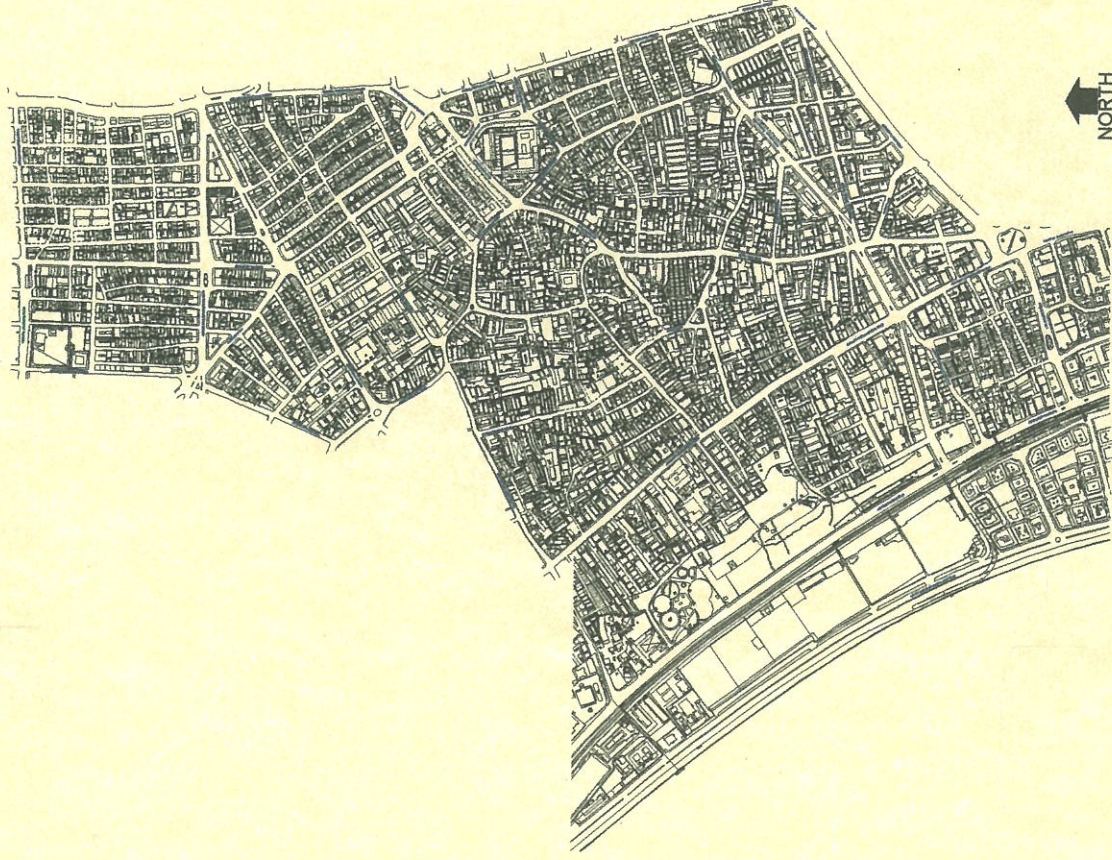


DELINEATION AND RECONNAISSANCE SURVEY

'C' WARD CITY LIMITS, MUMBAI.



THE DESIGN CELL, ACADEMY OF ARCHITECTURE

278, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025

Tel: 4301024 / 4301724. Email: arach@bom5.vsnl.net.in

SUMMARY

PART-I

PROJECT SPONSORED BY
MMR-HERITAGE CONSERVATION SOCIETY.

Original

OFFICE COPY

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

Title	Page No.
▪ Introduction to the Project	i
- Architectural and Heritage significance of the Project	i
- Scope of the Project	iii
- Objectives	v
- Methodology	v
▪ Introduction	1
▪ Historical background	5
▪ List of structures and complexes already Heritage listed	12
▪ List of structures and complexes Proposed to be listed	15
▪ Reconnaissance Survey Cards	19

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

INTRODUCTION TO THE PROJECT

Name of the Project:

DELINEATION, LISTING AND GRADING OF THE HERITAGE PRECINCTS AND STRUCTURES OF THE TRADITIONAL MARKET AREA IN 'C'-WARD LIMIT OF MUMBAI.

