Erangal Precinct

Heritage Conservation and Environment Improvement Plan

Stage 3 & 4

Significance and Issue Identification

June 8, 2011

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HCP Design and Project Management, Ahmedabad

CONTENTS

1. ERANGAL

A. Introduction

B. Location and Connectivity

C. Overview

ARABIAN
SEA

	MCGM
	GREATER MUMBAI
	WARD:P/N
	ERANGAL
	MAJOR ROADS
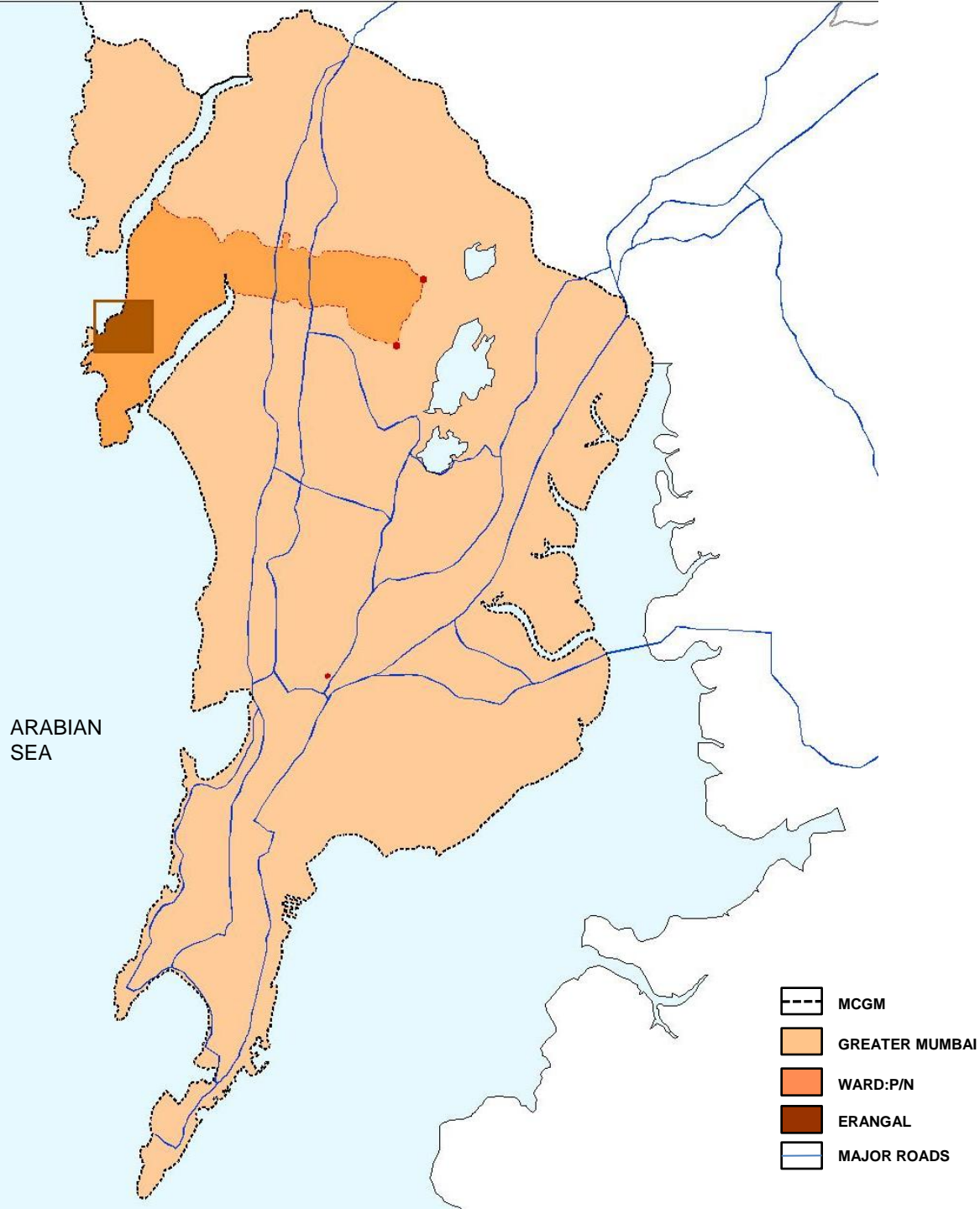
A. Introduction

- Historic Settlement

- One of the original agrarian settlements of Mumbai

- Origin traced to the 1530s, rebuilt post World War 2 in the 1950s.

- Located on the north western coast of Mumbai in Madh island

- Lies within P/N ward of MCGM

B. Location and Connectivity

- Located between Akse and Bhati

- Malad-Marve road connects Erangal to rest of Mumbai

- Access via ferry to Madh jetty from Versova

- Serviced by BEST buses

C. Overview

- Erangal beach to the west, agricultural fields to the north and east

- Farm houses to the south

- Landmarks
  - Erangal beach
  - Danapani beach
  - St. Bonaventure Church
  - Bastion
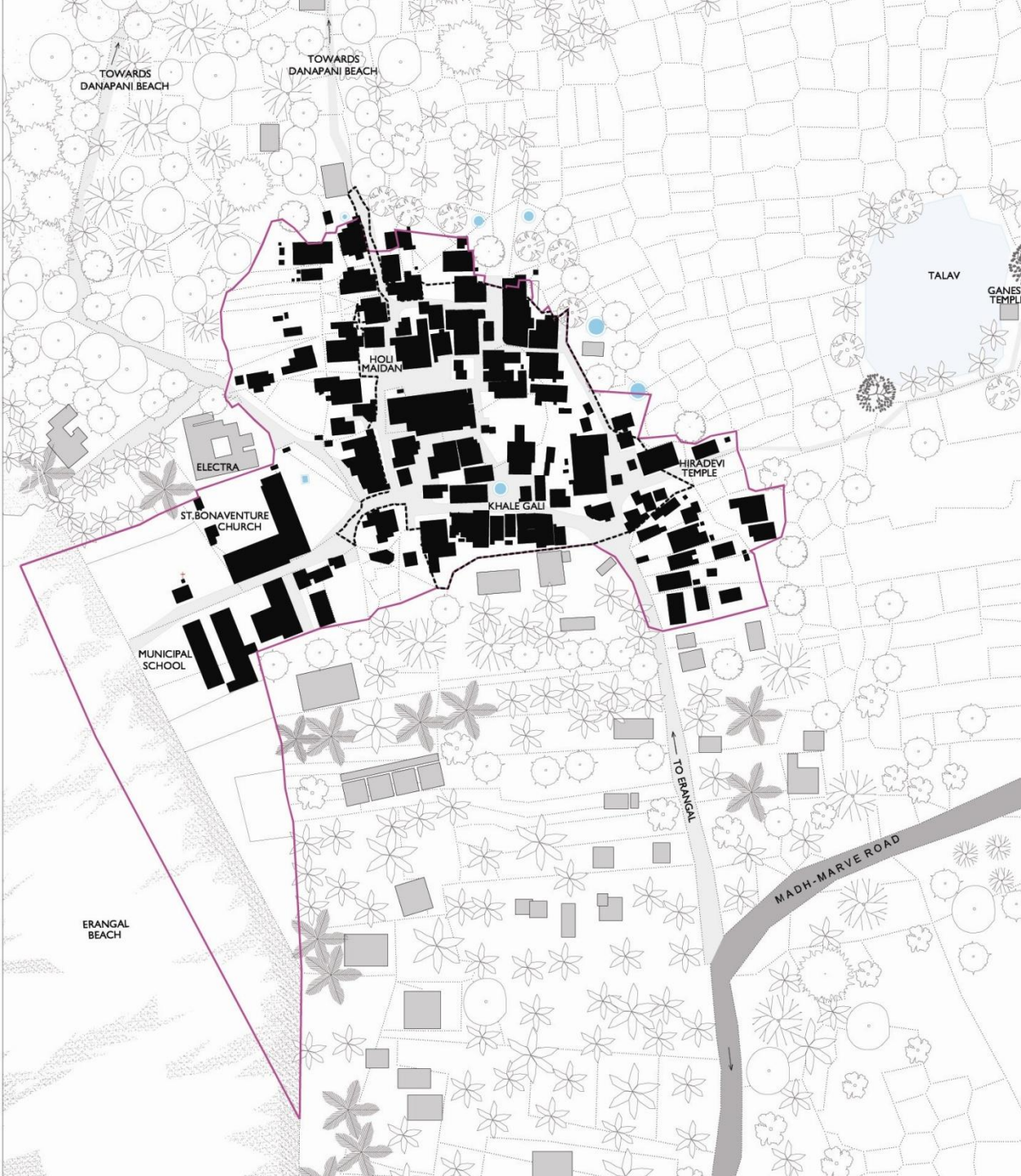
C. Overview

- Organic built form
- Character of built fabric and public spaces is retained
  - strong community structure
  - limited access
  - CRZ regulations
- However there is significant transformation of structures
- Insufficient and unmaintained infrastructure
- Details
  - Area of the Precinct   3.89 Ha
  - Total number of structures   119
  - Number of households   138
  - Number of persons   668

2. METHODOLOGY AND APPROACH

A. Methodology

B. Approach

    i.   Consultative

    ii. Addressing Heritage and Environment

    iii. Including the Precinct Environs

    iv. Undertaking a Thorough Documentation

A. Methodology

STAGE 1:
Inception

.... ◢ Completed

STAGE 2:
Detailed condition assessment

.... ◢ Completed

STAGE 3 & 4:
Significance and issue identification

.... ◢ Completed

STAGE 5:
 Action plans

.... ◢ Ongoing

STAGE 6:
Development guidelines

.... ◢ Ongoing
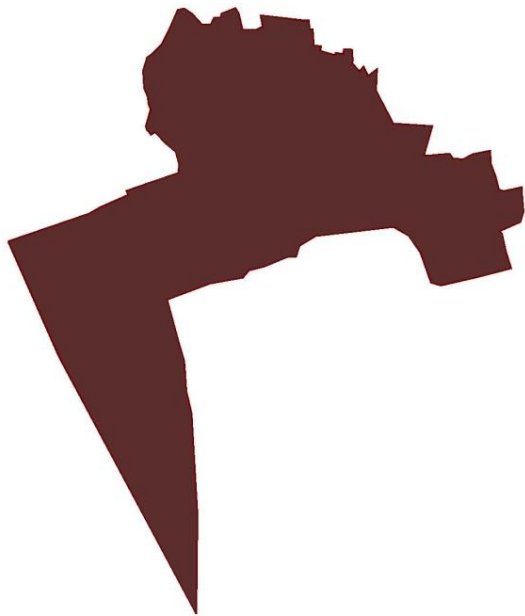
Consultative

Heritage and environment

Addressing the surrounding context

Systematic and thorough documentation

i. Consultative

MMR-HCS	Data Collection Meetings	Consultation Meetings	Field Notes	01

Meeting with Mr. Dilip Mhatre in Erangal Village

VENUE: Shop, Erangal Village. DATE: 25 May 2010, TIME: 10.30 am to 11.30 am

Attended By:

Mr. Dilip Mhatre	Chairman, Saishav Kshatriya Bhandari Samaj, Erangal Village
Ms. Shirley Ballaney	Senior Principal Planner, HCPDPM
Ms. Bindu Nair	Principal Planner, HCPDPM
Ms. Sonal Shah	Project Associate, HCPDPM

This was the first meeting with Mr. Dilip Mhatre, Chairman of SKBS. The aim of the meeting was to familiarize him with the project, its objectives and goals, establish a rapport with him and schedule a meeting with the Committee of Saishav Kshatriya Bhandari Samaj.

Initially, Mr. Mhatre was reluctant to communicate with the team. The team explained him

25th May, 2010

Preliminary Consultations at project inception to inform about the project, establish rapport and set up a road map

MMR-HCS	Data Collection Meetings	Consultation Meetings	Field Notes	02

Meeting with the Committee of Saishav Kshatriya Bhandari Samaj in Erangal
VENUE: Hiradevi Temple, Erangal Village. DATE: 13 June 2010, TIME: 12.30 pm to 2 pm

Attended By:

Mr. Dilip Mhatre	President, Saishav Kshatriya Bhandari Samaj
Mr. Pravin Mhatre	Vice-President, Saishav Kshatriya Bhandari Samaj
Mr. Chetan Patil	Secretary, Saishav Kshatriya Bhandari Samaj
Mr. Sunil Mhatre	Treasurer, Saishav Kshatriya Bhandari Samaj
Ms. Shirley Ballaney	Senior Principal Planner, HCPDPM
Ms. Bindu Nair	Principal Planner, HCPDPM

The meeting started with showing the map prepared for the Erangal precinct to all the members of the SKBS. This was followed by explaining all the members about the project. The members were asked to express their opinion about the project and discuss relevant issues. The following emerged during the meeting:

- The first issue brought out by the Committee in the meeting was the water supply related problems. The committee informed that there is a water shortage and the diameter of the water supply pipe needs to be increased from 4 inches to 6 inches. Presently, they get water supply for approximately 1-1.5 hours. Further the water in the wells is not

