

PREPARATION OF ACTION PLAN FOR CONSERVATION OF HERITAGE PRECINCT IN MMR

Task V for Agashi Precinct, Vasai-Virar Sub Region

Stage – 4 Preparation of Action Plan

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SPECIAL CREDITS

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- Trustees of the Devasthan Nidhi Mandal – Mr. Kishore Kisan Prabhavalkar – Chief trustee, Mr. Madhav Govind Mhatre, Mr. Avinash Lakshman Lele, Mr. Jharad Sitaram Kulkarni, Mr. Arun Ananta More
- Mr. Ashok Gadre - owner of Ram Mandir.
- The representative of the Agashi Municipal Council – Mr. Rajendra Laxman Patil
- The representative of Vasai -Virar Municipal Corporation (VVMC), Chief Engineer - Mr. Masewar and Deputy Director of Town Planning - Mr. Reddy.

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CHAPTER 1

1. INTRODUCTION AND BROAD SCOPE OF WORK

1.1 BACKGROUND

1.2 PREPARATION OF ACTION AREA PLAN - AGASHI TALAV PREINCT

1.3 CURRENT SCOPE OF WORK

1.4 REFERENCES FOR CURRENT SCOPE

CHAPTER 1.0

INTRODUCTION AND BROAD SCOPE OF WORK

1.1 BACKGROUND:

The project : “Preparation of Action Area Plan: Agashi Talav Precinct” is envisaged to be undertaken hereby in the background of the Project “Documentation and Preparation of Conservation Guidelines for Heritage Buildings and Precincts in Vasai-Virar Sub-Region (VVSR) – December 2008” conducted by the “Collective Research Initiative Trust” (CRIT) in December 2008, here after referred to as the “CRIT Report”.

1.2 PREPARATION OF ACTION AREA PLAN: AGASHI TALAV PRECINCT - THE PROJECT

(Terms of Reference by MMR Heritage Conservation Society)

1.2.1 Objectives

- To evaluate current status and conditions of the precinct through detailed documentation and analysis of key issues.
- To identify schematic projects, programmes for conservation of precincts through participation of local communities and stakeholders.
- To formulate financial, institutional and regulatory strategies for project implementation, phasing, operation and maintenance.
- To prepare draft guidelines for conservation of the heritage precinct.

1.2.2 Broad framework of Scope for the project

- Stage 1: Review of Available data and Inception Report
- Stage 2: Detailed Condition Assessment
- Stage 3: Evaluation of Significance and Identification of Issues
- Stage 4: Preparation of Action Plan**
- Stage 5: Developing Draft Guidelines

1.3 CURRENT SCOPE OF WORK: (Terms of Reference by MMR Heritage Conservation Society)

1.3.1 This report fulfills the scope of the Fourth deliverable – Output 3

1. The vision and strategies articulated for the conservation of the precinct.
2. Identified actions as set of regulations, projects and programmes.
3. Block Estimates for the projects and programmes including capital and recurring costs.
4. Prioritization and phasing of the projects and programmes.
5. Identification of financial sources for implementation of the projects and programmes.
6. Institutional mechanism for implementation.
7. Establishment of steps for the activities to be undertaken in the next year.

1.4 REFERENCE FOR CURRENT SCOPE:

- A) CRIT Report
- B) Completed Stages 1, 2 & 3 as indicated in the structural format below formulates the base data to articulate the current stage of work.

Stage 1: Review of Available data and Inception Report (Presented -25th May 2010.)

1. Historical and Cultural Background of Vasai -Virar Sub Region.
2. Historical and Cultural Background of Agashi Gram Panchayat.
3. Urbanisation and Development Planning in VVSR: Trends and Impacts.
4. The Agashi Talav Heritage Precinct: Review of settlement pattern and identified cultural assets.
5. Stakeholder Identification and Analysis.
6. Methodology for Development of Action Plan for Heritage Conservation of Agashi Talav Precinct.
7. Bibliography and Annexures.

Stage 2: Detailed Condition Assessment (Presentation- 21st Aug' 2010.)

1. Detailed Documentation of the Precinct
 - 1.1 Agashi & its Environ
 - 1.1.1 Location
 - 1.1.2 Evolution & Linkages
 - 1.1.3 Socio-Economical Aspect
 - 1.1.4 Urban Structure
 - 1.2 Agashi Talav Heritage Precinct- Urban Form & Space
 - 1.2.1 Identification of conservation Area / Precinct
 - 1.2.2 Evolution of Precinct
 - 1.2.3 Physical Condition Mapping
 - 1.2.4 Morphology of Agashi Precinct
 - 1.2.5 Architectural Style, Artefacts
 - 1.2.6 Stakeholder's Identification
 - 1.2.7 Documentation of Core Heritage Precinct
2. Agashi Talav Heritage Precinct: Condition Assessment
3. Bibliography.

Stage 3: Evaluation of Significance and Identification of Issues (Presentation- 21st Aug' 2011.)

1. Introduction and Broad Scope of Work
 - 1.1 Background
 - 1.2 Preparation of Action Area Plan: Agashi Talav Precinct – The Project
 - 1.3 Current Scope of Work
 - 1.4 Reference for current scope
2. Assessment of Cultural Significance; VVS Region
 - 2.1 Identification of cultural significance of heritage assets
 - 2.2 Understanding cultural significance: background
 - 2.3 Analysis of heritage assets
3. Agashi Precinct: Assessment of Cultural Significance
 - Definition of cultural significance
 - 3.1 Introduction and background
 - 3.2 The process: Stage wise Assessments
 - 3.3 Stage wise Assessments
4. Framework of Issues
 - 4.1 Prepare a statement of summary to identify the framework of issues that need management strategy for Conservation of Sustainable Development of the place
 - 4.2 Summary of Proposed Actions: For protection of Specialness of Agashi Talav Precinct.
5. Annexures
 - 1 Character appraisals Sheets
 - 2 List cards
 - 3 Stakeholders Interview
6. Bibliography.

CHAPTER 2

2. PREPARATION OF ACTION PLAN: STATEMENT OF VISION

2.1 BACKGROUND

2.2 PREPARATION OF ACTION AREA PLAN - AGASHI TALAV PREINCT

2.3 SCOPE OF WORK STAGE IV: CURRENT STAGE

2.4 REFERENCES FOR CURRENT SCOPE

CHAPTER 2.0

PREPARATION OF ACTION PLAN: STATEMENT OF VISION

2.1 BACKGROUND:

The processes undertaken in the earlier Stages of this Report and especially in the Stage 3: “Evaluation of Cultural Significance and Identification of Issues” provide a sufficient background to provide a Strategic Vision and an orientation for ACTIONS PROGRAMME for the Conservation and Sustainable Development model for the Agashi Talav Precinct.

2.2 SCOPE OF WORK STAGE IV: CURRENT STAGE

The current stage of work, derives a Summary of Conclusions arising from the Specialness of the Agashi Talav Precinct, Identifies the Principal Issues that curtail the protection of ‘Specialness’ and its sustenance and provides an approach to ‘Conservation and Sustainable Development’ while prescribing an Action Programme (as Recommendations).

2.2.1 References from Stage III:

“Evaluation of Cultural Significance and Identification of Issues” are annexed here. It is to be noted that these two ‘Summary’ provide a background and scope of continuity into the detailed ‘Action Programme’ in this current stage of work.

- i) Chapter 3.0 - 3.3.5 Summary of Special Interest of the Agashi Talav Precinct
- ii) Chapter 4.0 - 4.2 Summary of Proposed Actions

Reference (i)

3.3.5 Summary of Special Interest of the Agashi Talav Precinct:

(Ref. "List Card"- Annexure 02 for "Agashi Talav Precinct" and Character Appraisal Sheets – Annexure 01).

The Summary is drawn from the assessments undertaken in the 'Character Appraisal'. The 'Specialness' of the Agashi Talav Precinct is "WHAT needs to be preserved" and that a 'Designation' in the Development Plan is necessary so as to enable Guidance of Control and Enhancement using notions of sustainability.

The five key factors that give the Agashi Precinct its special character can be summarized as follows:

- **The setting** – The distinctive setting of the Agashi Precinct at the marked location of the Agashi node, defines the settlement pattern and the principal views in and out of the area. The open space quality lent by the Agashi Talav with the backdrop of the Bhavani Shankar Mandir and the thick green foliage of the orchards lends a striking appearance as viewed from the node.
- **The historic landscape** – The settlement pattern as it lies co-axially at the center of the Agashi Village, between the two principal roads – Arnala road and the Devali underlies the current layout. The format is seen as influencing the projected (future) pattern as well by virtue of the development plan for the place (DP of VVS Region).
- **The diverse nature of the area** - The mostly town-like character of the settlement along the Arnala Road, juxtaposed at the node transforms into a dispersed and more rural character along the Devali. The informal / organic setting of buildings with or without foreground spaces along the gradual winding of the Devali is a special feature of the area.
- **A impressive quality of Temple - Talav and its components** – An impressive quality lent by the Temple Talav ensemble, originally conceived in 1691(Portuguese period) as a group - The Hanuman Mandir as a landmark of the precinct node, the Talav and the lofty presence of the Shiv Mandir produce an excellent quality of townscape character. The group is particularly important in providing a focal point that adds interest to the landscape setting of the Precinct. The nodal entry at Hanuman Mandir provides a strong gateway with a marked change in character from the surrounding area.

The Ram Mandir and the Vishnu & Ganesh Mandirs - both of 1880's (British period) - are each illustrative of temple residence type and typical Konkan typology respectively. The Khanolkar Wada built c. 1900 (British period) is reminiscent of the residential typology of Maratha Architecture while the Library Building of early 20th century represents a good example of typical regional character.

The unlisted residential buildings of the British period (c.1900) formulate a striking cluster of typically Konkan style and behave cohesively with the Khanolkar Wada as well as the overall precinct.

Reference (ii)

4.2 Summary of Proposed Actions: For protection of “Specialness” of Agashi Talav Precinct

This Summary identifies specific actions that become an Aim to achieve in the next stage of this Report.

1. Historic role of Agashi should be revived by re-establishing its physical connection with water /past history. To re-establish Agashi/s past role as important market node with temple institutions than just being a thoroughfare between Arnala and Virar.
2. The significant setting, the continued role as a nodal market town with sustained connectivity with the region holds a potential for revival of diminished vivacity - a Strength that can present the historical significance to the present users of Agashi town.
3. 3.The conservation & Development strategy not only looks at the architectural grandeur of the individual buildings but also the urban setting and the landscape urbanism in which they are interwoven – a key aspect for sustainable conservation plan.
4. The reorganization of Agashi Talav Precinct at the regional level is mandatory in protecting the trend of change – to play Role Model.
5. Importance and rarity value of Agashi should be recognized at regional level, using institutional and awareness programmes.
6. The urban characteristics of Agashi Village which offers orientation to the Agashi Talav Precinct needs to be identified- such as linear street character, nodes, landmarks, local typology, etc.
7. The regional landscape should be promoted as a design tool as it was historically articulated.
8. The design control regulations can be applied to the immediate settings and buffer area to control and guide the change in the Talav Precinct.
9. The elements which offer activities and their overlap within the precinct should be listed and managed with proper advice.
10. Activities their overlaps offers dynamisms in urban environment, hence the preservation of urban conditions to promote these dynamics is essential
11. The role of listed buildings in strengthening the character of the precinct and Devali Street should be preserved.
12. The unlisted buildings and their contribution to characteristics of the Precinct will need to be monitored by development control and regulations.
13. The activities which harm the environmental significance of the Talav should be curtailed
14. The listed heritage building and its site components should use conservation related methodologies and practice to retain the historical values of the place. The general site and appurtenant open spaces should use enhancement methodologies that respect the historicity, the current and future usefulness of such a cultural place

2.3 SUMMARY OF CONCLUSIONS (DERIVED FROM PREVIOUS STAGES OF WORK):

- A] Resource Rich Region offering place-making characteristics arising as a regional phenomena and context.
- B] Water as integral part of regional & local ecology as well as areas of public realm (community recreation area).
- C] High associational values of community through religious and ancillary institutions.
- D] Unlisted buildings which are residential in nature indicate regional built form typology and are vulnerable to development pressure.
- E] Role model of a precinct applicable to the regional parameters.

2.4 PRINCIPLE ISSUES (DERIVED FROM PREVIOUS STAGES OF WORK – STAGE III):

- A] Degradation of ecological value of the water body & diminishing green cover.
- B] Concept of Passive recreation area attached with Water bodies.
- C] High Development Pressure & demolishing of valuable cultural properties; Wadas /Other Typologies.
- D] Change in regional built form character.
- E] Change in economical activities promoted by regional characteristics.

2.5 RECOMMENDATIONS /ACTIONS:

- A] Promote Agashi Talav Precinct as Heritage Precinct (Conservation Area) on the Regional Tourism map as a role model [Revenue collection, maintenance].
- B] Conservation and Management of the Talav as an Ecological asset of significant value.
- C] Create a programme for public awareness & participation as implementation tool/ strategy for conservation management plan.
- D] Strengthening of Associational value through promotion of activities integrated in the built environment.
- E] Guide the 'Change' in urban form to initiate Conservation Action, enable maintenance of the same and perpetuate the effects towards a sustainability goal.

2.6 Process for 'Identification of Actions':

The process adopted for Identifying the set of Actions required to approach the 'Goal of Conservation and Sustainable Development' of the Agashi Talav Precinct is indicated in the Charts (below):

- *Chart 2.1 : Vision Statement*
- *Chart 2.2: Components of Applicability*

The self explanatory charts provide a base for approaching 'Notions of Sustainability' by applying a "set of Action Programme" to each Component that affords a significant value to the whole Environment and is liable in turn to an adverse pattern of 'Change'. The Action programme is then devised to understand the pattern of Issues & Trends of change AS THEY APPLY to each such Component.

Notes:

- *Refer to Sheet No. 1: PRECINCT BOUNDARY – COMPONENTS OF APPLICABILITY (attached here).*
- *The Chapter 3.0 undertakes the process of 'Identification of Actions' as applied to each Component in a detailed manner.*

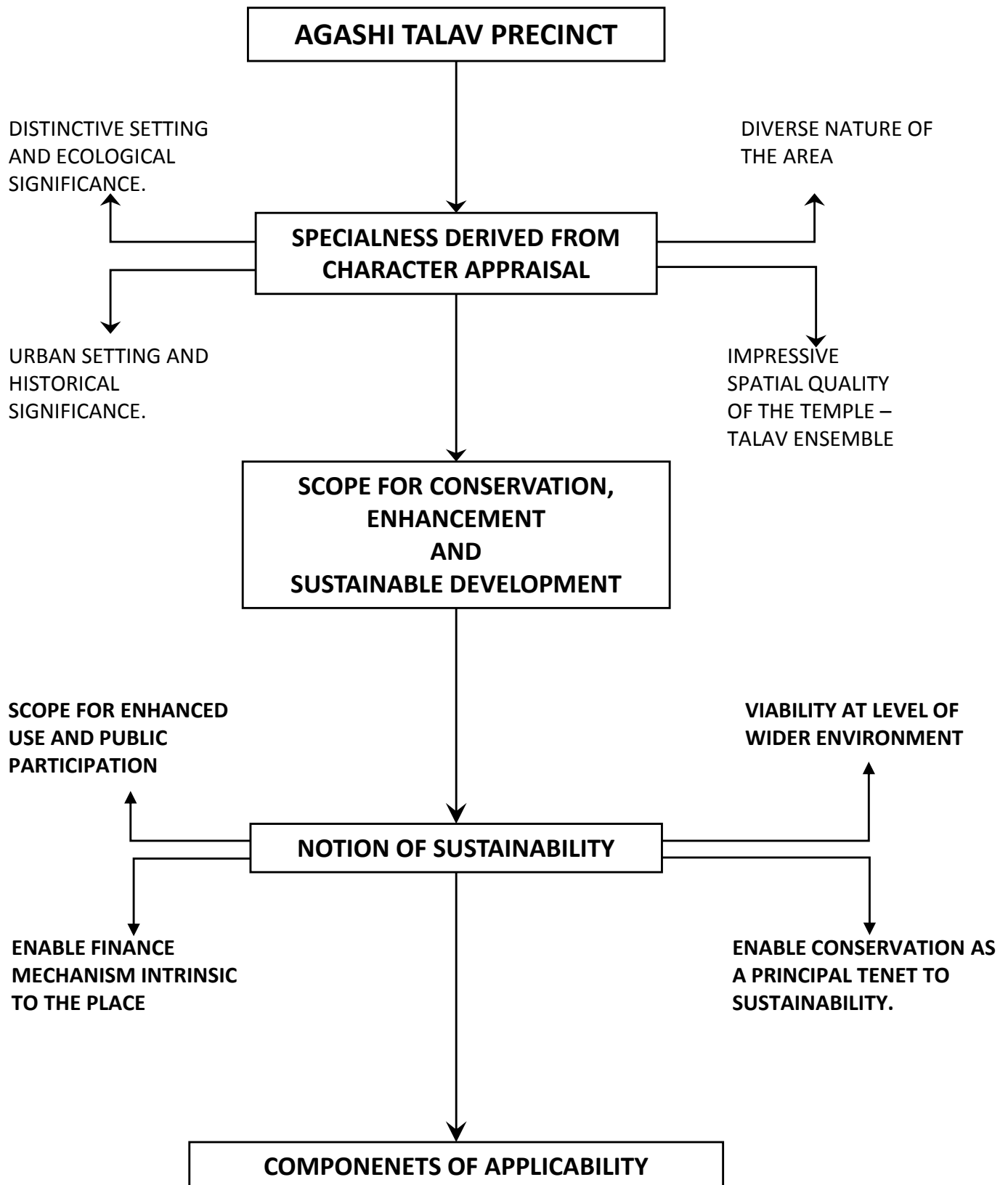
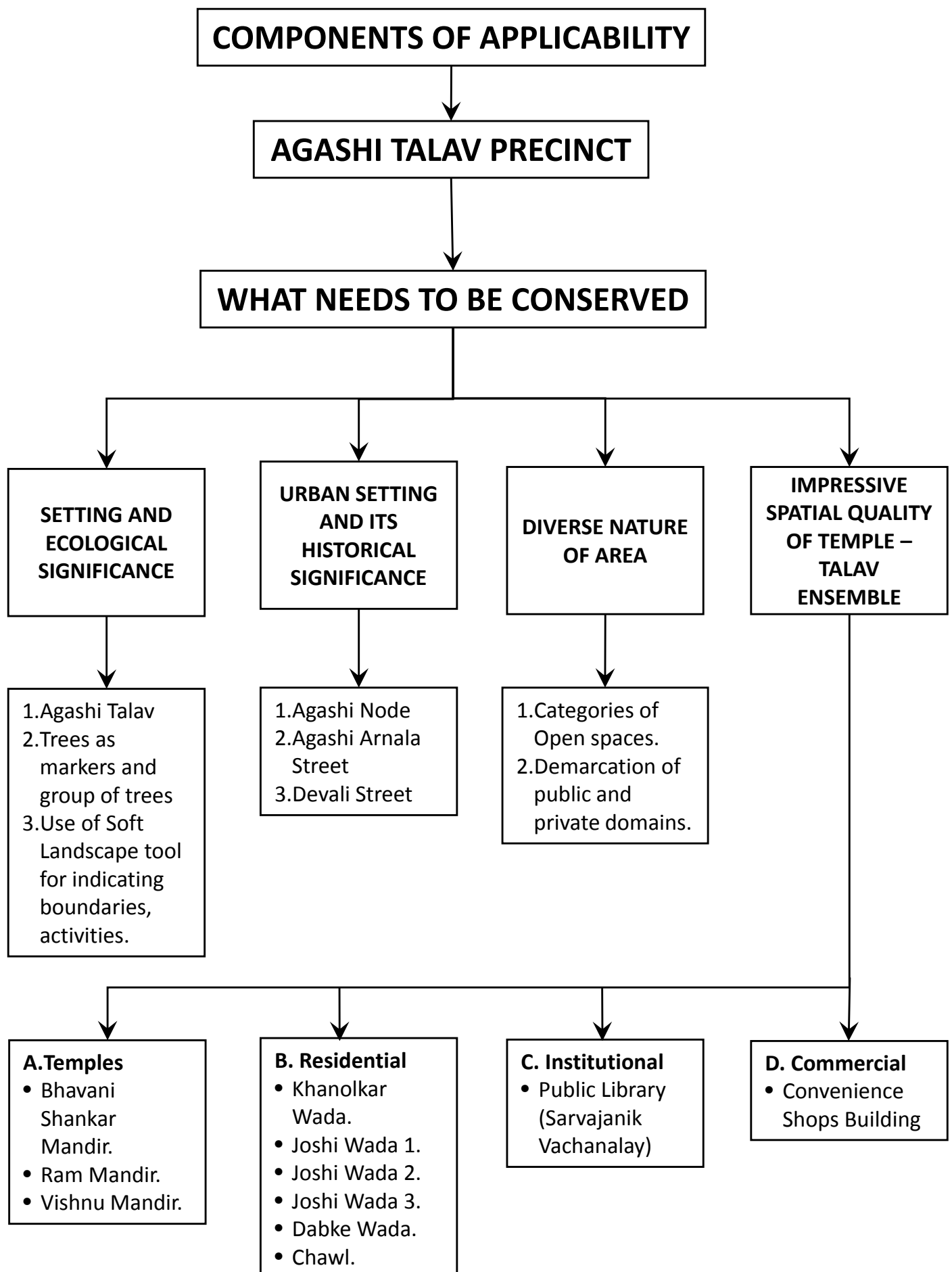
Chart 2.1: VISION STATEMENT

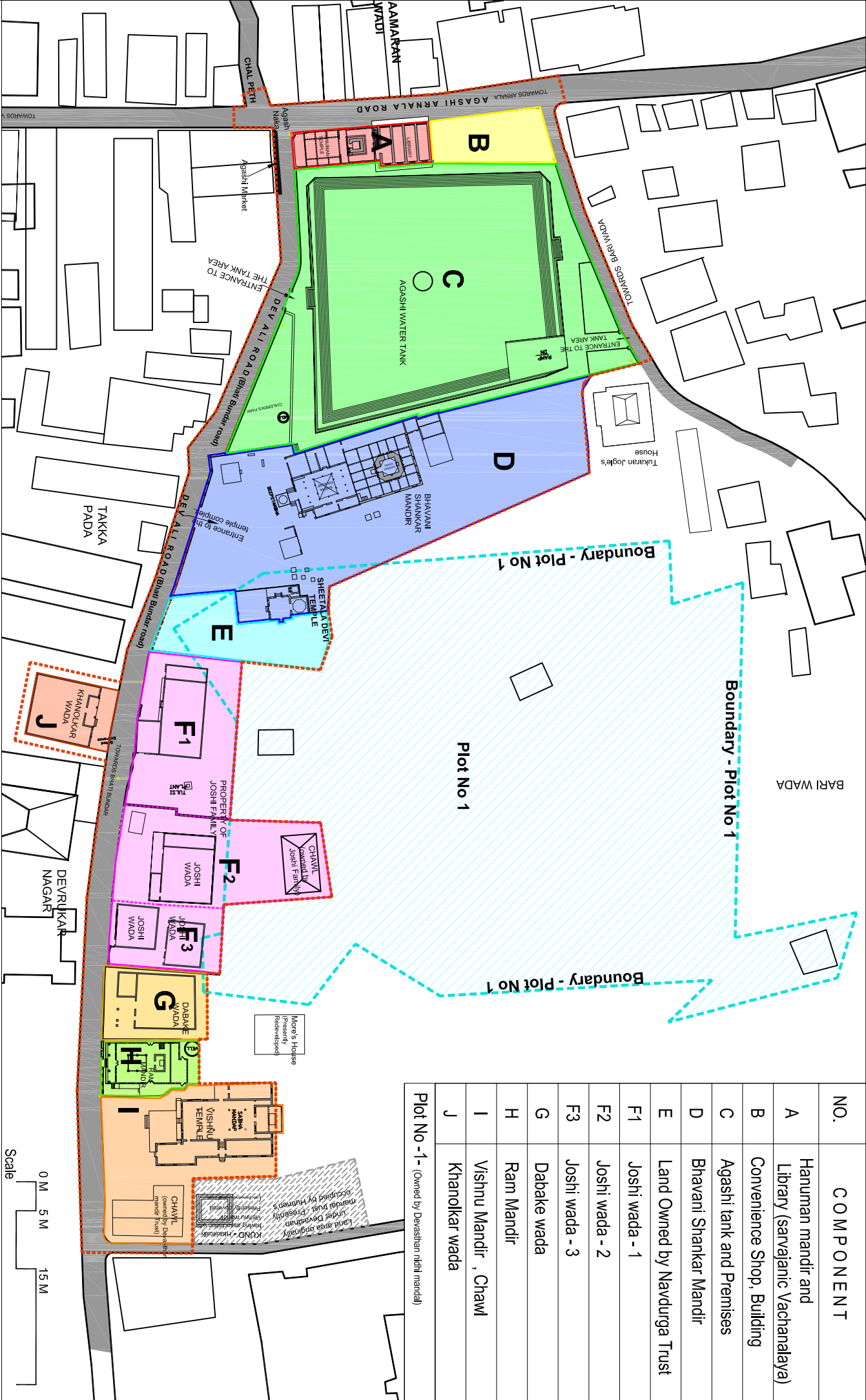
Chart 2.2: COMPONENTS OF APPLICABILITY

2.7 Annexures: Identification of Actions

Applicability of Actions programme to each identified Component is derived in detail and discussed in formats of Charts and attached as 'Annexures' at the end of this Report . The hierarchy and subdivision of the Components of Applicability has reference to the Charts 2.1 – Vision Statement and Chart 2.2 – Components of Applicability.

NO.	COMPONENT
A	Hanuman mandir and Library (sarvajanic Vachanatalaya)
B	Convenience Shop, Building
C	Agashi tank and Premises
D	Bhavani Shankar Mandir
E	Land Owned by Navdurga Trust
F1	Joshi wada - 1
F2	Joshi wada - 2
F3	Joshi wada - 3
G	Dabake wada
H	Ram Mandir
I	Vishnu Mandir , Chawl
J	Khanolkar wada

Plot No -1- (Owned by Devasthan nithi mandal)



CHAPTER 3

3. IDENTIFICATION OF ACTION PROGRAM

3.1 BACKGROUND

3.2 THE PROCESS: JUSTIFICATION

3.3 SUMMARY OF ACTIONS W.R.T. SWOT ANALYSIS

3.4 LIST OF ANNEXURES: SET A - IDENTIFICATION OF ACTIONS

CHAPTER 3.0

IDENTIFICATION OF ACTION PROGRAMME

3.1 Background:

The identification of an ‘Action Programme’ is undertaken in the background of the VISION STATEMENT AND THE STRATEGIES OF APPROACH pronounced vide the structural format of the Charts 2.1 – VISION STATEMENT and 2.2 – COMPONENTS OF APPLICABILITY.

3.2 The Process: Justification

Having understood the aspects of ‘Control over Drastic Change’ to the Special Character of the Agashi Talav Precinct, it is considered to undertake a detailed preview of ‘How aspects of change’ affect each minute Component of the overall Precinct. Such preview has then paved the way to Identify the set of Actions that may assist in enabling a Sustainable approach to Conservation and Sustainable development of the said Components – in turn Control and Sustain the Heritage Precinct.