C-Ward Limits of Mumbai

The area of the C-Ward spans over 1.78 Square kilometres (approximately 445 Acres) of a very dense settlement pattern in central Mumbai. The area constitutes of a series of diverse occupational, ethnic and social communities. This area also consists of a very high density of religious structures (arguably the highest in Mumbai).

Architectural and Heritage significance of the Project

The city of Mumbai being the commercial capital of the country boasts of many traditional market areas. The market area of the nineteenth century "native town" (presently in the 'C' ward of Municipal Corporation) has played a significant role in the development of the city. Merchants dealing in commodities and artisans engaged in a range of trades have settled in different parts of this area town, imparting a distinct identity to the cultures and subcultures in this area e.g. Bhowwada & Rangari Chawl.

These market spaces are one of the most fortuitous examples of urban planning demarcated in the city. It exhibits an excellent example of a high-density built form (arguably the highest in the whole of Asia) with the maximum possible utilisation of the land available. The low-rise development maintains its unique identity also on account of the changing commercial activity patterns within the area.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
278, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY MMRDA, MUMBAI.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

Mixed land use with commercial development on the ground floor and a mix of residential and commercial spaces on the upper floors is a meaningful planning feature of this area. Buildings are organised in clusters and cohesive units, called wadis, comprising of central open courts and functional spaces around, enclosed by protective entrance gates.

Presence of hundreds of shrines, temples, agiaries, dharmashalas and ancillary religious structures emphasise the pre industrial pilgrimage centre of Mumbai. These buildings are built in a range of indigenous and regional styles with ornamental embellishments on columns, balconies, brackets, and railings in stone and timber. Some buildings also have exceptional features done in stucco plaster with art deco motifs.

These built expressions in the form of simple innovations to create an appropriate and sustainable architecture have valuable lessons to be learned from. This study will benefit not only the architectural fraternity but would also help in the betterment of the city as a whole. The exercise thus would be aimed at an attempt to initiate inner city regeneration in the erstwhile 'native town' of the Island City.

In historic parlance, Bhuleshwar could be termed as the heart of the pre industrial 'native town' of Mumbai. The area boasts of a number of architectural typologies viz. Wadis, Chawls, Dharmashalas and Panjrapols, which derive itself from the various activities prevalent in and around this area. The architectural image of this area exhibits an exemplary confluence of vernacular architecture.

The Bombay heritage regulations and listing has unfortunately overlooked large chunks of list-worthy buildings and precincts in and around this area of C ward of Mumbai Municipal Corporation. Contemporary urban infringement eventually has led towards irreparable loss of significant architectural and cultural heritage of the city.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
278, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY MMRDA, MUMBAI.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

The layers of these changes though adding opulence to the fabric in many cases are detrimental to the rich architectural heritage of the built form, which is sure to die if no immediate reconciliatory measures are taken.

Various important factors affect the complex socio-cultural background of the entire area. Firstly the traditional market area, which has a significant historic value, is still a major feature in the economy of the city. Even today the traditionally practised occupations continue to thrive more or less in the original form. Also a very high religious and emotional value is attached to Bhuleshwar due to the presence of innumerable places of worship, which lends the area an image of being sacred within secular. Finally, the complex matrix of the diverse communities residing within well-defined boundaries constitutes a multifaceted and rich cultural entity.

Hence this is an imperative exercise to study and conserve the rich cultural and architecturally significant heritage for posterity.

Scope of the Project.

