

MATHERAN:
A COMPREHENSIVE HERITAGE LISTING
PROPOSAL

FINAL REPORT
VOLUME I

AN INTACH PROPOSAL

PROJECT CONSULTANT
K. UNWALLA ARCHITECTS

AR. KIRTIDA UNWALLA (CONSERVATION)
AR. SUNEETA SAMANT (PLANNER)

FOR
**M.M.R. HERITAGE CONSERVATION
SOCIETY**

MATHERAN HILL STATION

A COMPREHENSIVE HERITAGE LISTING PROPOSAL

K.Unwalla Architects

5/7 Oak Lane,
Mumbai 400 023

Tel. 91-22-2670302

E.mail: kunwalla@vsnl.com

**FINAL REPORT
SEPTEMBER 8, 2000**

MATHERAN HILL STATION

A COMPREHENSIVE HERITAGE LISTING PROPOSAL



PREFACE

Matheran sits on a plateau, in an area of only 8 square miles and at an elevation of 2600 feet, surrounded by the Sahyadri Mountains, an extraordinary legacy that has endured despite the ravages of time and neglect. While most other hill stations in India have succumbed to waves of tourists and unplanned development, Matheran has survived because it has resisted the automobile. However its survival is being seriously threatened by reckless demolition and building and by plans to introduce the automobile.

Matheran is not only a cultural legacy which needs to be protected and developed thoughtfully but it is also a great natural resource with immense intrinsic value that can contribute significantly to the ecological survival of the larger Matheran - Malang Gad region. It is therefore vital to look at not just its fascinating history but also to apprehend its immense potential as a muse for future generations.

The INTACH Greater Mumbai chapter, responding to a call for help from the Matheran Bachao Samiti, an Organisation of local people who are trying valiantly to stop reckless development at the hill station, decided to take up this project as the first step towards ensuring thoughtful development for Matheran. This study 'The Comprehensive Heritage Listing for Matheran Hill Station.' identifies the value of the built environment, as well as the natural and ecological character of the entire hill resource. It is intended to inform planning decisions and help the authorities, landowners and developers to devise schemes, which will respect the hill's unique environment.

The selection criteria adopted for the identification of cultural significance of the built and natural heritage has a comprehensive methodology, borrowing from both national and international experiences of such processes. It has special reference to 'Guidelines for Completing the INTACH Inventory of Historic Buildings' published by the INTACH Cultural Heritage Series. A special format for the 'List Cards' based on the above has been devised.

The study approaches Conservation as a powerful mechanism for sustainable development. It establishes values for each of the hill resources significant characteristics based on objective criteria, and uses these as a guide to formulate decisions regarding conservation and planning. However, it is important to recognise that these values are not static and are a constantly evolving process and the recommendations pay attention to new needs and present imperatives.

Matheran is worthy of the best that design and planning policy can provide and it is hoped that the recommendations made will be adopted so as to ensure that Matheran becomes the showcase it deserves to be. This is a seminal study that will hopefully lead the way for meaningful development planning and conservation for not just other hill stations but other environmentally sensitive places as well.

Tasneem Mehta

Convenor INTACH Greater Mumbai Chapter

8th September 2000

CONTENTS

ACKNOWLEDGEMENTS

VOLUME I

PART I	: INTRODUCTION	1- 10
PART II	: SITUATION ANALYSIS	11- 21
PART III A	: IDENTIFICATION OF CULTURAL HERITAGE	22- 60
PART III B	: EVALUATION OF CULTURAL SIGNIFICANCE	61- 84
MAPS	: 1- 8	
TABLES	: NOS. 1, 2, 3	
ANNEXURES:	NOS. 4, 9, 10	
BIBLIOGRAPHY		

VOLUME II

PART IV	: POLICY GUIDANCE	1- 31
ANNEXURES:	NOS. 1 – 3, 4 – 8 AND 9	

VOLUME III

LIST CARDS – BUILT AND NATURAL HERITAGE OF MATHERAN ZONES ‘A’ TO ‘J’

VOLUME IV

LIST CARDS – BUILT AND NATURAL HERITAGE OF MATHERAN ZONES ‘K’ TO ‘S’

ENCLOSURES

MAPS	: SET A - MATHERAN HILL STATION, DRG. 1, 2, 3	
	SET B - CONSERVATION AREAS, DRG. 4 - 11	
SHEETS	: CHARACTER APPRAISAL,	
	REGION	- SHEET 13
	TOWN	- SHEET 12
	AREA ‘A’	- SHEET 1- 5
	AREA ‘B’	- SHEET 6 – 8
	AREA ‘C’	- SHEET 9 - 11

ACKNOWLEDGEMENTS

The Mumbai Metropolitan Region (M.M.R.) Heritage Conservation Society commissions this study. INTACH (Indian National Trust for Art and Cultural Heritage), Greater Bombay chapter are the Project Proponents appointed by the M.M.R. Heritage Conservation Society. The project consultants appointed by INTACH are Architect Kirtida Unwalla (Conservation) and Architect Suneeta Samant (Planner).

The project consultants gratefully acknowledge the assistance and co-operation of following bodies:

- M. M. R. Heritage Conservation Society, *C/o M. M. R. D. A., Bandra - Kurla complex, Bandra (E), Mumbai - 400051.*
- Ms. Tasneem Mehta, Convenor, INTACH (*Indian National Trust for Art and Cultural Heritage*), *Greater Mumbai Chapter.*
- Mr. S. Godbole, *Superintendent, Matheran Municipal Council.*
- Matheran Bachao Samiti - President, Ms. Pilloo Richardson and Hon. Gen. Secretary, Mr. Samir Mehta. Other members of the Samiti - Mr. Farhad Gimi, Mr. Kekoo Gandhi, Mr. Adil Gandhi, Mr. Anil Tavade, Mr. Jamshed J. Lord, Mrs. Zenobia J. Lord and Dr. Nariman Doctor.

Individuals - Matheran

Mr. Ardeshir B. K. Dubhash, *Barr House, Matheran.*
Mr. Jehangir Dubhash, *Gulestan Bungalow, Matheran.*
Mrs. Ayra Cama and Gulu Adenwalla, *Elphinstone Lodge, Matheran.*
Mr. Mahendra Thakkar, *Rugby Hotel, Matheran.*
Mr. Kali Modi, *Craigieburn, Matheran.*
Dr. Hoshi J. Nariman, *Bella Vista, Matheran.*
Mr. Shekhar Karundia, *Byke Bungalow, Matheran.*
Mr. Shapoor Pallonji, *Cairnmore Bungalow, Matheran*
The Bombay Diocese Trust, *The Hermitage, Matheran.*
Ms. Leela Shinde, *caretaker, Tour Petit Bungalow, Matheran.*
Mr. Chavan - *Garbut View, Matheran.*
Pathak Photo Studio, *Matheran*
Mr. Vasudev Bhonsale, *resident, Matheran.*

Special acknowledgements

Mr. Ratan Lalkaka, *Chief Executive, Petit Trusts.*
Ms. Maria Vaz & family, *Matheran*
Architect Keki Unwalla, *Mumbai.*
Architect Mrunal Deshpande (*M.Arch. Landscape & Environmental Design*).

Consultancy Team

Principal Consultants

Architect Kirtida Unwalla (Conservation), Architect Suneeta Samant (Planner)

Project team

Phase I Ar. Shaheen Shanaz, Conservation Architect,
Miss. Shamita Shetty, Ajay Tonpe, Piyush Shah, Jeet Shah, Bhavin Desai (Students, Rizvi College of Architecture, Mumbai)
Phase II Architect Anahita Mantri
Ms. Apeksha Desai, Ms. Priya Shetty, Ms. Kashmira Bhesania (Students, Rizvi College of Architecture)
Phase III Ar. Anahita Mantri, Ar. Apeksha Desai

Illustration Credits

All Photographs unless otherwise credited - by Architects: Ajay Tonpe, Anahita Mantri, Kirtida Unwalla, Suneeta Samant

Other photo credits (marked as under):

- A) Book - Mrs. A.K. Oliver
- B) Book – M.D. Japheth
- C) Photos from Phatak Photo Studio
- D) Book – family of Sir Adamji Peerbhoy

Special Credits

Computer: Ar. Ajay Tonpe, Ar. Keki Unwalla, and Ar. Anahita Mantri.

Maps: Ar. Anahita Mantri, Ar. Apeksha Desai.

VOLUME I

**PART I, II, III
DIAGNOSIS AND ANALYSIS**

PART I – INTRODUCTION

1.0 Project Introduction

2.0 Background

3.0 Aims and Objectives

4.0 Main Tasks

4.1 Situation analysis of the physical and non – physical aspect of Matheran’s historic environment

4.2 Identification of cultural heritage

4.3 Evaluation of cultural significance of Matheran

4.4 Policy guidance

5.0 The scope of Urban Conservation Planning

6.0 Limitations

7.0 Scope for further study

8.0 Matheran – A hill station of British India

PART I INTRODUCTION

1.0 Project introduction

The project "Matheran: A comprehensive heritage listing proposal" is commissioned by the Mumbai Metropolitan (MMR) Heritage Conservation Society. The study was undertaken by the Indian National Trust for Art and Cultural Heritage (INTACH), Greater Mumbai Chapter (GMC), as project proponent, under the able guidance of Ms. Tasneem Mehta, Convenor, Mumbai Chapter. The study was done in association with Architect Kirtida Unwalla (Conservation) and Architect Suneeta Samant (Planner), appointed by INTACH as project consultants.

The motivation for the project was initiated by the Matheran Bachao Samiti (a local amenity group), who had felt the need for such a study since some time. The study has been compiled with an active participation of the President, Ms. Piloo Richardson and other members of the Samiti.

The project was initiated in May 1998 beginning with a series of physical field surveys on site. The three phases of the project consisting of Survey & Analysis, Detail analysis & Initial listing and Completion of listing and final Report have been undertaken with term wise progress reports and advice from the MMR Conservation Society.

2.0 Background

i) The MMR Final Regional Plan 1996 - 2011 (13.10.3, page 482) gives advice on the need to prepare or revise of Development Plans of Cities and Heritage Sites within the Region and assigning priority to Matheran Hill Station along with a few other places in the Region.

ii) The 'Draft Regulations (dated 15.6.1995) for conservation of heritage precincts and natural features within Municipal areas / other legally designated urban areas" (Government of India, Ministry of Environment & Forests) suggests the adoption of heritage regulations from an environmental angle by the respective municipal authority, providing subjective support for each specified area.

iii) The "Draft Notification for declaring Pachmarhi Region as 'Eco-Sensitive Zone' under the

environment protection Act, Government of India, Ministry of Environment & Forests", is a landmark Notification in the country for the protection of sensitive environments and natural resources of heritage value.

iv) While recognizing the minimal achievements in the adoption of Conservation Policy and Practice in the country, the Government of India and people at large should consider the historic environment as one of the most precious assets for economic regeneration. The natural environment of the country continues to be under threat from inappropriate development in the absence of sufficient legal base for control over drastic change. The vision for appropriate development should aim at a strong economy, a good quality of life, a sustainable future and opportunities for all.

v) Conservation of the historic environments is considered to be the most important tenet for sustainable development strategy for places such as the Matheran Hill Station.

3.0 Aims and Objectives

The **aim** of this study and Report is to define strategic policy options for the Matheran Hill Station, seeking to integrate Conservation, Enhancement and positive use of Matheran's historic environment with evolving patterns of regeneration.

The **objectives** are:

1) To identify the scope for Conservation and Sustainable Development of Matheran using a correct methodology.

2) To define the extent of the historic environment (and represent graphically on maps) of Matheran and provide initiatives for the management of change.

3) To define the extent of the wider region of the Matheran Hill plateau that has direct effects on the aspect of sustainability.

4) Identify the main land-use and other trends, which have led to change in Matheran's historic environment (either deterioration or enhancement). This will be done by assessing the existing Development Plan - 1987 and the proposed Draft Modifications to D.P. - 1998. To plot the trend graphically on the maps, sheets, charts and tables.

- 5) To assess the environmental, social and economic values of Matheran and use such values as the key to identification of cultural significance of Matheran.
- 6) To identify main issues and propose recommendations for policy initiatives.
- 7) To propose policy guidance for control over drastic change to components of the historic environment.

4.0 Main tasks

This Report is made up of four parts.

4.1 Situation analysis of the physical and non-physical aspects of Matheran's historic environment.

The description of Matheran's historic environment consists of two aspects - the physical and non-physical. The analysis of the aspects is done with an attempt to provide a comprehensive base for the identification of cultural heritage of Matheran. The historic development of the Matheran being closely related to the physical structure and the use of the place as a tourist resort, the situation analysis of these aspects is justified.

The physical aspects deal with the geographical, topographical and geological composition, the climatic and the rich resource base. The discussion emphasizes on the assets of the Hill Station, its potentials and the constraints.

The non-physical aspects portray the demographic structure of the town, its socio-cultural background, its level of infrastructure, the economic base and the development potential.

4.2 Identification of cultural heritage

This part attempts to identify the values associated with the urban structure of Matheran. Comprising of a set of three sections, which deal with the historic growth, and development of Matheran, architecture & urban design and planning, townscape and landscape, this part deals with the description of the urban environment, together with the cultural practice of its use.

The section on historic growth and development examines the chronological phases of development of Matheran. The identification of such historic phases provides a justified background for the evaluation of cultural

significance of a component of the historic environment.

The section on Architecture & Urban Design discusses the expertise involved in the historic culture of Matheran to fashion its built environment as per the demands of the natural elements of the hill. It discusses the architecture of the bungalows and other features with concepts of urban design. Such identification creates a database to understand the state of the elements of the urban structure, as they exist, their potential for continuity and change. The various stages of time frame in which typical built forms evolved also indicates the processes of transformations, not only in material and technical aspects, but also in the cultural settings of Matheran Hill Station.

The philosophy of the evolution of the town structure with reference to the contribution of the inherent nature (physiography) of the hill, the land-use allocations and above all the natural environment and ecology of the hill, etc. are discussed in the section on Planning, Townscape and Landscape. This section also discusses the administration/governance aspects of the land in Matheran. Policy guidance for Conservation and Sustainable development of Matheran has inferences from the discussions in this section.

This part on identification of cultural heritage of Matheran paves the way for the specific evaluation of the cultural significance of components of the historic environment of Matheran.

4.3 Evaluation of cultural significance of Matheran

This part evaluates the cultural significance of components of the historical environment of Matheran with a specific methodology. The methodology is processed in four sections.

'An approach to identification of cultural significance identifies four hierarchical levels (area extents) to provide a sound base for adopting policy guidance for the conservation and sustainable development of Matheran. The identification of 'Matheran - Malang Gad eco-sensitive zone at level one justifies the need for a radical change in the prevailing policies for controlling adverse change in the environment of Matheran. The other three levels identified have justifications for adopting the methodology of the approach.

To proceed from the above, a specific methodology has been adopted to assess the

'values' of components that constitute the urban structure of Matheran. The "selection criteria for cultural significance' of Matheran underlines three (inter-related) key concepts to determine whether a component is worthy of heritage listing designation. The key concepts emphasize the inclusion of cultural or social values as well as the natural environment of Matheran. Such value-based designations provide the right context for the sustainable planning and management of the urban structure of Matheran in a holistic manner.

Character appraisals and assessments is provides in sufficient details at all four levels within this section.

The 'Grading (built and Natural heritage) and design control' forms the summation of this part of the Report. Designation allocation (grades of control I, II-A, II-B and III) to components of the historic environment (built and natural) is discussed in this section. A succinct statement for the scope of extent and design control (each grade) is also contained in this section.

The components of historic components are clearly outlined under the headings: built environment, built and natural (cohesive) environment and natural environment. Although this structure had been identified in the initial phase of the study, it is presented here, since it appropriately is a link between the identification & evaluation of cultural heritage of Matheran and the policy guidance proposal for the conservation and sustainable development of Matheran.

4.4 Policy guidance

This part provides the conclusions of the study and presents the aspects of continuity and change with an emphasis on emerging issues and broad based recommendations. The recommendations formulate the initiatives for policy guidance.

Policy guidance is proposed in this section in the context of the decision-making process concerning the planning and management of the built and natural environment. The policy guidance is offered for each component of the historic environment Matheran.

'List cards' for the components (built and natural) and 'Zone-wise (zones proposed for locational identification of the components) list of graded properties' are to be read in association with Maps (DRG 3, Heritage Listing Proposal) and referred along with the policy guidance.

5.0 The scope of urban conservation planning

Note: The philosophy for conservation of Matheran, adopted in this study has relied chiefly on the paper - "Value and Urban Conservation Planning: Some Reflections on Principles and Definitions" (a draft paper, 1996) by Silvio Mendes Zancheti and Jukka Jokilehto. While many other national and international approaches have been considered, this philosophy on account of its clarity and convincing logical discussions was mainly adopted.

A very conscious effort has been maintained in the process of this study to have a defined and settled scope of work in identifying the scope of conservation for a special place like the Matheran Hill Station. The traditional link of urban conservation with architectural restoration is recognised and an effort is made to continue the link while seeking to co-ordinate and regulate the process of continuity and change of an urban structure and its values.

At least two logical phases have been adopted in the study in relation to the process of urban conservation: the first phase is the identification of values (as social attributes of people at large) and the second is the decision to maintain such values. To complete the process, a third phase of action taken as a result of the first two is dealt with in part - by providing recommendations for policy initiatives and policy guidance (as design control). The policy guidance also provides recommendation for the management process.

The study thus formulates the decisions keeping 'Values' as central issue of conservation planning.

'Sustainable development is seen today as a powerful motivation for urban conservation planning. Basically it would consist of a process of urban development based on the constant reuse of existing built and natural resources, associated with a low input of energy for adaptation to new requirements conceived in the society. It is also viewed as a process founded in the local culture, in an equitable distribution of urban services, the use of democratic principles of management, and the maintenance and regeneration of traditional values and practices'

The above statement for sustainable development as defined in the above paper is also relevant to the eco-sensitive aspect of Matheran. The aspect of inter-dependency identified in the study, thus justifies conservation as a process that involves

the entire Matheran - Malang Gad eco-sensitive Zone. From the perspective of sustainability, the Eco-Zone and Matheran Hill contain several non-renewable resources (natural), which carry some of the most important cultural values of the society (identity, memory, self-consciousness and artistry) and resources capable of attributing values to new things through the creation of new processes based on established values.

As a product of humanity, Matheran and the Eco-Zone are composed of several historically recognisable parts or strata. Both the areas do not generally have a historic center as such, except the archaeologically significant hill forts of the Marathas (along the Matheran-Malang Gad hill chain), but possess a historic urban structure that regenerates itself through the use of characteristic elements and processes. The processes have been clearly identified for Matheran while the structure of the Zone is manifest in the integrity of its natural attributes, against all odds from the threat of being engulfed by the sprawl of Mumbai city.

It is important to understand that conservation should not aim to halt the process of change, or prohibit the introduction of novelties in an environment. On the contrary, it can well be a way to perpetuate a process of generation of novelty that can be appreciated on a more collective basis. This can be well achieved in the eco-zone and Matheran by managing the socio-economic structure vested in the potential of sustainable eco-tourism.

6.0 Limitations

The entire process of the study has been limited to field survey and identification of cultural heritage on the basis of available historic maps. The reference of the existing Development Plan (map) has had a serious shortcoming of insufficient legibility (for accuracy) to derive locational aspects of the features. Much time was thus spent on the identifying the authenticity of maps, records etc.

The policy guidance thus offered will be justified to titles of individual properties and feature identified for heritage conservation (allocated listing grades) in Matheran.

The aspect of finance mechanisms for the protection and enhancement of the heritage of Matheran and the eco-sensitive zone remain unidentified.

7.0 Scope for further study

This study proposes a set of recommendations and policy guidance at a holistic level. The action taken as a result will lead to conservation of the identified components. A supplementary set of guidance will have to be initiated, at specificity level, for each component of historic environment identified for policy guidance in this study. The requirement of such guidance has been recommended within each level of discussions in the Report (policy guidance and other sections).

The aspect of heritage economics should be undertaken within the context of eco-tourism and regeneration of the cultural heritage of Matheran. No attempt has been made in the past by the concerned authorities (Municipal Council and Maharashtra Tourism Development Department) to assess the effects of tourism on the fragile ecology of Matheran. There is an urgent need to undertake an Environment Impact Assessment (EIS) with regard to managing a sound eco-tourism plan.

More area/site specific assessments also need to be undertaken for the forestlands to ascertain the status of the resource. This will identify the need for interventions required on parcels of the forestlands and form a base for preparing protection and enhancement schemes for the same. Such study can begin with the natural viewpoints (headlands of the hill) visited regularly by tourists and has a larger threat of degradation. Enhancement schemes should have the focus of intent on protection and all conservation processes while avoiding mere beautification ideas should aim at visitor management aspects only.

8.0 Matheran - A Hill Station of British India

Note: This part has a main reference to "Resorts of the Raj, Hill Stations of India" by Vikram Bhatt besides other books on Matheran.

"HEALTH OF A BRITISH SOLDIER" remained an important concern for the colonial rulers throughout their stay in India. Optimising a healthy tenure of a British soldier in whom the Company invested large sums of money resulted in the establishment of hill stations in the country.

Extensive Medical reports prepared during the time for the well being of the British Troops linked good health to pure air and homelike environment, away from the scorching heat of the plains. The FIRST GENERATION OF MOUNTAIN TOP SANATORIA

GEOGRAPHICAL GROUPS OF INDIAN HILL RESORTS

- 1) KASHMIR GROUP
- 2) DALHOUSIE GROUP
- 3) SIMLA GROUP
- 4) MUSOORIE GROUP
- 5) NAINI TAL GROUP
- 6) DARJEELING GROUP
- 7) ASSAM GROUP
- 8) NORTHEAST DECCAN GROUP
- 9) CENTRAL AND NORTHWEST GROUP
- 10) BOMBAY GROUP**
- 11) SOUTHERN GROUP

TOTAL NUMBER OF RESORTS IS 80 - ESTABLISHED IN 30 YEARS BETWEEN 1820 AND 1850'S

BOMBAY GROUP

POONA -1800'
KHANDALA – 2000'
LONAVALA – 2800'
MATHERAN - 2460'
PURUNDHAR - 4470'
MAHABALESHWAR - 4500'
PANCHGANI - 4360'

were thus located on the most obvious choice – in the lower ranges of the Himalayas and the lesser mountain chains of south and central India.

In British India the place of residence of the British administrative or officers of a given district was called a “station” and a British soldier was “stationed” – the resorts thus are popularly known even today as “hill stations”. Beginning modestly in the early 19th century, the hill stations became major administrative seats for the British Colonial rulers. The healthy home away from home environment of the hills lured the English away from the oppressive climate of the plains and from 1864 onwards against all logic they decided to rule the country from Calcutta and Simla on a time-share basis. The two winter and summer capitals respectively are almost 1700 kms apart. Hill stations became the most extensive network of British settlements besides the Military Cantonments.

Beginning with Simla and Mussoorie, in 1819 and 1826 respectively, approximately eighty hill stations were built in just thirty years, all of them situated at elevations between 1,200 to 8,000 feet. In the Bombay group Mahabaleshwar was founded in 1825 and was a major administrative seat while Matheran and Panchgani were both founded in 1850.

Identified in the 1830's as a potential “military sanatorium” by the Governor of Bombay presidency Sir John Malcolm, Matheran along with the nearby hill of Prabal was initially ignored. Mr. Hugh Pointz Malet, the Collector of Thana, eventually founded Matheran only twenty years later in 1850. Having camped at the village of Chowk located in the south west of the hill spur, Malet's inborn love for adventure took him up the hill. Matheran along with Panchgani are amongst the last list of hill stations founded in British India. Malet made sure that Matheran, with no room to grow, developed as an exclusive hill resort.

The choosing of hill stations was simplified by the military department by developing a standard evaluation report describing these points: the general features of the plateau, approaches, supposed cost of the road, healthiness of the road, the climate, especially during the hot months and in the monsoon, history of diseases such as cholera, availability of water, the soil conditions, sites for barracks, materials for building and the flora and fauna. As part of the same culture the superintendents of the stations, as in the case of Matheran were medical officers who maintained records of the health of the station.

Matheran just 64 kms southeast of Bombay sits on a small plateau with its municipal limits admeasuring 7.2 square kms. The general height of the plateau is 756 M (2480') above MSL while the highest plateau at the Rugby Hotel is 803.45 M (2612') above MSL.

Although little information is available on how the stations were planned the regulations for different hill stations did not vary much. This explains why in a given region the general make up of the hill stations, remained similar mostly reflecting the concern for picturesque beauty and variety.

In the northern hill stations such as Simla and Mussoorie, the high central ridge most conspicuously developed into the most important institution of the hill – the Mall as a central element, the heart of the station. In the southern and central stations, the ridge had to be traded for the high elevations plateaus, as in the case of Matheran and Pachmarhi. The high-elevated plateau as well as the central ridge in each case was chosen for their relatively even grade, allowing residents to move around easily, without having to negotiate great climbs or descents.

The “bazaar” in Matheran replaces the function of the Mall to form the physiological heart of the station. The southern and central stations are spread out like the English countryside landscape as in Matheran. In contrast, the Himalayan stations, especially the central portions of the high elevation ones, are like English villages as in Simla.

The planning history of Matheran started with Malet identifying sites for the first five houses on the hill in 1850 and building houses on them for himself and a few friends. The formal survey of the hill, which was begun in 1851, was completed in the survey of India maps of 1866 and 1867. The Matheran municipality was formulated in 1905 with a president as the head.

The official surveying of the hill was started by Lord Elphinstone in 1855, the then Governor of Bombay. Being a great patronage of the hill he foresaw the expansion of the hill. Under his patronage the hill started it's career of a fashionable civilian resort, with the military only a part of the whole. Lord Elphinstone further foresaw the necessity for an adequate water supply and a system of sanitation. He established the dispensary and put the hill under a superintendent.

The initial popularity and patronage for the hill was mostly by Europeans and the leading Parsee and

Bohra citizens of Bombay. Amongst the rich and the famous were the names of persons like Jamshedji Tata, Sir Ratan Tata, Sir Pherozshah Mehta, Sir Cowasjee Jehangir, and Sir Dinshaw Petit etc.

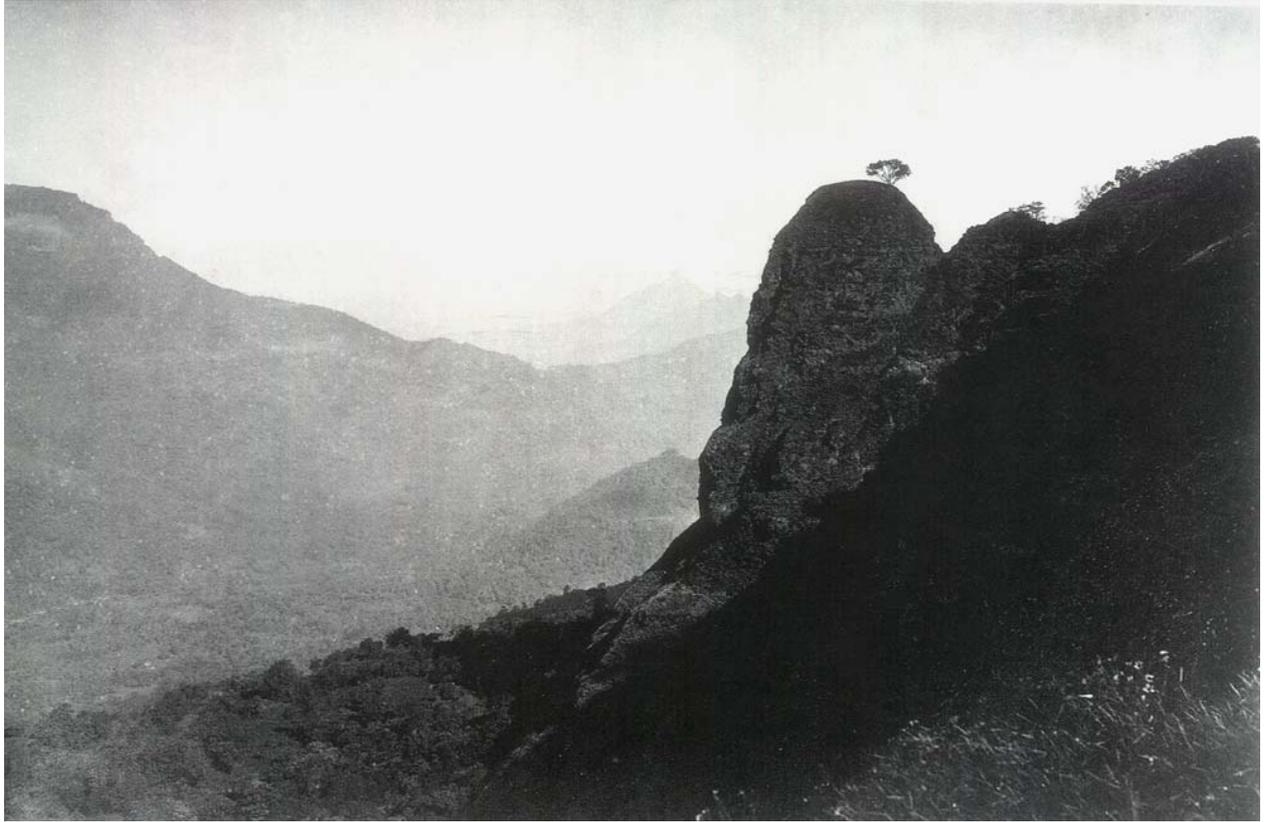
Sir Adamjee Peerbhoy, a rich businessman and philanthropist of Bombay along with his son established the Neral - Matheran toy train service in 1907. This service presently owned by the Central Railway is still a favorite mode of travel by the tourists who are keen on the splendid views the hill landscape. Today the total number of plots on the hill is 510, ranging from 100 SM to 20,000 SM.