3.3 Chart 3.1 - “Summary of Actions with respect to SWOT analysis”:

This Chart presents a ‘Summary of Actions as derived’ from a detailed analysis of each Component of Applicability.

Note: The detailed analysis is contained in ‘Annexures: Identification of Actions’ which are annexed at the end of the Report and listed here below - 3.4. The Annexures are meant to be references for the above “Chart 3.1 - Summary of Actions with respect to SWOT analysis”:

3.3.1 The “Summary of Actions” as discussed in the above Chart 3.1 identifies a set of ‘Actions’ that are essential to be undertaken for providing ‘Control over Change’ under Environmental, Socio-Cultural, Institutional , Regulatory, and Economic aspects of Heritage Characteristics.

3.4 LIST OF ANNEXURES: SET A - IDENTIFICATION OF ACTIONS

I - IDENTIFICATION OF ACTIONS

A- SETTING AND ECOLOGICAL SIGNIFICANCE – I (A) ISSUES AND TRENDS

B- SETTING AND ECOLOGICAL SIGNIFICANCE – I (B) ACTIONS REQUIRED

II- IDENTIFICATION OF ACTIONS

A- URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE – II (A) ISSUES AND TRENDS

B- URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE – II(B) ACTIONS REQUIRED

III- IDENTIFICATION OF ACTIONS

A- Diverse nature of area – III (A) ISSUES AND TRENDS

B- Diverse nature of area – III (B) ACTIONS REQUIRED

IV- IDENTIFICATION OF ACTIONS

A- IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE – IV (A) ISSUES AND TRENDS

B- IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE – IV (B) ACTIONS REQUIRED

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
1. SETTING AND ECOLOGICAL SIGNIFICANCE	1.1	AGASHI TALAV	ENVIRONMENTAL	Ecological value	State of neglect	set in urban context comparable at regional level	Development activities	Talav Conservation & Management Plan
			SOCIO - CULTURAL	Communal & public realm value	Reclamation for pedestrian	devoid of encroachment in future, potential for enhancement	Passive recreation over active	Local awareness, pogrammes, activities
			INSTITUTIONAL	rarity value	Lack of infrastructure	Linkage of activities at various levels	Decisions taken against sensitive conservation	Revive physical & visual connection between temple & Talav
			REGULATORY	Single ownership	Under high intensity devp.area	'model' at the regional level	not notified as ecological asset	Notification in DP, ecological Assessment of regional talav beautification schemes
			ECONOMIC	Availability of community Support	Inadequate funds	channelizing through Talav fund	Promotion of Talav for Real Estate Devp.	Proposal under MMRDA fund/National Lake conservation Plan
	1.2	TREES AS MARKERS AND GROUPS OF TREES	ENVIRONMENTAL	Ecological value	Paving around trunks	Placemaking characteristics	ecological loss	Assessment through horticulturist
			SOCIO - CULTURAL	Evidential value	Preference for built space over open	Markers for activities	Aspires built space at mass level	Curb on threatening public activities
	1.3	USE OF SOFT LANDSCAPE TOOL FOR INDICATING BOUNDARIES & ACTIVITIES	INSTITUTIONAL	communal value	Lack of additional plantation activity	Landscape as a tool for generating activities	demand for additional facilities	Control on built vs open ratio
			REGULATORY	Socio economic value	Not listed as ecological assets. Soft boundaries at rear of plots do not justify legal boundaries	Single ownership authority for maintenance	No protection against Illegal cutting	Listing as ecological asset. Define legal plots boundaries for all plots by TILR offices.
			ECONOMIC	Marginal economic strength from existing trees	Inadequate funds	Potential for plantation	Aspires paved surfaces over soft	Promote tree plantation
2. URBAN SETTING AND ITS HISTORICAL SETTING	2.1	AGASHI TALAV PRECINCT	ENVIRONMENTAL	Historic integrity with ecological value	State of neglect	Pointer for sustainable conservation plan	Diminishing imageability	promote as a 'Role model' at the regional level
			SOCIO - CULTURAL	overlap within multiple activities	lack of awareness	Talav promoted for passive recreation	Loss of historical & cultural integrity	Local awareness, pogrammes, activities
			INSTITUTIONAL	Dynamic cultural place	Lack of collaborative institutions at village level	potential for revival of diminished vivacity	Association value vs. sensitive conservation measures	co-ordinated approach of ‘governance and community involvement’.
			REGULATORY	Initial identification of heritage asset by CRIT	No listing on DP	'model' at the regional level	demolition drive prior to listing	DPDesignation and Listing / Policy for Conservation
			ECONOMIC	Community Support	Availability of funds for modern redevelopment	socio economic integrity of precinct in ecological setting	community Preference for redevelopment as enhancement	Promote conservation as a focus for urban regeneration with ecological significance

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
2. URBAN SETTING AND ITS HISTORICAL SETTING	2.2	AGASHI NODE	ENVIRONMENTAL	orientation to precinct	State of neglect	connect local with regional	Development activities	Protect its location as vista point to precinct
			SOCIO - CULTURAL	communal value	Antisocial activities	Active nuclei	High commercial viability	Protect urban form of the node
			INSTITUTIONAL	overlap within multiple activities	Lack of infrastructure	Historical urban component	Participatory association of stakeholders for insensitive development	Locals participation in safe building of naka
			REGULATORY	No protection on demolition of buildings	Adjoining buildings proposed for redevelopment	Traditional urban form indicates tools to guide change	Role of building controls in transformation of present node character	Control required on design regulations of proposed development around node
			ECONOMIC	Role of enhanced Node in bringing Agashi on regional map	Demolitions & redevelopment of buildings around node for its enhancement by local builder	Agashi community's participation in local awareness programme	Loss of historical & cultural integrity due to proposed redevelopment	Updating infrastructure, easy management of activities, guide the change in the urban form
	2.3	AGASHI ARNALA ROAD	ENVIRONMENTAL	Role of urban form as buffer to talav area	Inadequate infrastructure	Offers backdrop to the talav side	High commercial viability	Promote efficient functioning of road w.r.t. its historicity
			SOCIO - CULTURAL	maintains talav's privacy from commercial activities through buffer of market typologies	Demolitions & redevelopment of buildings around node for its enhancement by local builder	market buildings highlights its role of buffer	loss of buffer in future redevelopment	Apply Control regulations on the buffer typologies to maintain talav's communal value
			INSTITUTIONAL	Road frontage with overlap of activities	Inadequate infrastructure	Local builders initiatives in offering setbacks in his proposed redevelopment	Insensitive redevelopment measures in local perspectives	Promote diverse nature of activities than only commercial
			REGULATORY	Objections by community on proposed road widening in DP	Issue of road width persists with cancellation of the widening in DP	Future development as facilitator to tackle infrastructure issues	Under general residential zone in DP	Road widening on southern side , urban design guidelines for plots/buildings for future development
			ECONOMIC	Availability of funds due to commercial viability of road	High market pressures	Road as economical opportunity	role of facilitator for tourist activities at Arnala	promotion of Agashi Talav Precinct as tourist destination
	2.4	DEVALI ROAD	ENVIRONMENTAL	Historic integrity with local character	Ongoing high residential development, gated bungalows	Historical urban character responding to the street	Demolition of old buildings and uprooting plantations	Protect urban character and ecological asset
			SOCIO - CULTURAL	Street responsive urban form	New development not conformity with road character	High legibility & visual connections, vistas	No interactive urban edge for new development	Design incentives for new development to promote activities for street
			INSTITUTIONAL	Significant urban character	Inadequate infrastructure	Dual role in context of precinct	Loss of historicity has implications at precinct level	Listing & protection for urban components as generator of activities

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
			REGULATORY	The buildings in precinct still retains the interactive component of their urban edge	No regulatory incentives in protecting existing character	potential of Road typology indicative as a model applied region wise	Loss of historical urban character	protect existing buildings preserving the character of street
			ECONOMIC	Road accessibility to plot promotes financial incentives	Underutilized road frontages	road accessibility to attract visitors and activities	High market pressure for demolition and redevelopment	Promote road frontage for commercial viability as finance mechanisms
3. DIVERSE NATURE OF AREA	3.1	OPEN SPACE - BHAVANISHANKAR MANDIR FRONT SETBACK	ENVIRONMENTAL	Ecological value	Development pressures	Potential for enhancement	Encroachment for temple expansion	Protection of ecological value from building activity
			SOCIO - CULTURAL	Communal value	Utility factor low	Associational value with temple	Mismanagement due to non maintenance	Local awareness, pogrammes, activities
			INSTITUTIONAL	offers imageability characteristics to precinct	lack of interest in enhancement	potential for community mobilization at large scale	role of second trust as participant	Promote diverse nature of activities
			REGULATORY	stakeholders willingness in understanding its potential	dual authority over the ground	present Interest of stakeholders to protect the openness	Under general residential zone in DP	Designation and listing of open space
			ECONOMIC	Aspiration to protection and enhancement	Inadequate funds	Overall open space management indicates financial potential	view of second trust as participant in future redevelopment unknown	Local initiatives for open space management
	3.2	OPEN SPACE -VISHNU MANDIR FRONT SETBACK	ENVIRONMENTAL	Ecological value	Non maintenance with no plantation	High associational value	Encroachment for temple expansion	Promote management & plantation activity
			SOCIO - CULTURAL	Communal value	not regular utility factor	renting ground for community functions through Social welfare initiatives	Mismanagement due to non maintenance	Local awareness, pogrammes, activities
			INSTITUTIONAL	Use of ground to help needy families	lack of interest in enhancement	potential for community mobilization at medium scale	Plot occupied by properties on rent which are inadequately maintained	Promote use of ground & diverse nature of activities
			REGULATORY	stakeholders willingness in understanding its potential	Non demarcation leads to visitors parking	Activities as tool to regularize public nature of space	Under general residential zone in DP	Designation and listing of open space
			ECONOMIC	Aspiration to protection and enhancement	Inadequate funds	enhancement & road frontage indicates financial potential	Encroachment for temple expansion	Local initiatives for open space management
	3.3	OPEN SPACE -ORCHARD BEHIND BHAVANI SHANKAR MANDIR		Ecological value	Development pressures	Offers imageability character to the precinct	Land under dispute indicates threat of probable development	Protection of ecological value from building activity
	3.4.1	RESPONSIVE URBAN EDGE - AGASHI TALAV EDGE		Enhancement lead to promotion of activities	Promotes Inward looking public place	High associational value	Passive recreation over active	Promoting interactive street edge with management of infrastructure

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
3. DIVERSE NATURE OF AREA	3.4.2	RESPONSIVE URBAN EDGE - MARKET TYPOLOGIES EDGE		maintains talav's privacy from commercial activities through buffer of market typologies	Non maintenance	Filters spillover of commercial activities to community space	Future change not reinforced through protection of existing value additions	Apply Control regulations on the buffer typologies to maintain talav's communal value
	3.4.3	RESPONSIVE URBAN EDGE - BHAVANI SHANKAR MANDIR EDGE		active Negotiation with talav activities and picturesque background	Identification of boundaries not legible	diverse nature of boundaries with character	market pressures on devali and orchard side	Strengthening visual and physical connection between talav and temple
	3.4.4	RESPONSIVE URBAN EDGE - UNLISTED RESIDENTIAL BUILDINGS EDGE		Offers interactive urban edge with historical character	Non maintenance	Providing linkage to isolated institutions within precinct	High market pressure for demolition and redevelopment	Guide the change in its urban components
	3.4.5	RESPONSIVE URBAN EDGE - RAM MANDIR EDGE		Historic integrity & landmark value	Inadequate infrastructure	Offers character to the street with its enhanced presentation value	Under general residential zone in DP	promoted as a tool for interactive urban edge, region wise
	3.4.6	RESPONSIVE URBAN EDGE - VISHNU MANDIR EDGE		Historic integrity	Inadequate infrastructure & maintenance	Potential for adaptive reuse	Unutilized road edge under market pressure	Needs enhancement & protection under open space
	3.4.7	RESPONSIVE URBAN EDGE - KHANOLKAR WADA EDGE		Historic integrity & landmark value	Inadequate infrastructure	Offers character to the street with its enhanced presentation value	High market pressure for demolition and redevelopment	Heritage listing in DP Notification
4. IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE	4.1	INSTITUTIONAL BUILDING PLOT -HANUMAN MANDIR	ENVIRONMENTAL	Historic integrity & landmark value	Inadequate maintenance	Scope for revival of the original character	Impact of heavy vehicular traffic along its road facing edge	Protect the structure from impact of heavy traffic and dust pollution
			SOCIO - CULTURAL	Landmark value promoting activities	Offers no physical and visual connection to the talav	High associational value instrumental in community mobilization	Redevelopment initiative for revival of temple	Promote role of temple in offering visual and physical connection to talav
			INSTITUTIONAL	Community support at village and regional level	Inadequate infrastructure	Acts as buffer to talav's community space from public activities of road	Approach for enhancement insensitive to protection of heritage values	Awareness about heritage values
			REGULATORY	stakeholders willingness in understanding its potential	Proposed change in immediate settings/buildings of the temple	Cancellation of road widening in DP along Hanuman Mandir Side	Under general residential zone in DP	Heritage Listing with its landmark value
			ECONOMIC	Community support in financial funding once the work commences	At present inadequate funds available	Aspiration to protection and enhancement	Availability of funds governing decisions insensitive to heritage conservation	Design strategies responsive to its landmark value, urban form & space attached with
	4.2	INSTITUTIONAL BUILDING PLOT -BHAVANI SHANKAR MANDIR	ENVIRONMENTAL	offers Imageability character of the region	Impact on its setting and associational value by altering its physical & visual connection with talav	High aesthetic, evidential and associational value	The setting offered by the orchard behind is under land dispute	Protection to the green settings of temple & its effective management

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
4. IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE			SOCIO - CULTURAL	Congregation of communities at regular and occasional levels	Diminishing link between direct activities from temple to the talav	Dynamic role of cultural place for organization of community	Redevelopment of temple affecting its responsive urban form with the settings around	Local awareness, pogrammes, activities
			INSTITUTIONAL	Active role of trust in maintenance of the temple	Low presentation value to visitors	Relation to the talav intact and can be revived	Availability of funds governing decisions prone to loss of its heritage value	Promote visual&/physical link between temple and talav
			REGULATORY	stakeholders willingness in understanding its potential	No reservation in DP	As a tool for heritage conservation applicable region wise	Under general residential zone in DP	Heritage Listing with its landmark value
			ECONOMIC	Community support in financial funding once the work commences	At present inadequate funds available	Aspiration to protection and enhancement	Availability of funds governing decisions insensitive to heritage conservation	Design strategies responsive to its landmark value, urban form & space attached with
	4.3	INSTITUTIONAL BUILDING PLOT -RAM MANDIR	ENVIRONMENTAL	Historic integrity & landmark value	Devoid of tree plantation with paved ground	Scope for revival of the original character which marginally altered	Redevelopment of temple affecting its responsive urban form with the settings around	promoted as a tool for interactive urban edge, region wise
			SOCIO - CULTURAL	Promotes interaction with the street	Limited space for large scale congregation of mass	communal value indicates potential in mobilization of mass	Continuity of presentation required in maintaining link with the community	Promote local participation in maintenance of the temple
			INSTITUTIONAL	As a family temple, high association value due to local relevance	Inadequate infrastructure	High level participation of local community in nurturing activities	Absence of active local participation in well being of the temple	Provide infrastructural support
			REGULATORY	Owner receptive to the historical value of the temple	Not listed as temple in DP	Sets an example region wise in conservation attempt	Under general residential zone in DP	Heritage Listing with its landmark value & responsive urban components
			ECONOMIC	Owners willingness to preserve the heritage value	Single ownership does not promote community participation	High presentation value	Prone to demolitions and redevelopment in future	Promote local participation in maintenance of the temple
	4.4	INSTITUTIONAL BUILDING PLOT -VISHNU MANDIR	ENVIRONMENTAL	Ecological value	Devoid of tree plantation	Potential for enhancement of open space	Future redevelopment of temple encroaching on open space	Promote presentation value to the open space
			SOCIO - CULTURAL	Communal value	Alteration made to the temple spaces	Extended platform to the temple indicates high potential in promoting temporary events	Non maintenance of open space prone to market pressure	Provide soft landscape, infrastructural support and enhancement to the open space
			INSTITUTIONAL	Historic integrity	Inadequate Infrastructure	Scope for adaptive use to underutilized open space	Underutilized open space attracts market pressure	Local awareness, pogrammes, activities

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
4. IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE			REGULATORY	Owner receptive to the historical value of the temple	Not listed as temple in DP	Potential for regularize the public nature of open space through additional activities	Encroachment on open space for temple expansion	Heritage Listing with protection to its open space
			ECONOMIC	Owners willingness to preserve the heritage value	Availability of funds initiated insensitive additions	Road frontage as facilitator for revenue generation	Unutilized road edge exerts pressure for commercial exploitation	Promote financial mechanism which could be generated from available assets [platform, open space]
	4.5	INSTITUTIONAL BUILDING PLOT -SARVAJANIK VACHANALAY	ENVIRONMENTAL	Value of urban component	Market pressure for development	Offers strategic view to the talav and its settings	Non maintenance leads to redevelopment	Maintenance of the building and urban significance
			SOCIO - CULTURAL	Buffer to the talav side	decline in reading culture	Multifunctional role of commercial edge to road, institutional activities & buffer to talav	Future development may not protect is multifunctional value	Identification as public building & protection to its urban components
			INSTITUTIONAL	Historic integrity	Owned and run by different parties who has made additions and alterations to the space	High association value	Bad condition leads to the loss of historic integrity and urban significance	Urgent measures for local awareness for the management of the building
			REGULATORY	Owner receptive to the historical value of the temple	Not protected under heritage listing	Trust with positive notion of maintenance of historic integrity	Under general residential zone in DP	Heritage Listing with protection to its responsive urban components
			ECONOMIC	Owners willingness to preserve the heritage value	inadequate funds	Potential for adaptive reuse	Non maintenance invites market pressure for demolition	Community mobilization for funding
	4.6	RESIDENTIAL BUILDING PLOT -KHANOLKAR WADA	ENVIRONMENTAL	Historic rarity & architectural significance	Market pressure for development	Represents wada typology which is vanishing region wise	Surrounding high rise development changing micro climate	Protection to wadas through buffer
			SOCIO - CULTURAL	Interactive urban form	Isolated approach for heritage conservation by the owner	Historical value	absence of interactive urban form around	Propose urban design guidelines for new development based on regional historical significance
			INSTITUTIONAL	Historic value	Inadequate Infrastructure	Sets an example region wise in conservation attempt	Owner with obligation for maintenance but unsure of future generations liability	Mobilization of wada owners for awareness and conservation drive
			REGULATORY	Owner receptive to the historical value of the temple	Not listed in Dp	Sets an example region wise in conservation attempt	Under general residential zone in DP, Prone to demolitions and redevelopment in future	Designation as listed heritage building in DP

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
4. IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE			ECONOMIC	Owners willingness to preserve the heritage value	Lack of external institutional support to wada conservation	scope for partly adaptive reuse as finance mechanism due to its road frontage	No external initiatives in providing institutional help to wadas	Recommend institutional support [NGO, government based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis
	4.7	RESIDENTIAL BUILDING PLOT -JOSHI WADA	ENVIRONMENTAL	Ecological value attached with property	market value attached Property	Historical value of wada	backdrop setting of orchard of Bhavani Shankar Mandir under dispute	Protection to wadas through buffer
			SOCIO - CULTURAL	Interactive urban form & imageability characteristics	Lack of activities and non maintenance	deteriorated value has potential for revival	Non maintenance of property invites market pressure for demolition & redevelopment	Propose urban design guidelines for new development based on regional historical significance
			INSTITUTIONAL	Historical value and interactive urban form	Division of property among family members	Role of unlisted building at regional level	Underutilized property	Mobilization of wada owners for awareness and conservation drive
			REGULATORY	Role of a bridge by virtue of its location offers cohesiveness to the precinct	status of unlisted building offers no protection from demolition and redevelopment	Sets an example region wise in conservation attempt	Under general residential zone in DP, Prone to demolitions and redevelopment in future	Designation as unlisted building in DP with design incentives to guide the change
			ECONOMIC	Indicates potential for finance mechanisms to be applied	Partially given on rent lead to its non maintenance	Road frontage as facilitator for revenue generation along with adaptive reuse	No external initiatives in providing institutional help to wadas	Recommend institutional support [NGO, government based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis
	4.8	RESIDENTIAL BUILDING PLOT -DABKE WADA	ENVIRONMENTAL	Distinct regional typology with ecological value	market value attached Property	commonly found generic house type of the region	backdrop setting of orchard of Bhavani Shankar Mandir under dispute	Protection to wadas through buffer
			SOCIO - CULTURAL	Imageability characteristics	Inward looking built form	Local mess activity initiates interaction with local and visiting population	Non maintenance of property invites market pressure for demolition & redevelopment	Propose urban design guidelines for new development based on regional historical significance
			INSTITUTIONAL	Generic local built form	Inadequate Infrastructure	Sets an example region wise in conservation attempt	Market pressures for redevelopment	Mobilization of wada owners for awareness and conservation drive

Chart 3.1 SUMMARY OF ACTIONS

SR.NO.		SPECIAL COMPONENTS	MECHANISMS	S	W	O	T	ACTIONS
4. IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE			REGULATORY	owner keen on maintenance of the property	status of unlisted building offers no protection from demolition and redevelopment	Role of a bridge by virtue of its location offers cohesiveness to the precinct	Under general residential zone in DP, Prone to demolitions and redevelopment in future	Designation as unlisted building in DP with design incentives to guide the change
			ECONOMIC	Indicates potential for finance mechanisms to be applied	Income generated is not sufficient for maintenance	Road frontage as facilitator for revenue generation along with adaptive reuse	No external initiatives in providing institutional help to wadas	Recommend institutional support [NGO, government based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis
	4.9	CONVENIENCE SHOPS BUILDING	ENVIRONMENTAL	Interactive urban form	High market pressures	Offers strategic view to the talav and its settings	Non maintenance leads to redevelopment	Maintenance of the building and urban significance
			SOCIO - CULTURAL	Buffer to the talav side	no distinct character to promote activities at talav side	Multifunctional role of commercial edge to road & buffer to talav	Future development may not protect is multifunctional value	Promote adaptive use to utilize its strategic location with urban setting
			INSTITUTIONAL	Interactive urban edge to street	Poor presentation of the building toward talav	Strategic location responsive to talav view and settings	Market pressure for demolition & redevelopment	Designation as unlisted building in DP with design incentives to guide the change
			REGULATORY	Indicates design parameters protecting urban setting and public realm of talav	Non maintenance	Scope for identification of its urban components of public value	Under general residential zone in DP, Prone to demolitions and redevelopment in future	Designation as unlisted building in DP with design incentives to guide the change
			ECONOMIC	Local support would ensure upgradation of the building w.r.t. its setting	Inadequate revenue generation through commercial activity to support maintenance and enhancement	Local support would ensure its upgradation & enhancement	High Market pressures and non maintenance will initiate demolition drive	Promote adaptive use in the building with relation to its settings

CHAPTER 4

4. ACTION PROGRAM

4.1 BACKGROUND

4.2 AN APPROACH

4.3 LIST OF GENERIC ACTIONS AND PRIORITIZATIONS

4.4 THE NEXT STEP OF THE PROCESS

CHAPTER 4.0

ACTION PROGRAMME

4.1 Background

The “Summary of Actions” as discussed in the Chart 3.1 identifies a set of ‘Actions’ that are essential to be undertaken for providing ‘Control over Change’ under Environmental, Socio-Cultural, Institutional, Regulatory, and Economic aspects of Heritage Characteristics.

The above background of ASPECTS is realized in this section as having the dual role of also behaving as ‘MECHANISMS’ to undertake ‘ACTIONS’. Thus each Component of the Precinct will have an Applicability of Mechanisms for Actions:

1. Environmental
2. Socio-Cultural
3. Institutional
4. Regulatory
5. Economic

4.2 An Approach: Chart no. 4.1 - Approach to Action Programme.

4.2.1 The Approach is discussed in detail for each Component of Applicability in the Chart 4.1. The resultant of such process is a meticulously detailed LIST OF ACTIONS for each Component of the Precinct.

4.2.2 The approach is supplemented with further analysis as essential under each specific context of the Chart 4.1.

The Analytical Charts are Annexure enclosed at the end of the report:

SET B: -

V. Implications of Regulatory Mechanism – Proposals at Agashi Talav Precinct Level.

VI. Implications of Regulatory Mechanism – Proposals at Component Level.

VII. Implications of Economic Mechanism – Opportunity Intrinsic to pattern of Land Holdings / Land use

VIII. Approach to Environmental Action Programme: Agashi Talav

4.3 List of Generic Actions and Prioritizations; Chart no. 4.2

- The Approach to Action Programme as discussed above prescribes the List of Actions with reference to each component. The set of Actions (SET- B) are supplemented with detailed Analysis under a set of applied mechanism to provide a sound base for implementation.
- It is to be noted that the List of Actions have an aspect of overlap in application to the set of Components and as such the Chart 4.2 is devised to produce List of Generic Actions with specificity to the Agashi Talav Precinct at a holistic level. The first step towards identification of the Lead Agency for Implementation of Actions is thus set in this Chart 4.2.

4.4 The Next Step of the Process

The List of Actions prescribed here and identification of Lead Agency for Implementation having been recognized, the next step will be to prepare Block Estimates for the Action Programme.

