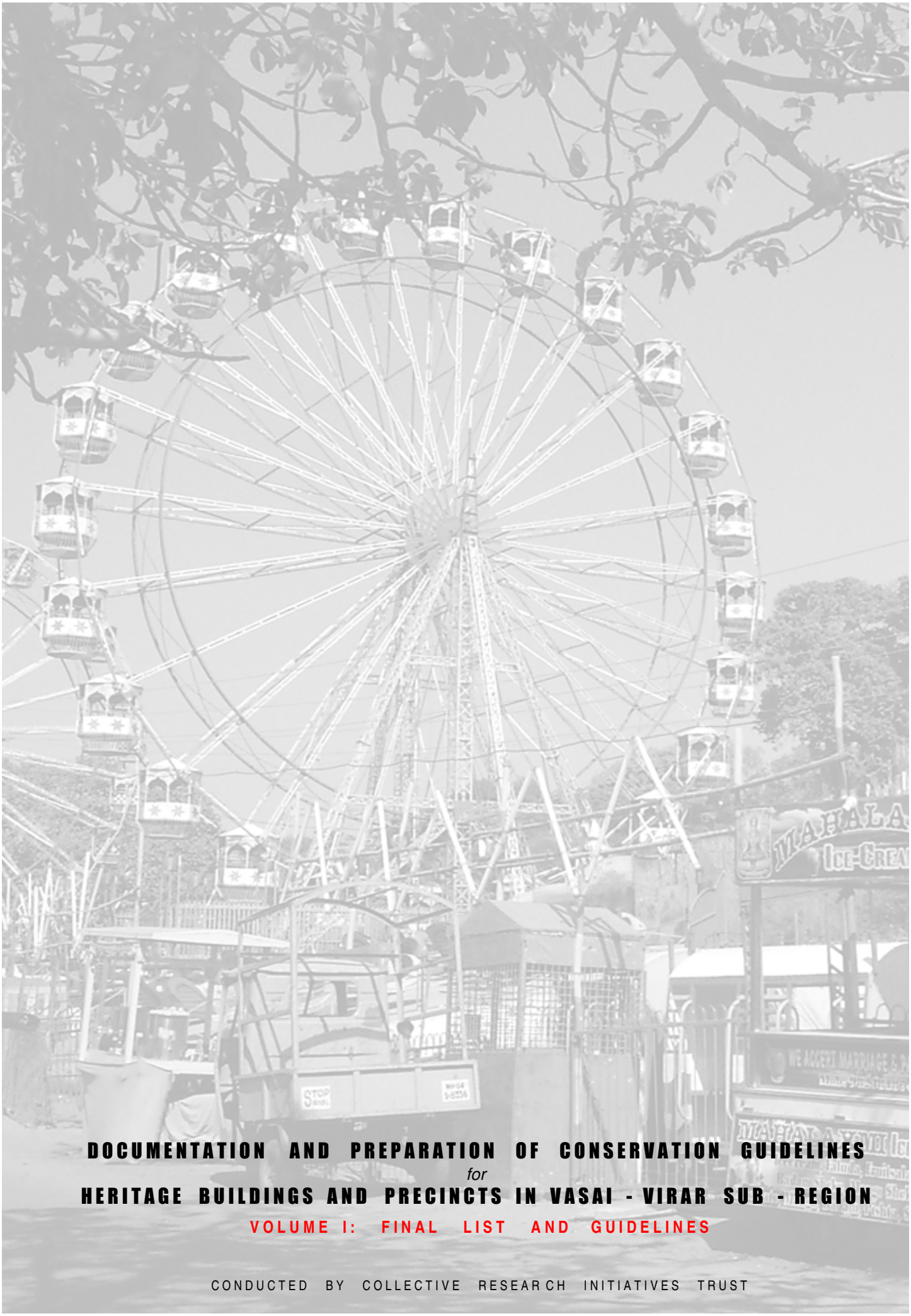

DOCUMENTATION AND PREPARATION OF CONSERVATION GUIDELINES

for

HERITAGE BUILDINGS AND PRECINCTS IN VASAI - VIRAR SUB - REGION

VOLUME I: FINAL LIST AND GUIDELINES

CONDUCTED BY COLLECTIVE RESEARCH INITIATIVES TRUST

Final Report of the

DOCUMENTATION AND PREPARATION OF CONSERVATION GUIDELINES

for

HERITAGE BUILDINGS AND PRECINCTS IN VASAI – VIRAR SUB – REGION

Sponsored by **MMR – Heritage Conservation Society**

& Conducted by **Collective Research Initiatives Trust**

VOLUME I: FINAL LIST AND GUIDELINES

December 2008

All drawings are graphical representations and the project team does not hold any responsibility of the authenticity and accuracy of the same. All drawings are extrapolated from the information available in the public realm.

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Acronyms/Abbreviations

ASI	Archaeological Survey of India
CIDCO	City and Industrial Development Corporation
CRIT	Collective Research Initiatives Trust
DCR	Development Control Regulations
DDP	Draft Development Plan
DP	Development Plan
MMR	Mumbai Metropolitan Region
MMRDA	Mumbai Metropolitan Regional Development Authority
MMR-HCS	Mumbai Metropolitan Region – Heritage Conservation Society
TOI	Times of India
VVSR	Vasai Virar Sub – Region

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1. INTRODUCTION

BACKGROUND AND CONTEXT

1.1.1 The Regional Context: Development of Vasai–Virar Sub-Region (VVSR)

The VVSR is the northernmost periphery of Greater Mumbai. The Mira – Bhayander Sub – Region and the Vasai Creek separate VVSR from Greater Mumbai. The VVSR spans an N-S length of around 18 km and E-W breadth of around 20 km with an area of 380 sq. km. The Western Railway passes through the region and has four stations located within the VVSR (*viz* - Naigaon, Vasai, Nala Sopara and Virar).

Historically, the growth of the Vasai and Agashe group of islands in the VVSR predates the establishment of Mumbai city. The development of Mumbai as a colonial port-city during the last three centuries sealed the fate and the future of these predominantly mercantile areas of VVSR - transforming them into a hinterland trading agrarian commodities with Mumbai. However, during the last two decades, a process of rapid urbanisation of VVSR is observed. This region is rapidly urbanizing in spite of the enormous effort of the State to develop the satellite town of Navi Mumbai on the east.

The emerging geography of the VVSR exhibits a completely new landscape comprising of numerous new programmes - like Residential Townships, Commercial Complexes, Informal Housing, Holiday Homes, Weekend Villas, Resorts, Informal and Formal Manufacturing Units and vast areas of Cattle Sheds. The economy of VVSR, during the last two decades, has seen a shift towards the urban services sector. The State has attempted to regulate this development in the VVSR through successive Development Plans which have tended to control the new programmes. From 1992 onwards four Draft Development Plans prepared by CIDCO have emerged, each prepared in a gap of about three years. It is only the fourth plan that achieved the status of a Final Development Plan during the last year.

1.1.2 The Local Context: Need for safeguarding local resources

The first three plans were discarded in the face of vociferous attack, criticism and opposition from the resident communities from the VVSR during the last decade. By mid 2003, these resistances acquired the dimension of a Regional Movement - when a Citizen's Committee *(Vasai Vikas Arakhada Kruti Samiti)* decided to examine the recent Draft Plan was established. CRIT was invited by this

Committee to make an independent assessment of the Draft Development Plan for VVSR (2001 – 2021) and to present its problems on behalf of the resident communities to the government during the 'Suggestions and Objections' period.

Figure 1.1: News article – 'Locals fighting urbanisation'

VASAI REGIONAL PLAN-I

Locals fighting urbanisation

Source: TOI, 22 September 1989

During the presentation of CRIT's study in the 'Suggestions and Objections' period, it pointed out that there were several important cultural and environmental heritage assets that were being threatened by the new pattern of development in the VVSR. It was of the opinion that these assets – like talavs, forts which are now derelict, institutional buildings like Churches, Temples, Zilla Parishad Schools, amenities of communities like fish drying grounds, markets etc. – still hold relevance / significance in the new pattern of development. These needed to be conserved. During the presentation, the idea of Heritage Conservation in VVSR was mooted by the three member Committee formed by the Government for the scrutiny of the Draft Development Plan of VVSR. A notable precedent in this context has already been set by the State by formulating the Heritage Policy and Regulations for Mumbai (1995). This study is an initiative in a similar direction.

THE PROJECT

Project Abstract

As stated earlier, the ongoing urbanisation in VVSR has tended to threaten the built and un-built fabrics, assets and resources (that have developed over centuries and are a significant part of the culture) of local communities which are necessary for their day-to-day living, production, occupations and livelihoods. This project regards that while the regional restructuring and the consequent development is inevitable, there is a dire need to articulate notions of sustainability in the developmental pattern of the metropolitan peripheries like the VVSR. The identification and safeguarding of culturally significant assets in the VVSR is being articulated here as an effort towards introducing the notions of sustainability in the developmental pattern of VVSR and complementing the development plan made by the State for VVSR.

The project further hypothesises that heritage is a function of the socio – economic and cultural relations of people with certain assets and resources, and in order to safeguard these Heritage Assets, the study would require not only

identifying the assets but also developing an understanding of above-mentioned relations.

Delineation of Study Area

The extent of VVSR delineated in the Development Plan (2001 – 2021) is considered as the delineated study area. Accordingly, the VVSR is bounded by the Vaitarna Creek towards the north, by the Bassein Creek towards the south, the Arabian Sea towards the West and the hill ranges of Tungar from village Sasunavghar to village Chandip towards the east. The entire Sub – Region covers an area of about 380 sq. km. and is administered through Municipal Councils and Grampanchayats.

Project Methodology and Scope of Work

The project raises three broad questions towards articulating the project methodology and plan of work: First, why do we need to safeguard heritage assets in the VVSR? Second, which assets do we need to safeguard in the VVSR and what is their significance? Third, how should we safeguard the identified heritage assets?

The first question is answered through tracing historically the pattern of development in the VVSR. Through tracing the historical development, the study articulates the need for safeguarding assets that are of cultural significance. It also prepares a basis for articulating the definitions and broad categories of heritage assets that emerge. The tracing of historical development has been carried out through sources of secondary literature available in the public realm.

The second question is answered through undertaking a field study of the VVSR. This field study identifies the cultural significance of the heritage assets and the pressures, problems and threats faced by them. The process of identification of the heritage assets on the field has been carried out through a two pronged strategy: one the one hand, the historical overview identifies certain heritage assets and their location, whereas on the other, meetings and group discussions have been conducted on the field with each grampanchayat / municipal council authorities, local experts within the VVSR in the process of listing.

The strategies for safeguarding heritage assets would emerge from an analysis of the pressures, problems and threats faced by the heritage assets, thereby providing solutions to the third question.

The general scope of work, therefore, includes compiling a history of the development of VVSR and articulating the definitions of heritage assets that have emerged; their identification, listing and grading through a field study; identifying

the pressures and problems that the heritage assets face; formulating relevant guidelines and regulations for their conservation.

The study has been compiled in four volumes. Volume I presents a summary of the project, the historical overview, listing and grading criteria, the final list of assets and the guidelines for their conservation. Volume II presents the detailed proforma's of Heritage Assets in the Municipal Councils of VVSR. Volume III presents the detailed proforma's of Heritage Assets in the Plantation Zone (Grampanchayats / Rural area on the western side of the railway line) of VVSR. Volume IV presents the detailed proforma's of Heritage Assets in the Green Zone (Grampanchayats / Rural area on the eastern side of the railway line) of VVSR.

2. A HISTORICAL OVERVIEW OF VVSR

This chapter provides a historical overview of the development in the VVSR in order to articulate the need for safeguarding heritage assets in the VVSR. In doing so, it has identified the various types of heritage assets that have emerged.

Historically, the Vasai group of islands owes its development to its strategic location along one of the two most important entry points – through Sopare Port - for Pre-Colonial sea trade on the western coast of India in the Konkan Region[1]. This led to the development of VVSR as an Indigenous Mercantile Core trading betel nuts (Supari), spices and other goods from the hinterland with the Middle-East until the mid-sixteenth century. This strategic location along the trade route provided the context for its colonisation by the Portuguese and it served as their Military Outpost during the late sixteenth and seventeenth centuries. The growth of Mumbai since the end of the seventeenth century marked a radical shift in the regional economic relations which changed the fate, future and status of the Vasai group of islands. Apart from the brief capture of this region by the Marathas who fought against the Portuguese Inquisition, these islands transformed from being a mercantile core to a hinterland trading agrarian commodities with the city of Mumbai during the last two centuries. The pressures of development in the fringes of Mumbai have led to its urbanisation during the last two decades.

The present day fabric of the VVSR exhibits a palimpsest of six distinct phases of development. These phases can be discerned through the shifts in the economy and power centres in VVSR, which have been identified through a literature review from several secondary sources. The six phases of development that have been identified are as follows:

1. Up to mid-sixteenth century: Indigenous Mercantile Town,
2. Mid-sixteenth and seventeenth century: Portuguese Colonial Military Outpost,
3. Late-seventeenth to mid-nineteenth century: Hinterland of British Colonial Mercantile Town,
4. Mid-nineteenth to mid-twentieth century: Hinterland to a British Colonial Industrial City,
5. Mid-twentieth century to mid 1980's: Hinterland to a Post-Independence Commercial City, and
6. Mid 1980's onwards: Periphery of a Global City-Region.

[1] The other entry point was through Cheul near present day Alibaug.

In each of these phases, distinct changes can be identified in the regional economy, the initiatives of various actors, governance systems etc. which have had a decisive bearing on the development of its physical form, its built and un-built fabric. These changes have been chronicled in the next section.

2.1 CHRONICLE OF TRANSFORMATIONS

2.1.1 Up to mid-sixteenth century: VVSR- Indigenous Mercantile Core

YEAR	EVENTS
-	Sopara, Chaul, Thane and Kalyan are the chief pre-colonial ports in the Konkan region.
-	Sopara in VVSR developed as a mercantile town along with its port with an established trade network in the middle east.
-	Betel nuts, spices, cloth and other goods were the chief commodities that were traded.
3rd Century B.C.	Ashoka stupa built near the mercantile port town of Sopare at present day Madres. This consists of the ninth edict of Ashoka out of the total of fourteen edicts.
3rd / 4th Century B.C.	Samadhi of 5th and the 7th Shankaracharya at the Nirmal hillock near Vimal talav.
-	Rangaon, Aghase and Papdy in the VVSR are the chief ship building centers.
	Bolinj, Achole on the eastern side are landing points for the hinterland.
-	The hinterland comprising of the timber forests provides for ship building and lo trade with the middle east.
-	Presence of several fishing communities and fishing villages along the coast in VVSR. The surrounding region comprising the seven islands of Bombay also consisted primarily of small agriculture and fishing settlements.
-	Bassein is controlled by Sultan Mahmud Begda, a local chieftain in Gujarat, through the Arnala and Vasai Fort.
1509	Portuguese first visit Bassein.
1530	Portuguese capture Thane and Bassein in the surrounding area and compel both places to pay taxes.
1533	Portuguese capture Bassein Fort.
1534	The formal Treaty is signed and cession of Bassein, Thane, Salsette, Bombay, Mahim. The right to levy taxes and duties on the Red sea trade is formally granted to the Portuguese.

2.1.2 Late-sixteenth and seventeenth century: VVSR- Portuguese Colonial Military Outpost

YEAR	EVENTS
1536	The building of Bassein Fort starts.
-	Defence and Superivision of Vasai from the Bassein Fort.
-	Portuguese start building the white military town within the Bassein Fort.
-	Bassein becomes the chief Portuguese colonial city to the north of Goa.
-	Indigenous mercantile town is established outside the Fort.
-	Establishment of religious – educational institutions like the churches and convents. Several churches built within the fort - like the Church of the Holy name of Jesus
-	The port activity shifts from Sopara to Vasai and to Agashe due to siltation in the lagoon.
	The mercantile town of Sopara declines and Vasai and Aghase are the emerging centers.
Mid 16th -17th Century	Several churches, orphanages, rectories built outside the fort – most notably the ones at Agashe, Papdy, Kofrad. Waves of conversion of indigenous people to Christianity by the Portuguese.
-	Road connections from Vasai to Agahse built.
-	Portuguese build forts, control points and printing presses on the hinterland to control the timber trade. For example the Aseri fort at Mandvi.
1600 - 1650	Active involvement of the Portuguese in developing the agrarian and mercantile areas of Vasai and Agashe.
-	Land divisions and building of talavs.
1534 - 1626	Secondary Portuguese administrative center is set up in Bombay and the harbour is made operational.
1661	Bombay islands ceded to the British.
1660 - 1684	British plan for a mercantile port town in Mumbai.

2.1.3 Late-seventeenth to mid-nineteenth century: VVSR- Hinterland to a British Colonial Mercantile Town

YEAR	EVENTS
1684	The East India Company headquarters shift from Surat to Bombay.
-	Bombay becomes the chief western sea-port in the Konkan Region.
-	Modern Shipping requires newer technology; Ship building activity declines in Bassein and Agashe.
1739	Arnala in VVSR is ceded to the Marathas by the Portuguese after the former capture it.
1739 - 1750	The entire of Bassein is ceded to the Marathas.
-	Marathas (re)build several temples in VVSR – most notably the Vajreshwari Mandir within the Vasai fort, the Bhawani Shankar Mandir at Agashe and the Shankaracharya Mandir at Nirmal.
-	Land given as jagirs to commanders of the Maratha army and their units. Building of other temples and talavs like the Dev talav.
-	Several wadas of the important commanders of the Maratha army built in Bassein – most notably the Phadkewada.
1750 - 1819	First Phase of building of Bombay Docks by the British.
-	The mercantile town in Bombay develops. White town - for European merchants towards south of Bombay Fort; Black town - for Native merchants towards north.
1818	Bassein is ceded by the Marathas to the British.
-	Bassein loses its strategic importance as the cotton trade between Surat – Mumbai – Britian develops.
-	Bassein and Aghase islands lose their status as a mercantile core and become an agrian hinterland for Bombay trading agrarian commodities.

2.1.4 Mid-nineteenth to mid-twentieth century: VVSR- Hinterland to a Colonial Industrial City

YEAR	EVENTS
1850 - 1900	Cotton textile mills set up in Bombay.
1860	The first Iron Bridge between Salsette and Bassein built.
1860 - 1880	The introduction of railways - Vasai, Nala Sopara and Virar Station built.
1873 - 1915	Second phase of Bombay Port expansion begins. Alexandra dock, Mazgaon dock built. Hughes dry dock built.
1850 - 1900	The British start establishing the administrative and educational structure in Bassein through the Panchayati Raj and Municipal Councils. The Court, the Municipal Council and Public Dispensary established in Bassein by the British. Several Zilla Parishad Schools and Public dispensaries established in the agrarian areas under the grampanchayats.
-	Siltation of Bassein and salt production in several areas.
1929-30	Several local communities from VVSR participated in the Salt and Forest Satyagraha Movement against the British. Arnala formed the centre of this movement.
1947	The limits of Bombay city expand up to Dadar Matunga
1850 - 1947	Due to reclamation activities in Bombay, the building of the railway and other smaller reclamations in Bassein, heavy siltation takes place in Bassein and the islands of Bassein and Aghase almost fuse with the hinterland.
1850 - 1947	Agrarian trade between Baseein and Bombay increase due to the development of Bombay city. The older mercantile cores in Bassein now consist of merchants trading these goods.

2.1.5 Mid-twentieth century to mid-1980's: VVSR- Hinterland to a Commercial Industrial City

YEAR	EVENTS
1947	India acquires the status of an independent Nation State.
1951	First Five Year Plan.
1950's	Industrial activity in Mumbai, which was earlier limited to Cotton Textile Mills diversifies from the First Five Year Plan: Emergence of Chemicals, Engineering, Pharmaceuticals Industry.
1964	'No new industries in Bombay' Policy.
1967	First Development Plan for Vasai Municipal Area initiated.
1969	'No new industries in Bombay' Policy relaxed for small scale industries.
1970	Expansion of the suburbs of Mumbai City on the Western Railway up to Khar; New Industries located along the Central Railway up to Mulund.
1970	First Regional Plan for the Mumbai Metropolitan Region. The plan proposes very small urbanisable pockets around the station areas of Vasai, Nala Sopara and Virar, which would not have a large scale impact on the agrarian and mercantile economic base of VVSR.
---	Suburban railway services on the western railway line extended up to Virar
1973	Zone Maps for Vasai – Nalla Sopara – Virar Station Areas initiated. The maps focus on plotting these zones for new industries and residential developments.
1975	ULCA comes into force in Greater Bombay; VVSR remains outside the purview of the act.
1975	First Development Plan for Vasai Municipal Area is enforced. Plan focuses on small infrastructural improvements.
1979	Zone Map for Valiv – Gokhivare (Vasai) Industrial Area initiated.
1980	Expansion of the suburbs of Mumbai City on the Western Railway up to Borivli.
1981	Expansion of Vasai Municipal Limits (14 villages added).
1983	Delineation of Virar Municipal Area.
1985	Second Development Plan for Vasai Municipal Area. Plan focuses on small infrastructural improvements.

2.1.6 Mid 1980's onwards: VVSR- Fringe of a Global City-Region

YEAR	EVENTS
1988	VVSR delineated; 8500 hectares deserved for urbanisation. Large tracts of these lands are a part of mud flats, mangroves or agricultural areas. Urban Development Department grants permission to key builders to start construction on de-reserved land. Hiranandani Builders buy land of about 1250 acres near Shirgaon village near Virar Station, Raheja Builders 450 acres at Sasunavghar village near Naigaon Station, Diwan Developers 150 acres near Manikpur village close to Vasai Station.
1988	MMRDA (formerly BMRDA) declared as Special Planning Authority for VVSR.
1989	Vasai Vikas Rojgar Bachav Dakshata Samiti organize a morcha in favour of urbanization as it provided jobs to Truckers, Dumpers and Supplier of Building Materials; loans to the tune of 72 crores taken from 3 Local Banks for the abovementioned activity.
1990	Nala Sopara Municipal Council (delineated in 1989 and consisting of Nala Sopara – Achole – Tulinj – Nilemore areas) implemented.
1990	Gazette Notice declaring 2000 hectares of land added to the original 8500 hectares of the Urbanisable Zone. CIDCO appointed as the Special Planning Authority for VVSR divesting the MMRDA of its responsibilities
1990	Vasai Vachwa Samiti files a Writ Petition in the Bombay High Court against the de-reservation of land demanding the provision of necessary infrastructure, amenities and utilities commensurate to the de-reservation. The Bombay High Court passes a Stay Order on further development; High Court asks CIDCO to consider the Development Plans only prior to Aug 1988 and prepare new plans as per law. CIDCO declares its intention to prepare Draft Development Plan in the Official Gazette.
1990	Cost of flats in Navi Mumbai Rs. 800 / sq. ft.; Cost of flats in VVSR as low Rs 350 / sq. ft primarily due to illegal construction; Around Rs. 250 per flat / month for drinking water; Transport Infrastructure non – existent.
1992	Water Supply Scheme for VVSR worth 32 crores initiated
---	1992 - Interim Development Plan for VVSR; 1995 - Draft Development Plan for VVSR; 1998 - Modified Draft Development Plan for VVSR. Plans challenged in the court by several Citizens Groups.
---	Agricultural activities decline and weekend leisure activities like resorts as well as urban services like cattle sheds develop in VVSR. Old wadas etc. broken down to make way for new bungalows in the agrarian areas and new apartment buildings in the mercantile cores of Vasai, Sopara etc. leading to large scale precinct level transformations. Population increase leads to haphazard extensions / redevelopment of architecturally important

buildings like the old Portuguese churches, Peshwa temples, dargahs. Also haphazard extensions / redevelopment / dereliction of several 19th Century Zilla Parishad Schools on account of increase in population / changing educational system. Old markets which are cultural spaces show significant pressures of transformation. Environmental degradation / pressures on talavs to transform due to urbanisation.