Phase 1

- Preparation of Proforma / Survey sheets enumerating the criteria for selection of building / precincts.
- Reconnaissance of "C" ward for demarcation/delineation of the precinct boundaries based on value classification.
- Identify buildings, neighbourhoods and precincts of significant value to generate a draft list.
- Listing of buildings and their classification into existing grading system.
- Pilot Study, Research, Analysis and Conservation Guidelines for a group of listed buildings / sub precinct based on documentation already undertaken.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
278, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY MMRDA, MUMBAI.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

Phase 2

- Documentation of representative buildings, sub precincts and precincts of significant value.
- Analyses of the built-fabric in relation with present socio-economic status and policies affecting areas in the ward.
- Conservation guidelines with detailed proposals to sustain the distinct integrity of the market areas.

Phase 1 of the project consists of Delineation, Listing and Grading of Heritage and structures of traditional market areas where photo documentation and reconnaissance survey of entire 'C' ward would be conducted. The focus of project is physically addressed / delineated by street names rather than cursory market references. The following streets are associated with specific trades and functions.

Street Name	Market
Shamaldas Gandhi Marg	Medicines, chemicals
Abdul Rehman Street	Paper, stationery
Kantilal Sharma Street (Lohar Chawl)	Electrical goods, hardware
Kalbadevi Road	General goods
Bhuleshwar Street	Utensils, imitation jewellery, flowers
Dhirubhai Parekh Marg (M. J. Market)	Cloth, apparels
Bhangwadi	Colours, dyestuff, essences
Dadiseeth Agiary Road	General goods
V. P. Road	Electrical, electronics goods
Sheikh Memon Street	Hardware

The above stated streets are representative examples of various trades, which are a part of the listing process in addition to other sections of 'C' ward. A detailed architectural study and guidelines is to be framed for Bhuleshwar Street only as pilot study as an end product of stage 1. In addition to this only general guidelines for development control will be suggested for rest of the areas in 'C' ward. Detailed conservation guidelines for precincts declared at the end of phase 1 are scope of phase 2, on lines of the pilot study.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
278, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: arach@boom5.vsnl.net.in

PROJECT SPONSORED BY **MMRDA, MUMBAI.**

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

Objectives

- Proforma / Survey Sheets preparation enumerating criteria for selection.
- Reconnaissance and registering the areas, scope and scale of listing.
- Research and Survey for identification of representative buildings and sub precincts of significant value.
- Value classification and listing
- Demarcating new sub precincts.
- Documentation of a representative group of buildings / sub-precinct of significant value.
- Analysis of the built fabric of the documented group of buildings / sub-precinct with present socio-economic status and policies affecting this area.
- Brief conservation guidelines for the analysed representative area.
- General study and guidelines for prominent market areas in 'C' ward.
- Detailed study and guidelines for Bhuleshwar street.

In addition to all this it is aimed that the study creates awareness amongst the people of the existing heritage buildings and Precincts in the traditional market area.

Detail study, research and documentation are to follow the listing, grading and delineation of the heritage structures and precincts. Further formulation of conservation and management guidelines are aimed to preserve and protect the selected structures and precincts from urban decay.

Methodology

- Proforma/Survey Sheets preparation enumerating criteria for selection.
- Reconnaissance and Registering the areas, scope and scale of listing.
- Research and Survey for identification of representative buildings and sub precincts of significant value.
- Value classification and listing. Study base will be formed by research; various site surveys of the potentially identified heritage structures and precincts.
- Demarcating new sub precincts.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
278, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY MMRDA, MUMBAI.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

- Documentation of a representative group of buildings / sub-precinct of significant value.
- Analysis of the built fabric of the documented group of buildings / sub-precinct with present socio-economic status and policies affecting this area.
- Brief conservation guidelines for the analysed representative area.
- The selection process / criteria for listing shall conform to
- ICOMOS Charter for the Conservation of Historic Towns and Urban Areas and relevant articles of the Burra Charter (1979/1981/1988)
- UNESCO Recommendations concerning the Safeguarding and Contemporary Role of Historic Areas (1976).
- Implications of the Regulation 67, Heritage Regulation's for Bombay, 1995 of the M R T P Act, 1966 to be considered in order to finalise the draft of listed buildings and precincts.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
278, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY MMRDA, MUMBAI.