CHART 4.1 APPROACH TO ACTION PROGRAMS

COMPONENTS	Private owner		Private owner	Private owner	Private owner	Gov	Gov
	Khanolkar wada	Land Owned by Navadurga Trust	Joshi wada (1,2,3)	Dabake wada	Ram Mandir	Agashi Arnala Road	Devali Road
ASPECTS / MECHANISM	PROPOSED ACTIONS						
Environmental	# The buffer(green) area around the Wada to be maintained. # The cutting of trees for the future development should be discouraged with its notification as natural asset.	# Tree cover to be maintained and initiate plantation of more trees.	# The effective management of open space to maintain the built - open ratio without damaging the green cover. # Promote Plantation	# The effective management of open space to maintain the built - open ratio without damaging the green cover. # Promote Plantation	# The effective management of open space to maintain the built - open ratio without damaging the green cover. # Promote Plantation	To promote efficient functioning of the vehicular traffic, management of the bus stop, future incentives for the existing typology in relation with the historical character.	The character of Devali street should be protected from further demolitions of old fabric and existing plantation as well as guide the change for new development within the Agashi Precinct
Socio-Cultural	# Create public awareness to initiate protection of private properties bearing heritage value (wada) against reconstruction # Enhancement of the structure by Restoration	# Utilize the open space for community gathering and socio-cultural activities to offer use to the place	# Utilize the front open space for community gathering to offer use to the place # Conduct awareness of the historical significance of the property with the owners and find incentives in upgradation of the property	# Utilize the front open space for community gathering to offer use to the place # Conduct awareness of the historical significance of the property with the owners and find incentives in upgradation of the property	# Local participation is required in the maintenance, upgradation and enhancement of the temple to maintain the social exchange at village level	# Avoid illegal extensions of shops and residential properties on the road.	# The design tools applied on the edge of the plots and buildings should be encouraged [low compound wall, setbacks, verandahs etc..] to maintain and promote interactive street edge alongwith highlighting of landmarks, focal points etc.. along the street
Institutional	# to build a public forum with local authorities to facilitate dialogue through exchange of information,disucssion on issues regarding maintenance and upkeep of the privately owned heritage properties. # Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding.	Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding.	Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding.	Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding.	Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding.	# Installing Road signage and street furniture at important locations. # plot Boundaries and road edges to be physically demarcated with footpath as buffer.	# Installing Road signage and street furniture at important locations. # plot Boundaries and road edges to be physically demarcated with footpath as buffer. # The design parameters such as open space, trees as markers, plinths should be listed and protected from further change as these are the mechanisms which offer dynamism along the street and

CHART 4.1 APPROACH TO ACTION PROGRAMS

COMPONENTS	Private owner		Private owner	Private owner	Private owner	Gov	Gov
	Khanolkar wada	Land Owned by Navadurga Trust	Joshi wada (1,2,3)	Dabake wada	Ram Mandir	Agashi Arnala Road	Devali Road
ASPECTS / MECHANISM	PROPOSED ACTIONS						
Regulatory	<p># To be Listed as Heritage asset in D.P. /DCR of VVSR</p> <p># To prepare policy guidelines for conservation and enhancement of listed properties- as per D.P/ DCR of VVSR</p> <p># Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR</p>	<p># To be Listed as Heritage asset in D.P. /DCR of VVSR</p> <p># To prepare policy guidelines for conservation and enhancement of listed properties- as per D.P/ DCR of VVSR</p> <p># Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR</p>	<p>Not to be listed as heritage asset in D.P. / DCR</p> <p># To prepare Policy guidelines and design control for redevelopment of Unlisted buildings within the precinct- as per D.P. / DCR for VVSR</p>	<p>Not to be listed as heritage asset in D.P. / DCR</p> <p># To prepare Policy guidelines and design control for redevelopment of Unlisted buildings within the precinct- as per D.P. / DCR for VVSR</p>	<p>To be Listed as Heritage asset in D.P. /DCR of VVSR</p> <p># To prepare policy guidelines for conservation and enhancement of listed properties- as per D.P/ DCR of VVSR</p> <p># Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR</p>	<p># Road widening along South side for smooth functioning and regulating traffic management</p>	
Economic	<p># Arrange institutional support [NGO, govt.based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis</p>	<p># The road frontage could be utilized for its financial incentives in terms of activities like convenience shops supporting religious activities.</p>	<p># Arrange institutional support [NGO, govt.based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis</p>	<p># Arrange institutional support [NGO, govt.based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis</p>	<p># Conduct basic discussions with the stakeholder and the village community about the historical significance of the temple and its settings highlighting role of the owner in contributing financial upgradation of the same which would initiate social binding within the community</p>	<p># The role of Agashi Arnala Road as an effective tool must be utilized in halting tourist activities at Agashi Talav Precinct for its promotional activities</p>	<p>The historicity of Devali street can be maintained through support of finance mechanisms due to its advantage of road frontage.</p>
Actions Ref-	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V , VI	REF - ANNEXURE - V , VI	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V ,	REF - ANNEXURE - V

CHART 4.1 APPROACH TO ACTION PROGRAMS

COMPONENTS	Ownership of Devasthan Nidhi Mandal Trust								
	Agashi Talav Precinct	Hanuman Mandir	Library <i>Sarvajanic Vachanalaya</i>	Shopping Complex (Convenience Shops)	Agashi Tank and Premises	Bhavani shankar mandir and Premises	Vishnu Mandir	Chawl	Plot No -1
ASPECTS / MECHANISM	PROPOSED ACTIONS								
Environmental	# The tree survey should be conducted through a horticulturist to assess the condition of trees and the measure to be adopted if necessary. # The cutting of trees for the future development should be discouraged with its notification as natural asset. # equipped with infrastructure facilities as footpath,	# Need for sensitive design strategies with sustainable aspects without compromising the architectural significance of the building	# Protection to the building typology with listing of its attributes		# Preparation of Scientific Report for the existing condition of the talav and proposal for its conservation and physical upgradation # Preparation of Conservation & management Plan for Talav emphasizing the long term effective plan w.r.t. regional level, preventive management techniques alongwith its regular maintenance at local level.	# The effective management of open space to maintain the built - open ratio without damaging the green cover.	# Enhancement of the open space with soft landscape & basic infrastructure management would enlighten the place	# Enhancement of the open space with soft landscape & basic infrastructure management would enlighten the place	# To be protected as plantation area.
Socio-Cultural	# To promote plantation drive within the plot to sustain from the property # Conducting local awareness programme for understanding significance of the precinct & its efficient management plan-Identifying groups/individuals to undertake the programme, listing of promotional activities etc..	# Enhancement of the structure by Restoration # Initiate awareness programe for local groups regarding education about the heritage assets at building and urban level	# Enhancement of the structure by Restoration	Promote adaptive use in the building and interactive urban form responding to its immediate settings	# Conducting local awareness programme for efficient talav management plan, # Prevent activities like throwing of organic waste and washing clothes. # Strategy for facilitating immersion of Ganesh idols. # identifying groups/individuals to undertake the programme, listing of promotional activities etc.. # Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR	# Conducting local awareness programme for understanding significance of the temple with its open space & its efficient management plan-Identifying groups/individuals to undertake the programme,listing of promotional activities,etc. # Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR	# Conducting local awareness programme for understanding significance of the temple with its open space & its efficient management plan-Identifying groups/individuals to undertake the programme,listing of promotional activities,etc.	# Utilize the front open space for community gathering to offer use to the place	# to initiate Promotion for protection of plantation area (orchards) at local and regional level through public organization
Institutional	# Land survey should be undertaken vide TILR offices to establish correct boundaries in lieu of soft boundaries that exist in the current status of land holding. # To set up a heritage panel to examine all aspects of 'change' that are affecting the assets and precinct at the governance level with involvement of users and community.	# Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding. # to facilitate regular attention on the surroundings of talav from ongoing anti-social activities, thefts, etc.	# Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding. # Needs to be identified as public building with proposed safeguards for its components with their value additions	# Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding.	# Initiate official land surveys of the tank and surrounding area to derive plot boundary and dimensions that exist in the current status of land holding. # To revive the visual connection between the talav and Bhavani Shankar Mandir to facilitate regular attention on the surroundings of talav from ongoing anti-social activities, thefts, etc.	# Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding. # the front open space along the devali street should be protected. # to facilitate regular attention on the surroundings of temple from ongoing anti-social activities, thefts, etc.	# Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding. # The front open space along the devali street should be protected.	Initiate official land surveys to derive plot boundary and dimensions that exist in the current status of land holding.	

CHART 4.1 APPROACH TO ACTION PROGRAMS									
COMPONENTS		Ownership of Devasthan Nidhi Mandal Trust							
	Agashi Talav Precinct	Hanuman Mandir	Library <i>Sarvajanic Vachanalaya</i>	Shopping Complex (Convenience Shops)	Agashi Tank and Premises	Bhavani shankar mandir and Premises	Vishnu Mandir	Chawl	Plot No -1
ASPECTS / MECHANISM	PROPOSED ACTIONS								
Regulatory	# To be designated as Heritage precinct in D.P. DCR of VVSR. # Component of the the Precinct to be listed as heritage assets in D.P./DCR # Provide a specific policy framework for conservation management of water bodies, structures and precincts at the regional level.	#To be Listed as Heritage asset in D.P. /DCR of VVSR # To prepare policy guidelines for conservation and enhancement of listed properties- as per D.P/ DCR of VVSR # Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR.	# To be Listed as Heritage asset in D.P. /DCR of VVSR # To prepare policy guidelines for conservation and enhancement of listed properties- as per D.P/ DCR of VVSR # Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR	Not to be listed as heritage asset in D.P. / DCR # To prepare Policy guidelines and design control for redevelopment of Unlisted buildings within the precinct- as per D.P. / DCR for VVSR	To be Listed as Heritage asset in D.P. /DCR of VVSR # To prepare policy guidelines for conservation and enhancement of listed ecological properties- as per D.P/ DCR of VVSR	# To be Listed as Heritage asset in D.P. /DCR of VVSR # To prepare policy guidelines for conservation and enhancement of listed properties- as per D.P/ DCR of VVSR	# To be Listed as Heritage asset in D.P. /DCR of VVSR # To prepare policy guidelines for conservation and enhancement of listed properties- as per D.P/ DCR of VVSR # Owner of Heritage properties should be entitled to transfer development right for unused / surplus floor space in form of TDR	# Not to be listed as heritage asset in D.P. / DCR # To prepare Policy guidelines and design control for redevelopment of Unlisted buildings within the precinct- as per D.P. / DCR for VVSR	# To be reserved as plantation area.
Economic	Promote conservation as a focus for regeneration of areas of urban or environmental significance by securing a viable future for historic buildings, precincts, water bodies by providing a framework for priority expenditure and investments and coherent planning framework.	# To be identified on the tourist circuits so as to initiate more number of visitors.	# External funding required for the conservation of the library building # Trust should rent the properties at the prevalent market rent so as get sufficient financial gains	# Trust should rent the properties at the prevalent market rent so as get sufficient financial gains.	# To promote Agashi Talav on the tourist map for self finance mechanism as well as put forward its revival plan for guidance and funds	# Listing of prospective finance mechanisms as tools for self sustainability in relation with the existing built environment character # The road frontage could be utilized for its financial incentives in terms of activities like convenience shops supporting religious activities. # To be identified on the tourist circuits so as to initiate more number of visitors.	# Listing of prospective finance mechanisms as tools for self sustainability in relation with the existing built environment character # The road frontage could be utilized for its financial incentives in terms of activities like convenience shops supporting religious activities. # To be identified on the tourist circuits so as to initiate more number of visitors.	# Arrange institutional support [NGO, govt.based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis	# Incorporate green area within the tourist circuits.
Actions Ref-	REF - ANNEXURE - V , VI	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V , VI ,	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V , VI , VII	REF - ANNEXURE - V , VI	REF - ANNEXURE - V , VI

	LIST OF ACTIONS	LEAD AGENCY	PRIORITIES			MECHANISMS	ASSETS
			HIGH	MED	LOW		
1	Land survey should be undertaken vide TILR offices to establish plot boundaries and dimensions in lieu of soft boundaries that exist in the current status of land holding.	TILR Office, VVMC				Institutional Socio-cultural	* Agashi talav precinct * Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir
2	Agashi Talav to be designated as Heritage precinct and special development control regulation to be included in Development Plan of VVSR.	VVMC				Regulatory	* Agashi talav precinct * Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir
3	Identified individual Properties to be listed as heritage assets in D.P. / DCR of VVSR	VVMC				Regulatory	* Agashi talav precinct * Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir
4	The tree survey should be conducted through a horticulturist to assess the condition of trees and the measure to be adopted if necessary.	TREE AUTHORITY, VVMC				Environmental Institutional	* Agashi talav precinct * Plot No 1
5	Conducting local awareness programme for understanding significance of the precinct & its efficient management.	NGO's(Public Initiative)				Socio-cultural Institutional	* Agashi talav precinct
6	The cutting of trees for the future development should be discouraged with its notification as natural asset.	TREE AUTHORITY, VVMC				Socio-cultural Environmental Institutional	* Agashi talav precinct * Plot No 1
7	Provide Infrastructure facilities as footpath, sanitation, drainage, drain, electricity, fire fighting etc.	VVMC				Socio-cultural Regulatory	* Agashi talav precinct
8	Provide a coherent planning framework (within CDP) focusing on regeneration of urban areas having environmental significance by securing a viable future for protection of historic buildings, precincts, water bodies and other natural assets.	VVMC				Socio - Cultural Environmental Regulatory	* Agashi talav precinct * Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir
9	Initiate awareness programe for local groups regarding education about the heritage assets at building and urban level	NGO's(Public Initiative)				Socio-Cultural Institutional Environmental	* Agashi talav precinct
10	Enhancement of the heritage structure by Restoration guided by conservation professional	Heritage Panel, (CDP) VVMC				Sociocultural Economical	* Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir

	LIST OF ACTIONS	LEAD AGENCY	PRIORITIES			MECHANISMS	ASSETS
			HIGH	MED	LOW		
11	Preparation of Scientific Report for the existing condition of the Agashi talav and proposal for its conservation, physical upgradation and maintenance	(CDP) VVMC				Environmental Sociocultural	Agashi Talav
12	Conducting local awareness programme for efficient talav management plan, preventing washing of clothes, dumping of organic waste , idol visarjan etc.	NGO's(Public Initiative)				Environmental Sociocultural Institutional	Agashi Talav
13	To prepare policy guidelines for conservation and enhancement of listed ecological properties- as per D.P/ DCR of VVSR - Should be incorprated along with designation/listing	Heritage Panel, (CDP) VVMC				Institutional Regulatory	* Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir
14	To prepare Policy guidelines and design control for redevelopment of Unlisted buildings within the precinct- as per D.P. / DCR for VVSR - Should be incorprated along with designation/listing	Heritage Panel, (CDP) VVMC				Institutional Regulatory	* Convenience Shops * Joshi wada (1,2,3) * Dabke wada * Chawl
15	Incorporate Agashi precinct and its components within the local and regional tourist circuits .	VVMC, MTDC,				Sociocultural Regulatory	* Agashi talav precinct * Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir
16	To build a public forum with local authorities to facilitate dialogue through exchange of information, disucssion on issues regarding maintenance and upkeep of the privately owned heritage properties	(CDP) VVMC				Socio-cultural Institutional	* Khanolkar wada * Trust properties
17	Arrange institutional support [NGO, govt.based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis	NGO's(Public Initiative), VVMC				Socio-cultural Institutional	* Joshi wada (1,2,3) * Dabke wada * Chawl
18	To set up a heritage panel including experts form various disciplines to examine all aspects of 'change' that are affecting the assets and precinct in the VVS region at the governance level with involvement of users and community.	VVMC				Institutionsl Regulatory	* Agashi talav precinct * Agashi talav * Hanuman Mandir * Library * Shiv mandir * Khanolkar wada * Vishnu mandir * Ram mandir
19	Create public awareness to initate protection of private properties bearing heritage value (wada) against reconstruction	NGO's(Public Initiative), VVMC				Socio-cultural Institutional	* Khanolkar wada * Ram mandir
20	To facilitate regular attention on the surroundings of talav from ongoing anti-social activities, thefts, etc.	Public Initiative, VVMC				Socio-cultural Institutional	Agashi Talav and its premises

Note - Terms D.P. And DCR have been used with reference to the sanctioned Development Plan and Development Control Regulation 2001 , Scanctioned under section 31 of the MR-TP Act, 1966 by the government of maharashtra vide urban Development Department's Notification no TPS- 1201 / 1813 / CR- 48 / 2002 WD-12 Dt. 16-2-2001 to take effect from 1st march,2004

CHAPTER 5

5. BLOCK ESTIMATES: PROJECTS AND PROGRAMMES

5.1 BACKGROUND

5.2 THE PROCESS

5.3 SCOPE OF WORK

5.4 BLOCK ESTIMATES: PROJECTS AND PROGRAMMES

CHAPTER 5.0

BLOCK ESTIMATES: PROJECTS AND PROGRAMMES

5.1 Background:

Block Estimates are worked out in this section based on the structure of Components identified for the Agashi Talav Precinct in the earlier Chapters of this Report.

5.2 The Process:

- Identification of Scope of works for each Component
- Block Estimates :

5.3 Scope of works:

The scope enlisted here is described as applicable in general to each component of applicability. The Block Estimates would thus have applicability to such scope alone. All further scopes shall be worked out for estimates outside such prescription.

Sr. No.	COMPONENT OF APPLICABILITY
1	AGASHI TALAV PRECINCT
	<i>SCOPE</i>
1.1	Survey of Boundary Extents and generate public assets
1.2	Infrastructure
1.2.1	General electrification and lighting
1.2.2	Provide piped water supply
1.2.3	Sanitation and Drainage
1.2.4	Road and Appurtenment area maintenance
1.2.5	Protection of green landscape elements in public domain
1.2.6	Signage and street furniture
1.2.7	Security
1.3	Survey of land : individual components
2	AGASHI TALAV
	<i>SCOPE: Environmental scope pertaining to water quality, retention measures</i>
2.1	Research Actions
2.2	Implementation Actions (<i>Ref: Annexure No. VIII</i>)
3	RESTORATION OF (PROPOSED) HERITAGE STRUCTURE AND PROPERTIES
	<i>SCOPE</i>
3.1	Building Structure (s)
3.2	Building and site services
3.3	General landscape and lighting , Compound walls / fencing / gates
4	UNLISTED PROPERTIES
	<i>Note: Block estimates not considered part of projects / programmes for action plan</i>

5.4: Chart 5.1 – BLOCK ESTIMATES: PROJECTS AND PROGRAMMES

CHART 5.1 - BLOCK ESTIMATES: PROJECTS AND PROGRAMMES								
(OBJECTIVE: CONSERVATION AND ENHANCEMENT ACTIONS)								
Sr. No.			COMPONENT OF APPLICABILITY	OWNERSHIP	CAPITAL COSTS	RECURRING COSTS @ 1% CAPITAL COST PER ANNUM (APPROX.)	POTENTIAL FUNDING SOURCE(S)	LEAD AGENCY
1			AGASHI TALAV PRECINCT					
			RESTORATION OF (PROPOSED) HERITAGE STRUCTURE AND PROPERTIES*				VVMC/MMRDA	VVMC/MMRDA
2			AGASHI TALAV - Environmental Restoration (Ref: Annexure VIII)	Devasthan Nidhi Mandal Trust				
	2.1		Research Actions		400,000	4,000	NLCP/OWNERS/COMMUNITY/	VVMC
	2.2		Implementation Action Plans		1,900,000	19,000	VVMC - CDP/INTRINSIC/MMRDA	VVMC
3								
	3.1		Agashi Talav Built Structure and Plot Environs	Devasthan Nidhi Mandal Trust			NLCP/OWNERS/COMMUNITY/	VVMC
		3.1.1	Restoration		2,650,000	26,500	VVMC - CDP/INTRINSIC/MMRDA	
		3.1.2	Landscape		2,200,000			
	3.2		Hanuman Mandir	Devasthan Nidhi Mandal Trust			AS ABOVE	OWNER
		3.2.1	Restoration		3,450,000	34,500		
		3.2.2	Landscape		-			
	3.3		Bhavanishankar Mandir	Devasthan Nidhi Mandal Trust			AS ABOVE	OWNER
		3.3.1	Restoration		15,815,000	158,150		
		3.3.2	Landscape		2,040,000			
	3.4		Sarvajanik Vachanalay (Public Library)	Devasthan Nidhi Mandal Trust			AS ABOVE/MMRDA	OWNER
		3.4.1	Restoration		3,900,000	39,000		
		3.4.2	Landscape		-			
	3.5		Vishnu Mandir	Devasthan Nidhi Mandal Trust			AS ABOVE	OWNER
		3.5.1	Restoration		3,700,000	37,000		
		3.5.2	Landscape		715,000			
	3.6		Ram Mandir	Gadre Family - Private			OWNER / COMMUNITY	OWNER
		3.6.1	Restoration		-			
		3.6.2	Landscape		-			
	3.7		Khanlokar Wada	Kanolkar Family - Private			OWNER /ADAPTIVE REUSE	
		3.7.1	Restoration		7,200,000	72,000		OWNER
		3.7.2	Landscape					
4			UNLISTED PROPERTY					
	4.1		Joshi Wada -1	Joshi Family - Private - Rented	NA		REDEVELOP WITH DESIGN CONTROL	OWNER
	4.2		Joshi Wada -2	Joshi Family - Private - Rented	NA		REDEVELOP WITH DESIGN CONTROL	OWNER
	4.3		Joshi Wada -3	Joshi Family - Private - Rented	NA		REDEVELOP WITH DESIGN CONTROL	OWNER
	4.4		Dabake wada	Dabake Family - Private -Rented	NA		REDEVELOP WITH DESIGN CONTROL	OWNER
	4.5		Chawl- residence	Devasthan Nidhi Mandal Trust	NA		REDEVELOP WITH DESIGN CONTROL	OWNER
	4.6		Convenience shops Building	Devasthan Nidhi Mandal Trust	NA		REDEVELOP WITH DESIGN CONTROL	OWNER
							REDEVELOP WITH DESIGN CONTROL	OWNER
			* RESTORATION OF (PROPOSED) HERITAGE STRUCTURE AND PROPERTIES - Shall be considered as comprising of all elements of the property; Listed and unlisted structures, element of the landscape, artifacts that are appurtant to the property.					

LIST OF ANNEXURES

SET -A

I- IDENTIFICATION OF ACTIONS

- A- SETTING AND ECOLOGICAL SIGNIFICANCE – I (A) ISSUES AND TRENDS**
- B- SETTING AND ECOLOGICAL SIGNIFICANCE – I (B) ACTIONS REQUIRED**

II- IDENTIFICATION OF ACTIONS

- A- URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE – II (A) ISSUES AND TRENDS**
- B- URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE – II(B) ACTIONS REQUIRED**

III- IDENTIFICATION OF ACTIONS

- A- DIVERSE NATURE OF AREA – III (A) ISSUES AND TRENDS**
- B- DIVERSE NATURE OF AREA – III (B) ACTIONS REQUIRED**

IV- IDENTIFICATION OF ACTIONS

- A- IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE – IV (A) ISSUES AND TRENDS**
- B- IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE – IV (B) ACTIONS REQUIRED**


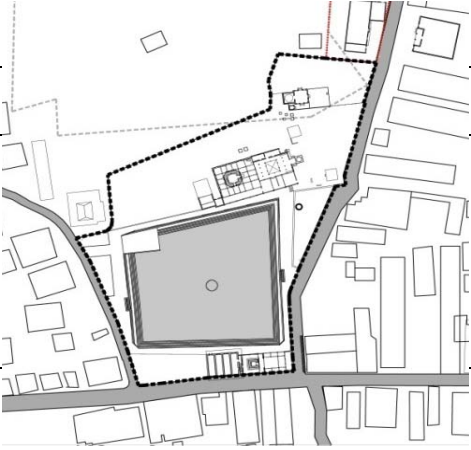
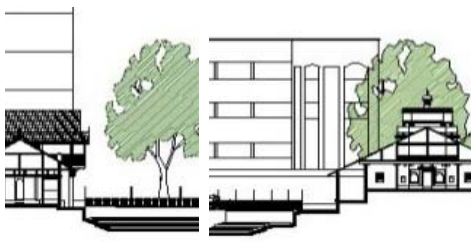








SET -B





V- IMPLICATIONS OF REGULATORY MECHANISMS - PROPOSALS LIKELY TO AFFECT AGASHI TALAV PRECINCT

VI - IMPLICATIONS OF REGULATORY MECHANISMS - PROPOSALS AT COMPONENT LEVEL

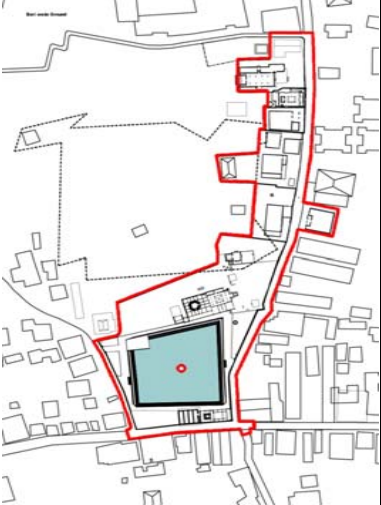






VII – IMPLICATION OF ECONOMIC MECHANISMS – OPPORTUNITY INTRINSIC TO PATTERN OF LAND HOLDING / LAND USE

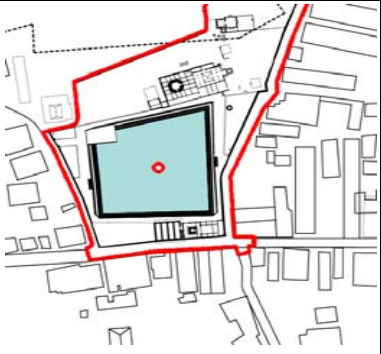








VIII – APPROACH TO ENVIRONMENTAL ACTION PROGRAMME – AGASHI TALAV



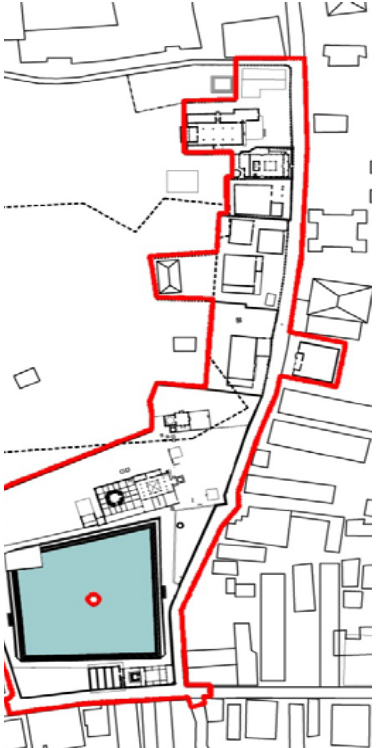




IDENTIFICATION OF ACTIONS								
I (A) - DISTINCTIVE SETTING AND ECOLOGICAL SIGNIFICANCE - ISSUES AND TRENDS								
SR. NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
1.1	DISTINCTIVE SETTING AND ECOLOGICAL SIGNIFICANCE # The Agashi Talav Precinct by virtue of its setting is an integral part of the wider coastal ecological characteristics of the VVS Region. # The Agashi Talav as a built Tank is a significant attribute of the network of water drainage pattern of Region. # The water holding capacity of the region through human endeavors has been supporting the intensive horticultural practices - a base for the socio-economic /cultural patterns prevalent till date. # The natural water systems; tanks, acting as a nucleus have contributed to the primary orientation of community growth resulting in distinctive pattern of built form characteristics. # Informal patterns of landholdings with domains marked using tools of landscape characteristics is a common feature; orchards & trees, hedges, bunds etc. ☐	1. AGASHI TALAV The Water resource located adjacent to the Bhavanishankar Mandir is edged in stone steps which retains the rainwater and maintains the ground water table in the surrounding region. The overflow channel of the tank, presently non-functional, was designed to supply the surplus water to the agriculture and plantation.	    	     	Owned by Devsthan Nidhi Mandal Trust, used actively by Agashi Village Community, Visitors at regional & state level Active & passive recreation place, Religious & socio-cultural activities, central public place at village level.	ENVIRONMENTAL	1. The Agashi Talav which is vital to the health of local ecosystem and for the ground water recharge is in poor state of maintenance. The various restoration actions undertaken and the addition of ramp have affected the natural functioning of talav.	The tremendous development pressures indicate haphazard expansion in construction activity which seems to be neglecting the existing network of water system [Lakes, streams, ponds, tanks, wells etc.] spread throughout the region.
						SOCIO - CULTURAL	1.The Immersion of idols [Ganesh & Durga] as ritual of religious festivals has deteriorated the condition of talav. 2.The physical link between the talav and Bhavanishankar Mandir was blocked by number of steps leading from the water which further altered the visual connection between the two.	1.Being promoted as readily available destination for Ganapati & Durga idol immersion at local as well as the regional level. 2. The tendency to misuse the access to talav surroundings for anti-social activities.
						INSTITUTIONAL	1. Lack of infrastructure supporting public place at local level [drinking water, sanitation etc.] 2. Lack of awareness & knowledge about the conservation of the Talav as natural resource is very limited which results into poor maintenance of the same.	1.Lack of willingness to adapt design incentives to scientific understanding of talav functioning as well as facilitate efficient and regular maintenance and upgradation of Talav at the local authority level. 2. To some extent the responsibility of a civic sense in public place is not inculcated in the local visitors as they still throw garbage in the water as well as litter the surroundings.
						REGULATORY	1.Talav denoted as a “Pond” but no” reservations” as a water body. The DP in the DCR 2001, in the current status does not identify the listing /designation as a Listed Heritage Structure. The general residential zone overlays on the Agashi tank without any reservation and leaving it vulnerable for development	The Beautification schemes applied to the water bodies throughout the region has repercussions in the degradation of its ecological & historical assets - such as reclamation of water bodies over accommodating jogging track, gardens, expansion of temples, roads along with blocking of overflow channel/tunnel, passive recreation over active, destroying historical evidence of planning and architectural details, etc.
						ECONOMIC	1. Inadequate source of income with the trustees of Talav to undertake its scientific restoration. 2. The funds provided under the quota of local corporater has led to the application of beautification principles adapted region wise such as reclamation of Talav, paving around the talav, blocking of inlets and outlets of the talav, etc.	Alteration in the overall size of the Talav to accommodate physical components of passive recreation and temple expansions which is also the ongoing trend at the regional level [jogging track, gardens etc.]