--- 2001 - Revised Draft Development Plan for VVSR; 2004 - Final Development Plan for VVSR

2003-04 Vasai Vikas Arakhada Kruti Samiti requests CRIT to make an independent scrutiny of the Revised Draft Development Plan for VVSR and present suggestions and objections to the Government. CRIT makes two arguments and suggestions: degradation / appropriation of existing cultural and environmental resources which needs to be safeguarded; non-investments into agrarian infrastructure leading to suppression of fishing and agricultural activities.

2005 Discussions with the suggestions and objections committee lead to developing an objective of integrating aspects of conservation with the development plan. MMR-HCS initiates project on the documentation and preparation of guidelines for heritage assets in the VVSR.

2.2 CONCLUSIONS

1. During various historic periods, the VVSR has assumed distinct role in the regional economic relations. The social relations that developed out of the economic conditions and the contests between various power centres led to the development of varied physical and cultural assets during each of these periods.

2. Even during present times, large sections of the fishing, agricultural and the mercantile communities - which are amongst the erstwhile communities of this region - have robust relations and identify strongly with these assets. Preliminary discussions with several communities and local authorities / experts have corroborated such strong associations, which are discussed in this section. The associations that are discussed here are merely indicative. A detailed discussion on descriptive associations for each asset is provided in the detailed proforma's of each asset (Volume II, Volume III, Volume IV).

   Associations with Artefacts – Many communities associate with the rich heritage that has been produced in this region in the form of artefacts. These vary from the Ashoka Stupa, to several Pre-Portuguese sculptures which can be found at several sites in this region, to the Gandhi smarak. Many of these lie in a state of disrepair and neglect.

Associations with historic buildings and precincts – The community structure of this region shows diversity in terms of religion and ethnicity due to the contests between the Buddhist, Hindus, Mughal, Portuguese, Marathas, British who emerged power centres during different historic phases. They, in turn, show diverse associations with historic buildings and precincts.

- The people from varying communities associate strongly with their own religious institutions like churches, temples, darghas and masjids. These were built in different historic phases through the patronage received by the contesting power centres. Not only do they show significant architectural characteristics but they are also significant as sites from where communities have organised themselves and therefore become cultural spaces.

- Associations with institutions are not only based on religious backgrounds but also take on other forms. For example, the associations that children and particularly weaker economic community sections have with Zilla Parishad Schools built pre-dominantly during the late 19th century. Although the educational system shows a significant change during contemporary times which has led to the establishment of new types of schools, the government funded Zilla Parishad Schools remain relevant in the social context of VVSR and need protection.

- The diverse community structure has led to varying house forms – like the wadas of the agricultural community or houses of the traders in the mercantile cores or the houses of the fishing community etc. Although old houses types are rapidly transforming, several communities even presently associate strongly with the older house forms and feel the need for relevant policies that would help in maintaining them.

- Although the last decade shows a significant economic shift, a large number of people in this region depend on an agrarian and mercantile economy. Their cultural milieu has been shaped by their livelihoods based on agriculture, fishing, salt-making etc. It is in this context that the precincts of local markets, fishing jetties, fair grounds, talav / church / temple precincts form an important part of their cultural life.

- Many communities associate with the rich heritage that has been produced in this region in the form of precincts like the fort precincts (Vasai Fort Precinct, Arnala Fort Precinct). In fact parts of these precincts also get used by the local communities to carry out their economic activities.

Associations with environmental systems – The region has a large number of natural water bodies and man-made talavs which several communities consider integral to their environment and their daily life.

- These water of these talavs is not only used for used by the agrarian communities for agriculture and domestic purposes like washing clothes, utensils, cattle, bathing but are also exploited commercially for breeding fresh water fish. Most importantly, when considered as a holistic system, these talavs have been responsible for maintaining the health of the underground water table which is vital even today for the agrarian community.

- It is not only the agrarian communities which associate with these talavs but several newer migrant communities in the VVSR which depend on them for their daily domestic survival or use them as sites for passive recreation.

- In numerous cases, they are attached to programmes like that of a temple, dargah, church or a market etc. Thus, by being connected to the social life of communities they become important public spaces. In fact in a majority of the older settlements, the talavs have been sited at strategic locations where they become landmarks or have been used as strategic architectural devices that organise the built fabric of the settlement – thereby having immense significance even during contemporary times.

3. Some of these assets (like Ashoka Stupa, Vasai Fort etc.) have been regarded as important for the construction of national histories and have been documented and protected - albeit in a limited form. However, as we have described earlier many of these assets show strong and diverse community level associations at a local or regional level. Both these types could be regarded as heritage assets and are typologically identified in the adjoining table (Table 2.1).

Table 2.1 Summarising the typology of heritage assets in the VVSR

Period	**Up to mid 16th**	**Late 16th & 17th**	**Late 17th-mid 19th**	**Mid 19th -mid 20th**	**Mid 20th–mid 1980's**	**Mid 1980's onwards**
Regional role of VVSR	**Indigenous Mercantile Core**	**Portuguese Colonial Military Outpost**	**Hinterland to the British Colonial Mercantile Town**	**Hinterland to the British Colonial Industrial City**	**Hinterland to a Commercial city**	**Fringe to a global city**
Power Centres in VVSR	**Buddhist, Hindu, Mughal rulers**	**Portuguese rulers**	**Briefly Portuguese, Marathas and British rulers**	**British rulers**	**Socialist Nation-State**	**Liberalising Nation-State**
Economy	**Agrarian – Mercantile trade**	**Agrarian – Mercantile trade**	**Agrarian**	**Agrarian**	**Agrarian - Manufacturing**	**Agrarian - Urban Services**
Activities	**Agriculture, fishing and Mercantile trading of exotic goods**	**Agriculture, Fishing and Mercantile trading of exotic goods**	**Agriculture, Fishing, Salt making**	**Agriculture, Fishing, Salt making**	**Agriculture, Fishing, Salt making, Manufacturing Industries**	**Agriculture, Fishing, Salt making, Tourism, Cattle Sheds, Manufacturing, Industries**

Heritage Assets	**Stupas, Artefacts, Forts, Fishing Jetties**	**Forts, Churches, Markets, Talavs, Fishing Jetties**	**Temples, Wadas, Talavs, Markets, Fishing Jetties**	**Courts, Schools, Govt Offices**	**Markets, Jetties**

Source: CRIT, 2008

4. The area under study, until the last two decades exhibited a strong agrarian and mercantile economic base dominated with activities like rice, vegetables, fruit production, floriculture, horticulture, fishing, salt making. This area is rapidly urbanising with the urbanisation being supported by the development plan prepared by the State. As a result, we see the emergence of new activities - like cattle sheds, manufacturing industries, housing complexes, resorts etc. – which have grafted the VVSR in a new role in the regional economy. Due to this transformation, the entire economic base may undergo a complete transformation. We can locate the threats to the heritage assets in such a context: they are under threat as the economic and social conditions which produced them are rapidly transforming.

5. However, the historic compilation also establishes that in the process of urbanisation we can observe patterns of appropriation / neglect of assets of the older agrarian and mercantile communities which have affected their livelihoods and day-to-day living. Therefore, in order to articulate notions of sustainability in the developmental pattern it becomes necessary to conserve the diverse assets of the built and the natural environment that are of significance to the diverse local communities. We also argue that these assets could become significant urban resources in the new economy as well.

3. LIST OF HERITAGE ASSETS

In the background of the historical development of VVSR, the first section of this chapter articulates the definitions of Heritage Assets, the broad categories of Heritage Assets that have emerged as a consequence and the criteria for the their listing. The second section presents a summary of the list of Heritage Assets in the VVSR and the significance of these assets.

3.1 EMERGING CATEGORIES OF HERITAGE ASSETS AND CRITERIA FOR LISTING

3.1.1 Articulating definitions of Heritage Assets for the VVSR

Heritage Assets have been classically defined[1] as '*assets and resources of outstanding values which merit preservation after having been historically produced under a set of cultural conditions'*. In the case of VVSR, the historical development pin-points that the agrarian and mercantile sectors of the local economy have had a vital role to play in the establishment of outstanding cultural assets in the VVSR, which could be regarded as Heritage Assets. Heritage in the VVSR, therefore, is recognized as function of these cultural relations. In order to articulate a holistic and inclusive definition of Heritage for the VVSR, this study gives recognition to cultural relations which play a significant role in the formation of cultural products, whose loss would be irreversible.

Heritage Assets for the VVSR, therefore, are defined as:

> *"Assets of not only outstanding values and excellence produced historically under a set of cultural conditions but also tangible and intangible cultural manifestations and resources that explicitly or implicitly play a significant role in people's livelihoods; the loss of which would be irreversible and severely affect their living conditions".*

3.1.2 Emerging Categories of Heritage Assets

In the earlier chapter it was established that local communities have associations with certain types of assets which could be listed as follows:

- Artefacts
- Buildings
- Precincts

[1] This definition is intrinsic to the criteria for inclusion of assets in the World Heritage List and the Heritage Regulations for Greater Mumbai.

- Environmental Systems, in the form of talavs.

3.1.3 Criteria for Listing Heritage Assets in the VVSR

The Criteria for Listing and the values that are associated with the Broad Categories of Heritage Assets in the VVSR have been articulated in this section. The Criteria for Listing Heritage Assets in the VVSR draws from the values that have been formulated for the Heritage List for Greater Mumbai. However, they have been appropriately modified to respond to the context of the broad categories of Heritage Assets emerging in the VVSR.

Table 3.1: Criteria for Listing of Heritage Assets in the VVSR

NO	CRITERIA	ABBREV.
1	**Artefacts**	**A**
	Artefacts listed for historical reasons, which would primarily include the age of the artefact	A(his)
	Artefacts listed for cultural reasons, which would primarily include a distinctive cultural form	A(cul)
	Artefacts with a relevance to the socio - economic history of the region	A(seh)
	Artefacts listed due to exhibiting local architectural characteristics	A(arch)
	Artefacts having value as landmarks	A(lm)
	Artefacts which mark social or political events	A(ev)
	Artefacts associated with a significant individual(s) who have played a significant role in shaping local / regional / national political or social history	A(bio)
2	**Buildings**	**B**
	Value for historical reasons which would primarily include the age of the building / distinctive building typology or usage emerging in a particular period which is of cultural relevance	B(his)
	Buildings representing forms of technological development and innovation	B(tech)
	Buildings of architectural interest which would primarily include the architectural intent and its translation into architectural values like physical disposition, experience, scales and proportions and other criteria that may be of architectural interest	B(arch)
	Buildings which have value as a part of a group of buildings	B(grp)
	Buildings which have value as landmarks	B(lm)

	Buildings associated with significant political or social events that are of local / regional / national relevance	B(ev)
	Buildings associated with a significant individual(s) who have played a significant role in shaping local / regional / national political or social history	B(bio)
	Buildings having a cultural significance	B(cul)
	Buildings having an adaptive reuse value	B(reus)
3	**Precincts**	**P**
	Areas / Group of buildings having a distinctive architectural character, emerging from a specific period which contributes to the physical character of locality / region and is of community / cultural value.	P(arch)
	Areas which have relevance to the socio - economic history, which would include areas that retain original / earlier communities, their activities and resources necessary for their livelihoods	P(seh)
	Areas exhibiting a distinctive cultural form / of community value or retaining special activities that are of cultural significance	P(cul)
4	**Environmental Systems (Talavs)**	**E**
	Environmental assets which have relevance to the socio - economic history, which would include assets that sustain original / earlier communities, their activities and resources necessary for their livelihoods.	E(seh)
	Environmental assets which have value as local landmarks	E(lm)
	Environmental assets having an ecological relevance	E(eco)
	Environmental assets which have value as a part of a group of talavs or other heritage assets	E(grp)
	Environmental assets having cultural significance	E(cul)
	Environmental assets with significant political or social events that are of local / regional / national relevance	E(ev)
	Environmental assets with specific architectural character	E(arch)

Source: CRIT, 2008

3.1.4 Criteria for Grading of Heritage Assets in the VVSR

The criteria for grading of artefacts (I, II, III) and buildings (I, IIA, II B, III) are the same as the one developed for heritage listing of Greater Mumbai. However, for the criteria grading of the environmental systems (talavs) in VVSR has been

specifically formulated so that it is relevant to the local context. These sets of criteria have been detailed in the following table.

Table 3.2: Criteria for Grading Environmental Systems in the VVSR

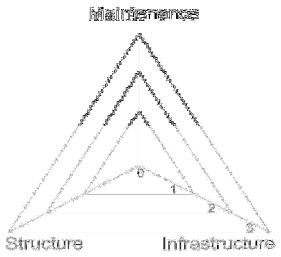
G R A D E - I E	**G R A D E - II E**	**G R A D E - III E**
1.		
DEFINITION BASED ON SIZE		
Large sized talavs of **10,000 sq. mts. and above** which are of vital importance to maintain the environmental balance of the place.	Medium sized talavs **between 5,000 – 10,000 sq. mts.** which are of vital importance to maintain the environmental balance of the place.	Small sized talavs of **up to 5,000 sq. mts.** which are of vital importance to maintain the environmental balance of the place.
PREDOMINANT CHARACTERISTIC		
Regional level water sheds and catchments.	Zonal level water sheds and catchments.	Local level water sheds and catchments.
	AND / OR	
2.		
DEFINITION BASED ON CULTURAL IMPORTANCE		
Having values which make it an asset of significance at a national level.	Having values which make it an asset of significance at a regional level.	Having values which make it an asset of significance at a local level.
PREDOMINANT CHARACTERISTICS		
Associated with national level political or social events, and / or	Associated with regional level political or social events, and / or	Associated with local level political or social events, and / or
National landmarks, and / or	Regional landmarks, and / or	Local landmarks, and / or
Exhibit significant architectural characteristics of national importance	Exhibit significant architectural characteristics of regional importance	Exhibit significant architectural characteristics of local importance

Source: CRIT, 2008

3.1.5 Criteria for Condition Assessment of Heritage Assets in the VVSR

Three parameters have been used for assessing the present condition of the heritage assets. The first parameter is of the structural condition, the second parameter is of level of infrastructure provision and the third parameter is of the maintenance levels and capacities of the owners to maintain the assets. Each of this parameter has been graded from 0 – 3 with the implications for condition assessment described in the figure below (Figure 3.1). :

Figure 3.1: Diagram for Condition Assessment of Heritage Assets in the VVSR



0: RUIN / NON EXISTENT 1: POOR 2: FAIR 3: GOOD

The assessment has been conducted through a visual diagnosis. For assessing the parameters in each of the heritage assets the following criteria have been developed.

Table 3.3: Parameters for condition assessment of Heritage Assets in the VVSR

	STRUCTURE	INFRASTRUCTURE	MAINTENANCE
ARTEFACTS	Superstructure, plinth, walls, roofing, fenestrations / finishes, compound / fence / gate, curtilege / unbuilt space / out-buildings / landscape	Lighting, ventilation, electricity, water supply, sanitation, drainage, fire precautions, other systems.	Measures undertaken and capacity of agency.
BUILDINGS	Plinth, walls, roofing, fenestrations / openings, finishes, compound / fence / gate, curtilege / unbuilt space / out buildings / landscape	Lighting, ventilation, electricity, water supply, sanitation, drainage, fire precautions, other systems	Measures undertaken and capacity of agency.
PRECINCTS	Tiling / pavement / finishes, compound / fence / gate	Lighting, sanitation, storm water drainage, public facilities	Measures undertaken and capacity of agency.
TALAVS	Tiling / pavement / finishes, compound / fence / gate	Lighting, sanitation, public facilities	Measures undertaken and capacity of agency.

Source: CRIT, 2008

The reasons for the condition assessment of each asset are provided in the detailed proforma's of each asset. A further detailed study is recommended but does not include the scope of work within this project.

3.2 FINAL LIST OF HERITAGE ASSETS

The summary of the final list of the Heritage Assets that have been identified in the VVSR has been provided in this section. The Field Study was conducted in each of the 4 Municipal Councils and (56) Grampanchayats in the VVSR.

No	Name:		Location			
	Ownership	Usage	Built In	Value	Condition	Grade
	Special Characteristics					

1. VIRAR MUNICIPAL COUNCIL

01 **Naringi Talav** — Naringi Gaothan, Virar (W)

Mun. Council	Passive Recreation and Social Gatherings	19th Century	E(seh), E(lm), E(cul), E(eco)	Good	III E

Environmental resource which is used as a domestic water source and for passive recreation and religious gatherings.

02 **Naringi Zilla Parishad School** — Naringi Gaothan, Virar (W)

Zilla Parishad	Educational Institution	1900	B(his), B(seh), B(lm), B(reus)	Poor	III

Chief source of subsidized education for children from weaker economic background. Courtyard and single long pitched Mangalore tile roof.

03 **Dongarpada Gav Talav** — Dongarpada Gaothan, Virar (W)

Mun. Council	Unused	16th Century	E(lm), E(cul), E(eco)	Poor	III E

Environmental resource.

04 **Vartakwada Talav** — Vartakwada Gaothan, Virar (W)

Mun. Council	Passive Recreation and Social Gatherings	16th Century	E(lm), E(cul), E(eco)	Good	III E

Environmental resource which is also used for passive recreation and religious gatherings.

05 **Totale Talav** — Virar Bazaar Road, Virar (E)

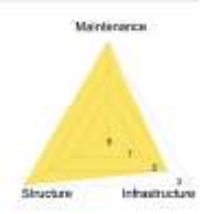
Mun. Council	Passive Recreation and Social Gatherings	16th Century	E(lm), E(cul), E(eco)	Good	I E

Environmental resource which is also used for passive recreation and religious gatherings.

06 **Manvelpada Talav** — Manvelpada Gaothan, Virar (E)

Mun. Council	Passive Recreation and Social Gatherings	16th Century	E(lm), E(cul), E(eco)	Good	II E

Environmental resource which is also used for passive recreation and religious gatherings.



07 **Ranele Talav** Ranele Talav Road, Virar (E)

Mun. Council	Domestic Water Source	16th Century	E(lm), E(cul), E(eco)	Poor	II E

Environmental resource.

2 NALA SOPARA MUNICIPAL COUNCIL

08 **Chakreshwar Talav** Sopare - Ghas Road, Nala Sopara (W)

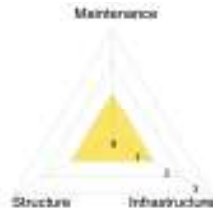
Mun. Council	Domestic Water Source and Social Gatherings	Not Available	E(seh), E(lm), E(cul), E(arch), E(eco)	Poor	I E

Environmental resource associated with the Ashokan period in Sopara. It has a temple with a *deepa sthamba* and washing ghats along one edge.

09 **Sopare Zilla Parishad School** Sopare - Ghas Road, Nala Sopara (W)

Zilla Parishad	Educational institution	1894	B(his), B(seh), B(lm), B(reus)	Poor	III

Chief source of subsidized education for children from weaker economic background. Courtyard and single long pitched Mangalore tile roof and verandah punctuated with the building façade.



10 **Burhanpur Chowk Market Precinct** Idgah Road, Nala Sopara (W)

Mun. Council	Commercial	16th Century	P(seh), P(cul)	Poor

Market area in the pre-Portuguese port town of Sopara. The chowk well was once used by tired horses and buffaloes to quench thirst. It is an important public space with the Republic Day and Independence Day parade being held there.

11 **Rehmatulla Alleya Dargah** Station – Dargah Road, Nala Sopara (W)

Trust	Religious Institution	1555	B(cul), B(lm)	Poor	III

Dargah situated on the top of the hillock with winding steps leading to the top.

12 **More Talav** More – Achole Road, Nala Sopara (E)

Disputed	Domestic Water Source	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor	III E

Environmental resource which is used as a domestic water source.

13 **Nagela Talav** Nagela Talav Road, Nala Sopara (E)

Mun. Council	Domestic Water Source	16th Century	E(lm), E(cul), E(eco)	Poor	II E

Environmental resource which is used as a domestic water source.

14 **Achole Talav** Achole Goathan Road, Nala Sopara (E)

Mun. Council	Passive Recreation	16th Century	E(lm), E(cul), E(eco)	Good	I E

Environmental resource which is also used for passive recreation and religious gatherings.

3 NAVGHAR MANIKPUR MUNICIPAL COUNCIL

15 **Chulne Talav** Chulne Road

Mun. Council	Domestic Water Source	16th Century	E(seh), E(lm), E(eco)	Fair	I E

Environmental resource which is used as a domestic water source.

16 **Khargoda Talav** Chulne Road

Mun. Council	Passive Recreation	17th Century	E(lm), E(cul), E(eco)	Good	III E

Environmental resource which is also used for passive recreation.

17 **Nazareth Talav** Off Chulne – Manikpur Road

Mun. Council	Domestic Water Source	16th Century	E(seh), E(cul), E(arch), E(eco)	Fair	II E

Environmental resource which is used as a domestic water source. The edge has a parapet wall punctuated in between with several washing ghats.

18 **Diwanman Talav** Manikpur - Diwanman Road,

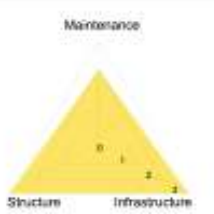
Mun. Council	Passive Recreation and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Good	III E

Environmental resource which is also used for passive recreation and religious gatherings.

19 **St. Michael Church Precinct** St. Michael's Church Road

---	Religious and Institutional	16th Century	P(seh), P(cul), P(arch)	Good	---

Along with the community space of the talav which is used for daily and annual cultural activities, this precinct is characterized by the large "front-open" congregation spaces of the church and school properties.



19a **St. Michael Church** St. Michael's Church Road

Trust	Religious Institution	1606; Rebuilt 1739	B(his), B(cul), B(arch), B(lm)	Good	II B

Decorative front façade typical of Portuguese churches along with two large entrance bells. The altar in this church was brought from one of the churches in the Vasai Fort.

19b **Father Benedict Talav** Off Chulne – Manikpur Road

Mun. Council	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(grp), E(cul), E(eco)	Good	I E

Environmental resource with long steps on one of the edges which form washing ghats.

19c **St. Philomena School** St. Michael's Church Road

Trust	Educational Institution	1949	B(his), B(seh), B(lm), B(reus)	Fair	III

Chief source of subsidized education for children from weaker economic background. The rectangular building with a single, long pitched Mangalore tile roof is fronted by a large playground.

20 **Umeleman Talav** Umeleman – Manikpur Road

Mun. Council	Domestic Water Source and Social Gatherings	17th Century	E(seh), E(lm), E(cul), E(eco)	Good	III E

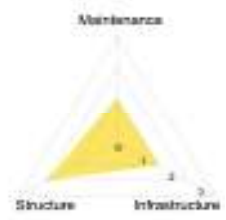
Environmental resource which is also used as a domestic water source and for religious gatherings.

4 VASAI MUNICIPAL COUNCIL

21 **Holy Market Precinct** Remedy – Par Naka Road

Mun. Council	Commercial	16th Century	P(seh), P(cul)	Poor	---	

Open market which formerly exported betel nut to the Sindh (Pakistan).



22 **Our Lady of Remedies Church** Remedy – Par Naka Road

Trust	Religious Institution	1577	B(his), B(cul), B(arch), B(lm)	Good	II B

Decorative front façade typical of Portuguese churches along with two large entrance bells.

