

Action Plan
Conservation of Heritage Precincts in MMR

CHEMBUR SUB PRECINCTS
CHEMBUR GAOTHAN ST ANTHONY'S OLD CHEMBUR

Stage 5 Report

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CONSULTANTS

Adarkar Associates

604 Buildage House, 146 Savarkar Marg,
Mahim, Mumbai 400016
adarkarassociates@gmail.com
+ 91 22 2224442817/ 18

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Section 1

1.1 Project Brief

Project Name: to Prepare an Action Plan for Management of the Three Heritage Sub-Precincts of Chembur, namely Chembur Gaothan, Old Chembur, and St. Anthony's Society.

Project Brief:

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

1.2 Objective of the Project

Three Sub Precincts of Chembur are selected for the above project: Chembur Gaothan, Old Chembur, and St. Anthony's Society. It is intended to prepare an Action Plan for conservation of these precincts. The project is seen as a pilot to articulate steps that need to be included in the conservation of similar precincts. For this it is intended to argue that 'heritage conservation' is not only limited to the built forms but extends to include the socio cultural fabric and the environmental features cherished by the communities. This argument would lead to and be part of A) Projects as part of the Action Plan and B) Guidelines for the future development of these precincts. Further such guidelines could form a significant component of the proposed Development Plan of Greater Mumbai. The proposed Projects as part of the Action Plan and the Strategies

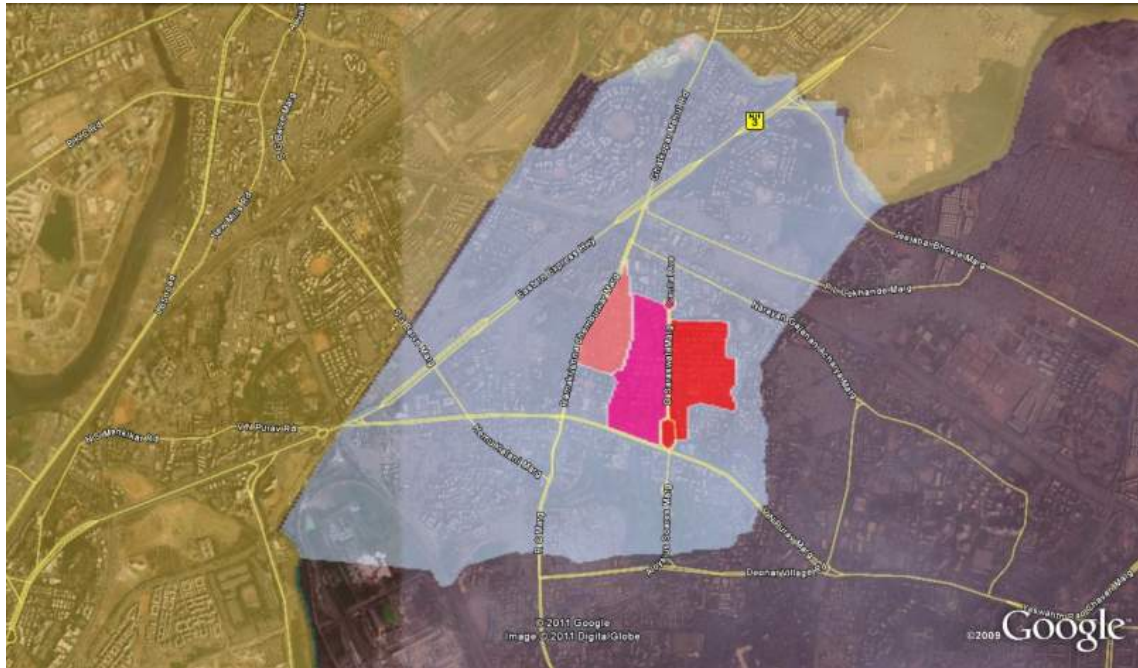
1.3 Heritage Precinct Location Maps



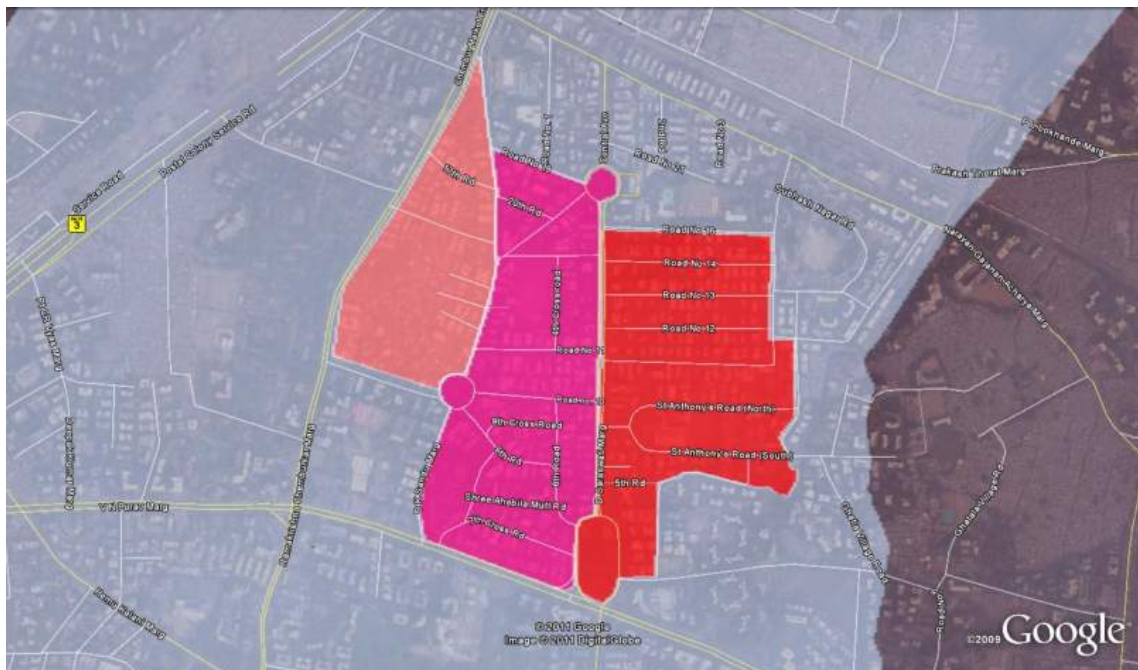
Greater Mumbai



M Ward in Greater Mumbai



Chembur in M Ward



Three Precincts of Chembur Gaothan, Old Chembur & St'Anthony in Chembur

1.4 Brief Overview of the Significance of the sub precincts

The three 'sub precincts' are adjoining each other and they also share a low scale development with abundant green cover. Yet they are very different in their built and socio cultural characters. Especially the distinct difference between the Chembur Gaothan and the St Anthony Precinct, divided only by the 'Central Avenue' road, makes a very significant and an interesting study. It shows how the multiple layers of housing settlements belonging to ethnically different migrant communities evolved their own specific social and cultural institutions; at the same time sharing a peaceful co existence, a quality cherished unanimously by all the residents. This could be seen as one of the unique characteristics of this project.

The Chembur Gaothan : The Chembur Gaothan portrays a social and built fabric associated with a village like organic settlement. Most of the residents belong to a single community- Somavanshiya Khatriya Pathare(Panchkalashi) caste, which is one of the oldest communities of Mumbai. They reside in many other Gaothans of Chembur. The Chembur Gaothan boasts of their history of more than 150 yrs. The community is greatly influenced by the Temple Trust of Bhulingeshwar located in the vicinity. The narrow streets in the core of Chembur Gaothan are lined with modest country tiled houses with verandahs and open stairs amidst a thick green cover. The community nodes which emerge informally by the intersections of the pedestrian streets are used for several festivals and community events.

St. Anthony's precinct : While the Gaothan represents an informal/asymmetrical built fabric embedded in the pre-modern era, the symmetrical 'grid iron' layout of the St Antony's precinct is the outcome of modern city planning norms executed a century ago. This aspect of St Anthony's and of the Old Chembur precincts needs to be recognized as an important phase in the history of planning in the city. This layout itself therefore acquires a heritage status. TP Scheme no. III executed in the first decades of the 20th century in Chembur can be said to be one of the early Town Planning schemes executed after the TP schemes executed by the BIT at the turn of the 19th century.

The St Anthony's neighbourhood portrays a cohesive character because of its religious homogeneity with the Catholic Church at the apex. The early migrants from Goa in search of white collar jobs, built bungalows in the centre of the bounded plots of 500 sq mt. These plots about the roads laid out at right angles to each other. These bungalows represent different architectural styles prevalent during the respective decades. The formal TP layout however does not create informal community nodes like the Gaothan. Therefore the Church with its surrounding open spaces and the OLPS/St Anthony's schools become the prime gathering areas for the community. The precinct also exhibits another era in the development; of the Co-operative societies built on the same sized plots with ground and 2 storeyed walkup apartments, owned by residents belonging to different communities.

Old Chembur : Although known as the Hindu precinct to distinguish it from the Catholic identity of St Anthony's precinct, the physical character is similar to the latter. There are also large open spaces, gardens, temples, schools. However in the absence of the religious and cultural control/guidelines in operation, unlike the Gaothan and St Anthony this neighbourhood is fast changing under the new norms of urban development.

Chembur today is a rapidly growing suburb because of its location – as the most important link between the city and the mainland. Once known for its green surroundings, with large open spaces and very peaceful, slow pace of life, it is undergoing transformation and is catching up with the growth impetus like the rest of the suburbs of Mumbai. However, in spite of the urban pressures there are some localities of Chembur that still retain their heritage significance, both tangible and non tangible. This heritage significance goes beyond the presence of architectural characters of individual buildings. The heritage precinct displays a historical fabric, both built fabric as well as socio/ cultural fabric. Although weakened at places, it is important to preserve the historical characteristics of the past to the extent that it helps us plan the future of our cities in a more humane way. It is not intended to 'museumise' the precincts by freezing their future but to negotiate ways and means to preserve what

is cherished by the resident communities, while meeting their needs and aspirations. The study of such heritage precincts in this context raises important issues like the perception of the role of history in the imagination of the communities and its connection with the vision of the future development.

1.5 Progress Update:

The work completed till date includes:

1 Detail Physical Documentation of the Sub Precincts.

2 Detailed plan of the precinct showing existing condition (neighborhood landmarks, nodes, street shrines, public spaces, open spaces, cultural practices, existing infrastructure, demographic characteristics, transformations, major activities).

1. The Base Map was prepared by visiting the precincts which generated additional maps showing i) Architectural Typologies, with Densities ii) Street Hierarchies iii) Environmental Features, iv) Land Uses v) Figure Ground ratio. v) Social and Cultural Nodes
2. Common precinct characteristics shown through the Streetscapes and the Node plans

2. First level Community Contact during the Documentation process The first stage consisted of individual interactions with 5 to 10 persons in all the three precincts through some known contacts. We conducted personal interviews with professionals, senior residents, owners of heritage houses, members of educational, religious and financial institutions. This input was included in the physical documentation wherever required.

3. Second and Third Level Community Interaction The second stage consisted of a joint meeting of the residents from all the three precincts held in the community hall of Bal Vikas Sangh. In the Third Stage separate meetings were held in the community hall within the precinct or in the close vicinity, with the communities through the distribution of printed Fliers, and through the announcements during the church mass for the St Anthony and Old Chembur. The meetings were attended by the key stakeholders identified through the earlier personal interviews and through the documentation undertaken by us, of the social capital. Some of them represented the local community groups, ALMs, Institutions etc.

Objectives of the Project, the role of MMRDA/MMRHCS and that of the Consultants were explained in detail in the meeting. We urged them to see the Project as an opportunity to participate in the process of deciding the future of their own neighbourhood. However generally there was distrust expressed about the intentions of the Government Authorities.

A visual presentation, based on our documentation of the local heritage of Chembur in general and the three precincts in detail, under different categories, namely Architectural, Historical, Cultural and Environmental was shown to them. This helped the community members to participate in the process of responding to a Questionnaire which informed us about i) the features they cherish, ii) features they want to preserve in the future development, iii) negative aspects of the existing model of development in their neighbourhood.

4. Assessment of Strengths, Opportunities and emerging Issues

Based on the above documentations detail assessment of the of Heritage values in terms of architectural, historical, cultural, social, technological, environmental, economic significance was done. After contextualising the same with respect to the Communities' perception of the Strengths And Threats To Heritage characteristics in economic, cultural, demographic, regulatory, institutional and environmental aspects existing at present and in the future, it was possible to extract and grade the important Issues that need to be considered for the Long Term Development Guidelines and for the Projects which could be implemented in the immediate future.

2.0 Stage 5 : Action Plan : Vision and Strategy

Stages of the Action Plan are as follows:

1. The vision and strategies articulated for the conservation of 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. Prioritisation and phasing of the projects and programmes.
5. Identification of financial sources for implementation of the projects and programmes. (This needs to be detailed and should include opinion from stakeholders who would be potential financial sources. The first contact will then need to be made.)
6. Institutional mechanism for implementation. (Identification and consultation with stakeholders)
7. Establishment of steps for the activities to be undertaken in the next year.

2.1 Introduction to Stage 5 based on the work completed :

Reframing the notion of 'Heritage Conservation', During the initial stage of the Community interaction, an urgent need was felt to revisit the notion of 'Heritage Conservation', both as a Concept and as a Strategy. It is observed that the current perception of 'heritage' in the public consciousness is limited to the built form in general and specifically to a) the architectural merits and b) the legal framework for its preservation. This perception has gained a strong negative bias against the concept of Heritage, over the last decade.

As a result, owning a heritage building which is listed or proposed to be listed under 'Heritage Regulations for Greater Bombay, 1995', is seen as a burden for maintenance and as a loss of development potential in the real estate market, instead of a feeling of pride of residing/owning a structure of historical value. As architects and planners, we face the challenge to negotiate with such prejudice in an utmost sensible manner.

Conceptually one of the first strategies was to analyse these precincts through the lens of Cultural practices. Locating the Built Heritage within the larger gamut of Cultural Heritage, we could start a dialogue with the communities of the precincts. Although these sub precincts are not totally insulated and have evolved composite cultural institutions modified for the urban life, as a result of assimilation with other communities, the overriding caste and religious linkages have imparted a distinct identity and a sense of belonging to the community residing within.

2.2 Vision and Strategy Background

The Heritage discourse now recognises the importance of the historic village like settlements which date back to the pre industrial period and were engaged in the agrarian economy. The new list (although not yet officially added to the existing list) of the heritage structures includes a number of such settlements. It is in this revised list that many more wadis and Gaothans (not necessarily as picturesque as Khotachi Wadi) spread over the city and the suburbs which belonged to the different communities and which had survived the development policies enacted by different governments were examined.

Earlier these village-like settlement were secluded from the main city centres. Most of them located in the sprawling Salsette Island of the fishing communities belonging to the native Portugese or the East Indians fisherfolks or Hindu Kolis along the coastline. Similarly communities like the Panchkalsis (residents of the Gaothans) were farmers owning agricultural fields in the interiors and residing in the villages nearby the fields. Present Greater Mumbai is still dotted with such precincts. While the coastline is still by and large protected as of now, the agricultural land is brought into the folds of urban development and the dependent communities have undergone transition in the economic activities. Yet, they return to their ' native village homes' unlike most of the other Mumbaikars who go back to the Housing Board tenements or BHK flats in far away suburbs. This is an aspect extremely

cherished by the communities. However in the current political economy policies the pressures of the real estate markets have put these communities in a vulnerable situation.

2.3 Vision:

These precincts need to be recognised as important links to the city's economic, political and cultural history. The tangible and non tangible attributes of heritage significance which preserve the cultural cohesiveness and which play an important role in the communities' attachment towards their precincts need to be identified and further the city needs to be informed about such precincts as part of its larger heritage. The planners and the policy makers therefore should respect the existence of such precincts and incorporate strategies in their policies to strengthen the aspects cherished by the communities. The policies should address the vulnerability of the residents which is predominantly because of the current urban policies favouring the market.

However, the policies even if 'correct' in keeping with the Heritage paradigm, cannot be imposed from top. Especially with respect to heritage precincts it has proved to be having a reverse effect. The policies therefore have to be formulated after an informed debate/discussion on the sensitive issues of making a choice between the market and the cherished fabric. We feel that in the current scenario no single policy will achieve the vision. Our strategy recognises these complexities existing due to contested objectives.

On the other hand the community too needs to make the choice by weighing the pros and cons of the existing physical and social landscape in deciding their future. We have understood from the community that apart from the real estate value of the land there is not much lure for them in the new models of development that they see around and within their precincts. What is the silver lining to these models? The question is not about nostalgia or romanticising the past. It is about looking to the future and questioning the uncertainty of the current alternatives. They can't help but ask, what are the benefits of the redevelopment? These questions have been answered by the residing communities themselves during our interaction.

Vision summary

- A. Jointly, with the local communities identify the heritage attributes (social, cultural, physical, historic, economic and environmental).
- B. Formulate Projects which will strengthen the identified cherished attributes of heritage significance with minimum economic sacrifice.
- C. Development Guidelines, Equip the communities to make an informed choice and negotiate the market forces.

2.4 Strategy:

Our strategy is to create a conducive democratic environment within which they can make an informed choice for a better tomorrow. It is observed that many aspects of their precincts are taken for granted because of the long term associations or very often the community develops immunity towards the easily resolvable negative aspects of the precincts. Planned visits by the outsiders to experience the uniqueness of such cultural precincts would go a long way in appreciating and maintaining their own environment.

Our Strategies therefore are merged with the Action Plan consisting of the Projects and Development Guidelines. We see our role in 1.increasing the engagement of the community towards their own precincts to rediscover its advantages over the current development models. 2. in exposing them to different possibilities of the future development and the sacrifices they will have to make in the choices they will make within the various scenarios and 3. in communicating to them that the notion of heritage is not freezing the precincts in time or mesmerise the culture but enable them to preserve it

as a living culture that is a blend of tangible built form and intangible sense of belonging, till it holds its relevance in time and space.

The short term projects maybe over by the time the regulations come for public notifications and by then the community will be empowered to respond positively and also give additional input. This will help to achieve our overall vision. We see our role in raising their consciousness towards what they already cherish and enhance it further.

The strategy would be at two levels,

Firstly, to facilitate the active engagement of the community with their precincts. This will be done by proposing Projects that will encourage people to engage in exploring the cultural/heritage attributes of their own community precincts and strengthen them.

Secondly, to propose guidelines for future Development Policies by presenting alternate scenarios that address the issues raised by the communities.

3.0 Action Plan:

3.1 Basis of the Action Plan: Projects and Development Control Guidelines

The two components of the Action Plan, The Projects and the Development Control Guidelines are based on the two different sets of responses received during the community meetings. (The detail documentation of the meeting in which the community replied to specific questions in writing is given in the annexure) One set of responses elaborates upon the positive attributes of their respective precincts, both tangible and intangible; the attributes they cherished and those which they would like to conserve in the future. The strategy to address these expectations leads to four different Projects.

Another set of responses from the communities refer to the negative aspects of current redevelopment process and the threats they perceive to their existing social fabric in the near future. A set of objectives are formulated based on this critic of the redevelopment as seen in the precincts of St Anthony's and Old Chembur. The Strategy envisaged here is to address these issues through alternative Guidelines for the redevelopment of the precincts, mainly in these two precincts.

The Communities have expressed a lack faith in the possibility of a change in the policies which they find inappropriate for Chembur as a whole. At the same time the power of Real Estate market has made the community vulnerable to opt for selling their bungalows and the land to the Developers although reluctantly. This scenario has resulted into apathy towards their own neighbourhood. The Action Plan through the suggested Guidelines and the Projects, their Phasing and their Implementation are strategized to equip the community to make an informed choice and further to take necessary actions to conserve what they cherish and to confront and contest the perceived threats.

3.2 The Projects:

As mentioned above the four Projects address the opinion of the communities with respect to what they cherish in their precincts. The following list as has emerged from their written responses encompasses the tangible as well intangible attributes in their precincts. These include the environmental aspects, social and cultural spaces, social and religious institutions, scale of built environments, cohesive neighbourhoods and cultural co existence.

1. Community nodes- cultural and religious within the precincts
2. Social/ religious infrastructure temples, mitra mandals, churches, schools
3. Cultural Co-existence
4. Peaceful atmosphere

5. Houses which have ancestral value
6. Low scale character of built form
7. Low scale of streets and lanes
8. Green Cover: trees
9. Environmental Balance
10. Cleanliness/Garbage management
11. Gardens, Playgrounds and other Open Spaces
12. Existing ratio of marginal open space between the building and the road
13. Accountability of the governing authorities both, local and state
14. “ I return to my native village every day”

Most of these attributes are considered in the following Projects, while some are addressed in the suggested Development Guidelines.