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

INTRODUCTION

Bombay was not an indigenous Indian city. It was built by the British expressly for maintaining trade links with Indian and was perhaps never expected to become a large town. Bombay was therefore not a planned city but came into being with every step of its growth being impulsive and incremental –expressing in its form the idea of the city as a field of human enterprise. Each new development in the city thus express in its physical forms the needs and lifestyles of the people who created or occupied these areas. Bombay grew precinct by precinct becoming a collage, not only of various architectural styles and different urban forms, but also of various architectural styles and different urban forms, but more importantly, of the many ethnic and social groups that colonized its growing localities.

As a result Bombay was never conceived or built-in one singular image. In fact, its evolution consistently makes evident a series of dualities, a phenomenon where many worlds-many ideas and interests influenced the city growth. Obviously this caused the creation of man cities within the larger identity of Bombay.

According to old Marathi documents and European writers, when the Portuguese acquired Bombay, it comprised of seven sparsely populated islands, most of which were dotted with palms and tamarind trees, the native population was the Koli folk, with the community of Brahmins with the outlying settlements of Prabhus, Thakurs and Bhois. With the advent of the Portuguese, new components to the population were added, including the Portuguese and the Indo-Portuguese, Parsis who migrated south and settled in Salsette. After Bombay was leased to the east India company, in 1661, Bombay had divisions were based upon those which existed during Raja Bhimdev's rule.

The urban growth of Bombay had a clear and defined nucleus, namely the East India Company's fortified trading establishment. The town, unlike the fortified town, grew haphazardly without a plan around a central open space called Bombay green. Within the fort land use was mixed –residential – commercial since the majority of the traders

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY **MMR- HERITAGE CONSERVATION SOCIETY.**

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

and merchants carried out the business from their homes. A remarkable feature in the settlement was clear segregation on the basis of caste, creed and community that settled in Bombay establishing their own distinctive enclaves. This process had begun as early as 1670's with Governor Aungier's encouragement to mercantile communities to settle in Bombay with the assurances of religious freedom and liberty to trade. Thus many communities like the Gujarati Baniyas from Surat and Diu, Brahmmins from Salsette and Parsis and Armenians.

By the early eighteenth century, Bombay along with its Castle and Mahim and the eight villages of Mazgaon, Varli, Parel, Naigaum, Matunga, Dharavi and Colaba. A fort replaced the castle after the fortification in 1787. The walled town soon became overcrowded and congested. While the fort had some planning, the outer native town grew without any thought of planning. The streets of the native town were meandering roads, beaten paths built to serve the surrounding besides.

The nineteenth century ushered in a new town development, the establishment of a native town to accommodate the growing number of Indians. The native town was the culmination of a sporadic Indian settlement outside the fort over along period of time. But the official creation took place after the accidental fire took place in the north fort in 1803. About one third of the area, most of the bazaars and property belonging to Indian merchants was damaged. The Indian community thus affected was encouraged to build shops and houses to the north of fort beyond Esplanade. The Indian settlement thus retained its primary nucleus at north fort and acquired a secondary nucleus at the heart of the native town. Historical accounts indicate the special residential preferences of the communities were fairly clear. Whereas the Parsis, Baniyas, boras and English selected the fort as their primary place of residence and trade, the Indian Christians chose to live in Mahim, Mazgaon, Bandra, Cavel and Girgaum. The Hindus settled in areas such as Girgaum, Kalbadevi, Khetwadi, Bhuleshwar while the Muslims clustered in Mandvi, Dongri and Market, Umerkhadi. The bazaar areas emerged as the heart of the Indian native town. Bhuleshwar, Kalbadevi, Girgaum, Kamathipuram, Nagpada and Mandvi where residential and commercial, social and religious activities were integrated in a

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY **MMR - HERITAGE CONSERVATION SOCIETY.**

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

tightly knit fabric in a traditional Indian town. Local bazaars sprouted in and around densely inhabited residential localities whereas specialized market generally clustered together. e.g. Brass and copperware shops were located at Kalbadevi, pottery and chinaware a Null Bazaar. The Marwari bazaars on road from Bhuleshwar dealt with textiles and further south were dealers of shoes, jewellery, stationery and provisions.