23 **R. P. Wagh School** Remedy – Par Naka Road

Trust	Educational Institution	1934	B(his), B(arch), B(reus)	Fair	III

Load bearing structure with flat arches and a Mangalore tile roof.

24 **Patil Wada** Remedy – Par Naka Road

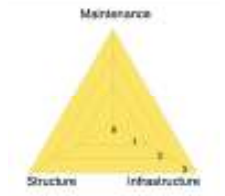
Private	Residential	1850's	B(his), B(cul), B(arch)	Good	III

Wada with wooden decorative columns which form pilasters at the first floor level with full length windows.

25 **Matkari Wada** Remedy – Par Naka Road

Private	Residential	1868	B(his), B(arch), B(bio)	Good	III

Wada with wooden frame construction and infill masonry.



26 **Gavankar Wada** Par Naka – Dhuoli Road

Private	Residential	18th Century	B(his), B(cul), B(arch), B(lm), B(ev), B(bio), B(reus)	Fair	II A

Inhabited by Mahatma Gandhi during the Salt Satyagraha Movement. Segmental arched fenestrations at lower level and full length flat arched fenestrations at the upper level with decorative shutters.

27 **Vasai Court** Killa Bunder Road

Government	Institutional	1864	B(his), B(arch), B(lm), B(reus)	Fair	II B

Built by the British, the court is made of random rubble stone masonry. It has a pitched roof made of king post timber truss having intricate details and joinery.

28 **Bohra Masjid** Devi Talav Road, Vasai

Trust	Religious Institution	19th Century	B(his), B(cul), B(arch), B(lm)	Fair	III

Segmental arched fenestration at the ground level and flat arch opening, at the first level with full length wooden shutters.

29 **Vasai Market** Off Zenda Bazaar Road, Vasai (W)

Mun. Council	Commercial	16th Century	P(seh), P(cul)	Poor	---

Open market which formerly exported betel nut to the Sindh (Pakistan).

30 **Sir D. M. Petit Municipal Dispensary** Zenda Bazaar Road, Vasai (W)

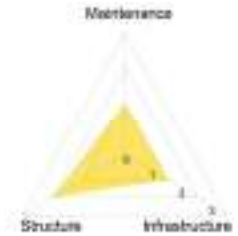
Mun. Council	Institutional	1860	B(his), B(lm)	Fair	III

Dispensary built by the British as a part of the health programme of the colonial government. Random rubble stone masonry with circular arched openings and barrel vault ceilings.

31 **Zilla Parishad School** Zenda Bazaar Road, Vasai (W)

Zilla Parishad	Educational institution	1886	B(his), B(cul), B(reus)	Poor	III

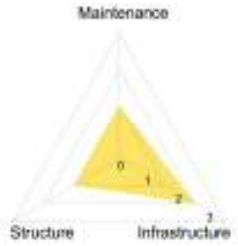
Chief source of subsidized education for children from weaker economic background. Random rubble stone masonary structure with pitched mangalore tile roof and segmentl arched openings.



32 **Shri Swami Siddeshwar Mandir** Zenda Bazaar Road, Vasai (W)

Trust	Religious institution	16th Century	B(his), B(cul), B(arch), B(lm)	Poor	II B

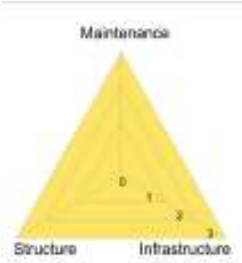
Kund within the temple complex.



33 **St. Peters Church** Killa Bunder Road, Vasai (W)

Trust	Religious institution	1913	B(his), B(cul), B(arch), B(lm)	Good	II B

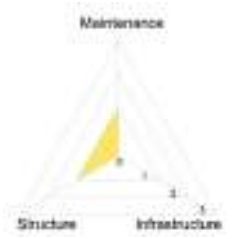
The church has king post truss with semi circular tie member at the base of the truss. Mosaic tiles with intricate patterns.



34 **Vasai Fort Precinct** Par Naka – Killa Bunder Road

ASI	Fish net mending, religious activities, residential and tourism	16th century	P(seh), P(cul), P(arch)	Poor	---

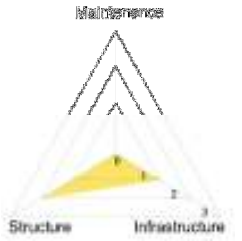
The rampart wall with bastions and the remains of the churches form the characteristic architectural elements within the fort. The churches are typical of the Portuguese churches from the 16th and 17th century having false front facades. The precinct is also characterized by large open spaces, some of which are used for mending and drying fishing nets. One temple and one church are presently in active use.



34a **The Rampart Wall** Par Naka – Killa Bunder Road

ASI	Tourism	1536 - 1600	B(his), B(cul), B(arch)	Poor	I

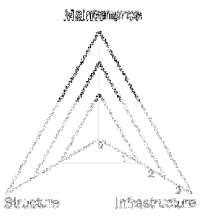
The double wall connects the bastions with stone steps that lead to the top of each bastion.



34b **St. Anthony's Church** Par Naka – Killa Bunder Road

ASI	Religious Institution	1537	B(his), B(cul), B(arch), B(tech)	Ruin	I

37 feet long fling arch made of stone that supported the choir. The internal courtyard façade has a semi circular arched colonnade.



34c **The Church of the Holy Name of Jesus** Internal road of fort formerly known as Royal Street

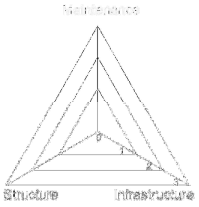
ASI	Religious Institution	1549 - 1578	B(his), B(cul), B(arch), B(tech)	Fair	I

The western façade is characterized by column with fluted shafts and Corinthian capitals. A Jesuit monogram sits on the gable end which is 65 feet high.

34d **The Citadel** Killa Bunder Road

ASI	Fish net mending and tourism	1535	B(his), B(cul), B(arch)	Ruin	I

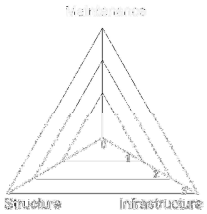
The entrance to the citadel is characterized by a semicircular arched gateway with Corinthian columns.



34e **Our Lady of Life Church** Killa Bunder Road

ASI	Religious Institution	1536	B(his), B(cul), B(arch), B(tech)	Ruin	I

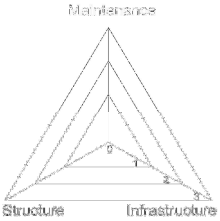
This garrison church is characterized by two Corinthian columns on either side of the entrance with decorative friezes. The altar has a barrel vault roof made of stone.



34f **The Jail** Killa Bunder Road

ASI	Institutional	1639	B(his), B(cul), B(arch)	Ruin	I

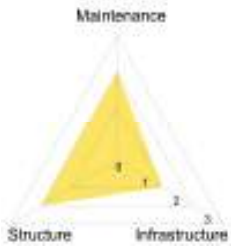
Semicircular arched openings with decorative friezes.



34g **Chimaji Appa Temple (Nageshwari and Vajreshwari)** Killa Bunder Road

Trust	Religious institution	1739	B(his), B(cul), B(arch), B(ev)	Fair	II B

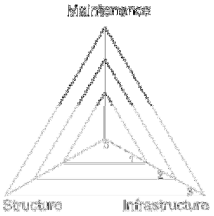
The dome over the garbhagriha has statues of the ganas, who are supposed to be the permanent guards of the eight directions of the universe.



34h **The Church of Blessed Gonsalvo** Killa Bunder Road

ASI	Religious institution	1583	B(his), B(cul), B(arch)	Ruin	I

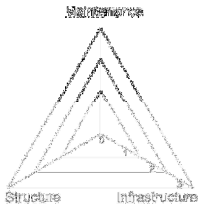
It has the biggest courtyard (130 x 130 feet) in the entire Vasai fort. Semicircular openings, lancet windows and decorative stones with floral designs used for the vaulted roof.



34i **Martiz of St. Joseph** Killa Bunder Road

ASI	Religious institution	1540	B(his), B(cul), B(arch), B(tech)	Ruin	I

Tallest entrance façade in the entire Vasai Fort complex with monumental arched doorways and tower with a dome above.



35 **Vasai Fishing Jetty And Drying Grounds** Pachu Bunder

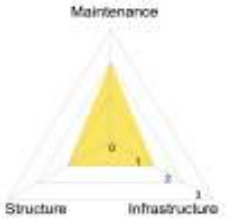
St. Government	Fishing activities	NA	P(seh), P(cul)	Poor	---

The characteristic elements comprise of the jetty ramp that slopes towards the sea and a series of structures made of bamboo poles for fish drying.

36 **Papdy Talav Precinct** Vasai Station – Par Naka Road

---	Commercial and Religious	16th century	P(seh), P(cul), P(arch)	Poor

The edges of the talav and the temple form the chief public space and hold spaces for activites like the informal market, cultural and religious activities like the chat puja etc.



36a **Papdy Talav** Papdy – Par Naka Road

Mun. Council	Domestic water Source and Religious Gatherings	16th Century	E(seh), E(lm), E(grp), E(cul), E(arch), E(eco)	Poor	I E

Environmental resource which is used as a domestic water source as well as for religious gatherings. The wells within the talav have steps around them which acts washing ghats.

36b **Ram Mandir** Off Papdy Market Road

Trust	Religious and Social Gatherings	Early 20th Century	B(his), B(cul), B(arch), B(lm)	Poor	III

High shikara on the garbhagriha and a pitched Mangalore tile roof around the rest of the structure. Segmental arched openings on the external façade and deepa stambh at the entrance.

36c **Bondali Talav** Papdy Market Road

Mun. Council	Domestic Water Source	18th Century	E(seh), E(lm), E(grp), E(eco)	Poor	II E

Environmental resource which is used as a domestic water source.

37 **Govardhan Vidyalaya** Papdy Road

Zilla parishad	Educational institution	1889	B(his), B(seh), B(lm), B(reus)	Poor	III

Chief source of subsidized education for children from weaker economic background. Random rubble stone masonry structure with pitched Mangalore tile roof and segmental arched openings.

38 Mohanlal Vakil Bungalow — Papdy Road

Private	Residential and Institutional	1933	B(his), B(cul), B(arch), B(reus)	Poor	III

R.C.C. structure exhibiting Art Deco characteristics. A part of the property is tenanted to the Central Excise Department making an excellent case of adaptive reuse.

39 Shah Wada — Main Remedy Road, Vasai (W)

Private	Residential and Institutional	19th Century	B(his), B(cul), B(arch), B(reus)	Fair	III

Decorative wooden brackets which support the beams and the floor. A part of the property is tenanted to the Filaria Control Unit and Post Office making an excellent case of adaptive reuse.

40 Our Lady of Grace Church, Papdy — Papdy – Par Naka Road

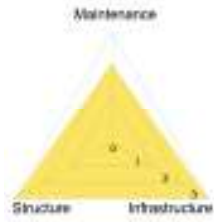
Trust	Religious Institution	1574	B(his), B(cul), B(arch), B(lm)	Good	II B

Decorative front façade typical of Portuguese church having two entrance bells. The external façade is characterized by segmental and pointed arched openings.

41 Thomas Baptista School — Papdy – Par Naka Road

Trust	Educational Institution	1889	B(his), B(lm)	Fair	III

Two storey load bearing structure with segmental arched openings.



42 Taam Talav — Papdy – Par Naka Road

Mun. Council	Domestic Water Source	16th Century	E(lm), E(cul), E(eco)	Poor	II E

Environmental resource which is used for passive recreation. One of the edges is completely made of steps which must have earlier been used as washing ghats.

5. AGASHE GRAMPANCHAYAT

43 Agashe Talav Precinct — Off Agashe – Arnala Road

---	Commercial, Institutional and Residential	18th Century	P(cul), P (arch)	Fair	---	

Agashe - a major port and a ship-building area after the siltation of Sopara had started during the 13-14th centuries – was used by the Marathas as their base in their conquests against the Portuguese. As a result, several important temples, wadas of important commanders of the Maratha army were established in the mercantile core of Agahse. The talav with architectural characteristics like steps all around leading to the water, the Bhawani Shankar Mandir built by the Peshwa are important features of this precinct.

43a **Hanuman Mandir** — Off Agashe – Arnala Road

Trust	Religious Institution	18th Century	B(his), B(cul), B(grp), B(lm)	Good	III

Pitched Mangalore tiled roof hovers above the building forming a distinctive architectural element.

43b **Sarvajanik Vachnalaya** — Off Agashe – Arnala Road

Trust	Institutional and Commercial	1939	B(cul), B(grp), B(arch), B(reus)	Poor	III

Segmental arched openings characterize the external façade with extended covered balconies supported by wooden brackets and decorative wooden eaves projecting from the roof overhang.

43c **Agashe Talav** — Off Agashe – Arnala Road

Trust	Passive Recreation and Religious Gatherings	18th Century	E(lm), E(grp), E(cul), E(arch), E(eco)	Fair	I E

The talav forms a part of the precinct that marked the Peshwa stronghold in the highly contested 18th century Bassein (Vasai). The talav has steps running all along its edge, which allow access the water. There are provisions made on the steps to keep oil lamps.

43d **Bhawani Shankar Mandir** — Off Agashe – Arnala Road

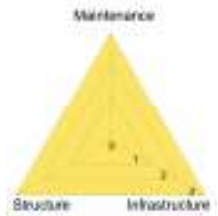
Trust	Religious Institution	18th Century	B(his), B(cul), B(grp), B(arch), B(lm), B(ev)	Fair	II A

The temple marks the shift of power in the highly contested 18th century Bassein (Vasai) from the Portuguese to the Marathas lending it an immense historical significance. A large *deepa-stambh* at the entrance of the temple with a large tree is an important architectural feature.

43e **Khanolkar House** — Off Agashe – Arnala Road

Private	Residential	18th Century	B(his), B(cul), B(grp), B(arch), B(reus)	Good	II A

This building was formerly the guest house of the Peshwa and an important part of Maratha Heritage in this region. The front façade has a verandah with timber posts at the lower level which transform into pilasters at the upper level. Between the pilasters at the upper level are full length wooden framed openings with panels.



43f **Vishnu Mandir** — Off Agashe – Arnala Road

Private	Religious Institution	18th Century	B(his), B(cul), B(grp), B(arch)	Fair	III

The front façade has a verandah at the lower level with timber posts which sit on a wooden base and have a wooden capital. These posts continue at the upper level and are expressed as pilasters. Between the pliasters are full length openings with wooden shutters.

43g **Ram Mandir** — Off Agashe – Arnala Road

Trust	Religious Institution	18th Century	B(his), B(cul), B(grp), B(arch)	Fair	III

The front façade consists of a large fenestration having wooden paneled door and two full length windows with wooden jalis.

44 **St. James Church** — Agashe Market Road

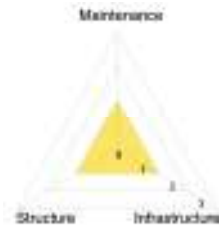
Trust	Religious Institution	1568; Rebuilt 1760	B(his), B(cul), B(arch), B(lm)	Good	II B

It was the first church built outside the Vasai Fort by the Portuguese forming a part of their Inquisition Movement. It was set on fire in 1739 and rebuilt in 1760. The tall bell tower and the front façade are distinctive architectural features in the landscape of Agashe. The front façade is punctuated with windows having segmented and pointed arches of different sizes.

45 **Phadkewada** — Agashe – Nirmal Road

Private	Residential	18th Century	B(his), B(cul), B(arch), B(lm), B(bio), B(reus)	Poor	II A

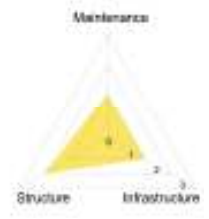
This *wada* has been lived in by several generations of the Subhedar Phadke family, the commander of the Maratha army, before being tenanted. The timber posts facing the courtyard have decorative wooden brackets and wooden railings.



46 **Zilla Parishad School** — Agashe – Nirmal Road

Zilla Parishad	Educational Institution	1886	B(his), B(seh), B(lm), B(reus)	Poor	III

Chief source of subsidized education for children from weaker economic background. The verandah that runs along the entire length of the structure forms the chief architectural characteristic along with the segmental arched fenestrations and small circular rose windows that act as ventilators.



6. ARNALA GRAMPANCHAYAT

47 **Arnala Market** — Agashe – Arnala Road, Near Bus Stand

Grampanchayat	Commercial	NA	B(cul), B(seh), B(lm)	Poor	III

The markets in VVSR have been sites where agrarian commodities produced in the VVSR like rice, vegetables, fish etc. are exchanged. One of the edges of the market has a temple shrine beneath a banyan tree, which forms an important node along the street.

48 **Zilla Parishad School** Agashe – Arnala Road

Zilla Parishad	Educational Institution	1868	B(his), B(seh), B(lm), B(reus)	Poor	III

Chief source of subsidized education for children from weaker economic background. The Zilla Parishad school at Arnala is one of the oldest Government schools established in the VVSR and has immense historical value.

49 **Grampanchayat Office** Agashe – Arnala Road, Near Bus Stand

Grampanchayat	Institutional	1943	B(lm), B(reus)	Fair	III

Load bearing structure with Mangalore tile pitched roof, the verandah and segmental arched openings form the main architectural elements.

50 **St. Peters Church** Agashe – Arnala Road, Near Bus Stand

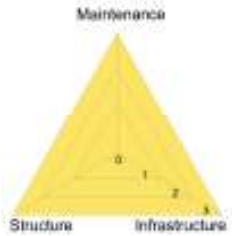
Trust	Religious Institution	1921	B(his), B(cul), B(arch), B(lm)	Fair	II B

The external front façade is characterized by two towers with spires, which are embellished with a cross. Circular cast iron columns encased in a timber base, patterned mosaic tiles and wall frescoes form other significant internal features.

51 **Ram Mandir** Agashe – Arnala Road

Trust	Religious Institution	1806	B(his), B(arch), B(lm)	Good	II B

The temple marks the Maratha dominance of Vasai –Virar between 1739 – 1818 and therefore has immense historical and political importance. The lower level of the Ram Mandir is made of stone masonry and timber post frame. These timber posts are expressed as pilasters on the external facade at the upper level. The deepmala abuts the Shankar Mandir whereas a cannon abuts the Dutta Mandir.



52 **Gandhi Smarak** Agashe – Arnala Road, Near Bus Stand

Trust	Cultural activities	1956	A(his), A(seh), A(lm), A(ev)	Poor	I

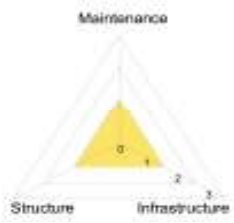
In lieu of the Salt Satyagraha launched by Mahatma Gandhi, the smarak has been built on the spot where a puja was performed on 02 October 1948 and the ashes of Mahatma Gandhi were offered to the sea.

53 **Arnala Jetty and Fish Drying Grounds** Agashe – Arnala Road, Near Bus Stand

St.	Physical Infrastructure	NA	P(cul), P(seh)	Poor	---

Government

The fishing jetty and the drying grounds form the crucial sites of collective infrastructure for the fishing community, where a major part of the activity is carried out after the fish catch. The characteristic elements comprise of the jetty ramp that slopes towards the sea and a series of structures made of bamboo poles for fish drying.

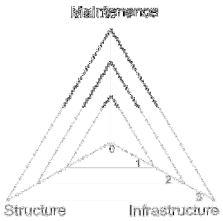


7. ARNALA FORT GRAMPANCHAYAT

54 Arnala Fort Precinct — Path from Kalika Mata Mandir

St. Arcaeo. Dept.	Agriculture and Tourism	16th Century	P(seh), P(cul), P(arch)	Ruin	---

The rampart wall with its bastions, the independent circular south end bastion show characteristics of military architecture of the 16th century. The dargah within the fort marks the period prior to the Portuguese during which the fort under the command of the medieval Mughal rulers.



54a Arnala Fort Wall — Path from Kalika Mata Mandir`

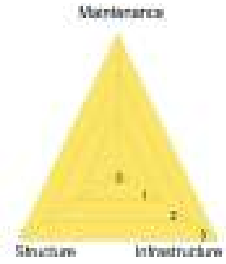
St. Arcaeo. Dept.	Tourism	1516	B(his), B(arch), B(lm)	Ruin	I

The thick fort walls have bastions at strategic points with distinct seaward entry with subsidiary exits on landward sides. Along the fort wall there are numerous rooms situated at various levels from the top and interior. The northern entrance of the fort the wal has a stone dome which has been constructed by corbelling. The solid stone doorway also has sculptures of tigers and elephants. At various places there are steps strung to the wall to access the bastions.

54b Hajarat Shah Ali Shah Baba Dargah — Arnala Fort

Trust	Religious Institution	16th Century	B(his), B(cul), B(arch), B(lm)	Good	II B

The Dargah was built during the reign of Sultan Mahmud Begda, who was the founder of the Arnala Fort. Between the decorative timber coloumns is an infill of stone masonary and wooden jalis which form the main external characteristics.



54c Arnala Fort Bastion — Southern wall of the fort

St. Arcaeo. Dept.	Tourism	1516	B(his), B(arch), B(lm)	Ruin	I

Cylindrical structure with an extremely small access. Small stone windows at first level which perform the role of observation galleries on top of which are thin slits within the wall. These slits were used for firing guns. At the topmost level are 2 feet X 1 feet cut outs in the wall for supporting the barrels of the cannons.

8. VATAR GRAMPANCHAYAT

55 Don Talav — Arnala – Nirmal Road

Grampanchayat	Social Gatherings	16th Century	E(lm), E(cul), E(eco)	Poor	II E

The two talavs (Don Talav) are separated by a road which cuts across them. Environmental resource which is also used as a space for passive recreation.

56 Bhongale Talav Off Jaladi - Bhongale Road

Grampanchayat	Domestic Water Source	16th Century	E(lm), E(eco)	Poor	III E

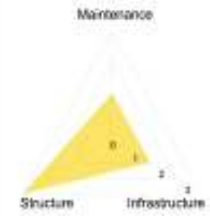
Environmental resource.

9. SATPHALE GRAMPANCHAYAT

57 Satphale Gav Talav Satphale – Jaladi Road

Grampanchayat	Domestic Water Source	16th Century	E(lm), E(eco)	Poor	III E

Environmental resource which is also auctioned for fish breeding annually.



58 Sambhale Talav Satphale – Jaladi Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(arch), E(eco)	Good	II E

Environmental resource which is used as a domestic water source. One of the edges of the talav consists of an open space with a small shrine. Along this edge is a flight of steps that lead to the water and act as a washing platform.

59 Satphale Talav Arnala - Vasai Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor	I E

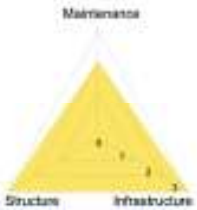
Environmental resource which is used as a domestic water source. One of the edges of the talav has washing ghats which allow access to the water. Along this edge is a flight of steps that lead to the water and act as a washing platform.

10. KOFRAD GRAMPANCHAYAT

60 Kofrad Talav Precinct Nandakhal Road

---	Religious and Institutional	16th Century	P(cul), P(arch)	Good	---

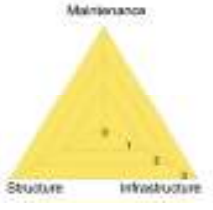
The group comprising of the talav, the large open congregational space in front of the church and the church building that provides a backdrop to the cultural activities form the characteristic elements of the precinct.



60a Kofrad Talav Nandakhal Road

Grampanchayat	Social Gatherings	16th Century	E(lm), E(grp), E(arch), E(eco)	Good	II E

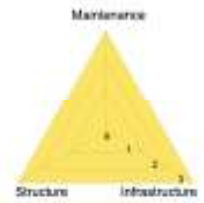
Environmental resource which is also used for recreation and cultural activities thereby evolving into the chief public place in the area.