Proposed Projects

- 1) Propose a Cultural Route and Heritage Walks across the three precincts linking institutions and nodes which are significant to the community and enhance them by appropriate urban interventions.
- 2) Documenting the environmental features trees, flora and fauna. This is proposed to be undertaken with the help of the community's knowledge base and cultural associations.
- 3) Collection of archival materials from the community including documenting personal oral histories and artefacts/photographs to build up community collection.
- 4) Simultaneously along with the above projects, creating an Online Interactive Interface.

3.3 Project 1: Cultural Route and Heritage Walks

Identification of a Cultural Route and Designing Heritage walks on the Route. The Route as shown in the map firstly links the three sub precincts: Gaothan, Old Chembur and St Anthony's. Further it links historically, culturally and socially significant nodes, institutions, structures of historic and heritage importance within the precincts and a few just outside the precincts. The route is seen as a Spine highlighting the heritage significance of the precincts. The suggested urban interventions on the route improve the usability, enhance the special character and address the environmental issues. Such routes and the interventions specifically at the important nodes can be replicated within and without the precinct.

Broadly the categories of the nodes and location are representative as follows:

1. Religious places and institutions which influence the cultural practices of the communities.
Bhulingeshwar.
2. Social and Cultural nodes celebrating festivals and community events
3. Architectural typologies
4. Street typologies
5. Management areas for Garbage
6. Management areas for Hawking
7. Creation of new pedestrian plaza connecting the OLPS Church and three Heritage houses.

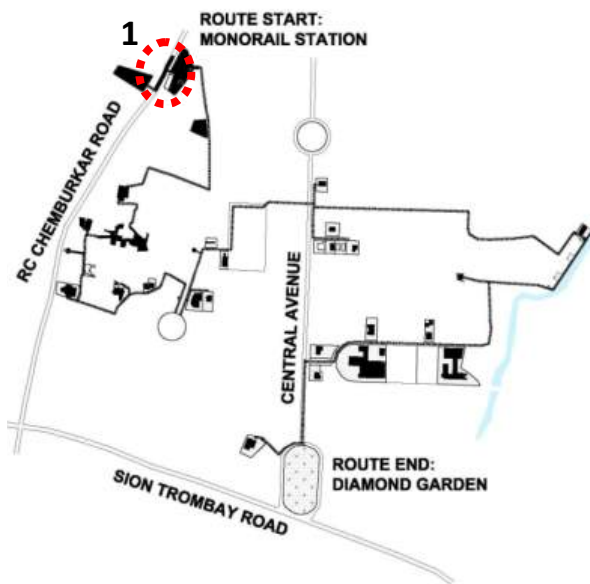
As elaborated earlier the main objective is to enhance the engagement of the community with their surroundings and to strengthen the feeling of 'pride' towards their heritage as reflected specifically in the built environment. The walks would invite the outside visitors, an aspect that will encourage the locals to maintain the precincts better.

3.3.3 Nodes in the Route/Walk and Urban Interventions

There are 33 Nodes linked through the Cultural Route. Some have significant Interventions while others do not need any immediate attention and are meant to be experienced as part of the Heritage Walk.

The estimated amount is given on each sheet wherever applicable. The Summary of the Block estimate is given in Section 5.5 and the Detail Block estimates are in Section 5.6

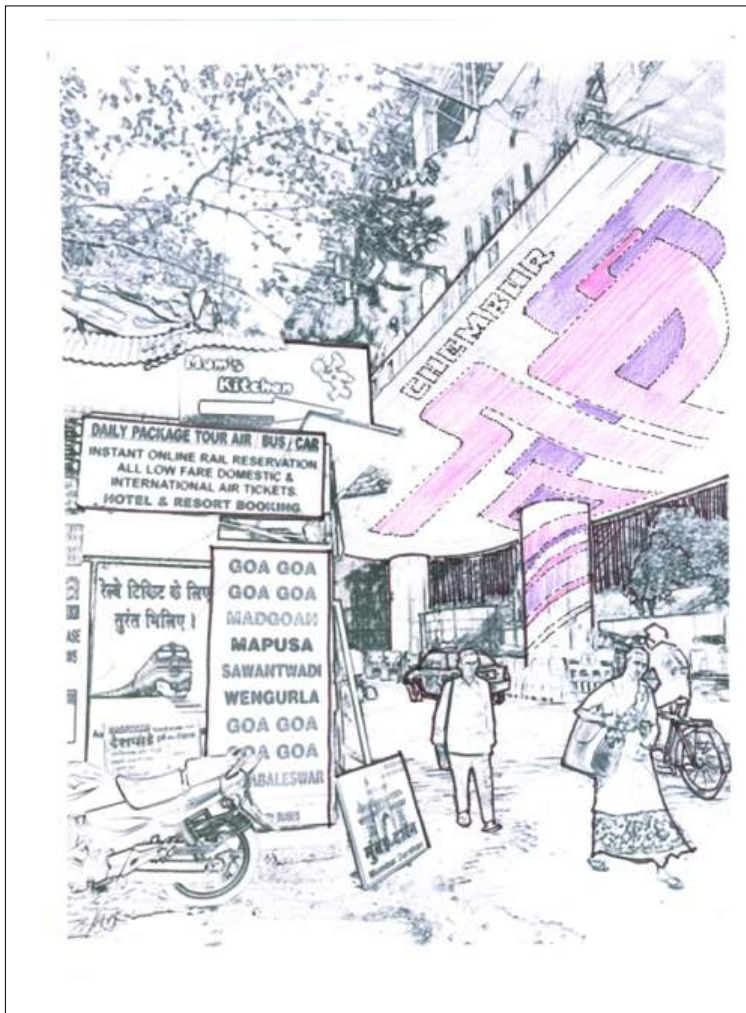
NODE 1: CHEMBUR MONORAIL STATION

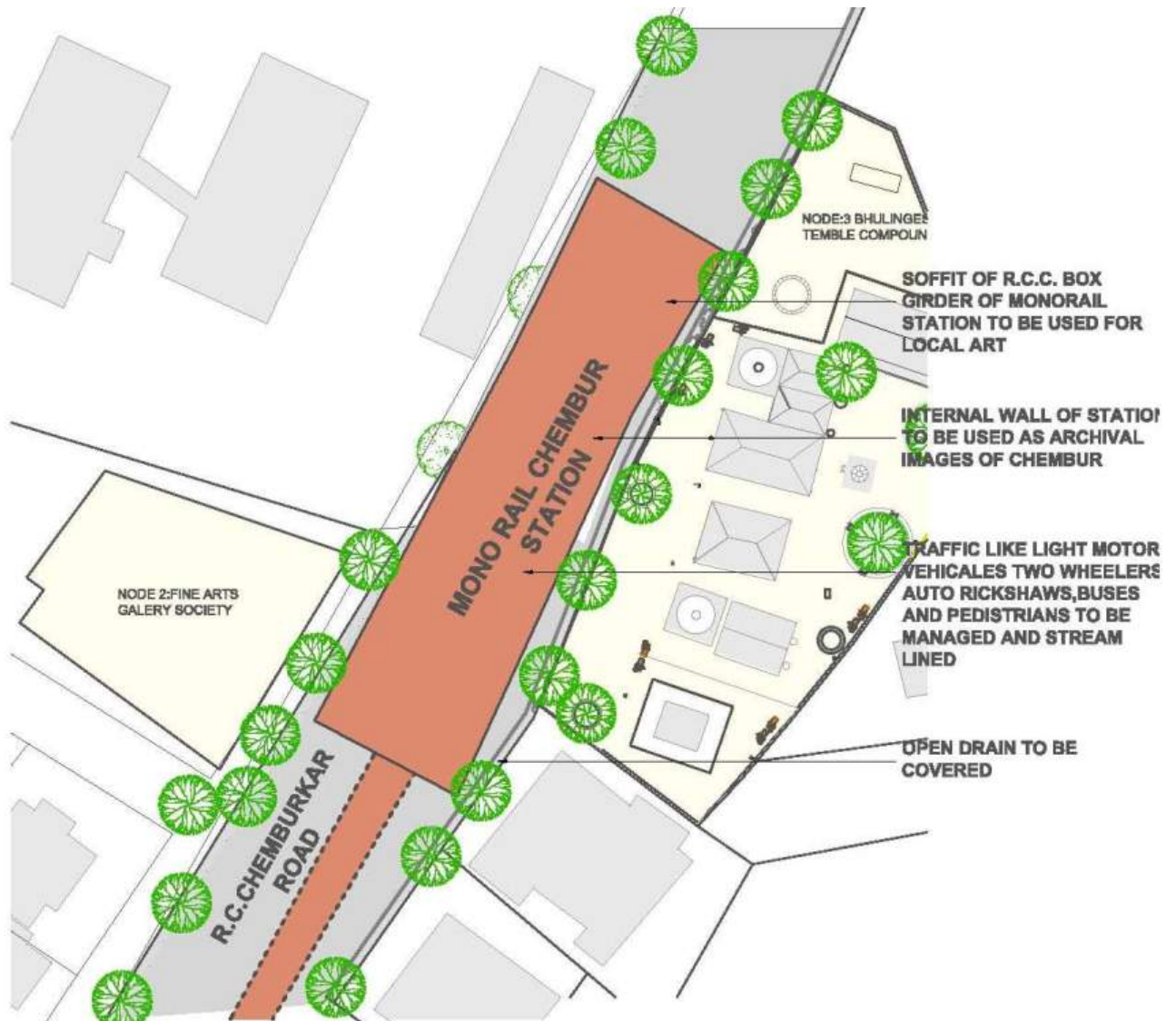


KEY MAP OF CULTURAL ROUTE

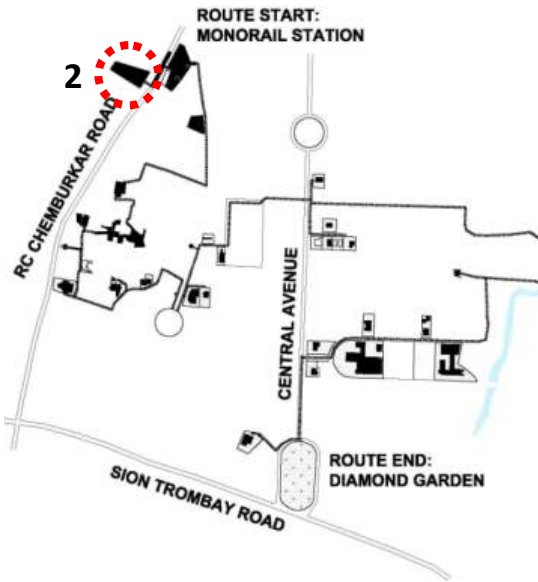
The Chembur monorail station marks the beginning of our cultural Route. It would be an important future landmark located at the southern end of Amar Mahal Bridge, which is historically the first link of Chembur to Ghatkopar and northern part of the city. It is flanked by the Fine Arts Society one side while on the other there is the Bhulingeshwar Temple Complex.

Interventions: It is proposed to use the soffit of the RCC Box Girder spanning the entire width of the road for the local public art expressions. The interior walls of the station would be used to displaying the Route Map, and the archival material related to Chembur and will act as the first information point.



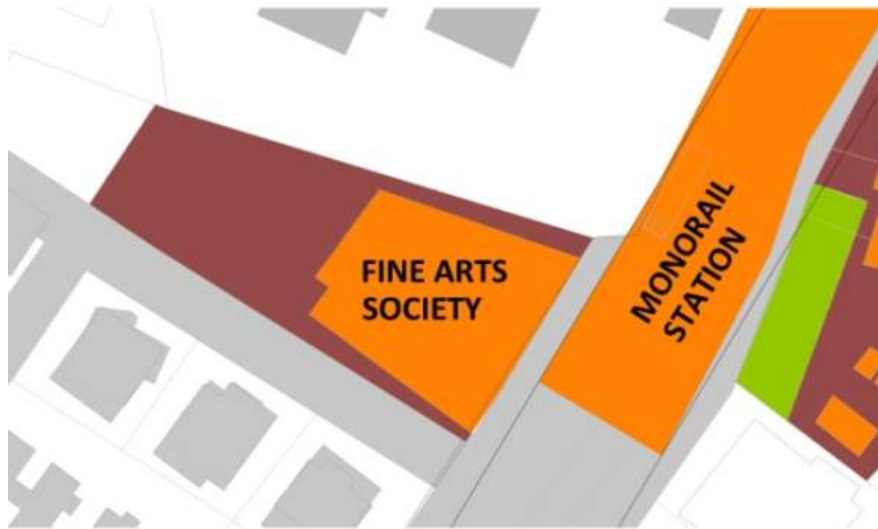


NODE 2: FINE ARTS CULTURAL CENTRE

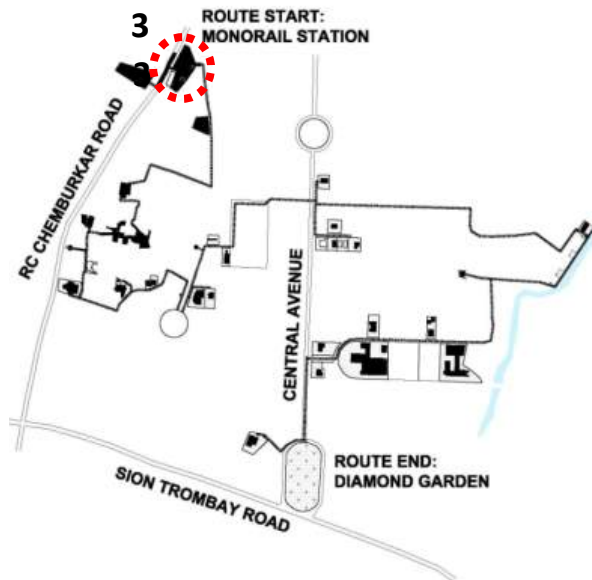


KEY MAP OF CULTURAL ROUTE

Founded in 1962 to promote classical performing arts, the institution has a city level reputation. The imposing structure which will almost touch the Chembur Monorail station, has an auditorium of 1300 seats, community hall, music school and an art plaza. The road junction is named as Fine Arts Society chowk. The Route will include the visit to this institution.



NODE 3: BHULINGESHWAR TEMPLE COMPLEX

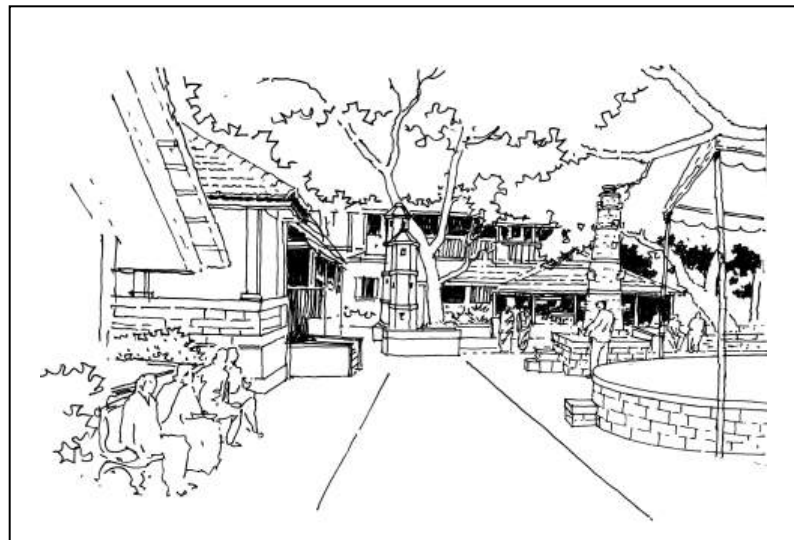
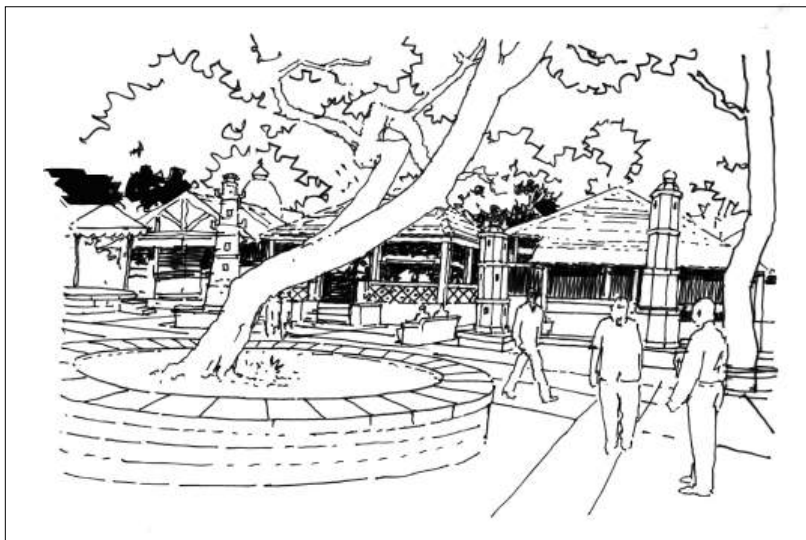


KEY MAP OF CULTURAL ROUTE

The 150 year old temple complex is laid out within a large paved compound. It forms a very interesting public space because of its well scaled vernacular temples with open verandas interspersed with Deepmalas and a variety of trees with the *par* (otlas). The complex also contains

a very old G+1 chawl which blends very well with the complex. Many religious discourses are organized in the temple complex and at times is also used as a social space.

Interventions: Temples restored by removing glazed tile cladding, repairing roofs, paving entire area with Shahabad stone. The two large opens areas on the edges to be managed as per the event calendar of the trust. The residual spaces need plants and garbage management.



NODE 3: BHULINGESHWAR TEMPLE COMPLEX

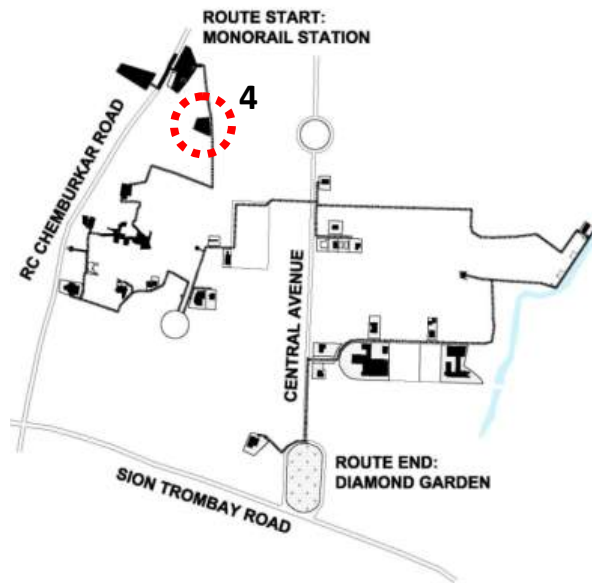


BLOCK ESTIMATE: Rs 3,988,908.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5



NODE 4: VINAYAK BHAVAN



KEY MAP OF CULTURAL ROUTE

The Vinayak Bhawan built in 1935, represents a typology of the chawls. A large triangular open space around defines the road junction. This space was earlier used for Sarvajanik Ganesh Festival and Ramleela programmes with fervor before they shifted to the larger venues.

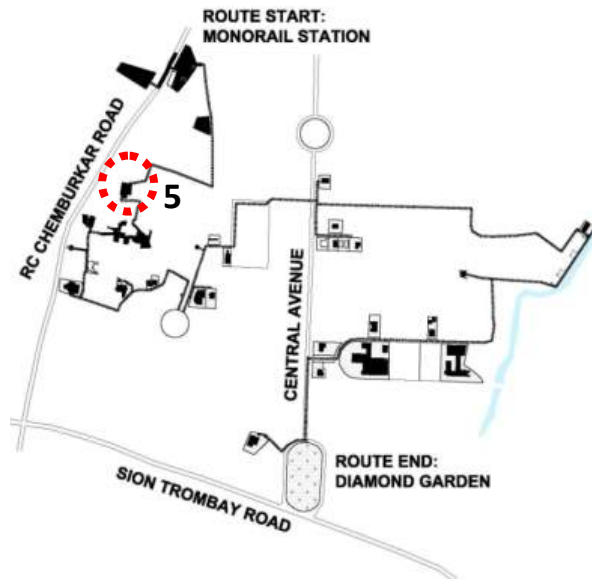
Interventions are limited to repairing the low boundary wall and planting trees.