The typical Indian bungalow, which the British had already adopted widely for use in the plains and also exported to other colonies around the world, is also adopted for Matheran. It allows for the use of local building materials and a partly vernacular construction, an asset, while building in remote mountain areas.

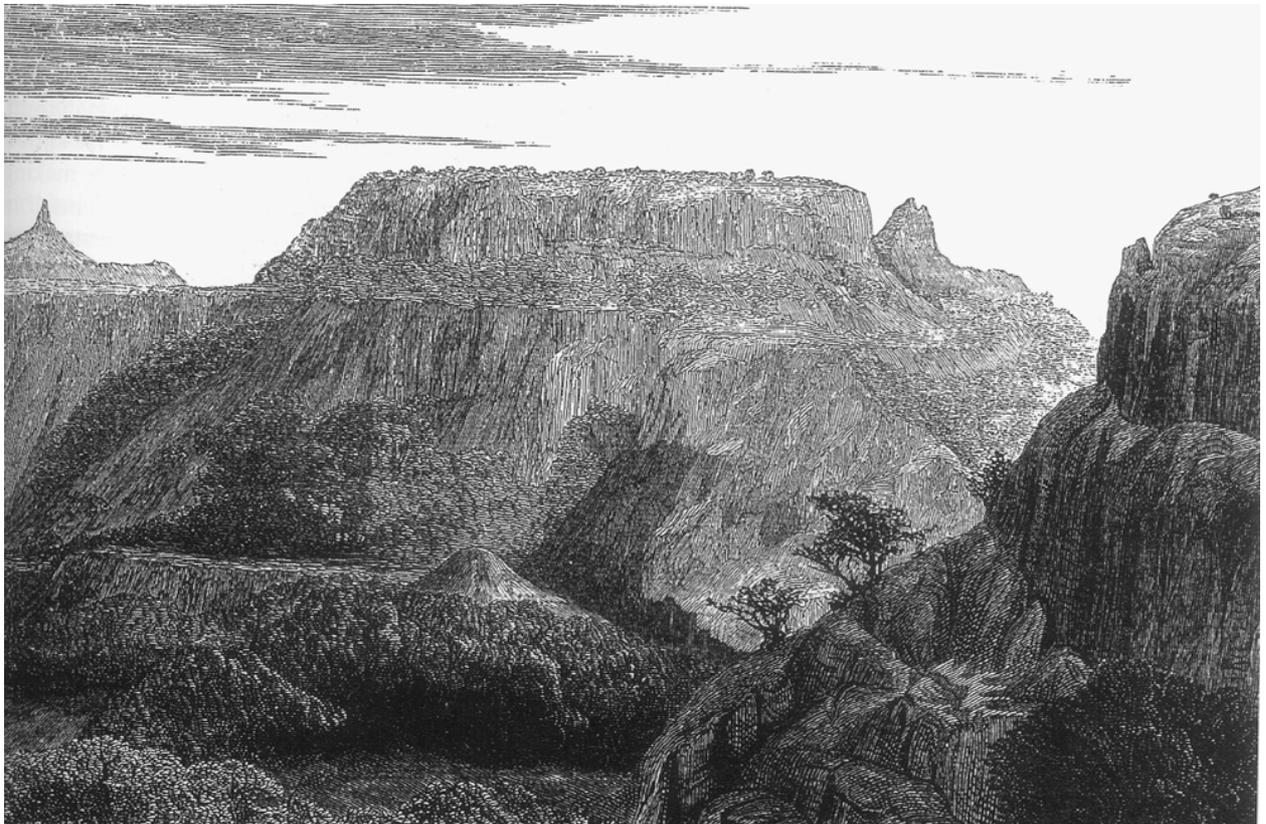
The exodus of the British from Matheran had begun almost since the 1920's. Due to the political air during the freedom struggle, British resorts were treated with certain indifference and neglect. The rich native class could afford to just lock up and hold on to their Matheran properties after the British left.

Matheran is the only hill station in India, which has resisted the assault of the automobile. Change of land use building violations, demolitions, illegal quarrying and felling of trees have become a regular occurrence. The present Draft Development Plan (1987) and the proposed Draft Modifications (1998) are ill conceived and devoid of sensitivity towards the fragile ecology of the hill. Besides other destructive proposals it advocates the introduction of a vehicular road into the hill – which spells the doom of the very culture of Matheran.

Ignorant and overzealous beautifying ventures also pose a threat. All this is likely to cause an irreversible damage to the fragile HEALTH of the hill. The future of this rich cultural, natural and architectural heritage demands the highest degree of sensitive approach to development planning.



One-tree-hill, Matheran, ca. 1870. Hugh Pointz Malet first reached the top of Matheran plateau via this location. The first British Library.



A view of the Matheran hill, ca. 1870. After *Letters from India and Kashmir*.

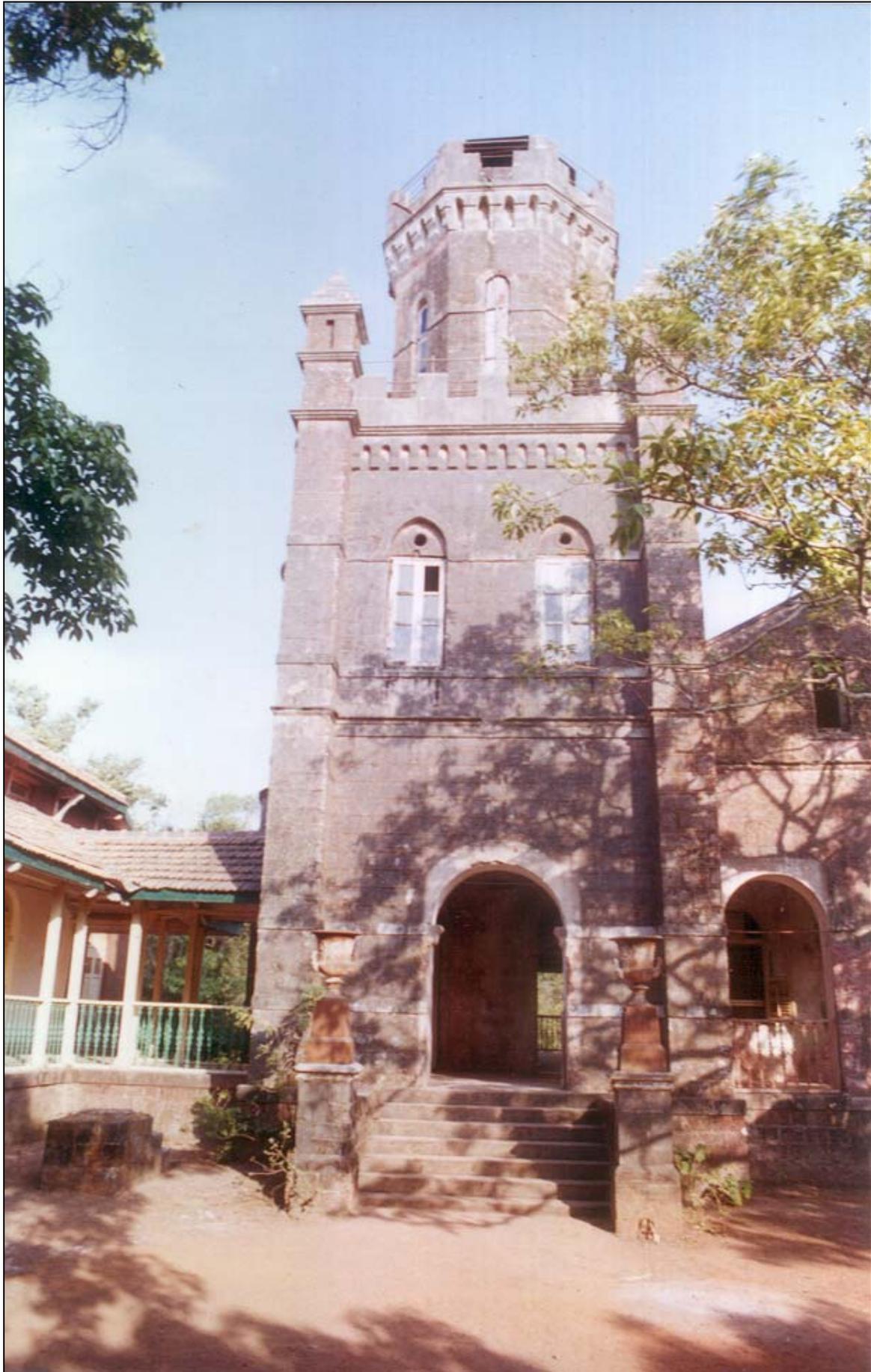
Reference from "Resorts of the Raj"



Maldunga House



Lord's Hotel



Tour Petit Bungalow

PART II SITUATION ANALYSIS

1.1 Introduction

1.2 Physical aspect

1.3 Non-physical aspects

PART II SITUATION ANALYSIS

1.1 INTRODUCTION

The chapter 'Situation Analysis' discusses various **Physical and Non- physical aspects** associated to the hill station of Matheran. Since the historic development of the town and the cultural significance of its components are closely linked with these aspects, the discussion forms a valid basis for the process of identification and evaluation of cultural heritage.

1.2 PHYSICAL ASPECTS

1.2.1 Location

The hill station of Matheran is located on a small isolated plateau southeast of Mumbai city. It is a component of Karjat Taluka of Raigad district situated in the northern part of Konkan Division in Maharashtra State. Geographically it is situated between latitudes 18 deg.57' north and 19 deg. 1' north and between longitudes 73 deg. 17' east and 73 deg.19' east, at about 48 kilometers from the shore of Arabian Sea.

1.2.2 Area / Administrative Status / Designation

Identified as U1 (Urbanizable zone -1) as per the Mumbai Metropolitan Regional Plan of 1996-2011, the urban area of 7.26 sq. kilometers is administered by Matheran Hill Station Municipality ('C' class Municipal Council). Though 'urban' by administrative status Matheran in fact is a unique settlement set amidst dense forest.

1.2.3 Accessibility

Matheran is 64 Kms from Mumbai City by rail and linked to Neral railway station on Mumbai-Pune central line by a 21 Kms. mountain railway. A 12.6 Kms. motorable road from Neral serving Matheran terminates at Dasturi naka located at 2.7 kms. downhill from Matheran bazaar. Being a pedestrian Hill station, entry of automobiles on the plateau is banned by law.

1.2.4 Physiography

i) Generally running in north south alignment, Matheran hill is adjoined by two parallel spurs to the east and west, thus forming an interconnected system of numerous small plateaux occurring along well-defined ridges. The general height of the hill is 756 Mts. (2480') above MSL while the highest plateau at the Rugby Hotel is 803.45 (2612') above MSL.

ii) The undulating and irregular plateau of Matheran is surrounded by deep ravines, in some cases with a sheer drop of 600 meters. All along the edge, exist projecting rocky headlands or promontories overlooking the valleys each forming a natural viewpoint.



Natural view-point

iii) The central body of the plateau has its main ridgeline from the Rugby plateau running southward upto Chowk Point, the southern tip of Matheran. The northward extension of the central ridge is slightly curved and tilted eastwards which connects with the eastern spur near Simpson's Tank area. The Eastern spur with north south alignment has a well defined ridgeline terminating at Panorama Point in the north and Garbut Point in the south. The western spur with Porcupine Point and Louisa Point as its northern and southern tips respectively is connected to the central ridge at the Rugby plateau by an east west ridge. The big and small plateaux formed along the ridgelines are fairly flat, rocky and scantily wooded. Rugby Plateau, Olympia Plateau and Mount Barry are among notable plateaux.

1.2.5 Profile of the Hill

i) The profile of Matheran Hill resembles the western edge of Sahyadri, which ends abruptly with an escarpment resembling a sheer wall at places.



Profile of Matheran Hill

ii) The escarpment of Matheran hill has a stepped profile as the trap constituting the body of the hill lies in several layers and each layer is separated from the other by a narrow terrace.

iii) Deep ravines or 'Daras' are formed at the junctions of the spurs with the main body of the hill and near the projected headlands. Ghogal Dara, Galt Dara, Ghabad Dara, Gijnai Dara and Takya Dara are among major ravines associated with the edge of the plateau.

1.2.6 Natural Drainage

i) Besides numerous rills and channels draining into adjoining valleys, two natural catchment areas - Pisarnath ravine and Dhodamba Nalla form major drainage alignments discharging the surface runoff in westward valleys. Both the locations are bunded to form reservoirs namely the Charlotte Lake and Simpson's Tank respectively.



Catchment of Charlotte Lake

ii) The profile of the plateau has natural slope ranging between 5 deg. to 45 degrees. Fairly gradual slopes occur near the plateaux and in the charlotte lake catchment areas. Natural slopes occurring near the Panorama spur and Simpson's Tank area are more pronounced hence unsuitable for development.



Olympia Plateau

iii) Matheran hill forms catchment of three rivers- Gadhe, Dhavari and Ulhas. The discharge from north-western areas of Matheran hill leads to Gadhe river that further meets the Panvel creek. The eastern slopes of the main body and western slopes of Garbut spur, drain into the narrow valley of Katwan. The Varosha river flowing through the gorge formed between Matheran and Prabal hills carries the discharge from western slopes. Varosha river and Katvan stream flowing southwards join the Dhavari river near Chowk village, where the course is bunded by an earthen embankment of Morbe Dam forming a large reservoir. The eastern slopes of the Panorama-Garbut spur drain into the Ulhas river that flows northwards.

1.2.7 Geology

i) Matheran hill is mainly composed of Trap (Basalt) with the entire plateau capped with red laterite rock in average thickness of 12 to 15 Meters. The formation of laterite or the 'laterisation' is attributed to the chemical weathering of the basalt occurring over the years due to heavy rainfall which actually leads to leaching of all bases leaving behind the concentration of iron and aluminium.

ii) The laterite is a soft rock, purplish red in colour variegated with yellow, green, white and amber tints. When freshly quarried, it can be easily cut into blocks while on exposure to atmosphere it becomes extremely hard. It is an ideal medium for masonry as well as mortars.

The trap constituting the body of the hill lies in several layers of enormous thickness, which are well seen from some of the points. These layers normally having plain surface are columnar in certain locations.

iii) The trap varying in chemical composition disintegrates and forms soil on the sloping hillside. In this soil, bushes and large trees have sprung up and the consecutive layers are thus separated by belts of forest growing on the slopes that have been formed by the detritus.

iv) The depth of laterite crest varies from place to place on the plateau. Along the edge of the plateaux one can observe masses of laterite rocks of great size, weathered and rounded, in all stages of decomposition. The layer of laterite is porous and highly absorbent behaving like a huge sponge holding the rainwater initially and then releasing it gradually.

1.2.8 Soil

Matheran is known for its red soil or the lateritic soil. The laterite cap produces a poorer soil but when completely decomposed and well mixed

with vegetable mould, can support large trees, especially at higher elevations like Matheran. The lateritic soil found in Matheran having low pH value of 4.5 and high percentage of Silica and Alumina is ideal to support semi evergreen type of forest. The depth of topsoil rich in essential organic matter varies from 15 Cms. to 35 Cms. on the plateau.

1.2.9 Hydrology

The Deccan Trap forming the body of the hill is a bad aquifer so the hill has very less potential of groundwater. Matheran receives average 37200 million Liters of rainfall per season out of which 930 million liters forms the annual recharge. Most of it washes down the great slopes as measures of water harvesting are negligible on the hill. Some amount of water that is temporarily absorbed by the laterite cap is released gradually in form of springs.

1.2.10 Natural Springs

The underlying trap drains the water absorbed by the laterite to the edges of the plateau where the springs issue out from the junction of the laterite crest and the trap. Around the edge of the plateau there are numerous natural springs, few of which are perennial and others seasonal. Over the years many springs have dried or reduced to meager flow- either due to overgrowth of forest or the increasing temperature of the hill.

1.2.11 Regional Context

Matheran Hill forms the major component of the chain of hills (The identified Matheran-Malang Gad hill chain) comprising a North Konkan Coastal range - an outlier of Sahyadri range. The hill chain falls in the Konkan Coastal Lowlands of the Maharashtra State. The chain oriented in general north south alignment includes Malang Gad, Chanderi, Peb, Matheran and Prabal hills in their sequential order from north to south. The lower hill slopes of the chain are interconnected and continuous while their crests of varying heights are well separated. The entire chain being densely vegetated is classified as Forest zone as per MMR. Numerous big and small foothills exist along the range either detached and forming outliers or close to the base forming an assemblage. The western slopes of the hill range together with the low-lying plains on the west (classified as Green zone) comprise the catchment of numerous rivers, which finally discharge into Panvel creek. The eastern slopes of the range are steeper and more abrupt and are adjoined by a narrow belt of low-lying plains. These form the catchment of river Ulhas that has been distributed among Forest zone, Green zone

and Urbanizable zones (U1 & U2) in parts as per M.M.R. Plan.

1.2.12 Immediate Surroundings

Matheran Hill is surrounded by smaller hills and ranges forming ravines and valleys around it. A few notable historic forts exist in the neighboring areas notable as landmarks. To the north of the hill along an extended spur beyond Panorama Point lies the Peb Fort. The spur of Nakind further connects to the Chanderi Fort, which is identified from its flattened apex. A formation comprising of pyramid shaped twin hills lying on the west of Peb Fort is known as Cathedral Rocks or Baba Malang. The foothill areas lead to flatter plains where village Dodhani and Gaghashwar dam can be spotted.



North Eastern view from Matheran Hill

The eastern spur of Matheran extends beyond Garbut Point initially in form of a long and flat terrace followed by an irregular profile. A high peak in this formation is known as Sonderi Peak. The eastern spur is adjoined by a vast landscape with the Neral village at the base surrounded by numerous hillocks, hamlets and water-bodies. To the southwest lies the sister hill of Matheran - the Prabal Hill - known for the historic fort of Shivaji. Narrow and deep valleys of Varosha and Katwan are formed along the western and eastern escarpments respectively. These thickly wooded and rugged valleys are extremely picturesque.



Southwards view from Matheran Hill (Chowk)

To the south of Matheran hill lies flatter landscape dotted with numerous small hamlets, village Chowk being one of the largest among them. The vast expanse of the Morbe reservoir can be seen in the close vicinity.

1.2.13 Climate

i) Throughout the year the climate in Matheran is cool, pleasant and salubrious. However it is observed that over a period of 80 years, the average temperature of the hill has increased by 2 degrees while the annual rainfall has decreased by 780 Millimeters.

ii) Summer, monsoon and winter are the main seasons in Matheran. The average annual temperature ranges from 17 deg. Celsius to 30 deg. Celsius with the lowest temperature upto 7 deg. Celsius in winter. Winter months from October to February are cool and dry while the months of April and May are the hottest. The monsoons in Matheran that spread over four months from June to September are particularly heavy and continuous. The annual rainfall on the hill amounts to 5167.5 mm. with the maximum occurring in the month of July.

iii) In March and April, hot winds from Deccan plateau blow over Matheran. By the month of May south westerlies start blowing heralding the approaching the monsoons. Towards the end of the month mist gathered in the western valleys starts rising up and prevails over the hill. There are occasional showers and thunderstorms in the evening.

1.2.14 Resources

i) The dense forest cover that is rich in bio diversity, the land that holds immense potential to support holistic biotic life, abundant annual rainfall, clean and pure air, pleasant and healthy climate and the overwhelming scenic beauty of the landscape are the valuable natural resources, Matheran is known for.

ii) There is no local agricultural or horticultural production. All essential commodities from foodgrains to building materials are to be supplied from outside. The economy of Matheran is solely based upon tourism, which capitalizes on the healthy natural environment. Its dependence on outside sources and the pedestrian status also contribute to a share of local occupations.

iii) No attempts are made so far to exploit the natural energy sources such as solar and wind energy. The immense energy potential that lies in recycling of the solid wastes produced on the hill also remains untapped.

iv) The local human resources hold a notable significance in the well being of the place. The hard labour contributed by the local population substitutes for the goods vehicles and automobiles thus helping to prevent pollution and maintaining the sustainability of environment.

1.2.15 Forest

i) The word 'Matheran' itself is suggestive of the dense forest cover that exists on the crest of the hill. Before its development as a British hill station the plateau was fairly degraded due to overgrazing and the practice of shifting cultivation adopted by the hill tribes settled in downhill areas. Over the years, due to strict measures of forest protection, the forest cover in Matheran has been regenerated.



Dense forest cover

ii) The forest type in Matheran is classified as semi evergreen to evergreen with both evergreen and deciduous species. The heavy rainfall gives these forests an evergreen aspect while the lateritic soils with steep slopes account for their stunted growth. Ideally with the same amount of rainfall a luxuriant evergreen forest can grow.

iii) The forest consists of a three tier system which includes the upper storey comprising tall trees, the middle storey formed of medium height trees and bushes and the lower storey of cryptogamic flora mainly including the ferns and flowering plants. The lower storey, which helps maintaining the forest ecosystem, is most sensitive and vulnerable in case of Matheran.

iv) The average height of trees found on the plateau is 15 to 20 Meters. The forest densities in Matheran differ from place to place owing to the variation in altitudes, exposure to southwest monsoons, sheltered conditions, soil depth and soil type. The level of interference and the biotic pressure exerted by increasing tourist influx are also major factors affecting the quality of forest. As a result, richer and denser forests exist in the northern parts of the hill near Monkey Point and

Simpson's Tank areas, along the Garbut spur and near Louisa Point. The plateau areas are scantily forested while the forest in bazaar area and along M.G. Road is greatly degraded.

v) Principle forest species of Matheran - Among the larger and more important trees are Jambul (*Syzygium jambolanum*), Par-Jambul or wild Jambul (*Olea dioica*), Umbar (*Covellia glomerata*), Ashta (*Urostigma religiosum*), Ain (*Terminalia glabra*), Hirdi (*Terminalia chebula*), Asauna (*bridelia Montana*) and Nania (*Lagerstromaemia parviflora*). Small and medium size trees include Anjani (*Memocyclon edule*), Ursool (*canthium umbellatum*), Pesha (*Actinodaphne lanceolata*), Ghela (*Randia dumitorum*), Bhomia (*Glochidion lanceolantum*), Dindee (*Leea Staphylea*) etc. Medicinal plants like Hirda, shikekai, Pangli, Agaswel and Ragatrod etc. are found abundantly in Matheran.



Karvi – Commonly seen in forest areas

Karvi used for thatching of huts is also found in plenty in form of undergrowth in the forest areas. Numerous types of ferns, creepers, climbers, flowering plants, orchids and grasses also adorned the forests in Matheran in the past while the ecologists claim that some of the rare and important species are gradually disappearing from the forest.

1.2.16 Wildlife

i) The forest ecosystem supports a wide range of wildlife in Matheran. Among the birds, cuckoo and bulbul are most common while sun bird, Robin, Thrush, Oriole, Barbet, spotted dove, purple honey sucker and shriek are seen in dense forests.

ii) Wild beasts such as panthers and tigers are a rare acquaintance on the hill while the foothill areas especially in the north and west are inhabited by these and many other animals like hyena, wild cats, antelopes and giant lizards. On the hill are found squirrels of many kinds, rodents, hares and bats. The most conspicuous

are the monkeys that are present in sizable population and found mingling with people almost anywhere. The Bonnet Macaque, the Rhesus Macaque and the Hanuman monkey or Common Langoor are the commonly seen species wandering in large troops on the hill.



The Most original inhabitants of Matheran

iii) Besides birds and beasts thousands of insects, moths and butterflies dwell in the natural wilderness. Matheran forests support some of the rarest species of plants and creatures that possess great scientific and ecological value.

(Detailed inventory of Forest wealth and wild life needs to be taken while the observations in the text are borrowed from scientific studies on Matheran published earlier.)

1.3 NON PHYSICAL ASPECTS

1.3.1 Population

i) The population of Matheran comprises larger percentage of floating population as compared to the permanent resident population. According to 1991 census permanent population on the hill was 4708. The records indicate that the permanent population was more or less stagnant upto 1961 displaying natural growth of 0.12% to 0.17% per annum while after 1971 the growth-rate has increased upto 2.01% per annum. The change is attributed to increasing tourist influx that has boosted the job opportunities on the hill and checked the trends of out-migration for employment. On the contrary the tourism industry is now promoting in-migration trends.

ii) The floating population that exceeds the resident population is on an increasing scale since past three decades. As per the municipal records the influx of tourists visiting on weekends has increased from 4000 tourists in 1977 to 7500 tourists in 1994 and approx. 10000 tourists in 1996.



Local Village settlement

1.3.2 Social Composition

i) The permanent population mainly resides in the local settlements in the east of bazaar area and in Indira Gandhi Nagar near Galti Dara. These are traditional residents settled in Matheran when the hill was developing. No local settlement existed on Matheran plateau before the British discovered it and transformed it into a fashionable hill resort. The existence of

Occupation based social structure on the hill, is closely associated to the historic evolution of the place. When initially developed, the local village settlement was composed of caste and occupation based clusters of houses. Over the years it has gradually filled in with more houses and grown into a mixed society. The village is occupied by the shop owners and the service population engaged mostly in hard labor.



Caretaker's residence in a bungalow plot

ii) The families of caretakers or malis residing in the outhouses of bungalows also comprise a sizable local population. The owners of early hotels are among the most traditional residents of the hill. Even today the old hotels are being managed by their descendents who form an influential population group.

iii) Most bungalow owners though not categorised as the permanent residents, have great affinity for the place and love to visit Matheran at least once or twice a year.

1.3.3 Local Amenity Groups

Local population belonging to all sections of society has immense concern for their unique town, its environment and the built heritage. A local amenity group- 'Matheran Bachao Samiti' comprising representatives of local population groups and the bungalow owners, is an influential organisation aiming at environmental protection and heritage conservation. The Hotel Owners' Association of Matheran deals with the issues related to hotel industry. Besides these there are local unions formed to protect the interests of various occupation groups such as ghodawallas, hamals and the headloaders etc.



Beasts of burden

1.3.4 Economy

i) The economy of Matheran is mainly based on tourism and other dependent occupations.

The pedestrian status of Matheran, the lack of goods transport facilities and dependence on outer region for essential supplies are the associated factors that have greatly contributed in shaping the local economy.



Ghodawallas - Tourism based occupation

ii) Working population comprises about 44.50% of the total population. The workers engaged in primary sector are negligible (less than 1%) as the agricultural activities are totally absent on the hill and a very few are engaged in live-stock and forestry. 9.71% of total working population are involved in secondary sector which includes construction and industry. No industrial activity except manufacturing of handmade presentation articles and leather-ware is present on the hill. Some people are employed in nearby industrial areas outside Matheran such as Badlapur, Ambarnath, and Ulhasnagar etc. Population engaged in tertiary sector is sizable- that upto 89.67%. Tertiary sector mainly includes trade and commerce, transport and communication, headloaders, hamals, rikshawwalas, ghodawallas and guides etc. The flourishing hotel industry is hotel industry is supporting a large percentage of immigrated employees besides the local folks.



Hotel Industries supporting local Population

1.3.5 Tourism

i) Once a fashionable holiday resort for the rulers and the elite, this little hill station has now

become a favorite nature retreat for ALL. Proximity to the major urban centers like Mumbai and Pune has added to its popularity and prosperity.

ii) Matheran's rugged terrain, luxuriant forests, pollution free environment and pleasant climate are a treat for the city dwellers. Most tourists visit Matheran to be with the nature and enjoy her splendors. Matheran is also an enormous storehouse of biotic wonders that lure the ecologists and naturalists. It is an exciting destination for monsoon trekkers and adventure lovers and a delight for photographers. Matheran is in fact an ideal ground for ECO-TOURISM.



Matheran – An ideal ground for Eco- Tourism

iii) However, over the years the concept of tourism is certainly changing and the amount of 'fun' loving tourists is dangerously increasing. The popularity of hotels equipped with luxurious facilities for recreation and amusement such as swimming pools, health clubs and discotheques is indicative of the changing attitude of tourists.

1.3.5a Peak Seasons and Tourists

Weekends throughout the year and annual school vacations for summer (April, May), Diwali (October, November) and Christmas (December) are the peak seasons in Matheran. Tourists visiting Matheran in monsoons are on increasing scale over past few years. The visitors mainly include couples, families, and groups of children and youngsters. Lack of convenient transport facilities and the rugged topography dissuades the old and the handicapped tourists to some extent.