60b Holy Spirit Church Nandakhal Road

Trust	Religious Institution	1573	B(his), B(cul), B(arch), B(lm)	Good	II B

The external façade comprises of arched openings with the main portico façade and a belfry. The external walls are buttressed along the sides. The roof consists of queen post truss supported on iron columns. The altar has a wooden coffered arched ceiling.



11. BOLINJ GRAMPANCHAYAT

61 Bolinj Talav Virar - Agashe Road

Grampanchayat	Religious and Social Gatherings	17th Century	E(lm), E(cul), E(arch), E(eco)	Good	I E

Environmental resource which is also used as an active public space by devotees who visit the temple but also by elderly people and children who use the play area regularly for active and passive recreation.

62 Zilla Parishad School Virar - Agashe Road

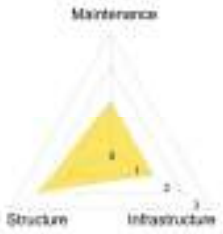
Zilla Parishad	Educational Institution	1879	B(his), B(seh), B(lm), B(reus)	Fair	III

Chief source of subsidized education for children from weaker economic background. The school building is characterized externally with a wide verandah and a large Mangalore tile pitched roof supported on load bearing walls, timber posts and trusses.

63 Manukarnika Devi Talav Cross Road

Grampanchayat	Commercial Purposes	NA	E(lm), E(eco)	Poor	III E

Environmental resource which is auctioned for fish breeding annually.



64 Karmale Soneri Talav Virar - Agashe Road

Grampanchayat	Domestic Water Source	17th Century	E(seh), E(lm), E(cul), E(arch), E(eco)	Good	III E

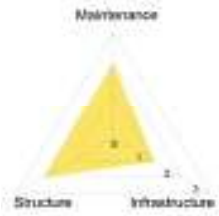
Environmental resource which is used as a domestic water source. Adjacent to the talav is a small dargah with a low level parapet wall which encloses a tomb. A Concrete retaining wall with a small stone sculpture form one of the edges of the talav while the other edges have mud bunding with a soft landscape of plantations.

12. UMBRALE GRAMPANCHAYAT

65 Kudhvat Talav Umbrale - Kofrad Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	III E

Environmental resource which is used as a domestic water source and as an active public space for elderly people and children who use the edges of the talav for active and passive recreation



66 Umbrale Talav — Umbrale - Karmala Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor	I E

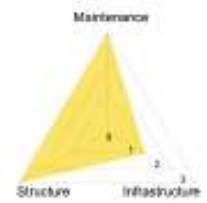
Environmental resource which is used as a domestic water source. It is also used for religious, social and cultural activities like immersion of idols during the Ganesha festival. Steps have been constructed along one edge to access the water which serve as washing ghats.

13. NALE-RAJODI GRAMPANCHAYAT

67 Nale Talav — Arnala - Vasai Road

Grampanchayat	Religious and Social Gatherings	16th Century	E(lm), E(cul), E(arch), E(eco)	Good	I E

Environmental resource. During a routine cleaning drive the Grampanchayat found ghats, which had been constructed along all sides of the talav much lower than the existing level of water. They remain submerged in the water throughout the year.



14. VAGHOLI GRAMPANCHAYAT

68 Bhandale Talav — Off Nirmal-Aghase Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(eco)	Good	III E

Environmental resource which is used as a domestic water source. A low level parapet wall and a large well exist on the road side edge of the talav.

69 Nirmal Bazaar — Nirmal - Kalamb Road

Grampanchayat	Commercial	1957	B(cul), B(seh), B(lm)	Poor	III

The markets in VVSR have been sites where agrarian commodities produced in the VVSR like rice, vegetables, fish etc. are exchanged. The open space around the shed acts as an important gathering space.

15. MADRES GRAMPANCHAYAT

70 Madres Talav — Sopara - Nirmal Road

Trust	Religious and Social Gatherings	16th Century	E(lm), E(cul), E(arch), E(eco)	Fair	I E

Environmental resource which is as a public space. During Christmas and Nativity (last week of May or first week of June) local catholic communities gather around the cross for prayers and ritual processions, which has lent it value as a cultural asset. At the confluence of two streets along the talav is a gathering space which holds the Cross. Two columns having a height of 4 feet bearing angels mounted on hemispheres.

71 Ashoka Stupa — Madres - Sopare Road

ASI	Tourism	3th Century B. C.	A(his), A(cul), A(arch), A(lm)	Poor	I

Out of the fourteen Ashokan edicts that exist, the ninth edict was discovered this site, lending it immense historical, archaeological, cultural and political significance. The stupa is circular having a central chamber in which the relics of the Buddha were placed. It comprises of a hemispherical monolithic mound of bricks that rises from the ground and a stone plinth. The bricks used are smaller and flat – typical of the ones used in the Buddhist architecture during the period. The hemispherical mound is held by corbelling the bricks.

16. NAVALE GRAMPANCHAYAT

72 Navale Talav Nirmal-Navale Road

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(eco) | Fair | III E

Environmental resource which is used as a domestic water source. The talav is auctioned for fish breeding annually.

17. GHAS GRAMPANCHAYAT

73 Ambat Bav Talav Sopara-Ghas Road

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(eco) | Poor | III E

Environmental resource which is auctioned for fish breeding. The water of the talav is used in the surrounding agricultural fields. It has a large well along one of the edges which is presently broken and unused.

74 Andala Talav Sopara-Ghas Road

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(eco) | Fair | II E

Environmental resource which is used as a domestic water source.

75 Ghas Mothe Talav Sopara-Ghas Road

Grampanchayat | Domestic Water Source | NA | E(seh), E(lm), E(cul), E(eco) | Fair | I E

Environmental resource which is used as a domestic water source. Ghats for washing purposes provided near the Grampanchayat office form the chief architectural characteristics. The talav functions as an active public space for the village with public meetings, cultural activities during festivals and weddings taking place along one edge.

76 Kalunj Talav Sopara-Ghas Road

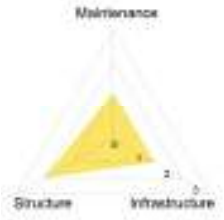
Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(eco) | Fair | I E

Environmental resource which is used as a domestic water source. A low level parapet wall and a large well exist on the road side edge of the talav.

77 Shirmoli Talav Sopara-Ghas Road

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(eco) | Poor | II E

Environmental resource which is used as a domestic water source.



78 Batela Talav Sopara-Ghas Road

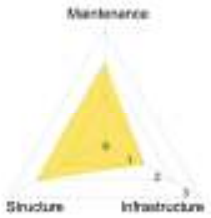
Grampanchayat	Domestic Water Source	NA	E(seh), E(lm), E(cul), E(eco)	Poor	I E

Environmental resource which is used as a domestic water source. It is also used for religious, social and cultural activities like Id, Chat Puja and immersion of idols during the Ganesha festival due to which it has value as a cultural asset.

79 Dargah and Idgah Grounds Sopara-Ghas Road

Trust	Religious Institution	16th Century	B(his), B(cul), B(lm)	Fair	III

The Hajrat Diwan Shah Dargah is a small tomb located amidst the large open open space of the Idagah grounds which form a gathering space during Eid's.



80 Indani, Golai and Varala Talav Sopara-Ghas Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(eco)	Fair	II E

This group of three talavs is used as a domestic water source by the surrounding adivasi settlements.

18. NIRMAL GRAMPANCHAYAT

81 Holy Cross Church Vasai – Agashe Road

Trust	Religious Institution	1586; Rebuilt 1856	B(his), B(cul), B(arch), B(lm)	Fair	II B

The Holy Cross Church was built by the Franciscan missionaries in 1580 a part of their Inquistion Movement. In 1739, the church was destroyed by the Marathas and was later re-built in 1856. A grand flight of steps leading to an external patio space with in-situ stone seats forms the chief architectural element which distinguishes this church from the rest found in this region. The roofing system is a unique wooden Mansard roof with tie beams at regular intervals and no trusses.

82 Shankaracharya Mandir Precinct Vasai - Agashe Road

---	Religious and Commercial	5th Century B.C.	P(cul), P(arch)	Fair	---

This predominantly religious precinct holds historical significance due to the samadhi's taken by the 5th Shankaracharya (5th Century BC) and the 7th Shankarcharya (4th Century BC) on the hillock of Nirmal. surrounded by the two lakes – Vimal and Malai. The Shankaracharya Mandir situated on the hillock with a large flight of approach steps forms an important part of the landscape.

82a Shankaracharya Mandir Vasai - Agashe Road

Trust	Religious Institution	Rebuilt 17th	B(his), B(cul), B(arch),	Fair	II B

Century B(lm)

Constructued on a hillock in early 17th century, this structure is the 5th Jagadguru Shankaracharya Vidyaranya Swami Samadhi Mandir. It is accessed by a grand flight of stairs similar to the ones in the Holy Cross Church The Samadhi (older structure) is constructed of stone blocks embellished with carvings of human figures and topped with the dome and kalash.

82b **Vimal Talav** Vasai - Agashe Road

Grampanchayat	Domestic Water Source and Social Gatherings	NA	E(seh), E(lm), E(cul), E(arch), E(eco)	Fair I E

Environmental resource which is used as a domestic water source. Five edge steps (ghats) have been built leading to the water forming an important architectural element in the talav. Several small shrines mark the edges of the talav.

82c **Malai Talav** Vasai - Agashe Road

Grampanchayat	Domestic Water Source and Religious Gatherings	NA	E(seh), E(lm), E(cul), E(arch), E(eco)	Fair I E

Environmental resource which is used as a domestic water source. It is used for religious, social and cultural activities like immersion of idols during the Ganesha festival.

19. BHUIGAON KHURD GRAMPANCHAYAT

83 **Kumbhar Talav** Bhuigaon Khurd Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor I E

Environmental resource which is used as a domestic water source. It is used for religious, social and cultural activities like immersion of idols during the Ganesha festival.

84 **Khurd Talav** Bhuigaon Khurd Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor II E

Environmental resource which is used as a domestic water source. It is used for religious, social and cultural activities like immersion of idols during the Ganesha festival.

20. BHUIGAON BUDRUK GRAMPANCHAYAT

85 **Bhola Talav** Church - Champavati Mandir Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor II E

Environmental resource which is used for passive recreation. One of the edges is completely made of steps which must have earlier been used as washing ghats.

86 **Gorlai Talav** Joshudi Ally

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	III E

Environmental resource which is used for passive recreation. It is also auctioned for fish breeding annually.

87 **Dongri Talav** Ambedkar Nagar Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor	I E

Environmental resource which is used for passive recreation. It is also used for religious, social and cultural activities like immersion of idols during the Ganesha festival and is auctioned for fish breeding annually.

21. GIRIJ GRAMPANCHAYAT

88 **Girij Grampanchayat Office** Vasai - Nirmal Road

Grampanchayat	Institutional	20th Century	B(lm), B(reus)	Fair	III

Load bearing structure with Mangalore tile pitched roof and verandah form the main architectural elements.

89 **Girij Talav** Vasai - Nirmal Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(arch), E(eco)	Fair	I E

Environmental resource which is used for passive recreation. The edge towards the road is defined by a low level parapet wall and benches or seating. This edge has ghats (steps which allow access to the water) and a large well at the corner.

90 **St. Francis Xaviers Church** Vasai - Nirmal Road

Trust	Religious Institution	1917	B(cul), B(arch), B(lm)	Good	II B

The front façade has tall spires and is punctuated with windows having pointed arches.

22. KAULAR KHURD GRAMPANCHAYAT

91 **Motha Talav** Off Augustine Kulas Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(eco)	Fair	III E

Environmental resource which is used as a domestic water source.

92 **Our Lady of Merces Church** Augustine Kulas Road

Trust	Religious Institution	1606; Rebuilt 1856	B(his), B(cul), B(lm)	Good	II B

It is amongst the several churches built by the Portuguese outside the Vasai Fort as a part of their Inquisition Movement. It was established in 1606 by the Augustinian Missionaries and was broken down by the Marathas in 1739. It was later re-built in 1856. The large internal volume of the congregational hall is characterized by a timber Queen-post truss roof with chandeliers hung from it and semi-circular arched openings.

23. KAULAR BUDRUK GRAMPANCHAYAT

93 Rangaon Talav — Rangaon Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(eco)	Poor	III E

Environmental resource which is used as a domestic water source.

94 Hanuman Mandir — Rangaon Road

Trust	Religious Institution	18th Century	B(his), B(cul), B(arch), B(lm)	Poor	III

A large *deepa-stambh* at the entrance of the temple with a large tree is an important architectural feature. The temple has intricately decorated wooden construction.

95 Devali Talav — Rangaon Road

Grampanchayat	Domestic Water Source and Religious Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor	III E

Environmental resource which is used as a domestic water source. One of the edges has a shrine attached to the talav along with large steps which allow access to the water.

96 Zilla Parishad School — Rangaon Road

Zilla Parishad	Educational Institution	1917	B(his), B(seh), B(lm), B(reus)	Fair	III

Chief source of subsidized education for children from weaker economic background. The verandah with timber posts and mangalore tile roof that runs along the entire length of the structure forms the chief architectural elements.

24. SALOLI GRAMPANCHAYAT

97 Barmala Talav — Saloli Gav Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	II E

Environmental resource which is used as a domestic water source. It is also used for religious, social and cultural activities like immersion of idols during the Ganesha festival and is auctioned for fish breeding annually.

98 Saloli Talav Saloli Gav Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	II E

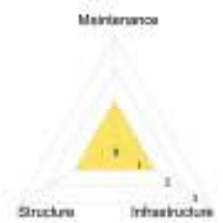
Environmental resource which is used as a domestic water source. A stone masonary parapet wall which wraps around the edge along the road to form sitting spaces below the trees. Ghats to access the water for washing purposes and a ramp to allow cattle to enter the water form other characteristic elements.

25. SANDOR GRAMPANCHAYAT

99 Relba Talav Dev Talav – Babhola Naka Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(eco)	Poor	III E

Environmental resource which is used as a domestic water source. It is also rented out annually for fish breeding.



100 Dev Talav Off Vasai – Nirmal Road

Grampanchayat	Domestic Water Source and Religious Gatherings	18th Century	E(seh), E(lm), E(cul), E(arch), E(eco)	Fair	III E

Environmental resource which is used as a domestic water source. The talav creates a foreground for the adjoining temple. Steps have been constructed along one edge to access the water.

101 Hanuman Mandir Off Vasai – Nirmal Road

Trust	Religious Institution	18th Century	B(his), B(cul), B(arch), B(lm)	Fair	III

The front façade of the temple creates a background for the talav. The columns on the front façade are expressed as pilasters. A large *deepa-stambh* at the entrance of the temple forms an important architectural feature.

102 Grampanchayat Office Off Vasai – Nirmal Road

Grampanchayat	Institutional	19th Century	B(his), B(lm), B(reus)	Poor	III

The verandah with timber posts and mangalore tile roof that runs along the entire length of the structure forms the chief architectural elements. This building was originally built as a Zilla Parishad School and presents an excellent case of adaptive reuse.

103 St. Thomas Church Sandor – Saloli Road

Trust	Religious Institution	1571	B(his), B(cul), B(arch), B(lm)	Good	II B

It is the oldest church building that presently exists outside the Vasai Fort. The decorative front façade forms distinctive architectural features and is punctuated with pilasters and windows having segmented and semi-circular arches of different sizes.

26. MULGAON GRAMPANCHAYAT

104 Mulgaon Talav — P.J. D'mello Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(eco)	Fair	III E

Environmental resource which is used as a domestic water source. It is also used for religious, social and cultural activities like immersion of idols during the Ganesha festival

27. KIRAVALI GRAMPANCHAYAT

105 Chaubare Talav — Smashan Bhumi Marg

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	III E

Environmental resource which is used as a domestic water source. There is a well along one edge of the talav. Steps have been constructed along one edge to access the water which serve as washing ghats.

28. VADAVALI GRAMPANCHAYAT

106 Vadavali Talav — Papdy - Naigoan Station Road

Trust	Domestic Water Source	16th Century	E(seh), E(eco)	Poor	II E

Environmental resource which is used as a domestic water source.

107 Mother of God Church — Papdy - Naigoan Station Road

Trust	Religious Institution	1585; Rebuilt 1840	B(his), B(cul), B(arch), B(lm)	Good	II B

The decorative semi-circular arched openings, the rose window and the stained glass murals in the windows form the other important features of the building.

108 Pali Dargah — Papdy - Naigoan Station Road

Trust	Religious Institution	16th Century	B(his), B(cul), B(arch)	Poor	III

The dargah is one of the few representatives of Islamic architecture that presently exist in this region. The step well, the Islamic dome and the minarets form the main architectural elements. The dargah has segmented arched and pointed arched openings with stone jaalis.

109 Pali Masjid — Papdy - Naigoan Station Road

Trust	Religious Institution	18th Century	B(his), B(cul), B(arch), B(lm)	Good	III

This building shows a mix of several influences from Islamic, Portuguese architecture and the wada typology that existed in this region. The entrance stairway is reminiscent of the Portuguese stairways although at a much smaller scale. The building has a timber frame structure with wooden base and wooden brackets on which are supported timber trusses. The walls are made of stone masonry and have full length openings with wooden paneled doors and windows.

29. UMELE GRAMPANCHAYAT

110 Umele Talav — Umele Gav Road

Grampanchayat	Domestic Water Source and Social Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	III E

Environmental resource which is used as a domestic water source. There is a well along one edge of the talav. Steps leading to the water have been constructed along two edges which serve as washing ghats.

30. NAIGAON GRAMPANCHAYAT

110 Naigoan Bazaar — Papdy - Naigoan Station Road

Grampanchayat	Commercial	NA	B(cul), B(seh), B(lm)	Fair	III

The markets in VVSR have been sites where agrarian commodities produced in the VVSR like rice, vegetables, fish etc. are exchanged. Part of the market has a built shed and a part of it takes place through construction of informal and temporary covered spaces. These bazaars exhibit such a cultural form.

31. JUCHANDRA GRAMPANCHAYAT

112 Gode Talav — Juchandra Naka

Grampanchayat	Domestic Water Source and Religious Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Good	II E

Environmental resource used as a domestic water source. Washing and cleaning areas located slightly aside from the talav so that soap/unclean water does not enter the talav.

113 Gandhi Talav — Juchandra Naka – Gandhi Talav Road

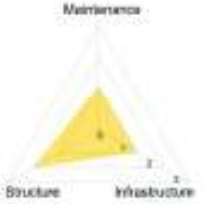
Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(eco)	Poor	III E

Environmental resource used as a domestic water source. One of the edges has a washing platform.

114 Juchandra Zilla Parishad School — Juchandra Naka – Gandhi Talav Road

Zilla Parishad	Educational institution	1872	B(his), B(seh), B(lm), B(reus)	Poor	III

Chief source of subsidized education for children from weaker economic background. Long building with verancah and pitched Mangalore tile roof.

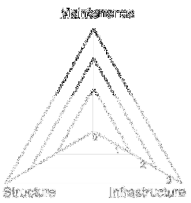


32. SASUNAVGHAR GRAMPANCHAYAT

115 Portuguese Hambara — Off National Highway – 8, Sasunavghar

NA	No usage		16th / 17th Century	B(his), B(lm)	Ruin	III

The hambara referred to as a printing press by local knowledge sources is a 17th century structure.



33. KAMAN GRAMPANCHAYAT

116 Peerancha Talav — Off Vasai – Bhiwandi Highway

Grampanchayat	Domestic Water Source	15th Century	E(seh), E(lm), E(cul), E(eco)	Poor	I E

Environmental resource which is used as a domestic water source. It has a dargah located along one its edges. It is an archaeologically important site as several historic (pre Portuguese) sculptures have been identified on the edge of the talav.

117 Ambe Talav — Off Vasai – Bhiwandi Highway

Grampanchayat	Domestic Water Source	15th Century	E(seh), E(lm), E(cul), E(eco)	Poor	II E

Environmental resource which is used as a domestic water source. It is an archaeologically important site as several historic (pre Portuguese) sculptures have been identified on the edge of the talav.

34. RAJAVALI GRAMPANCHAYAT

118 Rajavali Gav Talav — Rajavali – Vagrapada Road

Grampanchayat	Domestic Water Source and Religious Gatherings	16th Century	E(seh), E(lm), E(cul), E(eco)	Poor	II E

Environmental resource which is also used as a domestic water source. Near the temple edge are a series of steps leading into the water and a platform for drawing water.

119 Vagrapada Vanicha Talav — Rajavali – Gokhivare Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	III E

Environmental resource which is used as a domestic water source.

120 Vagrapada Peerancha Talav — Rajavali – Gokhivare Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(cul), E(eco)	Fair	II E

Environmental resource which is used as a domestic water source One of the edges has steps leading to the water.

121 Vagrapada Sonucha Talav — Rajavali – Gokhivare Road

Grampanchayat	Domestic Water Source	16th Century	E(seh), E(lm), E(cul),	Poor	III E

E(eco)

Environmental resource which is used as a domestic water source.

35. GOKHIVARE GRAMPANCHAYAT

122 **Gokhivare Talav** Vasai Station – Gokhivare Road

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(cul), E(eco) | Poor | II E

Environmental resource which is used as a domestic water source. The edges near the adivasipada have a parapet wall punctuated by steps to access the water.

36. WALIV GRAMPANCHAYAT

123 **Waliv Talav** Sant Tukaram Marg, Waliv Naka

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(cul), E(eco) | Fair | I E

Environmental resource whose edge also forms a space for a weekly market. The talav is distinguished by several large steps which form for washing and cleaning purposes. These ghats along with several trees around the edge form a distinctive architectural feature of the talav.

37. SATIVILI GRAMPANCHAYAT

124 **Sativili Talav** Off National Highway – 8, Sativli

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(eco) | Poor | III E

Environmental resource which is used as a domestic water source.

38. PELHAR GRAMPANCHAYAT

125 **Khadik Talav** Vakanpada Road

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(eco) | Poor | I E

Environmental resource which is used as a domestic water source.

39. DHANIV GRAMPANCHAYAT

126 **Dhaniv Gav Talav** Pelhar – Nala Sopara Station Road

Grampanchayat | Domestic Water Source | 16th Century | E(seh), E(lm), E(eco) | Fair | I E

Environmental resource which is used as a domestic water source.

127 **Dhaniv Baugh Talav** Pelhar – Nala Sopara Station Road

Grampanchayat Domestic Water Source 16th Century E(seh), E(eco) Fair II E

Environmental resource which is used as a domestic water source.

40. CHANDANSAR GAS- KOPRI GROUP GRAMPANCHAYAT

128 Ghanicha Talav Veer Savarkar Road

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Fair I E

Environmental resource which is used as a domestic water source.

129 Kopri Talav Behind Chandansar Gaothan

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Fair II E

Environmental resource which is used as a domestic water source.

41. SHIRGAON GRAMPANCHAYAT

130 Raipada Talav Off Chandansar - Shirgaon Road

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Fair I E

Environmental resource which is used as a domestic water source. It is one of the very few talavs in this region where migratory birds have been observed.

131 Shirgaon Gav Talav Off Chandansar - Shirgaon Road

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Fair III E

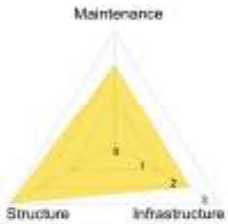
Environmental resource which is used as a domestic water source.

42. KANER SHIRSAD GRAMPANCHAYAT

132 Samantpada Talav Virar Phata – Samantpada Road

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Fair I E

Environmental resource which is used as a domestic water source.