BLOCK ESTIMATE : Rs 52,857.00

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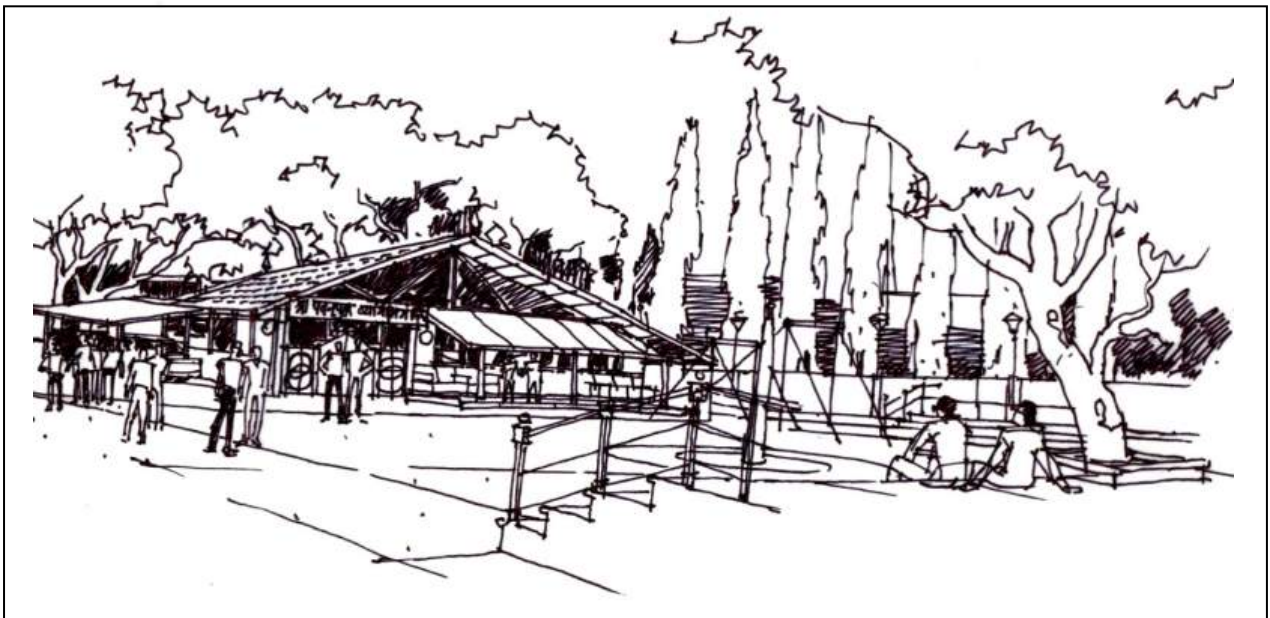


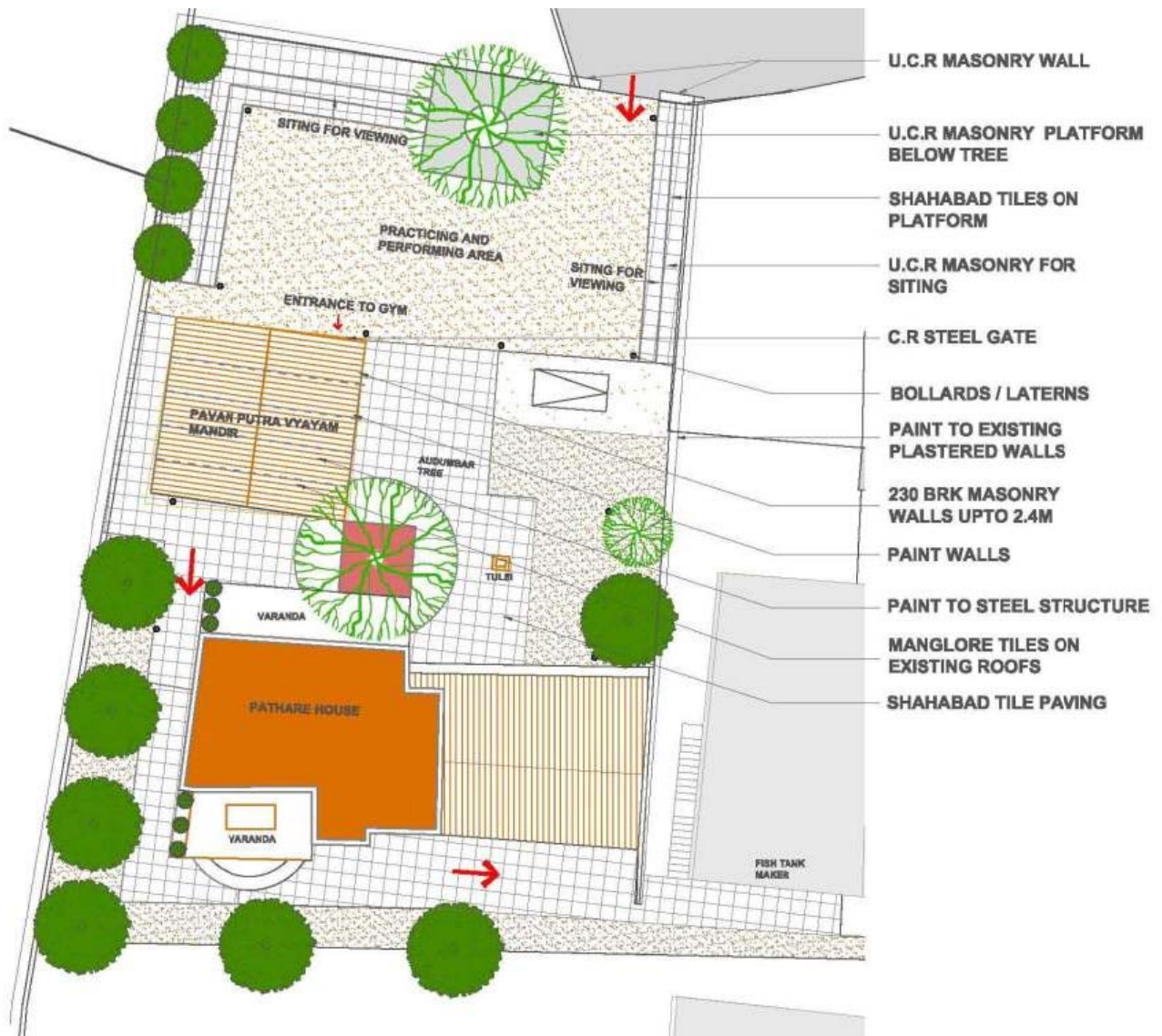


The first node in Gaothan, Shri Pawan Putra Vyayam Mandir, established in 1963, with a large open ground in the front promotes traditional physical exercises like malkhamb along with other gymnastics. This is one of the oldest institutions of Gaothan but well known in Chembur for physical training. Many students of this institution have received national accolades and produced international judges. It is run by the Pathare brothers who live in the joint family house adjoining the open akhada. The highlight of the house Audumber tree, which is rare and considered auspicious, located on the central axis next to the Tulsi vrindavan.

Interventions: Constructing stepped stands along the two edges to make a viewing gallery. The open ground could host other programmes.

KEY MAP CULTURAL ROUTE

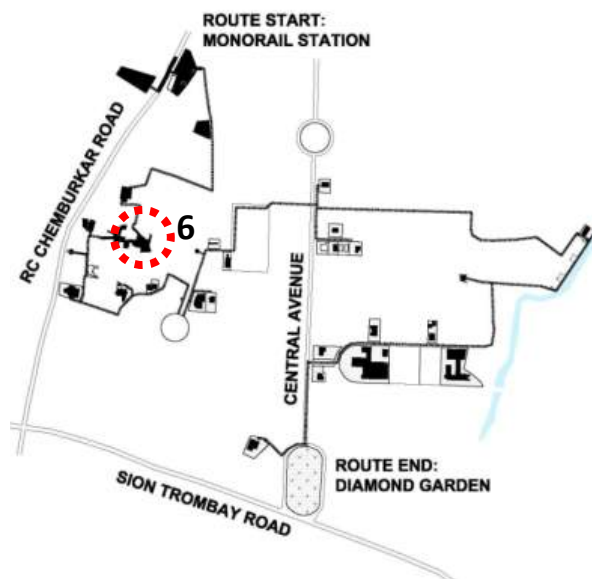




BLOCK ESTIMATE : Rs 849,521.00

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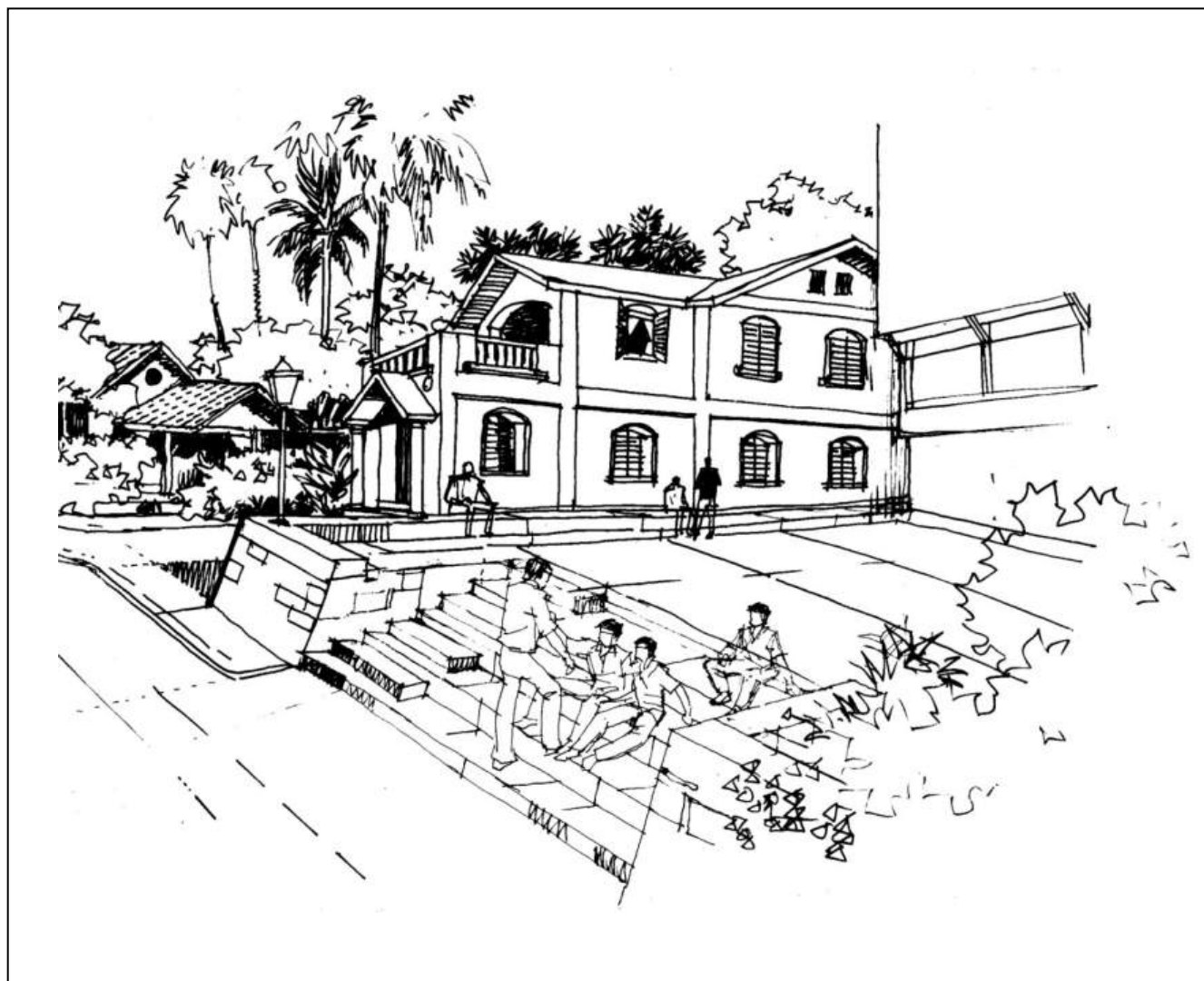




KEY MAP OF CULTURAL ROUTE

A short walk from behind the Pathare house through the narrow curved lanes and passing by Mr Sahani's Fish Tank workshop, enter the Festival node where major festivals like Ganpathi, Navrathi, Sai Baba Palki etc, are celebrated. This chowk managed by the Gaothan Mithra Mandal is lined with impressive houses that represent different genre.

Interventions: The main intervention is to carve steps out of the large raised plinth for use during the community events, creating a seating *katta*, as well as enhancing the use of the chowk for every day recreational use. Other interventions include paving the chowk with proper drainage, and painting the facades of the houses on the periphery.



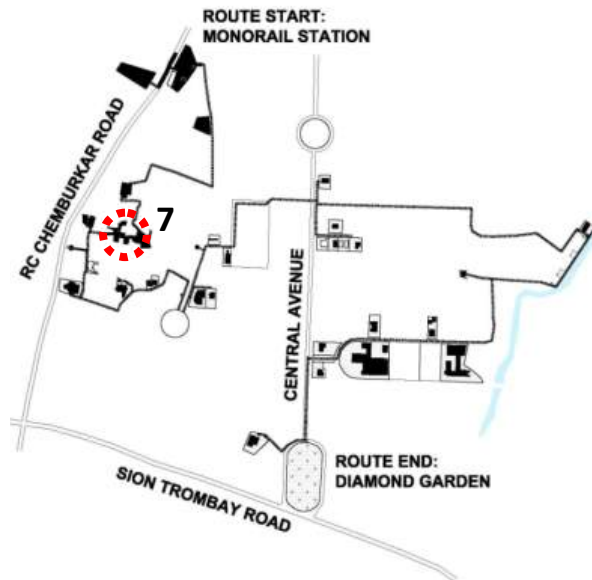


BLOCK ESTIMATE: Rs 1,110,947.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5



NODE 7: ROUTE WITH HOUSES

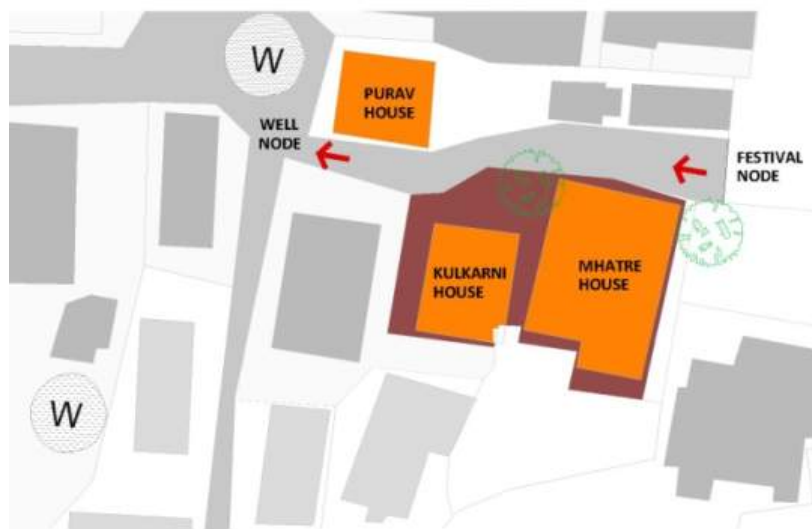


KEY MAP OF CULTURAL ROUTE

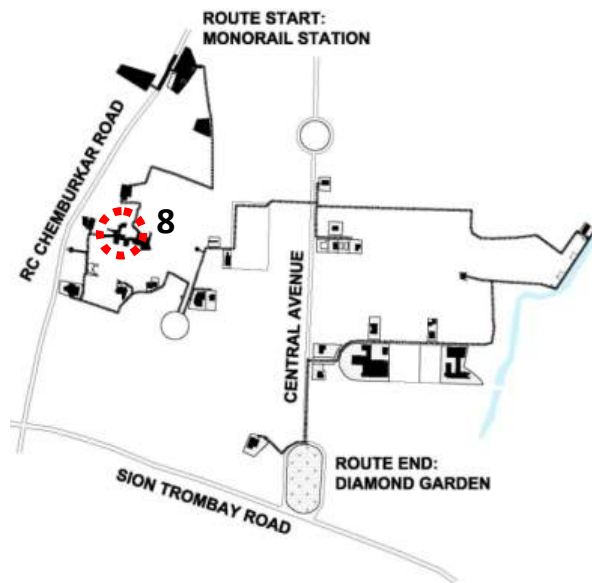
Approaching the Central Bawadi, node the Route passes through some typical Gaothan vernacular houses belonging to Mhatre, Kulkarni and Purav. The scale/proportion and the relationship with the narrow streets create an interesting fabric.

Interventions: Paving the lanes with paver blocks including a small respite space near the chowk, cleaning and painting the boundary walls, installing plaques at appropriate locations.

as enhancing the use of the chowk for every day recreational use. Other interventions include paving the chowk with proper drainage, and painting the facades of the houses on the periphery.



NODE 8: CENTRAL BAWADI

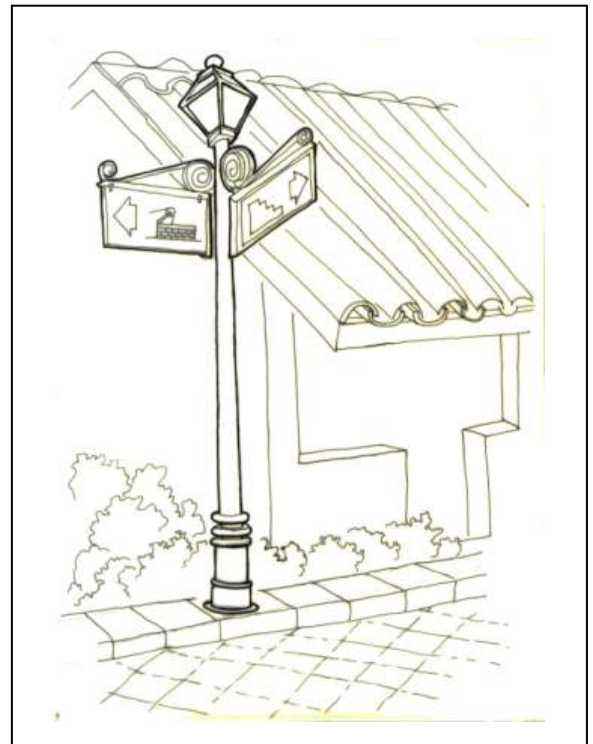


KEY MAP OF CULTURAL ROUTE

This node with a public well is created by the culmination of 5 narrow lanes. The well was till a decade ago used by the children of Gaothan to learn swimming. A variety of transition spaces at the edges lead to interesting and beautiful houses. There is a small temple within a well scaled open space owned by Ar.B.K.Mhatre. This node has a potential of becoming a lively node for the visitors and for the community at regular level.

Interventions: Major intervention is to convert the open space around the temple into an exhibition space for the community archives and a small café facility where the locals can sell their products.