IDENTIFICATION OF ACTIONS								
I (A) - DISTINCTIVE SETTING AND ECOLOGICAL SIGNIFICANCE - ISSUES AND TRENDS								
SR. NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
1.2		2. Trees as Markers and Group of Trees 3. Use of soft landscape tool for indicating boundaries.	 	 	1. Privately owned and maintained . Trees as Markers for socio-Religious Activities, defines domains and determines micro climate.	ENVIRONMENTAL	Platforms have been constructed around the indigenous trees in the foreground of Bhavani Shankar Temple. The method of constructing platforms needs to leave proper margins around the trunks so as to enable healthy life cycle of the natural assets.	The imageability of VVS Region is at stake due to the rapidly vanishing plantation area over the intensive building activity as the entire regional ecosystem is cumulative of the interrelations between the water network system, socio-economical activities & plantation.
						SOCIO - CULTURAL	Trees as shading devices induce socio-cultural activities while the method of constructing platforms around the trees as nominally observed retards health of the tree and need specialist advice.	The rampant destruction of green cover due to fast urbanization & insensitive approach towards design is not only changing the micro climate but promotes a mundane urban living environment in the region.
						REGULATORY	# Pruning of trees and health check-ups need to be undertaken on regular basis. Protection measures of trees within private ownerships currently is not overseen by appropriate regulatory actions / bodies. # Soft edges using landscape features like hedges, bunds etc. dominate definition of boundaries along the rear edges in almost all the plots in the precinct. Such patterns do not establish proper ownership boundaries.	Local rare species of trees are not protected against rampant development activities
						INSTITUTIONAL	Definition of Plot boundaries at the rear edges of Plots - especially beyond the Talav is marked by soft boundaries of Trees and the Horticulture Plantation. Institutional mechanism for development control thus will require a correct definition vide TILR survey.	The informal development pattern of growth - overlap of development activities on Plantation areas finds a trace in the Regional pattern. Trends of intense urbanization prescribed will push Agashi to succumb to such pressures .
						ECONOMIC	Not sufficient income incentives generated from the Plantations (Plot No.1) to the owners (Devasthan Nidhi Mandal Trust) of the proposed Heritage assets.	The ongoing transformation of wadis into urban areas indicates the changing economic aspiration in the region. Such change in Agashi is unavoidable while the mechanism of 'Reservation of Landuse" may be a beneficial tool.

IDENTIFICATION OF ACTIONS								
I (B) - DISTINCTIVE SETTING AND ECOLOGICAL SIGNIFICANCE - ACTIONS REQUIRED								
SR. NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREAT	ACTION REQUIRED
1.1	DISTINCTIVE SETTING AND ECOLOGICAL SIGNIFICANCE 1) The Agashi Talav Precinct by virtue of its setting is an integral part of the wider coastal ecological characteristics of the VVS Region. 2)The Agashi Talav as a built Tank is a significant attribute of the network of water drainage pattern of Region. 3)The water holding capacity of the region through human endeavors has been supporting the intensive horticultural practices - a base for the socio-economic /cultural patterns prevalent till date. 4) The natural water systems; tanks, acting as a nucleus have contributed to the primary orientation of community growth resulting in distinctive pattern of built form characteristics. 5)Informal patterns of landholdings with domains marked using tools of landscape characteristics is a common feature; orchards & trees, hedges, bunds etc.	1. AGASHI TALAV The Water resource located adjacent to the Bhavanishankar Mandir is edged in stone steps which retains the rainwater and maintains the ground water table in the surrounding region. The overflow channel of the tank, presently non-functional, was designed to supply the surplus water to the agriculture and plantation.	ENVIRONMENTAL	Environment asset with immense historical, architectural and social value.	Poor maintenance , depleted condition of natural functioning of talav	Agashi Talav is a valuable ecological asset set in the dense urban environment -which is positioned at the VVS Region level as second unique example with Shri Sai Siddheshwar Temple Complex, Vasai-offering added value	Regional development activity has direct impact on the network of water system of which Agashi Talav is an integral part.	# Preparation of Scientific Report for the existing condition of the talav and proposal for its conservation and physical upgradation # Preparation of Conservation & management Plan for Talav emphasizing the long term effective plan w.r.t. regional level, preventive management techniques alongwith its regular maintenance at local level.
			SOCIO - CULTURAL	The Agashi Talav is an environmental asset holding an immense historical significance. Its use pattern, as linked with the historic temples lends it a unique Communal and Public Realm value.	Reclamation of talav for jogging track	Definite sense of open space with physical demarcation avoiding any encroachments. Potential to be enhanced as regular usage for community gatherings and recreational .	Talav promoted for passive recreation over an active one	Conducting local awareness programme for efficient talav management plan, revival of its natural conditions-Identifying groups/individuals to undertake the programme, listing of promotional activities etc..
			INSTITUTIONAL	Its built form, though not unique in the larger regional context, is one of the only two surviving tanks in the VVSR with this type of architecture, and thus has a high level of rarity value in the regional context.	Lack of infrastructure, sanitation & drinking facility, garbage bins, inadequate lighting & presence of antisocial activities	Within Agashi Talav Precinct, Agashi Talav area is an important ecological asset set in the urban setting of mixed use buildings of religious, institutional and commercial nature- which indicates strength in ability to link activities at regional, local & historical level.	The high associational value towards Agashi Talav has initiated the stakeholders to take actions on its upgradation to promote recreational activities - pose a threat to the ecological functioning of the Talav	To revive the direct activity connection between the talav and Bhavani Shankar Mandir to facilitate regular attention on the surroundings of talav from ongoing anti-social activities, thefts, etc.
			REGULATORY	The single ownership of the Trust is a decisive body of group of people with authority over the decisions regarding Talav condition which is handled with regular consultation with the local community	D.P. identifies the tank as pond under High intensive development area.	VVS Region has an elaborate water system of manmade and natural talavs/tank interwoven with its coastal ecology around which the socio-cultural ,religious assets are integrated with. The part to whole approach emphasizes further the significance of Agashi Talav Precinct as a model at the regional level.	D.P. dose not identifies the tank as key ecological recourse & its inclusion under High intensive development area can provide impetus to reclamation and harm the ecological asset.	# Urgent need for carrying out the Assessment of the regional water bodies undergone Beautification schemes at the local level with emphasis on the recommendations to be applied for the future proposals # Designation on DP as 'natural heritage asset'
			ECONOMIC	The initial funding to upgradation of talav was channelized through corporate funds with the efforts of trustees	Not adequate funds available for regular maintenance of talav and to carry out its condition assessment for preventive measures	The funding for the maintenance of talav could be channelized through the stakeholders collaborative efforts to finance the restoration of adjacent temple Bhavani Shankar Mandir	exploitation of natural assets for market gimmicks as selling line for development projects around the talav	To promote Agashi Talav on the tourist map for self finance mechanism as well as put forward its revival plan for guidance and funds to protect its natural functioning towards various bodies [e.g. lake conservation plan]
1.2		2. Trees as Markers and Group of Trees 3. Use of soft landscape tool for indicating boundaries.	ENVIRONMENTAL	The trees maintain a micro climate in the area as well as imageability to the temple and & its surroundings	Paved surface around the tree trunks & haphazard cutting of branches	The placemaking characteristics of Agashi Village is determined by its geographical settings i.e. coastal ecology of VVS Region. The socio-economic and cultural relations of people of Agashi, just as the VVS region, highlights the significance of environmental and physical heritage assets of the landscape setting - a justification that holds true for the whole region.	Impact on ground water recharge and micro climate	The tree survey should be conducted through a horticulturist to assess the condition of trees and the measure to be adopted if necessary.
			SOCIO - CULTURAL	The evidential value manifests in the landscape ecology and setting has associational values with the built form, institutional structure & linkages of Agashi.	Preference of built , enclosed space over a natural shade of a tree	The present use of trees & its shade for socio religious activities mark the integral presence of trees in the lives of communities	The community aspires a large built space to accommodate religious congregations which would pose a threat to the existing trees against future redevelopment	No public activities at socio religious/recreational level should hamper the tree structure
			REGULATORY	The local population is still engaged in cultivation and plantation to some extent and looks at as means of supplementary income	Trees are not listed as ecological asset	The trust of Bhavani Shankar Mandir is the authoritative body for well being of the trees and are well aware of their ecological significance	Little / No regulatory systems in place for protection of Green Leafy Character.	# The cutting of trees for the future development should be discouraged vide notification as natural asset. # Land survey should be undertaken vide TILR offices to establish correct boundaries in lieu of soft boundaries that exist in the current <u>status of land holding</u>
			INSTITUTIONAL	Trees form an important institution participating in the socio religious activities of community	Lack of willingness in taking plantation as a drive for the available open space	The landscape urbanism of precinct is dominated by ecological concerns to afford symbiotic relationship of the societal setup. The tool can be used as tool to govern sustainable notions of development.	Most parts within the exact boundary of the proposed Agashi Talav Precinct are devoid of trees. While the prepheral margins as essential setting of the precinct constitute of Plantation area. The ecological setting thus will conform to pressures of intense urban activities.	#To facilitate ground water recharge special mechanism can be introduced in the building regulations through percentage of soft vs. hard surfaces within the plot. #Provide control over change of environmental / ecological setting (Buffer area) of the Precinct.
			ECONOMIC	Few trees have nominal economic strength	No adequate income generated from the tree plantation	The availability of open space gives incentives for plantation to generate income	The increasing building activity in the region is reducing the existing tree cover predominantly and depleting natural existing patterns of ground water recharge systems (hard paved ground covers).	To promote plantation drive within the plot to sustain from the property

IDENTIFICATION OF ACTIONS								
II (A) - URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE - ISSUES AND TRENDS								
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
2.1	URBAN SETTING & ITS HISTORICAL SIGNIFICANCE # Agashi Precinct originally had a mix-use pattern with religious, residential and commercial activity taking place within or in its immediate vicinity. Over a period of years the commercial aspect of this area has reduced greatly, excepting along the Arnala Road, and is more residential in nature. However, the religious activity has largely remained unaltered. The Agashi Talav Precinct has a primarily historic urban character pertaining to the 18th and 19th centuries. The Precinct has primarily two sub-zones which exhibit different characteristics. # The Agashi Talav and its adjacent buildings are more public in usage while the structures on the north of Bhavanishankar Mandir are more private and of residential nature. # The Agashi Node offers orientation to the distinctive setting of the Agashi Precinct on the map of Agashi w.r.t. to the location of Virar & Arnala with the principal views in and out of the area. It acts as major intersection point between the two historical streets of Arnala road and Devali street which forr	AGASHI TALAV PRECINCT # The Agashi Talav Precinct is a significant historic and cultural core – a heritage asset of the Agashi Grampanchayat area as identified. The Agashi Talav Precinct is strategically located at the major node [Agashi Naka] where the principle planning axis of the town intersect. The built edge of shops, library and a temple offers a buffer to the tank & precinct from the primary movement network. The setback from main road and barricaded pedestrian path around offers privacy to the tank area at local level.		     	Stakeholders as Devsthan Nidhi Mandal Trust, Agashi Navadurga Trust, Ram Mandir of Gadre family, residential properties of Joshi & Dabke, local & visiting populations to talav & temples. The present Agashi Talav Precinct originally had a mix-use pattern with religious, residential and commercial activity taking place within or in its immediate vicinity. Over a period of years the commercial aspect of this area has reduced greatly, excepting along the Arnala Road, and is more residential in nature. However, the religious activity has largely remained unaltered. The Agashi Talav Precinct has a primarily historic urban character pertaining to the 18th and 19th centuries.	ENVIRONMENTAL	The awareness about the significance of Agashi Talav Precinct is absent at the local and regional level.	The evolution of VVSR from resource rich region to its rapid growth of concrete jungle, it indicates that there has been a gradual decline in the quality & character of the place alongwith its ecological degradation. The conclusion drawn is that the system of control and maintenance specified within the existing Development Plan of 2007 as well as the Draft Modifications to DP2004, are not enough to replace the damaging changes, which are occurring.
						SOCIO - CULTURAL	Community involvement, awareness levels towards the value of the assets	The process of designation of conservation area in the development Plan would expedite the rapid destruction of Historic and cultural integrity of the precinct under the name of the development pressure.
						INSTITUTIONAL	1. Other than religious communities, the umbrella under which all stakeholders collaborate together is absent at present. 2. The assets with their own plot boundaries leave the obligation of maintenance to owners of the property – direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape and green character) of the precinct are the obligations of the local governance. 3. Infrastructural facilities like sanitation and drainage, street lighting, street furniture are lacking.	The last decade shows a significant economic shift in VVSR, thus affecting Agashi Precinct as well. The community associated with temples in precinct indicates aspiration to protect the cultural essence of the place and afford an enhancement.
						REGULATORY	1. The identified boundary Agashi Talav Precinct seems limited in its scope and extents to enable a sufficient action for Preservation, Conservation and Enhancement. 2. The original use of the assets are not recognized sufficiently and not put under ‘Special Reservations’ in the DP – only Bhavanishankar Mandir is marked as a temple while the Talav is marked as a ‘Pond’. The other temples in the area are not marked on DP as ‘temple’. 3. Historic patterns of ownership & size of land parcels have undergone drastic changes. The land under Vishwastha Devasthan Nidhi Mandal (largest stakeholder) has their land parcel in a distribution to “Kul Kayda”. The land survey currently is incomplete, not formally conducted by TILR offices and indecisive to prescribe precinct extents to conform with ownership boundaries (under each asset). The status of other sections of the precinct is similar and needs further confirmation	1. The Agashi talav Precinct is in a fair state of condition and displays most of the original fabric of settlement pattern. Identified as a ‘Heritage Asset’ by CRIT, its formal designation / inclusion in the present Development Plan for VVS Region is awaited. Policy control for Conservation and Enhancement using notions of sustainability is thus not applied, and such status leaves the area under threat of unruly change and devoid of Conservation principles. Several issues appear to threaten the character of the area, or will need future consideration. 2. As per DP; Proposed General residential zone around the identified heritage area will drastically change the typology of structures adjoining the heritage Boundary; since there is no buffer zone reserved around the precinct, it is likely to behave as a pustule. 3. With Multiple Ownership pattern, the DP includes a part of Agashi Village within urbanisable zone inducing pressures of growth.
						ECONOMIC	1. Corporator funds channelized vide Irrigation Department enabled the Talav restoration works with application of beautification principles adapted region wise such as reclamation of Talav, paving of ground around the talav& blocking of inlets and outlets of the talav, etc. 2. Realistic economic and valuation advice is dependent upon official surveys and will be enabled by an analysis undertaken for the entire region. The DP suggests drastic increase in the demand and supply of built area. Such notions will need to utilize notions of sustainability if a balance is to be struck.	The large amount of stakeholders are ready to fund the redevelopment of Bhavani Shankar Mandir however the external source of funding acquired under the trust of temples generates a varied set of dynamics and could be detrimental in nature.

IDENTIFICATION OF ACTIONS								
II (A) - URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE - ISSUES AND TRENDS								
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
2.2		AGASHI NODE The arrival point at Agashi Naka/Node offering dynamic vista to the Agashi Talav and the market typologies providing buffer as well built edge to the Talav -are the most unchanged, prominent parameters of urban settings of Agashi		   	Agashi Grampanchayat		The historical role of Agashi naka is diminishing, as an important component of traditional urban form [as a node]which connected historical Bhatibandar through Devali road & Chalpeth road further down to Vasai town intersecting at old market street connecting coastal Arnala.	Agashi node & Agashi Arnala street acts as a thoroughfare between Virar & Arnala with high scope for commercially viable activities and residential development
							Agashi Naka being strategically located along market area and Agashi Talav is easily accessible by working population, school children, women, old people and various types of visitors. By virtue of its location it attracts antisocial activities which are channelized to adjacent open spaces of the front setback of hanuman Temple and open space of Agashi Talav.	The urban form & space enclosing Agashi Naka allows filters/mechanisms to the extreme public nature of activities which a node otherwise promotes in a given context. The future transformations in the degrees of public activities and their overlap is foreseen without adequate measures to guide it which would have direct implications in the nature of public activities in Agashi Talav Precinct
							1. As per Dip; widening of the Agashi Arnala road and its change in the alignment at Agashi naka will lead to demolition of Hanuman temple and library building which lies within the identified Precinct; also these structures have individual heritage significance. 2.The buildings and plots around Agashi Naka are going through redevelopment and with its applicable setbacks & building regulations, the character of Agashi Naka would face drastic transformation	The historical urban form Agashi Naka along with the nature of activities will undergo drastic shift if not guided with controls on design regulations such as setbacks, height, scale, proposed use etc. for future transformations
							The infrastructure to manage active public place of Agashi naka is inadequate with lack of sanitary facility, overflow of garbage as well as informal market of vegetable vendors and food stalls	Though Agashi Naka is being used by all the people of Agashi the stakeholders for its transformation would govern the use of space & its qualitative aspects in future
							The high commercial viability of buildings and properties around Agashi Naka may hamper the way significance of Agashi naka w.r.t Agashi Precinct is portrayed in the future	Agashi Naka serves as busy junction between Virar & Arnala for services such as commerce, public transport etc. The area around naka indicates scope for future development due to its economic viability as the existing buildings along the market street are in bad state of condition
2.3		ARNALA ROAD The linear connection of Agashi talav Precinct to Virar & Arnala alongwith evidence of its past grandeur of market street linked to the then Bhatibandar	 	 	Agashi Grampanchayat		Historically Agashi Arnala Road served as a market street connecting Bhatibandar with Arnala, however significant shift has taken place in its role in present context by being mere connection between Virar & Arnala.	Agashi Arnala road is perceived for commercial activity because of its important connection between expanding Virar and tourist destination of Arnala.
							The buildings along Agashi Aranal Road are transforming drastically from its historical urban typology leading change in the hierarchical activities of its public domain.	The present building typologies adapt to the ongoing trend of building construction technology & material and show no efforts of recognizing the need to achieve continuity to past urban form and building typologies.
							As per Dip; widening of the Agashi Arnala road and its change in the alignment at Agashi naka will lead to demolition of Hanuman temple and library building which lies within the identified Precinct; also these structures have individual heritage significance.	The widening of road is initiated in development plan for the ease of traffic and applications of building regulation having no understanding for the discontinuity it would create for the existing traditional fabric and activities related with it.

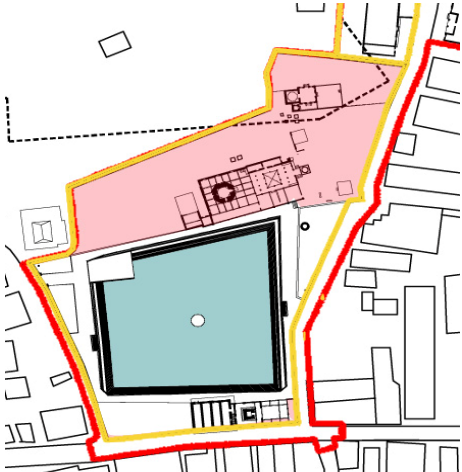



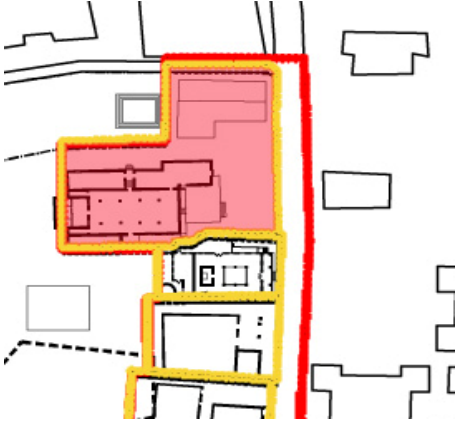

IDENTIFICATION OF ACTIONS								
II (A) - URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE - ISSUES AND TRENDS								
SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
						INSTITUTIONAL	Agashi Arnala Road caters to a very heavy movement of traffic as it connects Arnala with Virar with Agashi Naka as drop off point for Agashi Village. The said road is just sufficient for vehicle movement in current condition with no footpath and parking provisions.	The commercial viability of road frontage exerts pressure on non commercial activities to change its present use thus changing its character from mixed institutions to only commercial /commerce purpose.
						ECONOMIC	The Agashi Arnala road is rapidly transforming from small shops to large parcels of high rise building typologies. The poor maintenance of old properties are subjected to its sale and demolition changing the character of the street	The future development on Agashi Arnala road caters to rising housing demand of Virar as well as the tourist destination of Arnala
2.4		Devali ROAD The Devali road on the eastern side of Agashi Talav Precinct has high historical significance and is the most interactive edge between the private and public domain. It also forms a connection between the precinct and the then Bhatibandar on the northern most side as well as to the surrounding urban fabric. The historical Devali street also offers access to the talav area and the Bhavani Shankar Mandir which is part of the same compound.		   	Agashi Grampanchayat Predominantly residential development dotted with religious institutions in the boundary go Agashi Talav Precinct. The historical character of the street allows socio cultural activities by virtue of its interactive built edge - the character fast diminishing	ENVIRONMENTAL	The historical connection of the then Bhatibandar to Vasai Region and Arnala went through Devali street which has lost its past grandeur in present context as the harbour has been transformed by reclamation activities into a creek filled with drainage. The temples of various gods from which the street got its present name have been founded by the then Maratha Sardars who ruled from their magnificent wadas built on the same street. The rampant destruction of wadas led high-rise residential development with handful of houses still showing the past link. The series of temples are also loosing its character through redevelopment	The historical role of Bhatibandar was neglected due to unplanned & haphazard urban development in VVS Region which affected the coastal ecology at various levels. The acquiring of wada properties became the trend to utilize land for high-rise development which led to demolition of many wadas thus transforming the Devali street.
						SOCIO - CULTURAL	The typologies along devalue street indicated interactive edge between private & public domain such as verandahs, low compound wall, gateway, steps etc. however the change in the character has taken place in newly constructed buildings with standardized regulations with front setbacks, gated compounds which has led to abrupt transition of a street character from its traditional urban form.	The edge of the plot/buildings facing outer street was given design considerations/mechanisms to offer interactive street character in the traditional urban form which is missing in today's building regulations. Devali street is changing its character with standardized high rise development with no interrelation to the street abutting it.
						REGULATORY	The low rise buildings and wider plots with green vegetation along Devali street is facing pressure of fast growing high rise mundane urban development around it.	The old built form along eastern side of Devali street has been demolished and constructed into high rise residential buildings except 2/3 wadas still holding their existence [Khanolkar wada]. If not regulated with adequate protection, the western side of Devali street will be undergoing similar transformations.
						INSTITUTIONAL	To cater to the heavy vehicular movement of Agashi Arnala Road with no footpath and parking provisions. The Devali road has soft shoulder at several points as well as front setbacks to properties which are used as parking by visitors.	The character making qualities of Devali street is getting regularized with mechanisms of new development, large front setbacks, gated communities, amalgamation of plots etc. which has direct impact not only on the historical character of the street but also for its safer environment
						ECONOMIC	The shift from low rise traditional house typology to high rise, high density residential development has already taken place on Devali street indicating market trends.	Devali street shows trend of high density residential development probably due to the availability of large parcels of acquired land, however the market pressure on the existing wadas/group of houses occupying large parcels cannot be denied.