Changing taste of tourists

1.3.5b Tourist Infrastructure

i) Hotel facilities in Matheran are fairly adequate to satisfy the number of tourists and their range of affordability. Presently there are about 60 hotels, four of which belong to three star category. Besides these, informal and cheaper lodging and boarding facilities (unregistered) are provided by many households in the village settlement (bazaar area). These are mainly occupied by the low affordability groups of tourists visiting Matheran.

ii) The rates of hotels differ from place to place according to the facilities offered. Booking of hotels is done locally or directly from Mumbai and Pune in most cases. Majority of hotels in Matheran are vegetarian. Some offer only lodging facility where the rates are reasonable ranging between Rs.80 to Rs. 150 per person per day while most of the hotels offer package rates inclusive of boarding that range from Rs. 400 to Rs. 1250 per person per day. Off-season rates are comparatively lower. Larger hotels provide various categories of rooms like double or four bedded rooms, deluxe rooms, luxury suites, cottages etc. with or without air conditioning facility. Holiday camp of Maharashtra Tourism department (M.T.D.C.) is located at Dasturi, 2.7 Kms. from bazaar area. Other hotel facilities are mainly concentrated within a walkable distance (about 1 Km. radius) from bazaar area. Besides hotels sanatoria, holiday camps and corporate guesthouses also provide accommodation facilities to restricted groups. A few bungalows are also let out to tourists on prior bookings. On the whole, hotel facilities are satisfactory. Decent facilities at reasonable rates for large groups are however insufficient. There is no facility of centralised information network for the tourists to offer guidance regarding the available hotel stock and it is observed that the new tourists are often misguided by the agents and middlemen.



Leisure walk along a quiet path

iii) The hill station offers immense opportunity to the tourists to experience the nature in its pristine

state of wilderness as they walk along the numerous forest paths or enjoy the thrill of horse-riding. Matheran is full of picturesque locations, adventure trails and picnic spots most ideal to create a wholesome and refreshing vacation.

iv) The bazaar of Matheran offers variety of attractive gift articles, art pieces and curios for the 'shopping ' crazy. Though not produced locally, Matheran is famous for its leather goods and foot-ware. Eatables like chikki and honey are also largely sold. Restaurants and fast food joints, ice-cream and cold-drink parlors with outdoor sit-outs add the essential charm to bazaar spine.



Maldunga House – Bungalow turned into Corporate Guest House

1.3.5c Contribution of Built Heritage

The British lent a unique townscape character to Matheran while they developed it as a full-fledged hill resort. The historic pattern of the town and its built heritage have continued to survive till date while maintaining their historic integrity.



Ranchhoddas Hindu Sanatorium

Besides contributing to the unique character of the landscape and the townscape, the structures and their settings have actively participated in the development of tourism on this hill station and responded positively to its continuity and change. Most of the hotels, sanatoria and guesthouses existing today are examples of meaningful

adaptive reuse of old structures while many buildings hold potential for continued use.

1.3.6 Transport and Communication

i) Being a pedestrian hill station, the entry of automobiles on the hill is limited only to emergency vehicles. A large parking space for private and goods vehicles is developed at Dasturi Naka, 2.7 Kms. downhill from bazaar. Besides walking, hand rickshaws and horses serve as the means of transport between Dasturi and Matheran bazaar.

The goods unloaded at Dasturi are transported uphill on horsebacks or handcarts which in fact, is a cumbersome and inhuman mode of transport but it supports the livelihood of hundreds of locals.



Pay & Park – Dasturi Naka

ii) Private share taxis ply between Neral and Dasturi throughout the year for the convenience of the tourists. Pay and Park facility for private vehicles is available at Dasturi as well as in Neral town. The travel by private taxis is more expensive compared to the toy train, yet it is getting more popular due to shortcomings of the train travel.

iii) The toy train is an added attraction for the tourists visiting Matheran. The railway is a unique mountain rail of two feet gauge laid between Neral and Matheran in 1907 by Sir. Aadamji Peerbhoy.



Aman Lodge station

The single line track of 21 Kms. is zigzag with numerous bends exposing the travelers to magnificent views on its entire stretch. After halting at three intermediate stations the train reaches Matheran bazaar after about two hours. The time taken for the downhill journey is comparatively lesser. Daily, six train trips are scheduled for the up and down journey. The trips are uncertain and reduced to two per day in monsoon months. The capacity of a single train with three bogies is 90, which is much insufficient to cater to the large number of the tourists in peak seasons. The tracks have been repaired lately and new carriages and diesel locomotives have been added to the old stock. The facility of goods transport is not available on the railway.

1.3.7 Trade and Commerce

i) Besides the shopping facilities for the tourists, other shops catering to the daily consumer needs are also located in the bazaar area. Kapadia Market is an organised market place that was designed and laid out when the system of weekly bazaar was prevailing. The market now owned by the municipal council mainly comprises vegetable vendors, mutton market and a few shops selling miscellaneous commodities. The excellent complex of Kapadia Market spread over large area is ideal to develop into a vibrant shopping plaza if appropriately managed.



Shopping street (New Market)

ii) With the growth of tourism, the bazaar is sprawling in extent. Traditional open spaces between old structures along bazaar spine have been filled up with new shops. Informal stalls and kiosks have cropped up all along M.G. road and important branching streets off M.G. road. Stalls of substandard design and construction flashing with colorful hoarding and advertisements have changed the streetscape of bazaar spine.

iii) Besides shops and stalls informal vendors and petty sellers are commonly seen in the bazaar thoroughfare and near the spots frequented by the tourists. These are also spotted along the major forest paths and the

railway tracks being the common pedestrian routes.



Bazaar Spine

1.3.8 Social Infrastructure

i) There are two primary and two high schools in Matheran. Balwadi facility is also available. As the college facility does not exist on the hill the students have to depend on the nearby urban areas - Karjat, Khopoli and Kalyan- for college education. The 14 bedded municipal hospital with maternity and outdoor patients dispensary caters to the basic medical needs of the town while for emergency purposes the patients have to be taken to nearby towns. Emergency ambulance service is available on the hill. Other notable community facilities include assembly hall, gymnasium, social welfare center and a public library.

ii) Olympia Race course and Matheran Club are the recreation facilities developed by the British which are in active public use even today. Other parks and playgrounds include Paymaster Park, N. Lord Park and Panday playground, which were developed later by renowned personalities of Matheran. Religious structures catering to all beliefs exist in Matheran most of which are built in 19th century.

1.3.9 Public Utilities

The hill station is provided with all basic public utilities such as postal facility, telephone facility, piped water supply and electric supply. The electric supply for the domestic, commercial and community purposes is under the control of Maharashtra State Electricity Board (M.S.E.B.). Security services are undertaken by the Matheran Police Department. Facility for fire fighting is lacking on the hill.

1.3.9a Water Supply

i) The Charlotte lake reservoir built in 19th century caters partly to the demand of domestic and commercial water supply (capacity 12.6 crore

Liters). An additional supply is provided by a pipeline from Ulhas river. The service reservoir and filtration facility is located on Rugby plateau, the highest point in Matheran, from where the water is supplied to all properties by gravity. With the growing number of hotels, the demand for water supply is increasing and the town suffers acute shortage of water in summer, the peak tourist season.

ii) The Simpson's tank reservoir does not contribute to the town water supply while it holds great potential for conserving larger quantity that is apparent from its topographic configuration. Presently the tank with the capacity of 135 lac litres supplies water to Jumma Patti and Water Pipe railway stations. Other water bodies on the hill such as Walker's tank and various natural springs also do not contribute to the water supply.



Walker's Tank

1.3.9b Sanitation and Garbage Disposal

i) As the town is not served underground sewerage system, the septic tanks and soakpits located in individual properties cater to sewage disposal. In village areas, community toilets attached with septic tanks are provided per housing cluster. Over the years, informal hutments are gradually occupying all vacant areas within the village and the small housing plots are being put to hotel use. Consequently, the tendency of disposing raw sewage down the valley is increasing. It is observed that the new hotel complexes developing near the bazaar spine are commonly discharging their untreated sewage in the eastern valley.

ii) There is no town level management for the disposal of garbage that is produced in voluminous quantities especially by the hotels and let out untreated either in the valleys or in forest areas. Plastic wastes produced in dangerous quantities are blocking natural drainage channels and contaminating the soil.

iii) The growth of tourism is causing glaring environmental problems on the hill and the

surrounding valley areas are being seriously degraded. Immediate and strict action needs to be taken in this regard to save the hill from disaster.

1.3.9c Cemeteries and Crematoriums

Cemeteries and crematoriums for all religious groups and castes were laid out on independent plots and appropriate locations as important components of the historic town structure. Most of them are in neglected state today.

1.3.10 Administrative Set-up

i) Administration of Matheran is handled by Municipal Council with the President as its administrative head. The municipality was initially formed in 1905 up to which the administration was in the hands of Hill Station Committee that was founded in 1870. The Hill Committee functioned under the supervision of the Superintendent who was the sole administrator of the hill.

ii) Between 1861 to 1891 a yearly grant (station fund) was released by the government towards the maintenance of the hill. Since the withdrawal of Station Fund, Matheran supported itself on local assets like ground rents, various taxes and duties, and income acquired from auction of plots. By 1925, Matheran municipality was entirely self sufficient and the richest and municipality in the southern division.

iii) For the purpose of administration the municipal area is divided into 10 electoral wards. The Municipal Council headed by the President consists of 15 board members out of which 10 are councilors elected from each ward and 5 are nominated members. The council is divided into five committees including the standing committee. The working committees look after various civic functions such as 1) Water works and drainage 2) Sanitation, Medical and Public Health 3) Public works 4) Development and Education.

iv) Administration wing is a separate department headed by Chief Officer appointed by State Government. The responsibilities of this wing include 1) General Administration 2) public Works 3) Octroi 4) Sanitation 5) Shop and Establishment. The department also looks after execution and implementation of council's decision.

v) Much after the establishment of Municipality the post of Superintendent was abolished (1933). However it was revised on public demand after a few years. Presently, the Superintendent is the

in-charge of the Revenue Department, under the Collector of Raigad District.

1.3.11 Planning Authority

Till 1970s, Collector of Colaba District, the head of Revenue Department was the final authority in the matters of land involving lease status, taxation, sale, purchase, transfer, change of use, development, new construction and additions / Extensions etc. as the ownership of entire land in Matheran lay with the Revenue Department. Matheran Municipal Council was subsequently entrusted the power of a Planning Authority as per the Maharashtra Regional and Town planning Act of 1966. Presently the Council, (under the authority of Deputy Directorate of Town Planning, Alibaug, Dist. Raigad) deals with the Physical planning, development and construction on the hill while the Revenue Department is in-charge of other matters related to land ownership.

Mumbai Metropolitan Regional Development Authority (M.M.R.D.A.) is the concerned Regional Planning Authority for Matheran.

PART III A IDENTIFICATION OF CULTURAL HERITAGE

1.0 HISTORIC GROWTH AND DEVELOPMENT

- 1.1 Introduction
- 1.2 Phases of Development History
- 1.3 Phase - 1 (1850 – 1853)
- 1.4 Phase - 2 (1854 – 1900)
- 1.5 Phase - 3 (1901 – 1945)
- 1.6 Phase - 4 (1946 – 1975)
- 1.7 Phase - 5 (1976 onwards)
- 1.8 Inference

2.0 ARCHITECTURE AND URBAN DESIGN

- 2.1 Introduction
- 2.2 Built form typologies
- 2.3 Early bungalows of the British
- 2.4 The bungalows of the Peerbhoy phase
- 2.5 Hotels and sanatoria
- 2.6 Institutional, commercial and mixed use bungalows
- 2.7 Village houses (bazaar)
- 2.8 Identity (names of structure)
- 2.9 Transformations
- 2.10 Present scenario of built heritage in Matheran
- 2.11 Modern trends
- 2.12 Inference

3.0 PLANNING, TOWNSCAPE AND LANDSCAPE

- 3.1 Introduction
- 3.2 Historic Town Structure
- 3.3 Present Situation
- 3.4 Inference

PART IIIA IDENTIFICATION OF CULTURAL HERITAGE

1.0 HISTORIC GROWTH AND DEVELOPMENT

1.1 INTRODUCTION

The chapter 'Historic Growth and Development' takes an overview of chronological developments in Matheran over a span of about 150 years, beginning with its discovery by Hugh Malet in 1853.

The detailed account of history focuses on the conscious, sensitive and planned development of the plateau by the Europeans into a fashionable resort followed by its subsequent growth and transformation with changing times and events. The present day transformations seen in the context of historic developments emphasize the need for heritage conservation.

1.2 PHASES OF DEVELOPMENT HISTORY

The development history of Matheran is divided into five chronological phases on the basis of significant and distinct developments associated to each phase.

Phase I (1850 - 1853)

The first phase focuses mainly on the discovery of Matheran, when the hill was dragged from its obscurity by Mr. Hugh Pointz Malet and introduced to the world as a potential hill resort of India. The preliminary groundwork done in this phase laid the foundation for its development as a prosperous hill resort in the future.

Phase II (1854 - 1900)

The second phase is devoted to the initial planned growth of the hill into a fashionable hill resort of the British. The physical structure of the settlement with its paths, plots and civic infrastructure crystallized in this period. This phase thus, provided a vital reference and a basis on which the town would become a popular hill resort.

Phase III (1901 - 1945)

The third phase centers around the advent of mountain railway and the association of Sir. Adamjee Peerbhoy with the hill station. The period was marked by rapid growth of small plots, and large investments in properties on the hill made by many well-placed families of Bombay.

Phase IV (1946 - 1975)

The fourth phase associates with the freedom struggle of 1940's and the transformation that followed the country's Independence. After the retreat of the British, Matheran gradually popularized as a hill station among middle class tourists of Mumbai and Pune.

Phase V (1976 onwards)

The fifth phase refers to the preparation of the first Development plan by Matheran Hill Council under the M.R. & T.P. Act of 1966, which acted as a catalyst for rapid development 1980 onwards. The period marks the commercial growth of Matheran at an alarming rate and the transformations occurred thereafter. The developments following Draft Modifications to the Development Plan of Matheran(1996) also form an important part of this phase.

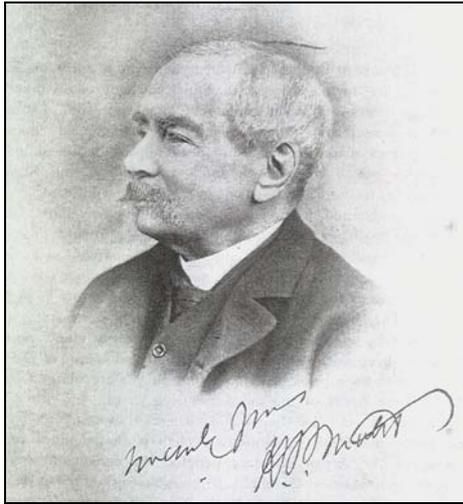
1.3 PHASE – I (1850 TO 1853)

1.3.1 Discovery of Matheran by Hon. Hugh Malet

Till the first half of the 19th century, Matheran was an isolated, virgin hill untouched by habitation or development. It was merely a humble grazing hill that also supplied hay, wood, milk and honey to natives who inhabited the surrounding foothills. As seen from the plains it used to be recognized as a noble mountain but for many years it had remained merely a name on the survey map.

In 1830, Sir John Malcolm, the then governor of Bombay had appointed a commission of officers to survey the neighboring hills of Matheran and Prabal, with a view to establish a military sanatorium for the British Army. However, the report being unfavorable, the proposal was dropped and forgotten. Eventually, twenty years later in May 1850, Mr. Hugh Pointz Malet the then collector of Thana explored the hill.

Malet was aware of Sir John Malcolm's proposition and was once incidentally camped at the village Chowk located in the southwest of the hill spur. With his inborn love for adventure and urge for exploring the unknown, Malet ventured to go uphill and investigated the hill himself. Overwhelmed with the untouched beauty of the place and satisfied with his initial observation Malet immediately reported his findings to the Government that Matheran was an excellent place, most suitable for a sanatorium with its pure air, excellent water and other charms. After this, Malet's request for a grant of Rs. 500/-, to construct a passable road from Chowk to the hilltop was immediately approved.



Hon. Hugh Pointz Malet

1.3.2 First Houses on Matheran Plateau

After the monsoons of 1850, Malet undertook the construction of the road from Chowk up the hill through the Rambaug forest. The work was later supervised and completed by Capt. Given in the beginning of 1851. Meanwhile, Malet also identified a site for his own house and got it built under the supervision of Madhav Rao, son of the 'Patil' of Chowk village. The timber required for construction was obtained from the broken mast of a ship which Malet bought in an auction, got it cut to size and dispatched it to Matheran from Bombay.

Within the next six months, four other bungalows were constructed on selected sites on the hill. By the summer of 1851 Matheran had 5 houses belonging to Malet and his close relatives and friends.

1. Mr. Hugh Pointz Malet's - The Byke
2. Captain Barr's - Barr cottage
3. Captain Walker's - Walker's cottage
4. Mr. Fawcett's - The Hermitage
5. Hon. Arthur Malet's - Stonehenge.

The little colony of friends enjoyed the wilderness for about two years. During this initial stay, fresh explorations were made, few paths were cleared, and several viewpoints were discovered and named.



Hon. Malet's 'The Byke' now part of Byke Hotel



Capt. Barr's 'Barr House'



Capt. Walker's 'Walker's Cottage'



Mr. Fawcett's 'The Hermitage'



Hon. Arthur Malet's 'Stonehenge'

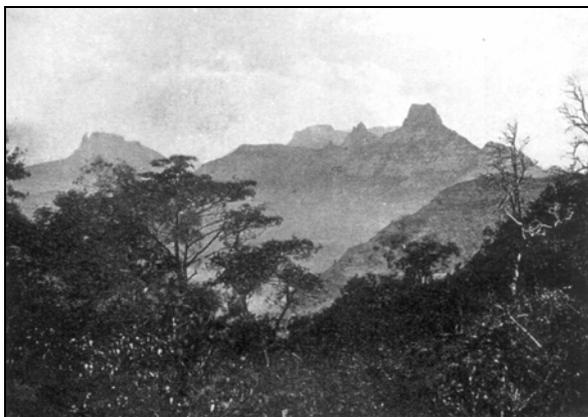
1.3.3 Initial Surveys and Planning

During this period, in the year 1851 itself, Capt. Day was commissioned by the Government to survey the hill, with a view to establish it as a military sanatorium. In this regard a survey for the road from Neral in anticipation of the approaching railway was undertaken and the alignment of the proposed road was marked out. Initial planning and estimation for the Bund (at

Charlotte Lake) to create catchments near the Pisarnath ravine was also made under the same survey. In addition to this, many existing paths were also widened.

Although the idea of developing the hill, as a military sanatorium was soon abandoned, Captain Ponsonby took up the survey in 1852. At this time sites for a church, a hospital, a jail and government servant's barracks were identified.

In 1853, Major Peacock continued the survey of the hill, which was subsequently published, through survey of India maps of 1867. Besides cleaning away the jungle in many parts several views were opened up and many fresh paths were laid out.



View from Artist Point

1.3.4 Allotment of first batch of Plots to Public

Sites for private houses were traced, enclosing each plot with low stone boundary walls. After receiving official powers from the government, Malet, the then collector of Thana, issued a public notice inviting applications for allotments of plots. The plots were to be leased out at the rate of five rupees an acre per year and the form of lease was comparable with that, which was already adopted for Mahabaleshwar. The notice also mentioned that the allotments were not to exceed five acres, and no building or fence was allowed to obstruct any surface spring or the access to the same. Before the monsoon of 1853, about seventy sites were applied for and the next two years saw great building activity in Matheran.

1.4 PHASE II – (1854 TO 1900)

1.4.1 Matheran Emerging as a Popular Hill Resort

By 1854 almost all roads that are existing today were laid out on the plateau, plots were leased out and construction was undertaken in full swing.

Lord Elphinstone, after his visit to Matheran in 1854, took keen interest in the development of the hill. He chose a fine site of about 37 acres of well-wooded land for himself and built a house. His major contribution to the development of the hill infrastructure was the improvement of water storage on the hill and the completion of the Neral - Matheran Ghaut road. 1854 onwards, the Ghaut road became the principal approach route as by this time the Bombay - Neral railway line was also completed.

After Lord Elphinstone's association with Matheran, the prior charm of Mahabaleshwar as a hill station faded and the society flocked to her more fashionable rival. Lord Elphinstone is said to be the founder of prosperity and fame of Matheran.

Within a few years, the popularity of the little hill station grew apace. Houses sprang up in most favored sites, especially on high mounds and along ridges with excellent views. Demand for accommodation grew. The house owners and visitors mainly comprised of Europeans (with a few exceptions) most of them being either government officials or the leading citizens of Bombay.

1.4.2 Administration of the Hill Station

To cope up with the rapid progress and development of Matheran, it was decided to bring the station under the authority of a superintendent. In 1856, Major Parkinson was appointed the first superintendent of Matheran. The superintendent was the sole administrator of the hill, a civil surgeon-in-charge, a first class Magistrate, an ex-officio forest officer and an ex-officio assistant to the collector of Colaba.

1.4.3 Development of Infrastructure

The following decade saw the development of essential infrastructure on the hill. The Charlotte lake bund was constructed in three stages from 1856 to 1858 under the supervision of General Fuller.



Charlotte Lake

Later, in 1866, the height of the bund was raised by three feet.

Around the same time the construction of the St. Paul's church (Church of England) and Roman Catholic Chapel of the Holy Cross were also undertaken.



St. Paul's Church (Church of England)

John Manuel D'souza started the first hotel in Matheran in 1856 along with a bakery. The hotel could lodge only two persons at a time and was the smallest hotel on the record.

As the hill developed as a resort, it attracted people from surrounding village areas in search of service occupations as coolies, bearers, mochis etc. and the village settlement gradually took root near the eastern fringe of the hill. After the acquaintance of natives with the hill, two temples - Pisarnath and Shiv Mandir and later the Ram Mandir were built on the hill.



Pisarnath Temple

1.4.4 Period of Setback

The development of the hill received a set back in 1865, when the general depression of trade and commercial failures connected with the share mania put almost a stop to the building activity. After that for nearly twenty years, no house was added to the list. Following this commercial crisis, from 1865 to 1876 a large number of sites, mostly owned by Europeans at

the time, changed hands or relinquished and the demand for fresh plots declined. This period also witnessed the beginning of unorganized development along and close to roads but the trend was immediately discouraged by strict regulation and vigilance. The landowners were compelled to demarcate their premises by boundary pillars, which the lovers of Matheran accepted not without great resentment, being incongruous features, disfiguring the picturesque beauty of their hill.

1.4.5 Early Hotels

In spite of the recession, the hill station in no way lost its popularity as a hill resort. The first notable hotels such as the Prince of Wales by Pinto's, Rugby, Clarendon, Chowk hotel and Hope Hall hotel were opened between 1875 and 1885. Granville (Cecil) and Gymkhana (Khoja sanatorium) followed soon after. Earlier, Rugby, Clarendon and Prince of Wales were reserved only for Europeans. This custom of exclusive hotels of reserved for certain races and religions like for Parsees and Hindus continued even later.



Olympia Racecourse

As Matheran developed into a favorite haunt of fashionable society, the need for formal recreation was very keenly felt. The European Gymkhana, well equipped with tennis courts and racquet courts was started in 1862 and was later fairly enlarged in 1880's. The racecourse at Olympia Plateau was also developed in 1891. However, the proposal of golf links at Olympia did not succeed.

1.4.6 Development of Public Amenities

To take up the administration of local affairs, a hill station committee was founded in 1870. Since 1861, a yearly grant of 5000/- was released by the government as a specially established station fund - towards the maintenance of the station. The grant was subsequently withdrawn in 1891. Since then the hill was self-supporting and maintained itself on the local resources such as ground rents, various

fees, sale of contracts and plots, etc. The station committee under the supervision of the superintendent carried out notable improvements in public and administrative infrastructure. The Post & Telegraph office built in 1868, Forest range office (1879), and the Matheran Police Headquarters were added to the administrative infrastructure. The hill station committee also constructed the Vernacular school and the pony stables later. The library built by Damodhar Gordhandas in the memory of Karsandas Moolji was an important public amenity developed in this period.

1.4.7 Boom Period of Development

Around 1893, once again Matheran began bustling with development and sale of plots. New plots were laid out; a number of large and handsome houses rose up and showed their roofs above treetops, many of them palatial in appearance with elaborate facades.

Most of these bungalows were the vacation houses of the wealthy families of Bombay especially the Parsees. The plague scare of 1899 also drew Bombaites to Matheran in search of pure mountain air and a healthier environment. As the ownerships of the bungalows changed, their names were also altered, like the Stonehenge was now called Readymoney lodge, Fountain lodge became Mangaldas lodge and Harrison's Bungalow became Redlands.

The land prices increased manifold. Transfers and resale of plots fetched the hill station countless and handsome revenue. A fresh survey of Matheran was conducted in 1900. The Survey of India maps published in the first decade of 20th century indicate most plots, roads and physical features of Matheran, which exist till date. By 1900, Matheran was established as a full-fledged 'hill resort' equipped with all necessities and luxuries required for comfortable habitation. Matheran even had its own newspaper 'Matheran Jottings' started in 1891 by a daring and enthusiastic citizen of Matheran, Framji Mehta. The biweekly successfully ran for another 24 years giving its readers every detail of local affairs and happenings.

1.4.8 Development of Bazaar

Towards the end of the second phase, the 'Bazaar' of Matheran finally settled in its position where it stands today.

From 1850 to 1865 (for about fifteen years) the bazaar was held in an open space in front of the Clarendon hotel (Girivihar hotel of today), directly above the Charlotte Lake bund, where the original post office and the superintendent's

office were also located. In 1865, a major fire broke out here and completely destroyed and razed to the ground the entire area along with valuable records and papers. As a result of this, this site of the bazaar was abandoned because it was located in the main catchment area, in close proximity of the lake, which was the chief source of water supply to the hill.

An alternative site for the bazaar, close to the eastern edge near the stables was identified but the locals did not readily accept this location. Consequently, the bazaar informally sprawled along Mary lane - one of the finest paths of the time. The picturesque and shady lane was thus filled with unorganized and uncontrolled structures, squatters, garbage and spills.

Finally in 1893-94 a 'planned' bazaar was laid along the shortest north-south link across Matheran, which strategically connected the Matheran-Neral Ghaut road in the north with the Matheran-Chowk link in the south. As the new link and the site for the bazaar were located on a naturally steeply sloping topography along the eastern edge of the hill, area was leveled and terraced to suit the needs. The ground was properly aligned and planned into blocks. Besides the advantage of accessibility, the location was also convenient from the viewpoint of sanitation. Being in close proximity to the eastern cliff, the disposal of the rubbish could be done without difficulty into the ravine away from the habitation on the hill.

A ravaging fire once again destroyed this established bazaar in 1898 but in a short time, it was re-constructed with the contribution from the hill fund. Most of the cottages then constructed in laterite with tin sheet roofing are surviving till today, only surrounded by more stalls and shops.

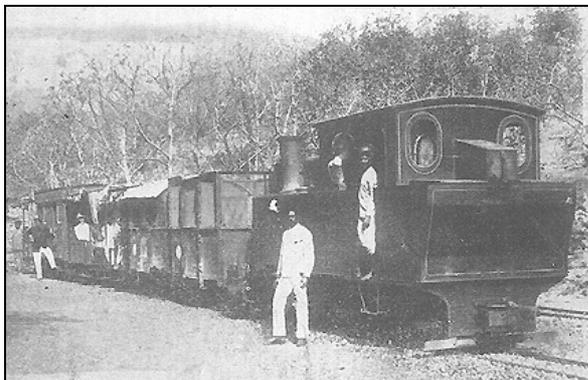
The bazaar spine deviates from the conventional 'shopping street' of the native urban settlements as the plots fronting the bazaar spine also like other plots on the hill maintain a substantial setback from the street to allow for the continuity of the forest lands in-between the front plot boundaries and the paths they adjoin.

Before the establishment of the formal market and shops in the bazaar the market was held on weekly basis, on the large open space near Madhavji point and this used to be quite an interesting feature of the hill at the time. Supplies like fruits, vegetables, groceries, cloth, toys and other articles used to be brought to the hill from Poona, Neral and other villages in the vicinity and on the foothills. The tribals living around brought up flowers, eggs, honey, seasonal fruits, grass and firewood for sale.

1.5 PHASE III – (1901 TO 1945) (Ref. Map)

1.5.1 Development of Matheran Mountain Rail

Till the end of 19th century the means of transport to Matheran from Neral were restricted to 'Munchills', Wallace chairs, 'Palkees', hand rickshaws and horses. Matheran certainly required some easier, cheaper and less cumbersome means of transport for its visitors and goods, various schemes towards achieving this goal were proposed and rejected. The first idea of a tramway on the cog - wheel system was suggested by Dr. R. Davy in 1879 but was rejected at the time. Finally, Sir Adamjee Peerbhoy the famous businessman and philanthropist of Bombay came forward with a practical scheme of laying down a mountain rail between Neral and Matheran, which was sanctioned by government in 1903. With painstaking efforts and perseverance of Hon. Abdul Hussein Peerbhoy, the son of Sir Adamjee Peerbhoy and under the able supervision of the well-known engineer Raisaheb Hirachand, who planned the railway on the same lines as the Shimla-Kalka hill railway, the railway was completed in four years. The tracks of twelve miles were laid, at an expense of sixteen lacs and the railway was thrown open to the public in 1907. The terminus of Matheran was located close to bazaar spine.



The First train to Matheran

1.5.2 Establishment of Municipality

The beginning of the 20th century also saw a major change in the administrative status of the hill. In 1905, the municipality came into existence and the hill station committee was abolished. Even after the establishment of municipality, the superintendent was appointed as the president of the municipality appointed by government. The superintendent, as before, was an official magistrate, a civil surgeon and selected from Indian Medical Service.

Matheran municipality was one of the richest municipalities in the southern division and a self-sufficient one, whose annual receipts earned out

of various ground rents, revenues, taxes and property incomes exceeded the annual expenditure on essential civic amenities.