Other interventions are cleaning the well, enhancing the paving, painting the facades etc



PROPOSED PLAQUES CUM LAMPOSTS

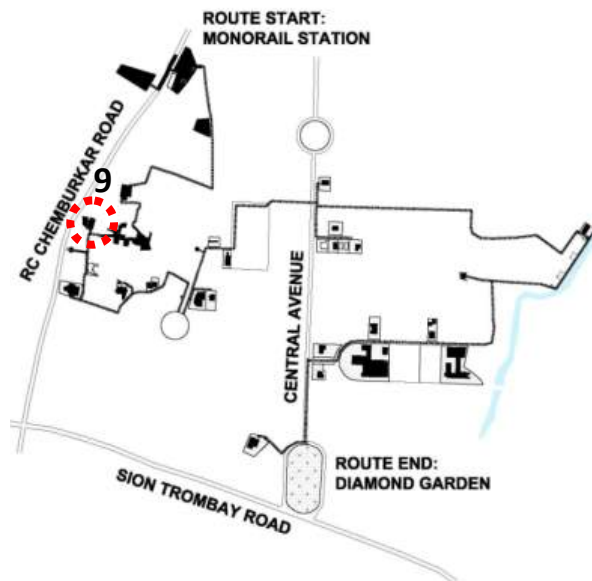


BLOCK ESTIMATE: Rs 561,479.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5



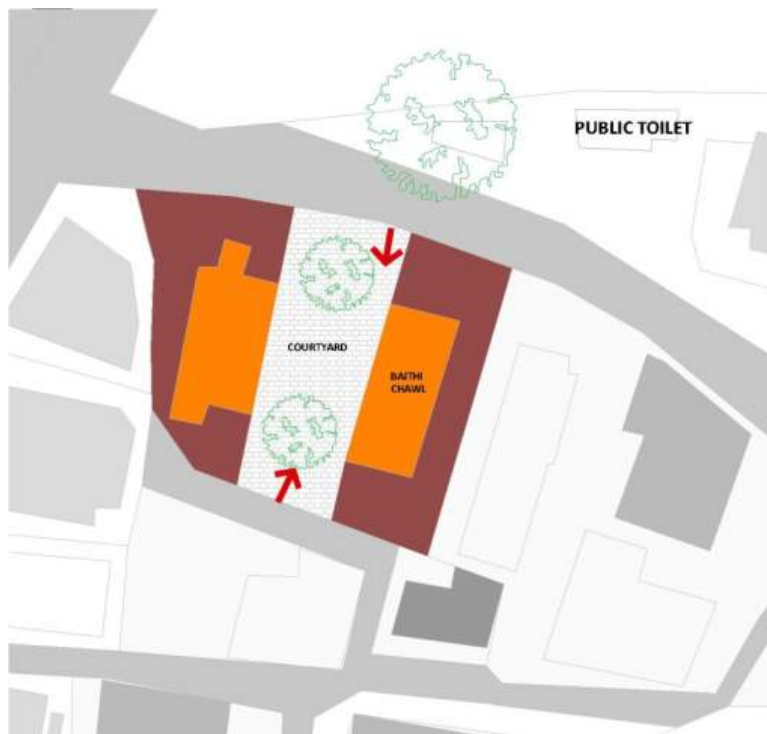
NODE 9: KHARWA CHAWL

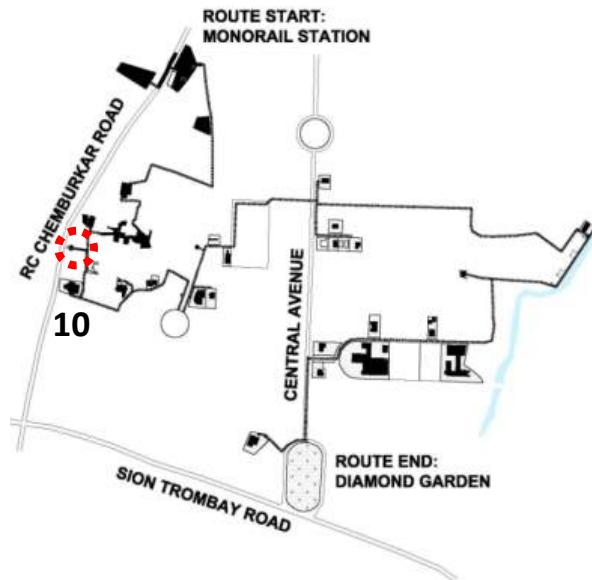


KEY MAP OF CULTURAL ROUTE

Accessed through the lanes lined with very modest houses this node has two rows of Baithi Chawls on either side of the central courtyard dotted with two palm trees. The courtyard which is used for various activities throughout the day by the 12 resident families of the chawl, leads to the common washing area located at the base of a large Pimpal tree. A set of community toilets is built by the local corporator near the washing area.

Interventions: The area needs to be kept clean of garbage by installing a large garbage collection bin near the The washing place can be shifted to create an otha around the Pimpal tree.

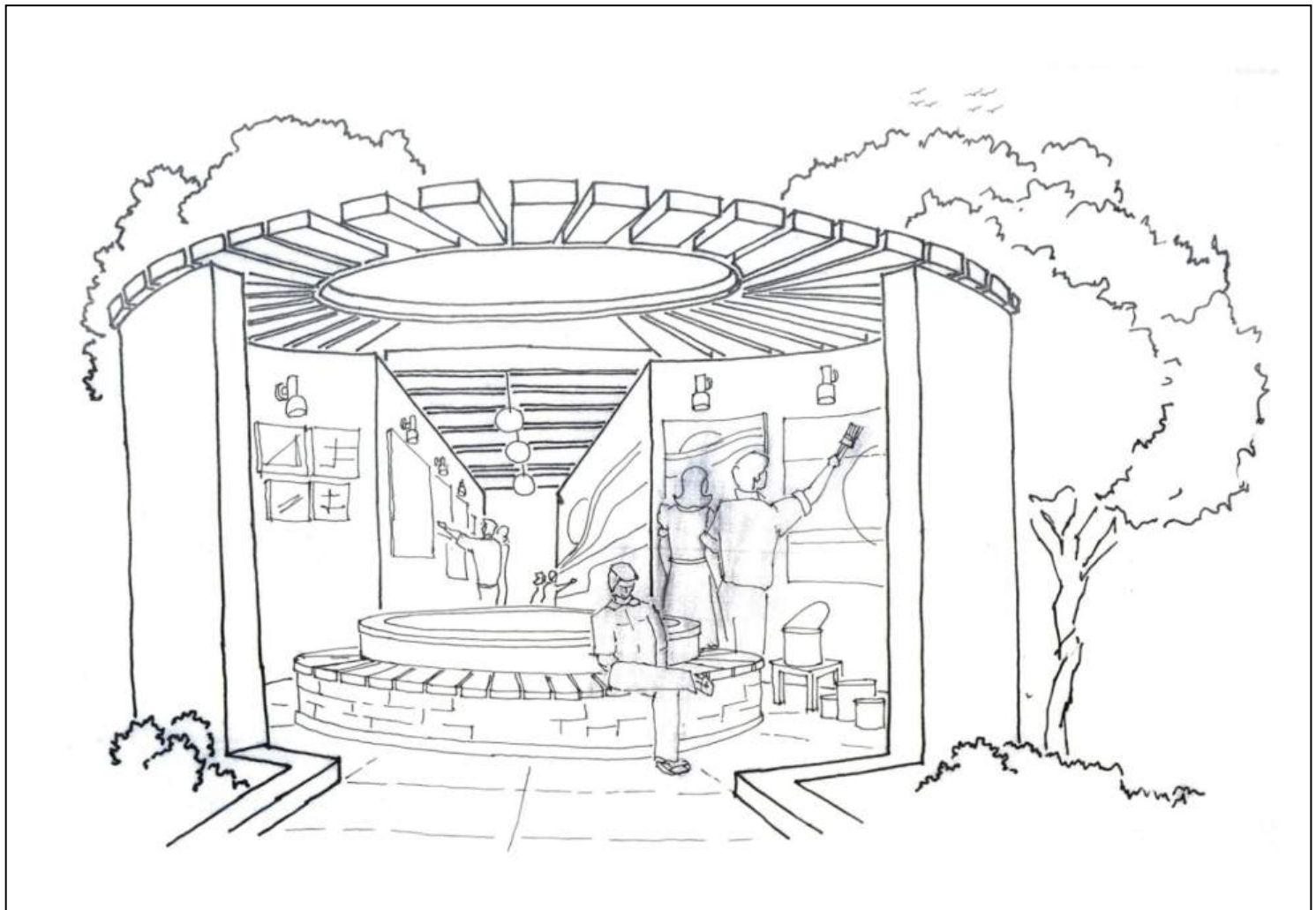


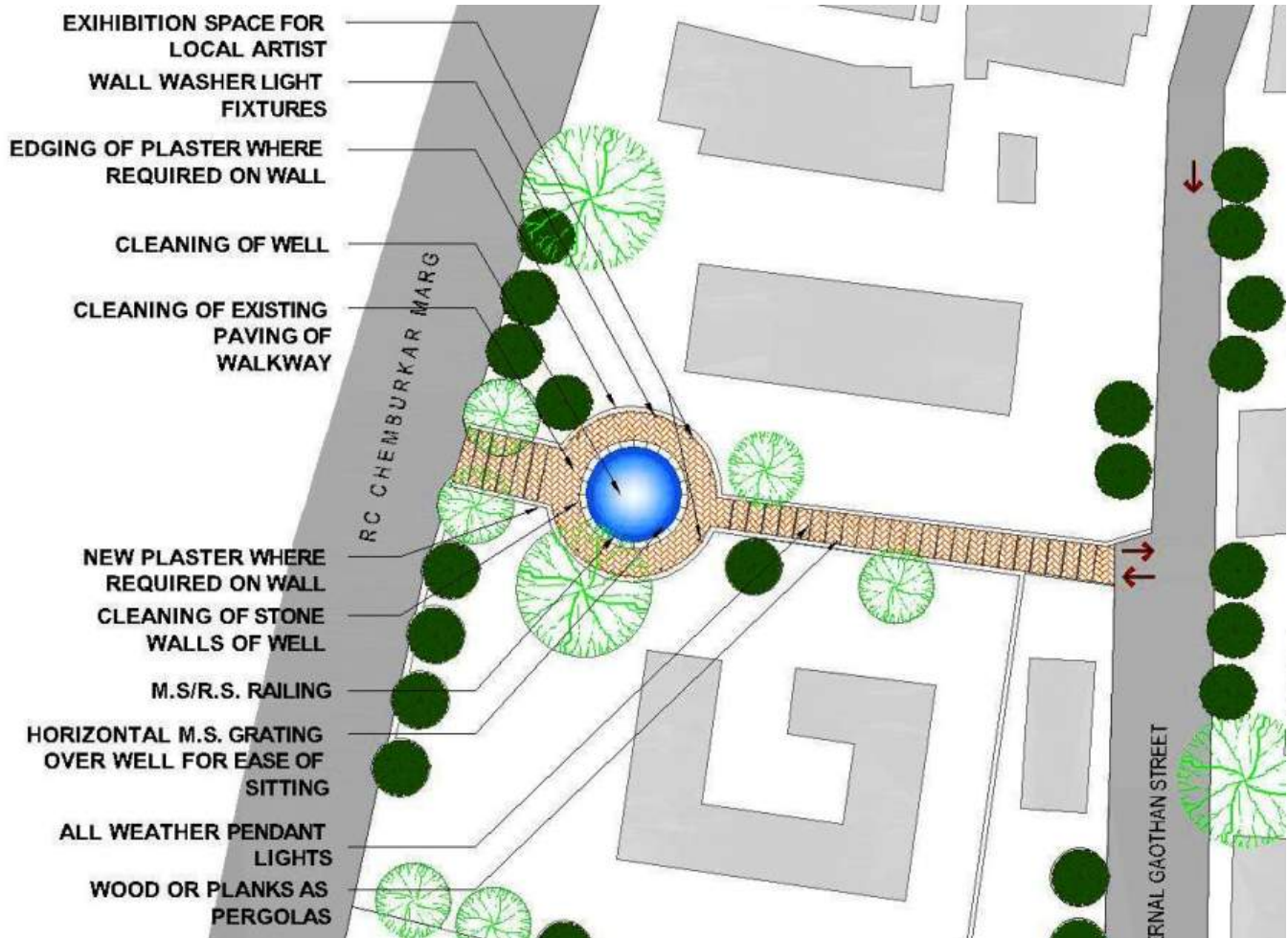


KEY MAP OF CULTURAL ROUTE

At present in a totally dilapidated and abandoned state, this well is strategically located in the access lane leading into the Gaothan from Chemburkar Marg. The access lane broadens to encompass the well with the pathway. This spatially interesting space would be transformed into a charming urban space for public art display on the surrounding blank walls by the children of Gaothan.

Interventions: The curved walls to be painted to form a canvas for the art display. The well to be cleaned; a close horizontal grating fixed for seating along with a railing erected for safety which also acts as a back rest. The narrow access to be highlighted by pergolas from which art works/lanterns could be suspended. Cleaning the existing and making new paving wherever needed.



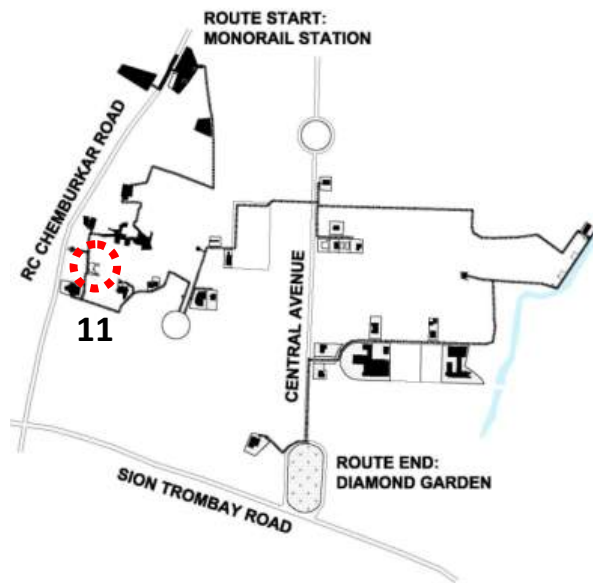


BLOCK ESTIMATE : Rs 388,872.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5



NODE 11: SUYOG MITRA MANDAL



This is prominent junction of three roads in the Gaathan, enhanced by a large wall painting displaying the importance of the Suyog Mitra Mandal and by a well scaled but fenced private open space. A small open area behind is used to dump extensive quantity of garbage.

Interventions: The open space to be converted into a well designed garden with a katta and trees as the edge definition. The garbage dumping area to be designated for the Solid Waste Treatment activity.

KEY MAP OF CULTURAL ROUTE

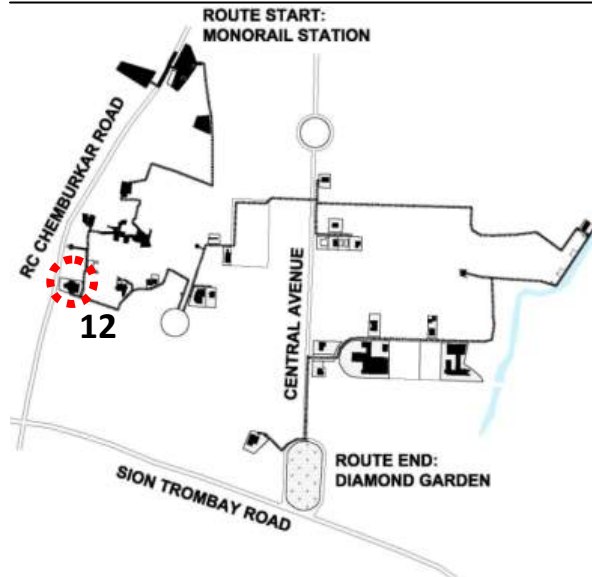


BLOCK ESTIMATE: Rs 115,414.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5

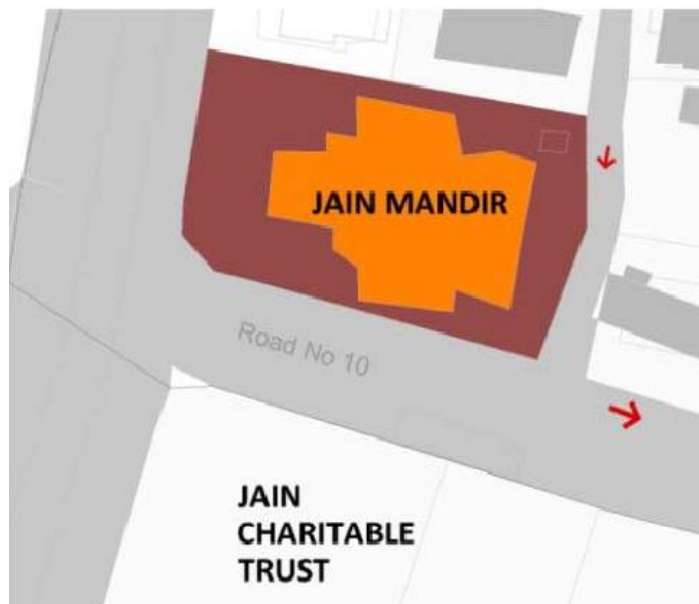


NODE 12: JAIN MANDIR

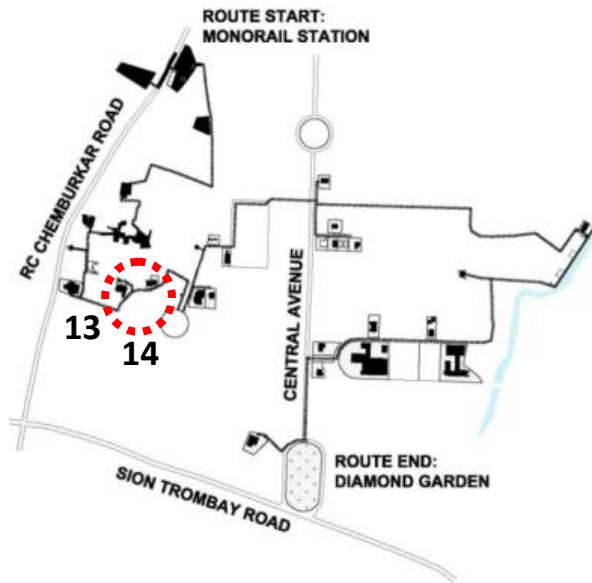


Located at the end of the one of the access roads of Gaothan, it is a prominent religious node for the Jain and Marwari communities. There are many Jains and Marwaris who came after the Jain temple was built on the 10th road. The trust has many properties containing buildings which cater to other charitable activities like a hospital and catering facilities during cultural events.

KEY MAP OF CULTURAL ROUTE



NODE 13: RAOTE HOUSE, NODE 14: RAIKAR NIWAS



KEY MAP OF CULTURAL ROUTE

From the Jain Mandir the Route takes a Route turns on the main road to re enter the Gaothan to visit the oldest house of the Gaothan built around 120 years back. It has a carved entrance door and a deep set veranda. The entire roof is made up of timber under structure with tiled roof.

One of the several old structures with external staircase, it has many old tenants who have made several imprints on the façades. A large house enhanced with timber balconies and external staircase has green ceramic tile cladding on some parts of ground floor.

Intervention: The tiles to be removed and the house façade painted with appropriate waterproofing treatment.

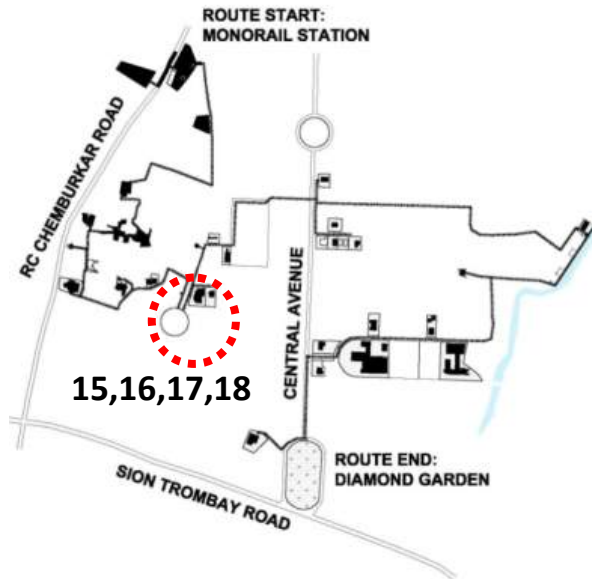


BLOCK NODE ESTIMATE : Rs 529,000.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5



NODE 15: VADA PAVWALA, NODE 16: SANDU GARDEN, NODE 17: CHEMBUR POST OFFICE, NODE 18: LING MAHAL

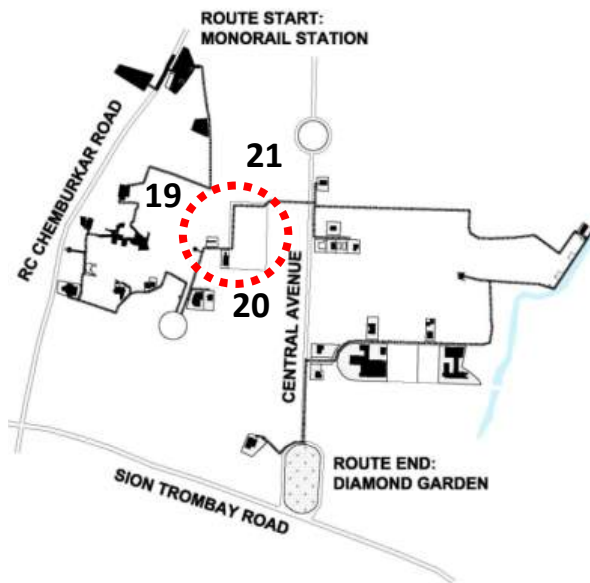


The Route now exits Gaothan to touch the Sandu Garden. The Vadapavwala located near the Post Office is famous all over in Chembur and surrounding areas. The basic preparation of the vadas is done in the family house located in one of the narrow lanes of the Gaothan. The Chembur Post Office is a strategically located G+1 Art deco structure painted in the customary white accentuated with horizontal red bands.