133 Dharavi Talav Bhavkal

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Fair III E

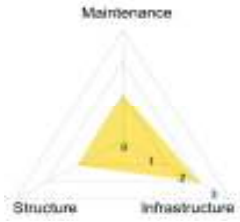
Environmental resource which is also used as a domestic water source.

43. MANDVI GRAMPANCHAYAT

134 Mandvi Talav Mandvi Gaothan

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(cul), E(eco) Poor I E

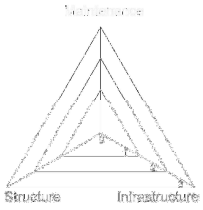
Environmental resource which is also used as a domestic water source and for religious gatherings. It is located right at the edge of Aseri Fort and is archaeologically important site as several historic (pre Portuguese) sculptures have been found on the edge of the talav.



135 Aseri Fort Mandvi Gaothan

Grampanchayat No usage 16th Century B(his), B(cul), B(lm) Ruin I

The fort was a check post from which the trade of logs of wood was controlled during the 16th and 17th century.

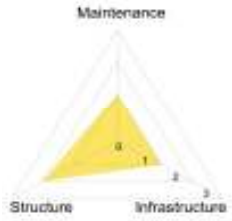


44. KASHID KOPAR GRAMPANCHAYAT

136 Kashid Talav Kashid Gaothan

Grampanchayat Domestic Water Source 19th Century E(seh), E(lm), E(eco) Poor III E

Environmental resource which is used as a domestic water source.

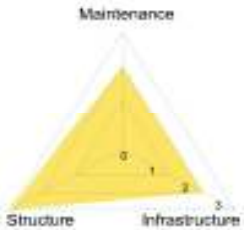


45. KOSHIMBE GRAMPANCHAYAT

137 Khardi Talav Koshimbe Gaothan

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Fair III E

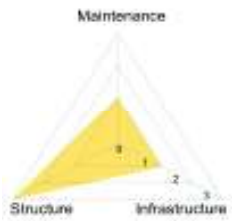
Environmental resource which is used as a domestic water source.



138 Koshimbe Talav Koshimbe Gaothan

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Poor I E

Environmental resource which is also used as a domestic water source and for religious gatherings.

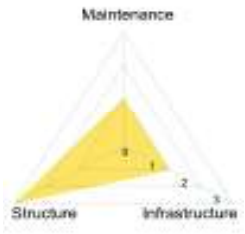


46. DAHISAR GRAMPANCHAYAT

139 **Dahisar Gav Talav** Jambhulpada Road

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Poor III E

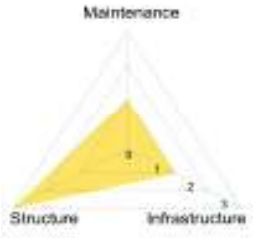
Environmental resource which is used as a domestic water source.



140 **Dahisar Talav** Dahisar Gaothan

Grampanchayat Domestic Water Source 16th Century E(seh), E(lm), E(eco) Poor I E

Environmental resource which is used as a domestic water source.



4. ANALYSIS OF HERITAGE ASSETS

4.1 QUANTITATIVE SUMMARY OF HERITAGE ASSETS IN THE VVSR

This section provides a quantitative summary of the identified heritage assets in the VVSR. 170 Heritage Assets have been listed whose break-up – typology wise and administrative boundary wise - is provided below.

4.1.1 Typology wise Summary

Table 4.1: Typology wise Summary

NO.	CATEGORIES OF HERITAGE ASSETS	TOTAL
1.	**Artefacts**	
	Sculptures ……..	**00**
	Edicts ……..	**02**
	Sub - Total	**02**
2.	**Buildings**	
	Residential ……	**07**
	Market Buildings ……...	**03**
	Religious Institutions ……	**34**
	• Churches	17
	• Darghas + Mosques + Masjids	06
	• Temples	11
	Educational Institutions ……	**12**
	Other Institutions ……..	**13**
	• Libraries	01
	• Grampanchayat Offices	03
	• Dispensaries	01
	• Courts	01
	• Jails	01
	• Defence Posts (Parts of Forts)	05
	• Printing Press	01
	Sub - Total	**69**
3.	**Precincts**	
	Fishing jetties and drying grounds …….	**02**
	Market Precincts ……...	**03**
	Fort Precincts ……...	**02**
	Talav Precincts ……	**03**
	Religious Precincts ……...	**02**
	Sub - Total	**12**
4.	**Talavs**	
	Talavs …….	87
	Sub - Total	**87**
	GRAND TOTAL	**170**

Source: CRIT, 2008

The quantitative summary reflects that the large number of talavs (natural and manmade), which are environmental systems, play an important role in shaping the physical and cultural fabric of the place. Many of the built heritage assets are religious in nature and they still form a very important platform for community interactions. Similarly the market precincts and the fishing grounds form an important part in the cultural milieu of the place. While most of the buildings would have to be protected through the framing of heritage guidelines as done in the case of Mumbai, the conservation of precincts and talavs need to be integrated into the development plan of the region.

4.1.2 Administrative Body wise Summary

Table 4.2: Administrative Body wise Summary

NO	LOCATION	TOTAL													
		Artefacts		Buildings					Talav	Precincts					
		Sc	Ed	Res	Mar	Rel	Edu	Oth	Tal	Mar	Fis	For	Rel	Tal	
	MUNICIPAL COUNCILS														
01	Virar						01		06						**07**
02	Nala Sopara					01	01		04	01					**07**
03	Navghar Manickpur					01	01		06				01		**09**
04	Vasai Vasai Fort			05		06 06	04	02 03	03	02	01	01		01	**25** **09**
	Sub – Total	**00**	**00**	**05**	**00**	**14**	**07**	**05**	**19**	**03**	**01**	**01**	**01**	**01**	**57**
	GRAMPANCHAYATS – PLANTATION ZONE														
05	Agashe			02		05	01	01	01					01	**11**
06	Arnala		01		01	02	01	01			01				**07**
07	Arnala Fort					01		02				01			**04**
08	Vatar								02						**02**
09	Satphale								03						**03**
10	Kofrad					01			01					01	**03**
11	Bolinj						01		03						**04**
12	Karmala														**00**
13	Umbrale								02						**02**
15	Nale - Rajodi								01						**01**
16	Vagholi				01				01						**01**
17	Madres		01						01						**02**
18	Navale								01						**01**
19	Gas					01			07						**08**
20	Nirmal					02			02				01		**05**
21	Bhui. Khurd								02						**02**
22	Bhui. Budruk								03						**03**
23	Girij					01		01	01						**03**
24	Kaular Khurd					01			01						**02**
25	Kaular Budruk					01	01		02						**04**
26	Saloli								02						**02**
27	Sandor					02		01	02						**05**
28	Kardi														**00**
29	Mulgaon								01						**01**

30	Kiravali								01						**01**
31	Vadavali					03			01						**04**
32	Umele								01						**01**
33	Naigaon				01										**01**
	Sub – Total	**00**	**02**	**02**	**03**	**20**	**04**	**06**	**42**	**00**	**01**	**01**	**01**	**02**	**84**

GRAMPANCHAYATS – GREEN ZONE															
34	Juchandra						01		02						**03**
35	Sasunavghar							01							**01**
36	Bapane														**00**
37	Deodhal														**00**
38	Kaman								02						**02**
39	Chinchoti														**00**
40	Kolhi														**00**
41	Rajavali								04						**04**
42	Gokhivare								01						**01**
43	Bilalpada														**00**
44	Waliv								01						**01**
45	Sativili								01						**01**
46	Pelhar								01						**01**
47	Dhaniv								02						**02**
48	Chandansar-Gas Kopri								02						**02**
49	Shirgaon								02						**02**
50	Kaner- Shirsad								02						**02**
51	Mandvi							01	01						**02**
52	Chandip														**00**
53	Kashidkopar								01						**01**
54	Koshimbe								02						**02**
55	Dahisar								02						**02**
56	Khasrali														**00**
	Sub – Total	**00**	**00**	**00**	**00**	**00**	**01**	**02**	**26**	**00**	**00**	**00**	**00**	**00**	**29**

Total	**00**	**02**	**07**	**03**	**34**	**12**	**13**	**87**	**03**	**02**	**02**	**02**	**03**	**170**

Source: CRIT, 2008

This analysis clearly indicates the geographical areas in the Municipal Councils and Grampanchayats, which have a concentration of heritage assets. Clearly three areas emerge which have a concentration of heritage assets: towards the north-western part is the Agashe and Arnala Grampanchyat, towards the central part of the plantation zone is the Nirmal and Ghas Grampanchyat and towards the south western part is the Vasai Muncipal Council.

4.1.3 Distribution of Heritage Assets by types of Ownerships

Table 4.3: Distribution of Heritage Assets by types of ownership

NO	OWNERSHIP	TOTAL													
		Artefacts		Buildings					Talav	Precincts					
		Sc	Ed	Res	Mar	Rel	Edu	Oth	Tal	Mar	Fis	For	Rel	Tal	
1	G O V E R N M E N T														
A	Mun. Council	00	00	00	00	00	00	01	18	03	00	00	M	M	22
B	Grampanchayat	00	00	00	03	00	00	03	67	00	00	00			73
C	Zilla Parishad	00	00	00	00	00	09	00	00	00	00	00			09
D	St. Govt / Collector	00	00	00	00	00	00	01	00	00	02	00			03
E.	St. Archaeo. Dept	00	00	00	00	00	00	02	00	00	00	01			03
F.	ASI	00	01	00	00	05	00	03	00	00	00	01			10
2.	T R U S T S														
		00	01	00	00	28	03	01	01	00	00	00	M	M	34
3.	P R I V A T E														
		00	00	07	00	01	00	00	00	00	00	00	M	M	08
4.	D I S P U T E D / U N C L A I M E D / NOT AVAILABLE														
		00	00	00	00	00	00	02	01	---	---	---	---	---	03

M: Multiple Ownerships

Source: CRIT, 2008

The distribution of heritage assets by types of ownerships suggests that:

- The highest numbers of assets are under the ownership of grampanchayats. These consist predominantly of talavs. These rural local bodies need to play an important role in the conservation of these assets.

- The second highest numbers of assets are under trust ownership. These consist predominantly of religious buildings.

- The third highest numbers of assets are under the ownership of municipal councils. Again, these consist predominantly of talavs.

- While the Archaeological Survey of India and the State Archaeologicy Department own a majority of asets with the Fort precincts the Zilla Parishad is the caretaker of a majority of educational institutions.

- Ownerships of a few assets have not been ascertained during the survey. These include: More Talav in Nala Sopara Municipal Council whose ownership is under dispute; Portuguese Humbara (Sasunavghar Grampanchayat); Aseri Fort (Mandvi Grampanchayat).

4.2 QUALITATIVE SUMMARY OF HERITAGE ASSETS IN THE VVSR

This section provides a qualitative summary of the identified heritage assets in terms of their grading.

4.2.1 Summary of Grading of Heritage Assets

Table 4.4: Overall Summary of Grading

	ARTEFACTS			BUILDNGS				TALAVS			PRECINCTS
	I	II	III	I	II A	II B	III	I E	II E	III E	P
Municipal Councils	00	00	00	08	01	07	15	06	06	07	07
Plantation Zone	02	00	00	02	03	11	19	14	11	17	05
Green Zone	00	00	00	01	00	00	02	10	07	09	00
Total	**02**	**00**	**00**	**11**	**04**	**18**	**36**	**30**	**24**	**33**	**12**

Source: CRIT, 2008

Table 4.5: Break up of the summary of Grading of Artefacts, Buildings and Talavs

	ARTEFACTS			BUILDNGS				TALAVS		
	I	II	III	I	II A	II B	III	I E	II E	III E
MUNICIPAL COUNCILS										
Artefacts	**00**	**00**	**00**							
Sculptures	00	00	00							
Edicts	00	00	00							
Buildings				**08**	**01**	**07**	**15**			
Residential				00	01	00	04			
Markets				00	00	00	00			
Religious				05	00	06	03			
Educational				00	00	00	07			
Others				03	00	01	01			
Talavs								**06**	**06**	**07**
PLANTATION ZONE										
Artefacts	**02**	**00**	**00**							
Sculptures	00	00	00							
Edicts	02	00	00							
Buildings				**02**	**03**	**11**	**19**			
Residential				00	02	00	00			
Markets				00	00	00	03			
Religious				00	01	11	08			
Educational				00	00	00	04			
Others				02	00	00	04			
Talavs								**14**	**11**	**17**
GREEN ZONE										
Artefacts	**00**	**00**	**00**							
Sculptures	00	00	00							
Edicts	00	00	00							
Buildings				**01**	**00**	**00**	**02**			
Residential				00	00	00	00			

Markets				00	00	00	00			
Religious				00	00	00	00			
Educational				00	00	00	01			
Others				01	00	00	01			
Talavs								**10**	**07**	**09**

Source: CRIT, 2008

It is evident from the overall summary of grading that:

- The majority of buildings are of Grade III, which predominantly consists of educational institutions, grampanchayat offices and private residential buildings. A few buildings within the Fort Precincts are of Grade I which predominantly include the defence posts and churches while the Grade II B buildings consist mainly of religious institutions.

- Out of the 87 talavs, approximately 2/3rd of the talavs are of Grade I and II.

4.3 ISSUES CONCERNING HERITAGE ASSETS

This section would identify the issues and concern of each of the categories of heritage assets which have been identified in the earlier part of the study. It would summarise the concerns which have been indicated in the detailed performas of the assets. Some of the concerns seem to be generic to the different types of asset that have been identified earlier. These would be detailed in this section.

4.3.1 Artefacts

- The survey has identified two edicts in the form of Ashoka Stupa and Gandhi Smarak, both of which are in a poor condition.

Table 4.6: Condition of the artefacts

Good	Fair	Poor
		Gandhi Samarak
		Ashoka Stupa

Source: CRIT, 2008

- The survey has also identified several pre-colonial sculptures at places like Vimal talav at Nirmal, Peerancha Talav and Ambe Talav at Kaman as well as Aseri Fort at Mandvi. The presence of such assets indicates the immense archaeological significance of the VVSR - holding clues to the pre-colonial cultural manifestations in the western coast of India - and suggests the need to undertake a detailed archaeological survey.

- A lack of awareness of these assets, which form a part of our rich cultural heritage has been identified as an issue of concern. It would imply a need to undertake an in-depth archaeological survey in the VVSR, which is beyond the scope of this project.

4.3.2 Buildings

- Residential buildings

  The study has listed very few private residential buildings in the heritage list. Amongst the ones that are chosen include buildings that which have regional / national significance or are of exemplary architectural value or are exellent examples of reuse. Some of the buildings are maintained reasonably well by the owners but most of them are under threat of demolition. This is due to the increasing pressures of urbanisation.

Table 4.7: Condition of residential buildings

Good	Fair	Poor
Matkari Wada	Gavankar Wada	Phadke Wada
Khanolkar House	Shah Wada	Mohan Lal Vakil Bungalow
Patil Wada		

Source: CRIT, 2008

- Market buildings

  Earlier the markets used to gather in an open space. But recently, a few of these culturally important have sheds constructed for vendors to sit. They exhibit poor infrastructure and maintenance.

Table 4.8: Condition of market buildings

Good	Fair	Poor
	Naigaon Bazaar	Arnala Market
		Nirmal Bazaar

Source: CRIT, 2008

- Religious Buildings

  The religious buildings in this region are predominantly under the ownership of trusts. Although a large number of these buildings are in a good or a fair condition, the survey shows that many of these have undergone insensitive additions and alterations.

Table 4.9: Condition of religious institutions

Good	Fair	Poor	Ruin
St. Michael's Church	Bohra Masjid	Rehemtullah Alleya Dargha	St. Anthony's Church
Our Lady of Remedies Church	The Church of the Holy Name of Jesus	Swami Siddeshwar Mandir	Our Lady of Life Church
St. Peter's Church	Chimaji Appa Temple	Ram Mandir, Papdy	The Church of Blessed Gonsalvo
Our Lady of Grace Church	Hanuman Mandir, Agashe	Hanuman Mandir, Kaular Budruk	Martiz of St Joseph
St James Church	Bhawani Shankar Mandir	Pali Dargah	
Ram Mandir, Arnala	Vishnu Mandir, Agashe		
Holy Spirit Church	Ram Mandir, Agashe		
Holy Cross Church	St Peter's Church		

St. Francis Xavier's Church	Dargah and Idgah Grounds		
Our Lady of Merces Church	Shankaracharya Mandir		
St. Thomas Church	Hanuman Mandir, Sandor		
Mother of God Church			
Pali Masjid			

Source: CRIT, 2008

- Educational

  This category is predominantly formed of the Zilla Parishad Schools. These buildings might not have remarkable architectural characteristics but have immense socio-economic relevance. These load beraing buildings exhibit a typology which is composed of a open space in front and verandah with rooms sprung covered with a pitched Mangalore tile roof t. Additions done to a number of these buildings have been done very insensitively.

Table 4.10: Condition of educational institutions

Good	Fair	Poor
	St. Philomena School	Naringi Zila Parishad School
	R. P. Wagh School, Vasai	Sopare Zila Parishad School
	Thomas Baptista School	Zilla Parishad School, Vasai
	Zilla Parishad School, Bolinj	Govardhan Vidyalaya
	Zila PArishad School, Kaular Budruk	Zilla Parishad School, Agashe
		Zilla Parishad School, Arnala
		Zila Parishad School, Juchandra

Source: CRIT, 2008

- Other institutional buildings

  Many of the grampanchayat buildings are in a fair condition. However, additions to them have been done insensitively.

Table 4.11: Condition of other institutional buildings

Good	Fair	Poor	Ruin
	Vasai Court	Rampart Wall, Vasai Fort Precinct	The Citadel, Vasai Fort Precinct
	Sir D.M. Petit Municipal Dispensary		The Jail, Vasai Fort Precinct
	Arnala Grampanchyat Office		Arnala Fort Wall
	Grampanchyat Office, Girij		Arnala Fort Bastion
	Grampanchyat Office, Sandor		Portuguese Humbara
			Aseri Fort

Source: CRIT, 2008

4.3.3 Talavs

The listed talavs could be classified into two types. The first type is surrounded by settlements and is used by the surrounding settlements for washing, bathing and recreation. The other type is found in midst of cultivations and are primarily used for fishing as well as agrarian purposes.

These talavs are sometimes threatened by the surrounding settlements through encroachment, dumping of garbage etc. Some of these talavs have been beautified by the respective municipalities and grampanchayats for recreational purposes. However, some of this redevelopment has been criticized for the negative environmental impact that it has on the talavs. For example, in many cases the edges of these talavs have been hard paved with concrete which allows for no water percolation.

In some cases these talavs face the threat of contamination due to the use of detergents during washing clothes. As a response to these in Gode Talav in Juchandra, the grampanchyat has provided for a separate shed washing where the waste water is not released back to the talav.

Table 4.12: Condition of talavs

Good	Fair	Poor
Naringi Talav	Chlune Talav	Dongar Pada Gav talav
Vartakwada Talav	Nazreth Talav	Ranele Talav
Totale Talav	Agashe Talav	Chakreshwar Talav
Manvel Pada Talav	Kudhvat Talav	More Talav
Achole Talav	Madres Talav	Nagela Talav
Khargoda Talav	Navale Talav	Papdy Talav
Diwanman Talav	Andala talav	Bondali Talav
Father Benedict Talav	Ghas Mothe Talav	Taam Talav
Umeleman Talav	Kalunj Talav	Don Talav
Sambhale Talav	Indnani, Golai and Varala talav	Bhongale Talav
Kofrad Talav	Vimal Talav	Satphale Gav Talav
Bolinj Talav	Malai Talav	Satphale Talav
Karmale Soneri Talav	Gorlai Talav	Manukarnika Devi Talav
Nale Talav	Girij Talav	Umbrale Talav
Bhandale Talav	Motha Talav	Ambat Bav Talav
Gode Talav	Barmala Talav	Shirmoli Talav
	Saloli Talav	Batela Talav
	Dev Talav	Kumbhar Talav
	Mulgaon Talav	Khurd Talav
	Chaubare Talav	Bhola Talav
	Vagrapada Vanicha Talav	Dongri Talav
	Vagrapada Peerancha Talav	Rangaon Talav
	Waliv Talav	Devali Ta;av
	Dhaniv Gav Talav	Relba Talav
	Dhaniv Baug Talav	Vadavali Talav
	Ghanicha Talav	Peerancha Talav
	Kopri Talav	Ambe Talav
	Raipada Talav	Rajavali Gav Talav
	Shigoan Gav Talav	Vagrapada Souncha Talav

	Samantpada Talav	Gokhivare Talav
	Dharavi Talavi	Sativili Talav
	Khardi Talav	Khadik Talav
		Mandvi Talav
		Kashid Talav
		Koshimbe Talav
		Dahisar Gav Talav
		Dahisar Talav

Source: CRIT, 2008

4.3.4 Precincts

- Market Precincts

  These precincts form an important part of the cultural milieu of the local community and are active in the early morning and evening hours. They predominantly sell the local produce of the place. Most of these markets are informal in nature and are in urgent need of infrastructure up gradation.

Table 4.13: Condition of market precincts

Good	Fair	Poor
		Burhanpur Chowk Market
		Holy Market Precinct
		Vasai Market Precinct

Source: CRIT, 2008

- Fishing jetties and drying grounds

  Fishing is an important activity in the region with the jetties of Arnala, Vasai and Naigaon being the predominant ones. However, most of these jetties have poor infrastructure and urgently require up gradation.

Table 4.14: Condition of fishing jetties and drying grounds

Good	Fair	Poor
		Vasai Fishing Jetty and Drying Grounds
		Arnala Fishing Jetty and Drying Grounds

Source: CRIT, 2008

- Fort Precincts

  The forts of this region are under the custody of the ASI and the State Archaeology Department, which have been unable to maintain these properties. They are either in a poor condition and most of the assets within the precinct are in state of ruin. These precincts urgently require a management plan to be framed and implemented to stop further damage. In some cases like in the case of Vasai fort the local community still use the fort precinct for religious, work and recreational purposes.

Table 4.15: Condition of fort precincts

Good	Fair	Poor	Ruin
		Vasai Fort	Arnala Fort

Source: CRIT, 2008

- Religious Precincts

  These religious precincts hold important religious festivals and are the primary sources of generation of activities within the precinct.

Table 4.16: Condition of religious precincts

Good	Fair	Poor
St. Micheal's Church Precinct	Shankaracharya Mandir Precinct	

Source: CRIT, 2008

- Talav Precincts

  The activities generated in these precincts are diverse and take place around the talavs.

Table 4.17: Condition of talav precincts

Good	Fair	Poor
Kofrad Talav Precinct	Agashe talav Precinct	Papdy Talav Precinct

Source: CRIT, 2008

5. PROPOSALS FOR HERITAGE ASSETS IN VVSR

5.1 APPROACH TOWARDS CONSERVATION

In the contemporary age of globalization, the attempts of conservation often come in conflict with the local cultures. Often they tend to generates forms which contest with local aspirations, tend to dis-empower the local populace from their immediate surroundings and their resources in violent ways.

This study attempts to make an argument for an alternative imagination of conservation. It argues that conservation in our contexts should help in formulating strategies to handle such violent changes. It should generate strategies that would integrate cultural assets, community aspirations and associations much better into the planning process.

Towards this end, our approach to conservation has been summarised in this section:

- **Expand the definition of heritage assets of cultural heritage.**
  The notion of what constitutes assets of cultural heritage cultural is being expanded through this study. It takes into account the associations of people not only with commonly understood assets like historically important buildings, residences and precincts but also sites that have socio-economic relevance like market, fishing jetties, etc or environmental systems like talavs.