13 June, 2010

Introducing the project and trust building with the SKBS committee and understanding the precinct and community priorities

i. Consultative

11 to 14 June, 2010

Discussions with groups of residents and understanding their views on heritage and other infrastructure

i. Consultative

11 to 14 June, 2010

Every household approached for detailed documentation and understanding their views on heritage and other infrastructure

i. Consultative

17 April, 2011

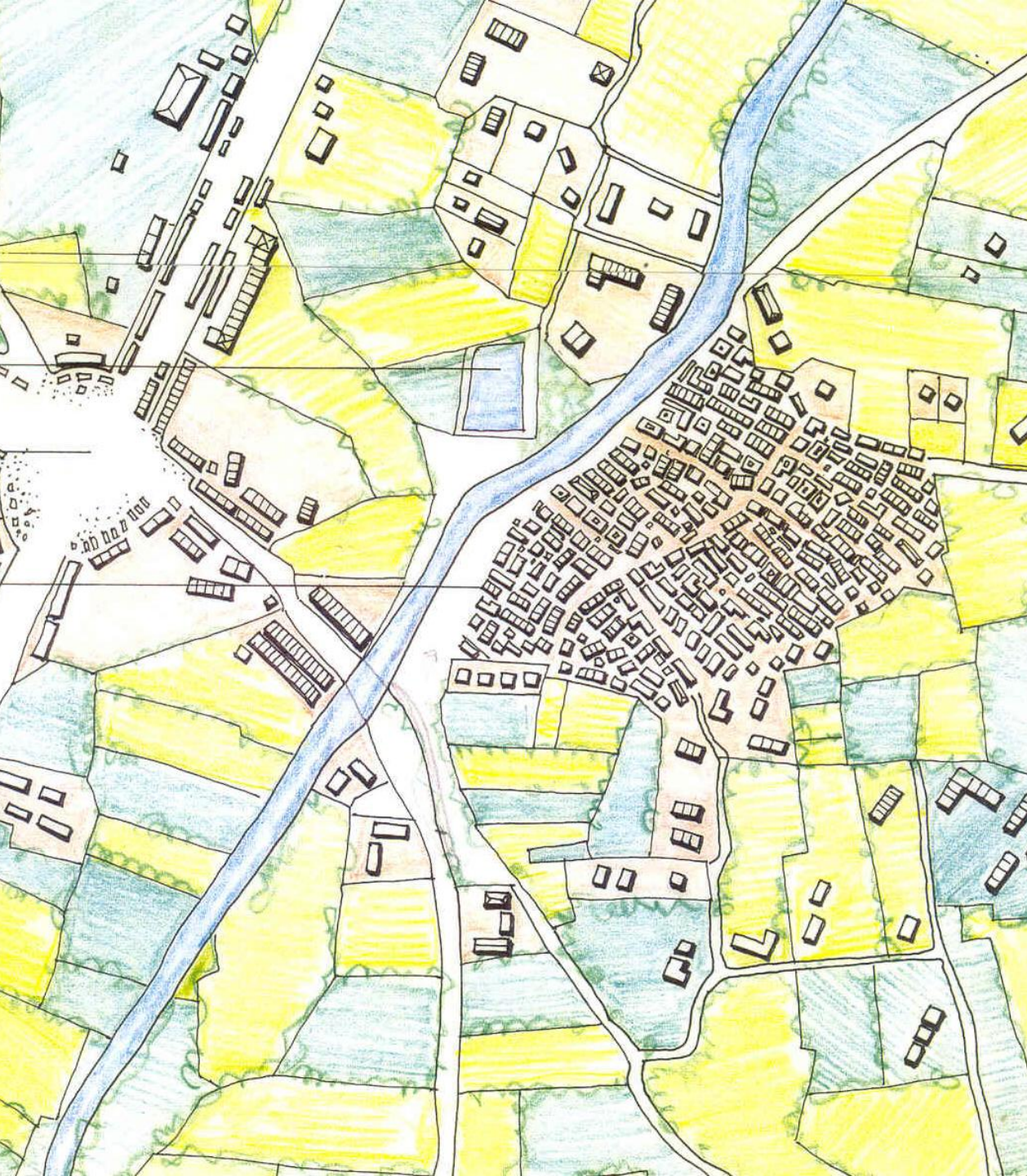Discussion of preliminary proposals with the SKBS
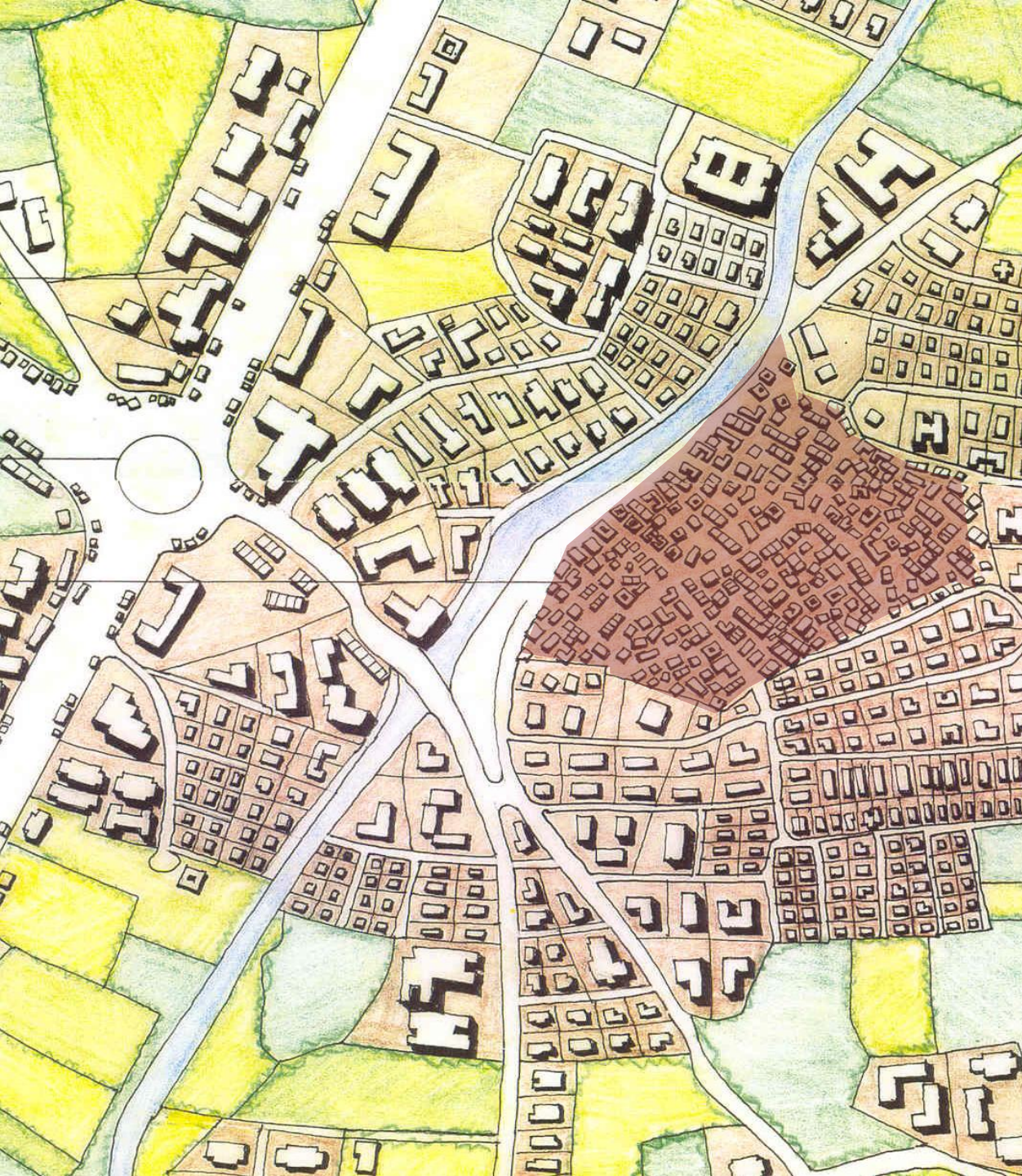
ii. Heritage and Environment

Old settlement

Unplanned growth of the settlement
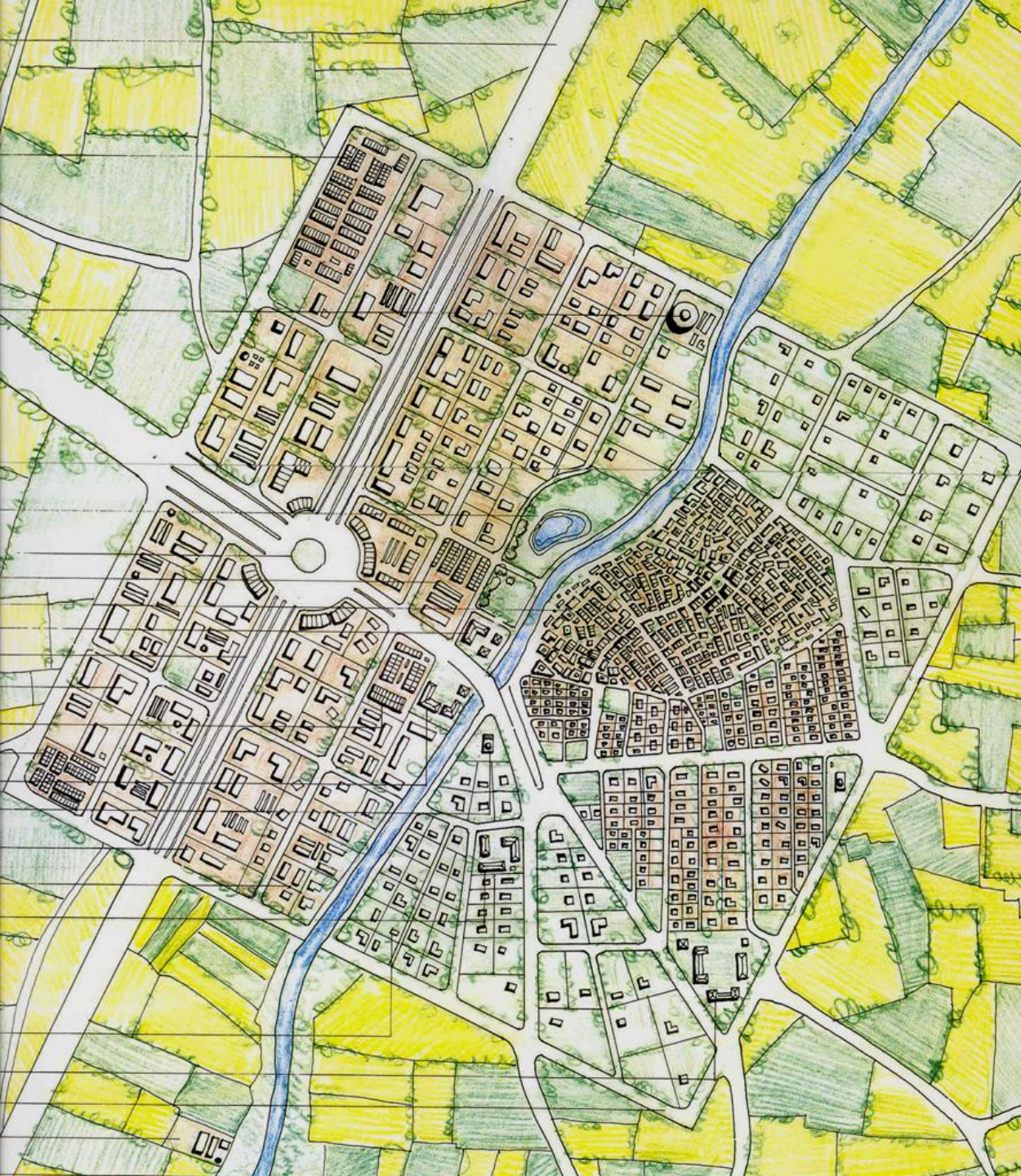
Growth can be managed

Erangal, 2003

Erangal, 2010

iv. Systematic and Thorough Documentation

City survey over satellite image

iv. Systematic and Thorough Documentation

Revised foot prints over city survey

iv. Systematic and Thorough Documentation

Final alignment of structures

119/ii

119

35a

35b

33

34

45

46bc

47

46a

69

68

67

66

65

64ab

62

63

31

30

32

61

29a

29b

28

48c

53a

27b

27a

48a

48b

49a

49b

50

51

52a

52b

53b

26

26/i

25/i

25

24

23

22c

22b

22a

54

59b

60

59a

55b

55a

56

57

14

20ab/ii

20ab/i

20b

10 9 8

Final base map

ELECTRA

ST. BONAVENTURE CHURCH

HOLI MAIDAN

HIRADEVI TEMPLE

KHALE GALI

MUNICIPAL SCHOOL

TO ERANGAL

ERANGAL BEACH

LEGEND

- ▪▪▪▪▪ GAOTHAN BOUNDARY
- —— REVISED PRECINCT BOUNDARY
- ⋮⋮⋮ PLOTS
- ▭ ROOF
- ● WELLS

Final base map with structure plans
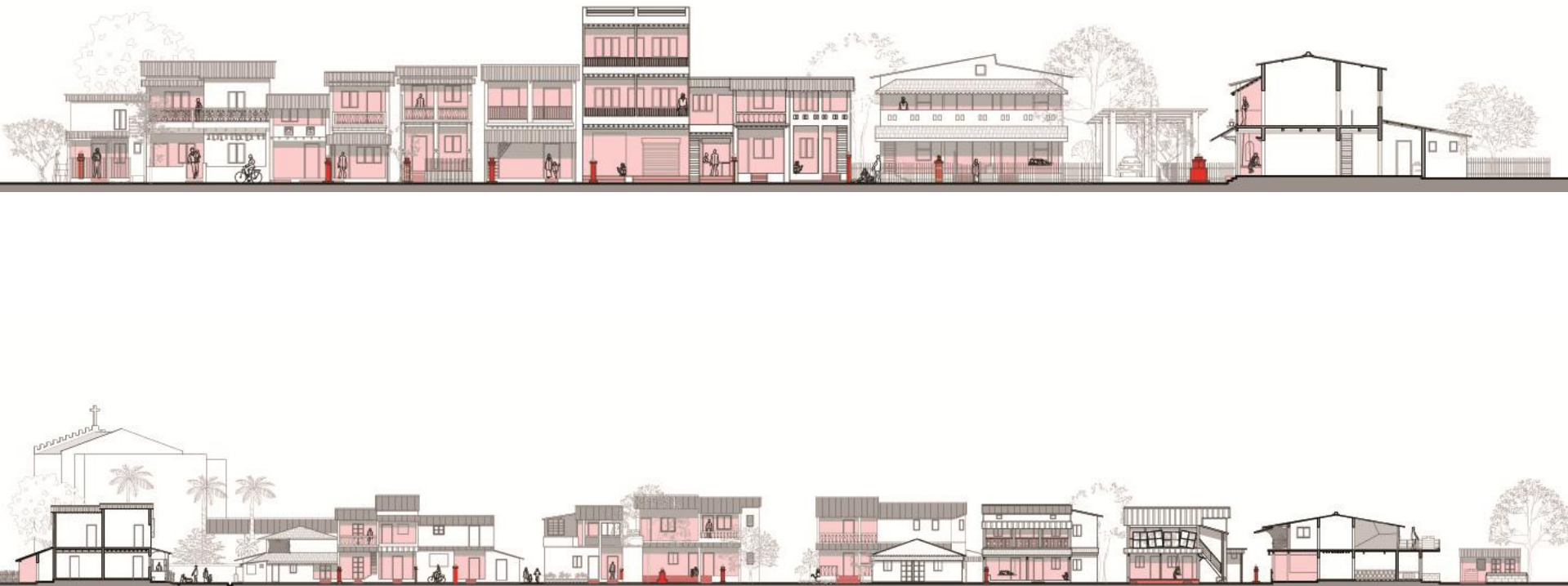
Sections through the precinct