1.5.3 Development of Small Plots (Contribution of Peerbhoy to New Developments)

The advent of the railway suddenly shot up the popularity of the hill resort and brought about rapid growth especially along the sides of the tracks. Hon. Abdul Hussein Adamjee Peerbhoy who was a member of the Matheran municipality, was granted a special lease by Lord Sydenham to develop about a 100 plots of moderate size for middle class citizens. These plots arranged in a series and comprising the bungloid development of this phase were situated mainly along the east of the railway tracks, along King's road and Mary lane. Most of these plots belonged to families of the affluent Bohra community and a few to well-placed Hindu families of Bombay.

A similar but scattered growth of smaller plots occurred in 1930, especially in other parts of the hill, when many well-to-do Bombaites turned to investing in properties in this prosperous and peaceful hill town.

The British association to the hill was gradually dwindling and a host of the old large properties were now bought over by many residents of Bombay mostly Parsees and Gujaratis.

1.5.4 Trends of Transformation

Responding to the increasing tourist influx, a few new hotels were opened and a handful of old bungalows were also converted into hotels and guesthouses. Some of the old bungalows were also converted into sanatoriums that were reserved for exclusive castes and communities. The railway station and railway hotel forming a large complex became the most attractive and fashionable highlight of bazaar.

1.5.5 Infrastructure Development Initiated by Notable Indian Personalities



Paymaster Park (Band Stand)

The municipality brought about improvement in civic infrastructure and provided other additional facilities to the town notable among them being the Kapadia Market, the Byramjee Hospital, the Paymaster Park and the Panday Playground. These amenities were developed on handsome donations and enthusiastic initiatives of wealthy residents and lovers of Matheran. The municipal office, the telephone exchange and the police lines were also established.

Increasing Parsee population on the hill station led to development of Parsee Gymkhana in 1912, as the European Gymkhana was an exclusive club for the English.



Parsee Gymkhana (Nehru Bhavan)

The municipality also initiated a cosmopolitan Gymkhana for Hindus and Muslims, but the proposal was not materialized.



Notable personalities from Matheran

1.5.6 Crowding of Bazaar Spine

The bazaar spine of Matheran developed as a shady street flanked by neat, handsome and modest sized structures having stores and shops in the front and attached residences in the rear. The spine between the railway station in the north and Kapadia Market in the south became the charming socio- cultural heart of the town, bustling with activity, a hub of the fashionable visitors of Matheran, the horses, the vendors and

attractive shops, saloons and open-air restaurants. This phase also witnessed gradual organized growth of the Matheran village where neat houses belonging to the local communities sprung up along well laid out paths on the east of the bazaar spine.

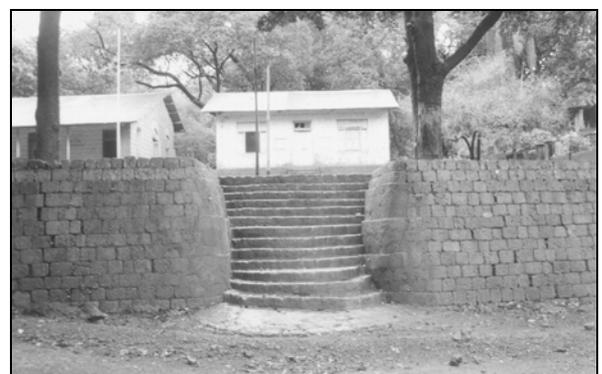
In spite of its popularity Matheran continued to be the cleanest and purest hill resorts - a quiet retreat from the turbulence of freedom struggle of 1940's.

1.6 PHASE IV – (1946 TO 1975)

1.6.1 Independence and Final Retreat of the British from Matheran

The beginning of this phase was dominated by the freedom struggle. The country was shaken up by the spirit of independence and so were Matheran and Prabal. Vithalrao Kotwal a well-educated offspring of the hill – son of a local barber, threw himself in agitation and was subsequently shot dead by the British.

The development of the hill suffered a setback for some time but the independence of the country brought in new enthusiasm. The spirit of nationality and patriotism reflected in the transformation of identity of Matheran. To make their presence felt the local enthusiasts initiated the development of the municipal gymnasium and community hall in the bazaar spine. They also rejected the names of the important roads that were associated with names of British dignitaries and replaced them with the names of the famous freedom fighters e.g. Victoria road and the Marry road became Mahatma Gandhi road and Kasturba Gandhi road respectively, King's road, Murison road and Hermitage road were named Kotwal road, Shri Shivaji road and Maulana Azad road respectively and so on.



Hutatma Kotwal Vyayam Mandir

1.6.2 Period of Inertia

As the British rulers departed from the country and so also from the hill resort they left a sort of a cultural vacuum. The snobbish Bombay

business elite continued to patronize the exclusive resort as long as they could mingle with the rulers. Once the British left they had no reason to continue the charade of going up to the hill resort. Their pledge to the place was primarily for prosperity rather than for genuine personal pleasure. Besides, most native patrons of the station could afford several homes in different locations, so they just locked up and held on to their Matheran properties after the British left. Few properties changed hands and others remained abandoned and in a sorry state of neglect. Thus, this small fashionable hill town patronized by the elite was now suddenly devoid of a whole way of life. In spite of the shift in the cultural patronage, the physical structure of the hill and its architectural heritage did not change, the new native rulers only improvised and added upon what the British had left behind.

1.6.3 Increasing Influx of Middle Class Tourists

Now the hill attracted mainly middle class residents of Bombay to a large extent, for short holidays and picnicking. A steady growth of hotels and facilities especially with moderate rates took place during this period. A few more bungalows were taken over by Indian companies such as Dena Bank, Indian Airlines, A.C.C., State Bank of India, etc for use as company guesthouses. The popularity of clubs was declining as their patronage by the British and wealthy Parsee community was fading. Many private bungalows, especially near the railway station and bazaar turned into hotels; to cater to the growing need of the tourist population and it seemed to be a more lucrative option for the owners.



State Bank of India Holiday Home

The bazaar spine was gradually filling with new shops and restaurants especially as extensions to existing buildings in the front open space and in-between the existing blocks.

1.7 PHASE V – (1976 ONWARDS)

1.7.1 Rapid Development of Tourism and Commercial Growth

This phase is associated with the rapid commercial growth of Matheran as a result of two notable developments –

1. The asphaltting of the Neral-Matheran road, which brought the automobile upto Dasturi, boosted the transportation of goods and people up the hill. Tourism increased further and with it all other entities related to tourism like, hotels, restaurants, recreation facilities, shopping, etc. multiplied manifold.

2. The launching of the first Development Plan for Matheran (1977) under the M. R. & T. P. Act of 1966, triggered off a spate of speculative and instinctive developments. The D.P., published in 1987, neither proposed the formation of any new plots nor did it suggest any major changes in its physical structure. Designation of Matheran as an urban area and incentives in the form of F.S.I. led to rapid transformations within its historic framework.



Bungalow converted into hotel

1.7.2 New Developments

A range of new structures the Kashmir Emporium, Nariman Chikki, and Bohra sanatorium buildings alien in form, scale and treatment made their appearance along the Bazaar spine in the 1980s. A large number of residential properties along Kasturba Gandhi road and Mahatma Gandhi road changed hands and were bought over by hoteliers. In spite of rapid development no remarkable addition was made to the infrastructure of the town.

1.7.3 Changing Attitudes leading to New Trends

Historic properties at prime locations like 'Red House', 'Scott's Bungalow', etc. were demolished to develop modern hotel complexes. The latest trend to set foot in Matheran was the development of large hotel complexes equipped with swimming pools and discotheques largely influenced by urban star category hotels. A new vocabulary of urban architecture emerged as a

popular and fashionable style although it was completely in contrast to and incongruous with the historic built heritage and the environment of the hill.

1.7.4 Impact of Revised Development Control Regulations

Draft modifications to the existing D.P. were proposed in the year 1997. These suggest major changes in the prevailing D.P. and introduce a fresh set of D.C. regulations mainly in favour of commercial development. It includes land-use proposals such as amusement parks and water parks and proposes the entry of vehicles and helicopters in this only pedestrian hill station of India. The aftereffects of these modifications have already started surfacing all over the hill in the form of high density developments incoherent in form, scale, treatment and use of materials.



Complex of cottages replacing heritage Structures –A new trend setting in.

The bazaar is now crowded with unorganized and uncontrolled growth of all kinds of kiosks, booths and other temporary and permanent extensions mainly in the front and some also in the side open spaces. In addition to this, the historic streetscape has been significantly marred by the highly insensitive chaos of hoardings and signages all along the street front, which has completely obscured almost all original building facades.

1.7.5 Deteriorating Health of the Hill Station

In the last two years especially, Matheran has seen more rapid growth in tourism related activities than ever before but at the same time its infrastructure has stagnated. The historic laterite pathways and important points are in a state of neglect. The increasing tourism has put tremendous pressure on the environment and the ecology of the hill. Problems of garbage disposal and erosion of soil are leading to serious environmental hazards. The village is crammed with unorganized development, large-

scale encroachments and illegal extensions and additions.

With every passing season more and more trees are being felled to accommodate more buildings. Many grand bungalows of the hill, which were once its pride and glory are now in desolation, abandoned and in a state of complete neglect. Some are facing extinction as they have been taken over by hoteliers to be demolished to give way to new sprawling resorts in their place. Although there are others that have been maintained and conserved in their original style and still retain their historic integrity and charm.

1.8 INFERENCE

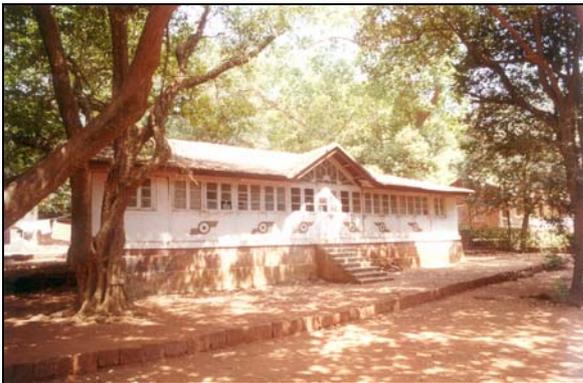
The Hill station evolved, developed and matured in the first three chronological phases. No remarkable new developments or expansion have taken place in later phases except for transformations and interventions within the established historic framework.

Historic Context is one of the key concepts in evaluating the cultural significance of a component as it helps in understanding the component as the product of its time. As the chronology of the component is considered as the main criterion to evaluate its Historic Context, it is proposed to assign hierarchical rating to the components as per their chronological sequence. Thus the Evaluation rating for phases I, II and III would be A, B and C respectively with reference to the Selection Criteria, Evaluation of Cultural Significance, Part IIIB (4.2.5).

The chapter also helps in establishing the historic associations (association with events, activities and important persons) of the components that have bearing on the evaluation of their Historic Significance with reference to the Selection Criteria, Evaluation of Cultural Significance, Part IIIB (4.2.5).



The Chalet (W. Hart's Bungalow)



Hydri Cottage



Hope Hall Hotel



B.J. Hospital

PART IIIA IDENTIFICATION OF CULTURAL HERITAGE

2.0 ARCHITECTURE & URBAN DESIGN

2.1 INTRODUCTION

i) The chapter analyses the architectural character and the urban design elements of Matheran which emerged from the socio-cultural background of its founders and took a distinct shape while adapting to the local context.

ii) The chapter also discusses the trends of transformations and interventions and the extent to which these have affected the historic integrity of built heritage. The changing vocabulary of architecture seen in the context of traditional values emphasizes upon the need for appropriate design control and sensitive approach to conservation.

iii) Identification of architectural values is based upon various aspects associated with the design and character of the built form, its setting as well as its cultural contribution. The 'bungalow' being the most significant and representative built-form typology is analyzed in greater detail.

2.2 BUILT-FORM TYPOLOGIES

The categories of built-form typologies:

a) The early bungalows of the British, built in 19th century in Matheran were replicas of the typical Indian bungalow design developed and adopted widely by the Europeans during the British Raj. These bungalows, set amidst the large, undulating wooded sites, built in local materials using a partly vernacular construction, had an inborn sense of formality and detachment suited to the lifestyles of their users.

b) The bungalows of the Peerbhoy phase developed in the beginning of 20th century on smaller plots were owned mostly by the natives. These borrowed their forms and planning characteristics from the early bungalows with the difference that they were informal and smaller in scale and intimately related to the streets.

c) A simple linear format adopted by the British for the early hotels and sanatoria has been the only role model in fashion, throughout the development history of Matheran. There has never been any significant deviation from the scheme, except for the variation in detailing and treatment.

d) With a few exceptions, the institutional



Village houses - Bazaar

buildings in Matheran follow a format, very similar to the domestic design and therefore do not possess a distinct identity. **The mixed-use buildings** along the bazaar spine also derive from the typology of bungalows or hotels with the front verandahs replaced by the shops and the rear comprising the residence. Kapadia Market is the only example employing a 'tailor made' commercial design in Matheran.

e) Village houses in bazaar are smaller replicas of other domestic structures developed earlier. Originally arranged in well-laid out blocks, these houses have undergone remarkable transformation over the years.

2.3 EARLY BUNGALOWS OF THE BRITISH

2.3.1 Setting

The early bungalows were situated in large, fairly wooded compounds laid out on undulating grounds. The exclusive compounds, ranging from 10000 sq. Mts. to 25000 sq. Mts. or more were often defined by low boundary walls built of random laterite blocks. The plots maintained setback from the streets to allow for the continuity of forestlands and to accommodate open drains for effective and organised surface runoff. The dense vegetation on the plot was left undisturbed but for the small clearing around the main building to lay out gardens and other recreation areas. A formal entrance gate offered the entry to the plot from where a winding cobbled path dramatically led its way to reach the main building.



Annie Villa- Excellent setting

2.3.2 Layout

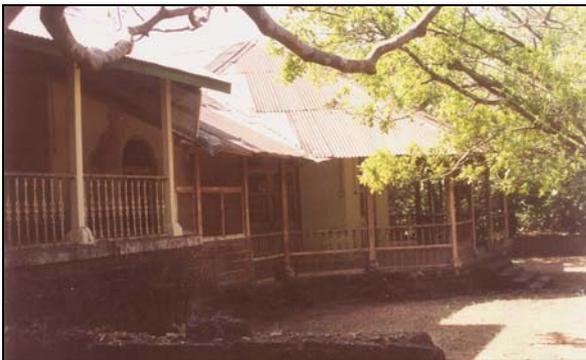
The layout of the large residential plots consisted of the main bungalow; ancillary structures and outdoor landscaped spaces inter linked by cobbled pathways. Main bungalow - the residence of the owner - was aptly located on the best position with the ancillary blocks comprising the kitchen, servants' quarters and storerooms well detached from it. Occasionally the kitchen was connected to the main bungalow by a covered passage. The layout clearly defined and segregated the domains belonging to the European masters and the native servants. Stables for horses formed an essential component of the layout in many cases. Mostly, the stables and the servants' quarters were served by a secondary entrance. Except for the clearing around the structure the forest cover on the plot was maintained in natural state.



Typical setting and layout of early bungalows



The Chalet - View from verandah



Walker's Cottage



The Stonehenge (Readymoney Lodge)



Fountain Lodge

2.3.3 Orientation

Being a hill resort, 'scenic view' was the prime consideration for the orientation of the European bungalow. The façade that overlooked the best view was treated as the main façade that was often associated with a broad verandah. The formal entrance to the bungalow was also derived from the main verandah irrespective of the position of the plot entry and the direction of approach from the street.

2.3.4 The Design and Style of Built-form

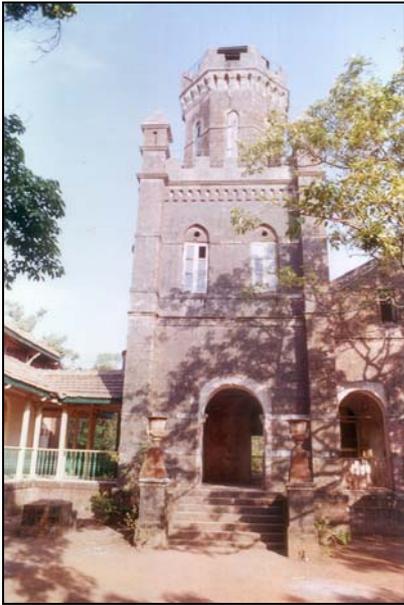
i) The definition of the 'bungalow' as a single-family dwelling unit, raised on a high plinth with a sloping roof and surrounded by deep verandahs with a projecting porch suits the Matheran bungalow perfectly well. The typical European bungalow grew out of the social, economic and physical requirements of their users and adapted itself to the local climate, topography, materials and building techniques of the region.

ii) Great concern for pure air and healthy environment influenced the design of the domestic buildings on the hill stations. To make the summers bearable was the primary concern for the Europeans and the bungalow was admirably adapted to the hostile Indian climate. The thick walls kept out most of the heat; broad verandahs shielded the main walls and ensured that only the slanting rays of the early morning sun or the evening sun could reach the inner rooms. Deep overhanging eaves protected the entire structure from exposure and beating rains.

iii) Their form and planning expressed the political and social divide between the rulers and the masses. Axial symmetry in design portrays the formality and pride while the high plinths and elaborate grand stairways leading to the plinth add to the imperial charm. Clear segregation of habitable and service areas reflects the sense of detachment that was desired by the users.

iv) The first bungalows that developed in Matheran were humble in scale and treatment. Out of the first five, four houses followed a typical bungalow format while the fifth - The Stonehenge - was influenced by the design of an English cottage crafted in Gothic style. The others were fairly enlarged and modified later, yet their original forms are distinctly identifiable.

v) Throughout the planning history there is a remarkable unity in the prototypes adopted for bungalows. Very few examples seem to have deviated from the standard formats and the reasons for such deviations are- Personal taste



Tour Petit (Walker's Cottage)



Castle Hill



Elphinstone Lodge

and preferences of the owners, Response to local siting constraints and Phased development of the built-form.

vi) The similarity in built forms is credited to the pattern books famously used by the British overseas consumers that provided detailed guidance on design, construction and decoration. A 19th century pattern book of a very particular sort inspired the early designs of the Indian hill resorts and these advocated that one did not build a palace in the hills but just a little cottage.

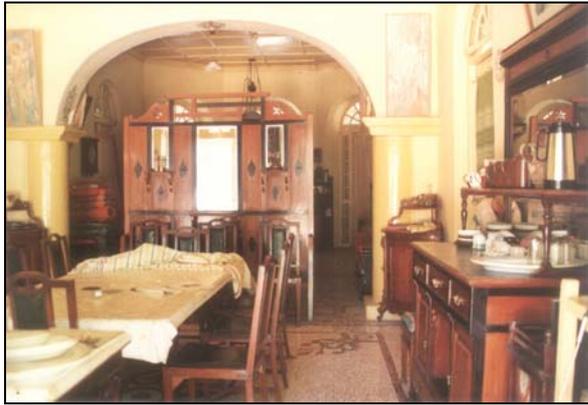
vii) As the station grew into a fashionable hill resort and was patronized by wealthy natives, the nature and personality of the 'bungalow' changed. With the change of its identity from a European summerhouse to the status symbol of Indian elites, its form became more magnificent, more complex and more ornate. Double height blocks with clerestorey lights and elaborate roof projections added interest to the massing. A few bungalows also raised an upper storey or added a watchtower to get a commanding view over the treetops. Lavishly decorated interiors and exterior ornamentation displayed the status and taste of their owners.

2.3.5 Scale

On the whole, the built forms were horizontally spread and had moderate heights being single mostly storeyed. The core areas within the house generally had double height with clerestorey lights. A handful of structures had upper floors. Some had watchtowers reaching to the height of three storeys which rather than appearing obtrusive, contributed positively to the skyline by their landmark value. The early bungalows were robust in scale while some were palatial and sprawling. Their interior areas were remarkably spacious and voluminous as compared to the normal residential standards and suited the imperial lifestyle of their owners. However, the clerestorey blocks though excessively high in the interior did not seem bulky on the exterior as they were topped by sloping roofs and invariably surrounded by a verandah of low height. The structures appeared lofty owing mainly to their excessive plinth heights that resulted from the sloping profile of the ground. Yet the natural texture of indigenous materials and the horizontal emphasis, related the structures satisfactorily to the natural surroundings.

2.3.6 Ground Coverage

The ground coverage of the bungalows varied in different cases, yet it was generally meager as compared to the enormous plot areas. On an



Woodlands Bungalow – Dining area



*Service access to dressing areas
Woodlands Bungalow*



Garbut Hall – Asymmetrical planform



Gulestan – Clerestorey lights

average the ground coverage varied between 2% to 5%. In exceptional cases like Gulestan, the built-up areas were comparatively higher, but the proportion never exceeded 10%.

2.3.7 Internal Layouts

i) Except for variations in plan organization, the format having the core area consisting of main rooms surrounded by a verandah was widely adopted for domestic design. The layout of bungalow was generally symmetrical with a large central room comprising the formal sitting and dining areas, usually divided into two sections either by a wide arch or a decorative wooden partition. Flanking the central room on either sides were the bedrooms, each with an attached bath and the dressing room. The number of bedrooms and their grouping varied in different cases but their distribution was generally symmetrical about the central axis. The bathrooms had a service access for the sweeper to service it without disturbing the rest of the house. The house had detached privies that were accessed by a rear verandah, used mainly for the service.

ii) The verandah overlooking the prime view was the highlight of the structure. Usually wide and long it was effective as an intermediate space between the cozier and private interiors and the glare of the sun outside. It protected the interiors from scorching exposure and the pouring rains of the hill. The verandah into which all the important rooms opened, also served as an excellent space for relaxation and exercise, even an informal sit out. It was a space for interaction with the outside staffs - chowkidars, gardeners, and cooks etc.- the natives who were never entertained in the interiors.

iii) Examples of asymmetrical planforms were comparatively fewer but the formal sitting room or hall adjoined by a spacious verandah is an invariable feature of every house.

iv) The ancillary structures located within the plot, mundane in character, had simple planforms with rooms in linear arrangement with or without a front verandah. The kitchens, which formed part of ancillary structures, were well equipped with ovens and burners, using firewood for fuel.

2.3.8 Light and Ventilation

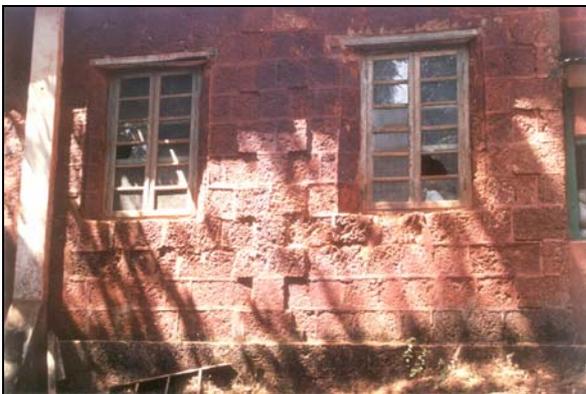
Regularly spaced openings, located exactly opposite each other allowed excellent cross ventilation throughout the house. It worked as a simple and effective device for temperature



Gulestan



Maria Cottage



R. C. Church – Patterned masonry



Maria Cottage

control. In many cases the doors and windows were fitted with double set of shutters comprising louvered and glazed ones. The glazed shutters admitted light during the day and the louvered shutters allowed ventilation at night while providing privacy. Clerestorey openings installed at high levels helped cooling the interiors by venting out the hot air. These apertures, sheltered by deep overhanging eaves also pleasantly lit the interiors. Broad verandahs shielded the interiors from the exposure and precipitation.

2.3.9 Materials and Structural Systems

i) The structures in Matheran are a wonderful blend where **the basic envelope** was built using local materials and building techniques while the finishes and fenestration of the structure solely depended on materials transported to the hill from outside sources.

ii) **The foundations and the loadbearing superstructure** were built in red laterite blocks obtained from local quarries. The foundations followed the rocky strata, which in most cases occurred at a shallow depth. To obtain a leveled plinth, the stepped masonry of the plinth followed the undulating profile of the ground, reaching phenomenal heights at certain instances. Thus the visible plinth heights of the structure varied considerably on different facades. A projected plinth course defined the ground floor level upto which the plinths were normally left exposed.

iii) **Internal and external walls**, overall 2 feet thick were constructed in hollow core masonry bonded in lime mortar and infilled with laterite rubble. Laterite blocks with average size of 9 inches by 12 inches and 9 inches deep faced the masonry on either side. Originally most of the structures had neatly dressed, exposed and pointed laterite blocks laid to regular courses, on their external facades while the internal walls were finished with lime plaster and painted. Over the years, the exposed masonry has been plastered and painted in some cases. A few exceptional structures like Mon Repos and Raman Villa were built in gray basalt imported to the hill from outside.

iv) The long **flights of steps** reaching the high plinths were built in coursed laterite masonry and normally left exposed while the treads were occasionally finished with dressed stone slabs. Cast iron balustrades generally guided the flights having variety of stylised profiles or elaborate step-guards built in exposed laterite.

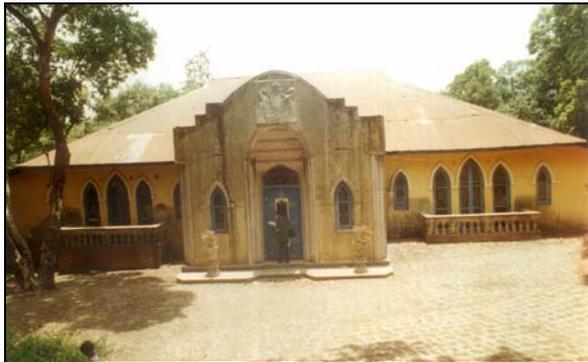
v) Leaving a few exceptions, the structures were



Prabal House



Stained glass – Garbut View



Daswood- Fenestration in Gothic style



Bhavnagar Lodge –Decorative C. I. Railings and timber posts in Gujarat style



Gold Croft- Ornate façade design



Cast Iron railing – Elphinstone Lodge



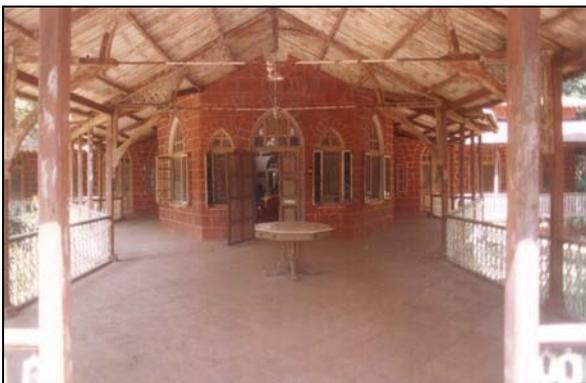
Woodlands Bungalow – Stylised verandah



Gulestan – Unique fascia design



Gulestan – Cupola in verandah



Craigie Burn – Excellent structural organisation



Sunny Side (Hotel Anandritz)

directly laid on leveled and compacted laterite rubble hardcore. Patterned minton tiles, decorative encaustic tiles, terra cotta tiles or crazy china paving were commonly used as **floor finishes** that were bedded in lime mortar. The upper floors were constructed with timber joists topped with timber boarding and stone slabs for finish.

vi) The structures were covered by **timber pitched roofs**, normally having a standard gradient of 30 degrees. The commonest forms of roof were couple and purlin roof, having regularly spaced timber rafters secured to timber wall plates embedded in laterite masonry. Simple or decorative timber trusses have been used in some cases where the room sizes are considerably large. Excellent designs of decorative roof trusses have been used in a few notable bungalows like The Byke, Craigie Burn, Sunnyside, Tour Petit and Barr House. Excellent workmanship and good quality of timber used for the roof construction deserve the credit of long survival of original roofs till date, in spite of the heavy monsoons of the region.

vii) The **roofing** was primarily made of interlocking terra cotta tiles laid over timber battens, with or without timber boarding. Over the years the original roofing has been widely replaced by galvanised iron corrugated sheets to protect the roof from nuisance of Monkeys. Combination of Mangalore tiles laid over G.I. sheets is also commonly used as it serves as a well-insulated and durable roof-cover. A few houses belonging to richer class also had plain or decorative false ceilings to adorn their formal and stylised interiors.

viii) The openings- **the doors, windows and ventilators** - had semicircular or segmental arched profile being most appropriate for the load-bearing structures. Rectangular openings spanned by timber lintels were also used at times. The frames and shutters, normally simple in treatment and design, were made of good quality timber transported to the hill from outside.

2.3.10 Structural Organization

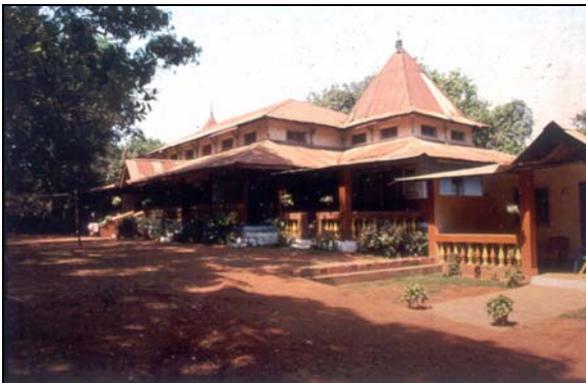
The use of sloping roofs mainly guided the structural geometry, which was generally based on modular sizes of the rooms derived from lengths of timber frames or trusses. Straightforward, pure geometrical forms such as squares and rectangles arranged in simple configurations led to clear-cut roof profiles avoiding complicated junctions and awkward



Atkinson Villa



Gulestan – Layered roof profile



Hotel Laxmi - Undulating skyline



Robertson's Bungalow

valleys and ridges. Layered arrangement of roofs using independent high level roofs over the main blocks and low level roofs for surrounding verandahs facilitated easier construction and also maintained identity and hierarchy of forms. For simplicity and clarity of construction, the entire plinth of the structure was always maintained leveled irrespective of the profile of the ground.