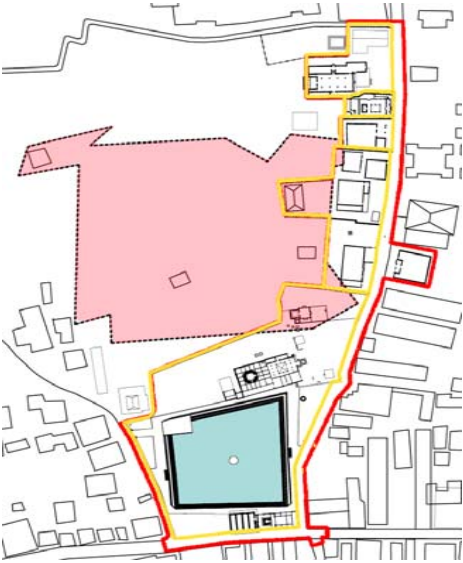




IDENTIFICATION OF ACTIONS								
II (B) - URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE - ACTIONS REQUIRED								
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREAT	ACTION REQUIRED
2.1	URBAN SETTING & ITS HISTORICAL SIGNIFICANCE # Agashi Precinct originally had a mix-use pattern with religious, residential and commercial activity taking place within or in its immediate vicinity. Over a period of years the commercial aspect of this area has reduced greatly, excepting along the Arnala Road, and is more residential in nature. However, the religious activity has largely remained unaltered. The Agashi Talav Precinct has a primarily historic urban character pertaining to the 18th and 19th centuries. # The Precinct has primarily two sub-zones which exhibit different characteristics. # The Agashi Talav and its adjacent buildings are more public in usage while the structures on the north of Bhavanishankar Mandir are more private and of residential nature. # The Agashi Node offers orientation to the distinctive setting of the Agashi Precinct on the map of Agashi w.r.t. to the location of Virar & Arnala with the principal views in and out of the area. It acts as major intersection point between the two historical streets of Arnala road and Devali street which fo	AGASHI TALAV PRECINCT # The Agashi Talav Precinct is a significant historic and cultural core – a heritage asset of the Agashi Grampanchayat area as identified. The Agashi Talav Precinct is strategically located at the major node [Agashi Naka]where the principle planning axis of the town intersect. The built edge of shops, library and a temple offers a buffer to the tank & precinct from the primary movement network. The setback from main road and barricaded pedestrian path around offers privacy to the tank area at local level.	ENVIRONMENTAL	The Precinct has a distinct architectural character formed by the contemporaneous historic structures contained in it. The different typologies, scale and grandeur of the structures with the precinct are indicative of the different socio-economic set-ups in the local history. The unlisted structures, although are of imited architectural significance, make a strong contribution to the historic integrity of the Precinct.	The natural components which characterises Agashi Precinct i.e. Talav is in bad state of condition & slowly diminishing tree cover due to development activities	The well-integrated relationship of Agashi with its surrounding region in terms of physical, cultural, visual and resource base continuity needs the area to be planned as a unit in a holistic manner. This is pointer towards a need for a sustainable conservation plan for Agashi and it’s surrounds.	The imeagibility of Agashi Talav Precinct is slowly going to diminish due to haphazard urbanization around which is not in conformity with the natural settings of the region.	Importance and rarity value of Agashi Heritage Precinct should be recognized at regional level as the selection of the model is relevant for the VVS Region in comparison with the existing water bodies and precincts. The parameters pertaining to the Agashi Heritage Precinct model can be directly applied at the regional level thus forming a base regulations for protecting historical buildings and ecological assets of water bodies
			SOCIO - CULTURAL	The Agashi Talav Precinct consists of mixed use buildings which are religious, institutional, commercial, socio-cultural, residential & recreational in nature. The dynamism of the precinct as an urban setting lies in its role of 'a catalyst' to promote the overlap within these multiple activities.	The significance of Agashi Talav Precinct as a generic model - of local ecosystem integrated with urban form and space is not recognized at local and regional level which allows haphazard development affecting the character of existing core	Role of passive recreation promoted over active.	Historic and cultural integrity of the area would be loss due to lack of protection as designated conservation area in the development Plan .	1. Conducting local awareness programme for understanding significance of the precinct & its efficient management plan-Identifying groups/individuals to undertake the programme, listing of promotional activities etc..
			INSTITUTIONAL	1. The Agashi Precinct and its fabric has not only retained its significant architectural characteristics but also continues to play the dynamic role of a cultural place from where the communities have been organizing themselves. 2.The Agashi Community has very high associational value with the Talav Precinct and the temple trust are instrumental in mobilizing the community participation through various socio-religious events strengthening associational value within the community	The collaboration of various stakeholders groups is absent in the precinct other than the one under Devsthan Nidhi Mandal Trust.	1.The closely knit fabric of the religious structures of the precinct , woven around the nucleus of the talav, with a cohesive usage - driven by religious, cultural and spiritual motivation increases the OPPURTUNITY for conservation and sustainable development strategy. This aspect is offered an added STRENGTH of singular Trust ownership. 2.The significant setting, the continued role as a nodal market town with sustained connectivity with the region holds a potential for revival of diminished vivacity - a Strength that can present the historical significance to the present users of Agashi town.	The stakeholders groups interest in upgradation of Agashi Talav Precinct as associational value does not confirm with the sensitive approach towards heritage conservation /preservation	1.Along with 'designation and listing' of heritage assets and their setting will need a co-ordinated approach of 'governance and community involvement'. Awareness and educated approach needs to be guided professionally. 2. All aspects of 'change' that is affected to the assets in particular and the overall precinct will need special guidance from a 'Specialist Heritage Panel' set up at the governance level with involvement of users and community at large.
			REGULATORY	CRIT has Identified Agashi Heritage Precinct as a ‘Heritage Asset” & its proposal has been put forward by the heritage committee for formal designation / inclusion in the present Development Plan for VVS Region which is awaited.	Designation of “Agashi Talav Precinct” its component heritage assets does not conform to DP.	The listed precinct indicates a model of urban form and space- a generic type with regional characteristic which is unique in nature. The model has strength in its application within its own region or elsewhere too.	The listing of Agashi heritage Precinct would initiate a demolition drive in the region to safeguard their commercial interests	Reservation on D.P as 'Agashi Talav Precinct' with its existing footprint alongwith special control for preservation /conservation 2.The buffer around the precinct boundary should be included to guide the change directly affecting the precinct area. 3.Provide a specific policy framework for the effective management of water bodies and precincts at the regional level with special controls for preservation/conservation and review of planning proposals under the development plan
			ECONOMIC	The initial community mobilization in recognizing historical significance of the Agashi Talav, Bhavani Shankar Mandir and Agashi Precinct was well received. The orientation towards the heritage conservation approach through awareness programme initiated a dialogue between the trust and the community about the rethinking over the original proposal of redevelopment of the temple which was found insensitive to the heritage value of the temple and precinct.	The most significant assets of Talav & Temples are in ownership of a single Trust, who although willing to enable conservation, do not have an intrinsic means – funding to do so.	The level of structural & socio economic integrity of Temple Talav precinct and its setting in the Agashi Village is sustained in the inter-relationships with natural assets - a sign of positive dynamics . Such intrinsic STRENGTH provides an OPPURTUNITY for enhancement vide policy guidance.	The market trend is in the commercial viability of demolition of old structures and building new modern buildings than maintaining the old one.	Promote conservation as a focus for regeneration of areas of urban or environmental significance by securing a viable future for historic buildings, precincts, water bodies by providing a framework for priority expenditure and investments and coherent planning framework.
2.2		AGASHI NODE The arrival point at Agashi Naka/Node offering dynamic vista to the Agashi Talav and the market typologies providing buffer as well built edge to the Talav -are the most unchanged, prominent parameters of urban settings of Agashi	ENVIRONMENTAL	The open space quality lent by the Agashi talav with the backdrop of the Bhavani Shankar Mandir and the thick green foliage of the orchards lends a striking appearance as viewed from the Agashi naka-which offers a dynamic pause on the otherwise busy market street.		The role of Agashi node is evident in legibility of Agashi Talav Precinct on the village and regional map		Along with promoting of multifunctional activities, Agashi naka also offers a vista to the tank area which is set back from the primary movement network - thus facilitating a guarded access point to the comparatively private public place at Agashi Village level. The application of guidelines to the urban form enclosing Agashi naka are instrumental in preserving the present linkage to the Tank from the primary road network.
			SOCIO - CULTURAL	By virtue of its location Agashi naka is being frequented by residents and visitors throughout the day and night due to nearby bus stop, hanuman temple and public place of Agashi Talav, Bhavani shankar Mandir and other temples. Its role is significant as an important public place/gate way of Agashi which offers chances of occurrences between people & their activities	The infrastructure management of Agashi naka is not efficient creating chaos for one to stand and perceive image of Agashi Precinct	The cultural value of Agashi is perceived in the overlap of religious, social and public activities and is reinforced at the Agashi Naka/ Node as an active nuclei of the town.	Agashi Naka is the most lucrative to change due to its commercial viability and have direct implications of its urban role in linking the precinct at the regional map	The design tools are essential to guide the future change at the urban form constituting Agashi Naka whose prime role is in its qualitative link [physical & visual] with Agashi Talav Precinct with the surrounding regional network
			REGULATORY	The urban form of Agashi Naka allows dynamic overlap of multifunctional activities with its significant historical background	The buildings adjoining Agashi Naka [except Hanuman Mandir] are proposed for redevelopment with the demolitions of its existing structures	The traditional design incentives which characterizes Agashi Naka also guides indicators for its growth in terms of scale, setbacks, heights, facade, activities etc..	The present buildings controls promotes transformation [wider setbacks, height, change in the activity pattern, widening of the road etc..]of the buildings surrounding Agashi Naka which would demolish its role as active nuclei of the town	The listing of Agashi naka is necessary as a valuable asset & sub component of Agashi Talav Precinct with detailed buildings control and regulations for its adjoining plots and buildings
			INSTITUTIONAL	Agashi Naka represents the history and the present community of Agashi thus making extremely instrumental for the willingness of its stakeholders for its effective management & upgradation	The infrastructure to manage active public place of Agashi naka is inadequate	The involvement of many stakeholders make Agashi Naka dynamic node in terms of its management, effective use and upgradation	The commercial viability and accessibility of Agashi Naka attracts illegal hawkers and nuisance makers which demands constant surveillance of the alert citizens	To promote stakeholders participation in management & upgradation of Agashi Naka & to curb illegal activities.
			ECONOMIC	The local developers /builders sense associational values to Agashi Naka in its role of bringing Agashi on regional map	The local builder has proposed demolitions and redevelopment of the buildings and properties along Agashi Naka	The local community shows eagerness to understand and participate in initiating a positive change in their historical built environment with which they have long associational values	The initiative taken by the developers to develop Agashi Naka as portal to Agashi will completely demolish the historical evidence of the region	The overlap of activities and diverse nature of users at Agashi Naka should be strengthened further through easy management, provision of adequate infrastructure facilities & applying control mechanism on the future transformations which could hamper the qualitative aspect of its present public use.









IDENTIFICATION OF ACTIONS								
II (B) - URBAN SETTING AND ITS HISTORICAL SIGNIFICANCE - ACTIONS REQUIRED								
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREAT	ACTION REQUIRED
2.3		ARNALA ROAD The linear connection of Agashi talav Precinct to Virar & Arnala alongwith evidence of its past grandeur of market street linked to the then Bhatibandar	ENVIRONMENTAL	The urban form of Agashi Arnala Road with market typologies abutting the street offer commercial front to Agashi village as well as screen effectively the Agashi Talav for its public purpose which is used at local community level	Inadequate road width for heavy vehicular movement, no facility for pedestrians, chaos created by location of bus stop	On the development plan of VVSR, the Agashi market street strengthens the connection between Arnala and Virar station intersecting at Agashi Naka/node with Chalpath street which is further connected to Vasai Town. The ongoing as well as future development pressure on the said areas ought to be channelized to strengthen its historical role playing for the Agashi Tank Area.	The market pressure on Agashi Arnala road is high with implication to the change in its historical character	To promote efficient functioning of the vehicular traffic, management of the bus stop, future incentives for the existing typology in relation with the historical character.
			SOCIO - CULTURAL	The market typologies act as a buffer to the tank area from the extreme public nature activities of the market street.	The local builder has proposed demolitions and redevelopment of the buildings and properties along Agashi Naka & willingness to renovate Hanuman Mandir along Agashi Arnala Road	The present private - public domain of the tank precinct needs to be conserved which is the most interactive socio religious public place for Agashi village- thus facilitating the role of the guidelines of the buffer area to control change.	The new development over the old traditional typology is considered as enhancement among the local communities	The screen of market typologies need to be regulated consciously as to preserve the scale of talav and the open space around w.r.t. its scale, proportion, setbacks, building use etc..
			REGULATORY	The initial objections regarding the road widening of Agashi Arnala road in DP was raised by the communities of Agashi in interest of temple, mosque & church institutions towards the development authority which stalked the decision of road widening in DP	The objections were taken from the Agashi communities regarding the proposed road widening of Agashi Arnala road, however the issue of narrow road width for smooth functioning of traffic is not proposed at the authority level	The local builders are keen in offering incentives to the road widening by providing unobstructed front setbacks for the proposed redevelopment of properties along Agashi Naka	Addressing of inadequate road width to face present traffic chaos will initiate transformation in the street section in the nearest future	1.The commercial viability and smooth functioning of vehicular movement along the Agashi Arnala road necessitates road widening which could be applied on the southern side building plots 2.Design control guidelines should be applied to new development taking place on Agashi armada road such as setbacks, front open space mechanism to allow informal commerce activities, height restriction, building use, ground coverage, optimum use of paved surface over soft landscape, etc.
			INSTITUTIONAL	Agashi Arnala road not only offers frontage to commercial activities but promotes mixed nature of activities such as religious institutions, library, and screens talav area as community gathering place at the village level	inadequate infrastructure facilities on Agashi Arnala road	The scope for future development is considerable on Agashi Arnala road with low rise , no maintenance of typologies which can be used as a tool to tackle infrastructure issues	DP indicates Agashi Arnala road under general residential zone whereas the present historical urban form is mixed use with commercial, religious and public institutions indicating change in the character of the area in the future	Agashi Aranla road should encourage diverse nature of institutional activities to maintain its dynamism as market street
			ECONOMIC	Agashi Arnala road can become a catalyst in reviving significance of Agashi Talav Precinct on the regional map due to its high connectivity to tourist destination and transport corridor	Market pressures for commercial development is very high on Agashi Arnala Road	Agashi Arnala road offers economical opportunities to the Agashi Talav Precinct which is the opportunity for its self sustainable mechanism	The tourism promotional activities carry flux of tourist from Virar to Arnala crossing Agashi Arnala Road which indicates exploitation of road frontage for tourism supporting activities	The role of Agashi Arnala Road as an effective tool must be utilized in halting tourist activities at Agashi Talav Precinct for its promotional activities
			2.4	DEVALI ROAD The Devali road on the eastern side of Agashi Talav Precinct has high historical significance and is the most interactive edge between the private and public domain. It also forms a connection between the precinct and the then Bhatibandar on the northern most side as well as to the surrounding urban fabric. The historical Devali street also offers access to the talav area and the Bhavani Shankar Mandir which is part of the same compound.	ENVIRONMENTAL	The Agashi Heritage Precinct with its series of temples and wadas still indicates historical linkage to grandeur of devali street which was flourished due to Bhatibandar. The protection of the precinct and its street character is evident in continuation of the past	Rapid development activities of high rise residential buildings and gated bungalows along Devali Road	Components of Agashi Talav Precinct abutting the Devali street retain homogeneous urban form in connection with the past historical events
SOCIO - CULTURAL	The Agashi Talav Precinct with its temples and residential buildings display the traditional urban form which promote socio cultural activities which are lacking in the recent development which gives deserted look to the street	The recent development along the road shows no response in making the street edge interactive	The urban form of Devali road allows several punctuations in the visual connections & legibility of the historical street which is the interesting feature		The building guidelines does not show any inclination in consideration of role of street in promoting socio cultural activities by means of interactive physical edge to the new development replacing traditional urban form in the region.	The design tools applied on the edge of the plots and buildings should be encouraged [low compound wall, setbacks, verandahs etc..] to maintain and promote interactive street edge alongwith highlighting of landmarks, focal points etc.. along the street		
REGULATORY	Through regulation the existing urban form abutting Devali street can be protected which could be used as a model for the regionwise heritage regulations.	No regulatory incentives in protection of the traditional urban form	The existing urban form of Devali street has the potential to safeguard the regionwise physical components of natural resources, heritage buildings, street edge, street character, in terms of its diversity.		The existing building control with insensitive approach to design strategies cause considerable damage to the historical character of any traditional street.	The condition of existing temples and unlisted wadas within Agashi talav Precinct can be monitored for its protection through listing & guide for its future change.		
INSTITUTIONAL	The temples along the Devali street play a vital role in maintaining associational value within the community of Agashi. The attributes of its existing design parameter are instrumental in keeping the values intact.	Inadequate infrastructure facilities on Devali road.	The strategies for protection of the diverse physical components on Devali street has dual applicability even in the case of entire precinct.		The damage to one components of devali road has irreversible negative impact on the entire talav precinct.	The design parameters such as open space, trees as markers, plinths should be listed and protected from further change as these are the mechanisms which offer dynamism along the street and the precinct.		
ECONOMIC	Devali street is an important urban component which holds the Agashi Talav Precinct through its multiple nuclei of the religious institutions for community congregation & mobilization -a qualitative living environment .	The advantage of road frontage is underutilized for the self financing of the individual properties.	The road frontage allows a tool of self finance mechanism to attract activities and visitors for self management		The high demand for the residential development [general residential zone] will exert considerable market pressures on the existing unlisted residential buildings for demolitions and redevelopment of their properties.	The historicity of Devali street can be maintained through support of finance mechanisms due to its advantage of road frontage.		





IDENTIFICATION OF ACTIONS

III (A) - DIVERSE NATURE OF AREA - ISSUES AND TRENDS

SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
3.1	DIVERSE NATURE OF AREA The mostly town-like character of the settlement along the Arnala Road, juxtaposed at the node transforms into a dispersed and more rural character along the Devali. The informal / organic setting of buildings with or without foreground spaces along the gradual winding of the Devali is a special feature of the area. The open space quality lent by the Agashi Talav with the backdrop of the Bhavani Shankar Mandir and the thick green foliage of the orchards lends a striking appearance as viewed from the node. The demarcation of private domains from public is achieved by hard as well as soft edge which forms interactive edge which is the peculiar feature of this region.	CATEGORIES OF OPEN SPACES -FRONT SETBACK OF BHAVANI SHANKAR MANDIR The open space around Bhavani Shankar Mandir forms an important asset in image making characteristics of the temple & to the socio-cultural functions of the temple at the community level.			Owned by Devsthan Nidhi Mandal Trust, used by Agashi Village Community, Visitors at regional& state level.	ENVIRONMENTAL	The available front open space is perceived as potential for future expansion of the Bhavani Shankar Mandir and Sitalamata Mandir within the compound over its present use of ground water recharge.	The availability of large open space within the plot is likely to be considered for future FSI consumption over its existing environmental role of ground water recharge and socio cultural use.
						SOCIO - CULTURAL	The management of large community gathering is perceived efficient within built space than open ground giving rise to the demand of larger hall for the community purpose.	The enclosed built spaces are preferred over the open spaces for socio religious activities which is the trend observed region wise that the open spaces around the temple was compromised for built structures.
				 	Socio-religious activities, Religious functions, congregation of community, children's play area etc.	INSTITUTIONAL	1.The assets with their own plot boundaries leave the obligation of maintenance to owners of the property – direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape and green character) of the precinct are the obligations of the local governance. 2.Infrastructure facilities like sanitation and drainage, street lighting, street furniture are lacking.	The open space attached with the temple is used in conjunction with the pedestrian space around the talav.
						REGULATORY	The ownership and the boundary of the open space around the Bhavanishankar Mandir is not legible leading to the mismanagement of the space and illegal activities such as digging of the well prior to adequate permission procedures.	The open spaces attached with institutions are not protected under compulsory open space thus initiating redevelopment strategy encroaching upon public place which is being under effective use for years.
						ECONOMIC	The open space is taken as potential space for the future development. The back space of the temple is unutilized and its future development will be key concern if not regulated towards the protection of the image of the temple	The temples in the VVS Region have encroached upon the open spaces around them for its own redevelopment purpose.
3.2		CATEGORIES OF OPEN SPACES -FRONT SETBACK OF VISHNU MANDIR The open space around Vishnu Mandir forms an important asset in image making characteristics of the temple & to the socio-cultural functions of the temple at the community level.			Owned by Devsthan Nidhi Mandal Trust, used by Agashi Village Community, Visitors at regional& state level	ENVIRONMENTAL	The front open space of Vishnu Mandir is devoid of tree plantation to promote socio cultural activities during harsh day time.	The availability of large open space within the plot is likely to be considered for future FSI consumption over its existing environmental role of ground water recharge and socio cultural use.
						SOCIO - CULTURAL	The management of large community gathering is perceived efficient within built space than open ground giving rise to the demand of larger hall for the community purpose.	The enclosed built spaces are preferred over the open spaces for socio religious activities which is the trend observed region wise that the open spaces around the temple was compromised for built structures.

III (A) - DIVERSE NATURE OF AREA - ISSUES AND TRENDS								
SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
				 			INSTITUTIONAL 1.The assets with their own plot boundaries leave the obligation of maintenance to owners of the property – direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape and green character) of the precinct are the obligations of the local governance. 2.Infrastructure facilities like sanitation and drainage, street lighting, street furniture are lacking.	The participation of communities in using the ground for socio cultural events will ensure its protection as active public place.
							REGULATORY The optimum use of ground is not ensured in built vs. open ratio, if the redevelopment of the temple is initiated which would not protect the present open space as per the regulation	The open spaces attached with institutions are not protected under compulsory open space thus initiating redevelopment strategy encroaching upon public place which is being under effective use for years.
							ECONOMIC The commercial incentives attached with open spaces with road frontage are very high and will be key concern if not regulated towards the protection of the image of the temple.	The temples in the VVS Region have encroached upon the open spaces around them for its own redevelopment purpose.
3.3		CATEGORIES OF OPEN SPACES - ORCHARD BEHIND BHAVANI SHANKAR MANDIR As per Dip, Organized open space (no 249) is a reservation on plot no -1; as per the Agashi Tehsildar records and 7/12 records plot no-1 belongs to' Devastan Trust's of Agashi this land is currently covered with orchards.		 	Owned by Devsthan Nidhi Mandal Trust and cultivated by the <i>kulkayada</i> Cultivation of banana, coconut, beetle nut etc..		The western edge determined by the soft hedge or the plantations is the most crucial boundary of the precinct. As the plot demarcations are unclear, this edge is most subjected to development pressure with extensions to existing structures or redevelopment schemes. The increasing demand for housing also pose threat to the existing dense green cover.	The increasing demand for development finds mechanisms to filtrate through thick plantation areas.
3.4		RESPONSIVE URBAN EDGE The typological expressions and compound wall feature is utilized in the traditional urban form to offer interactive edge to the street. It can be categorized further to understand its character & diversity			Agashi Talav Edge		The Agashi talav has multiple edges which has controlled access at various points from the street further demarcates its pedestrian path from the tank of water by low level barricade. It allows visual connection from road to the water but filters activities to the water due its probable misuse. The mismanagement of talav environment is the key issue as its is occasionally used for garbage dumping and theft electrical fixtures, signboards, barricades etc. which happens inspite of pervious screen around it.	The gated compound of Agashi Precinct indicates recreational activities which are passive in nature such as peripheral pedestrian path, controlled access to water and talav surroundings, role of visual aesthetics of urban surroundings, etc. which is also the trend observed region wise talav development.

III (A) - DIVERSE NATURE OF AREA - ISSUES AND TRENDS							
SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES	ISSUES	TRENDS
3.5					Market Typology Edge	The present market typologies [Hanuman Mandir, Sarvajani Vachanalay , market building] are street abutting type with active interaction with the street but the narrow Agashi Arnala road and increasing vehicular traffic cause inconvenience to them.	Keeping with the market trends and development strategies the development of buildings on Agashi Arnala Road is likely to transform the character of the street and Talav area w.r.t. its scale, facades, role of providing buffer to the public place and qualitative aspect of activity generator.
3.6					Bhavani Shankar Mandir Edge	The physical link between the talav and Bhavanishankar Mandir was removed by blocking the no. of steps leading from the water which further deteriorated the visual connection between the two- which could have been instrumental in keeping the watch over the occasional anti-social activities in the immediate surroundings of the talav. 2. The street edge of the Mandir is a low compound wall separated by the street which is a controlled entry point with inadequate parking space outside	The future redevelopment of the temple should consider the present qualitative aspects of interactive edges as an urban tool promoting activities as against the trend found in the region wise temple redevelopment schemes along the Talav sides.
3.7					Unlisted Residential building Edge	The unlisted buildings with their treatment of edge strengthen the character of devali street with low compound wall, front setback with plantation and façade with interactive verandah and intricate balcony details. However the maintenance of these properties is a key issue as it lies with the individual owners the infrastructure for the street in terms of electricity, drainage is inadequate	The unlisted buildings play vital role in establishing a link between the listed buildings which are isolated within the precinct. Through its typological form, they preserve the historical character of the Devali street and instrumental in imageability characteristics of the precinct. However the user value has been deteriorated in its present condition but retains the scope of reviving the same which would otherwise will succumb to the market pressure of demolition and redevelopment
3.8					Ram Mandir Edge	1.The well maintained property with defined edge and highlighted gateway of Ram Mandir has no protection of footpath or other infrastructure facilities as road drain or electricity. 2.Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction	Structure falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.

III (A) - DIVERSE NATURE OF AREA - ISSUES AND TRENDS							
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES	ISSUES	TRENDS
3.9					Vishnu Mandir Edge	The open space as a front set back of Vishnu Mandir abuts the Devali Street which has no demarcation of boundary. The area is devoid of plantation and basic infrastructure facilities.	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction. The redevelopment of the temple could pose a threat to the existing open space to be transformed into a built space .
4					Khanolkar Wada Edge	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction which would affect the road character.	Structure falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.