Just as the European suburbs formed, a distinct type of built environment so did the other part of town especially in the latter half of the nineteenth century. North fort and parts close to the native town, closest to Esplanade had a crop of five to six storied buildings with the ground floor used as shops and business premises and upper floors reserved as dwellings. These upper floors had overhanging balconies along the front of the buildings. In the peripheral areas of the native town, especially Dhobi Talao, Fanaswadi, Girgaum and Chowpatty another residential pattern was popular namely Wadis. This was a cluster of two or three storied buildings around an open space, usually inhabited by a kin or sub-caste group. Lastly, the Chawl was a form of tenement housing designed to accommodate the largest number of people in the smallest possible area.

The second half of the nineteenth century ushered in change in spatial patterns of Bombay. The shortage of space led to dismantling of the town walls, which had long outlived their function of security and aggravated the congestion and occupied valuable spaces. The introduction of Great Indian peninsula railways and the cotton mills led to an increasing demand for land in certain areas which led to the reclamation. The urban growth was clearly confined to its southern half. The first ward division of Bombay and the island took place in 1865 by which the growth had crystallized into a firm pattern, its spatial components being the fort esplanade and the native town, European military cantonment and European suburbs.

Popularly known as the 'native town', the entire area that falls within the limits of 'C' ward of Mumbai was and still continues to be a 'traditional-market area'. Most interestingly, it is a perfect example of fusion of a variety of trades, which have been

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY **MMR- HERITAGE CONSERVATION SOCIETY.**

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

practiced by generations, probably as an inherited family business or otherwise. This is still evident from the fact that even today *sonars* (goldsmiths) continue to pursue the gold and other ornament trades, the *marwaris* continue to deal in textiles, etc. Originally what started in the beginning of the 19th century, as a pre-industrial area in Mumbai along with varying activities was the start of a successful era of urbanisation, which the city had never witnessed before.

The city of Mumbai has ever since been a haven for anyone who wanted to be a part of it. People from all over the world, belonging to different races, religions, castes and creed have always wanted to try their luck to earn a fortune, and what other place could they find other than Mumbai. It was this city that fulfilled their dreams. Thus was another fusion of people belonging to different communities, some of which brought along their traditionally practised occupation or others who came and lent a helping hand in the growth of the city. The traditional market area around Bhuleshwar speaks for itself. The confluence of business minded people from all over, along with the wide range of trades brought prosperity to Mumbai. This was significant enough for an urban process and an overall development of the city.

A third interesting aspect about the area is the presence of innumerable shrines and places of worship, which constitute a sizeable part of the built fabric. Some of these are regarded as highly sacred and people from the far-flung suburbs regularly visit them. These shrines, temples, agaries, mosques, derasars, dharmashalas and other ancillary religious structures are nothing short of a pilgrimage centres within Mumbai.

All above factors express themselves through the architectural style prevalent in the older category of buildings considering their age. It could be an ornamental feature like a bracket, railing, motifs in stucco plaster or it could be an entire building built in an indigenous and regional style. These built expressions in the form of simple innovations to create an appropriate sustainable architecture have valuable lessons to be learnt from. The area exhibits an excellent example of a high-density built form (arguably the highest in the whole of Asia) with the maximum possible utilisation of the land available.

THE DESIGN CELL, ACADEMY OF ARCHITECTURE

298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY **MMR - HERITAGE CONSERVATION SOCIETY.**

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

The low-rise development maintains its unique identity also on account of the changing commercial activity patterns within the area. In spite of excessive pressures of modernisation, the area continues to cope with everything that comes its way, which is very unique. It would be interesting to study the patterns that have evolved over the years. This complex matrix poses a challenge to any urban intervention that may be essential given to know today's realities.