  Some of these assets like the talavs, are environmental systems but they hold significants with surrounding communities at a local as well as a regional scale. Some of them have important religious, educational, market buildings attached to them that form an identifiable precinct. A number of them are even presently used as a domestic water source.
  Even markets which may not have a strong physical / architectural form with defined boundaries, but have existed in this agrarian system for a long time and are unique and important to the communities. These markets would primarily be constituted of the formal and informal fish markets, shops, restaurants etc. This study recognises that these forms are intangible in nature but hold a strong significance in the cultural milieu.

- **Articulate Cultural Assets as Resources for Communities**
  A large number of assets form important resources for local communities. For example, the wells and talavs, which form an integral part of this region. They are

not only used for cleaning and washing but also used for economic activities like fishing and agriculture in the region. Most importantly, they are responsible for maintaining the health of the ground water table in this region. In some cases, they also possess a religious or a recreational value. Any damage to them not only affects the ecosystem but it also affects several communities adversely.

Moreover buildings which are listed and are to be conserved also need to be seen as resources for the community, rather than just being tourist attractions. Thus the notion of cultural assets should not be that of having historic value with romantic interest for a few - maybe historians and architects – but having relevance also for the community. This would require us to explore the possibilities of adaptive reuse for the community at large. For example, assets like the Vasai Fort Precinct. While this precinct and its assets have a national significance, the associations of the local communities with the precinct cannot be overlooked. Any plan for them should be made considering the local community interests.

Even precinct like markets and jetties should be seen as important spaces and landmarks for several communities. Any damages to such resources affect the life and livelihood of communities having an association with them.

- **Developing an appropriate legal framework.**
  After grading the structure for its value, the present legal framework for conservation specifies the type of changes that can be made to it. In most cases, the law provides for the safeguarding of the property. If the property is public such a strategy to safeguard may work. Howeevr, in case of private properties listing is resented as it curbs the development rights of the owners of the building. In some cases - like Mumbai - there are laws which allow for the Transfer of Development Rights for heritage properties. This goes a long way to create incentives to keep a heritage property intact. Yet it does not compensate for the market value of the property.

  Our study indicates that while conservation needs to be given incentives it needs to be made economically viable. Once a structure is found worth of being kept as a heritage asset, the authorities should frame laws that make the maintenance of the asset economically viable. In the case fo VVSR, as detailed out in the next chapter we will suggest that private heritage property should be either brought over by the government or incentives like reduced property tax, transferable development right should be given to offset any loss that the property owner incur due to the property being listed. Also there should be a technical cell created in this region which would advice and help individual owners on aspects of

conservation of their properties. The study would, therefore, focus on creating such a legal and institutional framework that would facilitate a process of self-listing (particularly in the case of private properties).

For properties which are public or come under trust or government ownership,the respective authorities could seek for government grants, municipal funds etc. after the creating a detailed project report their conservation and management.

- **Conservation Management**

  The management of conservation assets has also been a critical issue which needs to be addressed within this debate. For example, in the case of Vasai Fort precinct we have seen that though ASI is entrusted with the role of maintaining this property there is no or little coordination with the Municipal Council to maintain the property or its demarcated buffer area. The primary question which comes is who should maintain these properties? There are conflicts with the local communities which remain unresolved leading to the damage as well as sub-optimal use of the fort. This is where the argument that: if conservation has to seen as being beneficial to local communities then the local authorities like municipal councils / grampanchayats would have to play a very important and integral role in maintaining these assets. Local governments have a political as well as economic interest in maintaining these assets. They can coordinate the management of such properties with an organization like the ASI if properties belong to them, but it should never be left to the authorities like ASI to solely maintain such assets.

  To be able to assist them in conservation management, the local governments should have a heritage / conservation cell within them to assist them in their work. It can be a part of the building department of these municipalities. This is different from the heritage committee set up in municipalities whose role is primarily advisory. They cannot help in the day today maintenance of such properties. The role of the cell would be to help in the listing of properties, providing technical help to owners as well as implementing conservation management plans for various precincts in their jurisdictions. The management plans can then detail out the role of communities, trusts and individual owners in the maintenance of assets.

5.2 EVOLVING CONSERVATION STRATEGIES FOR VARIOUS TYPES OF ASSETS

The different typologies of heritage assets that have been identified in the VVSR can be further classified into groups depending on thee nature of the asset and dominant ownership pattern. This study has categorised the assets into 9 groups

as can be seen in Table 5.1.The heritage assets, their grades and the model that they should be considered under is listed below.

Table 5.1: Conservation models and Heritage assets under each model

NO	NAME OF THE ASSET	GRADE	NO	NAME OF THE ASSET	GRADE
Model 1: For important buildings under private ownership having a regional heritage value					
26	Gavankar Wada	II A	45	Phadke Wada	II A
43 e	Khanolkar House	II A			
Model 2: For important buildings under private ownership with heritage value					
24	Patil Wada	III	38	Mohanlal Vakil Bungalow	III
25	Matkari Wada	III	39	Shah Wada	III
Model 3: For institutional buildings with heritage value under government ownership					
02	Naringi Zila Parishad School	III	48	Zilla Parishad School, Arnala	III
09	Sopare Zila Parishad School	III	49	Grampanchayat Office, Arnala	III
27	Vasai Court	II B	62	Zilla Parishad School, Bolinj	III
30	D M. Petit Municipal Dispensary	III	88	Grampanchayat Office, Girij	III
31	Zilla Parishad School, Vasai	III	96	Zilla PArishad School, Kaular Budruk	III
37	Govardhan Vidyalaya, Vasai	III	102	Grampanchayat Office, Sandor	III
46	Zilla Parishad School, Agashe	III	114	Zila Parishad School, Juchandra	III
Model 4: For institutional buildings with heritage value owned by trusts					
11	Rehmatullah Alleya Dargah	III	43 f	Vishnu Mandir, Agashe	III
19 a	St. Michael's Church	II B	43 g	Ram Mandir, Agashe	III
19 c	St Philomena School	III	51	Ram Mandir, Arnala	II B
2	Our Lady of Remedies Church	II B	79	Dargah and Idgah Grounds	III
23	R. P. Wagh High School	III	50 b	Holy Spirit Church	II B
28	Bohra Masjid	III	81	Holy Cross Church	II B
32	Swami Siddeshwar Mandir	II B	82 a	Shankaracharya Mandir	II B
33	St. Peter's Church	II B	90	St. Francis Xavier's Church	II B
34 g	Chimaji Appa Temple	II B	92	Our Lady of Merces Church	II B
36 b	Ram Mandir, Papdy	III	94	Hanuman Mandir, Kaular Budruk	III
40	Our Lady of Grace Church	II B	101	Hanuman Mandir, Sandor	III
41	Thomas Baptista School	III	103	St. Thomas Church	II B
44	St James Church	II B	107	Mother of God Church	II B
50	St. Peters Church	II B	108	Pali Masjid	III
43 a	Hanuman Mandir, Agashe	III	109	Pali Dargah	III
43 d	Bhawani Shankar Mandir	II B			
Model 5: For precincts with markets, fishing jetties, drying grounds and religious activities attached to them					
10	Burhanpur Chowk Market Precinct	P	53	Arnala Fishing Jetty and Drying Grounds	P
21	Holy Market Precinct	P	60	Kofrad Talav Precinct	P
29	Vasai Market Precinct	P	69	Nirmal Bazaar	III
35	Vasai Fishing Jetty and Drying Grounds	P	82	Shankaracharya Mandir Precinct	P
36	Papdy Talav Precinct	P	110	Naigaon Bazaar	III
47	Arnala Market	III			

NO	NAME OF THE ASSET	GRADE	NO	NAME OF THE ASSET	GRADE
Model 6 a: For talavs exhibiting an urban character around them					
01	Naringi Talav	III E	16	Khargoda Talav	III E
03	Dongarpada talav	III E	17	Nazreth Talav	II E
04	Vartakwada Talav	III E	18	Diwanman Talav	III E
05	Totale Talav	I E	19 b	Father Benedict Talav	I E
06	Manvelpada Talav	II E	36 a	Papdy Talav	I E
07	Ranele Talav	II E	36 c	Bondali Talav	II E
08	Chakreshwar Talav	I E	42	Taam Talav	II E
12	More Talav	III E	43 c	Agashe Talav	I E
13	Nagela Talav	II E	60 a	Kofrad Talav	I E
14	Achole Talav	I E	61	Bolinj Talav	I E
15	Chulne Talav	I E			
17					
Model 6 b: For talavs exhibiting an agrarian character around them					
55	Don Talav	II E	98	Saloli Talav	II E
56	Bhongale Talav	III E	99	Relba Talav	III E
57	Satphale Gav Talav	III E	100	Dev Talav	III E
58	Sambhale Talav	II E	104	Mulgaon Talav	III E
59	Satphale Talav	I E	105	Chaubare Talav	III E
63	Manukarnika Devi Talav	III E	106	Vadavali Talav	II E
64	Karmale Soneri Talav	III E	110	Umele Talav	III E
65	Kudhvat Talav	III E	112	Gode Talav	II E
66	Umbrale Talav	I E	113	Gandhi Talav	III E
67	Nale Talav	I E	116	Peerancha Talav	I E
68	Bhandale Talav	III E	117	Ambe Talav	II E
70	Madres Talav	I E	118	Rajavali Gav Talav	II E
72	Navale Talav	III E	119	Vagrapada Vanicha Talav	III E
73	Ambat Bav Talav	III E	120	Vagrapada PeeranchaTalav	II E
74	Andala Talav	II E	121	Vagrpada Sonucha Talav	III E
756	Ghas Mothe Talav	I E	123	Waliv Talav	I E
76	Kalunj Talav	I E	124	Sativili Talav	III E
77	Shirmoli Talav	II E	125	Khadik Talav	I E
78	Batela Talav	I E	126	Dhaniv Gav Talav	I E
80	Idnani, Golai, Varala Talav	II E	127	Dhaniv Baugh Talav	II E
82 b	Vimal Talav	I E	128	Ghanicha Talav	I E
82 c	Malai Talav	I E	129	Kopri Talav	II E
83	Kumbhar Talav	I E	130	Raipada Talav	I E
84	Khurd Talav	II E	131	Shirgaon Gav Talav	III E
85	Bhola Talav	II E	132	Samantpada Talav	I E
86	Gorlai Talav	III E	133	Dharavi Talav	III E
87	Dongri Talav	I E	134	Mandvi Talav	I E
89	Girij Talav	I E	136	Kashid Talav	III E
91	Motha Talav	III E	137	Khardi Talav	III E
93	Rangaon Talav	III E	138	Koshimbe Talav	I E
95	Devali Talav	III E	139	Dahisar Gav Talav	III E
97	Barmala Talav	II E	140	Dahisar Talav	I E

NO	NAME OF THE ASSET	GRADE	NO	NAME OF THE ASSET	GRADE
Model 7: For precincts having artefacts and archaeologically significant buildings					
34	Vasai Fort Precinct	P	115	Portuguese Hambara	III
54	Arnala Fort Precinct	P	135	Aseri Fort	I
71	Ashoka Stupa	I			
Model 8: For gaothans / urban areas which are of historical significance *(like the old towns of Sopare, Vasai, Agashe and some gaothans in the Plantation Zone etc. which require guidelines for development but have not been listed as assets)*					
Model 9: For artefacts which are of archaeological significance *(which are not listed and presently lie at several sites in VVSR like sculptures found near Peerancha Talav and Ambe talav at Kaman, Aseri Fort at Mandvi, Vimal Talav at Nirmal etc.*					

Source: CRIT, 2008

The subsequent sections detail out each of the models that have been briefly described earlier.

5.2.1 Model 1: For important buildings under private ownership having regional heritage value

There are some buildings which are of historical importance for the fabric of the whole region. The private buildings which of such importance are primarily residential in character. The historic residential typology which is of importance and in this region is the wada. In the following table such properties have been identified and a complete set of strategies have been indicated so as to manage these assets. There are some buildings which are of historical importance for the fabric of the whole region.

Table 5.2: Conservation Strategies in Model 1

Built form strategies	The building in this case has to be preserved or even brought back to its original historic character. Some of the house in this type are in extremely dilapidated state and thus need to be restored immediately.
Financial strategy for one time expenditure	Important building identified in this type should be adopted / brought over by the government. For this a corpus has to be set side which can identify such important properties in Mumbai region and procure them at a market price. This would be very important as it would initiate the process of conservation in these historic locations. The MMRDA, or the collector, or the proposed municipal corporation should be the body where such an corpus can be established.
Maintenance strategy for recurring expenditure	In these structures new functions should be introduced like community institutions, museums, etc. The government can enter into a partnership with a private agency, to maintain it as a museum, with covenants which would help preserving the property. The function should preferably be a way to generate revenue for the corpus and also for generating revenues to maintain the structure.
Institutional Strategy	These structures can be maintained and managed by a private agency who would use it. But a heritage cell should be established which should be able to advice on aspects of repairs on these structures.
Guidelines	1. For any alteration done permission from the heritage cell should be sought. 2. No new additions/extensions should be made to these properties.

Source: CRIT 2008

5.2.2 *Model 2: For important buildings under private ownership having heritage value*

In the VVSR there are many private properties that have historical value. However such structures face the danger of demolition if they are listed. The government if it wants to encourage the conservation of such structures should give incentives which will make conservation more viable than it presently is. In fact, the study recommends that for such structures a process of self listing should be encouraged.

Table 5.3: Conservation Strategies in Model 2

Built form strategies	The exterior of the building should be preserved. Any changes or repairs works to the exterior should be reviewed by a Heritage cell. The interiors can undergo change. Extension to such buildings should be allowed but this should not disturb the character of the existing building/s. However to maintain the character of these buildings the overall development control rules of the municipal council and goathans in which they are located need to be reviewed.
Financial Strategy for one time expenditure	Incentives should be allowed in form of transferable development rights in the urbanizable zone. Change of land use can also be considered as an incentive. The present FSI in the municipal council area is 1 and in congested goathans is also 1. An incentive of extra FSI which remains unused and an additional of 25% should be granted to such buildings to be transferred at convenient locations e.g. like 100 m on both side of a railway station in the urbanizable zone. However this should be only considered if no extension is possible to the identified asset.
Maintenance Strategy for recurring expenditure	For the maintenance of such assets an additional tax benefit to the owners of such property should be given so that they would invest in saving their structures. They should be able to access for expertise to conserve their buildings, as well as apply for fund, which can be created, to preserve their property.
Institutional Strategy	These structures can be maintained and managed by owners of the structure. But there can be a heritage cell established within the municipalities which should be able to advice on aspects of repairs on these structures.
Guidelines	1. For any addition or alteration done permission from the heritage cell should be sought. 2. No new additions/extensions should exceed the height of the historic structure.

Source: CRIT 2008

5.2.3 Model 3: For institutional buildings with heritage value under government ownership

There are many buildings in the region owned by the local authorities which have specifically might not be historically significant but add to the value of the overall ensemble. They are of various uses. The most common is the Zilla Parishad School. Then there are dispensaries, judicial buildings and even govt. offices that come under such category. In most cases these building are in need of extensions.

Table 5.4: Conservation Strategies in Model 3

Built form strategies	In this case there has to clearly two sets of strategies - first in case of the buildings which have do not require any significant additions or the second for buildings requiring additions. The building in the earlier case has to be preserved or even brought back to its original historic character. In the later case the possibilities of sensitive additions has to be studied carefully and then done. In the case of the zilla parishad school it has been observed that these structures are generic in nature. These structure have a open space in front with a L shaped building surrounding it on the other side. These open spaces are used as community gathering space and should be protected. Also for such cases some common possibilities for future additions should be studied and made.
Financial strategy for one time expenditure	There are many possibilities in this case to generate funds for the preservation/ restoration/ additions of these buildings. • They may have funds which are from their respective local authorities. • They may apply for fund form other government bodies which will assist them with the above like, MMRDA's funds for heritage buildings. • They can also apply to other donor agencies which support them for the conservation of heritage buildings with funds.
Maintenance strategy for recurring expenditure	For there maintenance respective institutional funds should be used. In some cases change of use should be allowed to generate more funds for the upkeep of the building. In many cases should be allowed which will help local communities and also might be simultaneously charged.
Institutional Strategies	The onus of maintenance should clearly be with the local authorities. Also the local communities should play an important part in conserving these assets.
Guidelines	1. For any addition or alteration done permission from the heritage cell should be sought. 2. No new development in these precincts should exceed the existing heritage structure/s in height.

Source: CRIT 2008

5.2.4 *Model 4: For institutional buildings with heritage value owned by trusts*

There are a lot of buildings in this category which need to be safeguarded. They are primarily religious or educational in nature. There are churches and temples which form the historic landmarks of the Vasai Virar sub-region. Most of these religious structures are live and used by the existing communities. Lot of these churches and temples has made additions to the historic structures which at many times are not sensitive to the existing historic building. Also the repairs and additions done to the existing historic building are not responsive.

Table 5.5: Conservation Strategies in Model 4

Built form strategies	The historic building in this case has to be to be preserved. Any further additions to such buildings have to be approved by the heritage cell in the region.
Financial Strategy for one time expenses	These institutes in most cases are funded by private sources through donation from members of the community. It is not that they lack funds but they lack expertise in conserving historic structures which should be provided to them.
Maintenance Strategy for recurring expenses	For the maintenance of these structures, additional tax benefit to the owners of such property should be given, so that they would invest in saving their structures. They should be able to access expertise as well as apply for fund, which can be created, to preserve their property.
Institutional Strategies	These building are maintained by private trust so might not face any immediate threat. However they should be provided with expertise from the heritage cell to be formed under the municipalities.
Guidelines	1. For any addition or alteration done permission from the heritage cell should be sought. 2. No new development in these precincts should exceed the existing heritage structure/s in height.

Source: CRIT 2008

5.2.5 *Model 5: For precincts with markets, jetties, drying grounds and religious activities attached to them*

These markets are unique to this sub-region. They actually are an important part of the life of the people selling fish and agrarian produce of the region. The markets have an informal and a formal component. The formal component has shops, restaurants and maybe shed for the fish market along with some institutions. The informal component has the vegetable and fruit market. These markets occur in the morning and evening. Other public spaces like annual fairs are attached to religious institutions like in the case of Shankaracharya Mandir precinct or Kofrad Talav precinct. In these precincts there maybe festivals or other annual events which are held. The other important public spaces in the region are the jetties and the fish drying grounds which form an important part in the lives of the fishing communities in this place. As mentioned earlier these public spaces are places where the intangible assets, formed of the cultural milieu of the place are enacted. The Shankracharya Mandir Precinct should be taken up as a case to draw up a conservation management plan immediately.

Table 5.6: Conservation Strategies in Model 5

Built form strategies	Most of these public spaces are not in good condition. In many cases they might be chaotic with activities conflicting with each other. Many precincts have an overall ensemble worthy of preservation like in the case of the Vasai Market precinct. In most of the cases these markets would require an over all management plan to resolve the conflicts. This plan needs to accommodate new programs and infrastructure requirements of these places. Most of these places would require organization of movement, provision of parking, provisions of bus-stands etc. They would also require an overall landscape plan to organize their street furniture, vegetation, surface etc.
Financial Strategy for one time expenses	For rehabilitating these assets funds from respective local authorities should be used, apart from state funds and funds from donor agencies private public partnership should be sought.
Maintenance Strategy for recurring expenses	For the maintenance of these markets and public spaces taxes should be collected from informal as well as formal actors within these precincts.
Institutional Strategies	The local authorities like the Grampanchayats and the Municipalities should be in charge of maintenance of these markets/public spaces along with the actors who use them. Functions like parking/ storage facilities could be prvatised.
Guidelines	**Precincts with markets** 1. For any redevelopment plan permission from the heritage cell should be sought. 2. Redevelopment plan for precincts should clear demarcate between informal and formal activities. **Precincts with jetty + fish drying grounds** 1. For any redevelopment plan permission from the heritage commitee should be sought. 2. No activities excepting one which are related to fishing and fish drying should be allowed to come up in the precincts.

Source: CRIT 2008

5.2.6 *Model 6a: For talavs exhibiting an urban character around them*

Beautification work has been undertaken in many of these talavs. However, such work has been carried out at many places with no ecological consideration. The edges of most of these talavs have been retained with concrete walls which might not be the best of responses due to the above reason. The landscape has also been done only to beautify and may not be necessarily good for the talav.

Table 5.7: Conservation Strategies in Model 6a

Built form strategies	These talavs have to be carefully rehabilitated i.e. landscaped not with a view towards beautification but with ecological considerations. A complete understanding of the influence zone of these talavs which are public spaces will have to be established and any intervention would have to consider all the surrounding activities. A management plan with a detailed project report should be drawn up before any intervention is done on these public spaces.
Financial Strategy for one time expenses	For rehabilitating theses assets funds from respective local authorities should be used, apart from MMRDA funds and funds from donor agencies.
Maintenance Strategy for recurring expenses	For the maintenance of the talavs taxes should be collected by introducing new activities like commerce, institutions which can be leased. Revenue can also be generated through introduction of new economic activities like fishing, eco – tourism, recreation etc.
Institutional Strategies	The local authorities like the gram panchayat and the municipalities should be in charge of maintenance of these talav along with the local communities who reside in proximity to them. No talavs should be privatized but certain functions can be leased to private parties.
Guidelines	1. Any redevelopment plan for such talavs should obtain the permission of the heritage cell. 2. 20 m in and around talavs graded IE should not have any additional built structures excepting structures which exist. Additionally it is suggested that this land be made public and if any private ownership exists, compensation should be given through TDR. 3. A width 10 m in and around talavs graded II E should not have any built structures excepting structures which exist. Additionally it is suggested that this land be made public and if any private ownership exists, compensation should be given through TDR. 4. 5 m in and around talavs graded III E should not have any built structures excepting structures which exist. Additionally it is suggested that this land be made public and if any private ownership exists, compensation should be given through TDR. 5. Any landscape redevelopment plan submitted for such talavs should clearly indicate the contour at an interval of .1 m for a distance of 50 m around. The plan should clearly indicate any water shed as well as the catchments area of these talavs 6. Such redevelopment plans should at no point disturb the existing level of the surrounding area. 7. Any landscape plan which envisages resurfacing around the talav should allow for easy water percolation. 8. Any plantation plan should not disturb the existing flora and fauna present around such talavs.

Source: CRIT 2008

5.2.7 Model 6b: For talavs exhibiting an agrarian character around them

These talavs are primarily located in the grampanchayats in the VVSR. They are used by the immediate community for washing, bathing, and sometimes even cleaning of cattle. Some of these talavs have wells within or nearby from where water is used for drinking by the local community. Sometimes these talavs like the Ghas Mothe Talav are also used by the entire village to water the fields. Other talavs, like the Raipada Talav, are located in remote areas have a variety of migratory birds inhabiting it. These talavs have problems at various levels. The cleaning of utensils and clothes are done right at the edge of these talavs releasing harmful detergents in the talavs. Some talavs like the Kopri talav where interventions have been done the edges have been retained with concrete completing disrespecting the natural hydrological systems that these talavs had.