Next to the Post Office is another Art Deco, Ground +1 bungalow, Ling Mahal. After a short pause for enjoying the Vadapavs, the Route continues on the A.K. Sandu Marg.

KEY MAP OF CULTURAL ROUTE

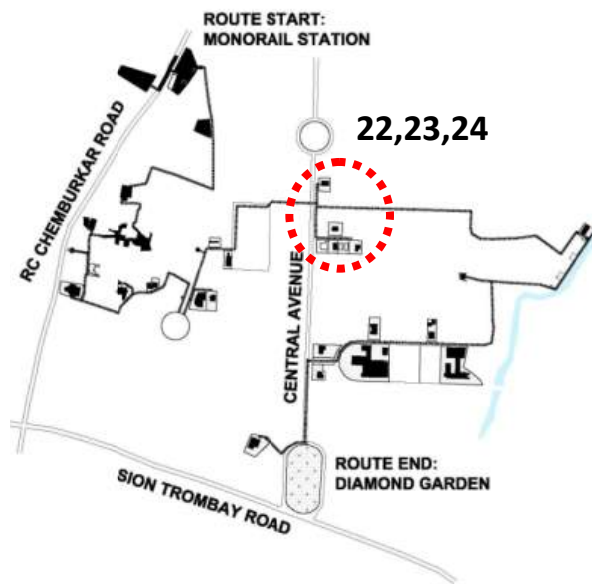




KEY MAP OF CULTURAL ROUTE

The Gandhi Maidan is a large open playground where various sports activities are conducted on a daily and seasonal basis. YMCA has a centre there which coordinates various sporting activities like basketball, cricket, football etc. Many festivals are celebrated here and the residents organize Ramleela performances during the Navratri festival.



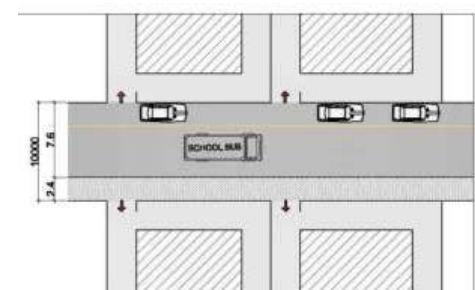
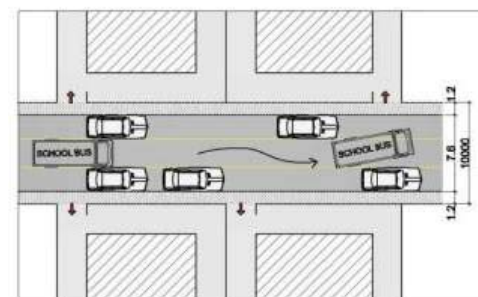


After crossing the Gandhi Maidan the Route walk is planned along the wide Dayanand Saraswati Marg or the Central Avenue always under the shade of large rain trees grown fully along both sides.

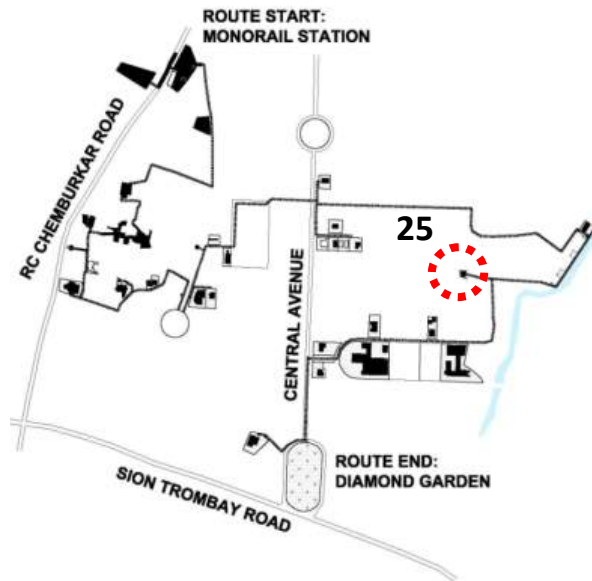
The Pioneer House located on the Avenue at the junction of the 14th Road, is the oldest bungalow which came up in the St Anthony's home's precinct. The Nunes Family still lives there and maintains the house very well. Nazreen villa on the 13th Road is one of the oldest and charming bungalows of the precinct.

Entering the St Anthony's precinct the Route is on a neatly laid out streets not more than 10 mt planned in Grid Iron pattern associated with the TP Schemes of 1930s. However the increases in the traffic and in the parking requirements make the pedestrian movement extremely risky. The roads in the precinct have turned into a contested site. The suggested changes are shown in the diagrams below.

KEY MAP OF CULTURAL ROUTE

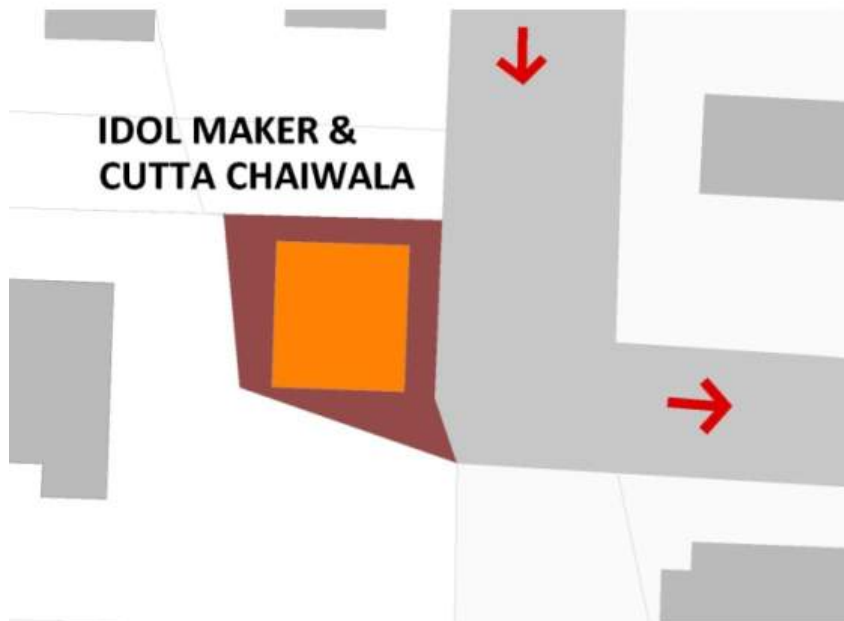


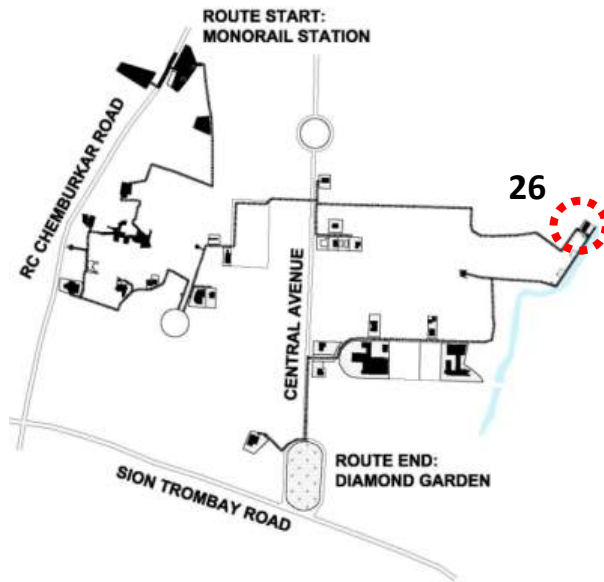
NODE 25: IDOL MAKER + KATTA CHAIWALA



As compared to the Gaothan, St. Anthony's and old Chembur have very few informal nodes. This particular node is identified with a Saibaba temple along with an idol maker's workshop and a chaiwala with spill over space on the nearby katta. People generally hang around this place and hawkers also come here in the mornings and evenings. This space needs proper garbage disposal facilities.

KEY MAP OF CULTURAL ROUTE



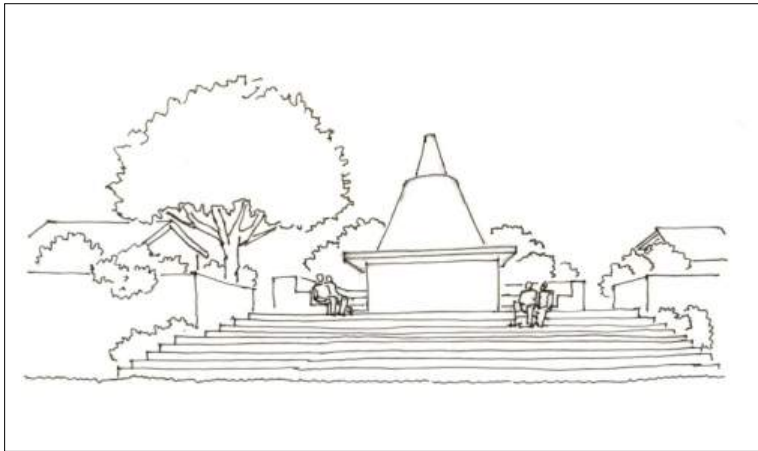


The natural water stream flows from the BARC hill and comes towards the St. Anthony's precinct and earlier culminated in the marshy area between Chembur and Ghatkopar. One of the residents Ms. Valerie has nostalgic memories of, the nallah. As late as the 1960s the nallah had a crystal clear water and she remembers playing as a child on the small wooden bridges which were made indigenously to cross the nallah. There was a variety of flora and fauna.

The open space near the temple opens to the nallah and has the potential of becoming a good public place connecting the nallah to the main road. The Baithi chawls on the nallah front creates an interesting vista.

Interventions: Extensive cleaning operation and proper drainage in the nallah to improve its environmental condition. A flight of steps could then lead to the nallah from the paved courtyard with the provision of built in seating.

KEY MAP OF CULTURAL ROUTE



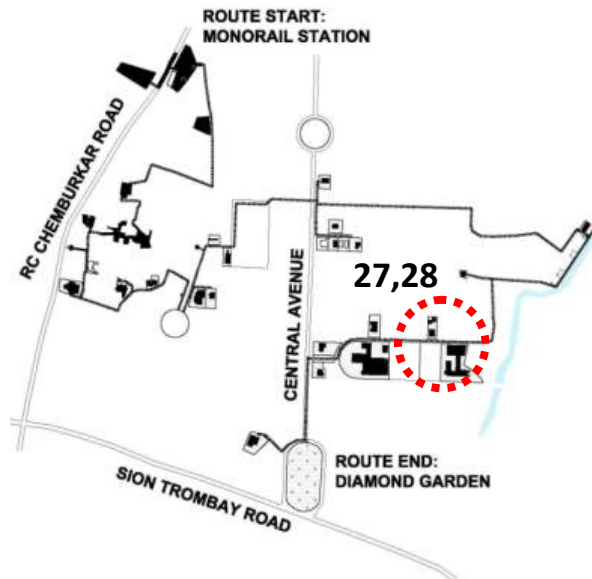


BLOCK ESTIMATE : Rs 236,722.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5



NODE 27: ST.ANTHONY's GIRLS HIGH SCHOOL, NODE 28: NINA BUNGALOW



KEY MAP OF CULTURAL ROUTE

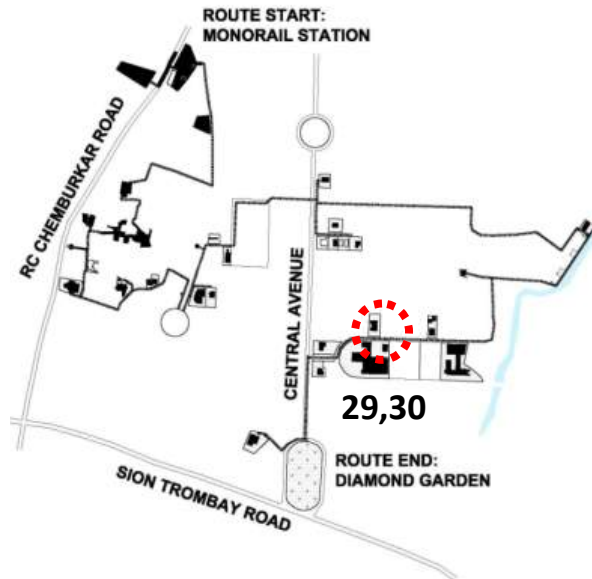
The Route now takes a long walk to enter 10th Road at has on its southern edge, green grounds and institutions associated with the Church while the northern edge has well scaled bungalows neatly laid out on the uniform plots of 500 sqmt each. This road like some of the other roads in the St Anthony is affected by the changing skyline.

The OLPS School and St. Anthony's School were established in 1950s. There are 22 community groups which are part of the OLPS parish out of which 7 groups comprise residents of the St. Anthony's Housing Society. These social communities engage in various social, cultural and charitable activities.

The Nina Bungalow owned by the De'Souza family it is an old G+1 bungalow built in modern architectural vocabulary, in the 1960s. There are a few other houses in the same vocabulary on this road. At the same time this road like some of the other roads in the St Anthony is affected by the changing skyline.



NODE 29: ST.ANTHONY's PAVILLION, NODE 30: SEVADAAN

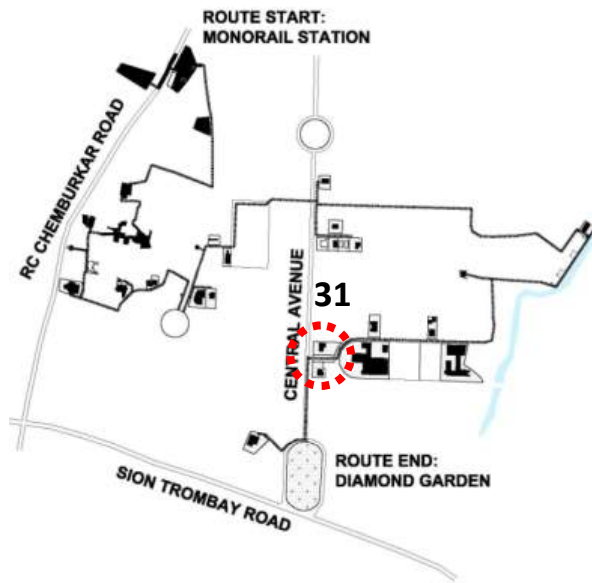


The St. Anthony's Pavilion was built in the early 1940s, which housed only a primary school. In the 1950s the St. Anthony's School and convent were built, followed by the OLPS Church and the School later. There is a large green open space in the compound which is perhaps the only large social and cultural space for community events in the St Anthony's precinct. Presently the St. Anthony's pavilion has the office of the St. Anthony's homes co-operative housing society.

Opposite the St. Anthony's Pavilion, is the Sevadaan which houses a school for children with special needs. The Sevadaan is used for a number of social and cultural activities related to the Church. They also give out their halls and open stilt area for conducting various classes for yoga, dance etc. The community interaction for this project was held in the stilt areas of Sevadaan.

KEY MAP OF CULTURAL ROUTE





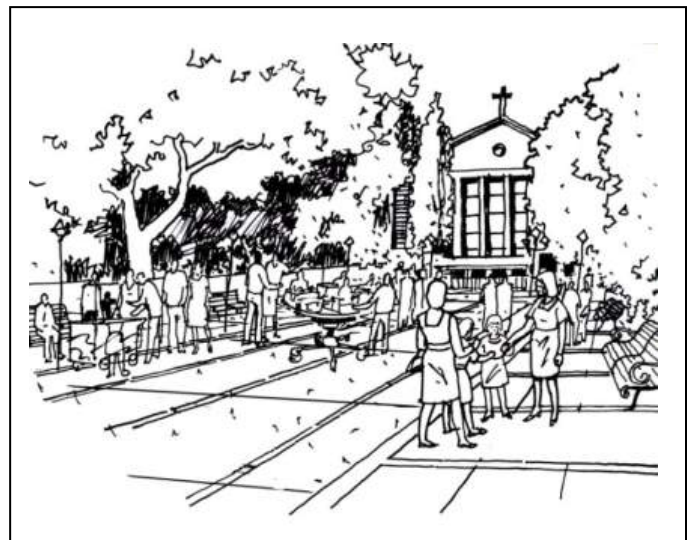
KEY MAP OF CULTURAL ROUTE

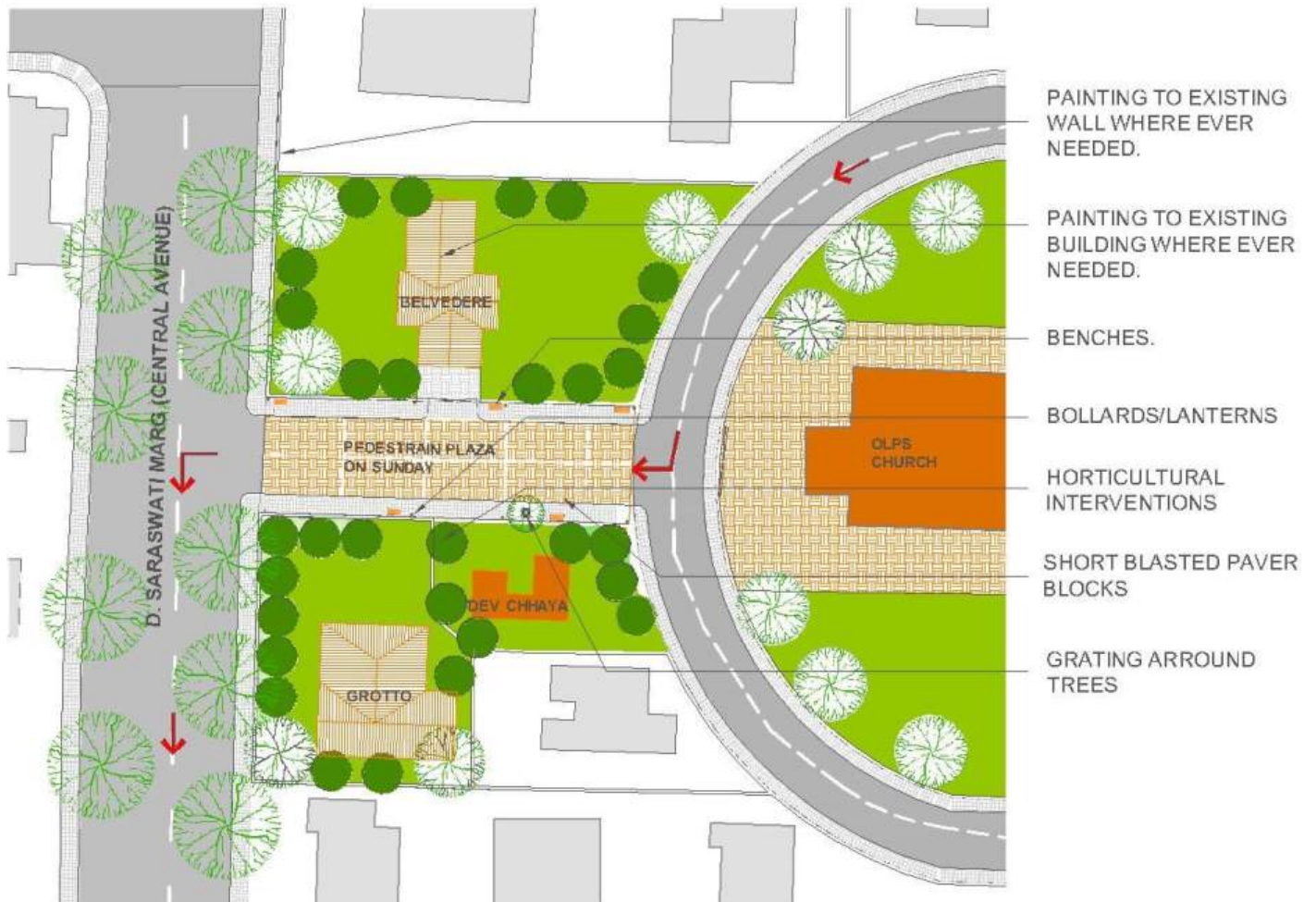
The Our Lady of Perpetual Succor (OLPS) church established by the Redemptorist Congregation of Bangalore in 1956 is the most important religious and cultural centre. It has an added significance because it conducts the Novena prayer service otherwise conducted only in the Mahim church. Earlier there was no church but the parish had a Chapel which was located in the pavilion now part of the Our Lady of Perpetual Succor church, (OLPS). A primary school was operating in the same place. In the 1950s OLPS School and St. Anthony's School were established. There are 22 community groups which are part of the OLPS parish out of which 7 groups comprise residents of the St. Anthony's Housing Society. These social communities engage in various social, cultural and charitable activities like running free food programmes, funding needy students in the payment of fees, vocational activities for the disabled etc. Each group is overviewed by a member from the Parish.