Street sections

iv. Systematic and Thorough Documentation
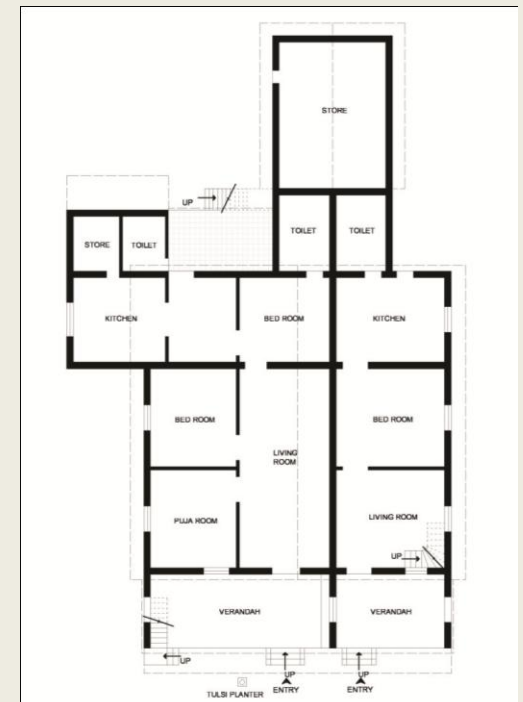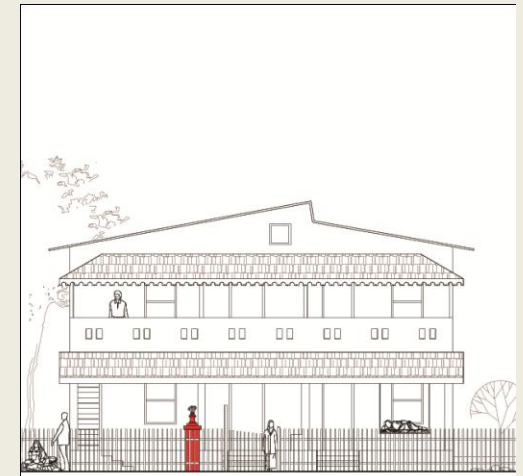
iv. Systematic and Thorough Documentation

3. INFERENCES/SIGNIFICANCE, COMMUNITY VALUES AND ISSUES

A. **Architectural Heritage**

B. **Public Realm**

C. **Built form, Land use & Growth**

D. **Physical Infrastructure**

E. **Community Structure**

F. **Cultural Practices**

G. **Governance**

A. Architectural Heritage

B. Public Realm

C. Builtform, Landuse & Growth

D. Physical Infrastructure

E. Community Structure

F. Cultural Practices

G. Governance

INFERENCES/SIGNIFICANCE

COMMUNITY VALUES

ISSUES
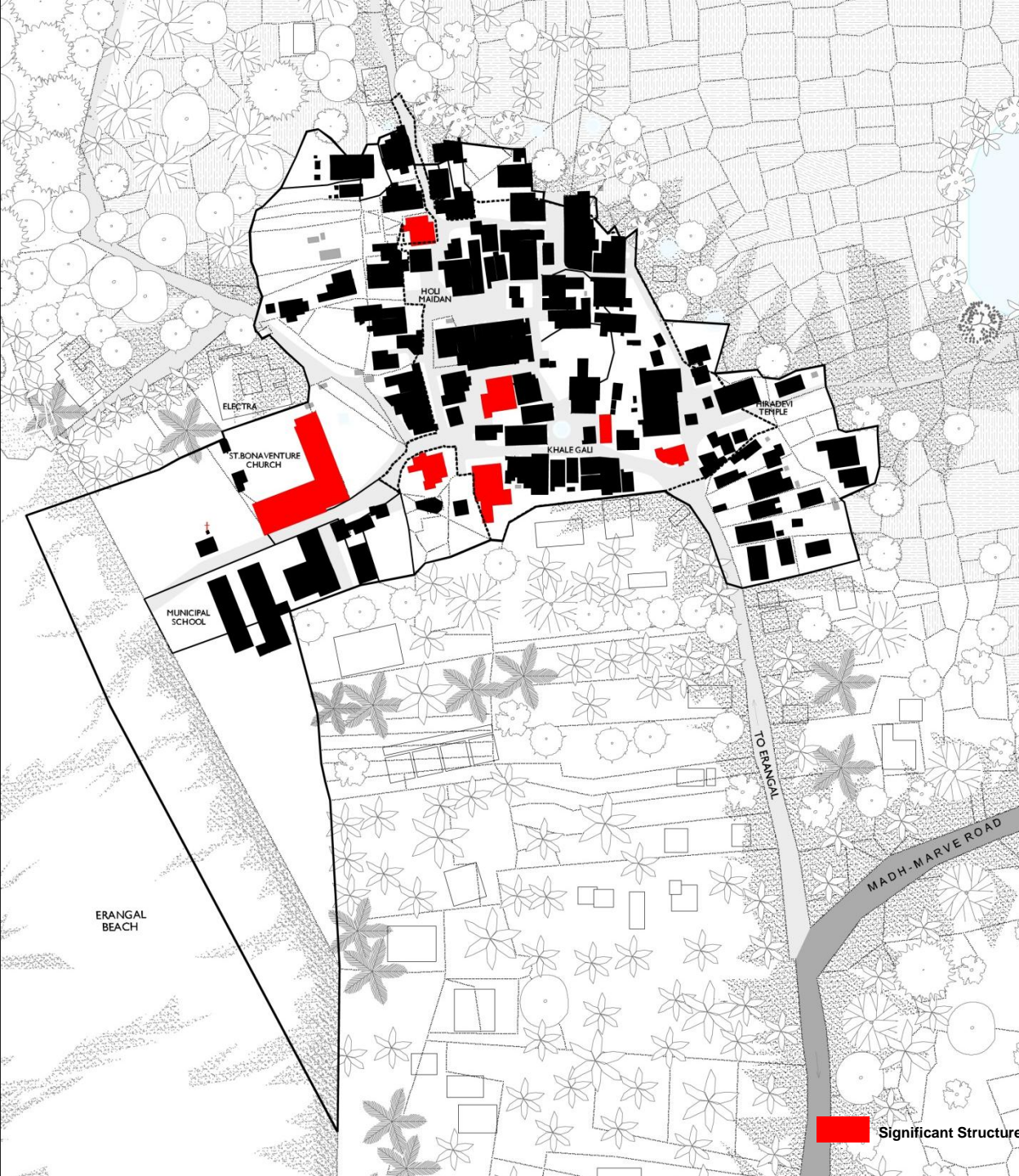
A. Architectural Heritage

Inferences / Significance

- No particular stylistic significance in individual structures
- Robust construction systems in wood
- Typical plan typologies
- Distinctive urban form, scale, roofscapes and elements.
- Substantial transformation – out of 119 only 2 in original condition
- 3 completely transformed

Community Values

- Perceives the historic value and feels it should be retained
- High cost of maintenance is forcing transformation
- Environmental improvements critical

Issues

- High cost of maintenance triggering incongruent transformations
- Regulations - CRZ leading to authorized additions

Significant Structures
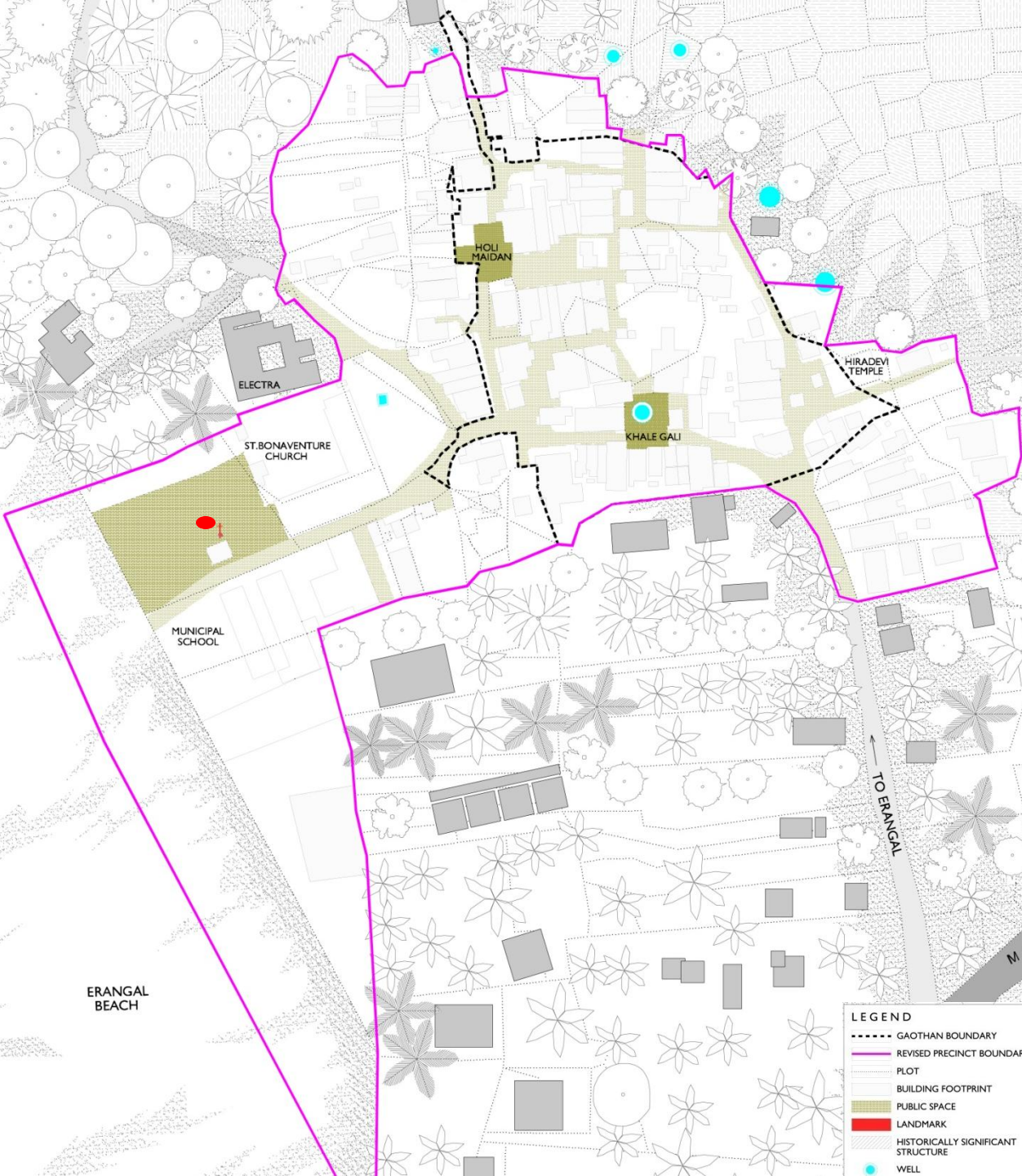
B. Public Realm

Inferences / Significance

- Very distinctive collective public realm
- Created by meandering streets and open spaces
- Actively used community spaces
- 4 streets and 3 chowks

Community Values

- Uses the space very actively
- Extensions of their houses
- Open squares used during festivals
- Maintained by community

Issues

- Growth pressures resulting in encroachments
- Unplanned physical infrastructure deteriorating public realm

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Map labels:

ELECTRA

ST.BONAVENTURE CHURCH

HOLI MAIDAN

HIRADEVI TEMPLE

KHALE GALI

MUNICIPAL SCHOOL

ERANGAL BEACH

TO ERANGAL

MA

LEGEND

- - - - GAOTHAN BOUNDARY
——— REVISED PRECINCT BOUNDARY
PLOT
BUILDING FOOTPRINT
PUBLIC SPACE
LANDMARK
HISTORICALLY SIGNIFICANT STRUCTURE
WELL

CARETAKER'S RESIDENCE

ST. BONAVENTURE CHURCH

MAIN ENTRANCE

UP

TEMPLE

4.5 M WIDE STREET

WAY TO SETTLEMENT

← WAY TO ERANGAL BEACH

UP

MUNICIPAL SCHOOL

Open Space abutting St. Bonaventure Church

Open Space abutting St. Bonaventure Church

VACANT STRUCTURE

KITCHEN

TOILET

BATHROOM

KITCHEN

ROOM

ROOM

VERANDAH

KITCHEN

ROOM

TOILET

BATH ROOM

KITCHEN

TOILET

BATH ROOM

KITCHEN

ROOM

VERANDAH

ROOM

ROOM

VERANDAH

LIVING + BEDROOM

KITCHEN

OPEN DRAIN

WELL

KITCHEN

STORAGE ROOM

BED ROOM + KITCHEN + LIVING

BED ROOM + KITCHEN + LIVING

LIVING ROOM

CHABUTRA

VERANDAH

VADA PAV SHOP

VERANDAH

← WAY TO SEA

KHALE GALI

WAY TO HIRADEVI TEMPLE →

VERANDAH

VERANDAH

VERANDAH

VERANDAH

VERANDAH

SHOP

SHOP

ROOM

VERANDAH

LIVING ROOM

LIVING ROOM

LIVING ROOM

ROOM

ROOM

LIVING ROOM

Badamwadi

ELEVATION OF HOLI MAIDAN STREET (A-A)
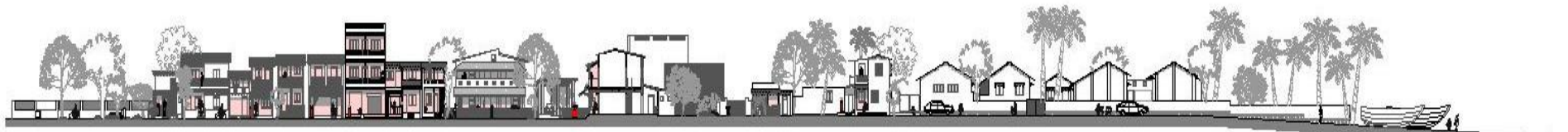
ELEVATION OF KHALE GALI (B-B)

Elevations along Holi Maidan Street

Holi Maidan Street

Holi Maidan

C. Built form, land use & growth

Inferences / Significance

- Organic form
- Redevelopment of old structures in modern vocabulary
- Demand for space within
- Surroundings are experiencing development
- Haphazard development