2.3.11 Skyline

i) The pitched roofs were normally laid to a uniform gradient of 30 degrees to allow effective disposal of rainwater. The layered arrangement of roofs helped reducing the bulky appearance of the structure. The verandahs being the highlight of the structure were designed with stylized projections. Hipped-ended roof projections corresponding to the profile of verandah added variety and interest to the otherwise simple and robust built form. In case of linear forms with uniform eaves level, single or multiple dormer shaped projections were often provided to break the monotony of the façade. The skyline thus formed by the layered roof structure and accentuated by numerous projections or occasional use of steeper pyramidal roof forms complemented the undulating topography of the region and blended well with the forest canopy.

ii) Viewing towers that rose above the treetops and dotted the landscape made distinct contribution to the skyline of the hill. Very few of the original towers are surviving to date.

2.3.12 Fenestration and Façade Detailing

i) The structures besides having uniform architectural features such as sloping roofs, broad verandahs and high plinths lending them a typical character, also had elaborate fenestration that added personal identity and richness to the structures. The ornamentation was mainly apparent in balustrades and railings, brackets, fascia boards, decorative bargeboards and finials in the roofs.

ii) The openings having segmental or semicircular arched profile that emerged out of the structural logic of load-bearing construction was a distinct feature of the building façades. There is no remarkable variety in the profile of openings, their sizes are uniform and their placements are fairly standardised. Though treatment of fenestration is simple on the whole, there are examples of elaborate tracery designs in Gothic style and use of stained or tinted glass panels for shutters and ventilators. Rose windows in floral pattern are also evident in some



Garbut Hall - Unique façade treatment



Dasturi Villa - Decorative fretwork



Pasta House



Craigie Burn – Exquisite interiors

cases. Dormer shaped openings highlighting the entrances or accentuating the roofline were often decorated with glazed panels in geometrical designs.

iii) The coursed laterite masonry often exposed with neat pointing contributed to the built form character and helped tying the structures to the landscape. In some cases red laterite was also used for piers of circular or octagonal sections or the masonry was patterned with projected courses to highlight the quoins and jambs or to create variety in the masonry façade.

iv) Every structure was fronted by a broad verandah and the cast iron balustrade in variety of designs edging the verandah has been the most notable feature of the façade. Delicately patterned railings standing in contrast against the rough textured laterite masonry lend ornamental quality to the otherwise robust built-forms. Decorative cast iron brackets were also used to support the timber members in the verandah.

v) Wooden fretwork panels used as bargeboards or infills between verandah posts adorned the facades. Timber fascia in range of simple and intricate designs offered delicacy to the structure creating a perfect English cottage mood. There are some examples of amazing craftsmanship in timber especially in the verandah roof structures the *** that defined the verandahs. Carved timber finials occasionally highlighted the apex of the roof and accentuated its undulating skyline.

2.3.13 Interiors - Décor, Finishes and Artefacts

i) In the attempt to create a home away from home the European patrons brought all luxuries of life from their homeland to furnish their houses on the hill. A whole lot of paraphernalia was brought about to equip the bungalows that reflected the lifestyle of their original owners. The large dining tables, formal high back chairs, chest, dressing tables, spacious beds, sofa sets as well as the crockery and cutlery of the western origin, introduced by the British were widely adopted by the native followers who took over the legacy of the domestic buildings after the Europeans left. To date, the bungalows of Matheran are proud possessors of the invaluable treasure they left behind- the unique Victorian furniture, partitions and screens made of high quality wood with intricate carving, marble table tops, glazed tile panels of rare designs, etched and hand painted glass panels, original oil paintings etc. The hill houses also display the most fashionable fixtures, sanitary ware, floorings and ceilings of the period.



Sunny Side - Interior



Byramjee House – Coat of Arms



ReadyMoney – W. I. Table



The Chalet - Interior



Baar House - Chandelier



Prabal House - Furniture



Elphinstone Lodge - Crockery



Pasta House Encaustic tiles



Prabal House – Furniture



Castle Hill – Crazy china paving



ReadyMoney – Encaustic tiles



Bell Vue - Screen



Tour Petit – Decorative planter



Bella Vista – Decorative planter



Bell Vue – False ceiling



Gulestan – Vaulted false ceiling



Daswood – Ornamental entrance gate

ii) A remarkable feature contributing to the exquisite interiors was the decorative flooring done in original Minton tiles and encaustic tiles of numerous patterns. The crazy china paving laid in unusual designs also adorned a fair number of houses.

iii) Decorative false ceilings made of zinc sheets finished with Plaster of Paris moldings added a touch of class to the formal interiors. A few houses belonging to the rich have amazing designs of false ceilings in variety of profiles and patterns. The interiors were complete with ornamental lighting fixtures and chandeliers lit by candles as well as electric bulbs. Some palatial houses even had concealed wiring in the false ceilings and arrangement of diesel generators to produce electricity in the era of candles and oil lamps.

2.3.14 Ornamental Landscaping

No British house was ever complete without a garden. So along with the bungalows came the well-laid out English style garden. The immediate surroundings of the bungalows, mainly fronting the viewing verandah, were molded into formal gardens often following the axial symmetry of the built form. The sloping grounds were well terraced and retained by laterite bund walls. Trimmed hedges, lawns and pathways lined by flower beds formed integral part of the garden composition. Water fountains and decorative planters added special interest. The garden linked recreational areas like the Tennis courts, riding grounds and pavilions like bandstands to the house. The trees existing on the site were generally integrated into the landscaping but the foliage obstructing the vista from the verandah was regularly trimmed to ensure unobstructed scenic view. The natural forest cover was otherwise left untouched.

2.3.15 Services

i) The bungalows were built in the era when the primitive system of privies was prevalent in the country. The houses therefore had detached privies with adjoining chambers for collection of night soil from where it was manually removed and disposed in the forest. The bedrooms had attached bath and dressing areas. Additional service access to these areas facilitated easy maintenance without disturbing the rest of the house. Much later in twentieth century, when the septic tanks were introduced, the primitive method of sanitation was abandoned and bath areas attached to the house were largely converted into toilets.



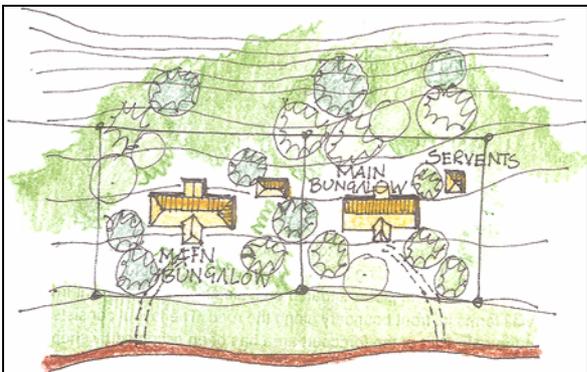
Tour Petit – Detached privies



Khatija Lodge – Typical Peerbhoy format



Noor Cottage



Typical layout of Peerbhoy Plots

ii) As the system of piped water supply did not exist, water had to be manually carried from distant water sources like Charlotte lake and Malet spring by employing Bhisties (water carriers) and stored in large vessels

2.3.16 Maintenance

The European households depended heavily on the servants for maintenance and hence were accompanied by a fleet of them comprising cooks, bearers, sepoy and helpers etc. The gardeners or 'malis' were appointed as caretakers on permanent basis. It is a fact that the survival of Matheran's built heritage of Matheran can be credited only to these 'malis' who have looked after the large properties for generations in spite of scanty earnings. The fashionable lifestyle of the patrons, their attempt to equip the hill with all the luxuries and comforts and total reliance on the native servants has shaped the local economy of the hill in its formative age. The development of occupation based communities such as mochis, dhobis, coolies, ghodawallas, mahars and bhangis is mainly attributed to this social scenario.

2.4 THE BUNGALOWS OF THE PEERBHOY PHASE

i) The small bungalow based on the original European format became popular once again in the Peerbhoy phase as it suited the moderate needs of its owners as well as the size of the plots. However, this bungalow was more functional and informal as it served as the holiday house for the not so rich.

ii) The bungalows of this phase were situated in much smaller compounds ranging between 1000 sq. Mts. to 4000 sq. Mts. The plots arranged as linear groups along spine roads, maintained setbacks from the streets as well as between the adjacent groups. Cobbled paths, leveled or stepped, branching off from the streets served as approach ways.

iii) These bungalows also had detached servants' quarters but the household kitchens were mostly accommodated within. The main structure located centrally within the plots maintained substantial setback from the front boundary. Its forecourt area normally had moderate landscaping suited to the humble needs of their owners. The natural vegetation on the plot was otherwise left undisturbed.

The symmetrical plan-form generally had a central hall flanked by one or two bedrooms on



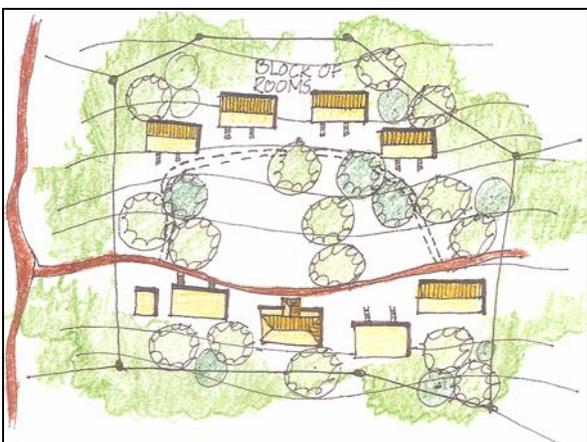
Villa Port



Gulshan Bungalow



Granville (Cecil) Hotel



Typical layout of early hotel complex

either side; each with attached bath areas. The kitchens were accommodated within the house, adjoining the living area at the back. The detached privies were located in the rear open space.

iv) The Peerbhoy bungalows, forming the street side groupings, mostly had verandahs facing the street. A few plots that were endowed with a good view on the opposite side had their main verandahs overlooking the view and smaller verandahs facing the street serving as the entrance.

v) With the ground coverage ranging between 10% to 30% of their plot areas, the bungalows were fairly compact and modest in scale, mostly single storeyed structures covered by sloping roofs and occasionally having double height core areas. The room sizes and heights were moderate, thus creating the built forms of more intimate scale. The bungalow built in red laterite, borrowed its style of treatment and fenestration from its European predecessor, but was fairly subtle and humble in ornamentation.

2.5 HOTELS AND SANATORIA

i) The early hotels were also located on large plots with detached blocks arranged with due respect to the terrain and the forest cover.

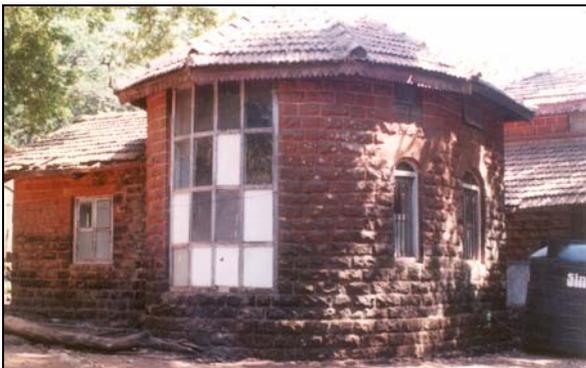
ii) The layouts of hotels were informal with loosely grouped detached structures. The guest bed rooms and ancillary units comprising the lounges, the dining blocks, kitchens and stores etc were accommodated in separate blocks. The blocks containing rooms generally oriented towards the best view or the common garden areas.

iii) The design adopted by the hotels and sanatoria was a standard and most functional prototype with rooms in linear arrangement with a front verandah. The independent blocks comprised rooms in varying numbers ranging from two to eight. Detached small cottages for family accommodations were also prevalent. Baths and dressing rooms were attached to the bedrooms in the rear that were served by a secondary access to facilitate cleaning and maintenance without hampering privacy of the bedroom. The blocks had detached or semidetached privies.

iv) The hotels, though simpler and standardised in plan organisation, were comparable to the domestic buildings in scale, treatment and construction. The sanatoria that came in fashion in the beginning of twentieth century mostly



Lords' Hotel



Byramjee Jeejeebhoy Hospital



Kapadia Market – Entrance-way



Hermitage – The Chapel

adopted their form and planning from the hotels.
v) In later phases, many bungalows were converted into hotels and sanatoria as the simple linear format of bungalows conveniently accommodated the change of use. With this trend a new typology was added to the vocabulary of the hotel design.

2.6 INSTITUTIONAL, COMMERCIAL AND MIXED USE BUILDINGS

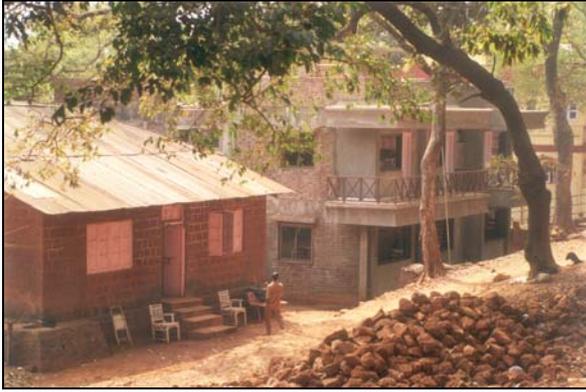
i) The institutional buildings resembled the domestic buildings in their form, scale and treatment while their internal layouts were modelled to suit the functional requirements. The only exception that differed in form was the Byramjee Hospital that was specially designed for the function it was assigned to. The religious structures while following their respective norms of internal planning possessed built-forms confirming with the general architectural character of the hill.

ii) When the bazaar developed, the main spine of Victoria Road was flanked by small, well-spaced structures located on independent plots. These were small bungalows having a single shop or a series of them replacing its front verandah with the residence of the owner in the rear. The system of weekly market with informal street vendors was popularly used in Matheran till the Kapadia Market was built in 1919. It was designed as an organised market place to provide appropriate environment for outdoor vendors as well as covered stalls. All these commercial and mixed use structures, built in laterite, maintained unity of forms and architectural features that has significantly contributed to the character of the streetscape.

2.7 VILLAGE HOUSES (BAZAAR)

i) The village settlement was laid out in the east of bazaar spine forming a part of bazaar area, along the eastern edge of the main plateau. The detached single-family houses were located on very small plots mostly ranging between 100 Sq. Mts. To 250 Sq. Mts. The rectangular plots were arranged in groups of 4 to 8 houses forming blocks generally laid out in gridiron pattern. The distribution of blocks was in accordance to the topography and care was taken to preserve the natural drainage channels as forest areas.

ii) The houses occupying 30% to 60% ground coverage, maintained narrow setbacks (1 to 2 Meters) from all plot boundaries while no boundary walls demarcated the plot. Individual houses had high plinths to suit the sloping land



New Construction in Bazaar area

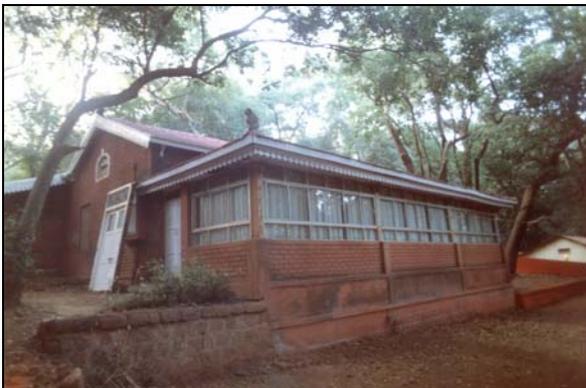
profile. The single storeyed structures consisting a verandah and two to three rooms were built in load-bearing laterite masonry and covered by pyramidal or gable ended roofs. Except for occasional use of decorative railings, the structures were extremely simple and humble in treatment.

iii) The housing clusters were formed on the basis occupations or castes. Each cluster was served by public toilets and community water tap.

2.8 IDENTITY (NAMES OF STRUCTURES)

i) The architectural character of Matheran has been influenced by the socio-physical needs of its founders and the contextual needs of the place. Just as the built form character of the structures is suggestive of their historic association, their names are also indicative of their historic background and the context.

ii) Some of the structures were named after their original owners such as Barr House, Elphinstone Lodge and Robertson's Bungalow. Some are indicative of their form and architectural character like The Chalet and The Bee-hive. Some suggest association to a landmark location or the distant views obtained from the structure such as Garbut View, Prabal House, West View, Olympia House, Mount Pleasant and Melding House. Some are appropriate to the forest environment like Greenwood, Underwood and The Wilderness. Association to Peerbhoy and in particular Bohra community is identified by names like- Aman Lodge, Khatija Lodge and Adam Villa. The Stonehenge, Bella Vista, Belvedere, Regal, Rugby are some of the commonly used names introduced to the Indian soil by foreigners.



Neter Villa

2.9 TRANSFORMATIONS

i) Most of the original structures are surviving in sound structural condition till date, but over the years many have undergone transformation in the wake of better maintenance, to meet the demands of the changed use or merely for personal fancies of their new owners.

ii) Pointing and painting to the exposed laterite masonry or plastering of the exposed surfaces has been commonly carried out for prevention of dampness. Insensitive use of cement plaster and pointing being incompatible with laterite, has led to deterioration of the structures. The structural strengthening of plinths by buttresses is done in some cases where the abnormally high plinths are subjected to unequal settlement.



Bombay House – Bungalow converted into hotel



Rutlands – Bungalow converted into Corporate guest house

iii) Original Mangalore tile roofing is largely replaced by corrugated G.I. sheets to protect it from the monkey menace. Wherever damaged, cast iron railings are also replaced by timber railings.

iii) When the system of septic tanks was introduced to the hill, the primitive method of manually removing the night soil was abandoned. Presently, all structures on the hill have independent septic tanks provided within the plots. With the improved facility, the attached bath areas in the house could be converted into toilets.

iv) As the domestic structures were put to other uses like hotels, shops and sanatoria internal changes as well as external interventions modified them to a great extent. Detached additions on the plot and attached extensions to the original built-form have been carried out on large scale, at times with total disregard to the original character of the form - its proportions, the value of its elements and the structural limitations. Fortunately, there are ample examples of sensitive and coherent interventions as well, attempting to maintain the ambience of the structure and its setting.

v) The most vulnerable area to have suffered the assault of transformations is the bazaar where numerous informal kiosks, stalls and infills have disrupted the historic setting and defaced the modest structures of old times.

vi) With the change of use and ownership, many structures have changed their identity. The original names of the structures that held significant historic or contextual association are being replaced by new names totally alien to their identity.



Olympia House

2.10 PRESENT SCENARIO OF BUILT HERITAGE IN MATHERAN

i) The bungalows in Matheran comprising more than 30% of the plots in Matheran have significantly contributed in shaping the social structure as well as the local economy. Many of the large bungalows that once were the pride of the place are surviving in desolation and a sorry state of maintenance.

ii) The owners who visit the bungalows once or twice a year have little interest in spending money and time over these bygone glories. The meager salaries of the 'malis' are a cause of their lack of interest in maintaining the large properties. They have to support their lives on



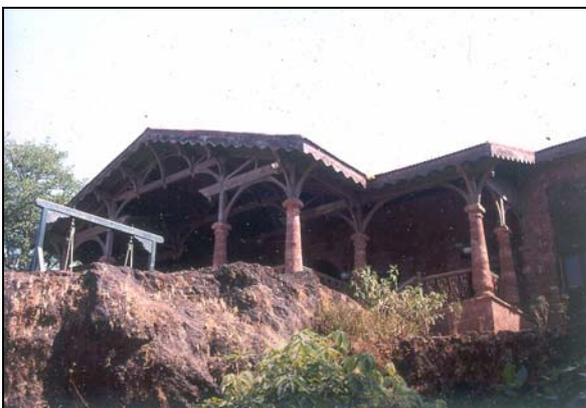
Byramjee House – Heritage structure at risk



Hotel New Rugby – Incongruous new built-forms replacing heritage structure (Scott's Bungalow)



Hotel Rangoli - New vocabulary of architecture



Cairn more – Sensitive reconstruction

additional earnings they make by running a petty stall or toiling as headloaders for the tourists.

iii) Out of 162 original bungalows in Matheran area, 6 have collapsed, 10 are on the verge of extinction, 4 have been razed to ground for new hotel complexes and about 50% or more are at risk mainly due to the neglect or being under commercial pressure. Yet, there is enough room for hope as a large number of bungalows are still in sound structural condition, maintaining their historic integrity.

2.11 MODERN TRENDS

i) Since the law has banned the extraction of laterite from the local quarries, for the essential cause of environment protection, the new structures have resorted to R.C.C. construction. The trend of framed structures with infilling brick masonry has replaced the traditional load-bearing system. The shift has greatly changed the vocabulary of architecture over the past twenty years. Double or multiple storeyed structures with flat rooftops first made their appearance in the 1980s. The trend has firmly set in the area in spite of the fact that load-bearing technology is more appropriate and economical for the low rise typology that Matheran demands. Construction costs in Matheran have been extremely high as the building materials have to be imported from outside and overhead charges are phenomenal owing to the hilly terrain and cumbersome methods of transportation of goods.

ii) The mounting commercial pressures are taxing heavily upon the existing plots and the building stock. Consequently, the original built-forms that have lent a cohesive townscape character to the hill are being replaced by buildings alien in appearance and speculative in essence. Provisions in the Development Plan of Matheran, granting of F.S.I. rights and permission to build basements and stilts, have opened new avenues of speculative exploitation for the 'developers'. In the absence of strict regulations and guidance for design control, architecture of Matheran is thriving on the styles mostly borrowed from the urban chaos like Mumbai.

iii) There have also been some conscious efforts to recreate the ambience of the past while constructing new.

2.12 INFERENCE

The architectural character of Matheran displays significant values. The socio-cultural values are



reflected in the form, design and ornamentation. The vernacular values are apparent in the use of materials and technology while the landscape-ecology values are reflected in setting and response to the climate, topography and the natural environment. The aesthetic values are judged from the scale, appearance, detailing and skyline etc. The rarity and landmark role of the structure are significant values subjective to a particular built-form while the uniformity and the unity of architectural character significantly contributes to group value and the townscape character.

The various values associated to the structure directly contribute to the evaluation of its Architectural Significance, which further helps in determining its Historic Significance. As per the Selection Criteria, Evaluation of Cultural Significance, (Part III B, 4.2.5), the Historic Significance of the component is one of the key concepts in determining the Cultural Significance of that component.

PART IIIA IDENTIFICATION OF CULTURAL HERITAGE

3.0 PLANNING / TOWNSCAPE / LANDSCAPE

3.1 INTRODUCTION

The planning history of the hill station dates back to 1850s when the initial surveys were carried out and the plotting of large residential properties as well as essential infrastructure was completed. The entire town structure with all roads and plots was crystallized by the beginning of twentieth century. Over the years the basic historic framework of the town and its setting of plots have maintained integrity while changes have taken place in the land-use and built-form character.

The chapter analyses the evolution of the historic town structure, identifies its elements and emphasizes upon values of traditional townscape and landscape character. It also discusses the present status of the town and the impact of recent developments and new trends on the traditional coherent and harmonious character of the town and its natural environment.

3.2 HISTORIC TOWN STRUCTURE

(ref. Part III, Chapter 1.0-Historic Growth and Development and Table 2 – Morphological Status of Plots)

3.2.1 Evolution of Historic Town Structure

No local settlement existed on Matheran plateau before the British stepped in. The virgin hill with its salubrious weather, characteristic topography, overwhelming surrounding landscape and the forest was chosen an ideal spot for a military sanatorium initially. As the place was further explored the hill was found more appropriate for a holiday resort where the Europeans could create a healthy residential landscape resembling the countryside in their own homelands. 'A large plot that would be ideal to build a cottage' was the common denominator of the historic layout of Matheran hill. The topography was the guiding factor. The concern for environment and the understanding of natural processes led to the refinement and detailing of the layout. The need for essential infrastructure and recreational amenities gave rise to development of other components of the town while the fashionable lifestyle of the Europeans that depended solely on the services of the native population was instrumental in shaping the village settlement on the hill.

3.2.2 Planning in response to physiography

i) The hill town spread over the main body of the hill and its adjoining spurs with its administrative boundaries more or less coinciding with the natural edge of the plateau.

ii) The residential plots were laid out considering topographic suitability and care was taken to avoid steeply sloping lands within the plots. The private properties were laid maintaining substantial from the hill edge as the entire periphery of the plateau offering excellent views of the landscape was treated as a public resource and was maintained in its natural state. The high plateau areas were considered ideal for residential plots.

3.2.3 Road Network and Hierarchy

i) The network of paths links all the areas on the central body as well as its spurs forming loops around elevated plateau areas. All major paths were laid out almost parallel to the contours in order to achieve fairly shallow gradients seldom exceeding five to ten degrees. The minor roads that served as connectors between the sets of parallel roads were often steeper being laid across the slope.

ii) The Victoria road (M.G. Road) that serves as the main access to Matheran was the most important spine in the street hierarchy. It was an extension of Ghaut Road (Neral Road) that terminated at Dasturi. The north south alignment of Victoria road also linked the historic access path to Matheran used in the past to ascend the hill from Chowk village. Following the development of bazaar and the railway station along this principle spine it has emerged as a socio-cultural and economic center of the hill station.



Road network in response to topography

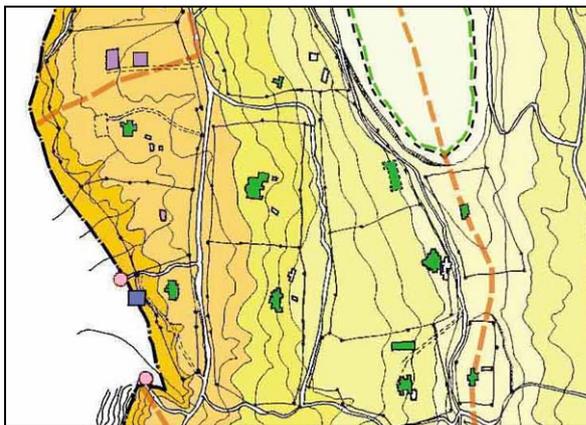
iii) The roads forming major network and linking important viewpoint and locations on the hill maintained uniform width of nine feet. The other paths mainly serving as minor linkages and

forest trails were narrower and at times steeper in gradient or stepped. Every house was linked by cobbled pathway that branched off from the main network. Public access to every viewpoint and spring was ensured and served by cobbled pathways.

3.2.4 Pattern and Sizes of Plots

i) The locations, sizes and distribution have close association to the chronological development of Matheran. (ref. Table 2)

ii) The plots developed in the initial phase had fairly uniform size with maximum plot area controlled to the limit of 5 acres (Approx. 2 Hectares). These were situated at high plateau areas and mounds along the principle ridges to obtain best view. The plateau areas were considered ideal for construction being scantily wooded, flatter and rocky with greater bearing capacity.



Morphology of large plots

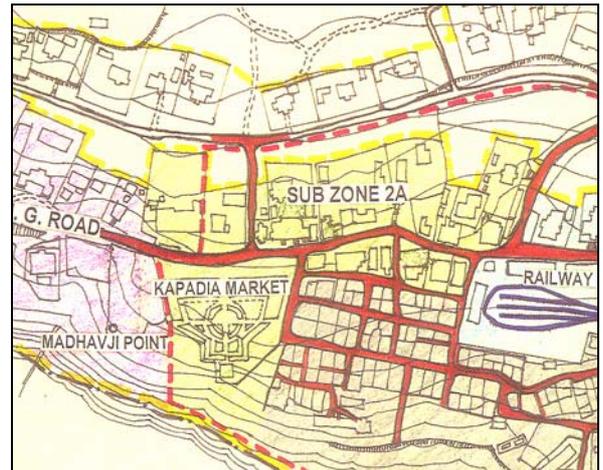
iii) Plots developed in the later half of second phase were located in areas of lesser importance, as infills between large plots developed earlier, in the Charlotte lake catchment area and in the close vicinity of the spine road. These plots, smaller in size (5000 to 10000 Sq. Mts.) were mostly owned by wealthy Indians. Plots developed in Peerbhoy phase (1000 to 5000 Sq. Mts.) were arranged in linear groupings along the most important spines and the newly laid railway tracks. The village plots (100 to 250 Sq. Mts.) were grouped into blocks laid out in gridiron pattern. The block size was restricted and undeveloped patches were left between the adjacent blocks to allow for unobstructed surface drainage.

3.2.5 Plot to street Relationship

To maintain the continuity of the forest areas and to accommodate surface drains, all plots boundaries maintained substantial setbacks from

the roads. The widths of setbacks varied and at times the plot lines were fairly irregular.

The street pattern being laid in accordance to the topography occasionally created acute junctions. The wedges formed at such junctions were maintained as forest areas instead of being included in private properties. Originally all bazaar plots were laid out forming distinct setbacks from the street. Informal additions and extensions of shops have considerably distorted the traditional pattern.



