "breathe".

- The problem of rising dampness could be tackled by correcting the site slopes, checking for blockages in drainage systems and plumbing, or laying a lead or bituminous damp-proof course.

- Scrape off moss and algae growth. These add to seepage problems.

- Replace broken roof tiles and lay displaced tiles in proper position.

- All timber members such as posts, boardings, beams, purlins, especially those with their ends embedded in the walls, should be checked for wet rot or deterioration and displacement; also, sagging, cracking, warping etc. should be rectified. Replacement of timber members, if required, should preferably be done in well-seasoned, treated timber.

- Most of the older structures in Khotachiwadi have lime plaster. Check for places where the plaster has fallen off. Application of cement plaster in such places does not adhere to the surface and eventually falls off. It is recommended that lime plaster should be used.

- Overhead water-storage tanks should be adequately supported to ensure that the main structure is not subjected to additional loading.

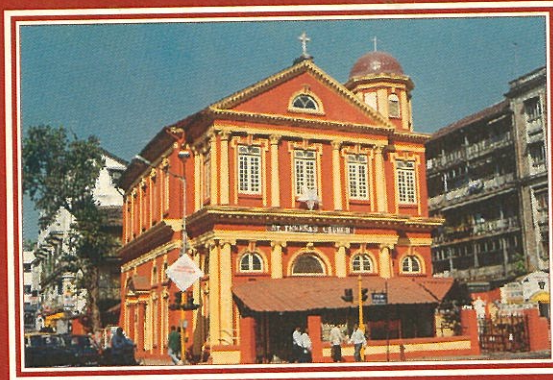
- Repair but do not replace the original features. Try to salvage and re-use all the older elements like cast iron balustrades, wooden-fretwork panels and barge boards, historic Minton floor tiles etc., rather than replace them with inconsistent finishes. In case replacement is necessary, the newer elements should follow the original design.

The Mumbai Metropolitan Region - Heritage Conservation Society was established on 14th November, 1996 by the Mumbai Metropolitan Region Development Authority (MMRDA) to focus attention on various environmental and heritage concerns in the Mumbai Metropolitan Region (MMR). The Society is registered under the Societies Registration Act, 1860 and under the Mumbai Public Trust Act, 1950. Jurisdiction of this Society lies within the Mumbai Metropolitan Region.

The objectives of the Society are :

- Promoting preservation, conservation, protection, development and improvement of natural, built and related cultural heritage within MMR;
- Developing heritage conservation-related data base for MMR;
- Training, education and awareness in heritage conservation;
- Providing financial assistance to conservation;
- Promoting networking of various agencies in MMR including local historical societies; and
- Acting as advisors, consultants, appraisers and assessors with respect to all aspects of heritage conservation.

The Society is an autonomous body. Its affairs are managed by a Board of Governors, which is headed by the Metropolitan Commissioner, MMRDA. It consists of representatives of eminent institutions like : INTACH, Asiatic Society, concerned Government Departments, Local Authorities, NGOs and individual experts in the heritage conservation field. The Society has so far promoted 16 projects relating to listing, documentation and preparation of design guidelines of heritage precincts, such as, Khotachiwadi, Opera House, Bandra, Khodadad Circle, Thane, Matheran, etc.; preparation of a design handbook for the provisions of heritage sensitive street furniture and signage; study of stone cleaning in the context of architectural conservation of heritage buildings in Mumbai; and documentation of houses of worship in the Western suburbs of Mumbai.



For further information contact:

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