Community Values

- Concerned over unregulated growth
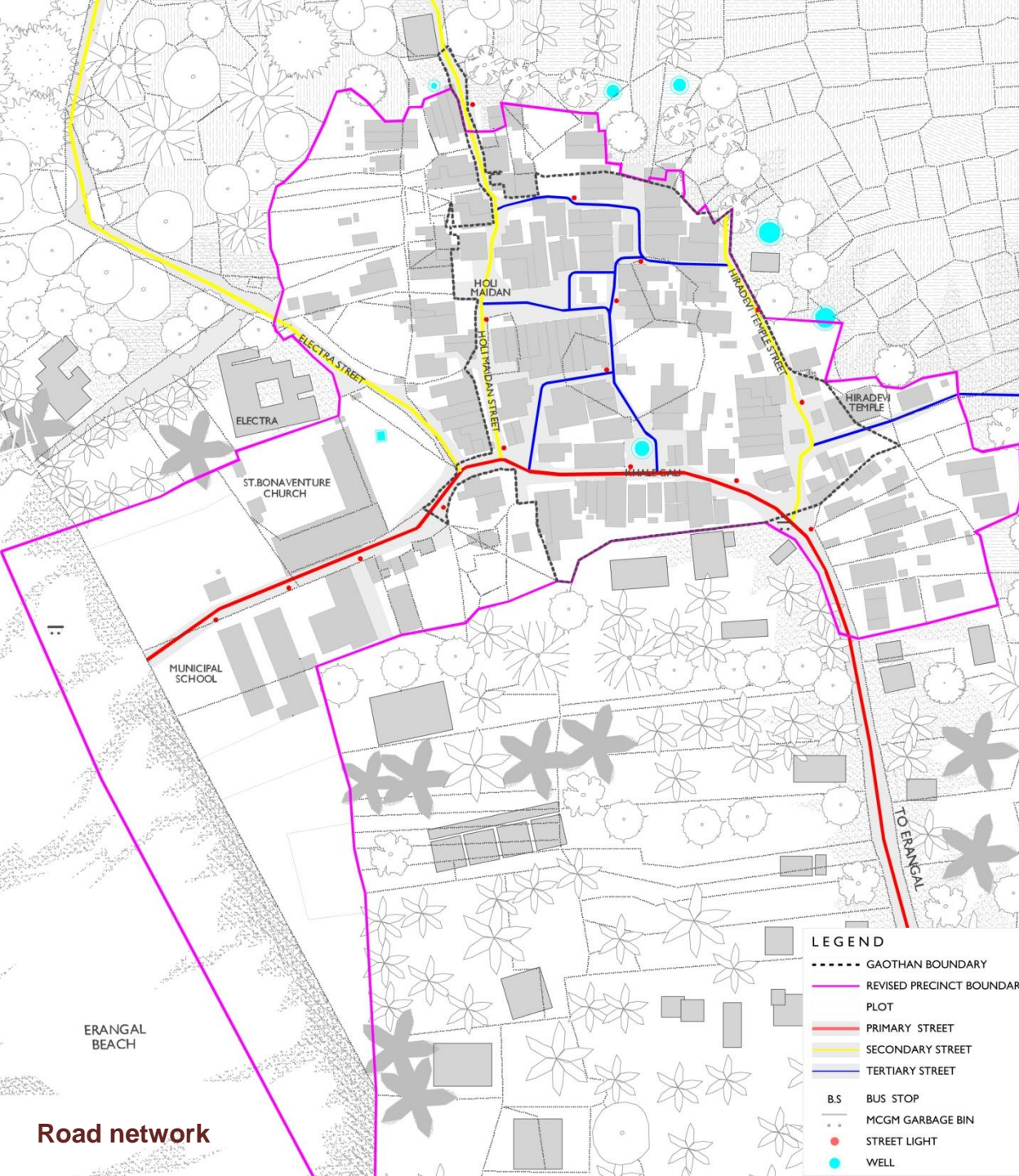- Need to expand and make additions to the structures with growing families

Issues

- Witnessing development and expansion due to growth pressure
- Incongruent, haphazard growth and flouting development regulations
- CRZ Regulations impose restrictions
- Current planning addresses macro city level context

LEGEND

- GAOTHAN BOUNDARY
- REVISED PRECINCT BOUNDARY
- PLOT
- BUILDING FOOTPRINT

Road network

ERANGAL
BEACH

MUNICIPAL
SCHOOL

ST.BONAVENTURE
CHURCH

ELECTRA

ELECTRA STREET

HOLI MAIDAN STREET

HOLI
MAIDAN

HIRADEVI TEMPLE STREET

HIRADEVI
TEMPLE

KHALEGALI

TO ERANGAL

LEGEND
- - - - GAOTHAN BOUNDARY
―――― REVISED PRECINCT BOUNDARY
PLOT
―――― PRIMARY STREET
―――― SECONDARY STREET
―――― TERTIARY STREET
B.S   BUS STOP
MCGM GARBAGE BIN
STREET LIGHT
WELL

D. Physical infrastructure

Inferences / Significance

- Unplanned and insufficient infrastructure – piecemeal provision
- Narrow and undeveloped streets, insufficient pressure, open disposal of sewage, irregular solid waste management
- Adequacy and quality important to retain the character and use of public realm

Community Values

- Strongly feels about insufficient and inefficient infrastructure
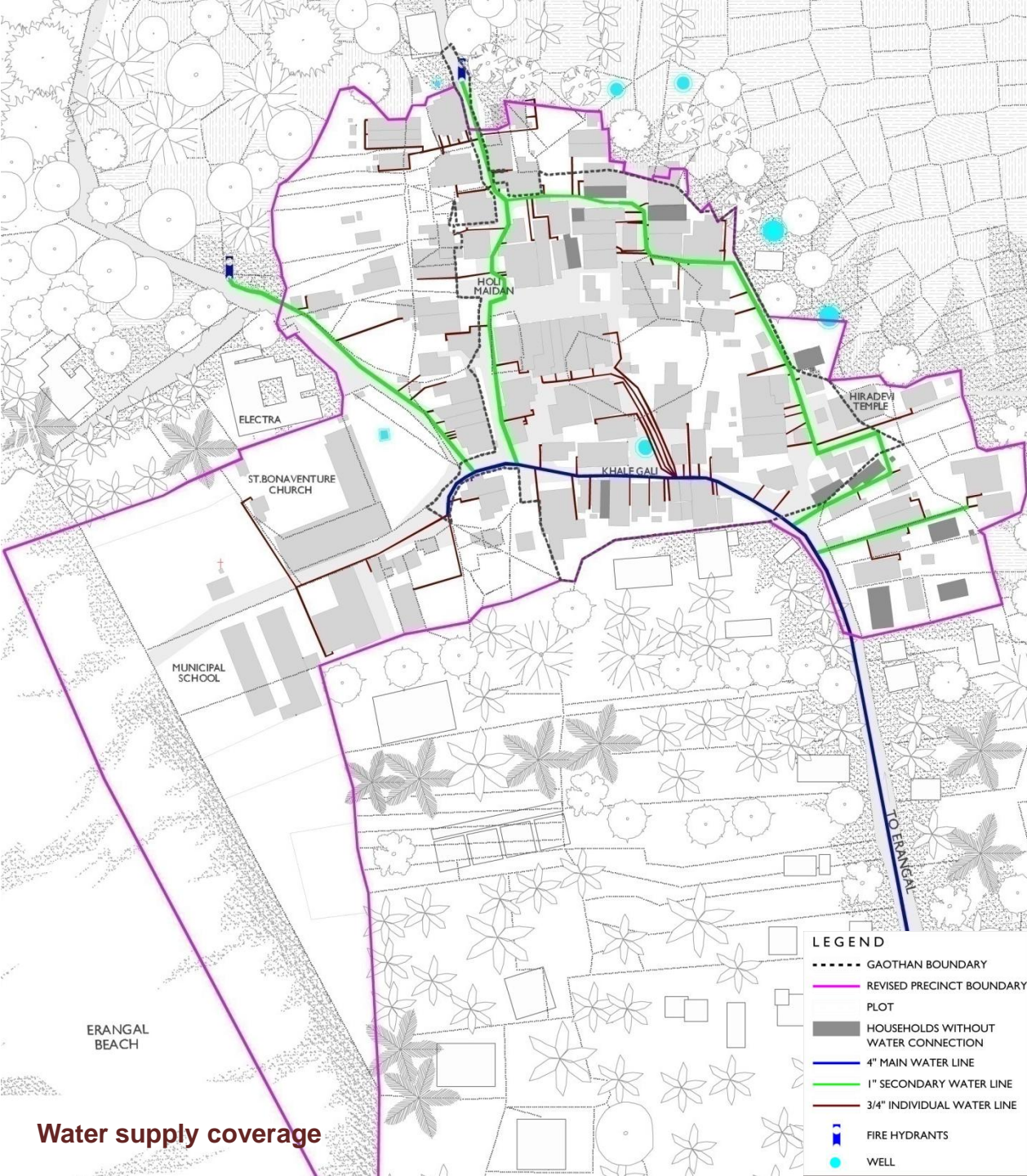- Stresses on improving infrastructure

Issues

- Growth within the settlement and in the surroundings will put pressure on the existing infrastructure

D. Physical infrastructure

Water supply coverage

LEGEND

- - - - GAOTHAN BOUNDARY
———— REVISED PRECINCT BOUNDARY
PLOT
HOUSEHOLDS WITHOUT WATER CONNECTION
———— 4" MAIN WATER LINE
———— 1" SECONDARY WATER LINE
———— 3/4" INDIVIDUAL WATER LINE
FIRE HYDRANTS
● WELL

HOLI MAIDAN

ELECTRA

ST.BONAVENTURE CHURCH

MUNICIPAL SCHOOL

ERANGAL BEACH

KHALE GALI

HIRADEVI TEMPLE

TO ERANGAL

D. Physical infrastructure
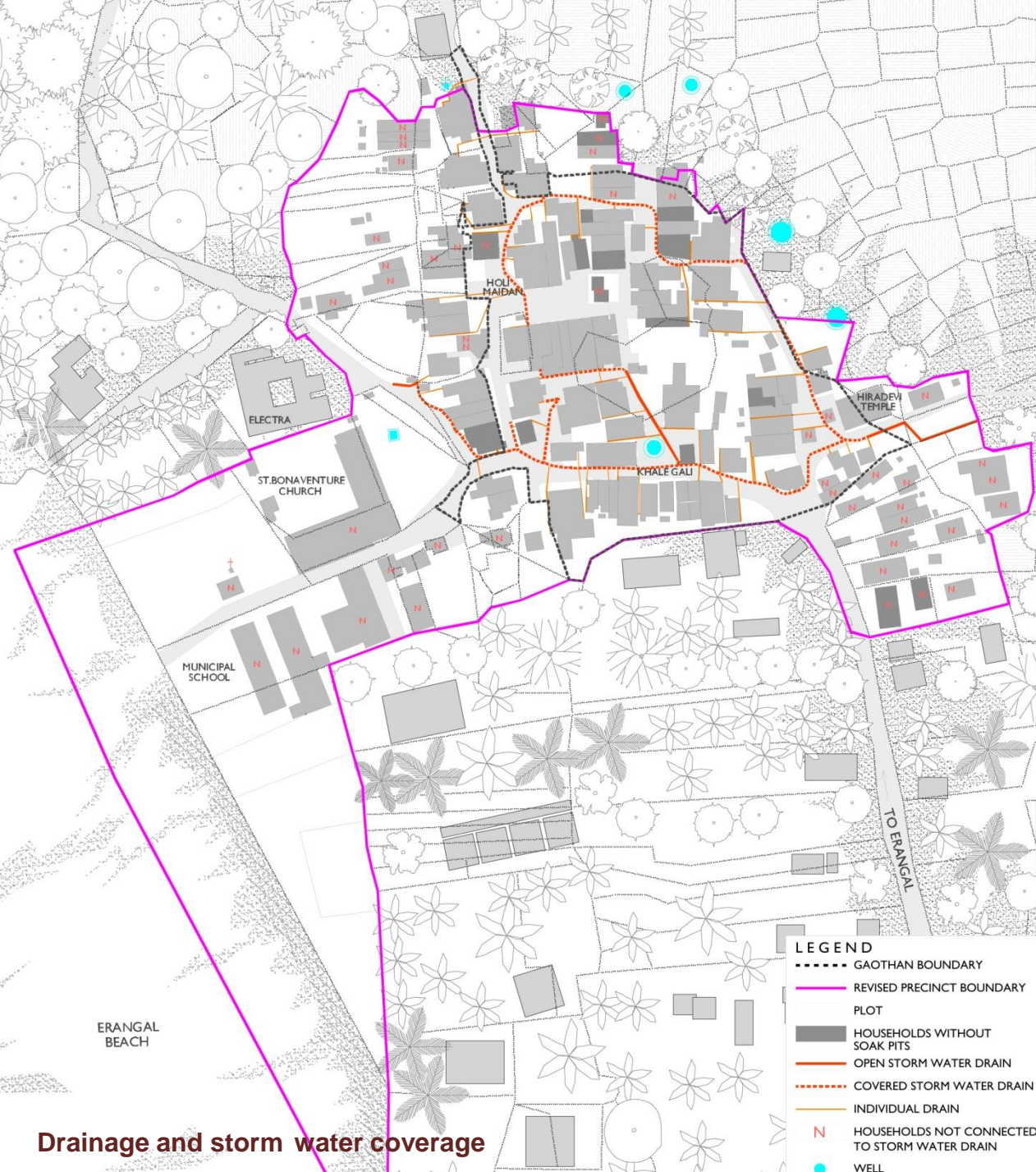
Drainage and storm water coverage

LEGEND
- ┄┄┄ GAOTHAN BOUNDARY
- ─── REVISED PRECINCT BOUNDARY
- PLOT
- ▦ HOUSEHOLDS WITHOUT SOAK PITS
- ─── OPEN STORM WATER DRAIN
- ┄┄┄ COVERED STORM WATER DRAIN
- ─── INDIVIDUAL DRAIN
- N HOUSEHOLDS NOT CONNECTED TO STORM WATER DRAIN
- ● WELL