Morphology of Peerbhoy plots and bazaar plots

3.2.6 Organized Surface Drainage Alignments

of the natural drainage channels were left undisturbed while plotting and care was taken to retain them as forest areas to avoid obstruction to the channels by construction. Open drains normally lined both edges of the road and culverts laid at regular intervals across the streets helped draining off the surface water towards the valleys. Well-defined and coordinated drainage system from upper elevations to the lower ones helped effective disposal of surface runoff and avoided water logging.

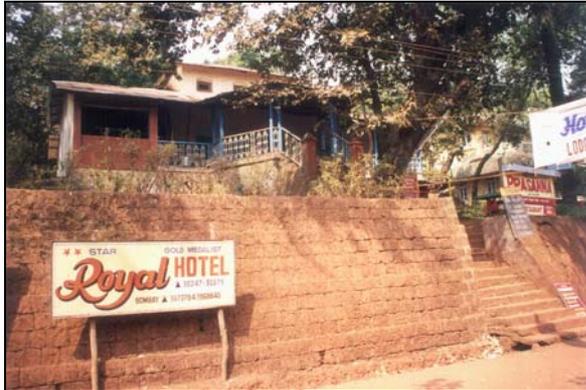


Integrated drainage system presently at risk

3.2.7 Street Edges

Wherever the natural slope was cut to maintain the street levels, the plots boundaries adjoining the street were stabilized by laterite retaining

walls, which offered a strong visual edge of the street. The historic pattern of retaining walls is largely damaged over the years causing heavy soil erosion and uprooting of numerous trees along the street edges. High retaining walls defining the western edge of bazaar spine, which lent a definite character to the streetscape, are being disrupted by new constructions or due to lack of maintenance.



Laterite retaining walls defining street edge

3.2.8 The Street Floor

i) Matheran is well known for its red soil and the red laterite floor of the streets contributes greatly to its townscape character.

ii) The laterite cobbled paths served as an ideal surface for walking and horse riding. The floor of all streets was well compacted, cobbled and edged with laterite blocks. The profile of the floor facilitated easy disposal of surface water to the open drains along both edges of the road. Regular maintenance and yearly repairs have helped maintaining the historic streets for ages. In the recent years the roads have suffered greatly due to heavy tampering by tourists and the negligence in their maintenance. The present condition of roads is miserable, as most of the roads have caved in promoting waterlogging and their surfaces have become extremely uneven with exposed boulders rendering them unsuitable for use.



Traditional laterite cobbled street floor

3.2.9 Zoning

i) Matheran town was divided into two land-use zones - The bazaar area and the rest of Matheran. The Matheran area is predominantly residential while the bazaar includes mixed land-uses alongwith the local village settlement. The bazaar area is distinctly different from Matheran area in character and is governed by a special set of regulations right from its inception. The zones were defined by the end of nineteenth century when the bazaar was laid out in its final position where it stands till date.

ii) By designation of land-use Matheran area may be categorised as 'residential' but it actually has fairly scattered residential structures set amidst dense forest.

iii) The street, which served as the main access to the town was chosen as the hub of all important landuses and commercial thoroughfare. The situation of the bazaar spine on the eastern hill slope near the edge of the valley is remarkably different from the conventional siting of main spines on other hill stations. Normally the ridgeline of the hill was considered ideal for locating the socio-economic center of the town which was surrounded by other residential landuses. However accessibility was the principle factor of consideration that determined the siting of main bazaar in case of Matheran.



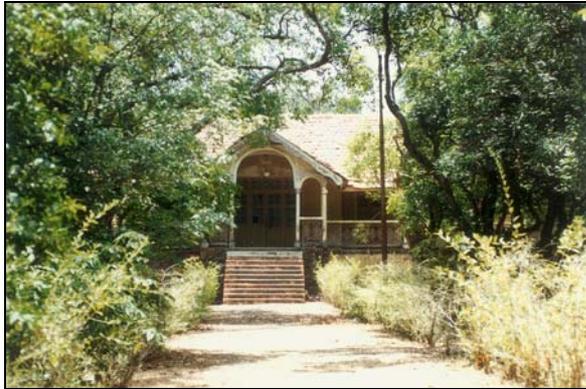
Bazaar located along eastern valley edge

iv) To create a leveled spine road the hill was cut and terraced. The characteristic streetscape of the bazaar spine with structures on elevated land on the west and lower level on the east is attributed to this physical modification.

3.2.10 Townscape Character

On the whole, the townscape character of Matheran was dominated by the forests while the bazaar area serving as the town core bustled with activity. Winding shady streets following the contours and the street-floors of laterite cobbles

established intimate relationship with the nature and the physiography of the hill. Natural settings and informal grouping of large plots guided by the winding streets contributed significantly to the townscape character.



Structure nestled in the forest

v) Very rarely one could get a glimpse of the bungalows from the street. Occasionally the humble structures of servants quarters or horse stables located near the entrance gate could be spotted from the street, otherwise a low randomly built compound wall and an elaborate entrance gateway suggested the presence of the bungalow. The structures that occupied meager ground coverage were substantially scattered being situated on large plots.



Entrance gateway suggesting the presence of the bungalow

vi) A few areas in the vicinity of bazaar and along the spine roads were densely built up in comparison to other remote areas where the plots were smaller in size and the ground coverage of structures comparatively larger. The built-forms of moderate scale having a uniform architectural character lent homogeneity and unity to the townscape. The structures in typical bungalow format with front verandahs, high plinths and pitched roofs dwelt within fairly wooded plots that maintained setbacks from the streets. Uniform building lines, their intimate scale and proportions and undulating skyline tied the structures informally to the streetscape.

vii) The bazaar spine was dotted with detached single storeyed structures having uniform builtform character that derived from domestic design. The characteristic profile of the street with high laterite retaining wall forming its western edge and irregular building line of the eastern structures situated at lower level lent a visual definition to the street. Though the street was actually narrow for a core area, the plot boundaries that maintained substantial setbacks from the road created broad forecourt areas that were fairly shaded with lofty trees. Being associated to the street these areas formed informal outdoor spaces that were enlivened with activity. The informal spine linking all infrastructure facilities was the lifeline of the fashionable hill resort.



Small plots along the street maintaining wooded setbacks

viii) The village settlement in bazaar area differed from other areas due to the denser urban pattern and fairly organised gridiron grouping. The area with detached smaller structures with narrow setbacks in front and narrow on the sides was conspicuously devoid of trees.

3.2.11 Landscape Character

i) Landscape of Matheran was characterized by the dominance of forests rich in indigenous semi evergreen species. The forests comprising a three tier system of tall and medium sized trees, bushes and exuberant ground cover was maintained in its pristine natural state in most areas. Even the private properties were insisted upon maintaining natural forest cover within while allowing only essential clearings around the bungalow. The extent of hard-paved areas was generally maintained at the bare minimum and the natural paving of laterite cobbles was extremely compatible with the earth-scape visually as well as physically.

ii) Excepting the immediate surrounding of bungalows that were developed as formal English gardens by the owners, ornamental

landscaping or formal street planting was not prevalent. Setbacks of varying widths between the plot boundaries and the street helped maintaining the continuity of the forest.



Plot configuration-maintaining continuity of forests

iii) Every viewpoint was provided with public access and the vistas from the viewpoints were ensured by clearing the forest in the close vicinity and regularly trimming the overgrowth. A bench often furnished the viewpoints or a stone seat but the area was normally left undeveloped and unbounded to maintain its natural profile. Besides the headlands and viewpoints numerous locations were identified on the plateau that could offer excellent vistas of surrounding landscape. All such locations marked as G.P.s or Griffith's Peeps on the survey map were maintained like viewpoints and the vista from G.P.s was always ensured by trimming the trees obstructing the view.

iv) The bazaar spine area comparatively less vegetated being densely built-up. Besides the natural vegetation and the street edges contributing to the landscape character of the bazaar spine there are no clues to the evidence of any historic street furniture or signage.

3.2.12 Ownership Pattern

i) Matheran is a unique settlement where most of the properties are leasehold, under the ownership of Revenue Department. The possession of leasehold properties lies with various trusts, companies and private parties. The pattern of leasehold status was introduced in 1853 (following the example of Mahabaleshwar, the British hill station developed prior to Matheran) when the first 70 plots were laid out and released for public sale. Recently the Government has extended the lease periods with revised ground rents that have been substantially hiked.

ii) The lease status of plots has been favorable for the town and in a way it has helped in

maintaining its historic integrity. As the ownership of the plots lay with the Government, the trends of speculation were in check, to certain extent. Even the forests in the leasehold properties were better guarded against exploitation being governed by the forest department.

iii) Presently the ownership of lands in Matheran other than the leasehold properties in possession of Revenue Department, is mainly distributed among the Forest Department, Matheran Municipal Council and Matheran Railways.

iv) All forestlands in Matheran are 'Reserved Forests' under the jurisdiction of Forest department, which also include the narrow belts of forest between the streets and plot boundaries as per the historic urban pattern and the lands under natural features such as viewpoints.

v) Most plots belonging to civic infrastructure are owned by Matheran Municipal Council while the entire land under the railway station, its ancillary structures and the railway tracks including the prescribed reservations on either side, are in possession of Matheran railways.

3.2.13 Identity (Names of Roads and Features)

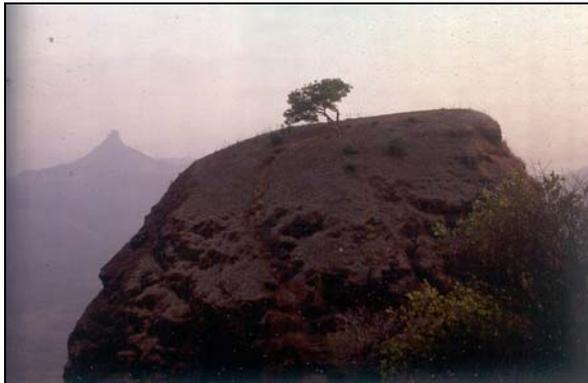
(ref. Annex.4 List of roads - Historic Identity)

i) Like the identity of bungalows, various roads and features such as viewpoints, springs and landmark locations were offered an identity that occasionally related to their historic background or contextual significance.

ii) While the principal spine road was named as Victoria or Queen's Road, another major road forming loop around the Rugby plateau was named as King's Road. McPherson Road, Malet Road, Murison Road, Willingdon Road, Elphinstone Road were among others that established their connection to the founders of the hill. Some names like Porcupine Point Road, Chowk Point road, Louisa Road and Garbut Point Road were simply suggestive of their destinations while others like the Cutting Road, Danger Path and Coolie Path were indicative of their character and the use. Roads were also named after important Indian personalities associated to Matheran such as Panday Road, Madhavji Road and Khan Road etc.

iii) Some viewpoints, springs and locations owed their identity to the persons responsible for their exploration and development while some acquired their names from the close relatives of early residents on the hill. Malet spring, Birdwood Point, Lumley seat were developed by the respective personalities while Charlotte, Louisa, Myra, Beatrice and Cilia were names of the

wives or sisters of certain European residents. Chowk Point, Khandala Point, Maldunga Point and Neral Point suggested the view that was obtained from while the Landscape Point, Artist Point and Honeymoon Point were simply appropriate for their scenic value. The name Garbut associated itself to particular type of quartz found on the plateau locally known as Gharbutt. Money Point was named so as the specie frequented the point in large numbers while the One Tree Hill was indeed a hillock with a single tree upon.



'One Tree' Hill

iv) The identity holds extremely significant association value specific to the historic background and local context.

3.2.14 CONCERN FOR ENVIRONMENT PROTECTION

i) The history of regulations governing the Development Control and ensuring the protection of environment and townscape character dates back to nineteenth century when the first batch of plots was released for public sale. (ref. Part III – 1.3.4). Rules specifying the maximum permissible size of the land holding, nature of the boundary demarcation and measures to be taken for the protection of natural surface drainage channels while siting the structure, were inherent part of the lease document. The Revenue Department governed and regulated the matters of Land Development while the Building By-laws were prescribed by Matheran Municipality.

ii) The concern of the authorities for the protection of the unique environment and the townscape character is reflected in subsequent lease documents as well as the directives of Revenue Department applied specially for Matheran Hill station.

Salient features of a Resolution (No. HST.1059-UD-19323-31, Sachivalaya, Bombay, dated 8th Sept. 1959) issued by the Revenue Department of the State Government of Maharashtra are suggestive of the sensitive approach.

- Rules governing the payment of ground rents and extension of Lease tenures, expansion or transfer of properties, change of use of leasehold properties etc.
- Regulations governing the construction on leasehold properties, procedures of building approvals, applicable building byelaws.
- Conditions governing development of new hotels, minimum space standards and the essential level of infrastructure facilities to be maintained by the hotels etc.
- Rules prescribing health standards and cleanliness in individual properties and control on unauthorized use of ancillary structures in leasehold properties.
- Stringent control on felling of trees or exploitation of forest cover in the leasehold properties and other forest lands, restrictions on the extent of clearing allowable for the structure on independent leasehold plots.
- Restrictions on killing of wild birds /animals.
- Rules governing blasting operations and quarrying sites.
- Rules identified for restriction on furious riding on certain streets, parking and stabling of horses. The standard rates of ponies and other conveyances.
- Regulation prohibiting any kind of wheeled traffic on the roads in Matheran.
- Restriction on unsightly hoarding or advertisement boards.

3.3 PRESENT SITUATION

3.3.1 Transformation of Historic Town Structure

i) The hill station suffered an initial inertia when the British left. Thereafter the development picked up momentum and past thirty years have seen increasing tourist activity followed by rapid growth and transformation of Matheran town. As the formation of new plots is not encouraged, the town has not physically grown, but over the years, notable changes have occurred in the townscape components while maintaining the established historic framework of the town more or less intact.



Transformations within historic urban pattern

3.3.2 Background of Transformation (Role of Development Plans in Promoting Change)

i) Prior to the Development Plan of 1887, the Land Development in Matheran was mainly controlled by the Revenue Department while Building Activity was governed by the Building Bye Laws prescribed by the Municipal Council.

ii) Following the First Regional Plan for Mumbai Metropolitan Region (1973), that identified Matheran as an urban area, the preparation of Development Plan for Matheran was initiated in 1977 by Matheran Municipal Council as the Planning Authority under section 30 of M.R. & T.P. Act of 1966. The Development Plan was finally published on 1st March 1987.

iii) Draft Modifications to the present D.P. under section 38 of M.R. & T.P. Act of 1966. were issued by the Matheran Hill Station Municipal Council and Town Planning and Valuation Department, Raigad Branch, in 1998. (Detailed appraisal of the said Draft Modifications is attached as Annex.1 – D.P. Appraisal and Comments)

iv) The Draft Modifications suggested major changes in the character of the Development Plan of 1987 and proposed to replace the prevailing Development Control Regulations by a fresh set of regulations. Besides proposing a number of inappropriate Land-use Reservations at various locations, the Draft Modifications also proposed to link the Hill Station to the region by ropeways and helicopter service. Proposal of motorable road was suggested to connecting Dasturi Naka with the proposed ropeway station at Monkey Point.

v) Major revisions in the D.C. Regulations included - 1.33 F.S.I. granted for the Bazaar area, higher F.S.I. benefits to the hotels as compared to the residences, permission to build stilts, basements and mezzanine floors etc. The detrimental effect of these regulations has begun to show in the new developments. The trend of exploitation and violation of F.S.I. rights is giving rise to incongruous built-forms and deterioration of townscape character especially in the bazaar spine. Higher incentives awarded to hotels are leading to development of large hotel complexes on heritage properties and the town is gradually losing its cultural identity.

3.3.3 Existing Land-use Pattern

(Ref.- 4.1 of Draft Modifications to existing D.P. of Matheran Hill Station)

Landuse Percentage to Total Town Area

Residential	22.49%
-------------	--------

Commercial	5.38%
Public & Semi Public Amenities	2.17%
Public Utilities	0.04%
Transport & Communication	2.00%
Recreation	2.77%
Forest Lands	63.32%
Misc. users	1.83%

v) The land-use pattern of Matheran is unique for an urban area as it is mainly dominated by the forest areas.

3.3.4 Density Pattern

i) The town density of Matheran is apparently low (6.5 persons per Hectare) as the forests and other natural and man-made features occupy large percentage of the geographic area of the town and the permanent population on the hill is meager. If the floating population is considered for the computation the figure would appear rather alarming (20.3 persons per Ha. Assuming 10000 persons as the floating population)

ii) The area of Matheran plots forms approx. 32.9% of the total town area while the area of plots in the bazaar zone comprise only 1.49%. The Matheran area does not actually house sizable permanent population as it is mainly occupied by bungalows serving as vacation houses and the hotels with temporary occupancy. Hence the gross figure for Matheran area may be decisive and unreal. If judged visually, the density is very low with patches of comparatively denser areas existing along M.G. Road near Galti Dara and in the vicinity of bazaar area where most of the hotels are concentrated.

iii) The gross density of bazaar area is fairly high as the village settlements have smaller land-holdings and greater percentage of permanent population. The village settlement is sprawling and being filled up with encroachments and informal hutments. As a result, the density has increased manifold over the years. (The gross density figures could not be presented as the factual demographic data for bazaar and Matheran areas could not be availed.)

3.3.5 Plot Distribution and Trends of Transformation

(Ref. Table Nos. 2 and 3)

i) Out of total 510 total plots in Matheran town, 254 plots are situated in Matheran area while the rest 256 comprise the bazaar area.

ii) The total areas occupied by Matheran plots and Bazaar plots are approx. 240 Ha. and 11 Ha. respectively. This indicates the concentration of small plots in bazaar area and the existence of large land holdings in Matheran area. Plots in

Matheran, largely belonging to bungalows have developed in phases over a period of 150 years. Out of 153 original bungalow plots, about 9 have been subdivided forming 162 independent plots. Presently, only about a hundred have continued their residential use, 50 have been converted and others are structurally unsuitable for use. Among the 50 bungalows that have changed their use, 37 have been converted into hotels and the others into sanatoria or holiday camps. About 4 old bungalows have been replaced by new hotel complexes after demolition with a few more are likely to follow the same fate in near future. The existing hotel complexes have ambitious plans of expansion exploiting the revised F.S.I. rights in their favour. The bungalows that are converted into hotels are mainly distributed in the close vicinity of bazaar area and along M.G. Road. Similar trends of conversion are evident in bazaar plots where about three to four old bungalows have been demolished to build new hotels while some have been converted into shops, restaurants and hotels.



Disruption of traditional townscape character – M.G. Road

3.3.6 Built-up Areas and Ground Coverage (Change in Traditional Pattern)

i) The trend of conversion of single family domestic buildings into hotels is giving rise of intensification of built areas on existing plots. The attached and detached additions to the existing structure essential for accommodating the changed use are leading to considerable increase in the ground coverage that has been substantially low (approx. 2% to 6%) so far. If the trend continues, overall ground coverage would increase substantially as the large plots comprise a sizable percentage of the town area. Besides increasing the ground coverage the trend would also lead to massive destruction of the forest.

ii) As per prevailing Development Regulations the allowable built-up areas as well as the ground coverage in Matheran plots is controlled at 10% of the plot area. It is observed that almost all the structures located on small plots

(Peerbhoy plots) have already exceeded their limit of permissible built-up areas being governed by the building bye-laws prevailing in the past that controlled the allowable ground coverage at max. 1/3rd of plot area while the concept of F.S.I. was not applicable. Incidentally the same lot of structures, being endowed by good accessibility, has displayed maximum rate of conversion (from residential to hotel use). Consequently a high percentage of structures indicate violation of permissible area limits.



New features replacing traditional Street edges – M.G. Road

iii) Fairly high F.S.I. (1.33) is allowed in bazaar area, with the ground coverage restricted at 0.67% is leading to the trend of G+1 storeyed built-forms in the area where the traditional pattern is dominated by single storeyed structures. Numerous plots in bazaar area have already violated all norms of regulations while building higher than G+2 and exceeding the allowable limit of F.S.I.

3.3.7 Changes in Townscape Character

i) Change in the traditional settings, interventions to the original buildings such as additions, extensions and change of finishes have led to deterioration of historic architectural character over the years.

ii) Increasing density and heights, considerable change in the traditional configuration of plots and the pattern of open spaces is gradually disrupting the townscape character.



New vocabulary of Architecture – Hotel Point View opposite the Karsandas Mulji Library

iii) New vocabulary of architectural forms, finishes and colours is now dominating the urban scene. Informal kiosks, and stalls built in substandard materials and adorned with hoarding and signboards in flashy colours and neon signs stand in contrast with the natural streetscape.



Sprawl of informal stalls along M.G. Road

iv) Besides encroaching upon the forestlands disrupting the historic street edges, these structures also obstruct the view of heritage structures that contributed significantly to streetscape. Increasing tourist activity, numerous fast-food joints and uncontrolled hawking lead to clutter and chaos in peak seasons.

3.3.8 Changing Landscape Character

i) Although the ambiance of natural forest cover is preserved in Matheran apparently, the forests in many areas are gradually depleting due to increasing density and construction activity. While the forests in remote areas are thriving, the streets have suffered great damage due to over-use and the street edges have been washed out due to erosion.



*Disruption of traditional street edges
Causing heavy soil erosion*

ii) The traditional pattern of laterite retaining walls edging the streets has been greatly disrupted leading to uprooting of thousands of trees per passing season. Heavy surface runoff and soil erosion are in turn leading to loss of valuable ground cover that holds immense ecological importance and contributes to health of the forest.

iii) Large hotel complexes, besides giving rise to destruction of forest cover on massive scale are also initiating change in the components of landscaping. Indigenous species of plants are replaced by ornamental planting. Instead of the natural paving, large areas are paved with impervious materials that leads to obstruction of natural drainage channels, aggravates the rate of surface run-off and also reduces the natural recharge of subsoil water.

iv) The traditional G.P.s (Griffith's Peeps) no more exist on the plateau. Ambitious plans of beautifying the natural viewpoints is disfiguring the natural landscape while the environmental condition of the points and their public accesses are largely neglected and unmaintained. The vistas from the points are obstructed by plant overgrowth in many cases.



Structure disfiguring the natural viewpoint

3.3.9 Increasing Pressure on Urban Services

i) Unproportionate rise in tourist activity over past few years is heavily taxed upon the urban services. The Hill station that partly depends on external sources for its water supply, has been suffering acute shortage of water in peak seasons. On the other hand the hoteliers as well as the local Municipal council have plans to add swimming pools to their amenities.

ii) Increasing practice of discharging untreated raw sewage into the valley areas is giving rise to deterioration of the entire eastern valley edge. As a result the natural viewpoints along edge are suffering serious environmental degradation.

iii) As the town is not served by underground sewerage system individual plots are provided with septic tanks. The limitations of the prevalent system of sewage disposal must be taken into consideration while proposing expansion of tourism facilities on the hill.

iv) The assessment of carrying capacity of the hill needs to be undertaken as a prerequisite of any management plan for Matheran.

3.3.10 Degrading Environment and Threat to Ecology

i) The adverse impact of rapid development and unproportionate rise in tourist activity has already begun to show in Matheran. The destruction of forests for the want of space for development is a matter of serious concern. The hotels produce kitchen wastes and the garbage on large scale that is disposed in the forest areas giving rise to air pollution and degradation of the forest floor. Plastics and other kinds of solid wastes indiscriminately thrown on the open lands by the tourists are causing contamination of the valuable forest floor.

ii) Destruction of traditional street edges and the integrated drainage pattern are leading to heavy soil erosion. As a result, the roots of the trees in the vicinity are left unexposed. Season by season Matheran is losing thousands of trees in this way and millions are on the verge extinction.



Forest at risk

iii) Old quarry sites, now abandoned, are also causing serious problems of soil erosion. Although quarrying is banned in Matheran now, the practice of removing of topsoil for gardening has continued without any check.

iv) The valley areas especially in the east have become a huge dumping place for the garbage, solid and liquid wastes and raw sewage which is causing serious environmental degradation.

v) The horse dung produced in large scale at the loading- unloading depot near Dasturi Naka is a

major environmental hazard as it gives rise to filth, air pollution and nuisance of horse mites.



Poor Health of Hill Station

v) If Matheran should survive as a 'healthy' resort, as it was meant to be, its 'Environment and Ecology' would be the most vital concerns. As the economy of Matheran capitalizes on its environment its degradation is bound to have far reaching impact on its existence as a hill station.

vi) Presently the forest eco-system of Matheran is maintaining a very delicate balance, which may be at great risk if the hill is subjected to unproportionate biotic pressures beyond its carrying capacity.

vii) Being a component of a continuous hill chain (Matheran - Malang Gad), Matheran shares a sensitive relationship with its region. As the health of hill has direct implications for its region, a comprehensive Management Plan aiming at 'Sustainability' is urgently needed for Matheran Hill and its region.

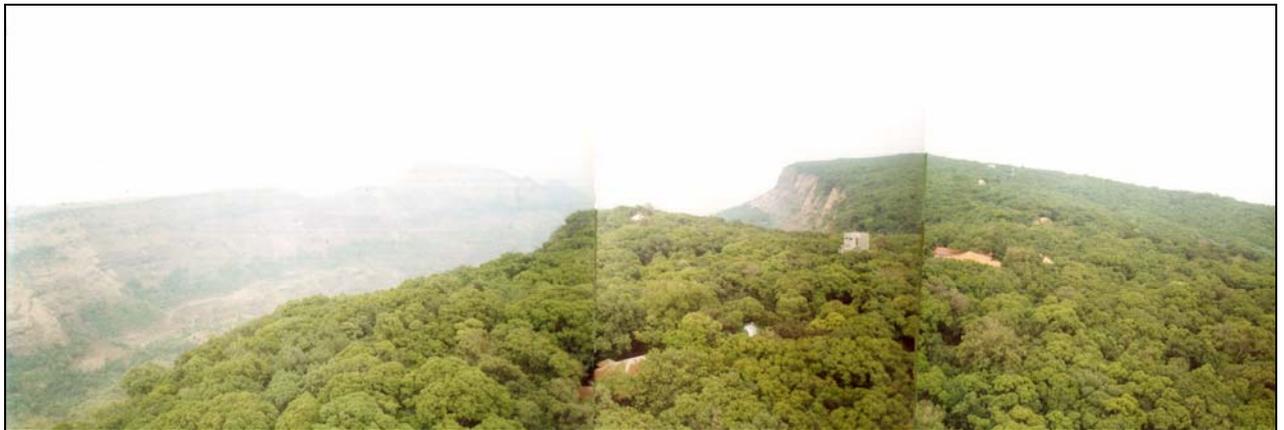
INFERENCE

The identification of traditional planning structure and the character of townscape and landscape have direct bearing on the evaluation of cultural heritage at 'Matheran Town Level' and 'Conservation Area Level'. (Ref. Character Appraisal, Part III – B, 5.0)





View of the central body of Matheran hill. The eastern spur of Garbut seen in the background.



Looking towards Alexander point and the southern stretch of Matheran plateau. Extension of Garbut plateau and the Sonderi peak seen to the left.



Panoramic view of Matheran hill seen from Neral.

PART III B EVALUATION OF CULTURAL SIGNIFICANCE

4.0 An approach (process) to identification of cultural heritage

- 4.1 Introduction
- 4.2 An Approach to identification

5.0 Character appraisals and assessments

- 5.1 Introduction
- 5.2 Character appraisal – level 1
- 5.3 Character appraisal – level 2
- 5.4 Character appraisal – level 3
- 5.5 Character appraisal – level 4

6.0 Grading (built up and natural heritage) and design control

- 6.1 Introduction
- 6.2 Grading and design control

7.0 Summary

PART IIIB EVALUATION OF CULTURAL SIGNIFICANCE

4.0 An approach (process) to identification cultural heritage

4.1 Introduction

The methodology adopted in this section forms a base for providing correct control and regulation mechanism for the conservation and sustainable development strategy for Matheran.

The scope and relevance for policy guidelines is identified here and has further reference to the detail policy guidance in Part IV.

The identification process is approached at four hierarchical levels:

- Level 1 Region – (Matheran - Malang Gad Eco-Sensitive Zone)
- Level 2 Matheran Municipal Council Area
- Level 3 Conservation Area
- Level 4 Individual plots

THE PRINCIPLE AIM of the multi-level approach is to provide a sound base for the Conservation and Sustainable Development Plan for the Matheran Hill station and it's surrounds.

The OBJECTIVES of the approach are:

- To assess the significance of the natural as well as the built heritage of Matheran.
- To appraise the environmental significance of the Hill and it's impact on the region.

4.2 An approach to identification

4.2.1. LEVEL 1: Region Matheran - Malang Gad Eco- Sensitive Zone

- a) EXTENT AND BOUNDARIES:(refer to the map)
 - The region identified consists of Matheran Hill as loci amidst other hills of Prabal, Peb, Cathedral and Malang Gad forming a chain running generally north south and the adjoining watershed areas of Panvel Creek towards the west and that of Ulhas River towards the east.
- b) JUSTIFICATION
 - The Matheran plateau along with the chain of hills forms an isolated spur of the Sahyadri Range. By virtue of its forest cover, physiography and geological formation this entire chain is an ecologically significant area for the region.
 - The MMR Plan identifies this region consisting of Green Zones and Forest Zones for stringent planning control.
 - The well-integrated relationship of Matheran with its surrounding region in terms of physical, visual and resource base continuity needs the area to be planned as a unit in a holistic manner. This is pointer towards a need for a sustainable conservation plan for Matheran Hill and it's surrounds.
- c) SIGNIFICANCE
 - Richness of natural resources

- Recreation value
- Potential for Eco Tourism
- High scenic value.
- Ecological, Geological and Scientific value.

d) GUIDELINES – scope and relevance

- Broad based policy guidelines to provide an approach to a sustainable development of the region with an emphasis on conservation of the resources.