Historical background

The entire area north of Lokmanya Tilak Marg (formerly Carnac Road), which is the southern boundary of 'C' ward was largely a plantation of various fruits and vegetables (some areas which still bear the name of the crop grown locally) leaving aside a few areas that were mud flats. The 19th century brought about significant change, which was responsible for this 'Native Town'. It was quite different from the English settlement, which was within the Fort. Initially, only a handful of native people came to reside here but the deciding factor for major influx of population from the Fort to this 'native town' was the fire of 1803, which proved to be quite disastrous. Almost a third of the bazaar within the Fort where Indian merchants had opened shops was gutted down resulting in the loss of vast amount of property. This accident thus indirectly encouraged the affected Indian community to build houses, shops and warehouses in the newly formed residential area north of the Fort beyond the Esplanade. The idea of a separate Indian town outside the walls was strongly approved by the Government, because such separate native towns already existed in Calcutta and Madras.

The ethnic heterogeneity of Mumbai's inhabitants was legendary from the early days of its British history, because the successive phases of Hindu, Muslim and Portuguese occupation had already left their imprint. Under the East India Company's management, Mumbai's position as a prosperous commercial port, coupled with the Government's deliberate policy of attracting settlers through a variety of inducements, resulted in a very cosmopolitan population. But the native town showed a distinct picture. Though the English continued to remain within the Fort, the Indian Christians chose to

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY **MMR - HERITAGE CONSERVATION SOCIETY.**

DELINEATION AND RECONNAISSANCE SURVEY OF 'C' WARD CITY LIMITS, MUMBAI.

live in Mahim, Bandra, Mazgaon, Cavel and Girgaum. The Hindus settled in areas such as Girgaum, Khetwadi, Kalbadevi and Bhuleshwar while the Muslims clustered at Market, Dongri, Umerkhadi and Mandvi. The Parsis resided in the vicinity of the Hormusji Wadia fire temple at Chandanwadi while immigrants from Konkan, Gujarat, Kutch and Kathiawar took up residence in the areas adjacent to Thakurdwar. This community pattern is true even today. Jagannath Shankar Sheth Road forms a spine of predominant Hindu residential area similar to Mohammed Ali Road for the Muslims.

Gradually, people settled down with their trades and the native town soon transformed itself into a bazaar. Areas within the core like Bhuleshwar, Kalbadevi, Girgaum, Kamathipuram, Nagpada, Mandvi and Market saw an upsurge in residential, commercial, social and religious activities, which thus integrated the traditional Indian town into a tightly knit urban fabric. This can be supported by the reports that Times of India carried in 1860 which say, " On the whole of that district, lying between the sea and Girgaum Back Road, building operations have been in active progress for some years past but have within the last two years been pushed on with unprecedented rapidity. Houses are rising in all directions and what was some few years ago merely a coconut plantation will within the next half century be as thoroughly urban as Mandvi or Khara Talao.

The spatial pattern, which had started defining itself, was on the lines of the dense development found within the Indian areas of the Fort. Buildings having five to six storeys were constructed with the ground floor retained for commercial purposes and the upper floors served as residences. In peripheral areas such as Dhobi Talao, Fanaswadi, Girgaum and Chowpatty, another residential form was popular, namely. The 'wadi'. This was a cluster of three storeyed buildings around a central open space. A new form of dwelling known as 'Chawl' also emerged during this period, which was basically a multi-storeyed structure with a central corridor having singular rooms on both sides and a common sanitary block at the end of it. Variations of these can be seen in the vicinity of the Girgaum area. An important aspect, which is evident from the dense built-form is that every inch of ground was utilised to its maximum. Being an organic development,

THE DESIGN CELL, ACADEMY OF ARCHITECTURE
298, Shankar Ghanekar Marg, Prabhadevi, Mumbai 400025
Tel: 4301024 / 4301724. Email: aarach@bom5.vsnl.net.in

PROJECT SPONSORED BY **MMR - HERITAGE CONSERVATION SOCIETY.**