ELECTRA

ST.BONAVENTURE CHURCH

MUNICIPAL SCHOOL

ERANGAL BEACH

HOLI MAIDAN

KHALE GALI

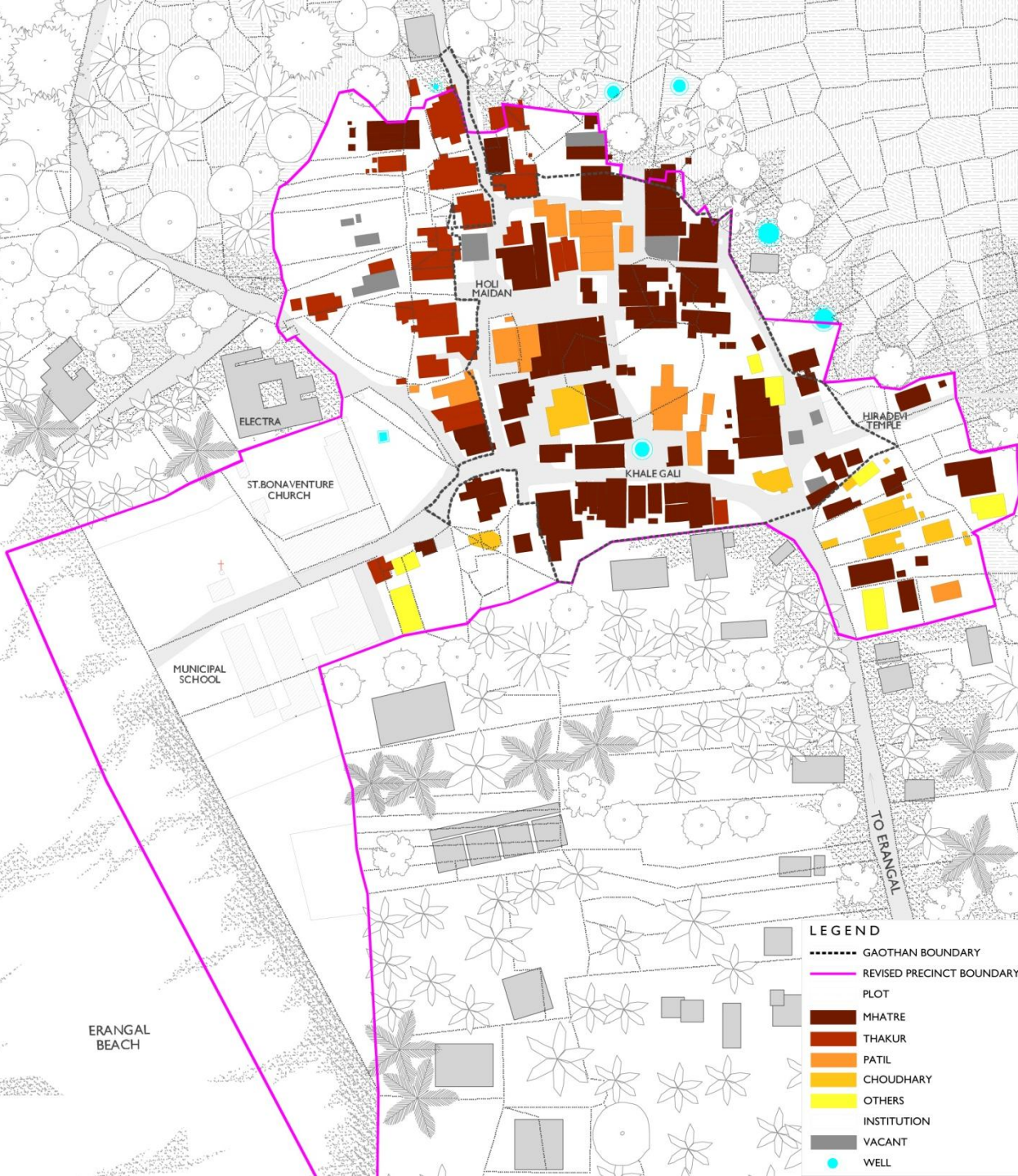HIRADEVI TEMPLE

TO ERANGAL

Open drain

Waste water disposed into open land

Solid waste management

E. Community Structure

Inferences / Significance

- Predominant community - by Kshatriya Bhandaris
- Homogenous – no outsiders allowed to reside
- Homogenous community pattern has resulted in continuity of the social fabric and cultural practices
- Association - Shaishav Kshatriya Bhandari Samaj, represents the communities needs and informally regulates

Community Values

- Prides in its village like character
- SKBS is an outcome of the responsibility to the settlement

Issues

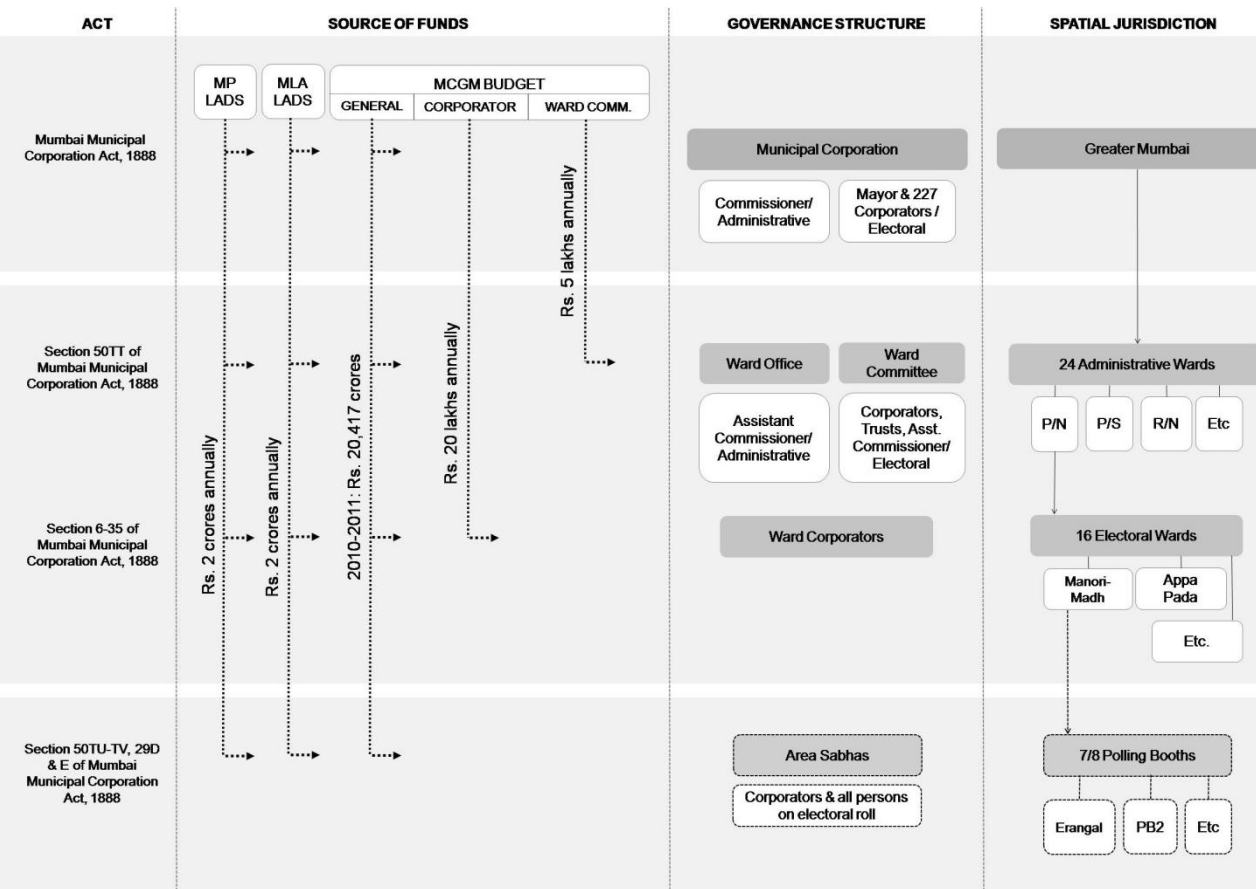- SKBS not sufficiently empowered to raise resources to effect improvements

LEGEND

- - - - - - GAOTHAN BOUNDARY
———— REVISED PRECINCT BOUNDARY
PLOT
MHATRE
THAKUR
PATIL
CHOUDHARY
OTHERS
INSTITUTION
VACANT
● WELL

ELECTRA

ST.BONAVENTURE CHURCH

HOLI MAIDAN

KHALE GALI

HIRADEVI TEMPLE

MUNICIPAL SCHOOL

TO ERANGAL

ERANGAL BEACH

G. Governance

ACT	SOURCE OF FUNDS					GOVERNANCE STRUCTURE		SPATIAL JURISDICTION
	MP LADS	MLA LADS	MCGM BUDGET					
			GENERAL	CORPORATOR	WARD COMM.			
Mumbai Municipal Corporation Act, 1888					Rs. 5 lakhs annually	Municipal Corporation		Greater Mumbai
						Commissioner/ Administrative	Mayor & 227 Corporators / Electoral	
Section 50TT of Mumbai Municipal Corporation Act, 1888			2010-2011: Rs. 20,417 crores	Rs. 20 lakhs annually		Ward Office	Ward Committee	24 Administrative Wards
	Rs. 2 crores annually	Rs. 2 crores annually				Assistant Commissioner/ Administrative	Corporators, Trusts, Asst. Commissioner/ Electoral	P/N P/S R/N Etc
Section 6-35 of Mumbai Municipal Corporation Act, 1888						Ward Corporators		16 Electoral Wards
								Manori-Madh Appa Pada Etc.
Section 50TU-TV, 29D & E of Mumbai Municipal Corporation Act, 1888						Area Sabhas		7/8 Polling Booths
						Corporators & all persons on electoral roll		Erangal PB2 Etc

Inferences / Significance
- Falls in P/N administrative ward
- Next level is Electoral ward
- Receives limited funds as a part of the ward corporator's budget
- Additional funds allocated through MPLADS and MLALADS

Community Values
- SKBS represents communities need to the Corporator, MP & MLA
- Being a small settlement does not receive priority in fund allocation
- Ward committee and corporator funds are insufficient to undertake adequate development works

Issues
- Lack of fund allocation for development works
- Figures low on priority list for development works in the ward

4. OBJECTIVES, STRATEGIES & PROPOSALS

Objectives

1. To conserve the architectural and cultural heritage

2. To improve and upgrade the physical infrastructure

3. To regulate growth within the precinct in harmony with the existing scale, typology and roof scapes

4. To retain and enhance the character of the public realm.

5. To facilitate planned development around the precinct.

6. To solicit the collaboration of the community in all of the above.

Strategies

1. Identify the architectural and cultural assets with the community

2. Identify an area around the precinct for planning and regulating development

3. Propose physical improvements in the public realm and build physical infrastructure in an integrated manner.

4. Propose 'place based' regulations & guidelines to regulate & guide development within the precinct and in the surrounding area

5. Delineate a role for organizations such as SKBS in the implementation of improvements in the precinct and the area around.

6. Identify resources for effecting the improvements from within the precinct and its surroundings.

Issue Areas

A. Architectural Heritage
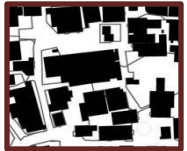
B. Cultural practices

C. Builtform, landuse & growth

D. Physical infrastructure

E. Public realm

F. Community structure

G. Governance

Proposal Areas

Architectural heritage & cultural practices
(3 proposals)

Builtform, landuse and growth
5 proposals)

Physical infrastructure
(6 proposals)

Public realm
(4 proposals)

Community structure & governance
(2 proposals)

A. Builtform, landuse & growth

1. Prepare a detailed plan for the Planning Area

2. Frame development controls & guidelines to conserve heritage & public realm and regulate growth in the Precinct

3. Frame development controls & guidelines to regulate growth in the Planning Area

4. Incorporate the Area Plan in the Development Plan of Mumbai

5. Devise a strategy for government land and the assets created by Area Plan

B. Physical infrastructure

6. Design schematic water supply network in the Precinct

7. Design schematic sewerage network and disposal system in the Precinct

8. Suggest improvements to solid waste collection and disposal in the Precinct

9. Design water supply network for the Planning Area

10. Design sewerage network and disposal system for the Planning Area

11. Locate solid waste collection points in the Planning Area

12. Develop streets and 5 open spaces in the Precincts

13. Design schematic street Sections for the Planning Area

14. Develop the Talav in the Planning Area

15. Develop 3 public spaces along Danapani Beach

16. Undertake restoration for 7 structures

17. Design and conduct Precinct heritage walk

18. Create the prototypes of Tulsi Planters for replacement in the Precinct

16. Strengthen the Capacity of Saishav Kashtariya Bhandari Samaj

17. Devise an implementation strategy for projects

5. Schematic Proposals

A. **Builtform, Landuse & Growth**

B. **Physical Infrastructure**

C. **Public Realm**

D. **Architectural Heritage & Cultural Practices**

E. **Community Structure & Governance**

Issue Areas

A. Architectural Heritage

B. Cultural practices

C. Builtform, landuse & growth

D. Physical infrastructure

E. Public realm

F. Community structure

G. Governance

Proposal Areas

Architectural heritage & cultural practices
(3 proposals)

Builtform, landuse and growth
5 proposals)

Physical infrastructure
(6 proposals)

Public realm
(4 proposals)

Community structure & governance
(2 proposals)

A. Builtform, Landuse & Growth

Features
- Planning area - 34.20 Ha
- Land pooling/TPS mechanism
- Ensures meaningful transformation of the edge
- Enables systematic and well planned provision of infrastructure.

1. Prepare a detailed plan for the Planning Area

Planning Area

A. Builtform, Landuse & Growth

Features

Approximately 2.45 Ha of land appropriated for public purpose, utilities and sale.