These two bungalows each set in large plot full of trees and plants, are very appropriately located on either side of the junction of the rain tree lined D. Saraswati marg or the Central Avenue and a short road leading to the OLPS church. Belvedere is the only bungalow which is listed in the heritage list as Grade II, heritage structure. Built in the 1940s, it is a ground floor structure with large timber windows, timber understructure and red tiled roof. The Grotto bungalow has a grotto, a shrine of Mother Mary on the first floor which is lit at night. The view of the grotto creates a mystic view from the Central Avenue.

The two bungalows and the imposing façade of the OLPS church, highlighted with the translucent colored images and the short road which has wide pavements is proposed to be converted into a pedestrian plaza on Sunday evenings. This can be used by the community to have small fairs and sell homemade/ local products.

Interventions: The main interventions to create a plaza environment include paving of the road with special paver blocks, adding benches and well designed lights.

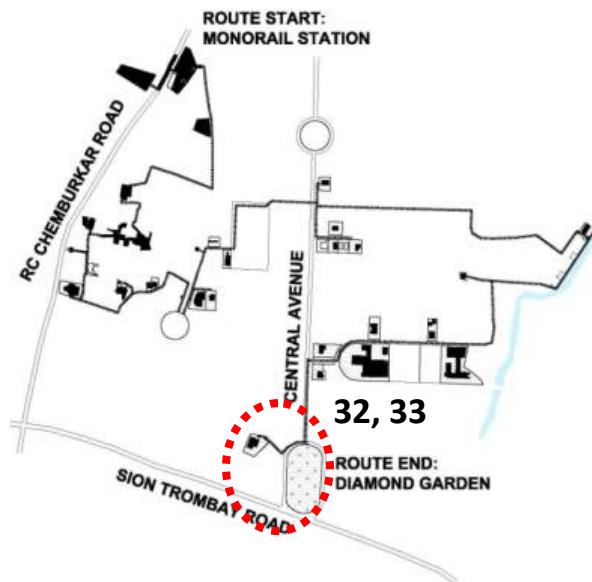




BLOCK ESTIMATE : Rs 984,113.00

FOR DETAIL NODE WISE ESTIMATE REFER SECTION - 5





A major landmark and a major traffic junction of Chembur, this is a large garden facing the Sion Trombay highway leading to Pune expressway, surrounded by commercial and residential activity. Diamond garden is also known by its official name Narayan Gajanan Acharya Udyan (Freedom Fighter and father of former Mayor of Mumbai Late Sharad Acharya(Bhau). The garden displays Kiran Fighter Jet used during the 1971 Indo-Pak war. In the evenings many hawkers/vendors sell all the popular street food, while in the mornings there are fruits and vegetable vendors along with juice walas and health food carts for the people who come there for morning walks. The Route ends at this node.

KEY MAP OF CULTURAL ROUTE



3.4 Project 2; Tree Census within the social and historical context

Documenting the environmental features trees, flora and fauna. This is proposed to be undertaken with the help of the community's knowledge base and cultural associations.

The proposal given by the Consultants E.C. Roots along with the Estimated Cost is given below.



ROOTS LANDSCAPE CONSULTANTS

LANDSCAPE ARCHITECTS AND DESIGNERS

H.O. 35 Acharya Nagar, W. T. Patil Marg, Deonar, Mumbai-400 088.
Branch: 1/1 Telec Scty, Plot 30, Sector 17, Vashi, Navi Mumbai 400703

STUDY OF THE NATURAL ENVIRONMENT OF THREE HERITAGE PRECINCTS OF CHEMBUR.

A] Background

Studies conducted by Adarkar Associates of 3 heritage precincts of Chembur—Chembur gaothan, St. Anthony's precinct and Old Chembur shows the strong affinity of the residents to the existing green cover and an equally strong desire to preserve it.

Green cover is also perceived by the residents' as the most cherished characteristic of their precincts. Finally the residents have also stated that the green cover is currently threatened and requires the most urgent attention.

The personal interviews and questionnaires conducted by Adarkar Consultants also shows the residents' concern for the birds, water bodies [wells / flowing nallahs] and open spaces.

B] Aim of the Study

Study of the natural environment [special emphasis on the vegetation] and its impact on the residents of the three heritage precincts of Chembur with a view to suggesting remedial measures to preserve / enhance the natural environment of the place, as also help to create guidelines for redevelopment of green areas.

Increasing the knowledge base of the residents about the natural environment and the local historical geography will help the residents develop a 'sense of place'.

A 'sense of place', fostered through knowledge of the area will create a feeling of identification with the place. Identification and knowledge result in community pride and the desire to conserve the place. The saying goes—"You only love, what you know." So knowing the place is critical in fostering love for it.

The awareness of the 'uniqueness of the place' is a useful tool in generating interest in the place both for the residents as well as non residents. Interest of non residents in the Place in turn helps to reinforce the community pride and spirit.

C] Methodology

The study will be multi disciplinary—landscape architecture, horticulture, sociology, geography, behavioral psychology, ethnobotany etc. The existing natural environment will be assessed by description, classification, analysis and evaluation. This will be both a quantitative and qualitative study.

The major tools for the analysis of the natural environment will be:

1. A tree count of the existing mature trees (at least 10' height) based on different criteria in 2 precincts---Chembur gaothan and St. Anthony's precinct which belong to two different time zones
2. An inventory [Listing of species] of wildlife---trees, birds, butterflies, wildflowers, shrubs, medicinal plants, grasses etc---The flora and fauna of all the 3 precincts
3. People's perceptions of the natural environment and their preferences: Some tools for the study of peoples' perceptions are—**a]** adult memories of cherished childhood places, **b]** listing of local peoples' favourite trees, birds, habitats etc **c]** Study of the local folklore, traditions, customs, religious practices, proverbs etc where natural environment is mentioned / revered. **d]** Review of the theories of landscape perception and appreciation
4. Impact of the natural environment on human well-being (Physical, Socio and Psychological)

E – Mail: ecroots@gmail.com. Fax: 91–22 –25585721.Tel: 91–22–27894058, 25516960,

Sudeshna Jana 9820824313, Vijaya Chakravarty 9870481887

Following methods are proposed for conducting this study

1. Review of the existing literature
2. Review of folklore, traditions, religious / cultural practices etc
3. Observation
4. Survey through questionnaires
5. Review of old and new photographs
6. Case Studies involving current residents and old residents
7. In depth interviews--- individual and group

Deliverables

- a. Report on the biodiversity
- b. Check list for people to observe trees, shrubs, birds, butterflies etc. This can be printed and circulated.
- c. Signages: Tree identification with botanical, common names and the uses of the trees. Birds in the area—resident, breeding, migratory.

Soft copies of the above will be provided. However the cost of putting up signage /identification labels not included in our budget.

Our Expertise

Our team consists of people from various disciplines: landscape architects, landscape designers, horticulturists, geographers, sociologists, naturalists etc. This will give a multi-disciplinary approach to the study.

Our fees

We offer to undertake this study for a fee of Rs. 1,15,000 [Rupees One lakh fifteen thousand only.] Service tax of 10.3% on the total sum is additional, this being a government obligation.

E – Mail: ecroots@gmail.com. Fax: 91–22 –25585721.Tel: 91–22–27894058, 25516960,

Sudeshna Jana 9820824313, Vijaya Chakravarty 9870481887

3.5 Project 3: Memory Box : A Cultural Archival Project

The project includes , Collection of archival materials from the community including documenting personal oral histories and artefacts/photographs to build up community collection.

The project will be executed by Shirley and Funded by the Karl Jaspers Centre of Transcultural Studies, Heidelberg, Germany. The proposal is given below.

d) Simultaneously along with the above projects, creating an Online Interactive Interface.

Creating Community Cultural Archive

Consultants and Implementation

Shirley Abraham for
Prof. Dr. Christiane Brosius
Chair of Visual & Media Anthropology
Cluster of Excellence
"Asia and Europe in a Global Context"
Karl Jaspers Centre of Transcultural Studies
Room 107
Vossstrasse 2
Gebäude 4400
D-69115 Heidelberg
Germany
<http://tasveergharindia.net>
www.asia-europe.uni-heidelberg.de

Concept Note by Shirley Abraham

The proposed research locates itself in Chembur Gaothan, Old Chembur and St. Anthony precinct of Chembur, united in belonging to a communal heritage.

It is evident that the precincts are a distinctive example of a community defined through shared geography. While this sense of geography rests in structures and physical settlement, it finds expression in the shared history of the community which nourishes its living past, invigorating its culture and traditions today.

It may be noted that as we map heritage through cultural practices, the narratives of the community also undergrid our engagement, helping to shape and construct the contours of understanding its traditions. What is given form in text, art, song, ritual, monument, or pilgrimage, and practiced by shared social frameworks—families, clans, ethnic groups, or nations—finds its roots in the narratives contained in the collective memory of the community. Initiating societal exchange and encounter, and, navigating the gap that separates one generation from the next, these accounts can even be considered the keepers of the shared cultural rituals.

Today, as the cherished heritage of the communities stands witnessing the narrative of 'development', which will also become the definitive harbinger of change for its social fabric, it is these cultural narratives which will unite them across time, geography and generations, as encounters a state of flux. The project intends to not just document these accounts, but also employ them in trying to revive and reinvent the social networks of the community.. Personal testimonies, family history, legends, myths, apocryphals, will assemble and make up this story of this heritage, all borrowing and often recast from the shared, lived experience of the community, in the becoming of its history.

Methodology Of The Project

Hence, as one of the methodologies of the project, we envisage the documenting and collection of personal and collective oral history and visual material- including archives, as a resource to strengthen, mediate into and further consolidate a sense of identity of the community. As they revisit these accounts, the exercise will feed into, and fortify the larger project of initiating engagement and interaction between the community, creating a vision of the future development for their precincts. It will encourage people to engage in exploring the cultural/heritage attributes of their own community precincts.

The project proposes an extensive engagement with oral narratives as repositories of memory. We do realise that these narratives, while traveling to the past, actually operate in the present- involving a continuous reconstruction, remembrance of the past, invoked for present purposes. Hence, they are inherently dynamic and changing. This makes it significant to not just record, but also read, analyse and even intervene into the sites of memory, and dwell upon their role in constructing and reconstructing the nature of tradition.

We expect to encounter some laboured memories, others flowing uninhibited, some romanticised, nostalgic, hagiographic whereas, a few imagined and others borrowed. However subjective, fragmented, evanescent, intermittent, decaying and mythic, these individual memories will form the backbone of the larger collective narrative.

What stories, archived in historical memory and available to the community, will be remembered and used by those beyond its borders? What stories will finally no longer be shared, eclipsed by time's passage and unable to cross the bridge separating generation from generation?

While searching for answers, we also wish to employ visual references, personal memorabilia, in conjunction with personal testimonies, as they will coalesce and enable us reconstruct some defining moments in this long, cherished heritage. The project will employ a mix of participatory observation, still images, interviews, group discussions and archival research.

Shirley Abraham

3.6 Project 4: Community Information System [CIS]

An integrated platform to exchange content on the idea of cultural precincts as developed by the agencies working and at various stages. Technology [mostly open-source] applied changes according to project phasing & content scaling.

The initial phase [duration 1 1/2 years] looks at assembling the work undertaken by the consultants and publishing it on a web platform to receive comments from a closer identified community of stake holders and funding agencies. It would also act as a base to build or sample the other projects of the Tree Census and the Memory Box.

Second phase [over laps with the later end of the first phase and endures for a duration of another 1 1/2 years, thereby making the complete project time span of a total of 3 years] redrafts the available content or in other words rebrands itself to make positions and ideas of the context development available to the city at large. The existing foundations of the online community developed from the previous phase should ideally manage or moderate the influx of interest of external sources as and when it becomes evident.

Project Consultant – Isaac Mathew

4.0 Development Control Guidelines

4.1 A set of responses during the interactions with the communities refer to the pos and cons of current redevelopment process and the threats they perceived to their social fabric in the near future. These issues specifically pertain to the new skyline marking the horizon of these precincts. Some of the issues enumerated by the community are:

1. increasing traffic,
2. high rise constructions,
3. inadequate infrastructure,
4. garbage on plot boundaries,
5. lack of accountability from governing agencies,

Some of the suggestions for the redevelopment from the community:

1. resident involvement in policy making,
2. transparent proposals,
3. master planning for development,
4. garbage management,
5. tree plantation,
6. better governance,
7. parking facilities,
8. reducing the pace of development,
9. well lit streets,
10. separate area for hawkers,
11. restriction of commercial buildings,
12. maintain community nodes,
13. noise management,
14. more pedestrian pathways,
15. affordable new flats, subsidy/ tax benefit,
16. beggars home not to be developed,
17. controlled use of TDR

A set of objectives are formulated based on the critic and on the suggestions from the communities for the redevelopment as seen in the precincts of St Anthony's and Old Chembur. The Strategy envisaged here is to address these issues through alternative Guidelines for the redevelopment of the precincts, mainly in these two precincts. The policies and the strategies will have to be multi level to address several contesting concerns in the conservation strategies. No single policy will address all the concerns and no immediate solution can be expected. How can the perceived loss be measured? How do we define the development potential? Can the tools of FSI, TDR be regulated in the heritage precincts? Can the owners of the heritage houses be relieved of their dreaded responsibility of maintaining the structures? The strategy will pose possible scenarios.

The following pages give

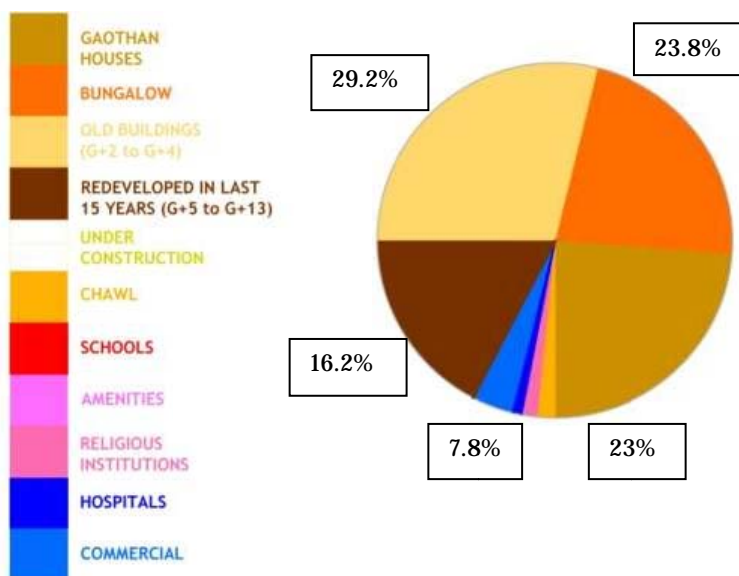
4.2 Map of Building Typologies

4.3 FSI and Density Statement

4.4 Existing and Projected Mass Index in 3 D Diagrams.

4.5 Table of Suggested Guidelines in response to the Objectives emerged from the issues highlighted by the Communities.

4.2 Building Typologies



Surveying the Building Typologies & demographics in the existing scenario brought to the fore the primary strengths and threats experienced in the selected three precincts in Chembur. The strengths are rooted in the traditional way of life and community interactions driving the architectural organizations in the area. These we attempt to address and enhance with design interventions within the gaothans and common public spaces through the three precincts.

4.3 FSI & Density Statement of Precincts

CHEMBUR GAOTHAN	FSI	Gross Density P/Ha	Population	Built Up Area Sq.mt.
EXISTING	0.58	511	2453	24000
PROJECTED	1.5	1068	5125	61500

ST. ANTHONY'S PRECINCT	FSI	Gross Density P / Ha	Population	Built Up Area Sq.mt.
EXISTING	0.55	291	7008	87000
PROJECTED	2.0	711	17160	343200

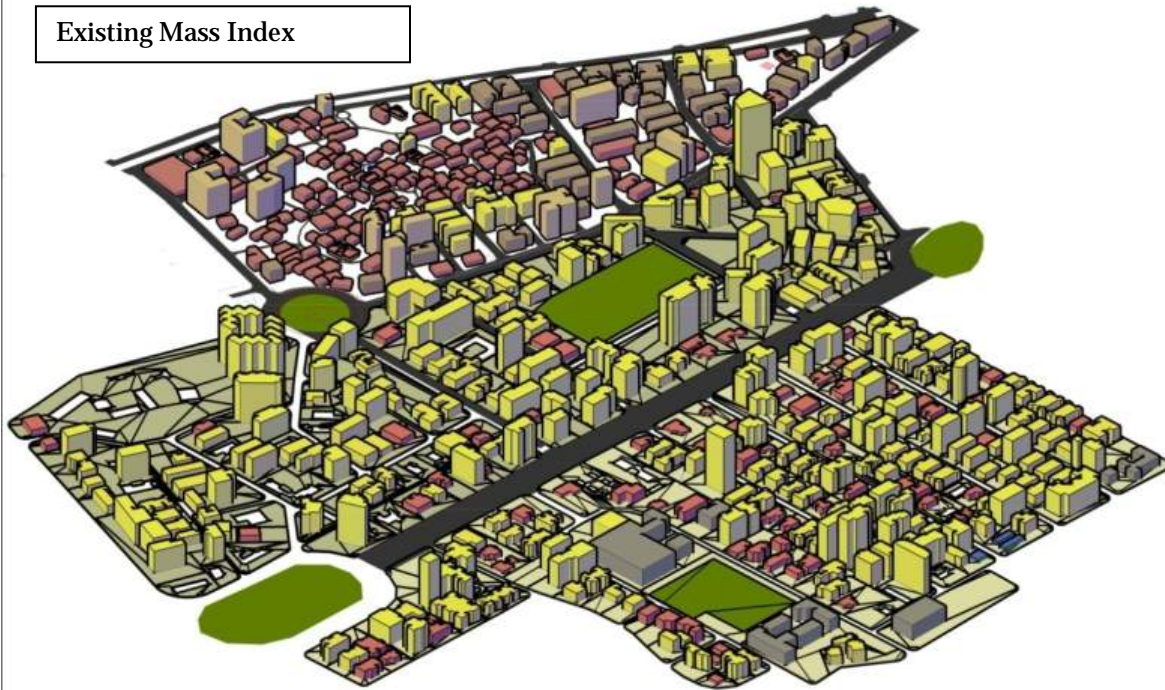
OLD CHEMBUR PRECINCT	FSI	Gross Density P / Ha	Population	Built Up Area Sq.mt.
EXISTING	0.49	223	5472	80000
PROJECTED	2.0	713	17450	34900

The above statement shows the projected demographic transformation in the 3 precincts, if the precincts are developed on the basis of the FSI available at present. The FSI in all the three precincts was proposed as 0.5 after the DP (1964). Excluding the Gaothans, it was increased to 0.75 in March 1991 and later to 1.0 in Sept 1998. Subsequently it was increased to 1.5 in the Gaothan areas. At present the TDR facility is available in Chembur upto 1.0 (excluding the Gaothan areas). This has increased the total potential FSI to 2.0.

While the Gaothan residents are not yet willing for the transformation (both, physical and cultural) that this increase in the FSI will bring in, the other two precincts are in the process of exploiting the real estate value offered by the additional FSI and TDR. If the potential FSI of 2.0 is fully exploited the population and the density will increase to more than 3 times. On the other hand, the infrastructural network of 10 mt wide roads as well as the open spaces and social amenities designed to cater to the lower population due to the 0.5 FSI, will have a devastating effect on the environmental and cultural features of these sub precincts of Chembur. In the imagination of the resident communities today, these very features define the heritage identity of these precincts.