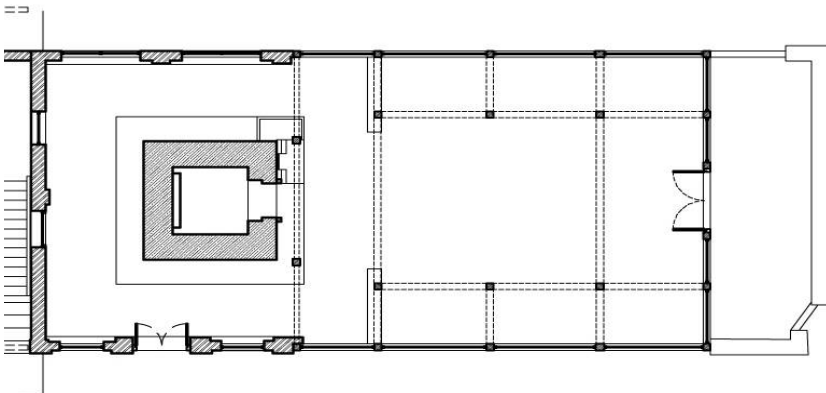




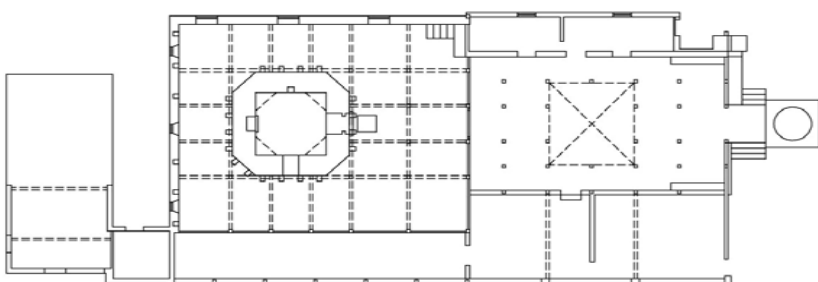
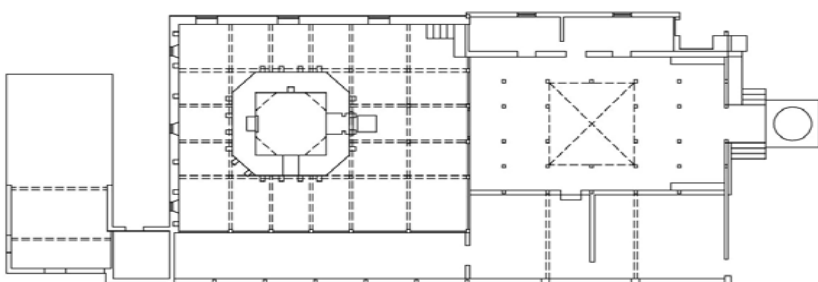
IDENTIFICATION OF ACTIONS								
III (B) - DIVERSE NATURE OF AREA - ACTIONS REQUIRED								
SR.N O.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
3.1	DIVERSE NATURE OF AREA The mostly town-like character of the settlement along the Arnala Road, juxtaposed at the node transforms into a dispersed and more rural character along the Devali. The informal / organic setting of buildings with or without foreground spaces along the gradual winding of the Devali is a special feature of the area. The open space quality lent by the Agashi Talav with the backdrop of the Bhavani Shankar Mandir and the thick green foliage of the orchards lends a striking appearance as viewed from the node. The demarcation of private domains from public is achieved by hard as well as soft edge which forms interactive edge which is the peculiar feature of this region	CATEGORIES OF OPEN SPACES -FRONT SETBACK OF BHAVANI SHANKAR MANDIR The open space around Bhavani Shankar Mandir forms an important asset in image making characteristics of the temple & to the socio-cultural functions of the temple at the community level.	ENVIRONMENTAL	The environmental role of the open space is evident in its ground water recharge and indigenous tree plantation.	Inadequate infrastructure facilities.	The available open space indicates potential for additional plantation and upgradation of infrastructure.	The open spaces attached to the temples indicate potential for future growth.	The open space with its trees must be protected from any construction activity in future due to its role of essential public place at community level.
			SOCIO - CULTURAL	The front open space of the Bhavani Shankar Mandir continues to play the dynamic role of a cultural place from where the communities have been organizing themselves at regular level and occasional events.	The utility factor for the entire open space around the temple is not very high.	The open space attached contributes in high associational value towards the temple.	Non Effective use of the open space around the temple tends to mismanagement of the space.	Conducting local awareness programme for understanding significance of the temple with its open space & its efficient management plan. Identifying groups/individuals to undertake the programme, listing of promotional activities, cleanliness of the surroundings etc.
			INSTITUTIONAL	When viewed from Agashi Naka, the front open space sets back Bhavani Shankar Mandir with the backdrop of green foliage - an image building component offered to the viewers which contributes to associational value towards the asset.	Lack of interest within the village community in regular maintenance of the open space around the temple.	The availability of open space indicates potential asset to mobilize actions and groups within the community.	Sitaladevi Temple within the compound of Bhavani Shankar Mandir has demarcated the religious functions of its Trust, dividing the front open space in two parts.	To promote various groups to use the open space and add diversity to the ongoing activities of the ground keeping the aspect of homogeneity intact.
			REGULATORY	After initial awareness programmes, the stakeholders of the temple are showing keen interest in understanding the significance of the open space attached with the temple and talav.	The division of front open space within two trusts ownership.	The role of single ownership of trust indicate willingness to protect the openness of front ground as inherent part of the temple character.	The open space of the temple falls under general residential zone of high intensity development area.	Designation and listing of the open ground with the features of landscape is required.
			ECONOMIC	The community associated with the temple in precinct indicates aspiration to protect the cultural essence of the place and afford an enhancement.	Inadequate funds for maintenance and upgradation of the open space management.	The back open space of the temple indicates potential for income generation.	The stake of Sitalamata Mandir trust in the front open space of the temple confirms the authority of the future development of the space in more than one party.	The incentives to protect the open space and the trees should be drawn through local awareness programme, public activities and curb on any construction activity on the ground.
3.2	CATEGORIES OF OPEN SPACES -FRONT SETBACK OF VISHNU MANDIR The open space around Vishnu Mandir forms an important asset in image making characteristics of the temple & to the socio-cultural functions of the temple at the community level.		ENVIRONMENTAL	The environmental role of the open space is evident in its ground water recharge.	Non maintenance of the ground with no plantation.	The open space attached contributes in high associational value towards the temple.	Non Effective use of the open space around the temple tends to mismanagement of the space.	The effective management of ground can be achieved keeping the dual purpose of its environmental significance and climatic comfort for the socio cultural activities through plantation.
			SOCIO - CULTURAL	The extended platform on the front side of the temple is used for outdoor activities and occasional family functions for the communities under social group building incentives of the temple trust.	The utility factor for the entire open space around the temple is not very high at regular level.	Renting out the ground for family functions for the needy families under social welfare agenda of the trust.	Non Effective use of the open space around the temple tends to mismanagement of the space.	Conducting local awareness programme for understanding significance of the temple with its open space & its efficient management plan- Identifying groups/individuals to undertake the programme, listing of promotional activities etc.
			INSTITUTIONAL	The temple ground with its built platform is used effectively by the needy communities for family functions under the temple welfare scheme.	Lack of interest within the village community in regular maintenance of the open space around the temple.	The availability of open space indicates potential asset to mobilize actions and groups within the community.	The plot is divided among other buildings which are partially occupied on rent and maintained ineffectively.	To promote various groups to use the open space and add diversity to the ongoing activities of the ground.
			REGULATORY	After initial awareness programmes, the stakeholders of the temple are showing keen interest in understanding the significance of the open space attached with the temple.	Non demarcation of boundaries promoting misuse of the open space for outsiders parking.	The participation other communities in effective use of the ground, platform and supporting infrastructure of temple system in family functions-a tool of regularization of public place.	The open space of the temple falls under general residential zone of high intensity development area.	Designation and listing of the open ground as asset to the temple is essential to protect the significance of the precinct and the street character.
			ECONOMIC	The community associated with the temple in precinct indicates aspiration to protect the cultural essence of the place and afford an enhancement.	Inadequate funds for maintenance and upgradation of the open space management.	The road accessibility and temple frontage indicates potential for promotional activities which generates income.	Future expansion of the temple will look at the available open space as potential built space.	The incentives to protect the open space and the trees should be drawn through local awareness programme, public activities and curb on any construction activity on the ground.

IDENTIFICATION OF ACTIONS							
III (B) - DIVERSE NATURE OF AREA - ACTIONS REQUIRED							
SR.N O.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
3.3		CATEGORIES OF OPEN SPACES - ORCHARD BEHIND BHAVANI SHANKAR MANDIR As per DP, Organized open space (no 249) is a reservation on plot no -1. As per the Agashi Tehsildar records and 7/12 records plot no-1 belongs to' Devastan Trust of Agashi. This land is currently covered with orchards.	The said plot with dense plantation offers skyline to the Bhavanishankar Mandir & talav in forefront. The postcard image is perceived from the Agashi naka/node for locals as well as the visitors.	1. Notification in DP as Plot no. 249 as organized open space 2. The boundaries of the land parcel is not legible and is under dispute without measured surveys.	The land parcels with thick plantation offers imageability characteristics to the precinct and has inbuilt finance mechanism to sustain as trustees of the temple - principle owners of the property.	The notification of the open space as organized open space is cultivated by the family under Kulkayda and in present facing litigations over ownership of the land.	The orchard has an ecological significance in maintaining the green cover, ground water recharge and supports socio economical activity through plantation. No building activities should be allowed in the plot in future.
3.4		RESPONSIVE URBAN EDGE The typological expressions and compound wall feature is utilized in the traditional urban form to offer interactive edge to the street. It can be categorized further to understand its character & diversity	The beautification of talav through colorful barricades and paved pedestrian edge has promoted the use of talav as meeting place more actively among the visitors.	Inward looking public place.	High associational value after the demarcation and enhancement of the public place.	Promotional concept of Passive recreation over active.	The urban edge of Agashi Talav could be more interactive with the street and pervious in terms of penetration of activities from outside to inside than its present inward looking aspect, however the security and misuse of property is key concerns of the stakeholders of the talav.
3.5			The built edge offered by the market side provides a buffer between the primary road movement and the temple tank. This not only controls the spillover of the extreme nature public activities to the tank but also forms a private nature public domain for the Agashi people to effectively use the tank as secured public place.	Not maintained effectively and high market pressure for redevelopment.	Filters extreme nature of public activities to spill over on the talav side.	The future change is not reinforced through design incentives which are heritage conscious.	The design regulations would guide the change keeping in mind the historical character of immediate area of Agashi talav Precinct.
3.6			The abutting edge of the Bhavani Shankar Mandir to talav offers a picturesque setting with image making quality with ability to spillover its activities in Talav Area.	The identification of all boundaries and their legibility is inadequate [Plot no. 249 notification]	boundaries are diverse in nature and offer character making qualities to the precinct by bringing multiple components together at an immediate urban environment level.	The nature of boundaries towards the Devali street and plantation side are subject to change due to market pressures.	The visual connection between the Mandir and talav should be encouraged and the front open space along the devali street should be protected. The road frontage could be utilized for its financial incentives in terms of activities supporting religious functions.
3.7			The unlisted buildings demonstrate a typology and its interrelation with the street which represents a historical era. The parameters showing significance needs identification prior to its preservation such as - 1] the urban form & its relation with the street, through setback mechanisms, nature of boundaries 2] semi-public elements of verandahs, balconies etc. 3] house typology with construction systems of sloping roofs 4] facades with the intricate details 5] built vs. open ratio within the plot 6] role of regional landscape in offering placemaking qualities.	Not maintained effectively and high market pressure for redevelopment.	High contributions made by the unlisted building as connector between religious institutions and giving homogeneous unit as a model for conservation methodologies.	The process of listing under heritage regulation will initiate demolition drive.	The unlisted buildings should be listed and further monitored by development control and regulations in maintaining the character of the historical street and the precinct.

IDENTIFICATION OF ACTIONS							
III (B) - DIVERSE NATURE OF AREA - ACTIONS REQUIRED							
SR.N O.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
3.8			The Ram Mandir represents a unique typology of temple cum residential structure owned by a private family. It has high historical value as being an integral part of the temple group for which the Devali street is known. The two storey structure with sloping roof responds with the street through its verandah lead by no. of steps from with low compound wall highlighted by a gate post has a high value of a landmark and needs to be conserved from the development pressure.	Inadequate infrastructure facilities.	Offers great character to the street and the precinct and the stakeholders show willingness to preserve the character of the family temple.	under High intensive development area, prone to demolition & reconstruction.	Ram Mandir typology indicates an example of an urban tissue illustrating public and private domain interacting.
3.9			The Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of the economic decline of Agashi towards the mid-19th century. The historic integrity of the structure is limited only to the structural system, external facades and the roof profile.	Inadequate infrastructure facilities.	The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.	unutilized road edge with high market pressures for commercial viability.	The open space should be listed as important asset and protected from future development. At present the enhancement of the open space with soft landscape & basic infrastructure management would enlighten the place.
4			The Khanolkar House has strong architectural significance attained by its extant original architectural features. By virtue of association with a prominent family in the local history, this asset has a strong historical value at the Precinct level. The asset has some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.	Inadequate infrastructure facilities.	Offers great character to the street and the precinct and the stakeholders show willingness to preserve the character of the wada.	under High intensive development area, prone to demolition & reconstruction.	Structure should be identified as significant heritage asset in DP.

IDENTIFICATION OF ACTIONS

IV (A) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ISSUES AND TRENDS

SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
4.1.1	IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE An impressive quality lent by the Temple Talav ensemble, originally conceived in 1691(Portuguese period) as a group - The Hanuman Mandir as a landmark of the precinct node, the Talav and the lofty presence of the Shiv Mandir produce an excellent quality of townscape character. The group is particularly important in providing a focal point that adds interest to the landscape setting of the Precinct. The nodal entry at Hanuman Mandir provides a strong gateway with a marked change in character from the surrounding area. The Ram Mandir and the Vishnu & Ganesh Mandirs, both of 1880's (British period) are each illustrative of temple residence type and typical Konkani typology respectively. The Khanolkar Wada built c. 1900 (British period) is reminiscent of the residential typology of Maratha Architecture while the Library Building of early 20th century represents a good example of typical regional character.	INSTITUTIONAL BUILDING PLOT- HANUMAN MANDIR Important landmark, strategically located with road abutting typology sandwiched between Agashi Arnala Road and the Talav with front setback opening out at Agashi Naka.	   		Owned by Devsthan Nidhi Mandal Trust, used by Agashi Village Community, Visitors at regional& state level	ENVIRONMENTAL	The road abutting typology with heavy vehicular movement causes structural vibration and maintenance issues with cleanliness of the temple	The inadequate open space around the temple forces to encroach upon the surrounding public space or expand vertically during its future redevelopment
						SOCIO - CULTURAL	The proximity of temple along market street and Agashi Naka initiates easy accessibility to antisocial elements such as drunkards sleeping in the front space of the temple	The temple has been protected with barricades along its front setback and blocked entry to the talav so as it secure its settings and closure times are applied during afternoons and nights denying entry in its premise
						INSTITUTIONAL	Maintenance / Restoration of the temple is a task looking at the frequency of people visiting and the surrounding road conditions	Being road side temple, it is frequented by locals and visitors during the day and night, causing inconvenience to the caretakers in its time to time maintenance
						REGULATORY	The DP in the DCR 2001, in the current status does not identify structure as a temple nor the listing /designation as a Listed Heritage Structure.	In the absence of the required regulatory protection to the temples, the regional survey indicates that loss of architectural value of the temples along with its historical urban significance is suffered a loss due to insensitive measure adapted in the enhancement process
						ECONOMIC	Lack of funds for the restoration work of the temple	The local builder/developers initiates good will gesture for the redevelopment of temple hampering the historical rarity of the built form in the process
4.1.2	The unlisted residential buildings of the British period (c.1900) formulate a striking cluster of typically Konkani style and behave cohesively with the Khanolkar Wada as well as the overall precinct.	INSTITUTIONAL BUILDING PLOT- BHAVANI SHANKAR MANDIR The historical value of Bhavani Shankar Mandir is very high which is indicated through the planning as well as architectural style of the period			Owned by Devsthan Nidhi Mandal Trust, used by Agashi Village Community, Visitors at regional& state level Socio-religious activities, Religious functions, congregation of community, etc.	ENVIRONMENTAL	The open space and the trees as markers are not protected under regulation	Under the redevelopment of the temple, the open space is considered as unutilized factor and is easily encroached upon
						SOCIO - CULTURAL	The present temple premise is inadequate for the community gathering and the outdoor space is perceived for the extension to the temple for big hall	The encroachment of temple expansion is usually done on the open space surrounding the temple, thus affecting its historical urban form and inter relations with its immediate settings


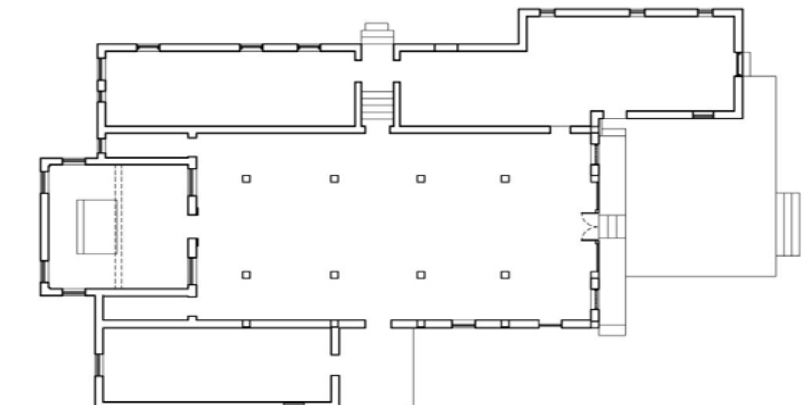

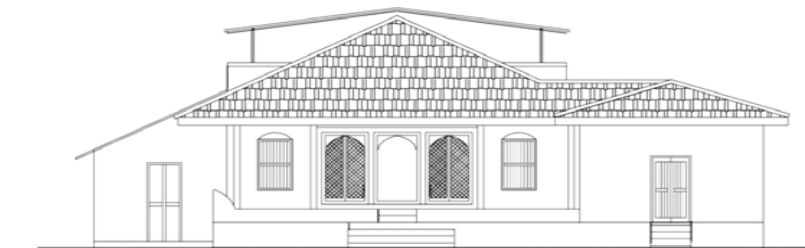
IDENTIFICATION OF ACTIONS

IV (A) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ISSUES AND TRENDS

SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
			   			INSTITUTIONAL	The assets with their own plot boundaries leave the obligation of maintenance to owners of the property [samadhis, trees, platforms etc.]– direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape and green character) of the precinct are the obligations of the local governance.	As observed region wise, during renovations temples undergo transformations destroying historical evidence of buildings and qualitative built form responding to the immediate surroundings & insensitive additions which will defy conservation principles. Devasthan Mandal has aspirations for renovations (on demolition) of the Bhawanishankar Mandir.
						REGULATORY	The DP in the DCR 2001, in the current status does not identify the listing /designation as a Listed Heritage Structure.	Devasthan Mandal as authoritative trust has aspirations for renovations (on demolition) of the Bhawanishankar Mandir.
						ECONOMIC	The open space is taken as potential space for the future development. The back space of the temple is unutilized and its future development will be key concern if not regulated towards the protection of the image of the temple	The financial component attached with land is very high in the regional context and the availability of such assets forces markets pressures to act upon with attractive incentives
4.1.3		INSTITUTIONAL BUILDING PLOT- RAM MANDIR Ram Mandir has a high level of historic integrity in terms of its built fabric interwoven with the street character highlighting its location			Owned by Gadre Family, used by Agashi Village Community, Visitors at regional& state level	ENVIRONMENTAL	Ram Mandir has high proportion of built vs. open ratio leaving very low margin of open space for ground water recharge and plantation	The act of paving the ground is usually justified for its easy management under enhancement of property
						SOCIO - CULTURAL	The role of village community is very limited in the daily functioning of the family temple	The Ram Mandir is the sole surviving edifice of a prominent mercantile family of Agashi. Hence its value by association with a certain historic family of strong local relevance is quite high leaving no doubt about the integrity of the owners actions regarding the temple functioning
					Ram Navami is celebrated at regional level alongwith daily visitors at local level	INSTITUTIONAL	The assets with their own plot boundaries leave the obligation of maintenance to owners of the property – direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape and green character) of the precinct are the obligations of the local governance.	The decision making authority lies with the single family and does not promote participation of communities involved in religious activities for its future development

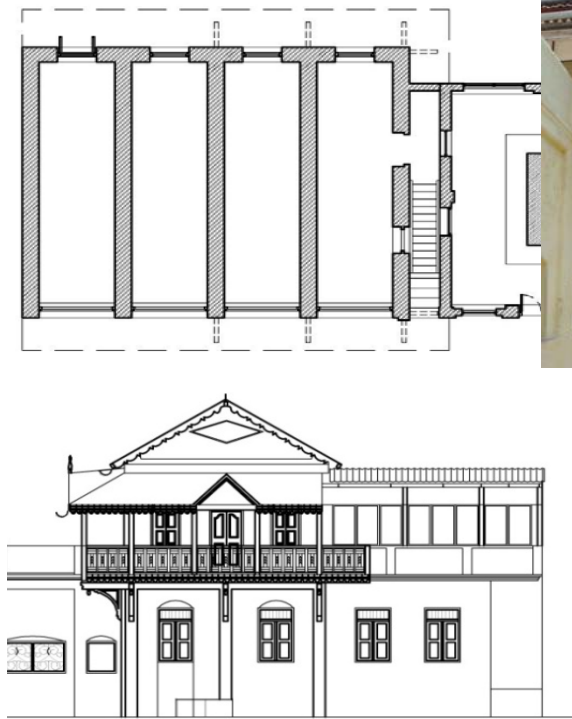



IDENTIFICATION OF ACTIONS










IV (A) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ISSUES AND TRENDS

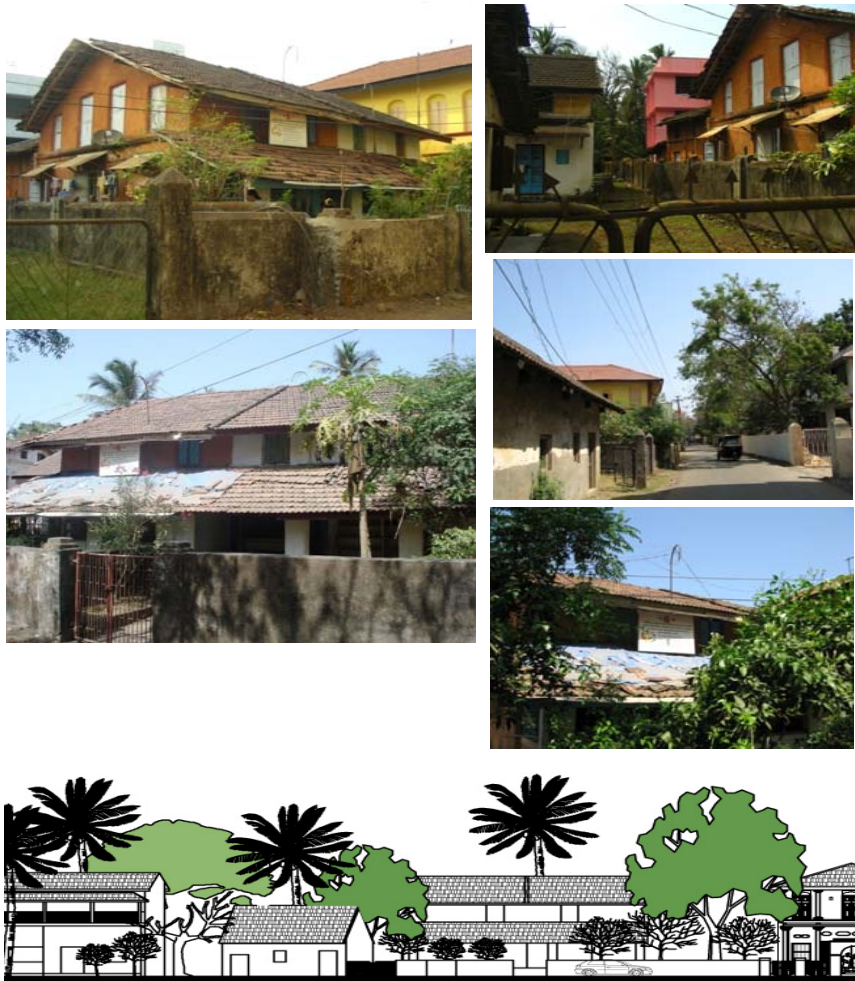
SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
						REGULATORY	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	The regulations does not suggest any design strategies for the future redevelopment of the temple if initiated which would alter its present urban significance
						ECONOMIC	The self finance mechanism of the Gadre family does not leave scope for the consultation with the local community	Market pressures govern the demolition and redevelopment of old properties
4.1.4		INSTITUTIONAL BUILDING PLOT- VISHNU MANDIR The open space around Bhavani Shankar Mandir forms an important asset in image making characteristics of the temple & to the socio-cultural functions of the temple at the community level.	  		Owned by Devsthan Nidhi Mandal Trust, used by Agashi Village Community, Visitors at regional & state level for socio religious activities and family functions	ENVIRONMENTAL	The open space as a front set back of Vishnu Mandir abuts the Devali Street which has no demarcation of boundary. The area is devoid of plantation and basic infrastructure facilities	The encroachment of temple expansion is usually done on the open space surrounding the temple, thus affecting its historical urban form and inter relations with its immediate settings
						SOCIO - CULTURAL	lack of basic infrastructure facilities for community gathering	The open spaces attached with temples are not considered for enhancement due to lack of initiative in utilizing its effective use for community functions
						INSTITUTIONAL	The historic integrity of the structure is limited only to the structural system, external facades and the roof profile. The interiors have been modified to an extent that has greatly diminished its aesthetic value.	Expansion over the unutilized open space for future expansion
						REGULATORY	Structure is not denoted as “Temple”. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	Structure falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.
						ECONOMIC	The open space with the platform is rented out to needy families for family functions as social welfare incentive but the revenue generated is very negligible for its utilization for maintenance of the facilities	The financial component attached with land is very high in the regional context and the availability of such assets forces markets pressures to act upon with attractive incentives


IDENTIFICATION OF ACTIONS

IV (A) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ISSUES AND TRENDS

SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
4.1.5		INSTITUTIONAL BUILDING PLOT- SARVAJANIK VACHANALAY The early 20th century Sarvajanik Vachanalay building is distinct in its architectural character from the rest of the older buildings in the Precinct. It is representative of its era and uses the then current building materials and technology like cast iron and king post trusses etc., which are not seen in the other structures of the Precinct.			Owned by Devsthan Nidhi Mandal Trust, run by Sarvajanik Vachanalay Trust & used by Agashi Village Community,	ENVIRONMENTAL	The road abutting typology with heavy vehicular movement causes structural vibration and maintenance issues	The inadequate open space around the building forces offers vertical expansion for its future redevelopment
						SOCIO - CULTURAL	Inadequate maintenance of the building	The promotion of reading culture is essential in preserving the need for the library within the community
						INSTITUTIONAL	Owned & run by different institutions making it lucrative to qualitative aspect of upgradation	Poor condition of the building initiates community mobilization for its redevelopment incentives
						REGULATORY	Structure is not denoted as "Institutional use".	High market pressure would induce change of building use
						ECONOMIC	Indicates paucity of funds for maintenance and repairs.	lack of adequate funds would loose the historical rarity of the building as an urban component
4.2.1		RESIDENTIAL BUILDING PLOT- KHANOLKAR WADA The Khanolkar House has strong architectural significance attained by its extant original architectural features. By virtue of association with a prominent family in the local history, this asset has a strong historical value at the Precinct level. The asset as some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.			Owned by Khanolkar Family and residential in nature	ENVIRONMENTAL	The increasing high rise residential development along Devali road has changed its historical character surrounding low rise Khanolkar wada	High market pressure on wadas with its properties for demolition to accommodate incentives for commercial exploitation of land
						SOCIO - CULTURAL	The development springing around khanolkar wada shows no responsive urban components in their planning and design strategies	The nuclear family system leads to division in the old wada typologies for want of privacy and space which is the trend observed region wise, giving rise to poorly maintained but historically significant properties

IDENTIFICATION OF ACTIONS								
IV (A) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ISSUES AND TRENDS								
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
						INSTITUTIONAL	The assets with their own plot boundaries leave the obligation of maintenance to owners of the property – direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape and green character) of the precinct are the obligations of the local governance.	Structure falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.
						REGULATORY	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction which would affect the road character	In the region, there are houses with regional/ national significance or are of exemplary architectural value or are excellent examples of reuse. Some of the buildings are maintained reasonably well by the owners but most of them are under threat of demolition. This is due to the increasing pressures of urbanization
						ECONOMIC	Availability of funds does not ensure the sensitive measures required for conservative methods	The existing owners of wadas who have been financially active in maintaining their properties, do not consider the surety of next generation whether they would follow the practice
4.2.2		RESIDENTIAL BUILDING PLOT- JOSHI WADA The unlisted buildings with their treatment of edge strengthen the character of devali street with front open space, interactive façade with intricate balcony details, sloping roof and thick plantation setting at the backdrop	    	 	Owned by Joshi Family and residential in nature, part of the house is given on rent	ENVIRONMENTAL	The Joshi wada and its surroundings is in state of bad maintenance and inadequate infrastructure facilities	High market pressure on wadas with its properties for demolition to accommodate incentives for commercial exploitation of land
						SOCIO - CULTURAL	the poor maintenance of the property does not promote interactive edge to the street and its users	Lack of incentives to upgrade the deteriorating properties
						INSTITUTIONAL	Inadequate maintenance of the building	Poor condition of the building initiates redevelopment incentives
						REGULATORY	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the historical significance of the structure. This applicability can provide impetus to demolition & reconstruction which would affect the precinct character.	Agashi is undergoing tremendous pressure of development followed by demolition of old structures, wadas, etc.