Talav area specially developed

1. Prepare a detailed plan for the Planning Area

Location of Public Spaces
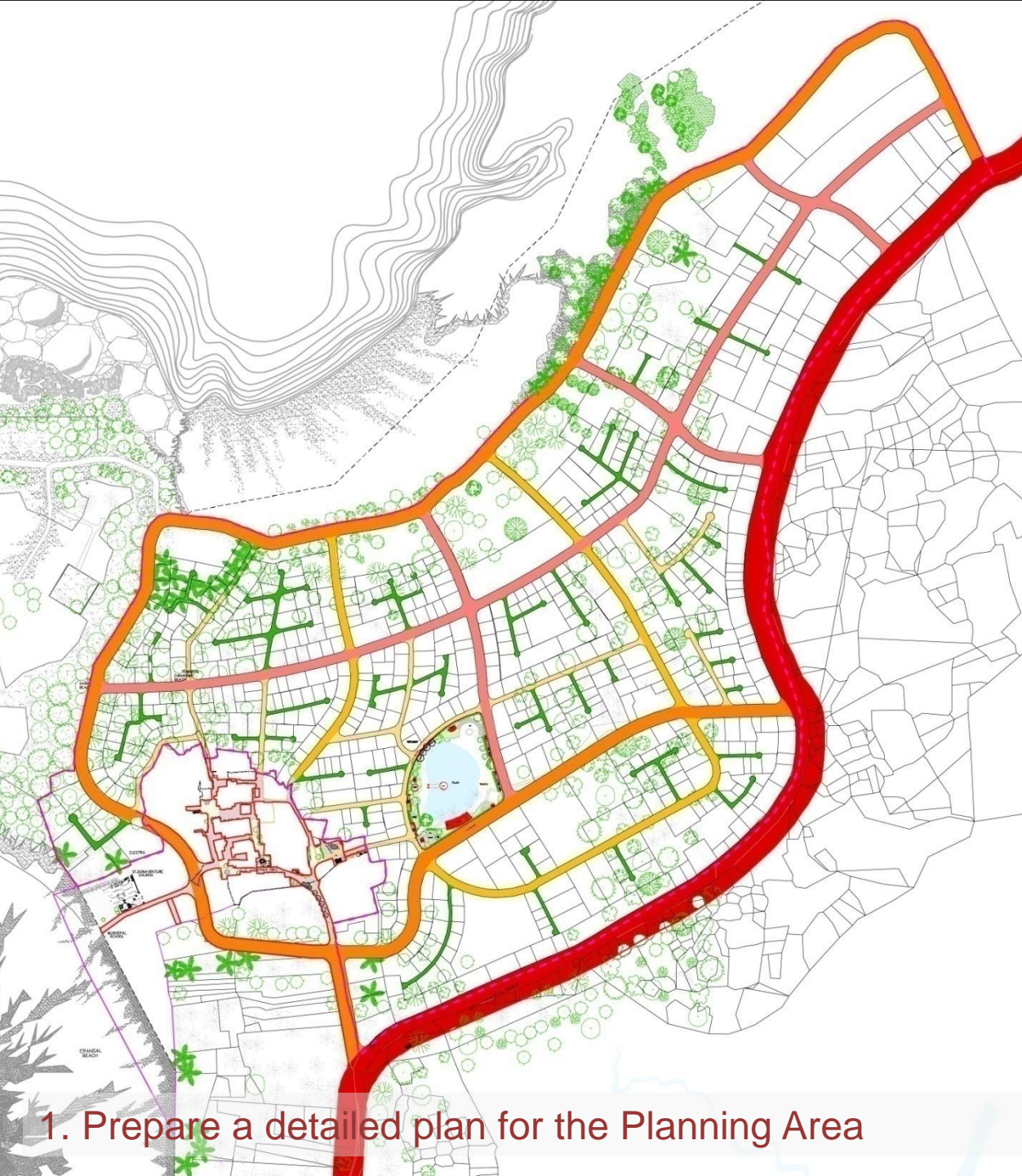
A. Builtform, Landuse & Growth

Features
- Roads – 7.08 Ha (21%)

- Hierarchy of roads that enables smooth flow of traffic
- Systematic provision of infrastructure

1. Prepare a detailed plan for the Planning Area

Road Network

A. Builtform, Landuse & Growth

Features

- Basic principle "maximum Retention, sensitive Restoration and cost-effective Repair"

- Guidelines for the public realm- open spaces and streets
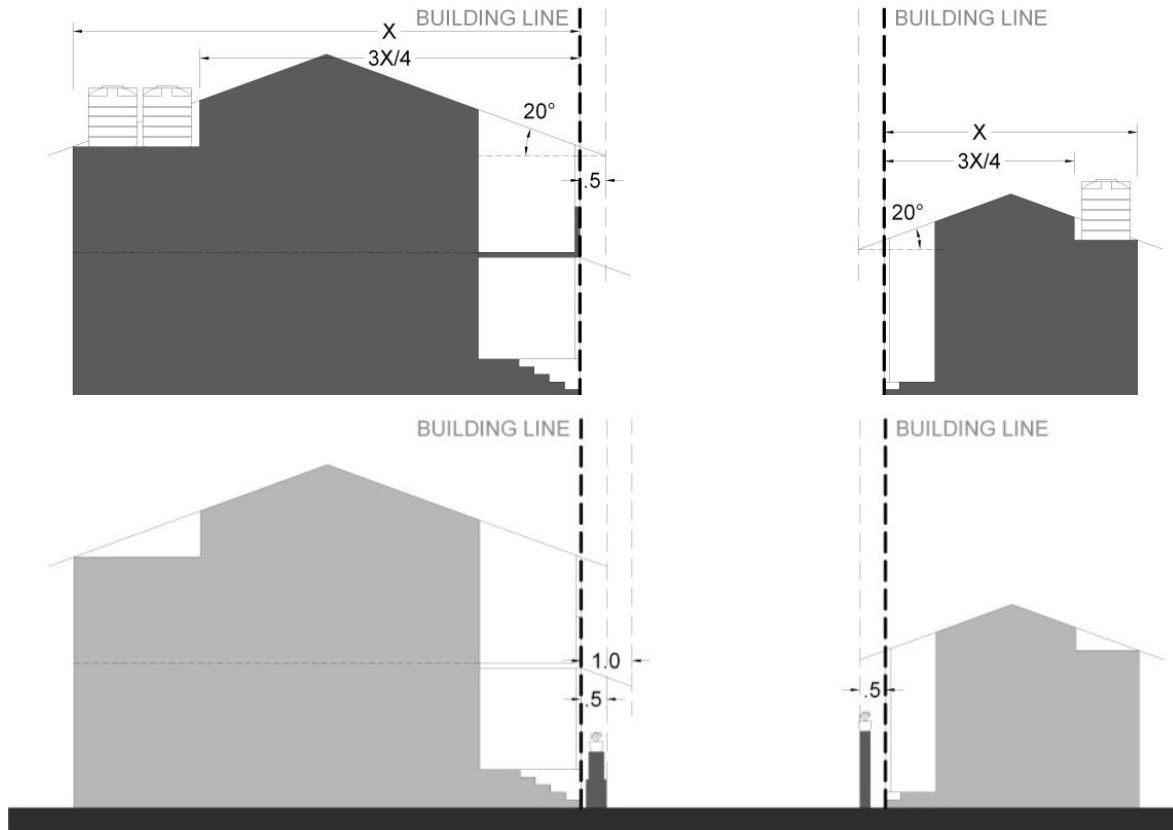
2. Frame development controls & guidelines to conserve heritage & public realm and regulate growth in the Precinct
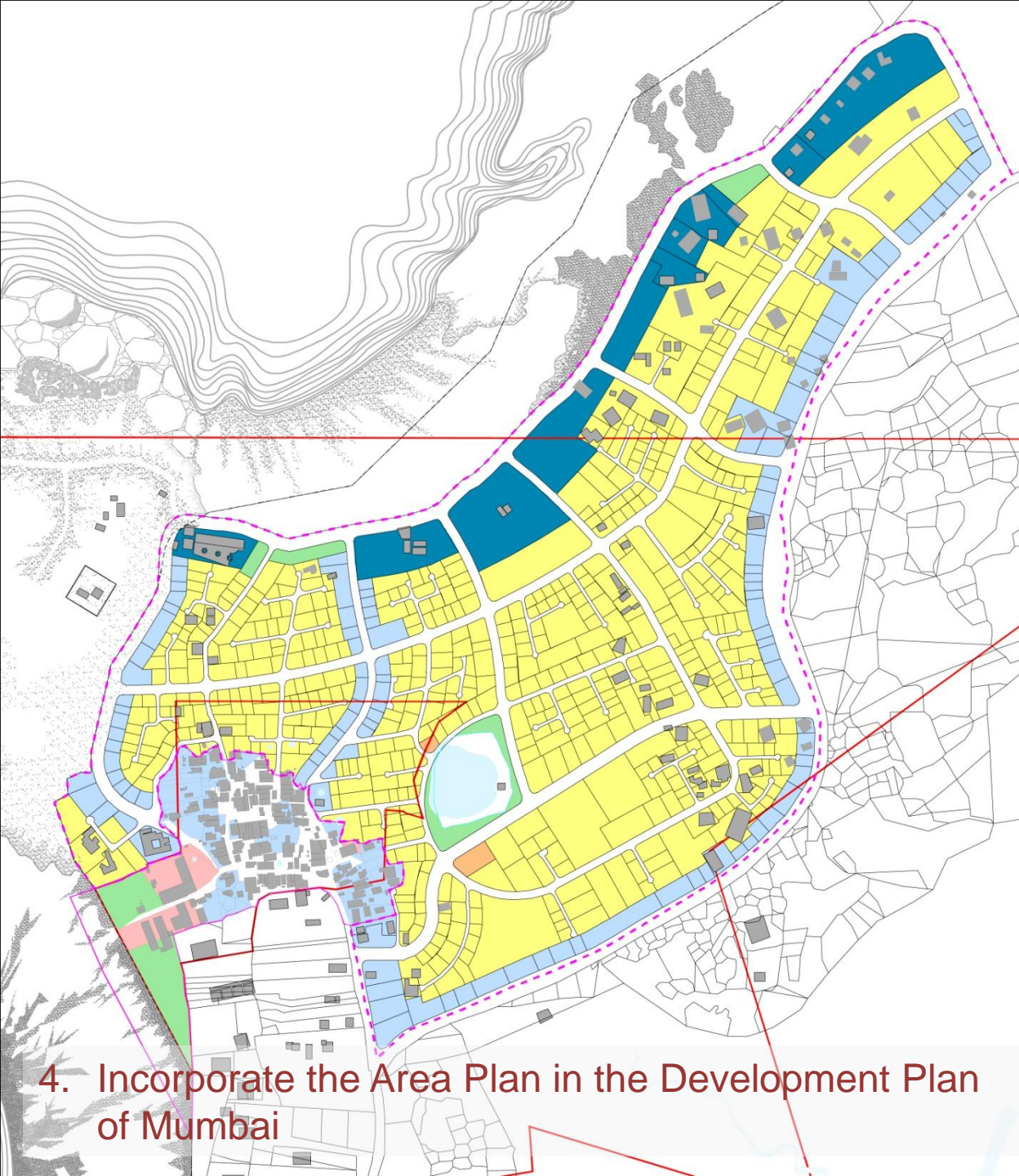
A. Builtform, Landuse & Growth

Features

- Proposals for the Planning area and the precinct – zoning, road network and development guidelines
- Heritage precincts or old settlements can be dealt in this manner

4. Incorporate the Area Plan in the Development Plan of Mumbai
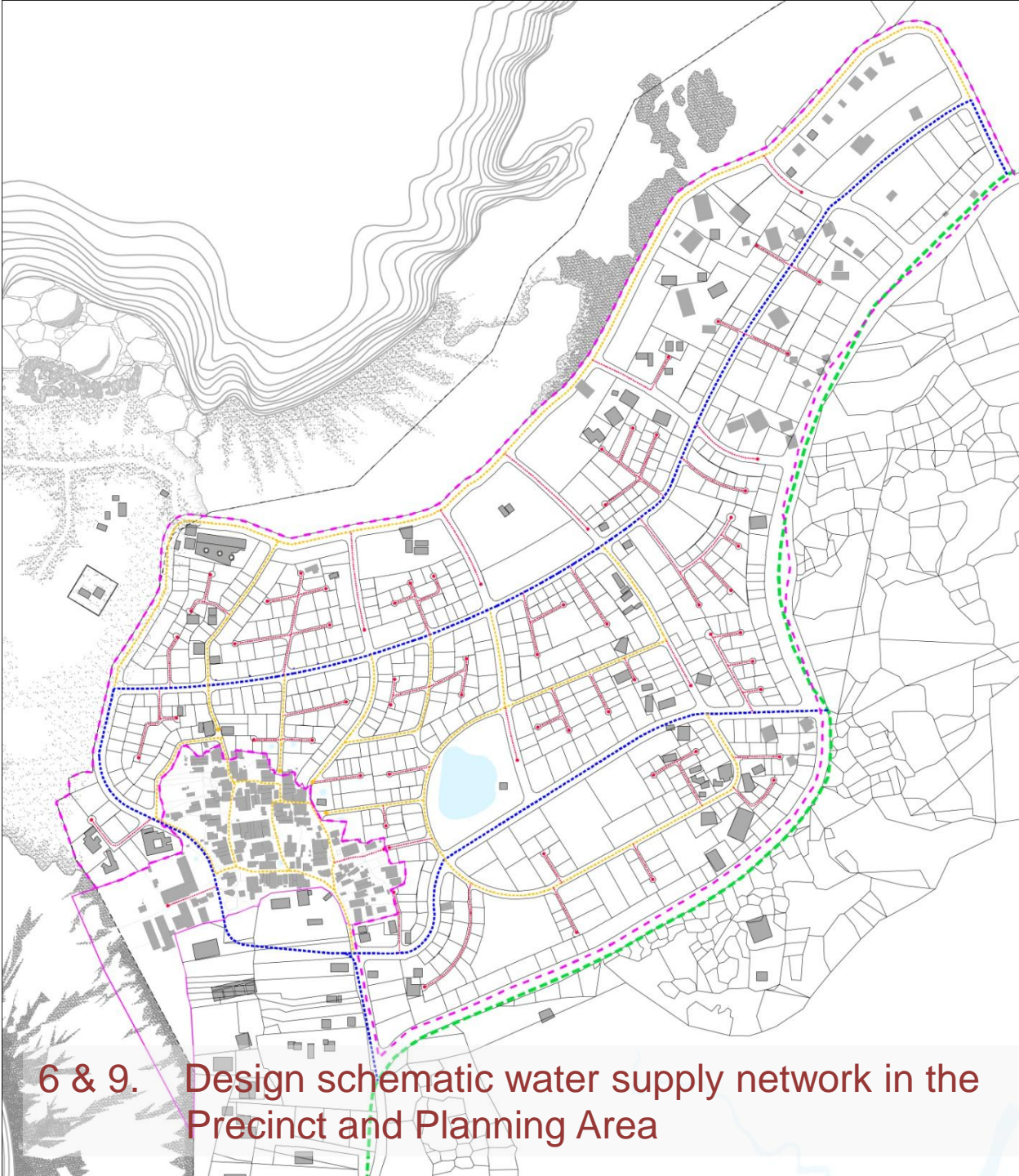
Proposed Land Use