Table 5.8: Conservation Strategies in Model 6b

Built form strategies	Most of these talavs are in good condition. In some cases these talavs might require stabilizing or strengthening its edges. However in most of the talav there should be a separate structure provided for the washing and cleaning of clothes. This has been done in Gode talav in Juhechandra goathan.
Financial Strategy for one time expense	For rehabilitating theses assets funds from respective local authorities should be used, apart from MMRDA funds and funds from donor agencies.
Maintenance Strategy for recurring expenses	For the maintenance of the talavs taxes should be collected by introducing activities like fishing,
Institutional Strategies	The local authorities like the gram panchayat and the municipalities should be in charge of maintenance of these talav along with the local communities who reside in proximity to them. No talavs should be privatized but certain functions can be leased to private parties.
Guidelines	1. For any redevelopment plan permission from the heritage committee should be sought. 2. Any landscape redevelopment plan submitted for such talavs should clearly indicate the contour at an interval of .1 m for a distance of 50 m around. The plan should clearly indicate any water shed as well as the catchments area of these talavs. 3. Such redevelopment plans should at no point disturb the existing level of the surrounding area. 4. Any landscape plan which envisages resurfacing around the talav should allow for easy water percolation. 5. Any plantation plan should not disturb the existing flora and fanua present around such talavs.

Source: CRIT 2008

5.2.8 *Model 7: For precincts having artefacts and archaeologically significant buildings*

This region has been historically important with Buudhist, Mughal, Portuguese, British, Maratha powers trying to gain control over it. Most of the artefacts or the archaeologically significant buildings that such cultures produced lie in a state of disrepair and dereliction. They are the most threatened assets. In many cases, as in the case of Vasai Fort Precinct, the local community still use the churches, temples within it. These sites have huge potential for tourism and recreation, which should be explored. The Arnala Fort Precinct is under the Sate Archaeological Department can be taken up for drawing up a conservation plan.

Table 5.9: Conservation Strategies in Model 7

Built form strategies for one time expenses	An overall urban form guideline has to be formulated for the preservation of existing structures and for any new development that need to come up within the core and the periphery of such precincts. Every precinct need to have a management plan, identifying present threats, coming up with new programs and requirements and exploring potentials.
Financial Strategy for recurring expenses.	For funding the preservation of such projects there has to be source like the • Archaeological Survey of India's funds, • MMRDA funds • Department of tourism and culture • Funds from other Donor Agencies
Maintenance Strategy	Tax by introduction of new activities eco - tourism/ recreation etc. The precinct in this region like the forts, stupas have huge potential to attract tourists. A plan for tourism need to be made for these precincts. While formulating such plans the history of the other smaller precinct and assets should be used to have a comprehensive approach. This will also help in generating a local economy which can also pay certain amount of taxes to maintain these assets.
Institutional Strategy	Most of these precincts have conflicts with the local communities who use them in one way or the other. This might be seen as damaging the structures by the Archaeological Survey of India. However the ASI has very little control on these monuments. Thus any institutional mechanism for these precincts should have the local authorities as well as local communities helping to maintain these precincts. Also the Department of tourism and culture should play an important role in assisting the authorities frame a cultural tourism plan for this region.
Guidelines	In these precinct any regulation laid by the Archaeological Survey of India or the State Archaeological department will have to be followed.

Source: CRIT 2008

5.2.9 *Model 8: For gaothans / urban areas which are of historical significance*

The VVSR has a number of settlements, which have a historical character because of centuries of trade which has been carried through this region. This has been elaborated in the earlier part of the report. Even the Development Plan states that this region has a typical Konkan character that needs to be preserved. All the settlements in the plantation zone has especially Arnala, Agashe ,Nirmal, Sopare, Vasai are rich with tangible cultural assets. For future developments of such precincts the development control regulations need to be reviewed for the Floor Space Index that it proposes in such gaothans and historically important precincts. This can help in controlling the volume of buildings in these areas. Simultaneously, the height of the buildings in these areas needs to be reviewed.

Table 5.10: Conservation Strategies in Model 8

Built form strategies	An overall urban form guideline has to be formulated for the conservation of existing structures and for any new development that need to come up in such precinct. Every precinct need to have a management plan formulated. As mentioned earlier that these area are composed a huge number of residential buildings which bring a character for the whole region. Thus as earlier indicated for residential buildings incentives need to be given so that self listing of properties becomes a viable alternative than imposing a listing from top.
Financial Strategy	These settlements need to be maintained through property taxes and other taxes associated with tourism to be collected from this region.
Maintenance Strategy for one time expense	Maintenance through regular collection of tax, though a historical goathan might also have a tourism plan which might be integrated with the tourism plan to drawn up for historic monuments and precincts. Like the Vasai fort and the historic town are nearby to each other. Thus a plan should be drawn up to integrate both the precinct so that it can support each other as well as it allows the tourist a diverse set of choices.
Institutional Strategy for recurring expenses	The historic character of this region needs to be protected by forming a Heritage cell which can be there for the whole region. The local authorities along with the Heritage cell can be then be entrusted with the work of protecting as well as exploring opportunities for these historic areas within this region.
Guidelines	6. The present development control regulation which have been framed for these goathans / urban areas that are either in the urbanizable zone or in the plantation zone should not be modified, especially in relation to the FSI available and the height permissible.

Source: CRIT 2008

5.2.10 *Model 9: For artefacts which are of historical significance*

The VVSR sub-region has a lot of historical artefacts that are in a state of ruin and lie in neglect and disrepair.

Table 5.11: Conservation Strategies in Model 9

Strategies	Some of these artefacts are present in public spaces / precincts or near talavs. These artefacts can be protected while protecting these spaces or if these artefacts have archaeological significance they should be sent to the museum. These artefacts can also be kept in the local museum which is suggested in Phadkewada.
Maintenance Strategy for recurring expenses	If the artefacts are a part of urban spaces they should be maintained along with the public space. However in case of them being archaeological significant they should be maintained by museums.

Source: CRIT 2008

5.3 IMMEDIATE AND LONG TERM ACTIONS

Based on the analysis of the assets of the region there are some immediate steps to be taken or policies to be formulated. Similarly some of these need to be considered in the long term. The objectives of these will be to protect these assets as well as use the opportunities that are provided by them. Some of these will be to reinforce community interest and identities by protecting their assets – tangible and intangible as well as to strengthen the existing economy by exploring the possibilities of sustainable tourism. As far as possible the policies framed should not harm community and individual interest as has been seen in the past when the government lists assets which are of heritage importance. It has been seen done either by freezing their development rights or not allowing transformation which might be required. In this study, as earlier argued, that conservation should be considered as a possible way to transform, so as to benefit the community at large. This transformation is required to respond to the imperative of globalization which might otherwise wipe these communities and their artefacts. Thus some of these actions which need to be considered are:

5.3.1 Immediate Actions

5.3.1.1 Notification of the list and enactment of conservation guidelines.

The list has been prepared in 3.2.1. Each site has a specific guideline/model for development elaborated in 5.3. Also some change have been suggested to the existing regulation that are present in the Development Plan of VVSR regarding Heritage assets. These have been elaborated in APPENDIX I. These guidelines and changes in regulation need to be enacted.

5.3.1.2 Creating a Institutional Frame work - setting up a Heritage Cell

Set up a Heritage Cell within the existing building cell assisting municipal councils and goathans which can monitor and advice on conservation of heritage assets in the sub region. The Heritage cell can have an advisory body as well as an executive body. The advisory body within the Heritage Cell can be referred to as the Heritage Conservation Committee for the VVSR, which would help framing and reviewing the heritage policies of the region. The work of the executive body would specifically include:

- Monitoring of the conservation of private heritage property in the sub region. The Heritage Cell should monitor the process of self-listing of heritage properties by individual owners. It should also give technical support to the owners of heritage property on ways to maintain their property.
- Facilitate the preparation of a heritage management plan for all the identified precincts in the sub region. The Heritage cell can work with all agencies concerned to form the management plans. Thus they would have to play an important role coordinating with various communities, goathan, municipal

councils, CIDCO, MMRDA, ASI and other agencies that would be an important part in framing the management plans.

- Oversee the implementation of the guidelines as per the management plans prepared.
- Advice the communities and trusts on the maintenance of their heritage assets.
- Facilitate the preparation of a tourism plan for the region.
- Work with various agencies in the region to implement a sustainable tourism plan for the sub region.
- Help in listing further heritage assets in the sub region.

5.3.1.3 Identifying Priority Projects

Immediately make a list of priority projects to be taken up for the rehabilitation of precincts which can then lead to other such efforts. The local community can help in identifying the list of projects which can be taken up for implementation. A table indicating the list of possible priority projects is provided in this section (Refer Table 5.12).

Table 5.12: Priority Projects

Model 1: For important buildings under private ownership having a regional heritage value	
Gavankar Wada Khanolkar House	Acquiring this property and maintaining it would demonstrate the governments resolve to protect the heritage of this region.
Model 3: For institutional buildings with heritage value under government ownership	
Zila Parishad School/Grampanchyat office, Sandor	This building is used for a dual purpose. It is located very strategically on the main road and being a government building any conservation effort would be relatively easier.
Model 4: For institutional buildings with heritage value owned by trusts	
Shankaracharya Mandir, Nirmal	A plan for this precinct along with Malai and Vimal Talav can be prepared as a pilot to demonstrate the conservation of public space.
Model 5: For precincts with markets, fishing jetties and drying grounds and activities attached to them	
Arnala Market Arnala Fishing Jetty	Being a very important Market for the region, reorganizing this market can serve as a model.
Model 6 a: For talavs exhibiting an urban character around them	
Papdy Talav Bondali Talav	The redevelopment of this precinct has been suggested by the Vasai Municipal Council. However the plan needs to be appraised for its environmental impact.
Model 6 a: For talavs exhibiting an agrarian character around them	
Vimal Talav Malai Talav	
Model 7: For precincts having artefacts and archaeologically significant buildings	
Portuguese Hambara	This property is lying derelict and is with the grampanchayat. It can immediately be preserved with the help of the grampanchayat
Arnala Fort Precinct	This belongs to the state archaeological department and any management plan for it can thus be implemented easily. It has a lot of potential for tourism which should be explored.
Model 9: For artefacts which are of archaeological significance	
Stone Sculpture, Kaman Ganesha Statute, Kaman	These sculptures could be immediately retrieved and placed in a local museum.

Source: CRIT 2008

5.3.2 Long Term Actions

5.3.2.1 Establishing a Corpus Fund

The aim should be to set up a corpus fund for the heritage preservation and management of cultural assets in the VVSR. Such a corpus fund can be created from earning form various sources:

- Keeping a part of the development charges that the new developments of the region generates. It has to be emphasized that the history is an integral part of the development of this region.

- Through aggressive lobbying for demarcating World Heritage Sites (like Ashoka Stupa) and generating funds through tourism. For example, precedents like Ajanta and Ellora from Aurangabad; Gaya in Bihar.

- Part of any revenue generated through heritage property should be kept in the corpus.

- Part of Taxes collected from private agencies which benefit from these upkeep of these cultural assets directly or indirectly.

- Formulate a heritage management plan for each precinct. This would help in exploring for funds and resources to rehabilitate and conserve each of these assets.

5.3.2.2 Formulating a Plan for Cultural Tourism

The region already has some assets which draw in tourists. These could be used to set up tourist circuits. However the tourism objective should be to make it sustainable i.e. drawn in revenue to maintain the assets while not allowing the damage of these assets. Also the strategies framed should help the economy of the local community. Also the strategies framed should help the economy of the local community.

6. APPENDIX

(RE)FORMULATING DCR'S FOR HERITAGE ASSETS IN THE VVSR

Regulation 3.4.3 has been framed in the Development Control Regulations, 2001 of the VVSR for the protection of listed buildings, areas, artifacts, structures and precincts of historical and/or aesthetic and/or architectural and/or cultural value. Appendix – VIII gives the complete details which should be adhered to. There are some amendments which need to be made to the following which are suggested as below:

1. However in Appendix – VIII , Section 3(vi) states that:
   "*Grant of compensation in cases of loss of Development Rights: - If any application for development is refused under this Regulation or conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed FSI the said owner/lessee shall be compensated by grant of market value to be determined by the divisional Deputy Director of Town Planning*."

   It is recommended that this should be modified to:
   "*Grant of compensation in cases of loss of Development Rights: - If any application for development is refused under this regulation or conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed FSI the said owner/lessee shall be compensated by grant of* ***(Development Rights Certificate (herein referred to as TDR) of the nature set out in Development Control regulation No. 5.15 and Appendix VIIIA and as may be prescribed by the Government from time to time. The TDR from heritage buildings will be consumed in designated areas. The extent of TDR Certificates to be granted may be determined by the ----, if required in consultation with the Heritage Conservation Committee and will not be awarded unless sanctioned by the government***."

2. Heritage Grade – II should be further subdivided into Heritage Grade - II (A&B). In the rule 10 where the grading criteria are mentioned in section C. Scope of Changes presently reads as:
   "*External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions. Additional buildings in the same plot or compound provided that extensio /additional building is in harmony with and does not detract from the existing heritage building I precinct especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected*

by accidental fire or when any remedy other than reconstruction is not available. However, unless absolutely essential, nothing should spoil or destroy the special features or attributes for which it is placed in the Heritage List."

This should be modified to:
(Grade – II(A) Internal changes, adaptive reuse and external changes will be generally allowed but will be subject to strict scrutiny). Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade – II A.

Grade – II(B) In addition to above extension or addition buildings in the same plot or compound could in certain circumstances, be allowed provided that the extension/additional building is in harmony(and does not detract from) existing heritage building(s) or precincts especially in terms of height and façade.

3. Also the listed properties should define the environmental properties which have been identified as an important part of the cultural assets of this region.

No	Grade – IE	Grade - IIE	Grade - IIIE
A	Definition: Heritage Grade-I E are environmental assets consisting of large talavs, (10,000 sq.mts and above) which are of vital importance to maintain the environmental balance of the place. Their influence zone needs to be clearly identified, which in this case is their hydrological features like watersheds, catchments, immediate flora and fauna. These assets also affect the ground water of the region. These assets are an important resource in the economic/cultural life of the community. These assets need to be safeguarded at all cost.	Definition: Heritage Grade-II E are environmental assets consisting of medium sized talavs, (5000 to 10000 sq.mts) which do play an important role in maintaining the environmental balance of the place. There might have an influence zone which needs to be clearly identified. These assets play a significant role in the economic/cultural life of the community. They can be local landmarks contributing to the image and identity of the area.	Definition: Heritage Grade-III E are environmental assets consisting of small sized talavs, (up to 5000 sq.mts). There may or may not be an influence zone which needs to be clearly identified.
B.	Objective: Heritage Grade-I E richly deserves careful preservation.	Objective: Heritage Grade-II E richly deserves careful preservation.	Objective: Heritage Grade-III E richly deserves careful preservation.
C.	Scope for Changes: No interventions would be	Scope for Changes: No interventions would be	Scope for Changes: No interventions would be

	permitted to change or transform the natural features like edges, topography of this system.	permitted to change or transform the natural features like edges, topography of this system if an influence zone has been identified.	permitted to change or transform the natural features like edges, topography of this system unless done as intelligent preservation.
D.	Procedure: Development permission for the changes would be given by the competent authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.	Procedure: Development permission for the changes would be given by the competent authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.	Procedure: Development permission for the changes would be given by the competent authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.
E.	Landscape/Surrounding Development: All development in areas surrounding such environmental assets, especially in the identified influence zone shall be controlled ensuring that it does not damage the sensitive environmental system.	Landscape/Surrounding Development: All development in areas surrounding such environmental assets, especially in the identified influence zone shall be controlled ensuring that it does not damage the sensitive environmental system.	Landscape/Surrounding Development: All development in areas surrounding such environmental assets, especially in the identified influence zone shall be controlled ensuring that it does not damage the sensitive environmental system.

4. Also in Appendix – VII Rule 3(ix) states that:
   "*In addition to the area under Vasai Fort, a belt of 100m from this fort wall shall be considered as restricted area and any development in this area may be permitted by the Competent Authority on a case basis and as per the guidelines to be laid down by the Government in consultation with the Heritage Conservation Committee*."

   This should be made to include even the Ashoka Stupa and the Arnala Fort Precinct.

   Also there need to some amendments made to Regulation 5.15, Appendix XIII controlling the Transfer of Development Rights. The amendments suggested in the next paragraph.

5. The regulation 5.15 states that:
   "*In the case of land falling partly or wholly under any reservation or road proposed in the DP, the owner concerned will be entitled to have additional FSI in lieu of compensation in the form of Development Rights or Transferable Development Rights as provided in Appendix XIII*."

   This should be modified to include:

"*In the case of land falling partly or wholly under any reservation or road proposed in the DP,* ***or in case of plot with listed heritage buildings*** *the owner concerned will be entitled to have additional FSI in lieu of compensation in the form of Development Rights or Transferable Development Rights as provided* ***in Appendix XIIIA***."

6. Appendix XIIIA should be framed as additional development regulation regarding the transfer of development rights for heritage buildings and precincts.

   i. As provided in Regulation 3.4.3 Appendix VII, Rule 3(vi) Development Right of the owner/lessee of any Heritage buildings who suffers loss of Development Rights due to any restrictions imposed by the Commissioner or Government under Regulation 3.4.3 shall be eligible for award of Transferable Development Rights (TDR) in the from of Floor Space Index (FSI) to the extent and on the conditions set out below. Such award will entitle the owner of the Heritage Building to FSI in the form of a Development Rights Certificate (DRC) which he may use himself or transfer to any other person.

   ii. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in this Appendix.

   iii. If a holder of a DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner with an appropriate application for an endorsement of the new holders name, i.e, transferee on the said Certificate. Without such an endorsement of the new holders name, i.e, transferee on the said Certificate. Without such an endorsement by the Commissioner himself, the transfer shall not be valid and the Certificate. Without such an endorsement by the Commissioner himself, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.

   iv. A holder of a DRC who desires to use the FSI credit certified therein on a particular plot of land shall attach to his application for development permission valid DRC's DRC's to the extent required.

   v. A DRC shall only be valid for use on receivable plots in the urbanizable zone in areas shown in the diagram.

   vi. A user that will be permitted for utilization of the DRC's on account of

transfer of development rights will be as under:

	Zone in which designated/ reserved plot is situated	User to be permitted in receiving area
1.	Plantation Zone	Only residential user and in urbanizable zones only.
2.	Urbanizable Zone	
3.	Green zone	
4.	Cattle shed zone	

vii. DRCs may be used on one or more plots of lands whether vacant or already developed or by the erection of additional storeys, or in any other manner consistent with these Regulations, but not so as to exceed in any plot a total built-up FSI higher than that prescribed in clause 9 below in this Appendix.

viii. The FSI of a receiving plot shall be allowed to be exceeded by not more than 0.4 in respect of a DR available in respect of a Heritage Buildings and up to a further 0.4 in respect of a DR available in respect of land surrendered for road-widening or construction of new roads, where the said road [is] shown as passing through the receiving plot itself.

ix. With an application for development permission, where an owner/lessee seeks utilization of DRs, he shall submit the DRC to the Commissioner who shall endorse thereon in writing in figures and words, the quantum of the DRC proposed to be utilized, before granting development permission, and when the development is complete, the Commissioner shall endorse on the DRC in writing, in figures and words, the quantum of DRs actually utilized and the balance remaining thereafter, if any, before issue of occupation certificate.

x. A DRC shall be issued by the Commissioner himself as a certificate printed on bond paper in an appropriate form prescribed by Commissioner. Such a Certificate will be a transferable "negotiable instrument" after due authentication by the Commissioner. The Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilization of DRC.

xi. The Development Control regulation which controls the FSI permissible in the urbanizable, the plantation zone, the green zone is consonant with the nature of heritage assets in the precinct and therefore need not be modified. However they should not be further increased in these areas.

Otherwise they would be a threat to the character of precincts observed.

xii. However, there is a requirement for additional Development Control regulation that needs to be framed for the precinct. These have been framed in this section:

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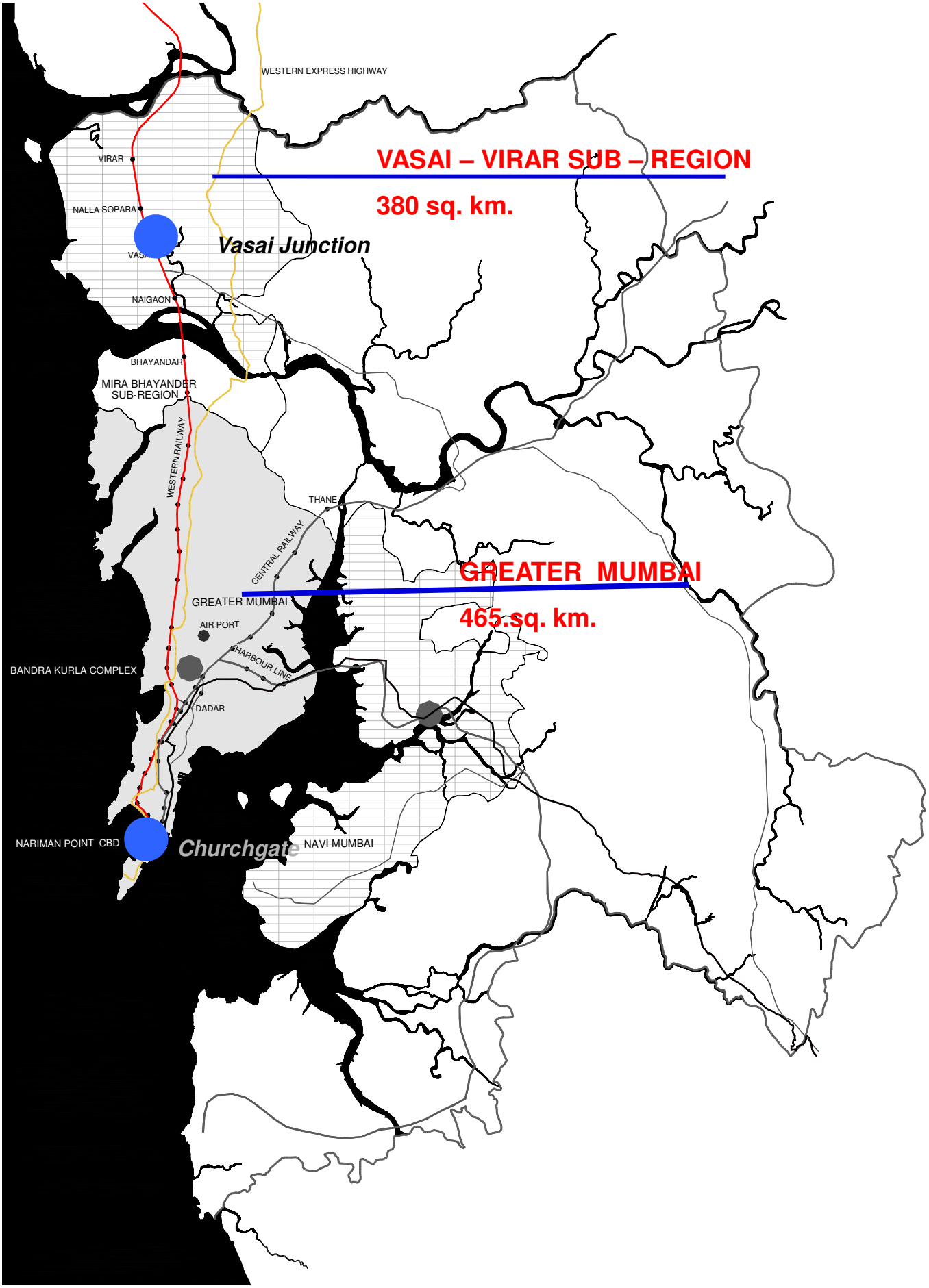