IDENTIFICATION OF ACTIONS								
IV (A) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ISSUES AND TRENDS								
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
						ECONOMIC	Indicates paucity of funds for maintenance and repairs.	In VVS Region, most of the wadas have been occupied by fully or partially by families on nominal rent which deteriorates the living condition of the building due to neglect and not enough funds to maintain
4.2.3		RESIDENTIAL BUILDING PLOT- DABKE WADA The unlisted buildings with their treatment of edge strengthen the character of devali street with low compound wall, sloping roof, front setback with plantation & informal character		Owned by Dabke Family and residential in nature with local mess activity		ENVIRONMENTAL	The Dabke wada and its surroundings is in state of moderate maintenance and inadequate infrastructure facilities	High market pressure on wadas with its properties for demolition to accommodate incentives for commercial exploitation of land
						SOCIO - CULTURAL	Inward looking builtform does not promote interactive edge to the street	Lack of vision & awareness for attaching value addition to upgrade the deteriorating properties
						INSTITUTIONAL	Inadequate maintenance of the building	Poor condition of the building initiates mobilization for its redevelopment
						REGULATORY	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the historical significance of the structure. This applicability can provide impetus to demolition & reconstruction which would affect the precinct character	Agashi is undergoing tremendous pressure of development followed by demolition of old structures, wadas, etc.
						ECONOMIC	Indicates paucity of funds for maintenance and repairs.	lack of funds to the maintenance and upgradation of wadas invites market forces to exert pressure

IDENTIFICATION OF ACTIONS								
IV (A) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ISSUES AND TRENDS								
SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION	DETAILED SECTION/PLAN	SITE IMAGES	STAKEHOLDERS INVOLVED/ ACTIVITIES		ISSUES	TRENDS
4.3.1		MARKET BUILDING The unlisted buildings with the road abutting typology strengthening the character of Agashi Arnala road & offers buffer to the Talav area from public activities			Owned by Devsthan Nidhi Mandal trust and run by shopkeepers	ENVIRONMENTAL	The road abutting typology with heavy vehicular movement causes structural vibration and maintenance issues	The inadequate open space around the building forces offers vertical expansion for its future redevelopment
						SOCIO - CULTURAL	the poor maintenance of the property does not promote interactive edge to the street and its users	Lack of incentives to upgrade the deteriorating properties
						INSTITUTIONAL	Owned & run by different institutions making it lucrative to qualitative aspect of upgradation	Poor condition of the building initiates community mobilization for its redevelopment incentives
						REGULATORY	Structure is not denoted as “commercial use”.	without listing of its existing attributes of urban significance, the future development can not be ensured for the benefits of the precinct at public level
						ECONOMIC	Indicates paucity of funds for maintenance and repairs.	lack of adequate funds would further alter its urban significance

IDENTIFICATION OF ACTIONS

IV (B) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ACTIONS REQUIRED

SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
4.1.1	IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE An impressive quality lent by the Temple Talav ensemble, originally conceived in 1691(Portuguese period) as a group - The Hanuman Mandir as a landmark of the precinct node, the Talav and the lofty presence of the Shiv Mandir produce an excellent quality of townscape character. The group is particularly important in providing a focal point that adds interest to the landscape setting of the Precinct. The nodal entry at Hanuman Mandir provides a strong gateway with a marked change in character from the surrounding area. The Ram Mandir and the Vishnu & Ganesh Mandirs, both of 1880's (British period) are each illustrative of temple residence type and typical Konkan typology respectively. The Khanolkar Wada built c. 1900 (British period) is reminiscent of the residential typology of Maratha Architecture while the Library Building of early 20th century represents a good example of typical regional character.	INSTITUTIONAL BUILDING PLOT- HANUMAN MANDIR Important landmark, strategically located with road abutting typology sandwiched between Agashi Arnala Road and the Talav with front setback opening out at Agashi Naka.	ENVIRONMENTAL	The historic and association with the Agashi Talav & Bhavanishankar Mandir lends a strong historic significance to the Hanuman Mandir.	Inadequate maintenance of the temple.	The Hanuman Mandir has a strong sense of historic significance. Although the original aesthetics have been modified, the structure yet has a strong potential to be brought back to its original form.	Maintenance of the temple is a critical issue with dust constantly flowing from vehicular traffic into the temple area demands design interventions in the road facing fenestrations of the temple	Need for sensitive design strategies with sustainable aspects without compromising the architectural significance of the building
			SOCIO - CULTURAL	Hanuman Mandir is the most prominent landmark of Agashi offers orientation to Agashi Talav Precinct & filters public activities to the talav area	The physical and visual connection from the temple to talav area has been blocked	The temple has strength in mobilizing local and visitors populations due to high associational value	The high associational value of stakeholders have initiated redevelopment of temples in order to highlight its presence in the surroundings	The visual & physical connection between the temple and talav is required so as to ensure the safety of talav area as a public place
			INSTITUTIONAL	large population of Stakeholders related with the temples at local and regional level	Inadequate maintenance of the temple	Temple as an important landmark for Agashi talav precinct and provides buffer from commercial activities to the community level public place	Active participation of stakeholders in the design decision of temple renovation is insensitive to the various values attached	Initiate awareness program for local groups regarding education about the heritage assets at building and urban level
			REGULATORY	The temple trust holds the authority to govern decisions as well as sensitivity to understand the high significance of Hanuman temple in the context of its talav precinct and Agashi Village	The strategic location of Hanuman Mandir is subjected to the future widening of the Agashi Arnala road and the node. Any change in the typology of surrounding buildings will change the character of Hanuman Mandir interacting with its immediate surroundings	The initial objections regarding widening of Agashi Arnala Road along Hanuman Mandir in DP was invited from the trustees and the verbal assurance was given about cancellation of the same	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Identification of Hanuman Mandir as listed heritage structure and an asset with landmark value
			ECONOMIC	The community at large is willing to fund the renovation of temple once the work is started	Although an organizational structure assisted by the owners and the community exists, the status of the funding structure is weak.	Trust owned with a positive aspiration toward maintaining the integrity of the built fabric.	With availability of funds from stakeholders, the poor decisions towards enhancement application may lead to loss of historical fabric.	Design strategies required for the redevelopment of the temple which are site specific and responsive to the urban form and space
4.1.2	INSTITUTIONAL BUILDING PLOT - BHAVANI SHANKAR MANDIR The unlisted residential buildings of the British period (c.1900) formulate a striking cluster of typically Konkan style	INSTITUTIONAL BUILDING PLOT - BHAVANI SHANKAR MANDIR The historical value of Bhavani Shankar Mandir is very high which is indicated through the planning as well as architectural style of the period	ENVIRONMENTAL	The imageability of Bhavani Shankar Mandir is not only dependent on its architectural significance but its location in urban context -adjacent to the talav, with open space around ,indigenous trees as markers and green foliage as backdrop.	The setting and associational values have diminished on account of the past interventions directly affecting the physical connection between the temple and the tank.	Due to its high aesthetic , evidential and historical value, the Bhawanishankar Mandir has a very high level of significance & maintains its setting with the talav	The components which could affect the value of the temple as landmark are the open space configurations with green cover which are not protected and the green foliage f the orchard behind which is under dispute of kulkayda	The effective management of open space can be achieved keeping the dual purpose of its environmental significance and climatic comfort for the socio cultural activities through plantation
			SOCIO - CULTURAL	The temple and its settings promotes mobilization of communities at regular and occasional levels acting as a cultural open space linked with the temple	Interventions done in the past have drastically diminished the strong association that the temple had with the Agashi Talav.	The urban settings of the temple continues to play the dynamic role of a cultural place from where the communities have been organizing themselves .	The redevelopment of the temple would alter interactive relations between the temple & its urban setting	Conducting local awareness programme for understanding significance of the temple with its open space & its efficient management plan-Identifying groups/individuals to undertake the programme, listing of promotional activities etc.
			INSTITUTIONAL	The trustees of the temple are instrumental in maintenance of the temple and its surroundings and have been mobilizing the Agashi community for the years	The site and the setting is need of enhancement and visitor presentation.	Trust owned with a positive notion toward maintaining the integrity of the built fabric. Relation to the tank is still intact and can be strongly revived.	Poor decisions towards enhancement application may lead to loss of historical fabric	The visual connection between the Mandir and talav should be encouraged and the front open space along the devali street should be protected. The road frontage could be utilized for its financial incentives in terms of activities supporting religious functions.

IDENTIFICATION OF ACTIONS

IV (B) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ACTIONS REQUIRED

SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
			REGULATORY	The trustees of the temple are being receptive and showed interest in the initial level of awareness programme conducted on site regarding historical significance of the temple and its components	No reservation provided in D.P. and falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.	With the application of regulation under listing of heritage assets, Bhavanishankar Mandir and its surrounding indicates potential in making a catalyst for regional awareness about heritage conservation in sustainable manner	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Designation as a listed heritage structure with high value of landmark
			ECONOMIC	The community at large is willing to fund the renovation of temple once the work is started	Although an organizational structure assisted by the owners and the community exists, the status of the funding structure is weak.	The local community intends to mobilize funds for the restoration of the temple	The proposed redevelopment of the temple threatens to severely alter the historic integrity of the structure along with its architecture.	Conduct awareness program & discussion forums with the trustees and community educating the heritage quality of the temple & historical significance of its urban form.
4.1.3		INSTITUTIONAL BUILDING PLOT - RAM MANDIR Ram Mandir has a high level of historic integrity in terms of its built fabric interwoven with the street character highlighting its location.	ENVIRONMENTAL	Singly owned private residence / religious asset with high level of historic integrity in terms of its built fabric.	devoid of tree plantation	Certain interventions like surface finishes detract from the original aesthetic value of the building. However, these are reversible interventions and the original ambience can be brought back.	Any future development incentives would affect its valuable and interactive urban edge	Ram Mandir typology indicates an example of an urban tissue illustrating interactive public and private domain -as a tool for design strategy to be applied for new development
			SOCIO - CULTURAL	Ram Mandir as an urban form responds actively with the street fabric and forms important component of Devali street	Acts as a isolated unit among other religious institution and has limitation in the resources of availability of space for congregation of mass	Ram Mandir as a landmark has potential in mobilizing communities at larger level	Any alterations in the ongoing events due to non maintenance of the temple would result into breaking the historical and socio cultural link of the villagers with the temple institution	Local participation is required in the maintenance, upgradation and enhancement of the temple to maintain the social exchange at village level
			INSTITUTIONAL	The Ram Mandir is the sole surviving edifice of a prominent mercantile family of Agashi. Hence its value by association with a certain historic entity of local relevance is quite high.	Inadequate infrastructure facilities	The local community of Agashi demonstrates high participation level in the activities of institutional nature	The absence of regular interdisciplinary activities among various institutions faces difficulty in holding the community as a cohesive unit	The well maintained property with defined edge and highlighted gateway of Ram Mandir should be equipped with infrastructure facilities as footpath, sanitation, drainage, drain, electricity, fire fighting etc.
			REGULATORY	The maintenance and upgradation of Ram Mandir as family temple lies with the authority of Gadre family and are receptive to the understanding of the high significance of the temple in Agashi's context	Structure is not denoted as “Temple”. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	With the application of regulation under listing of heritage assets, Ram Mandir and its setting indicates potential in making a catalyst for regional awareness about heritage conservation in sustainable manner	Structure falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.	Reservation under heritage listing is recommended with listing of its components as valuable assets, low compound wall, gateway, front setback, semi open verandah etc.
			ECONOMIC	Owner with positive aspirations towards preservation of the old structure.	The single ownership does not allow community involvement in the upgradation of the property inspite of being a temple used at the village level	Till date the family temple is being maintained effectively with high presentation value in the local environment	Under High intensive development area, prone to demolition & reconstruction.	Conduct basic discussions with the stakeholder and the village community about the historical significance of the temple and its settings highlighting role of the owner in contributing financial upgradation of the same which would initiate social binding within the community

IDENTIFICATION OF ACTIONS

IV (B) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ACTIONS REQUIRED

SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
4.1.4		INSTITUTIONAL BUILDING PLOT - VISHNU MANDIR The open space around Bhavani Shankar Mandir forms an important asset in image making characteristics of the temple & to the socio-cultural functions of the temple at the community level.	ENVIRONMENTAL	Promotes ground water recharge and offers open space at precinct level	devoid of tree plantation and not managed efficiently	The open space attached value addition component to the significance of the temple & shows potential under enhancement of open space	The redevelopment of the temple could pose a threat to the existing open space to be transformed into a built space	he enhancement of the open space with soft landscape & basic infrastructure management would enlighten the place
			SOCIO - CULTURAL	The large front setback with the platform extended from the temple offers Vishnu Mandir potential to be used as active public place	Original usage of the space have been altered and new spaces have been added	The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized paces.	High Market pressures for unused open spaces with road frontage	The open space should be listed as important asset and protected from future development. At present the enhancement of the open space with soft landscape & basic infrastructure management would enlighten the place
			INSTITUTIONAL	The unlisted buildings demonstrate a typology and its interrelation with the street which represents a historical era. The parameters showing significance needs identification prior to its preservation such as -1] the urban form & its relation with the street, through setback mechanisms, nature of boundaries, 2] semi-public elements of verandahs, balconies etc., 3] house typology with construction systems of sloping roofs, 4] facades with the intricate details, 5] built vs. open ratio within the plot,& 6] role of regional landscape in offering placemaking qualities.				The unlisted buildings should be listed and further monitored by development control and regulations in maintaining the character of the historical street and the precinct
			INSTITUTIONAL	The Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of the economic decline of Agashi towards the mid-19th century.	Inadequate infrastructure facilities	The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.	Prone to future development as the area available for development is under utilized	Initiate awareness program for local groups regarding education about the heritage assets at building level and significance of its components at urban level
			REGULATORY	The trustees of the temple are being receptive and showed interest in the initial level of awareness programme conducted on site regarding historical significance of the temple and its components	The future change is not reinforced through design incentives which are heritage conscious	The adaptive use of ground for community functions can be formalized at regular level which would add place making characteristics and regularize the informal use of the space for revenue generation	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction. The redevelopment of the temple could pose a threat to the existing open space to be transformed into a built space	Structure should be identified as significant heritage asset in DP along with its value added component of front open space
			ECONOMIC	Active community mobilization in raising funds for renovation of temple when needed	Availability of initial funds have made additions to the temple affecting the original character of the temple	The road frontage facilitates modes of finance mechanism in terms of revenue generation	unutilized road edge with high market pressures for commercial viability	Listing of prospective finance mechanisms as tools for self sustainability in relation with the existing built environment character

IDENTIFICATION OF ACTIONS

IV (B) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ACTIONS REQUIRED



SR.NO.	SPEC IAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
4.1.5		INSTITUTIONAL BUILDING PLOT - SARVAJANIK VACHANALAY The early 20th century Sarvajanik Vachanalay building is distinct in its architectural character from the rest of the older buildings in the Precinct. It is representative of its era and uses the then current building materials and technology like cast iron and king post trusses etc., which are not seen in the other structures of the Precinct.	ENVIRONMENTAL	On a Precinct level, its usage pattern and it orientation towards to the commercial spine bordering the historic core, are representative of a distinct typology and built form within the Precinct.	High Market pressures for redevelopment	As a typology overlooks onto the Agashi Talav area and Bhavani Shankar Mandir with its green setback -offers strategic view towards the precinct.	Prone to future development due to its present condition	Protection to the building typology with listing of its attributes
			SOCIO - CULTURAL	Acts as a buffer to the extreme nature of public activities from Agashi Arnala Road to spill over on the talav side public place	diminishing trend of reading culture among present generation will foresee decline of activities relating the library functions	Offers platform for socio cultural and educational discussions among Agashi community at upper level and commercial activities at lower level facing the Agashi Arnala street. It also offers a backdrop for the sitting arrangement for the Talav area	The future development would not attend to multifunctional aspects of present structure	Needs to be identified as public building with proposed safeguards for its components with their value additions
			INSTITUTIONAL	Structure belonging to a significant period contrasting with other structures in the precinct and is well maintained .	The management of the property is divided among the shopkeepers and library trust, initiating additions and alterations in the building, insensitive to its architectural significance	High associational value among Agashi community and high user value	If not maintained immediately, the condition of the building will deteriorate causing tremendous loss to urbanscape of the street and talav	required urgent measures for Local awareness about the management of the building which is of high historical value
			REGULATORY	The temple trust holds the authority to govern decisions as well as sensitivity to understand the high significance of library building in the context of its talav precinct and Agashi Village	Structure not protected under heritage listing	Trust owned with a positive notion toward maintaining the integrity of the built fabric.	Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	Designation as a listed heritage structure
			ECONOMIC	Owner with positive aspirations towards preservation of the old structure.	Inadequate revenue generation through library activity	Has tremendous potential in adaptive mixed use for income generation	High Market pressures and non maintenance will initiate demolition drive	External funding required for the conservation of the library building
4.2.1		RESIDENTIAL BUILDING PLOT - KHANOLKAR WADA The Khanolkar House has strong architectural significance attained by its extant original architectural features. By virtue of association with a prominent family in the local history, this asset has a strong historical value at the Precinct level. The asset has some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.	ENVIRONMENTAL	The Khanolkar House has strong architectural significance attained by its extant original architectural features. By virtue of association with a prominent family in the local history, this asset has a strong historical value at the Precinct level. The asset has some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.	The significance of Agashi Precinct is highlighted by the well maintained Khanolkar wada -the magnificent residential building among institutional ones	Khanolkar wada has high historical significance in representing the Wada typology which is a typical example of VVS Region	The urban settings of wadas were planned with similar typologies and plantations to facilitate climate comfort and ensure privacy which is changing rapidly due to high rise development around	The buffer area for the Wada typology is instrumental in offering protection to its historical urban setting
			SOCIO - CULTURAL	By virtue of its typology of interactive urban components [verandah, low compound wall, plantation shading street] , the wada responds to the street character of Devali	The owner of the house is not keen on discussing about the existing significance of his property	The Khanolkar Wada is the only historical component of Agashi Talav Precinct which abuts the eastern side of Devali street	The changing urban settings of Khanolkar wada does not ensure qualitative interaction with its surroundings in the urban context	The building typologies springing around historical residential structures should have responsive urban design components inbuilt in its proposed development [scale, height, glare, nature of boundaries, plantation etc.]
			INSTITUTIONAL	Has strong architectural significance attained by its extant original architectural features and persist a strong historical value at the Precinct level	Adequate infrastructure, no fire fighting system.	The asset has some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.	Owner identifies with heritage significance and obligation of maintenance, but not sure of perceptions of the future generations	Social awareness among owners of wadas through discussion forums and to facilitate dialogue through exchange of information, discussion on issues etc.
			REGULATORY	The maintenance and upgradation of Khanolkar wada stays within the authority of the owner and he is receptive to the understanding of the high significance of his property and indicates no inclination towards demolition of the same	Structure not identified as significant heritage asset in DP.	The type of Khanolkar wada by virtue of its inclusion in Agashi Talav Precinct facilitates regional implications of proposed regulations for wada typologies	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Designation as a listed heritage structure in DP

IDENTIFICATION OF ACTIONS



IV (B) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ACTIONS REQUIRED

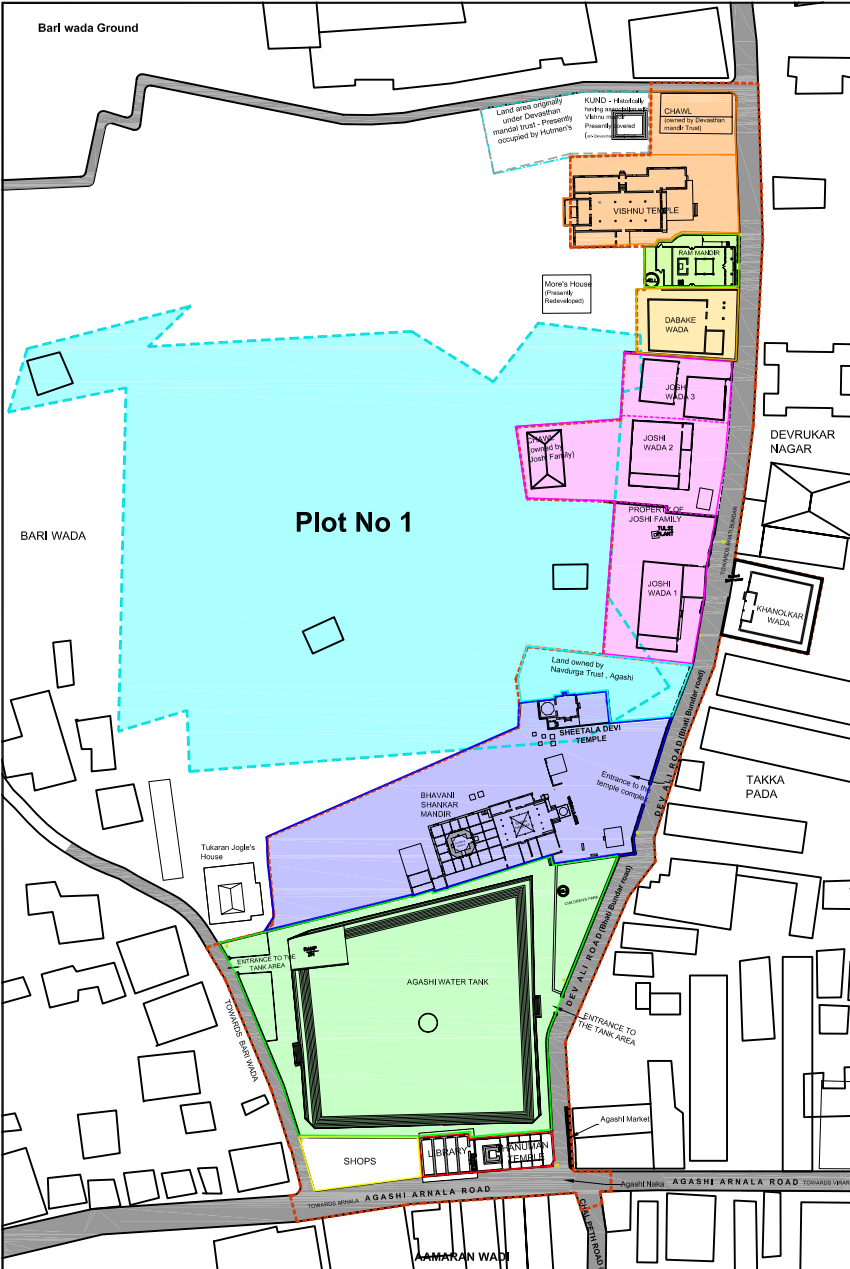
SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
			ECONOMIC	Owner is keen on maintaining the heritage significance of the house	Lack of institutional support on financial incentives to wada owners	Khanolkar wada has potential in adaptive use/rent 'part' of the house with road frontage or any other tourism incentives which are oriented around heritage interest among visitors to support the income inflow	The educational awareness, sensitive heritage conservation measures, availability of craftsmen, financial measures are the lacking facilities for the sustainable conservation measures	Arrange institutional support [NGO, Government based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis
4.2.2		RESIDENTIAL BUILDING PLOT - JOSHI WADA The unlisted buildings with their treatment of edge strengthen the character of devali street with front open space, interactive façade with intricate balcony details, sloping roof and thick plantation setting at the backdrop.	ENVIRONMENTAL	The property attached with Josh Wada promotes ground water recharge and maintains micro climate due to its plantation	The availability of land initiates high market pressure for redevelopment	Joshi wada has high historical significance in representing the Wada typology which is a typical example of VVS Region	The urban settings of Joshi Wada is highlighted by the backdrop of thick plantation on the disputed land of Devsthan Nidhi Mandal trust cultivated under Kulkayda [not.249in DP], underlining its ecological setting dependent on external factors which could be under market pressure	Conduct awareness of the historical significance of the property with the owners and find incentives in upgradation of the property
			SOCIO - CULTURAL	Through its typological form, they preserve the historical character of the Devali street and instrumental in imageability characteristics of the precinct and offer public edge to the street through its front open space	Lack of activities and maintenance issues	the user value has been deteriorated in its present condition but retains the scope of reviving the same.	Market pressure for redevelopment of the property	Utilize the front open space for community gathering to offer use to the place
			INSTITUTIONAL	The unlisted buildings demonstrate a typology and its interrelation with the street which represents a historical era.	The property is divided among no. of structures within the family members	The unlisted buildings play important role in preserving the precinct intact as well as demonstrate a case study for the VVS Region.	Prone to future development as the area available for development is under utilized	Social awareness among owners of wadas through discussion forums and to facilitate dialogue through exchange of information, discussion on issues etc.
			REGULATORY	The unlisted buildings play vital role in establishing a link between the listed buildings which are isolated & offers a cohesive unit structure to the heritage precinct.	status of unlisted building ensures no protection from demolition and redevelopment	The unlisted buildings play important role in preserving the precinct intact as well as demonstrate a case for the VVS Region for its effective regulations.	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Designation as a unlisted building in Heritage precinct in DP
			ECONOMIC	The wada and its properties with its assets has potential for revival with adaptive use	Part of the house is given on rent which is not sufficient for maintenance of the house and property	The promotion of adaptive use applied to the old buildings has potential in reviving the trend of conservation through maintenance and self sustaining mechanisms .	The educational awareness, sensitive heritage conservation measures, availability of craftsmen, financial measures are the lacking facilities for the sustainable conservation measures	Arrange institutional support [NGO, Government based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis
4.2.3		RESIDENTIAL BUILDING PLOT - DABKE WADA The unlisted buildings with their treatment of edge strengthen the character of devali street with low compound wall, sloping roof, front setback with plantation & informal character	ENVIRONMENTAL	The wada is simple typology of the local character with plantation around & promotes ground water recharge within the plot	Not adequate maintenance of property for its upgradation	Dabke wada with its historical significance represents the Wada typology of simple character which could be found elsewhere in the region	The urban settings of Dabke Wada is highlighted by the backdrop of thick plantation on the disputed land of Devsthan Nidhi Mandal trust cultivated under Kulkayda [not.249in DP], underlining its ecological setting dependent on external factors which could be under market pressure	Conduct awareness of the historical significance of the property with the owners and find incentives in upgradation of the property
			SOCIO - CULTURAL	Through its typological form, they preserve the historical character of the Devali street and instrumental in imageability characteristics of the precinct and offer public edge to the street through its front urban form	Inward looking built form	The owner of the wada runs a local mess which promotes interaction with local and visiting population in the area	Market pressure for redevelopment of the property	Promote the present economical activity at the regional level

IDENTIFICATION OF ACTIONS								
IV (B) - IMPRESSIVE SPATIAL QUALITY OF TEMPLE – TALAV ENSEMBLE - ACTIONS REQUIRED								
SR.NO.	SPECIAL INTEREST COMPONENTS	DESCRIPTION		STRENGTHS	WEAKNESS	OPPORTUNITIES	THREATS	ACTION REQUIRED
			INSTITUTIONAL	The unlisted buildings demonstrate a typology and its interrelation with the street which represents a historical era.	Inadequate infrastructure,	The unlisted buildings play important role in preserving the precinct intact as well as demonstrate a case study for the VVS Region.	The process of listing under heritage regulation will initiate demolition drive	Social awareness among owners of wadas through discussion forums and to facilitate dialogue through exchange of information, discussion on issues etc.
			REGULATORY	At present the owner does not intend to demolish the property and has keen interest in maintaining it	status of unlisted building ensures no protection from demolition and redevelopment	The listing of Agashi Heritage Precinct can initiate tourism plan to promote the area which has direct implication on the intention of the owners of unlisted buildings in its upgradation	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the historical significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Designation as a unlisted building in Heritage precinct in DP
			ECONOMIC	The wada and its properties with its assets has potential for revival with adaptive use	Lack of institutional support on financial incentives to wada owners	The promotion of adaptive use applied to the old buildings has potential in reviving the trend of conservation through maintenance and self sustaining mechanisms .	The educational awareness, sensitive heritage conservation measures, availability of craftsmen, financial measures are the lacking facilities for the sustainable conservation measures	Arrange institutional support [NGO, Government based] on financial incentives, facilitate availability of craftsmen for repair/maintenance jobs on subsidy basis
4.3.1		MARKET BUILDING The unlisted buildings with the road abutting typology strengthening the character of Agashi Arnala road & offers buffer to the Talav area from public activities	ENVIRONMENTAL	On a Precinct level, its usage pattern and it orientation towards to the commercial spine bordering the historic core, are representative of a distinct typology and built form within the Precinct.	High Market pressures for redevelopment	As a typology overlooks onto the Agashi Talav area and Bhavani Shankar Mandir with its green setback -offers strategic view towards the precinct.	Prone to future development due to its present condition	Protection to the building typology with listing of its attributes
			SOCIO - CULTURAL	Offers public edge and activities to the Agashi Arnala road and backdrop from the Agashi Talav side	does not have distinct character & interactive façade or edge towards talav side	Strategic location between market street and talav	Future redevelopment would alter the existing activity pattern	Promote adaptive use in the building and interactive urban form responding to its immediate settings
			INSTITUTIONAL	Significant urban component	The management of the property is divided among the shopkeepers and Devsthan Nidhi mandal trust, initiating transformations to the original character of the building	Ownership and maintenance at the hands of two parties	Market pressure for redevelopment of the property	The unlisted buildings and their contribution to characteristics of the Precinct will need to be monitored by development control and regulations.
			REGULATORY	The building indicates design parameters which offer successful contribution to the public place of talav	Poor presentation of the building	By virtue of its strategic location it makes significant contribution to the precinct settings	Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	Designation as a unlisted building in Heritage precinct in DP
			ECONOMIC	Local support would ensure upgradation of the building w.r.t. its setting	Inadequate revenue generation through commercial activity	Has tremendous potential in adaptive mixed use for income generation	High Market pressures and non maintenance will initiate demolition drive	Promote adaptive use in the building with relation to its settings