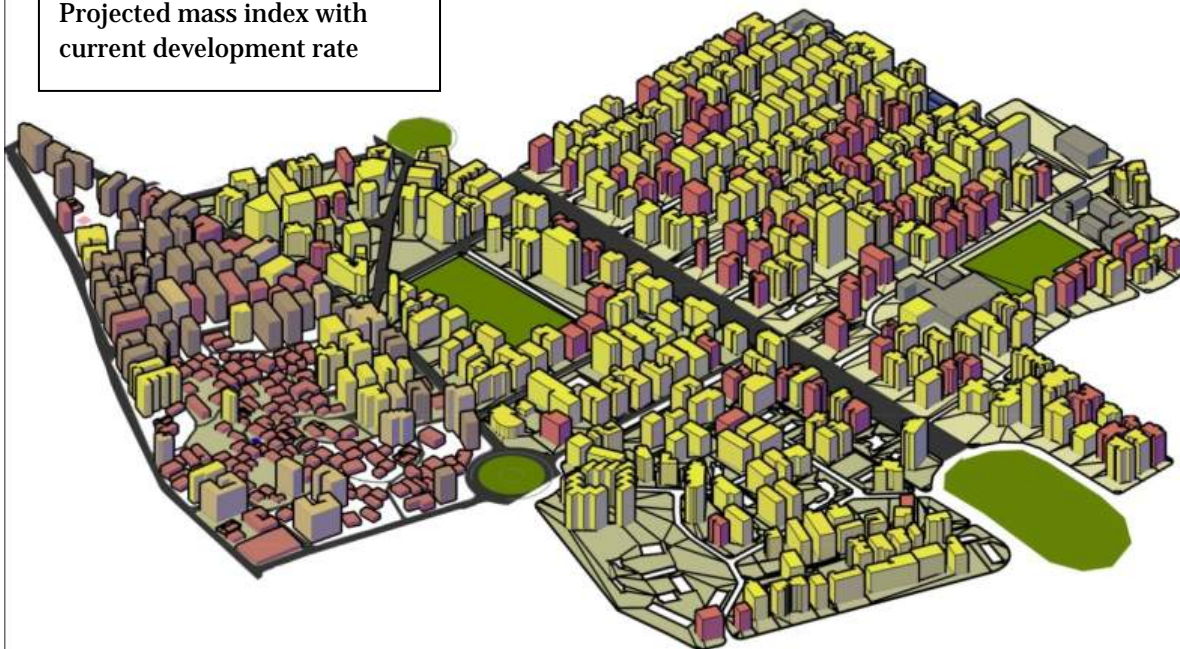
4.4 Existing & Projected Mass Index

Existing Mass Index



The threats however cannot be addressed in the same manner. The developer market is flourishing in Chembur as in any other suburb and the people are continuously bombarded and convinced by imagery and desire for an unviable society of progress.

Projected mass index with current development rate

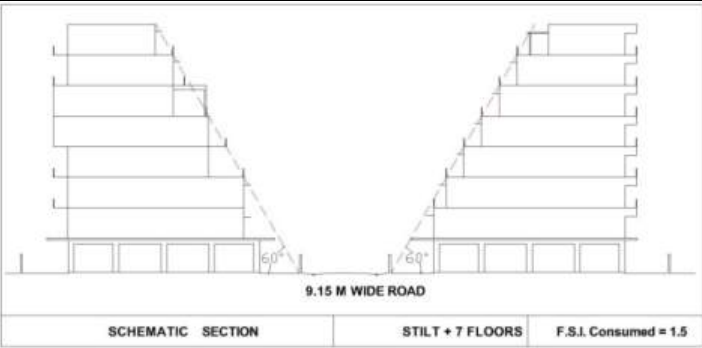
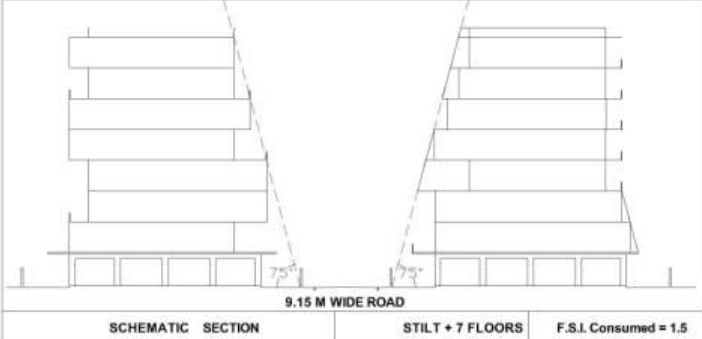

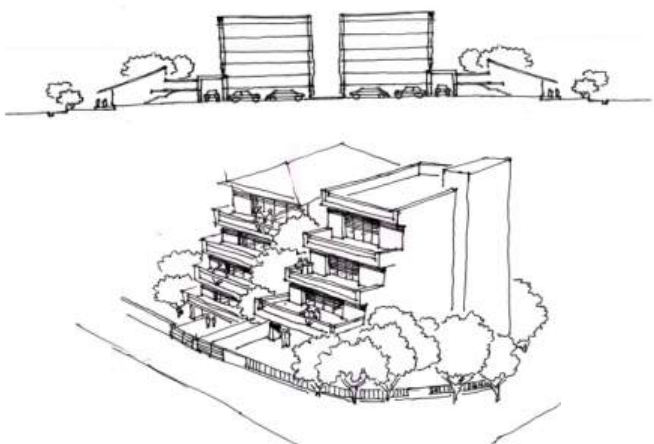


Property is of value only when it is sold. This value however must be identified and conserved in the existing and the preserved. It does exist in pockets. In order to develop a sense of security and aloofness of this particular kind of market value, we propose certain guidelines. The guidelines do not curb development or renovation but prepare a comfortable mould for the same.

4.5 Development Guidelines in Chembur Precincts

St. Anthony's and Old Chembur

Objectives emerged from community responses	Strategy	Proposal
1. To prevent further Densification	Curb accelerating growth of residential buildings	The maximum Built up area should be restricted to a Total F.S.I. built-up area should be regulated by means of a location based sliding scale of FSI. Usage of TDR to be discouraged.
2.To preserve significant heritage structures	List buildings with character. Offer incentives to residents to retain, repair, maintain and offer to undertake repairs by specially appointed agencies.	A technical Consultancy committee should be set up to advice on repair, additions and alterations. No addition or alteration of heritage houses should increase the F.S.I to more than 0.75 . The unused F.S.I (1.33-.0.75) i.e.0.58 should be allowed to be sold for T.D.R at locations with adequate infrastructure only. A fund shall be created for the conservation of heritage houses with the trust contributing 50% of the cost and the house-owners 50% of the cost
3. To conserve the Architectural Character	Restrict building height in certain to achieve the objective	a) Existing G+2 (maximum height 10mts) buildings 40 – 50 years old and desiring redevelopment be redeveloped to G+2, FSI 1.5, ground coverage 50% with architectural controls so as to enhance neighbourhood scale and character. b) existing bungalows with significant architectural value be restricted to its present status and in-case of minor approved additions and repairs FSI not to exceed 0.75
4. To maintain the original scale of the existing built environment	a) Have stepped sections of Buildings on either side of the road to reduce the narrow corridor effect. b.i) Have G or G+1 individual houses opening onto the streets and multi-storey apartments on the backside of these individual houses	The front open Space shall be 4.5M clear and no built up area shall be allowed outside a line drawn inward into the plot , at an angle of 60 deg from the boundary line in section.

	<p>b.ii) In order to make the proposal viable 2 or 4 plots back to back each opening onto a road be amalgamated and a composite low + multi-storeyed scheme be proposed</p> <p>iii) By virtue of amalgamation in b.ii above if more built stock is generated the surplus stock be added to a common pool of compensatory areas under various categories so as to appropriately compensate the lost opportunities of market value realisation by significantly valued heritage houses (architectural controls apply)</p> <p>iv) the maximum height of proposed buildings shall be 40 mts on both sides of Zion-Trombay road and RC Chemburkar Road. The FSI shall be in excess of 1.5 + incentive FSI to compensate restricted development in precincts and gaothans. The said development shall have inter-connected basements parking including community car park facilities. Adequate fire barriers shall be provided at interconnections.</p>	   
5. To preserve the Green Cover	<p>Prohibit cutting of trees</p> <p>Pruning of branches to be done regularly, particularly before monsoon</p> <p>Increase vegetation</p>	<p>Minimum of 5 trees per 100 sqM of plot area should be planted.</p> <p>Flower Beds upto 450mm wide, well drained, will be permitted around open balconies only.</p> <p>A tree Census should be conducted and important trees</p>

	Generate awareness of Flora and Fauna species	labelled.
6. To promote Harmony among the various sections/groups - religious, social, economic	Enhance Public Spaces for festivals, Sports, Competitions, Community celebrations.	Recreation Grounds shall have unrestricted access for all groups. Public Recreation Grounds shall be reclaimed from private users. Some roads may be pedestrianised on certain days.
7. To revive the feeling of Security	Promote community interaction	Social Networks shall be strengthened. Effective lighting on roads and public spaces. Staircases are recommended to be open to view from outside.
8. To regulate vehicular traffic	Traffic patterns and densities to be studied	Cross roads 9.15 M wide, should be made one way. Eliminate the grade difference between pavements and roads.
9. To provide for car parking	Identify plots/Street lines where parking is feasible	In the Development Plan Provision should be made for multi-level Paid Community Car parks
10. To address issues of Garbage Disposal	Separation and decentralised treatment	Residential units that compost their wet garbage and recycle their non bio-degradable shall get reduction in their property tax.
11. To reduce pollution – Air/Noise	Increase greenery	As in Pt 5
12. To clean and revive water bodies - Wells and Nallahs.	Provide alternate function/activity	Well water shall be used for Gardening and other secondary purposes Develop a recreational walk along the Nallah
13. To increase citizens'	Seminars, Exhibitions, Installations, visits, performances	A Cultural walk route is proposed, that focuses on a variety of building types and interaction nodes. The Culture nodes shall be developed for greater participation A participatory Website shall be created.

awareness of their heritage and natural environment.		
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Gaiohan

1. To prevent excessive through Traffic, but allow emergency vehicles.	<p>Make it unattractive for outside vehicular movement.</p> <p>No house should be more than a 3 min walk from a motorable path.</p>	<p>The Width of the main arteries should be restricted to 4.5 M width.</p> <p>The smaller pedestrian paths may be 2.0 M wide.</p> <p>The maximum distance between any unit and a motorable path shall be 200 M.</p>
2. To maintain a low rise building Profile.	Maximum height should be Ground Plus 2 upper floors	<p>Maximum ground coverage shall be 75%.</p> <p>Maximum height 10 M and Maximum F.S.I. 1.5</p>
3. To conserve the Architectural Character.	List out typical, characteristic architectural Features.	<p>Minimum of 50% of the building footprint should have sloping roofs, in Mangalore Tiles or Coloured profiled sheets.</p> <p>Balconies provided should not be enclosed.</p> <p>Staircases shall have two sides open.</p>

Note: Points 2,6,10,12,13 of St Anthony's Precinct will apply to Gaiohan as well

Section 5

5.1 Institutional Mechanism for Implementation of the Projects

The Vision for Chembur Precinct is based on the pretext that the residents will partner to help maintain its cultural, social and physical heritage. In order to enhance the engagement of the community with their precincts we have proposed the following projects:

1. Identification of Cultural Route / Heritage Walk and urban design interventions
2. Tree Census conducted in the context of social history of the precincts
3. Memory box as a cultural archival project
4. Website for community and public interface

Along with these interventions there are Development Control Guidelines which will help to maintain the scale, density and overall character of the precinct. The proposed projects will be owned by the local community and will have a consultant and source of funds to implement them. We as consultants have identified a local body of residents ALMANAC which has representatives from all three sub-precincts its details are as follows:

Chembur has a federation of ALM (Advanced Locality Management) committees. Known as the ALMANAC (Advanced Locality Management And Networking Action Committee), the federation was formed to co-ordinate the activities of various ALM groups in Chembur. Rajkumar Sharma, is the president of ALMANAC and Gita Vishwanath is the Joint Treasurer. Members of the federation meet representatives of various ALM groups once a month to discuss important issues and follow-up programme with concerned authorities and draw their attention to pending matters. The federation encourages residents to raise issues and problems in their locality. Similarly, it also helps residents to form ALMs in their locality. For this they hold meetings where they explain the advantages of forming an ALM to residents. The ALMANAC, which was set up in 2010, organises several action-oriented meetings with the police, corporator, BMC officials, etc., to enable residents to acquaint themselves and interact with the authorities directly.

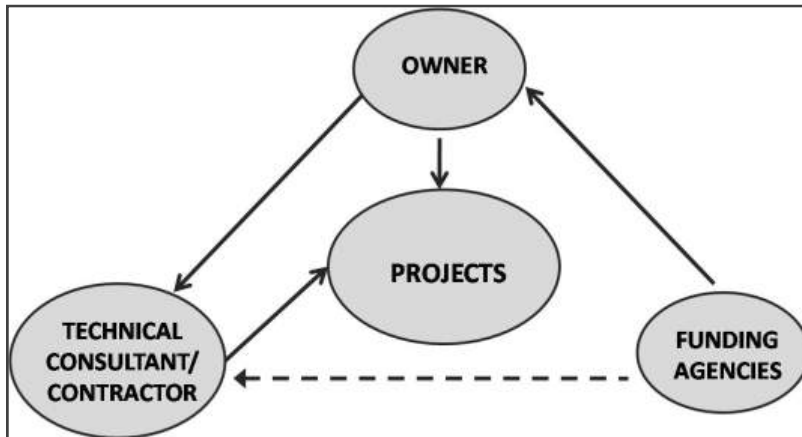
The ALMANAC will become the representative body of the community which will own the projects proposed by us. There will be a professional /team of experts who will carry out these projects and last but not the least there will be an identified source of funds to carry out the work. The ALMANAC will supervise, oversee and manage the projects with our help three team members of our group of experts are residents and members of the ALMANAC. The ALMANAC will form separate sub committees to oversee and manage these proposed projects.

The local body will play an apex role in managing and owning the proposed projects. The ALMANAC will seek support of the citizens and involve the community in the various projects. The ALMANAC will approve the node level interventions and take it to the concerned local residents for getting their permission to carry out the interventions to improve the over-all physical environment.

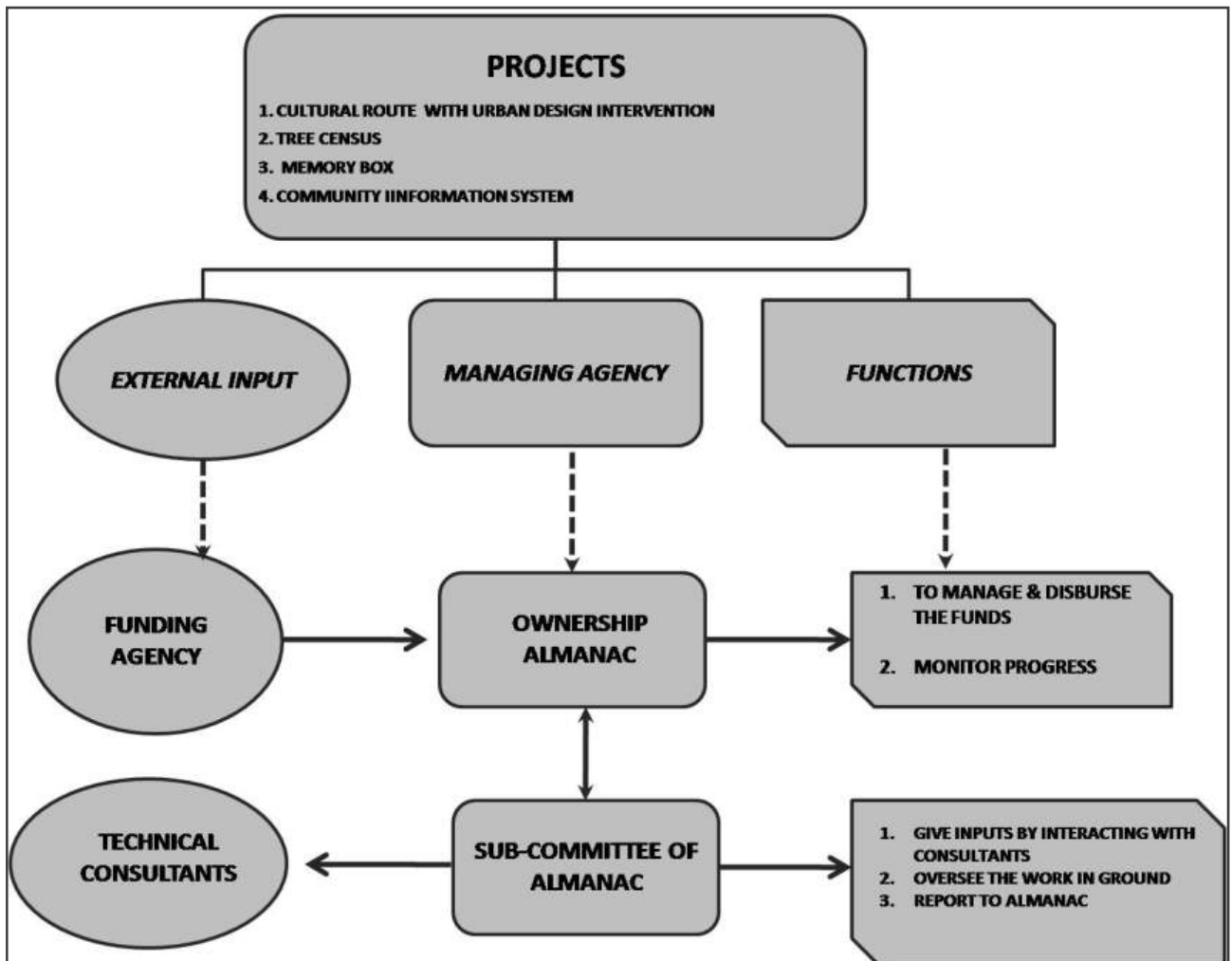
The ALMANAC will also start and manage a web site which will host all the proposed projects and programmes and allow the residents to view them and comment on them. The website also becomes an interface between the rest of the world and the people of Chembur. It will help to create awareness about the heritage significance of the said precincts. The cultural route can be the focal point and a representative of the kind of interventions which can be replicated everywhere in similar locations.

As per the strategy of the management plan the cultural route will help to create more awareness about the unique features of the precincts and its characters. Once the local community is made more conscious of their locality's special features they will take interest in maintaining the same. The route then converted into series of walks can become a catalyst for the local community to enhance the cherished qualities of the precincts.