PLATE NO. 1.1 : THE REGIONAL CONTEXT

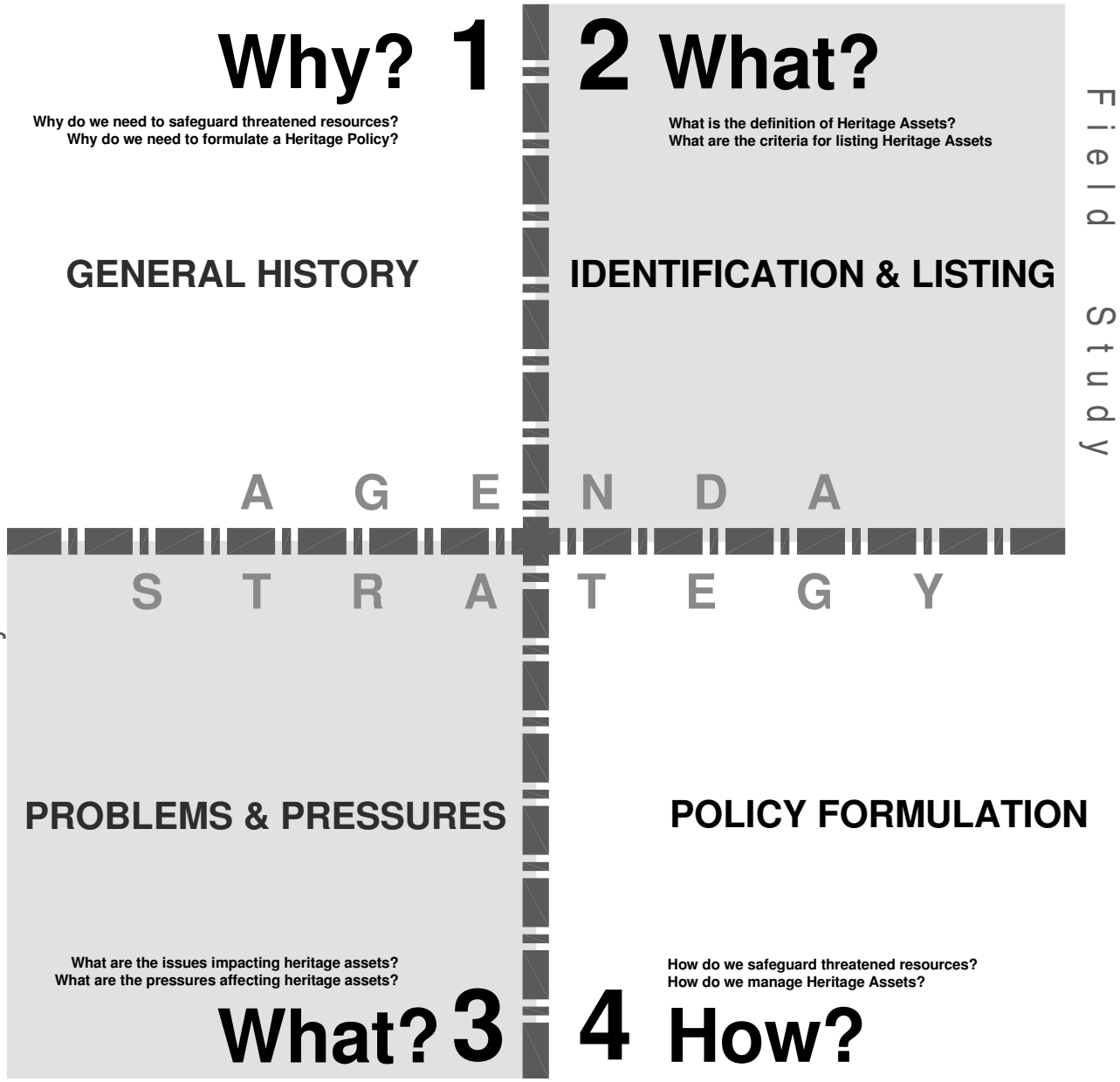

PLATE NO. 1.4 : PROJECT METHODOLOGY

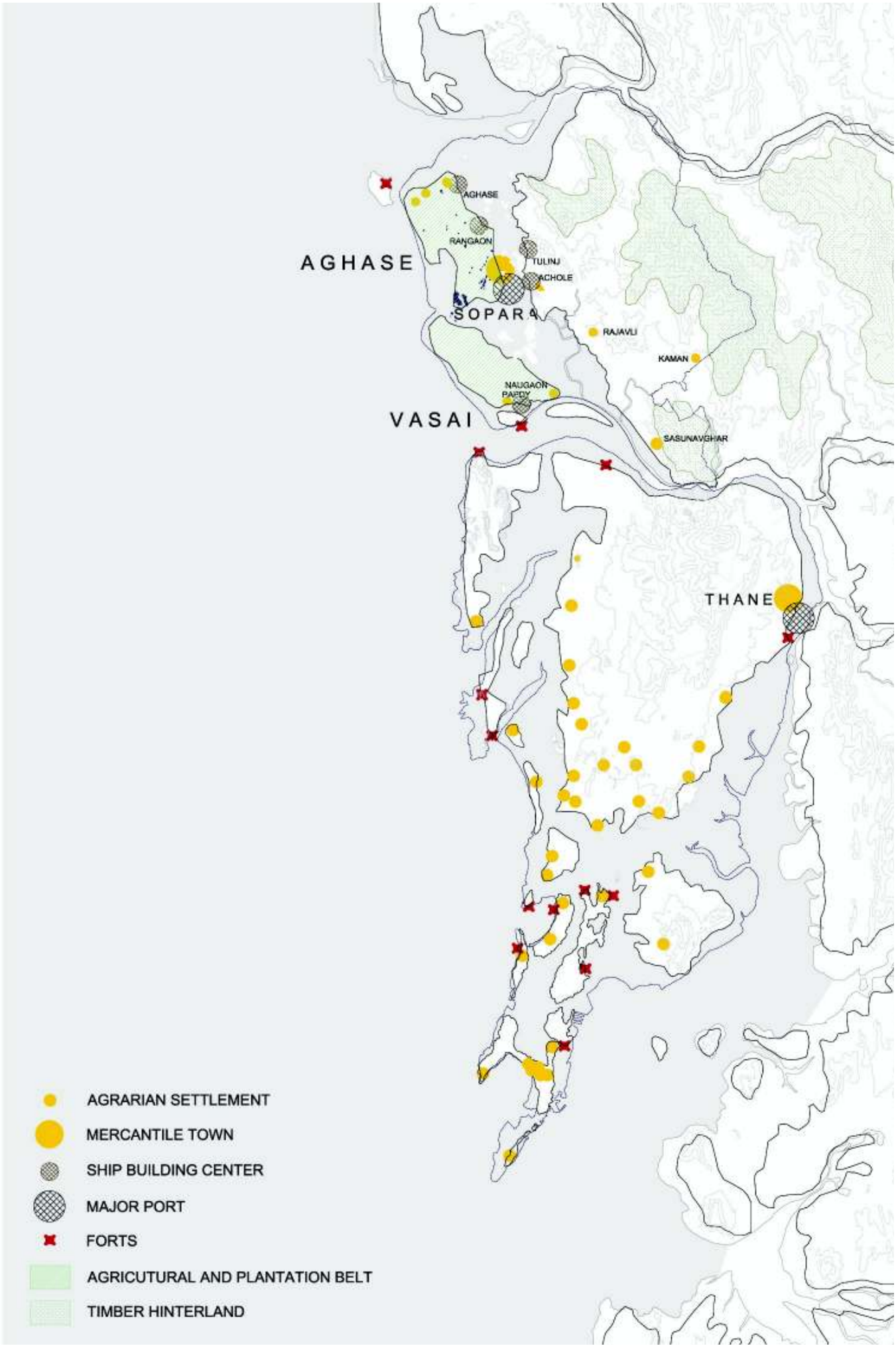

PLATE NO. 2.1 : UP TO THE MID SIXTEENTH CENTURY: VVSR – INDEGENOUS MERCANTILE TOWN

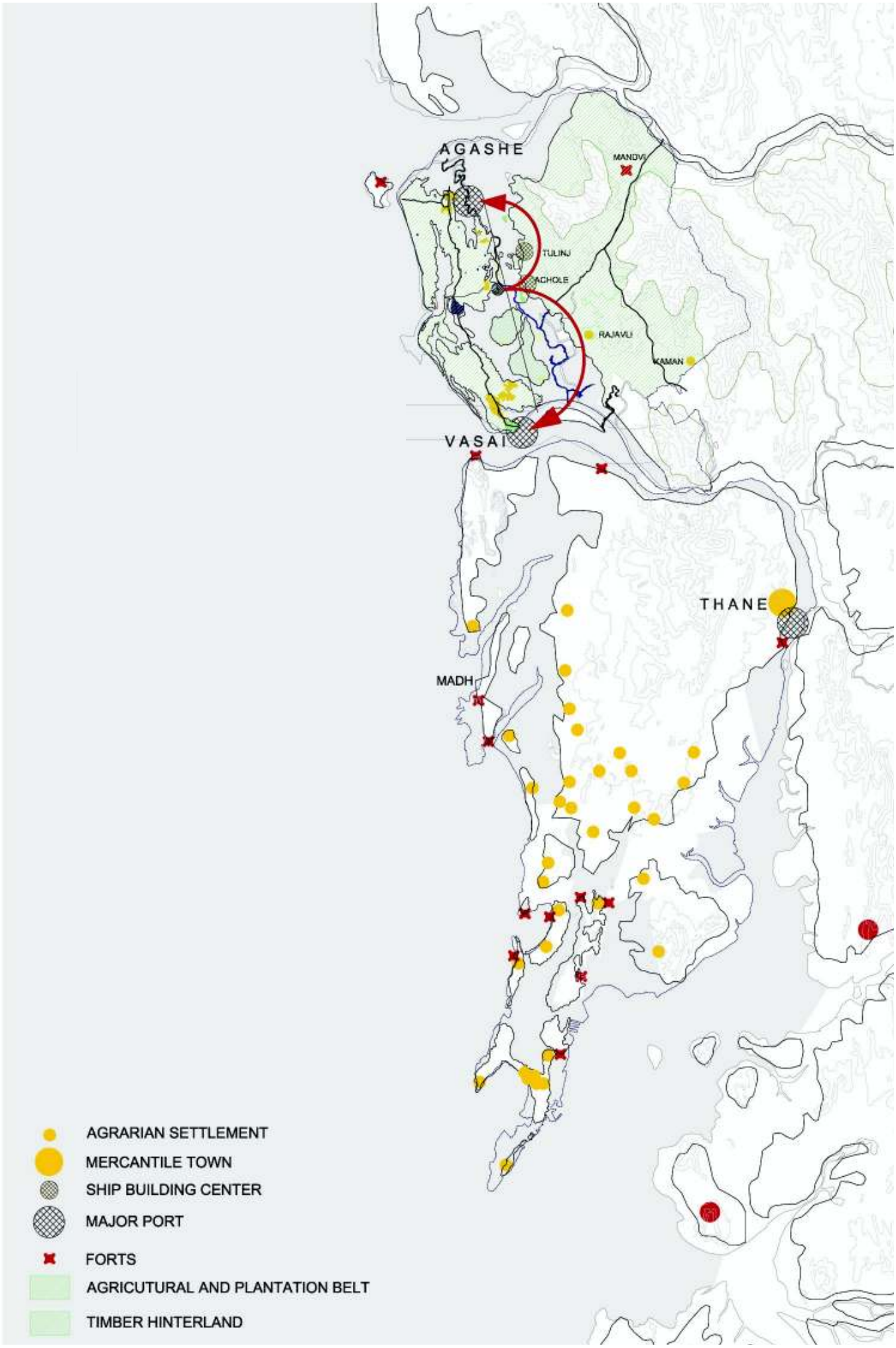

PLATE NO. 2.2: MID SIXTEENTH AND SEVENTEENTH CENTURY: VVSR – PORTUGUESE COLONIAL MILITARY OUTPOST

PLATE NO. 2.3: LATE SEVENTEENTH TO MID NINETEENTH CENTURY: VVSR- HINTERLAND OF BRITISH COLONIAL MERCANTILE TOWN

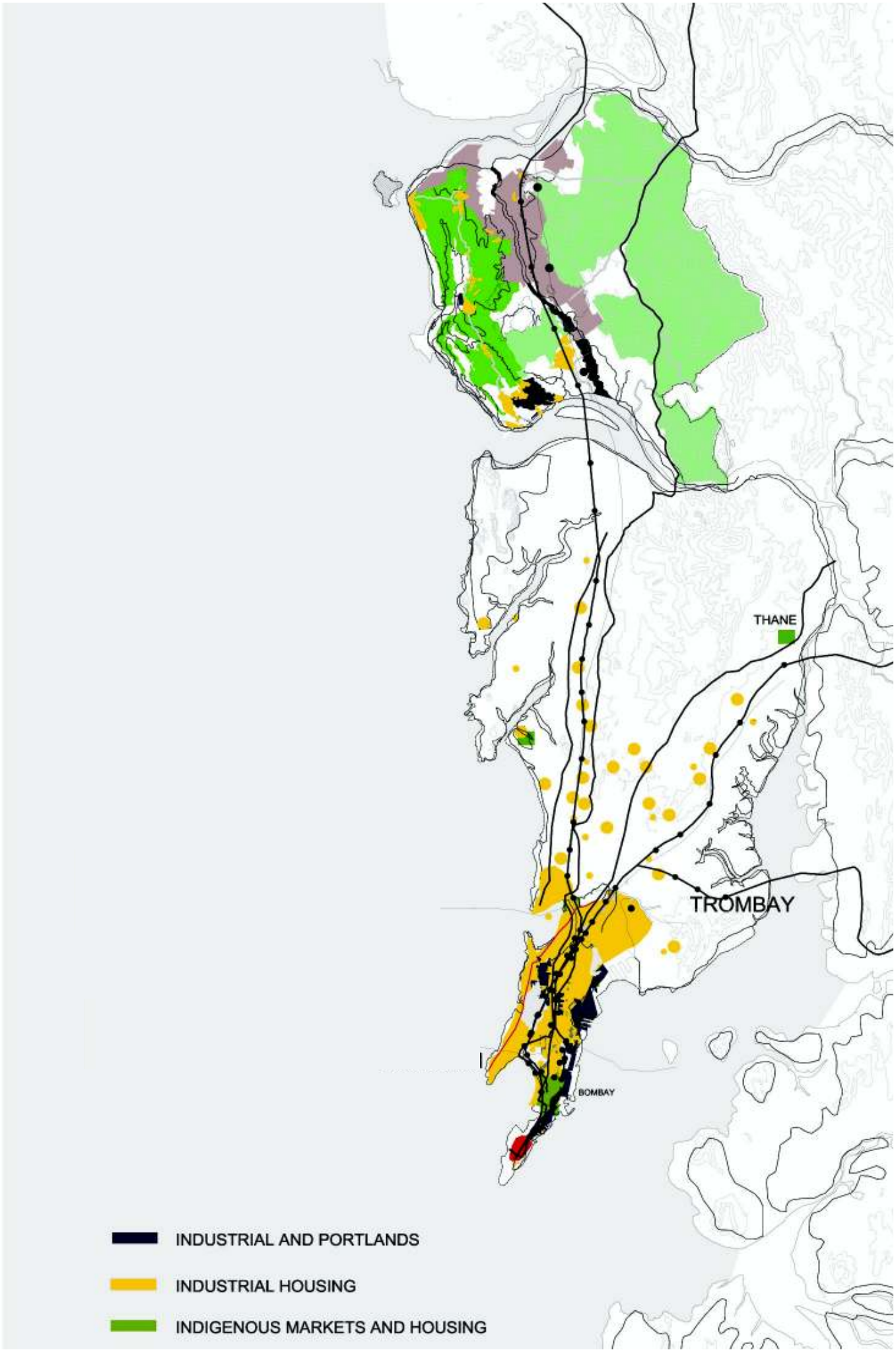

PLATE NO. 2.4: MID NINETEENTH TO MID TWENTIETH CENTURY: VVSR – HINTERLAND TO A BRITISH COLONIAL INDUSTRIAL CITY

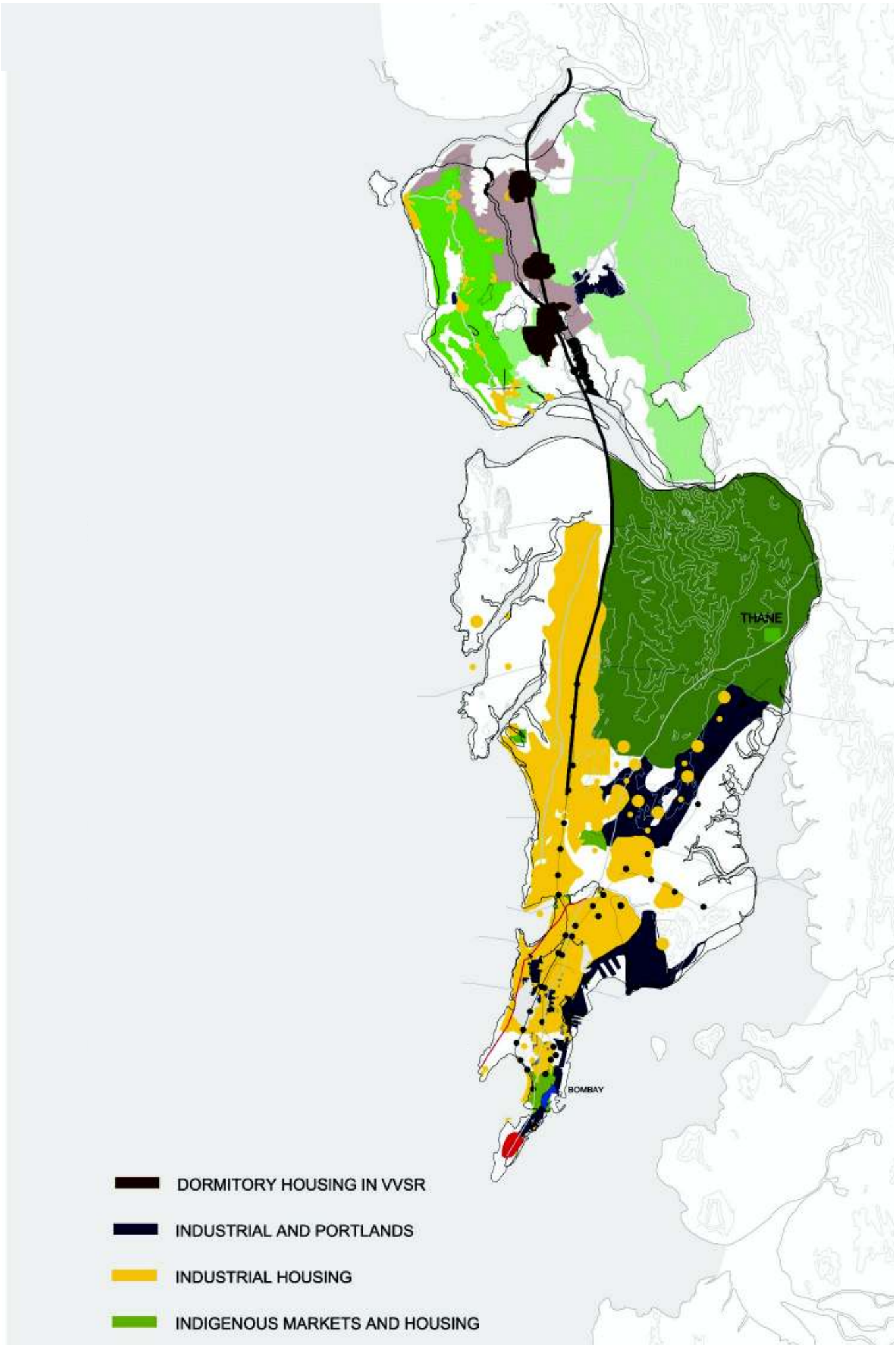

PLATE NO. 2.5: MID TWENTIETH CENTURY TO MID 1980's: VVSR – HINTERLAND TO A POST INDEPENDENCE COMMERCIAL CITY

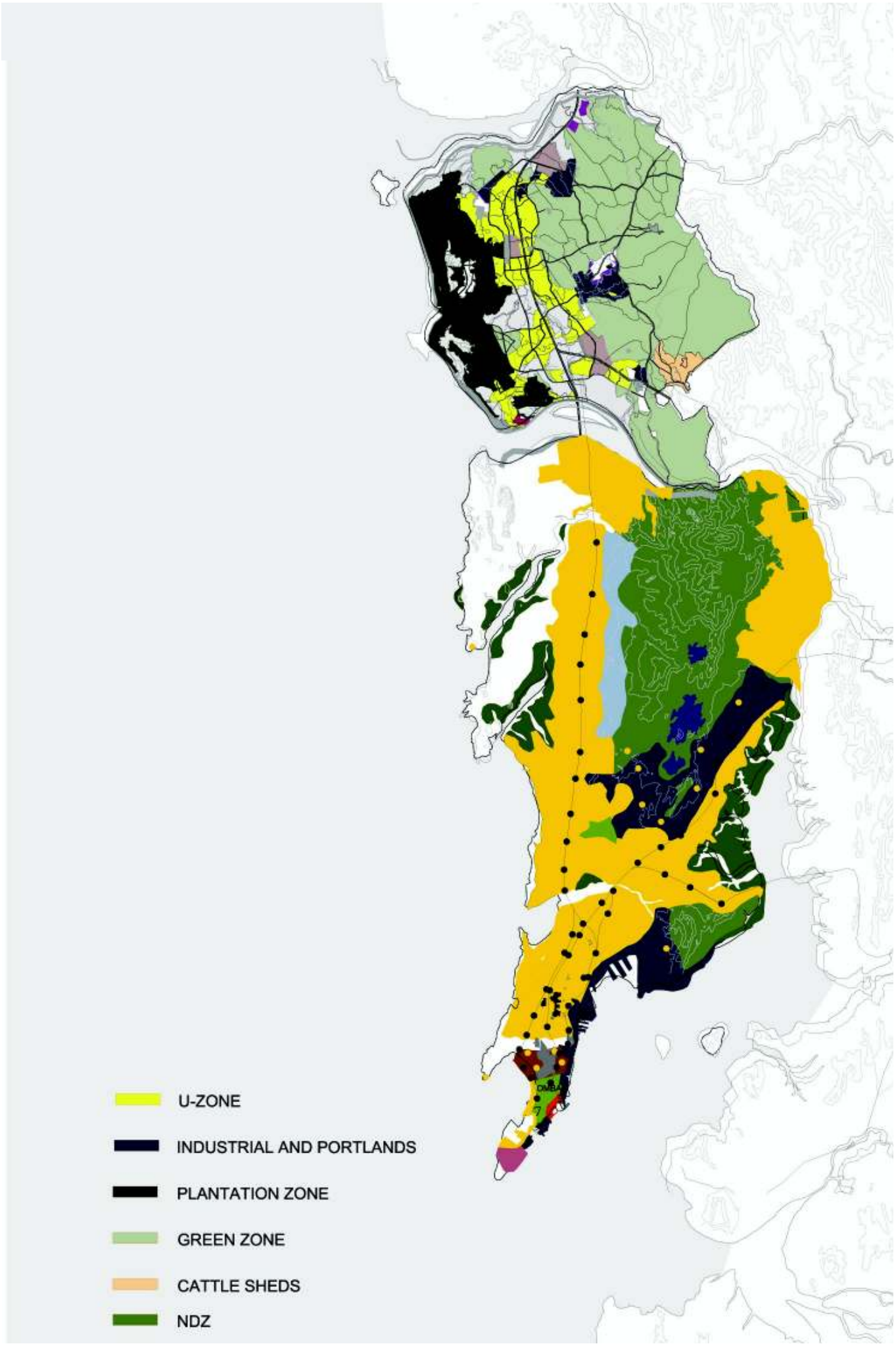

PLATE NO. 2.6: MID 1980's ONWARDS: VVSR – PERIPHERY OF A GLOBAL CITY REGION