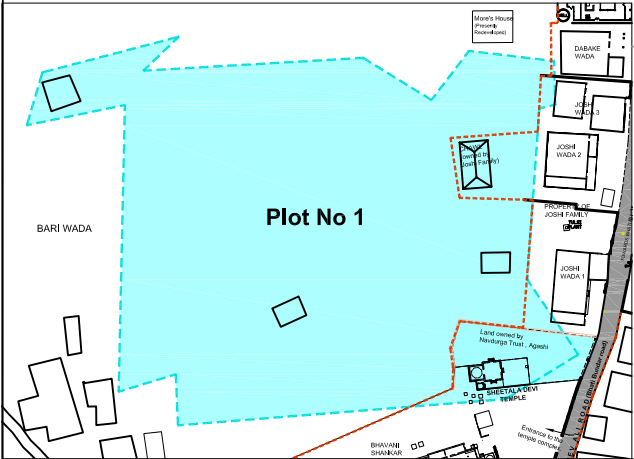
NAME OF THE PROPERTY/ STRUCTURE	Proposed Identification	SCOPE FOR RE-DEVELOPMENTS - as per DP/DCR *								REMARKS	DCR Reference no.		
		PLOT AREA Approx - Sq M	PROPOSED LAND USE	ACTIVITIES PERMITTED Entire Precinct Lies under used zone of High Intensity Development area	EXISTING BUILTUP AREA (Approx)	MAX F.S.I. on		PROBABLE BUILTUP AREA - IN CASE OF REDEVELOPMENT					
						buildable plot	including DR/TDR	on buildable plot	including DR/TDR				
Library	Listed as Heritage	67 Sq m	General residential zone	- Residences - Home occupation - Convenience shops	134 Sq m	1.00	1.75	67 Sq m	117 Sq m	Structure presently occupies the complete plot without any offsets and already consumes FSI more than 1.75%. Redevelopment can lead to demolition and change in use (mix use).	3.1, 3.2.1, Appendix - IV		
Hanuman Mandir	Listed as Heritage	85 Sq m	General residential zone	- Residences - Home occupation - Convenience shops	72 Sq m	1.00	1.75	85 Sq m	148.7 Sq m	Structure presently occupies lesser FSI than permissible. Redevelopment can lead to addition of available floorspace by demolition or change in use (mix use) .	31., 3.2.1 Appendix - IV		
Shop-Complex	Not Listed	170 Sq m	General residential zone	- Residences - Home occupation - Convenience shops	340 Sq m	1.00	1.75	170 Sq m	298 Sq m	Structure presently occupies FSI more than 1.75%.without any offsets to the road edge.	31., 3.2.1 Appendix - IV		
Tank Area	Listed as Heritage	2352 sq m	General residential zone	- Residences - Home occupation - Convenience shops	0 Sq m open space	1.00	1.75	2352 Sq m	4116 Sq m	Water tank and adjacent area is used as a community open space. Tank is not reserved as water body and thus can be filled in the future to develop it for residential use.	31., 3.2.1 Appendix - IV,		
Bhavani Shankar Mandir	Listed as Heritage	1573 sq m	General residential zone	- Residences - Home occupation - Convenience shops	555 Sq m + open space	1.00	1.75	1573 Sq m	4116 Sq m	Structure utilized only 1/3 of the plot area. Redevelopment might lead to demolition of structure and use the utilized FSI to add more spaces .	31., 3.2.1 Appendix - IV,		
Nav Durga Trust land	Listed as Heritage	260 sq m	General residential zone	- Residences - Home occupation - Convenience shops	0 Sq m open space	1.00	1.75	260 Sq m	455 Sq m	Presently the plot dose not inhabit any build structure. In case of proposal for any construction alide to the trust use, it might destroy the open space and thus the character of Shiv mandir area.	31., 3.2.1 Appendix - IV,		
Joshi wada - 1 Ref- component F1	Not Listed	463 sq m	General residential zone	- Residences - Home occupation - Convenience shops	253 Sq m + open space	1.00	1.75	463 Sq m	810 Sq m	The structure can be redeveloped as residential/ Mixuse utilizing the access available FSI.	31., 3.2.1 Appendix - IV,		
Joshi wada - 2 Ref- component F2	Not Listed	540 sq m	General residential zone	- Residences - Home occupation - Convenience shops	256 Sq m + open space	1.00	1.75	540 Sq m	945 Sq m	The structure can be redeveloped as residential/ Mixuse utilizing the access available FSI.	31., 3.2.1 Appendix - IV,		
Joshi wada - 3 Ref- component F3	Not Listed	210 sq m	General residential zone	- Residences - Home occupation - Convenience shops	154 Sq m + open space	1.00	1.75	210 Sq m	367 Sq m	The structure can be redeveloped as residential/ Mixuse utilizing the access available FSI.	31., 3.2.1 Appendix - IV,		
Khanolkar wada	Listed as Heritage	220 sq m	General residential zone	- Residences - Home occupation - Convenience shops	244 Sq m + open space	1.00	1.75	220 Sq m	385 Sq m	The structure can be redeveloped as residential/ Mixuse utilizing the access available FSI.	31., 3.2.1 Appendix - IV,		
Dabke wada	Not Listed	220 sq m	General residential zone	- Residences - Home occupation - Convenience shops	227 Sq m + open space	1.00	1.75	220 Sq m	385 Sq m	The structure can be redeveloped as residential/ Mixuse utilizing the access available FSI.	31., 3.2.1 Appendix - IV,		
Ram mandir	Listed as Heritage	150 sq m	General residential zone	- Residences - Home occupation - Convenience shops	118 Sq m + open space	1.00	1.75	150 Sq m	262 Sq m	The structure can be redeveloped as residential/ Mixuse utilizing the access available FSI.	31., 3.2.1 Appendix - IV,		
Vishnu mandir	Listed as Heritage	460 sq m	General residential zone	- Residences - Home occupation - Convenience shops	214 Sq m + open space	1.00	1.75	460 Sq m	805 Sq m	Structure utilized less than 1/2 of the plot area. Redevelopment can be initiated either by using unutilized FS to add more spaces or by demolition and change in use (mix use).	31., 3.2.1 Appendix - IV,		
Ress Chawl	Not Listed	168 sq m	General residential zone	- Residences - Home occupation - Convenience shops	97 Sq m + open space	1.00	1.75	168 Sq m	294 Sq m	The structure can be redeveloped as residential/ Mixuse utilizing the access available FSI.	31., 3.2.1 Appendix - IV,		
* Plot areas and built up area for the above structures, are as per the survey drawing prepared for this particular project report and thus needs to be verified with land record depart(TILR) of Vasai- Virar subdivision.													
Plot No - 1	Not Listed	9400 sq m	Reserved in D.P. as - Organized Open Space	Sports related activity	0 .00 Sq m Plantation	0.10	Not Allowed	940 Sq m	Not Allowed	40% of the plot Area can be developed as sports activity with a permissible FSI of 0.01 of the total plot area. Remaining 60% of the land shall be developed and kept open for public use free of cost. Partial construction with independent access and or premises is not allowed. Monetary compensation by planning authority can be made available.	5.14 , 5.14.3 5.14 Appendix - XIII		
The Area of plot no 1 is referred from $\frac{7}{12}$ land records - Agashi talathi office.													
Roads	Component of Precinct	1115 sq m	Roads	Roads	N.A.	N.A.	N.A.	N.A.	N.A.	D.P / DCR dose not propose any road widening along the road adjoining / within the precinct. Three Roads adjoin the Precinct Viz- Agashi-Arnala road, Dev Ali and Bariwada road.	Development plan/ DCR		
	IMPLICATIONS OF REGULATORY MECHANISMS - PROPOSALS AT AGASHI TALAV PRECINCT LEVEL											ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR	
	SUMMARY											PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY	
	- As per the sanctioned D.P. / DCR Agashi talave Precinct fall under High Intensity development Zone- with proposed landuse as General residential Zone.											PROJECT CONSULTANTS K. UNWALLA ARCHITECTS	
	- D.P. dose not indicate any reservation within the precinct boundary.											ACTION PLAN	
	- Plot no. -1 is owned by Devasthan Nidhi mandal trust with two "kul" members. This plot is Reserved as "Organised open space" . Ref- Sanctioned D.P. / DCR for Vasai Virar Sub Region.											As Indicated	
- If the Development in Agashi progresses as per the present Development plan / DCR it is likely to loose the majority of the present significant character.										Scale			

COMPONENT		PROPOSED IDENTIFICATION	IMPLICATIONS OF D.P./ D.C.R. as per present D.P	ISSUE/ THREAT	LIMITATION OF DATA	PROPOSED ACTIONS
A	Hanuman mandir and Library - (Sarvajanik vachanalay)	Listed Heritage structures	- The Structure presently lies under high intensity residential zone. - Permissible F.S.I. is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Structure can be redeveloped with higher Floorspace area.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension is unknown.	- Official land surveys to be done by the Trusties, Plot(Pardi) number, Pardi maps to be acquired - To be Listed as Heritage Property under D.P / DR of VVSR
B	Shopping Complex -	Not Listed as Heritage structure	- The Structure presently lies under high intensity residential zone. - Permissible F.S.I. is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Structure can be redeveloped with higher Floorspace area.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension are not identified.	- Official land surveys to be done by the Trusties, Plot(Pardi) number, Pardi maps to be acquired - Draft policies to regulate redevelopment of unlisted structures under D.P / DCR of VVSR
C	Agashi Tank and it adjacent area.	Listed Heritage asset	- This community open space presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75).	- Tank can be filled and used for residential development.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension are not identified.	- Official land surveys to be done by the Trusties, Plot(Pardi) number, Pardi maps to be acquired - Tank to be Listed and reserved as ecological heritage with adjoining area as buffer under D.P / DCR
D	Bhavani Shankar mandir and it adjacent area.	Listed Heritage asset	- The Mandir and area around presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Temple structure can be redeveloped with higher Floor space area. - Adjacent area can developed as residential component.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension are not identified.	- Official land surveys to be done by the Trusties, Plot(Pardi) number, Pardi maps to be acquired - Temple structure to Listed as Heritage Property under D.P / DCR of VVSR
E	Land under ownership of Navdurga Trust	land is an important component of the precinct	- The area presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Land parcel can be developed for residential use.		- Land to be reserved as open space under D.P / DCR of VVSR .
F	Joshi wada	Not Listed as Heritage structure	- The area presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Structure can be redeveloped with higher Floorspace area.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension are not identified.	- Official land surveys to be done by the owners, Plot(Pardi) number, Pardi maps to be acquired - Draft policies to regulate redevelopment of unlisted structures under D.P / DCR of VVSR
G	Dabake wada	Not Listed as Heritage structure	- The area presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Structure can be redeveloped with higher Floorspace area.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension are not identified.	- Official land surveys to be done by the owners, Plot(Pardi) number, Pardi maps to be acquired - Draft policies to regulate redevelopment of unlisted structures under D.P / DCR of VVSR
H	Ram Mandir Residential wada	Listed Heritage asset	- The area presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Structure can be redeveloped with higher Floorspace area.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension are not identified.	- Official land surveys to be done by the owners, Plot(Pardi) number, Pardi maps to be acquired - Draft policies to regulate redevelopment of unlisted structures under D.P / DCR of VVSR
I	Vishnu mandir and Chawl	Listed Heritage asset	- The area presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Temple structure can be redeveloped with higher Floor space area.	- Land Survey no. / Pardi no/ maps are not available. - Surveyed plot dimension are not identified.	- Official land surveys to be done by the Trusties, Plot(Pardi) number, Pardi maps to be acquired - Temple to be Listed as Heritage Property - Draft policies to regulate redevelopment of chawl.
J	Khanolkar wada	Listed Heritage asset	- The area presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Structure can be redeveloped with higher Floor space area.	- Plot survey data to be acquired from the owner.	- Structure to Listed as Heritage Property under D.P / DCR of VVSR
Agashi talav Precinct		Listed Heritage Precinct	- Precinct area presently lies under high intensity residential zone. - Permissible F.S.I. for this parcel of land is - (1). - Maximum allowable D.R. / TDR is - (0.75)	- Precinct will loose its inherent character and change to a general residential area.	- Precinct boundary to be redefined with reference to the officially surveyed plot boundaries.	- To be designated as a precinct in Development Plan - To apply conservation measures and specialized development control regulations for listed and unlisted components respectively. - Area to be incorporated in Tourism management plan
Roads	Agashi Arnala road Dev-ali road	Integral component of precinct boundary	- No proposal for widening of Roads	- Rapid development in surrounding area could lead to traffic congestion	- Lack defined road edge, foot paths and plot boundaries	- Official land surveys by VVMC to define road edges, footpaths and street sign. - Agashi Arnala road can be widened along south edge.

	IMPLICATIONS OF REGULATORY MECHANISMS - PROPOSALS AT COMPONENT LEVEL				ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR		
	<p>SUMMARY:</p> <ul style="list-style-type: none">As per the sanctioned D.P. (Development Plan) and DCR (development control regulations) dated 2011 for Vasi-Virar Sub Region the identified Agashi talav precinct lies in General residential zone of High Intensity development area.The proposed land use will drastically change the character of this area.Agashi water tank is not identified as water body and falls under General Residential zone.Religious Places (Temples) are not reserved and falls under General Residential zone.				PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY		
					PROJECT CONSULTANTS K. UNWALLA ARCHITECTS		
					ACTION PLAN		
	As Indicated Scale		Annexure VI				



PLAN SHOWING COMPONENTS OF AGASHI TALAV PRECINCT



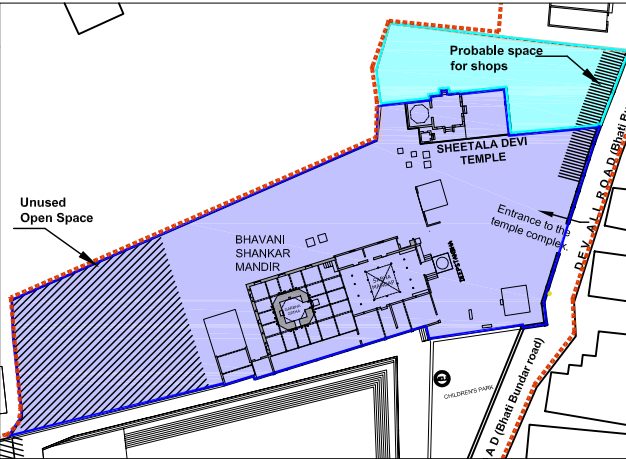
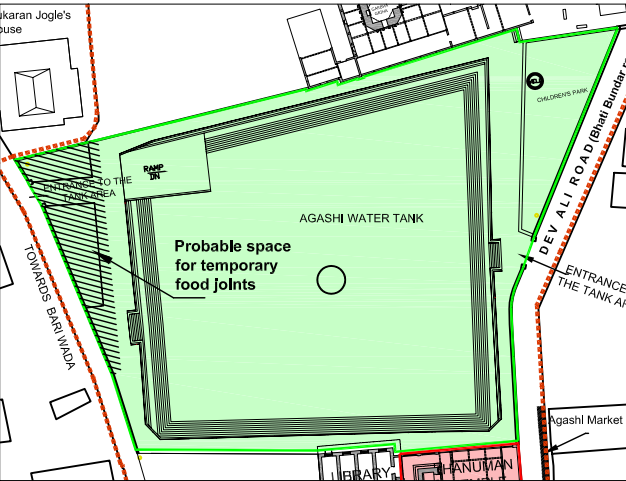
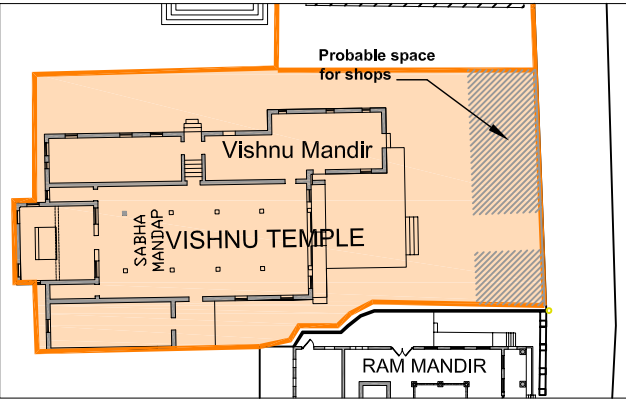
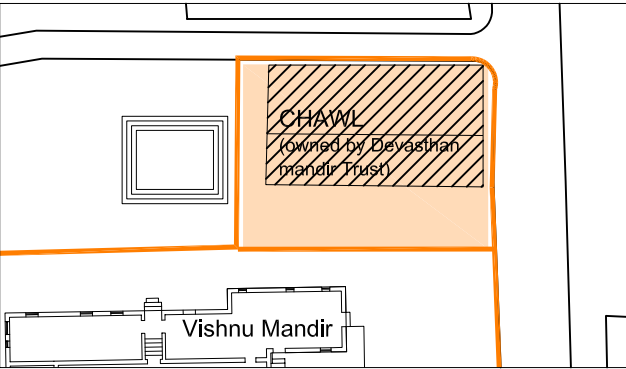
PLOT NO - 1

Plot no 1 is owned by Devasthan mandal trust which as per present D.P. is reserved as organized open space. Trust can develop 40% of the land with FSI - 0.10. whereas the unused FSI can be sold in the open market or utilized on other properties. Location of Plot -1 is as per the Village map procured from Tehsildar office Vasai.

JUSTIFICATION

OPPORTUNITIES FOR SUSTENANCE

- Major land of the precinct is a under single ownership of the Devasthan Trust.
- The trust is willing to enhance their properties by conservation methods but are lacking in funds.
- The land use pattern prescribed in the D.P. and the present market trends of the region implies a major threat of urbanization.
- The precinct is subjected to "High intensity development Area". It is not viable to reject the DP. proposal to undertake aments of heritage conservation.
- Needs a "Sustainable Model" with intrinsic means of funding.
- Opportunities can be taken over underutilized areas which donot pose a threat to heritage character / or induce change in values of the heritage components.
- The changes induced can be managed with prescribed regulations and design control.
- Parameter of the use of these Areas-
 - Remain under the management of the trusties
 - The proposal is viable under the trust corpus and understanding
 - Use proposed is Amenable to existing usage of the trust .



CHAWL

Chawl is not listed as heritage asset. It is a ground storey structure presently rented at very low rate for residential use. Under the present DCR the structure can be redeveloped to accommodate additional rooms with convenience shops on ground floor. Baring the initial construction cost this redeveloped property can provide recurring revenue for the trust.

VISHNU MANDIR

Vishnu mandir presently consumes 214Sq M of buildup area from the total plot area of 460 Sq M. Considering FSI as -1.00 as per DP/DCR 264 SqM of area remains unconsumed. The mandir is set with an offset of about 10M from the road. This space can occupy convenient shopping which could be rented by the trust. It forms a recurring revenue generation opportunity.

AGASHI TANK AND PREMISES

Tank premises is presently used an important community open space by the villagers. Children's park, jogging track and sitting places add to the social realm of the tank area and Agashi naka. Opportunity would be to have temporary eatery or food joint along the bariwada road which would attract more people to the tank area. Trust can rent and allocate a space for such activities. This could become a regular income for the trust.

SHANKAR MANDIR PREMISES AND NAVADURGA TRUST LAND

The two temple viz Shankar mandir and Sitta devi mandir occupies 555 SqM of buildup space of the total 1573 SqM of plot area. Aproxx 560 sqm of area on the rear side of shankar mandir remains unused. This area can be developed to incorporate uses which are amenable to the trust activities like marriage hall, Dharmshala for devotees, public toilets and other allied public amenities.The amenities can be given a separate access from the bariwada road and thus not disturbing the temple activities and also make the area more lively.

Apart from recent construction of well the land owned by navdurga trust has no built structures. This open space with the offset of bhavani shankar mandir provide a distance of appreciation to the temples. The space adjoining the road could be used for convenient shops in order to generate recurring capital for the trust.

IMPLICATION OF ECONOMIC MECHANISM - Opportunity intrinsic to land holding / land use.

SUMMARY

- Opportunities can be brought over parcel of land which are not utilized or surplus. In case of a land parcel falling partially of totally under any reservation as per the proposed Development Plan, the land owner can acquire incentive in form of TDR (Transferable Development Rights) in compensation for his development rights .
- This Incentive can only be acquired in case of reservation with reference to D.P. Thus, similarly in case of property listed (reserved) as Heritage asset, the owner should be eligible for award of Transferable Development rights(TDR) in form of Floor space ratio (FSI).
- With such Incentive over property reserved as Heritage, Trust(Devastha Nidhi mandal) in Agashi would be eligible for TDR over surplus land; thus gaining a financial benefits to maintain and restore the Heritage structures.



ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANTS K. UNWALLA ARCHITECTS

ACTION PLAN

As Indicated

Scale

Annexure VII



North

ANNEXURE VIII -

APPROACH TO ENVIRONMENTAL ACTION PROGRAMME : AGASHI TALAV

SR. NO.	ACTION DESCRIPTION	YEAR 1: RESEARCH AND TANK RESTORATION PREPARATORY PHASE			YEAR 2: TANK RESTORATION AND MAINTENANCE PHASE			YEAR 3 ONWARDS: MAINTENANCE PHASE
		PRE-MONSOON	MONSOON	POST-MONSOON	PRE-MONSOON	MONSOON	POST-MONSOON	
	1 RESEARCH ACTIONS							
	1.1 Catchment Hydrology and tank drainage pattern study							
1.1.1	Catchment area hydrology study -This includes identifying and documenting the catchment area of the talav, studying the hydrology and runoff characteristics of the catchment areas, land use pattern in the catchment, ratio of pervious/ impervious surfaces, storm water drainage, etc.							
1.1.2	Tank Drainage system - Identifying and documenting the water sources , storm water inlets, overflow outlets and other drainage pattern of the tank.							
	1.2 Study of tank bed, water quality and quantity							
	Study of the annual cycle of water quality and quantity in the tank through documented or verbal observations.							
	Study of tank bed - bottom sludge , soil, infiltration rate etc.							
	Physical and biological characteristics of the tank water and bottom sludge.							
	Flora and fauna within the tank ecosystem							
	Study of the physical and biological parameters of the tank							
	1.3 Identification of point and non point sources of pollution							
1.3.1	Point Sources - This will include an inventory of all the identifiable point sources of pollution in the talav including untreated sewage inflow, idol immersion points, temple flower offering into the tank , solid waste dumped into the tank etc.							
1.3.2	Non-point sources - This will include silt, sediments, effluents and wastes from storm water runoff							
	2 IMPLEMENTATION ACTION PLANS							
	2.1 Source Control – Point and Non-point sources of pollution							
2.1.1	Point sources							
	Diversion and treatment of waste water / sewage inflow							
	Separate provision for ritual flower offerings and idol immersion							
2.1.2	Non-point source							
	Treatment of micro-watershed or catchment of the tank including - Soil conservation measures, bank/slope erosion control measures, vegetation, drainage improvements, installation of silt traps/ pen-stock gates for sedimentation control and treatment for storm water runoff and sewerage treatment .							
	Regular Maintenance of catchment area and storm water drainage system impacting the tank							
	2.2 Water retention and augmentation in the talav							
2.2.1	Augmenting water supply							
A	Rain Water Harvesting - Augmenting the rain water supply to the talav through installation of roof top and runoff rain water harvesting systems - Roof and surface rain water runoff from the surrounding temples and areas can be diverted through channel after appropriate treatment into the Talavs							
B	Regular Maintenance -Augmenting water supply through cleaning, desilting and regular maintenance of the water inlets to the talav							

ANNEXURE VIII -

APPROACH TO ENVIRONMENTAL ACTION PROGRAMME : AGASHI TALAV

SR. NO.	ACTION DESCRIPTION	YEAR 1: RESEARCH AND TANK RESTORATION PREPARATORY PHASE			YEAR 2: TANK RESTORATION AND MAINTENANCE PHASE			YEAR 3 ONWARDS: MAINTENANCE PHASE
		PRE-MONSOON	MONSOON	POST-MONSOON	PRE-MONSOON	MONSOON	POST-MONSOON	
2.2.2	Enhancing water retention capacity of the talav							
	Tank bed treatment for enhancing water retention in the post monsoon seasons by slowing the sub soil infiltration rate while at the same time allowing for ground water recharge. Use of alluvial soil for the tank bed was found to be effective for retaining water as well as recharging the surrounding area in the restoration of Mylapore temple tank ,Chennai[1]							
2.3	In –tank treatment and maintenance							
	Dredging and de-silting							
	De-weeding/hyacinth control (biological, chemical, mechanical and manual measures, bio-composting)							
	Application of speciality bio-products for break-down of sludge if required (Clean up with bio-products for natural bacteria breakdown)							
	Aeration of the tank water							
	Introduction of composite fish culture/larvivorous fish species to control mosquitoes							
2.4	Shoreline Management							
	This will include strategies such as demarcation of tank boundary with buffer area, solid waste management, restrictions on flower and idol immersion.							
2.5	Environmental Education and Awareness							
	Environmental Education and awareness programs targeted at different groups such as visitors to the temples in the precinct and for the population living in the tank catchment.							
2.6	Institutional setup							
	A tank management body is proposed to be composed of representatives of key stakeholder groups including the temple institutions and neighbouring residents. The body will oversee the regular maintenance and management of the tank and the immediate catchment area. Funding for the same to be sourced from temple collections/grants and allocations from the relevant civic authority.							
3	WELLS							
	[1] The temple tanks of Madras, India: rehabilitation of an ancient technique for multipurpose water Storage,Madhavi Ganesan, Centre for Water Resources, College of Engineering Guindy, Chennai, India, Indian Journal of Science and Technology, http://www.indjst.org Vol.1 No 7 (Dec. 2008), indjst.org/archive/issue7/dec08madhavi.pdf							