A. Builtform, Landuse & Growth

Existing DP

B. Physical infrastructure

Features

• 2 phase design – for the precinct and the planning area

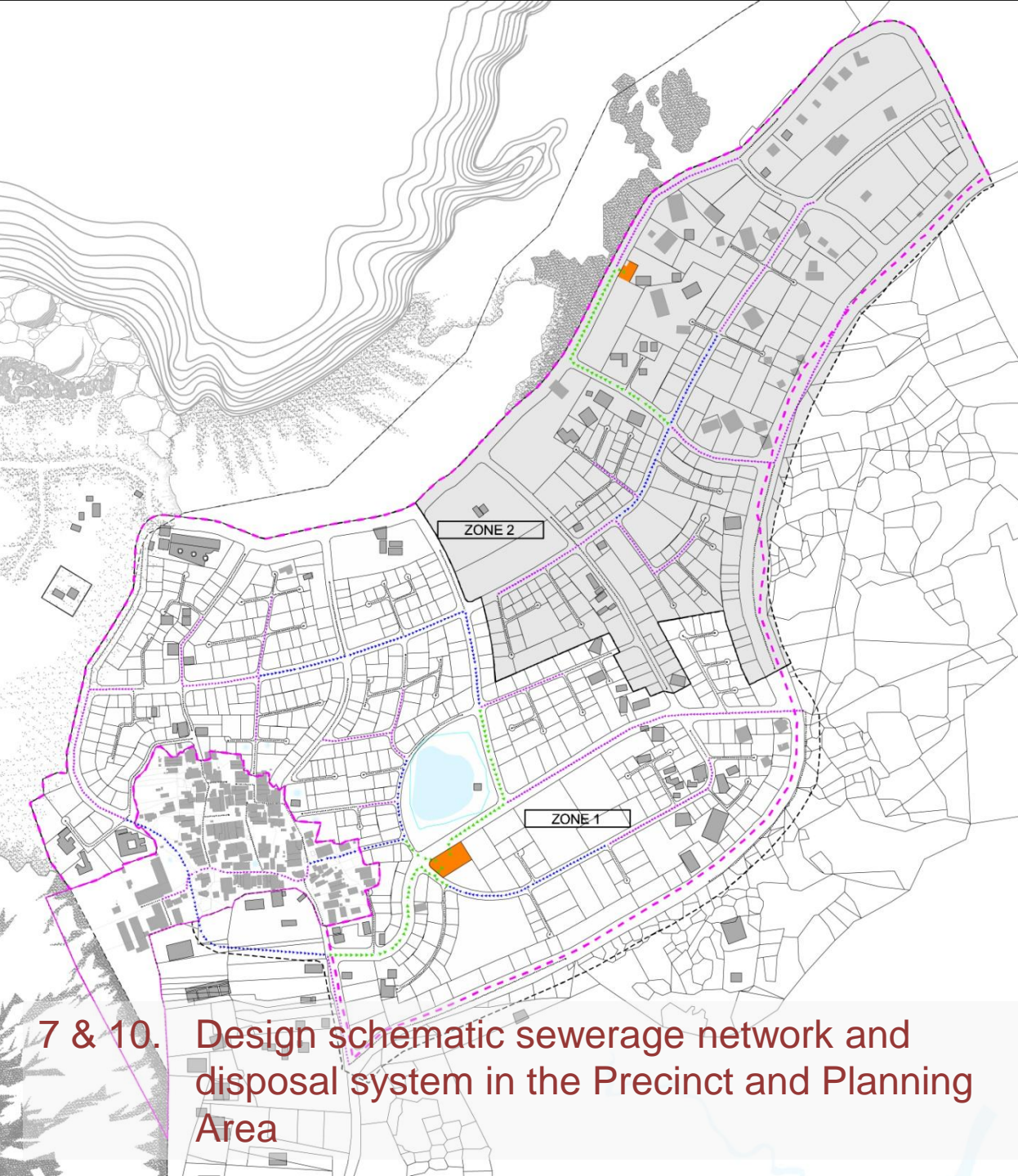6 & 9.   Design schematic water supply network in the Precinct and Planning Area

Water Supply Network

B Physical infrastructure

Features

- Decentralized sewerage system proposed
- 2 phase design – for the precinct and the planning area
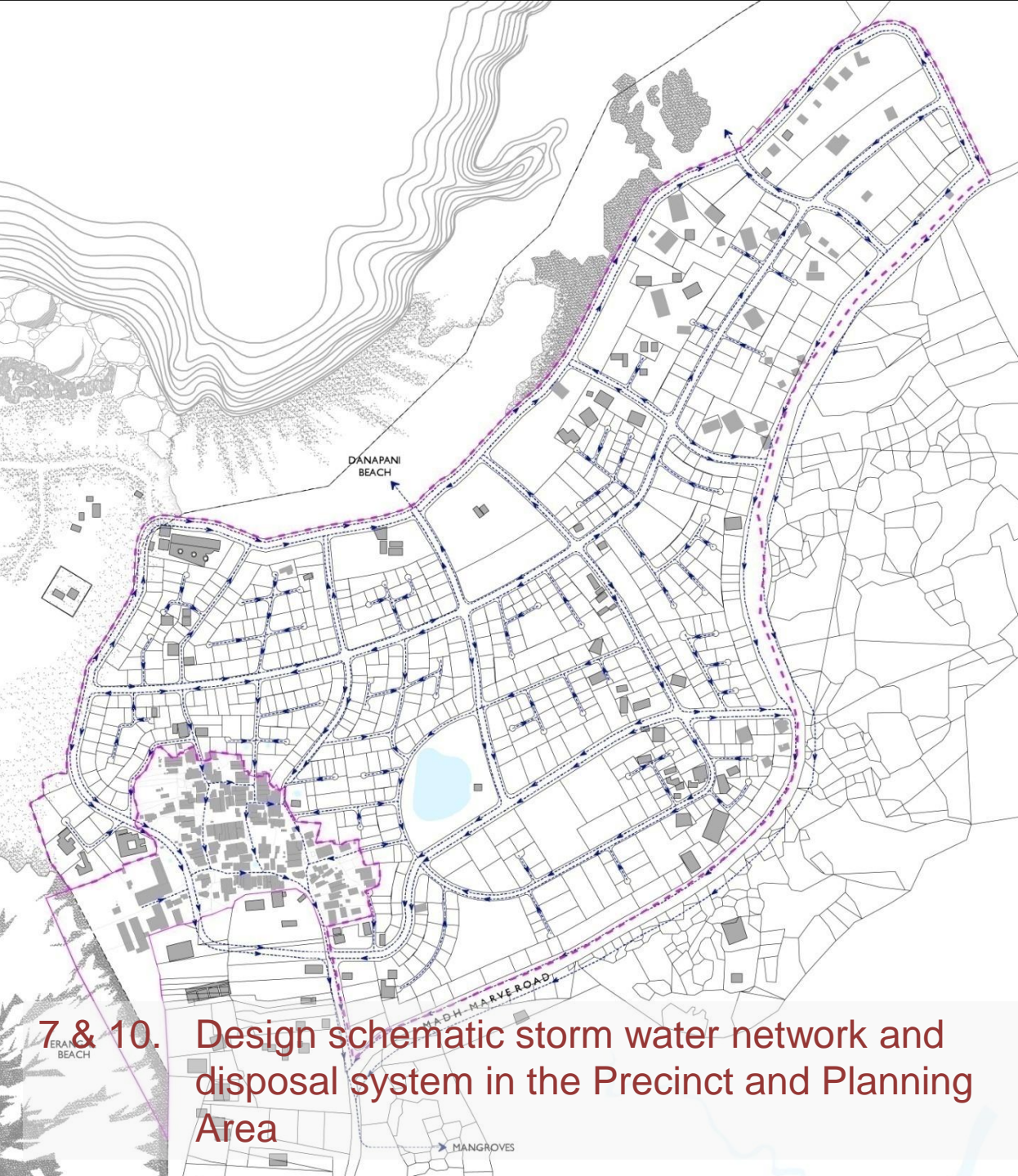
ZONE 2

ZONE 1

7 & 10. Design schematic sewerage network and disposal system in the Precinct and Planning Area

Sewerage Network

B. Physical infrastructure

Features

- Schematic design considering the slope of the terrain
- Two major outlets towards the beach
- One towards the mangroves

7 & 10. Design schematic storm water network and disposal system in the Precinct and Planning Area

Storm Water Network

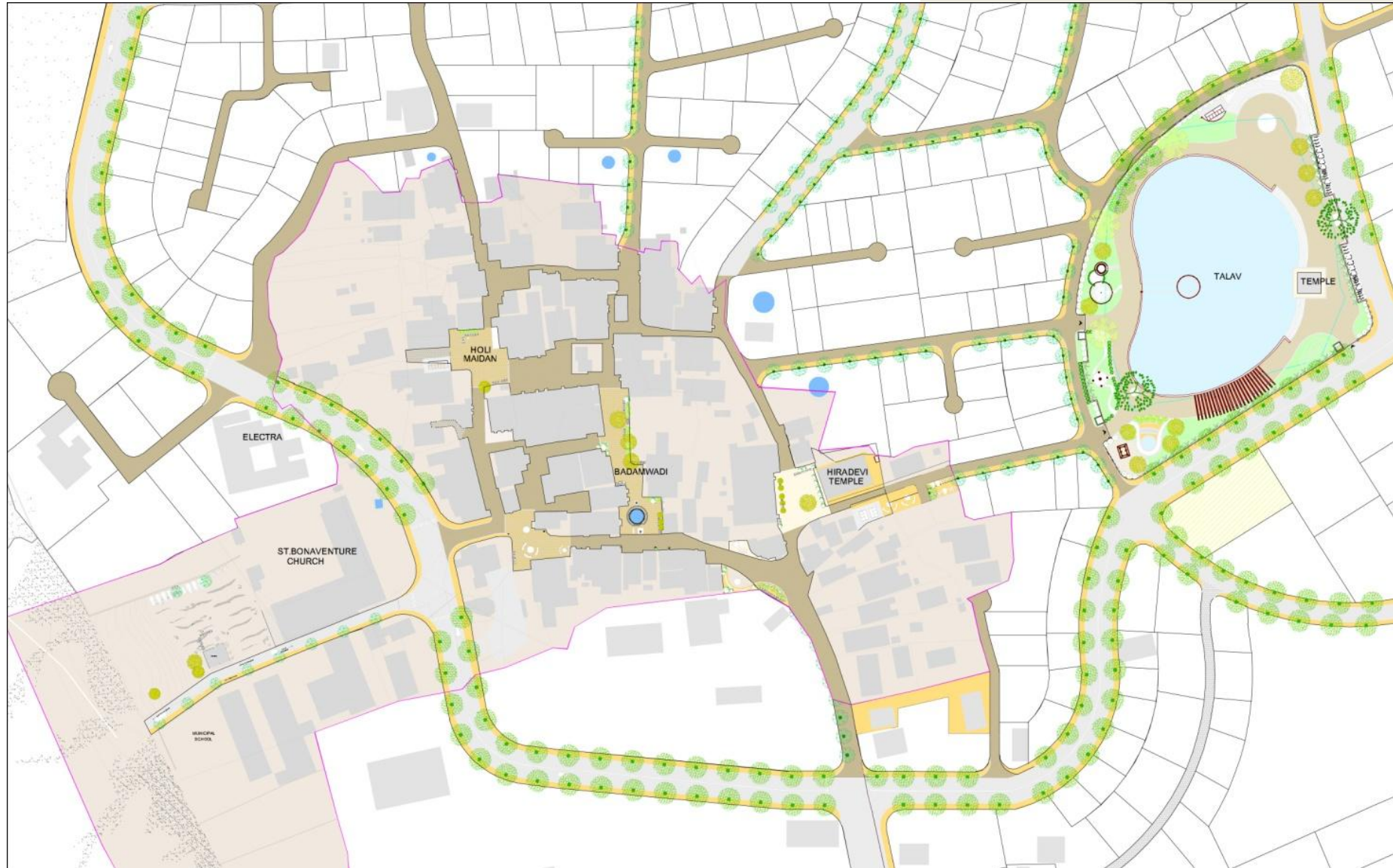## B. Physical infrastructure

Features

- 5 collection points schematically identified at 500 m radius in the precinct
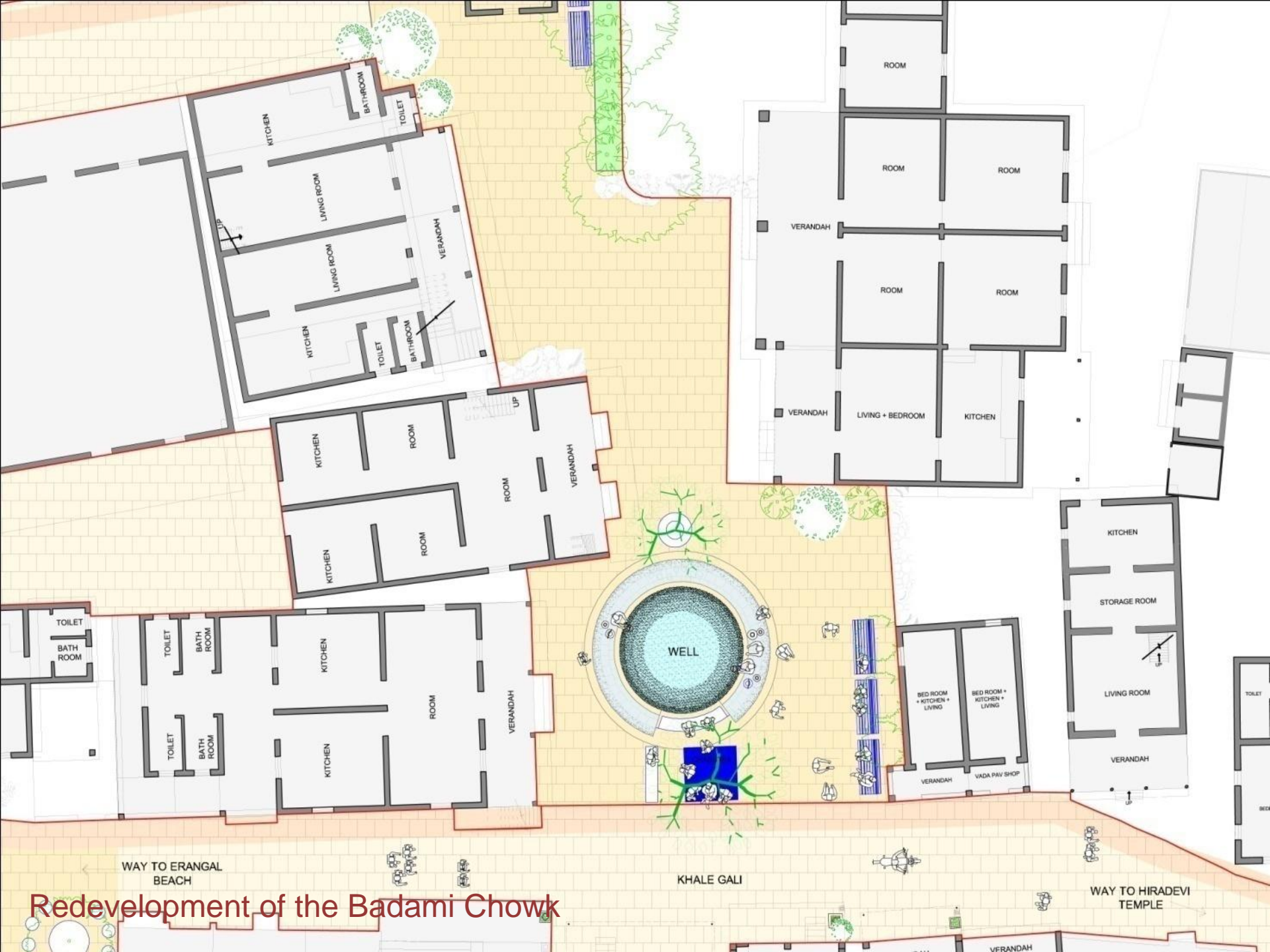- Proposed on 12m sub arterial road