Further reference from the Character Appraisal Sheet No.13, Part III - 5.2 and Part IV, Policy Guidance will also apply.

4.2.2 LEVEL 2: Matheran Municipal Council Area

a) EXTENT AND BOUNDARIES (REFER TO MAPS)

- The extent of this area is the boundary marked as the Matheran Municipal Council administrative jurisdiction.

b) JUSTIFICATION

- The area is a self-sufficient town governed by Municipal Hill Council and demarcated as an urbanizable zone – U1 by the Regional Plan of MMR.
- The area is a unique natural resource base developed as a Hill Station by the British retaining the physical (built) and natural features till date – thus having Heritage significance.
- There is an increasing demand for tourism yielding a pressure on the built and natural environment.
- The unique resource urgently needs a sensitive approach to a conservation and sustainable development. A special methodology for preparing a development strategy for Matheran needs to be adopted within the prevailing procedure of development planning.

c) SIGNIFICANCE

- Richness of natural resources
- Excellent state of preservation of the natural and built heritage.
- The only pedestrian Hill Station in the country.
- Access from the region by a unique mountain rail of heritage value.
- Unique townscape - urban activities integrated amidst a forest environment.
- High scenic value.
- Potential for eco-tourism.
- Recreation value.
- Ecological, geological and scientific value.

d) GUIDELINES – scope and relevance

- To identify the significance of the features that lead to change and continuity of the urban structure (the built and natural elements as well as the socio economic structure) of Matheran.
- Prepare a List of individual elements – built forms, natural and manmade features of the urban structure.
- Identification of special “Heritage Conservation Areas” for Design control.
- General Policy Guidelines for Conservation and Sustainable development as relevant to the Development Plan of Matheran.

Further reference from Character Appraisal Sheet No.12, Part III - 5.3 and Part IV - Policy Guidance will apply.

4.2.3 LEVEL 3: Conservation Areas

a) EXTENT AND BOUNDARIES (REFER TO MAPS)

- Conservation area "A": Mahatma Gandhi Road (Bazaar)
- Conservation area "B": Kasturba Gandhi Road.
- Conservation area "C": Mahatma Gandhi Road (Galti Dara).

b) JUSTIFICATION

- The areas have a special quality of architectural and historic interest representing a unique townscape of Matheran.
- The areas comprise of the still relevant historic core of Matheran – a focus of diverse urban activities and tourist infrastructure.
- The busy spines are most vulnerable to development pressure.
- Most part of the area (area 'A' & 'B') is identified historically and in the current Development Plan for a separate set of development guidelines.

c) SIGNIFICANCE

- Cultural and Socio-economic Core of Matheran.
- Well-defined hierarchical structure of spaces and built forms with a special streetscape character.
- Coherent historic and architectural character of high townscape value.
- Archaeological significance and potential.
- Mixed land use and ownership patterns of property holdings.
- Rich scenic and landscape value.
- Recreational value and tourist interest.

d) GUIDELINES – scope and relevance

- Character appraisal of conservation areas to assess the special architectural and historic interest of conservation areas
- Analysis of the impact of development pressure on the character of conservation areas and assessment of elements that detract from special interest of conservation areas.
- Identify constraints and potential of conservation areas
- Formulation of guidelines for the design control of conservation areas for preservation and enhancement of their special character.

Further reference from Character Appraisal Sheet Nos. 1 to 11, Part III - 5.4 and Part IV - Policy Guidance will apply.

4.2.4 LEVEL 4: Individual plots (built and natural features)

a) EXTENT AND BOUNDARIES (Refer to Maps and Listing Cards)

- The buildings identified for listing include the plots with all ancillary structures, gardens and other features inclusive of the compound wall.
- The Natural and man-made features include components (besides built forms) of historic significance (refer to chart 'components of Historic environment, Part III, 7.0.)

b) JUSTIFICATION

- The characteristic setting of individual buildings on the hilly terrain contributes significantly to the built form as well as to the townscape character. The listed buildings and the man-made & natural features along with their settings possess high heritage value and need to be dealt with a subjective and sensitive approach for conservation.
- The individual plots and man-made & natural features are a high potential material resource for the native and tourist population.

- Urgent need for design control on development and change.

c) SIGNIFICANCE

- Contribution to the inherent character of the townscape.
- Value of the historic use typology and its continuation in the present context.
- Historic value – Age and representation of chronological phases of development.
- Historic association with important people and events.
- Architectural significance – built form typologies representing particular social conditions, styles (the ‘bungalow’ style), materials and techniques of construction, setting and orientation etc.
- Picturesque settings in the undulating topography, formal garden layouts amidst dense forest cover.
- Rarity and authenticity.
- Landmark value
- Group value
- Associational value of the native population.
- Fair state of preservation and potential for future use and development.

d) GUIDELINES – scope and relevance

- To prepare a List (inventory and List Cards) of individual properties (Built form and Layouts) and the man-made & natural features - adopting a selection criteria format for identification of cultural significance. The adopted criterion has a format for an objective rating of significant values.
- The SELECTION CRITERION identifies-

HISTORIC SIGNIFICANCE – rating allocation A / B / C

HISTORIC INTEGRITY – rating allocation A / B / C

HISTORIC CONTEXT – rating allocation A / B / C

The FINAL GRADING of each property emerges from the above criterion (refer to annexure ‘Selection Criteria for Cultural significance’)

FINAL GRADES - I, II-A, II-B and III (refer to annexure - ‘Grading [Built and Natural Heritage] and Design Control)

- Preparation of the List Card for listed properties.
- Preparation of Design Control Guidelines for various grades.

4.2.5 Selection Criteria for cultural significance

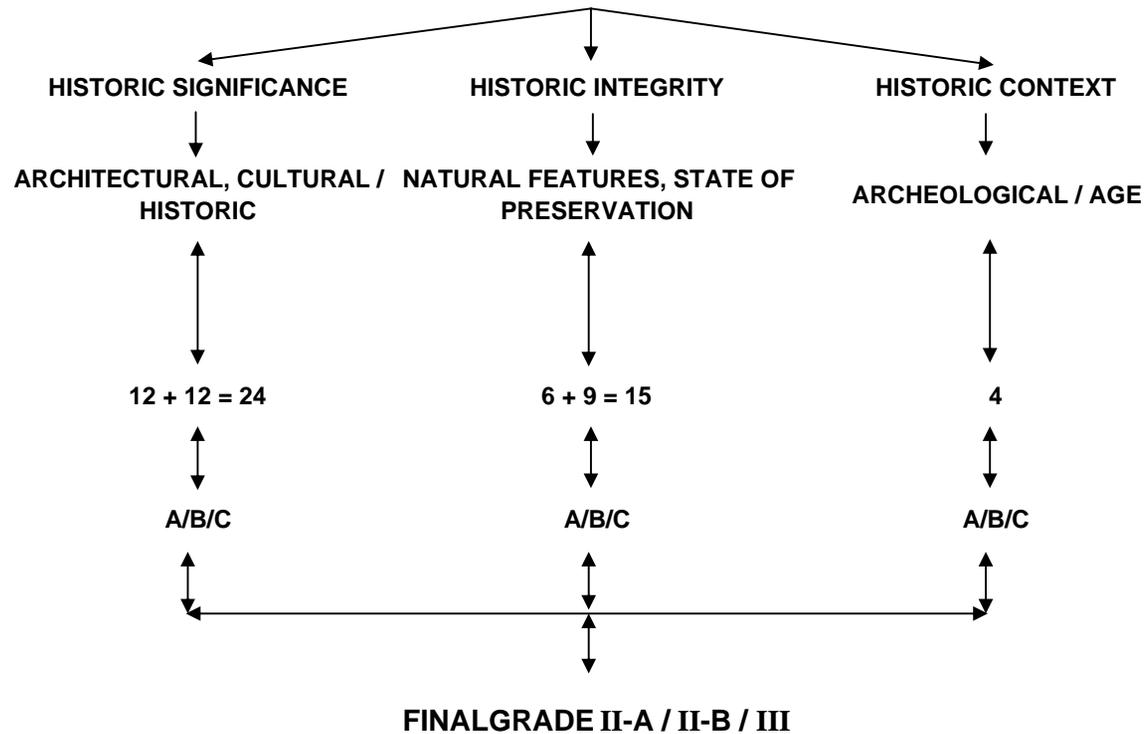
The criteria presented in the following pages select the significance value of each building and its curtilage (plot and all the components within) with reference to the whole of Matheran. A built-in objectivity for rating is designed in the process, to allocate a Heritage Grade (listed as I, II-A, II-B or III) to proclaim its significance and further provide design control for its protection.

The process has been adopted from various national and international references (Bibliography), with a special emphasis on ‘Guidelines for completing the INTACH inventory of historic buildings - the INTACH Cultural heritage series).

The Selection Criteria adopts three key concepts to determine whether the building is worthy of listing. It should be noted that the adaptation of the process from the above process is done while considering the subjectivity of Matheran as a unique place of natural and ecological significance.

A special format of ‘List Cards’ for the proposed list of built and natural features is designed subjectively for Matheran, adapted from ‘the INTACH Cultural heritage series.’

SELECTION CRITERIA FOR CULTURAL SIGNIFICANCE



NOTE:

1) CREDIT VALUE FOR EACH SUB-GRADE:

- A: 76% - 100%**
- B: 51% - 75%**
- C: 26% - 50%**

2) BUILDINGS SECURING 25% OR LESS CREDITS IN EACH SIGNIFICANCE IS NOT ACCOUNTED FOR SUBGRADES A, B, OR C. THIS ENSURES OBJECTIVITY IN THE OVERALL GRADING FOR EACH SIGNIFICANCE.

ARCHITECTURAL SIGNIFICANCE					
1	FORM	PLAN	type 6, 2	type 3, 4, any other	type 5, 1
		STOREY	double storey	clear storey	single
		ROOF	type 5, 3	type 2, 4	type 1
2	LAYOUT		well planned with terraced garden, fountains, cobbled pathway, gates, band stand, view etc.	well planned with ancilliary structures and a moderate landscaping	fairly level foreground with a single structure. Little attempt at landscaping
3	STRUCTURAL SYSTEM	WALL	exposed stone with pointing. Laterite or other	stone plastered, original in lime mortar	walls re/plastered in cement mortar
		FLOOR	encaustic or minton tiles	china mosaic	modern replacement
		ROOF	elaborate timber trusses, brackets, pendants etc.	purlin rafter roof in timber	modern replacement
4	UNIQUE FEATURES	FORM	unique features like tower, façade etc.	unique roof form, plan type etc.	standard
		INTERIOR	spatial quality, antique furniture etc.	spatial quality/good furniture of a lesser quality	standard
		DETAILS	exquisite quality features - stained glass, trellis etc.	unique features of a lesser quality	standard
	CREDITS (each)		* * *	* *	*
	SCORE		12	8	4
TOTAL 12					

CULTURAL SIGNIFICANCE					
CULTURAL LEVEL		TOWN	NEIGHBOURHOOD	LOCAL	
1	ASSOCIATION WITH HISTORY (events, people etc.)	bungalows built by the founders, buildings and places of the early development phase (Malet, Peerbhoy)	bungalows and places having associations with the next development phase locally and nationally (Petit, Jeejibhoy)	bungalows and places having a notable association with the next phase	
2	POTENTIAL TO YIELD INFORMATION ON THE TOWN	public infrastructure and amenities of early phase (hospital, post office, library, railway etc.)	overall areas, nodes etc. (schools, bazaar, clubs, public grounds & gardens etc.)	private houses & bungalows, roads & paths and places of lesser significance	
3	FUNCTIONAL SIGNIFICANCE TO PEOPLE	resources (lakes, water bodies, transportation, imp. paths etc.)	shopping, institutional, clubs, religious, sanatoriums & holiday homes, hotels and tertiary paths etc.	private houses & bungalows, roads & paths and places of lesser significance	
4	DISPLAYS CULTURAL ATTRIBUTES THRU SETTING	landmark role, nodal activity, visual contribution etc.	forms a group or precinct by it's form, scale, plan, location, topography etc.	private and local planned layout around a structure and it's curtilage	
CREDITS (each)		* * *	* *	*	
SCORE		12	8	4	
TOTAL 12					

NATURAL FEATURES SIGNIFICANCE				
1	SITE - BUILDING ASSOCIATION	NODES, PATHS, POINTS	TANKS, SPRINGS, RESERVOIRS	SPECIAL TREES, FORESTS, CAVES, OPEN GROUNDS
	CREDITS	*	*	*
	SCORE (each)	1	1	1
A	TOTAL SCORE	3		
2	INTERPRETATION OF SITE	built form respecting existing contours, natural features and trees	cohesive alterations made to site to fit built forms	site characteristics altered to great extent
	CREDITS (each)	***	**	*
	SCORE	3	2	1
B	TOTAL SCORE	3		
TOTAL 6 (A+B)				

ARCHAEOLOGICAL SIGNIFICANCE					
1	HISTORIC CONTEXT (AGE)	1850 TO 1853	1854 TO 1900	1901 TO1945	1946 ONWARDS
	CREDITS (each)	* * * *	* * *	* *	*
	SCORE	4	3	2	1
TOTAL 4					

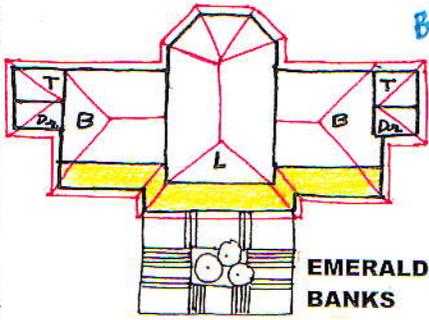
STATE OF PRESERVATION				
1	HISTORICAL INTEGRITY	no change in form, structure and finishes	changes in finishes while retaining form and structure	form, structure and finishes altered to a great extent
2	STRUCTURAL STABILITY	no general defects in structures - stable	minor structural defects - does not affect stability (shows signs of deterioration)	unsound structure (danger of disappearance)
3	MAINTENANCE LEVEL	regular maintenance	fabric showing signs of neglect (dampness, cobwebs, dust etc.)	fabric under attack (mould, veg. Growth, fungus and termite etc.)
	CREDITS(each)	***	**	*
	SCORE	9	6	3
TOTAL 9				

ARCHAEOLOGICAL SIGNIFICANCE					
1	HISTORIC CONTEXT (AGE)	1850 TO 1853	1854 TO 1900	1901 TO1945	1946 ONWARDS
	CREDITS (each)	* * * *	* * *	* *	*
	SCORE	4	3	2	1
TOTAL 4					

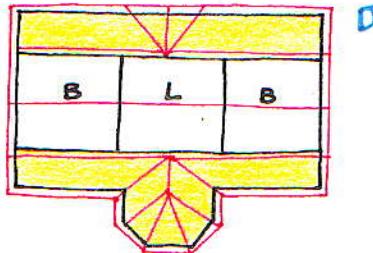
MATHERAN HILL STATION PLAN FORM TYPOLOGIES

TYPE 1	SMALL / SINGLE LAYERED / SIMPLE ROOF FORMS
TYPE 2	MODERATE / DOUBLE LAYERED / VARYING ROOF FORMS (DOUBLE ROOFS)
TYPE 3A	LARGE / SINGLE LAYERED/ COMPLEX ROOF FORMS (DOUBLE ROOFS)
TYPE 3B	PALATIAL / SINGLE+DOUBLE LAYERED / COMPLEX ROOF FORMS (DOUBLE ROOFS)
TYPE 4	SMALL/ SINGLE LAYERED / ARRANGED IN LAYOUTS FOR HOTELS / SIMPLE ROOF FORMS
TYPE 5	VARYING SIZES / UNIQUE FORMS / SIMPLE AND COMPLEX ROOF FORMS

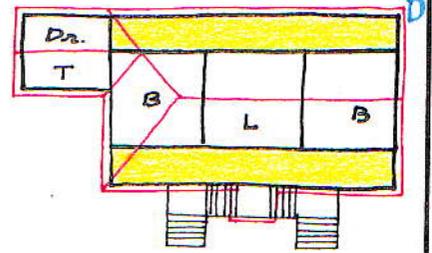
TYPE 1



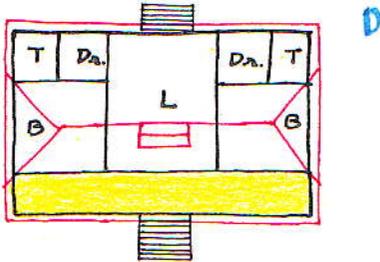
EMERALD BANKS



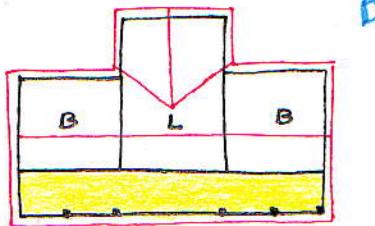
MANEK LODGE,
KHATIJA LODGE



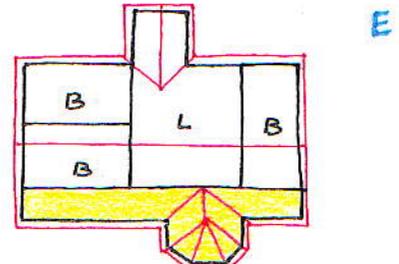
TOPIWALA BUNGALOW



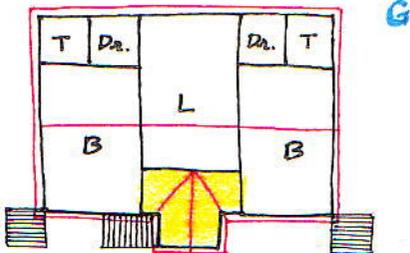
KHOJA SANATORIUM



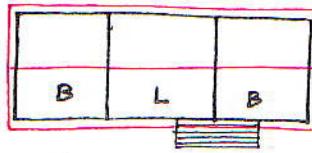
INDIRA BHAVAN



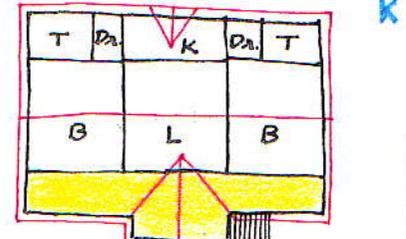
KACHWALA COTTAGE



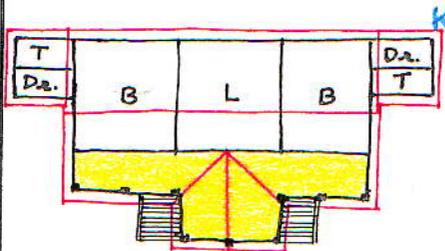
VINAYAK ASHRAM



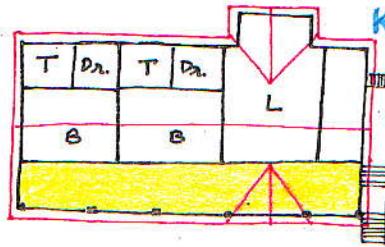
BEJON VILLA



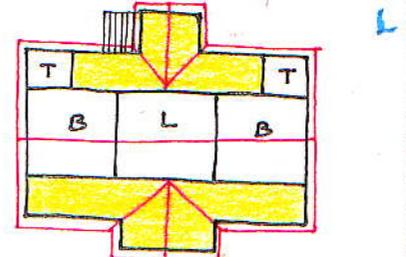
LAXMI VILLA, MACKY LODGE,
TAYYAB COTTAGE



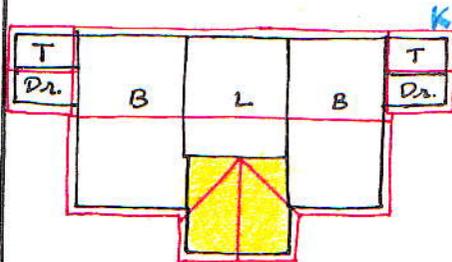
NANDANVAN, HOTEL KARACHI,
HOTEL MEGHDOOT



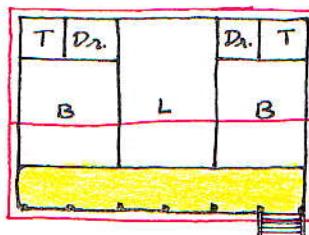
LUCKY LODGE



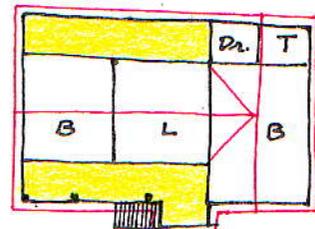
EVERGREEN



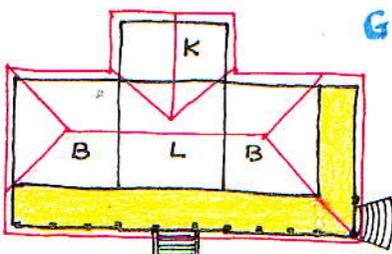
SAHEBAN HOTEL



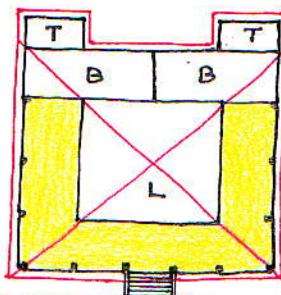
SETHNA COTTAGE



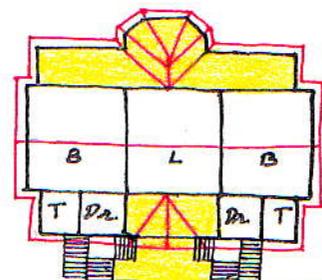
CUTCH COTTAGE



ROSE COTTAGE

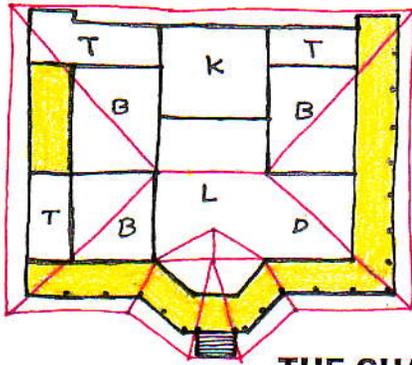


RUTLANDS

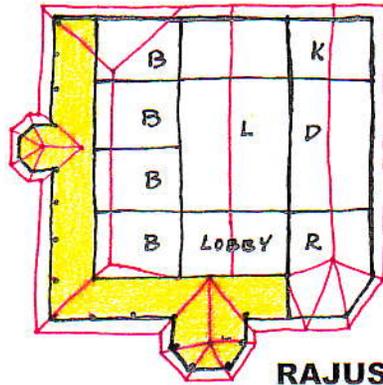


BATLIBOY HOUSE

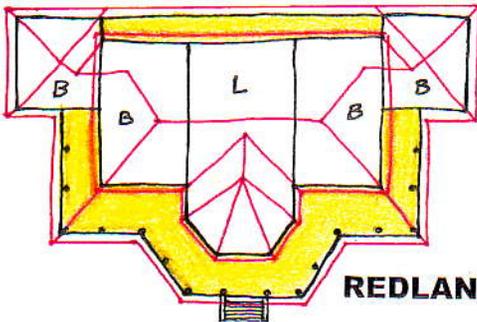
TYPE 2



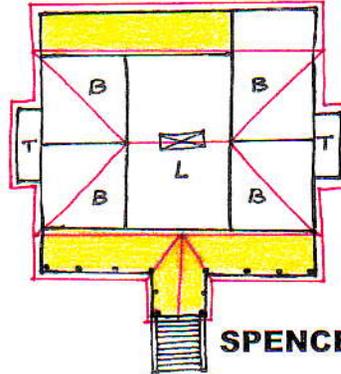
THE CHALET



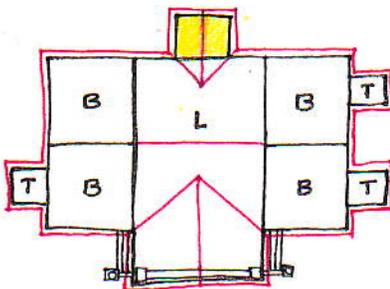
RAJUSTAN



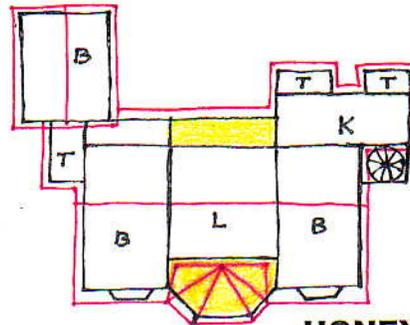
REDLANDS



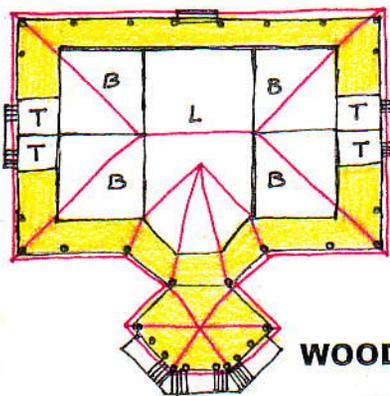
SPENCER VILLA



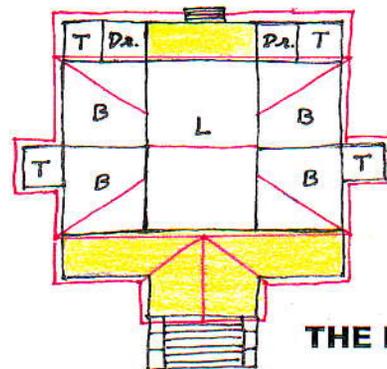
DAYANAND KUTI



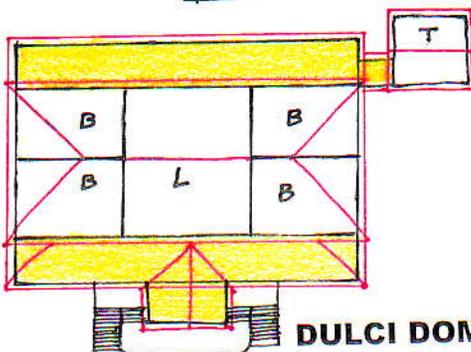
HONEY COMB



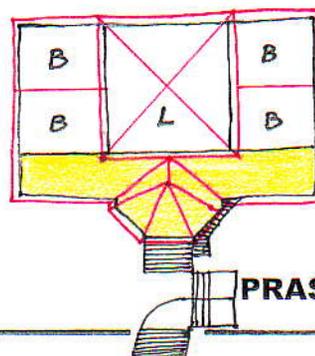
WOODLANDS



THE LILY

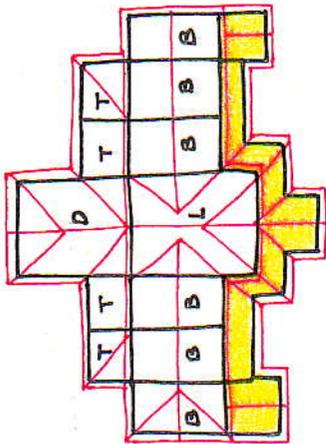


DULCI DOMUM

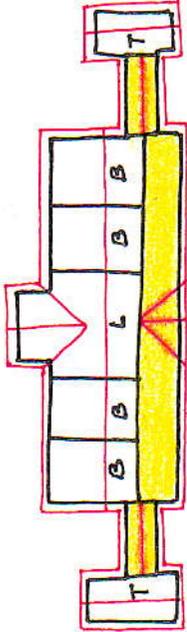


PRASANNA HOTEL

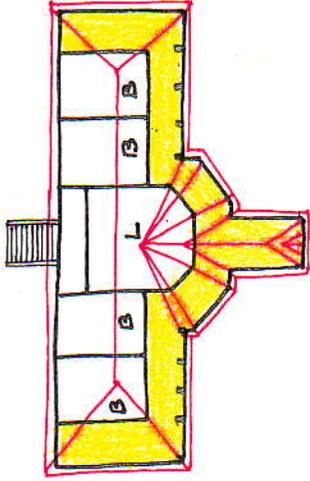
TYPE 3A



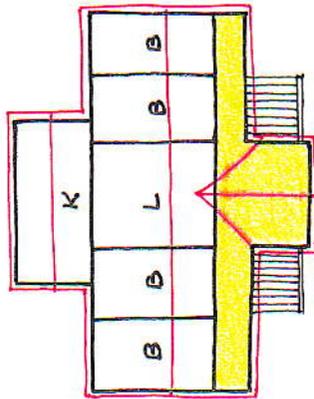
DASTURI VILLA



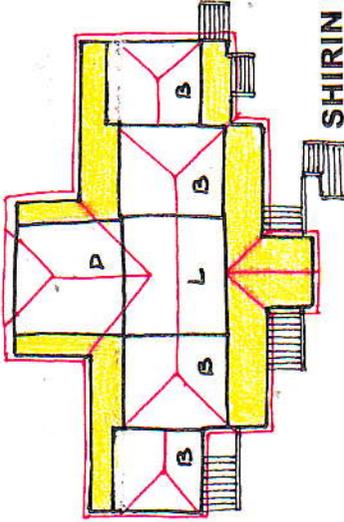
LUCKY COTTAGE, NOOR COTTAGE,
SUKAN LODGE