5.2 Framework for Implementation Mechanism



5.3 Detail Implementation Mechanism



5.4 Phasing of the Management Action Plan

Projects and Phases & Estimates	6 months Estimate in Lacs	First year	Second year	Third Year
I. Cultural Route Rs.43.43 lacs				
1. Put up the Plaques and Route map at the stipulated locations	Rs.3.90 lacs			
2. Start the Walk in collaboration with Mumbai Darshan and MTDC				
3. Urban Design Interventions such as painting of the boundary walls abutting the route, Paving on the route and Street lamp posts to be done for the entire route		Rs.8.6 lacs (painting only)		
4. Start the node wise urban design interventions as per the flow of funds	RS.11 lacs (node 6)	Rs.15.25 lacs (node 5, 8, 11)	Rs.9.84 lacs	Rs.7.02 lacs
II. Tree Census- Rs. 1.27 lacs				
1. Tree census along the proposed Route including historical and social details about the trees	Rs.0.75 lacs			
2. Complete the census for rest of the precinct area				
III. Memory box: Cultural Archive	Funding by Karl Jaspers Centre of Transcultural Studies, Heidelberg, Germany			
1. Documentation of oral history and collection of memorabilia from communities of the sub-precincts				
3. Process it into art form and display at various spots along the route				
4. Make a monograph of the history of these settlements, which will help preserve their socio-cultural identity				
IV. Community Information System - Rs. 3.50 lacs				
1. Purchase and registration of the Domain on the World Wide Web	Rs. 25,000			
2. Upload project documentation	Rs.50,000	Rs. 50,000		
3. Upload proposed projects and get feedback within the community		Rs. 1.25Lak		
4. Interface Redesign			Rs. 1 lakh	
5. Maintenance costs				Rs.50,000

5.5 Block Estimate of Projects Summary

Abstract Summary of Block Estimates		
1.a Cultural Route Nodewise Interventions		
Node No	Node Name	Cost in INR
3	Bhulingeshwar Temple	3,988,908.63
4	Vinayak Bhavan	52,857.50
5	Pawan Putra Vyayam Mandir	849,521.26
6	Main Festival Chowk	1,110,946.98
8	Central Bawadi	561,479.50
10	Patkarchi Vihar	388,872.00
11	Suyog Mitra Mandal	115,413.90
14	Raikar Niwas	25,900.00
26	Sai Baba Mandir & Nallah	236,722.60
31	OLPS Church	984,112.77
	Total (Excluding Bhulingeshwar Temple)	4,325,826.51

1.b Cultural Route Common Interventions		
	(paint to compound walls flanking the walkway, paver blocks on walkways in Gaothan, signage Plaques along cultural walk, Plaques at nodes, lamp posts & earth cooled drinking water fountains along walkway in Gaothan)	35,76,475.00
(2)	Tree Census	1,26,845.00
(3)	Memory Box/ Cultural Archive	Not known
(4)	Community Information	3,50,000.00

5.6 Block Estimate of Projects wise Details

Node :- 3 Bhulingeshwar Temple					
Proposed Interventions					
NO	ITEM	QUANTITY	UNIT	RATE	AMOUNT
3/1/11	Resetting / P & F Footpath Kerb stone	121	Cu.m	247.5	29947.5
3/2/4	P & L Paverblocks (on footpath, at this location)	158.093	Sqm	825	130426.725
3/3/12	P & Resetting existing UCR stone masonry (resetting existing U.C.R masonry in this case)	41.85	Cu.m	2,750.00	115087.5
3/4/13	P & C.C.R stone coping	18.5	RMt	3,300.00	61050
3/5/14	P & F M.S.Square Pipes & Rods Railing Fencing Above U.C.R masonry (existing)	575	Sqm	2,000.00	1150000
3/6/15	P & F C.R.Steel Section & M.S.Solid Sections Entrance Gate	20	Sqm	2,500.00	50000
3/7/1	P & F U.C.R masonry cladding on existing masonry gate piers flanking gate	1.73	Cu.m	2,750.00	4757.5
3/8/10	Horticultural Interventions	LS	LS	LS	50,000.00
3/9/2	P & A paint to existing structure	137.06	Sqm	110	15076.6
3/10/2	P & A paint to existing structure	105.4	Sqm	110	11594
3/11/2	P & A paint to existing structure	67.43	Sqm	110	7417.3
3/12/2	P & A paint to existing structure	214.95	Sqm	110	23644.5
3/13/4	P & L Paverblocks	1978	Sqm	825	1631850
3/14/2	P & A paint to existing structure	271.75	Sqm	110	29892.5
3/15/2	P & A paint as above in 3/9/2	175.655	Sqm	110	19322.05
3/16/4	P & L Paverblocks			825	
3/17/4	P & L Paverblocks			825	
3/18/2	P & A paint to existing Compound wall				
3/19/2	P & A paint to existing Compound wall				
3/20/2	P & A paint to existing Compound wall	163.11	Sqm	110	17942.1
3/21/2	P & A paint to existing Compound wall				
3/22/2	P & A paint to existing Compound wall				
3/23/4	P & L Paverblocks				
3/24/4	P & L Paverblocks				
3/25/12	P & Resetting existing UCR masonry	14.5395	Cu.m	2,750.00	39983.625
3/26/16	P & L Shahabad tiles paving	38.22	Sqm	660	25225.2
3/27/16	P & L Shahabad tiles paving	67.2902	Sqm	660	44411.532
3/28/6	P & F Benches				
3/29/6	P & F Benches	9	Nos.	13,000.00	117000
3/30/6	P & F Benches				
3/31/3	P & F Bollards / Lanterns -----12 nos	12	Nos.	3,500.00	42000
3/32/7	P & C storm water drains R FT/ RM, ----- about 150 RM	150	RMt	500	75000
3/33/8	P & C Catch pits for storm water drainage ---- about 10 nos	10	Nos.	4,500.00	45000
3/34/17	Removing & Resetting existing mangalore tiles of roofs ---- about 250 sq.m in all	250	Sqm	1,000.00	250000
3/35/22	Waste management	LS	LS	2,500.00	2,500
				Total	3988908.632

Notes:-

- 1 The Block Estimate is based on quantities computed from Basic layout maps only.
- 2 The Estimate is based on market rates derived from on going construction projects.
- 3 The Estimate does not take into account PMC charges escalation & taxes.

Node :- 4 Vinayak Bhavan					
Proposed interventions					
NO	ITEM	QUANTITY	UNIT	RATE	AMOUNT
4/1/1	P & F U.C.R Masonry parapet wall	10.13	Cu.m	2,750.00	27857.5
4/2/10	Horticultural interventions	L.S	L.S	L.S	25,000.00
Total					52857.5

Node :- 5 Pawanputra Vyayam Mandir					
Proposed interventions					
NO	ITEM	Quantity	Unit	Rate	Amount
5/1/1	P & F U.C.R Masonry wall	7.2	Cu.m	2,750.00	19800
5/2/3	P & F U.C.R masonry for steps	10.66	cu.m	2,750.00	29315
5/3/16	P & L Shahabad Tile paving	71.05	Sq.m	660	46893
5/4/2	P & A paint to existing plastered walls	237.432	Sq.m	110	26117.52
5/5/16	P & F U.C.R Masonry platform below tree	11.13	Cu.m	2,750.00	30607.5
5/6/16	P & F Shahabad tiles on platform	24.74	Sq.m	660	16328.4
5/7/18	P & C 230 BRK masonry walls upto 2.4m	77.18	Sq.m	5,138.00	396550.84
5/8/2	P & A Paint walls	77.18	Sq.m	110	8489.8
5/9/15	P & F C.R Steel gate	7.2	Sq.m	2,500.00	18000
5/10/2	P & A Paint to steel structure	17.32	m	600	10392
5/11/19	P & L Mangalore Tiles on existing roofs	69.13	Sq.m	1,000.00	69130
5/12/16	P & L Shahabad Tile paving	182.42	Sq.m	660	120397.2
5/13/5	P & F bollards / lanterns	10	Nos.	3,500.00	35000
5/16/10	Horticultural interventions	L.S	L.S	10,000.00	10,000.00
5/15/7	Surface-Stormwater drain	25	R.m	500	12,500.00
Total					849521.26

Notes:-

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- 2 The Estimate is based on market rates derived from on going construction projects.
- 3 The Estimate does not take into account PMC charges escalation & taxes.

Node :- 6 Main Festival Chowk					
Proposed Interventions					
NO	ITEM	AREA	UNIT	RATE	AMOUNT
6/1/1	P & C Stone UCR masonry cladding to existing wall (low) with stone coping	3.4	Cu.m	2,750	14,850.00
6/2/2	P & A Painting existing house as per proposed / approved Architectural Control	239.24	Sq.m	110	26,316.40
6/3/3	P & C C.R. Masonry steps by cutting existing plinth including filling	11.8	Cu.m	3,300.00	38,940.00
6/3/1	P & C Stone UCR masonry cladding to existing wall (low) with stone coping	7.2	Sq.m	2,750.00	19,800.00
6/4/4	P & L Cobble stone/ Paver block shot blasted grey/ brown, including 100 thk P.C.C Sub base	129.058	Sq.m	825	106,472.85
6/5/2	P & A Paint to existing house	220.248	Sq.m	110	24,227.28
6/6/1	P & C Stone UCR masonry cladding	2.24	Cu.m	2,750.00	6,160.00
6/7/2	P & A Paint to existing house	86.025	Sq.m	110	9,462.75
6/8/1	P & C Stone UCR masonry	8.3	Cu.m	2,750.00	22,825.00
6/9/2	P & A Paint to existing house	80	Sq.m	110	8,800.00
6/10/2	P & A Paint to existing house	240.39	Sq.m	110	26,442.90
6/11/1	P & C Stone UCR masonry	-	-	-	-
6/12/1	P & C Stone UCR masonry	2.7	Cu.m	2,750.00	7,425.00
6/13/4	P & L paving Cobble stone/ Paver block shot blasted grey/ brown, including 100 thk P.C.C Sub base	79.41	Sq.m	110	8,735.10
6/14/2	P & A Paint to existing house	52.36	Sq.m	110	5,759.60
6/15/1	P & C Stone UCR masonry	0.79	Sq.m	2,750.00	2,172.50
6/16/2	P & A Paint to existing house	143.745	Sq.m	110	15,811.95
6/17/1	P & C stone UCR as in 6/12/1 low 0.30m high	-	-	-	-
6/18/4	P & L paving.....	704.922	Sq.m	825	581,560.65
6/19/4	P & L paving.....				
6/20/4	P & L paving.....				
6/21/5	P & F Bollards/Lanterns for pathway lights				
6/22/5	P & F Bollards/Lanterns for pathway lights	7	Nos.	3,300.00	24,300.00
6/23/5	P & F Bollards/Lanterns for pathway lights				
6/24/5	P & F Bollards/Lanterns for pathway lights				
6/25/5	P & F Bollards/Lanterns for pathway lights				
6/26/6	P & F Benches	3	Nos.	1,300.00	3,900.00
6/27/6	Do as above in 6/26/6				
6/28/7	P & C Storm water drainage	95.34	Rmt	500	47,770.00
6/29/8	P & C Catch pits for storm water drainage	2	Nos.	4,500.00	9,000.00
6/30/8	P & C Catch pits for storm water drainage				
6/31/9	Reorganise existing vehicle parking	LS	LS	LS	10,000.00
6/32/10	Horticulture interventions	LS	LS	LS	25,000.00
6/33/21	Event lighting facility/structure/wiring/fixtures	LS	LS	LS	50,000.00
	P & C ledge for siting above existing Platform	3.46	Rmt	2,750.00	15,015.00
				Total	1,110,946.98

Notes:-

- 1 The Block Estimate is based on quantities computed from Basic layout maps only.
- 2 The Estimate is based on market rates derived from on going construction projects.
- 3 The Estimate does not take into account PMC charges escalation & taxes.

Node :- 8 Central Bawadi					
Proposed Interventions					
NO	ITEM	QUANTITY	UNIT	RATE	AMOUNT
8/1/04	Paving	523.76	Sq.m	825	4,32,102.00
8/2/07	Storm water drainage	1.5	L.S	10	10,000.00
	Cleaning of well	1.5	L.S	10,000.00	
8/3/28	Clearing of attrition (tiles)	26.43	Sq.m	200	5,286.00
	Cleaning of stone masonry	8.08	Sq.m	300	2,424.00
8/5/28	Benches	4	Nos.	13,000	52,000.00
8/6/05	Lamp posts	9	Nos.	3,500	31,500.00
8/7/01	Making of 'katta' in stone for seating/socialising	2.97	Sq.m	2,750	8,167.50
				Total	561,479.50

Node :- 10 Patkarchi Vihar					
Proposed Interventions					
NO	ITEM	Quantity	Unit	Rate	Amount
10/1/07	Surface-Stormwater drain	1.5	L.S	10,000	
10/2/02	Painting of walls	204.75	Sq.m	110	22,522.50
10/3/27	New plaster on walls where required	88	Sq.m	45	3,960.00
10/4/30	wooden plank flooring on providing	21.66	Sq.m	4,900	106,134.00
10/4/31	R.S & M.S grill/ grating over well for ease of sitting on it	22	Sq.m	2,000	44,000.00
10/4/32	M.S/R.S Railing	21.66	Sq.m	2,000	43,320.00
10/5/32	Rail-sleeper/ wood wooden planks as 'pergolas'	0.105	Cu.m	1,22,500.00	12,862.50
		0.245	Cu.m	1,22,500.00	30,012.50
10/6/05	All weather pendant lights	24	no.s	3,500	84,000.00
10/3/05	Wall washers/ light fixtures	10	no.s	2,500	25,000.00
10/4/01	U.C.R Cladding on wall of existing well	1.462	Cu.m	2,750	4,020.50
10/3/28	Clearing of attritions on walls of well	35	Sq.m	200	7,000.00
				Total	392,832

Notes:-

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Node :- 11 Suyog Mitra Mandal					
Proposed interventions					
NO	ITEM	Quantity	Unit	Rate	Amount
11/1/1	P & F U.C.R Masonry parapet wall	7.45	Cu.m	2,750.00	20487.5
11/2/1	P & F U.C.R Masonry platform below tree	2.44	Cu.m	2,750.00	6710
11/2/16	P & F Shahabad tiles on platform	4.29	Sq.m	660	2831.4
11/3/4	P & L Paver blocks paving	53.5	Sq.m	110	5885
11/3/6	P & F Benches	4	Nos.	13,000.00	52000
11/3/10	Horticultural interventions	L5	L5	L5	25,000.00
11/4/29	Solid waste treatment	L5	L5	L5	2,500.00
Total					115413.9

Node :- 14 Raikar Niwas					
Proposed interventions					
NO	ITEM	QUANTITY	UNIT	RATE	AMOUNT
14/1/28	Removing green tiles	20	Sq.m	200.00	4000
14/1/27	Plastering to walls	120	Sq.m	45.00	5400
14/1/2	P & A Paint walls	150	Sq.m	110.00	16500
				Total	25900

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Node :- 26 Sai Baba & Nallah					
Proposed interventions					
NO	ITEM	QUANTITY	UNIT	RATE	AMOUNT
26/1/3	P & C C.R. Masonry steps by cutting existing plinth including filling	10.87	Cu.m	3,300.00	35871
26/2/2	P & A Paint walls	104.5	Sq.m	110.00	11495
26/3/2	P & A Paint walls	104.5	Sq.m	110.00	11495
26/4/2	P & A Paint walls	14.37	Sq.m	110.00	1580.7
26/5/2	P & A Paint walls	11.49	Sq.m	110.00	1263.9
26/3/4	P & L Paver blocks paving	137.24	Sq.m	825.00	113223
26/3/10	Horticultural interventions	L.S	L.S	15,000.00	15,000.00
	Cleaning of nallah			Considering in common estimation	
26/3/3	P & C C.R. Masonry steps	14.18	Cu.m	3,300.00	46794
				Total	236722.6

Node :- 31 OLP5 Church Node					
Proposed interventions					
NO	ITEM	QUANTITY	UNIT	RATE	AMOUNT
31/1/2	P & A Paint to existing wall	121.9	Sqm	110	13409
31/2/2	P & A Paint to existing wall	92.13	Sqm	110	10134.3
31/3/4	P & L Shot blasted paver blocks	906.4	Sqm	825	747780
31/4/6	P & F Benches (3 nos)	3	No.	13,000.00	63000
31/5/5	P & F Bollards / Lanterns (8 nos)	8	No.	3,500.00	28000
31/6/2	P & A Paint to existing Building	434.155	Sqm	110	47757.05
31/7/2	P & A Paint to existing Building	427.5675	Sqm	110	47032.425
31/8/10	Horticultural interventions	L.S	L.S	L.S	15,000.00
31/9/22	Management of Traffic- solutions			L.S	10,000.00
	Total				984112.775

Notes:-

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Cultural Walks common interventions:

Sr.No.	Item Description	Qty	Unit	Rate	Amt
1	Gaothan P & A paint to compound walls flanking the walkway	7860	Sq.m	110.00	864,600.00
2	P & L paver blocks on walkways in Gaothan	2415	Sq.m	825.00	1,992,375.00
3	a) P & F signage Plaques along cultural walk b) Plaques at nodes (33nos.)	39	Nos.	10000.00	390,000.00
4	P & F lamp posts along walkways in Gaothan	77	Nos.	3500.00	269,500.00
5	P & F earth cooled drinking water fountains along walkway in Gaothan	6	Nos.	10000.00	60,000.00
Total					3,576,475.00

Annexure

Grading of What needs to be preserved, Why and To what extent

No.	What needs to be conserved	Precinct	Why	To what extent		
				Full	Partial	Minimum /Symbolic
1	Houses which are identified as having heritage value	All	Important Historical and Urban significance Rated high by community	<div></div>		
2	Community nodes - cultural and religion	Gaothan St. Anthony	Significant for a precinct Community spirit is important to community. Graded high	<div></div>		
3	Low scale character of built form	All	Heritage and Architectural value Appreciated by community		<div></div>	
4	Green Cover : trees, permeable surfaces	All	Most significant characteristic of all the three precincts Graded highest by community	<div></div>		
5	Environmental Balance	All	Disaster threats from hazardous industries and Armament store Graded high by community		<div></div>	
6	Cultural Co-existence	St. Anthony Old Chembur	Pride of the Precincts Graded high by community		<div></div>	
7	Gardens around houses / building	All	Will lead to enhanced guidelines for marginal open space around building Graded high by community	<div></div>		
8	Open spaces	All	Important for quality of life in the current development trend Graded high by community		<div></div>	
9	Social / religious infrastructure temples, mitra mandals, churches, schools	All	Act as important places of community interaction	<div></div>		

10	Cleanliness	All	Concern of the community with respect to garbage dumping			
11	Existing ratio of marginal open space between the building and the road	St. Anthony Old Chembur	The community dislikes the new towers built close to the road line. Significant Urban quality			
12	Accountability of the governing authorities both, local and state	All	Major demand from the community Community dislikes builder - politician nexus			
13	Peaceful atmosphere	Gaothan St. Anthony	The community resents high and thorough traffic			
14	Existing 'A' tenure in Gaothan	Gaothan	Community is highly possessive			
15	Low scale of streets and lanes	Gaothan St. Anthony	Important for the identification of the precinct for community fabric.			
16	Architectural vocabulary like external staircases, verandahs, otas as interfaces between private and public	Gaothan	Defines the precinct fabric			
17	Winding pattern of the streets in Gaothan	Gaothan	Defines the essence of any village type Gaothan's identity			
18	Caste character	Gaothan	Significant essence of Gaothan's social identity			
19	Wells in Gaothan	Gaothan	Prominent element of a Gaothan Defines community nodes			
20	Examples of all styles of bungalows, vernacular, art deco and modernish bungalows	St. Anthony Old Chembur	Significant Architectural heritage			

Summary of the findings from community participation meetings

What characteristics of your neighbourhood do you cherish?

- 1. greenery,**
- 2. open spaces,**
- 3. community spirit,**
- 4. bungalows with gardens,**
- 5. low scale,**
- 6. social infrastructure**

What characteristics of your neighbourhood would you like to **preserve**?

- 1. environmental balance,**
- 2. old religious places,**
- 3. vernacular bungalows,**
- 4. low scale of buildings**

What characteristics of your neighborhood do you dislike?

- 6. increasing traffic,**
- 7. high rise constructions,**
- 8. inadequate infrastructure,**
- 9. garbage on plot boundaries,**
- 10. hawkers,**
- 11. lack of accountability form governing agencies,**
- 12. redevelopment of cooperative housing societies,**
- 13. stray dogs & cats**

How to preserve the existing context?

- 18. resident involvement,**
- 19. transparent proposals,**
- 20. master planning for development,**
- 21. garbage management,**
- 22. tree plantation,**
- 23. better governance,**
- 24. parking facilities,**
- 25. reducing the pace of development,**
- 26. well lit streets,**
- 27. separate area for hawkers,**
- 28. restriction of commercial buildings,**
- 29. maintain community nodes,**
- 30. noise management,**
- 31. more pedestrian pathways,**
- 32. affordable new flats, subsidy/ tax benefit,**
- 33. beggars home not to be developed,**
- 34. controlled use of tdr**

What are the reasons of redevelopment?

- 1. lack of elevators for senior citizens in cooperative housing societies,**
- 2. high cost of maintenance,**
- 3. high cost of living,**
- 4. unavailability of good contractor for maintenance**

grading what needs to preserved

15. Houses which are identified as having heritage value
 16. Community nodes - cultural and religion
 17. Low scale character of built form
 18. Green Cover: trees, permeable surfaces
 19. Environmental Balance
 20. Cultural Co-existence
 21. Gardens around houses/ building
 22. Open spaces
 23. Social/ religious infrastructure temples, mitra mandals, churches, schools
 24. Cleanliness
 25. Existing ratio of marginal open space between the building and the road
 26. Accountability of the governing authorities both, local and state
 27. Peaceful atmosphere
 28. Existing 'A' tenure in Gaothan
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29. Low scale of streets and lanes
 30. Architectural vocabulary like external staircases, verandahs, otas as interfaces between private and public
 31. Winding pattern of the streets in Gaothan
 32. Caste character
 33. Wells in Gaothan
 34. Examples of all styles of bungalows, vernacular, art deco and modernish bungalows