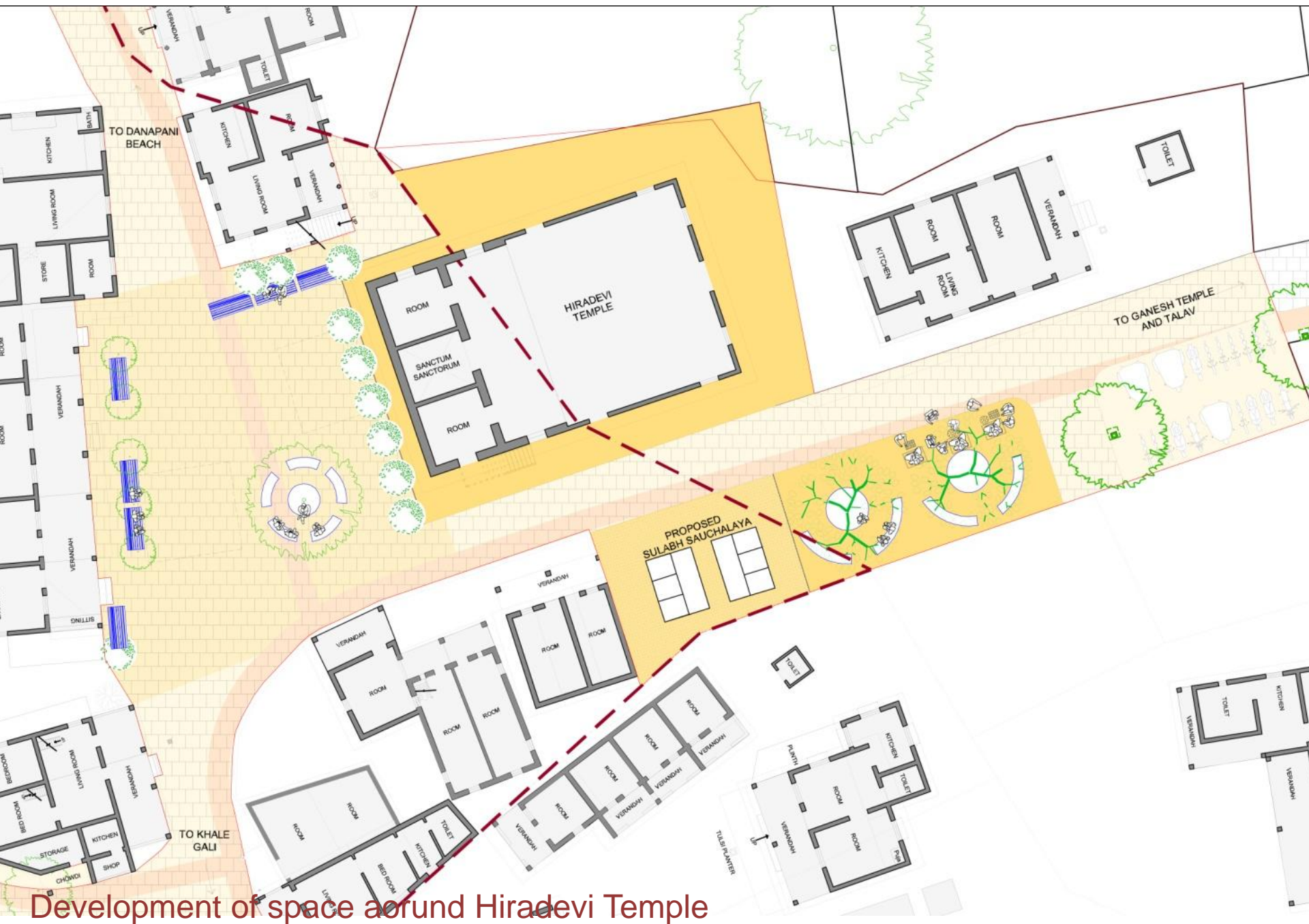11. Locate solid waste collection points in the Planning Area

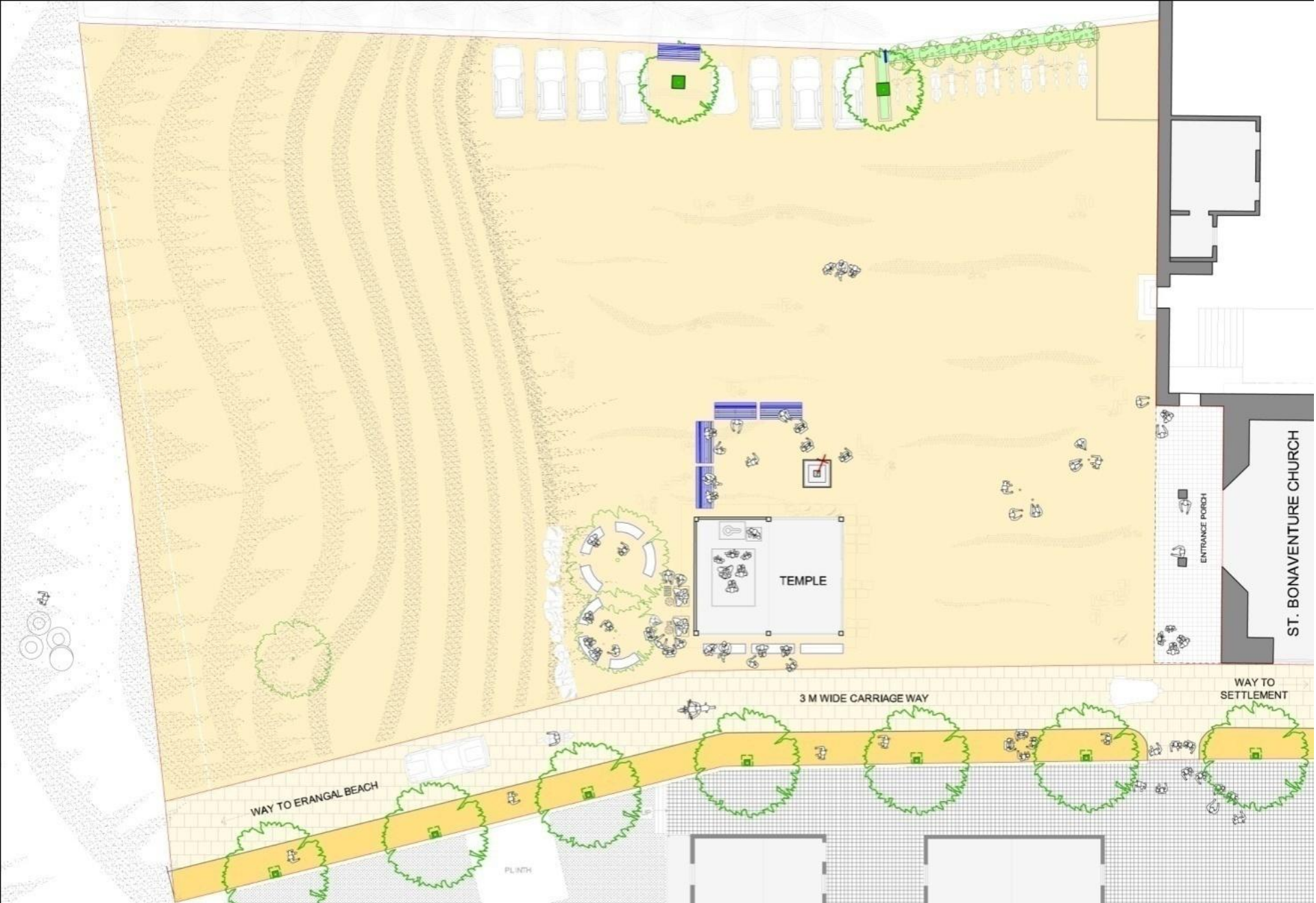12. Develop streets and 5 open spaces in the Precinct

Redevelopment of the Badami Chowk
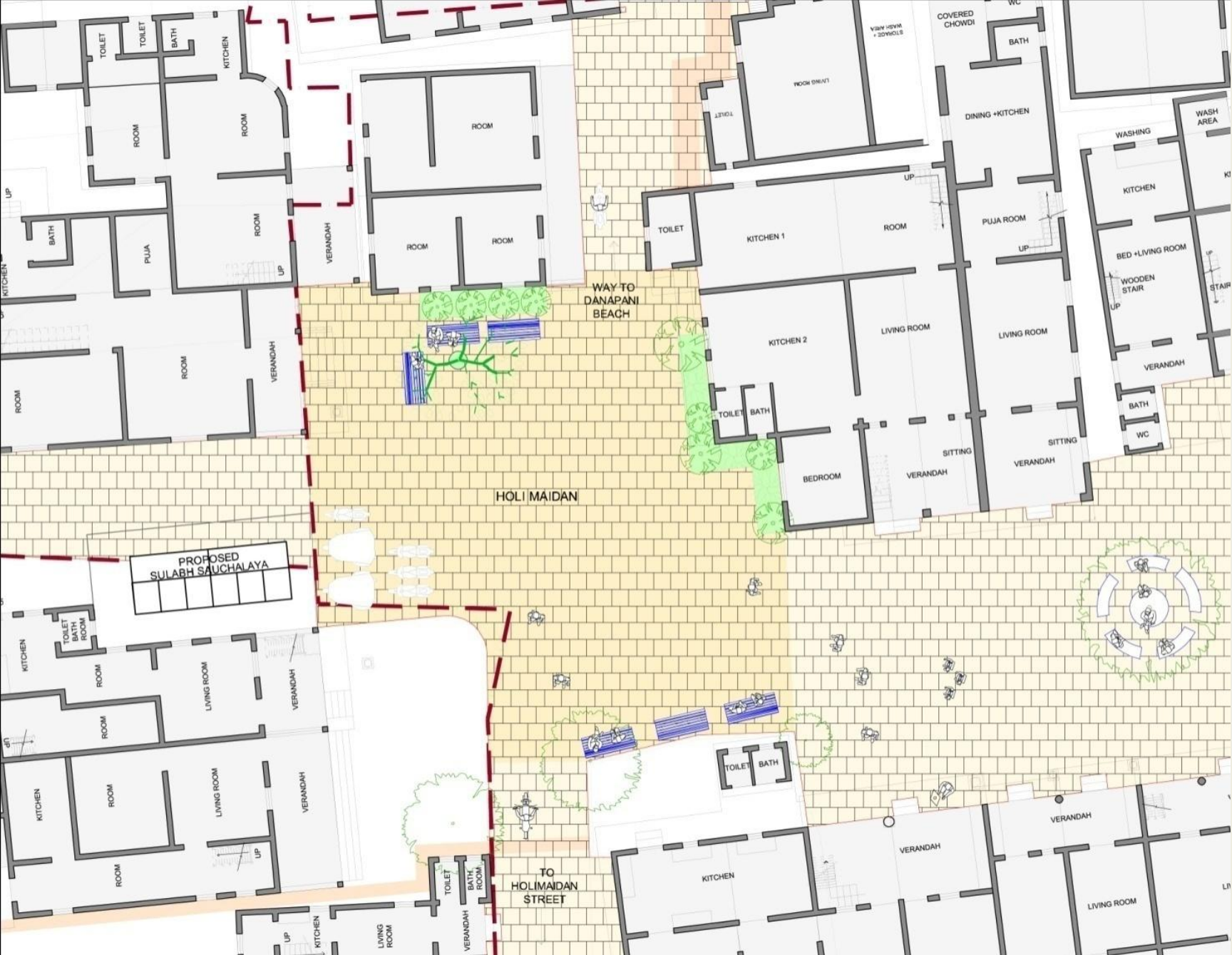
Labels visible in the floor plan:
KITCHEN, LIVING ROOM, LIVING ROOM, KITCHEN, BATHROOM, TOILET, VERANDAH, UP, TOILET, BATHROOM, KITCHEN, ROOM, VERANDAH, KITCHEN, ROOM, UP, TOILET, BATH ROOM, TOILET, BATH ROOM, KITCHEN, ROOM, VERANDAH, KITCHEN, TOILET, BATH ROOM, WELL, ROOM, ROOM, ROOM, VERANDAH, ROOM, ROOM, VERANDAH, LIVING + BEDROOM, KITCHEN, KITCHEN, STORAGE ROOM, UP, LIVING ROOM, VERANDAH, TOILET, BED ROOM + KITCHEN + LIVING, BED ROOM + KITCHEN + LIVING, VERANDAH, VADA PAV SHOP, UP, BED ROOM, WAY TO ERANGAL BEACH, KHALE GALI, WAY TO HIRADEVI TEMPLE, VERANDAH

Development of space aorund Hiradevi Temple

Development of Open Space in front of Bonaventure Church

Development of Holi Maidan

C. Public Realm

14. Develop the Talav in the Planning Area

C. Public Realm

LEGEND
- - - - - AREA PLAN BOUNDARY
——— PRECINCT BOUNDARY
☐ PLOT
█ OPEN SPACES

15. Develop 3 public spaces along Danapani Beach

16. Undertake restoration for 7 structures

17. Design and conduct Precinct heritage walk

18. Create the prototypes of Tulsi Planters for replacement in the Precinct

THANK YOU