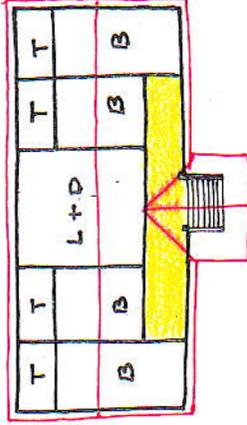
MOUNT PLEASANT



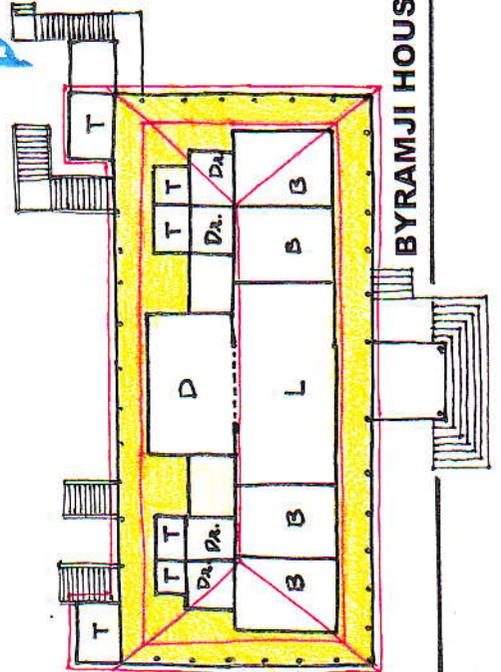
YAHYA VILLA



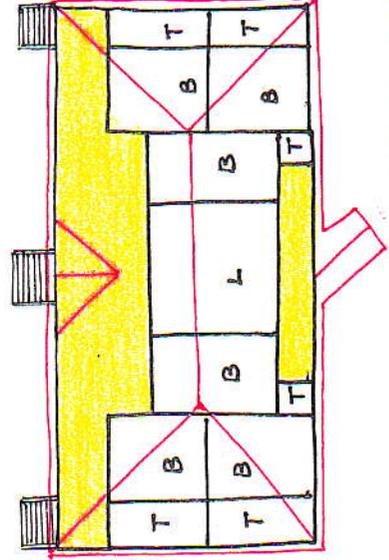
SHIRIN HOTEL



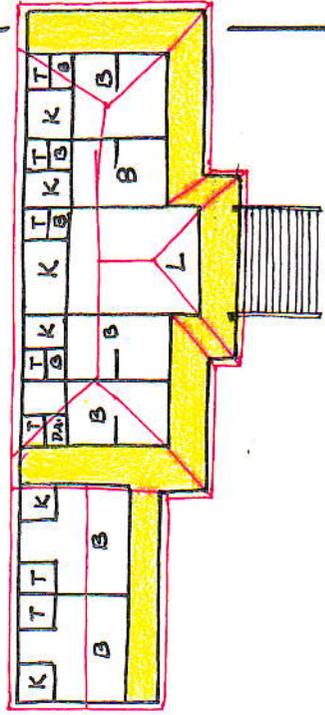
HYDERI COTTAGE



BYRAMJI HOUSE



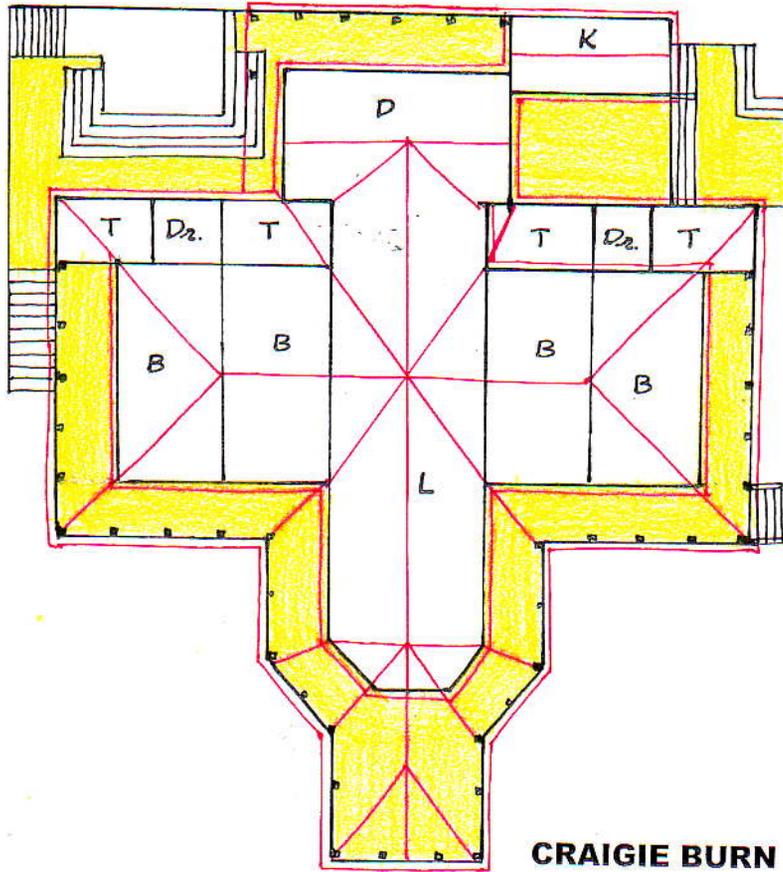
FOUNTAIN LODGE



BOMBAY HOUSE

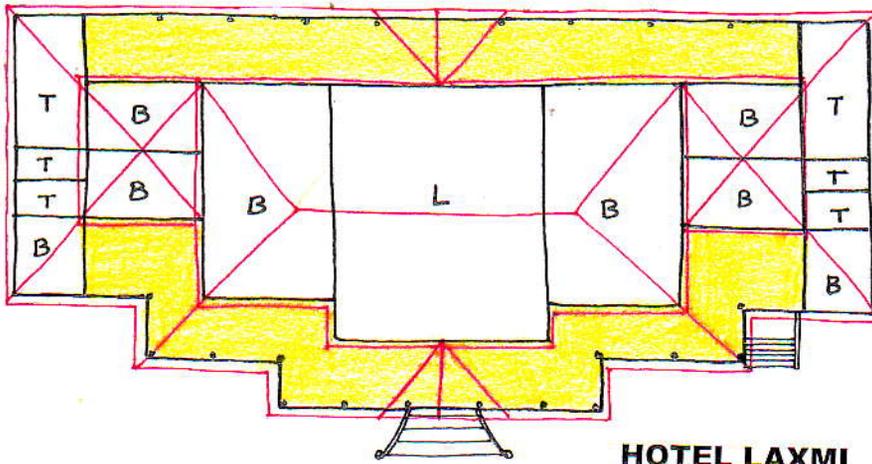
TYPE 3B

C



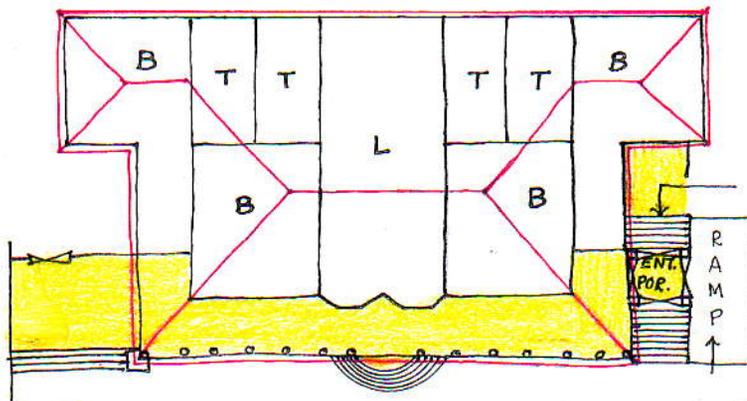
CRAIGIE BURN

H



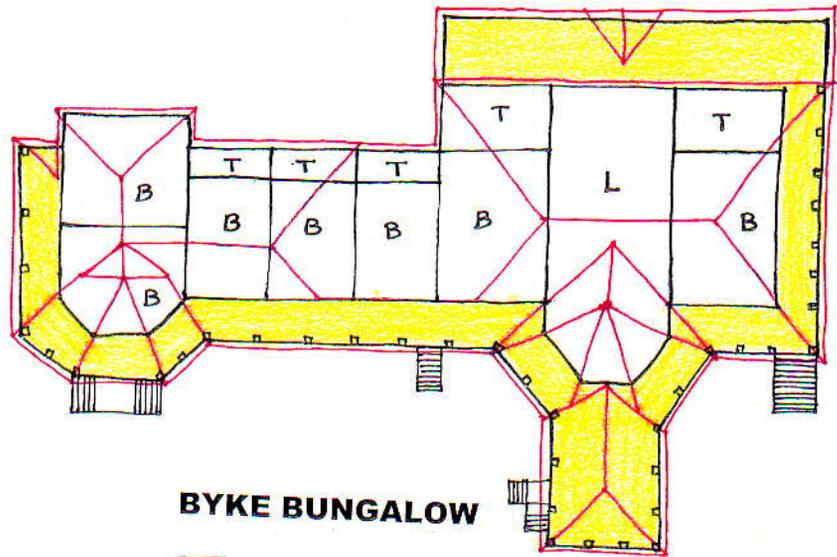
HOTEL LAXMI

J

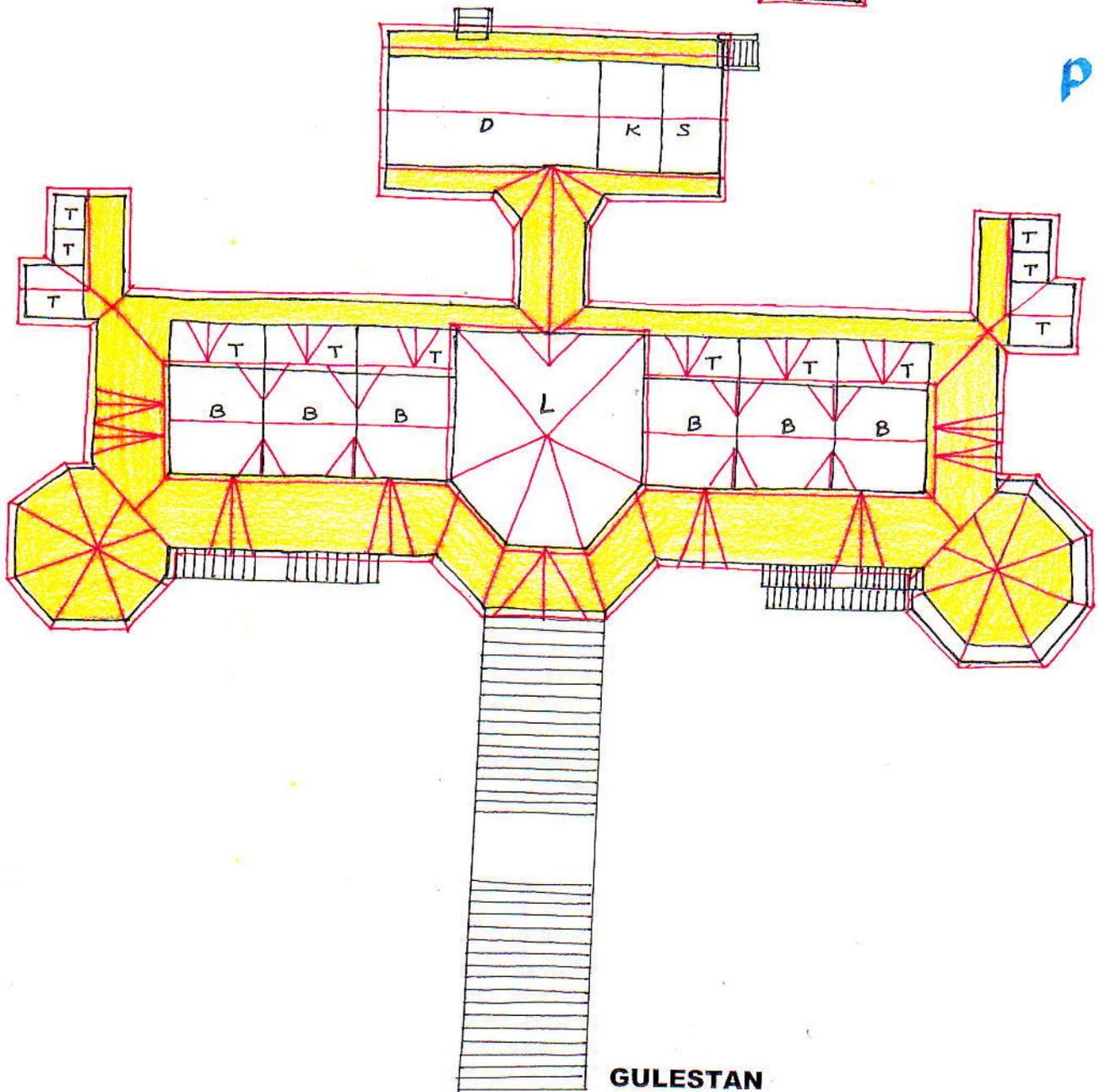


ROBERTSON'S BUNGALOW

TYPE 3B

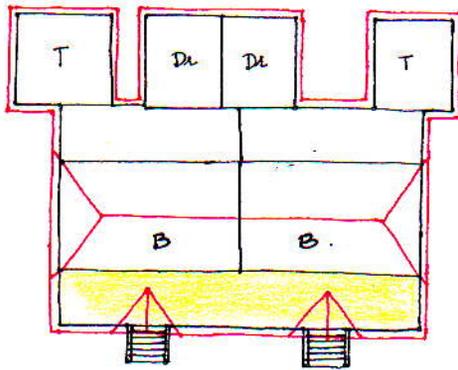


BYKE BUNGALOW



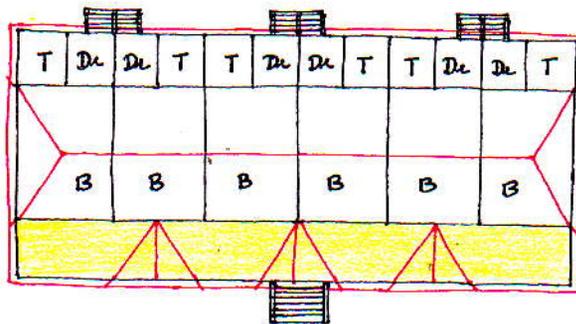
GULESTAN

TYPE 4



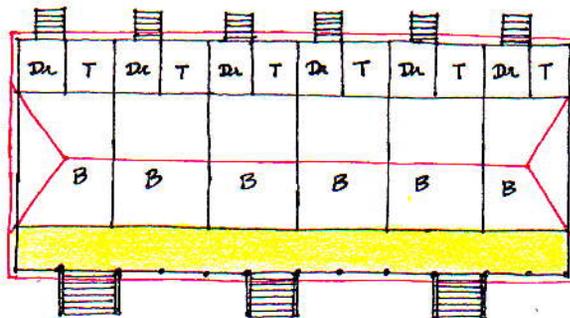
K

RUGBY COTTAGE NO 14 AND 15



E

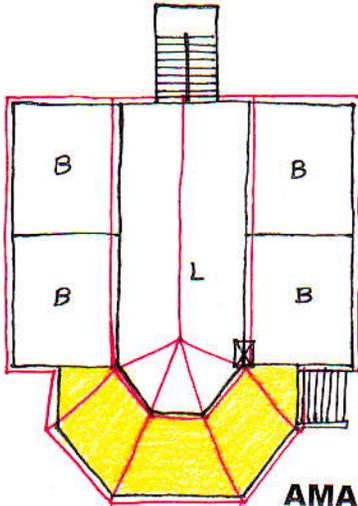
RANCHHODDAS AROGYA BHUVAN



L

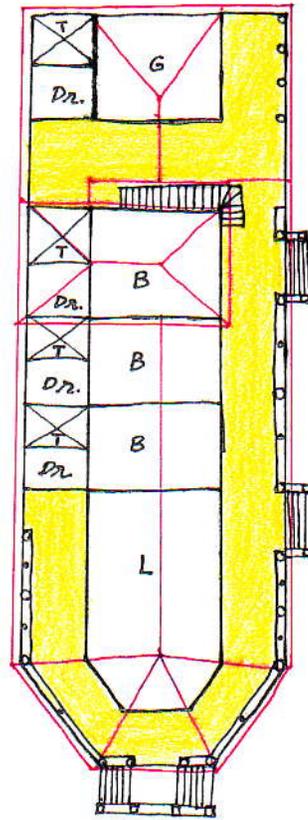
HOPE HALL HOTEL

TYPE 5



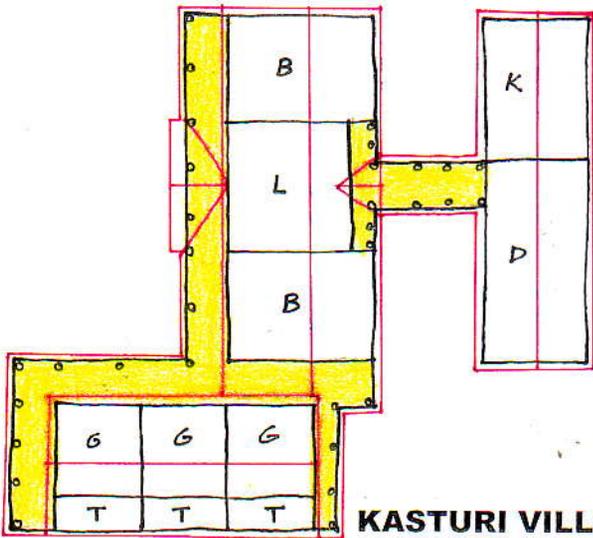
AMAN LODGE

B



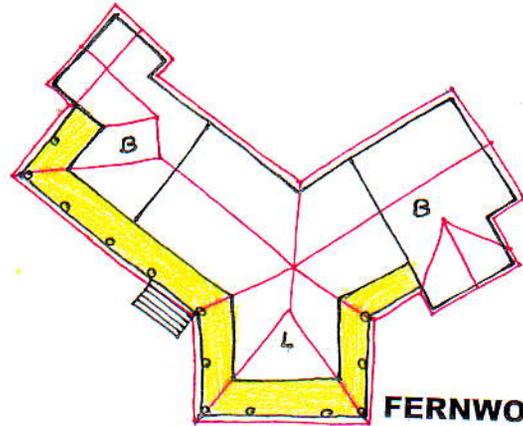
GARBUT HALL

B



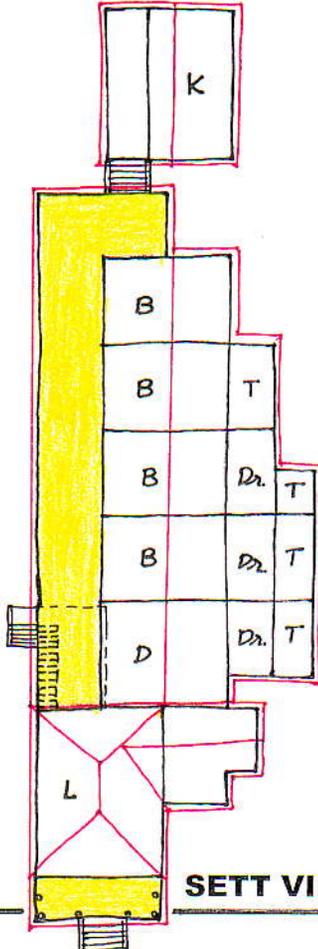
KASTURI VILLA

C



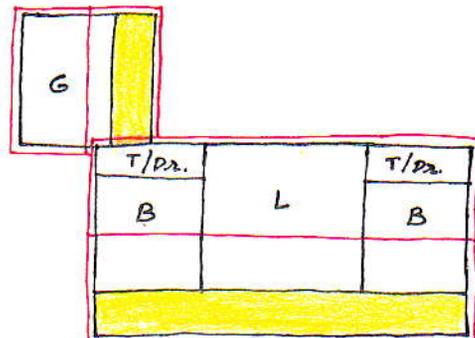
FERNWOOD

E



SETT VILLA

E



VELKAR VILLA

E

PART III B CHARACTER APPRAISAL AND ASSESSMENTS

5.0 CHARACTER APPRAISAL AND ASSESSMENT

5.1 Introduction

5.2 Character Appraisal, Level –1

5.3 Character Appraisal, Level – 2

5.4 Character Appraisal, Level – 3

5.5 Character appraisal, Level – 4

PART IIIB EVALUATION OF CULTURAL SIGNIFICANCE

5.0 CHARACTER APPRAISALS AND ASSESSMENTS.

5.1 INTRODUCTION

Part III, Section 4.0 (above) - 'Evaluation of Cultural Heritage' prescribes in 'An approach (process) to identification of Cultural Heritage', a rationale for assessing the character of components that are essential for the context of Conservation and Sustainable Development of Matheran.

The approach identifies four hierarchical levels (as components) at which character appraisals and assessments may be made, so as to form a sound base for providing policy guidance. The levels prescribed are,

Level 1 - Region (Matheran - Malang Gad eco-sensitive Zone)

Level 2 - Matheran Municipal Council Area

Level 3 - Conservation Area

Level 4 - Individual Plots (built and natural features)

In this Report an attempt has been made to undertake character appraisal studies and provide succinct assessment statements at each of the above levels.

5.2 CHARACTER APPRAISAL

Level 1 - Region (Matheran - Malang Gad eco-sensitive Zone)

5.2.1 Identification

This report identifies the Matheran - Malang Gad region for designation as an eco-sensitive Zone requiring stringent policy initiatives.

This area will be referred to as the identified eco- zone in the following discussions and the rest of the Report.

5.2.2 Designation: Proposal background

- i) The interdependency of the identified eco-zone (region) and the Matheran - Malang Gad hill chain is apparent in the symbiotic relationship shared in the richness of natural resources, physiographic form, climate soils, hydrology pattern, forests and the attributed scenic beauty. Designating this area as an eco-sensitive zone, with a legal definition, will aim at controlling the erosion of the area on the whole.
- ii) The MMR Final Regional Plan already identifies the Forest (F Zone) and Green zones (G-1 and G-2 Zones) as areas reserved for conservation activities and controlled (sustainable) development. This green oasis, having extremely close proximity to the major Mumbai urban area has retained the character till date, qualifying it as a historic environment and the designation needs further detailed guidance (for development applications) not just for protection and conservation but also for enhancement.
- iii) The Matheran Hill at the core of the region, supports the ecology of the zone (it is a catchment of 3 rivers) and contributes directly to the essential character of the zone. Matheran's essential character in turn, besides being supplemented by its elevation and general physiography is also supported greatly by the environmental condition of this immediate region. Each level, Matheran and the surrounding eco-zone are thus complementary to each other. Conservation of the entire zone would be a fundamental tenet in the move towards sustainable development.

5.2.3 The form of appraisal

a) Map

The appraisal (at the identification level) in a graphical format is done in the Map titled - 'Matheran Immediate Region' (annexure no.). The map graphically depicts the physiographic features of the immediate region of just the Matheran Hill and will require a detail map at the zonal level (identifying each major component of the environment).

b) Character appraisal sheets

The character appraisal at regional level is contained in a sheet titled, 'character appraisal - regional level', Sheet No. 13. The notes contained within the sheets formulate succinct assessment statements giving justification for identifying the eco-zone limits.

5.2.4 Limitations

It is to be noted that detailed appraisals (of the components of the historic environment of the eco-zone) are not within the scope of this Report. Impact assessments thus remain at mere identification level, with broad based recommendations.

(Further reference to be done to Part IV, Policy Guidance, 4.1 and 4.2)

5.2.5 Further studies

It is to be noted that detailed studies at the zonal level need to be undertaken to overcome the above mentioned limitations of this Report phase. The study can begin with the identification of the components of the historic environment (as resources) of the eco-zone (as defined for Matheran Hill) that are likely to induce change that produces an impact on the status of the zone.

5.2.6 Statutory policy

General policy guidance for the eco-zone is to be referred from this Report, Part IV, Policy Guidance - 4.1 - Context, 4.2 - Strategic Policy Guidance, 4.3 - Objectives.

5.3 CHARACTER APPRAISAL

Level 2 - Matheran Municipal Council Area

5.3.1 Identification

This Report identifies the Matheran Municipal Council area as the core area of the Matheran - Malang Gad eco-sensitive zone and proposes to designate the area as a 'special area', requiring stringent policy initiatives.

This area will be referred to as Matheran in the following discussions and the rest of the Report.

5.3.2 Designation: Proposal background

i) As per the discussion in 5.2.2 above.

ii) Matheran is a unique place of a rich cultural significance. The urban structure of the British Hill Station retains most of the characteristics and features, qualifying it for historic and cultural value. While most of the Hill Stations have suffered an environmental degradation due to the onslaught of motor vehicles, Matheran basks in the glory of being the only Hill Station in Asia to retain a pedestrian status. The status is under threat from commercial and speculative ventures and the Draft Modifications to DP, 1998 even proposes an arterial road for allowing motor cars. The increasing demand for tourism is yielding tremendous pressure on the natural resources of the plateau and needs stringent control.

- iii) Designation of Matheran as a 'special place' of urban character (as distinct from the general format of a U-1 zone) with a Special Area Development Plan (SADP) will assist the aim of conservation and sustainable development of the plateau.

5.3.3 The form of Appraisal

Note: This appraisal will have an overlap with 5.4 - Character appraisal, Level 3 (Conservation areas), and 5.4 - Level 4 (Individual plots).

a) Maps

The appraisal is done in a graphic format in maps of Matheran - DRG 1, 2 and 3 titled 'existing landuse', 'Physiography and chronological development' and 'Heritage Listing Proposal' respectively. The holistic study comprised in the maps DRG 1 and 2, traces the landuse pattern, the hilly profile of the plateau along with the historic planning structure of the place. This information forms a base data for the identification of the cultural significance of Matheran leading to the 'Heritage Listing Proposal', prescribed in DRG 3. DRG 3 forms the comprehensive proposal base map, providing information on Listing of individual plots (built heritage) and other man-made and natural features (natural heritage).

b) Character Appraisal sheet.

The character appraisal at the Matheran (holistic) level is contained in a sheet titled, "character appraisal - Matheran Town level", Sheet No. 12. The notes contained within the sheet formulate succinct assessment statements giving justification for identifying Matheran a 'special area' for conservation.

c) Chart

Refer to chart: Components of the historic environment of Matheran in this Report, Part III, 7.0

The strategy for conservation and sustainable development of Matheran identifies the entire area (Matheran and the eco-zone) to be of exceptional cultural and historic significance. The components identified in the chart contain holistically, the tangible and intangible aspects in Matheran that need development control and management over change. By prescribing control over each component independently, with specified overlaps, it would be possible to achieve a holistic approach to the conservation and sustainable development of Matheran.

The chart thus forms a base for prescribing policy guidance for conservation and sustainable development of Matheran.

d) List Cards

The 'List Cards' for individual plots, built & natural features, deal with the identification of the Cultural Significance of Matheran. The process of evaluation of cultural heritage (refer Part III, 4.0) provides value assignments to each built and natural feature, and verifies the specific significance of each. The summation of such an evaluation leads to character appraisal and the impact of each on Matheran holistically.

e) Tables

Tables no. 1, 2 and 3 (refer to Tables) are derived as concise data (at a glance) from the study and the proposals. They form important components of character appraisal at this level.

f) Lists of notable personalities, British associations and road lists.

5.3.4 Limitations

The appraisal does not undertake detailed guidance of areas that do not form a part of the proposed Conservation Areas and the List cards. The study thus remains insufficient for providing a detailed (assessment at a micro level with detail physical survey) base for the environmental status of such areas (mostly forest lands) so as to enable preservation and enhancement policy guidance and schemes.

5.3.5 Further studies

The general appraisals contained within this Report conclude that a second phase of survey is essential. This will enable protection, conservation and enhancement schemes at site-specific levels (of listed and unlisted built and natural features).

5.3.6 Character appraisal statements and statutory policy

The general character statements are contained within the character appraisal Sheet No. 12. Further guidance is contained in the 'List Cards' for individual plots (built heritage) and man-made and natural features (natural heritage).

The cumulative assessments contained within the above sets a background for the Policy Guidance (Part IV) prescribed for each component of the historic environment of Matheran.

5.4 CHARACTER APPRAISAL Level 3 - Conservation Area

5.4.1 Identification

This Report identifies three areas for 'conservation area' designations:

- 1) Conservation area 'A': Mahatma Gandhi Road (Bazaar)
- 2) Conservation area 'B': Kasturba Gandhi Road
- 3) Conservation area 'C': Mahatma Gandhi Road (Galti Dara)

These areas will be generally referred to as area 'A', 'B' or 'C' in the following discussions.

5.4.2 Designation: Proposal background

- i) The traditional 'bazaar' of Matheran as a socio-cultural core is 'an area of special character'. Besides being an area of a cohesive historic and architectural character, the speciality arises from the fact that its environment - the existing densities of activities and physical form are distinct from the rest of Matheran. The designation of this area is one mechanism that can be used to control these densities and prevent intensification.
- ii) This area due its location (physical) associations with the local community residential areas, the infrastructure connectivity (road & rail), is central to all leisure activities (shopping center for tourists) and provides a unique public realm. The centrality aspect has led to a trend of decline in existing uses of residential character in the area and along the fringes. The trend has created opportunities for substantial change within a framework established by its historic interest.
- iii) The boundary of area 'A' has been defined by limits within which there is a consistency of such coherent activities. Areas 'B' and 'C' have a distinct character quality of their own and are defined using a broad criterion as areas closely related to area 'A', partly in character or physical connectivity. Area 'B' and 'C' are areas whose special character largely results from their containing natural features such as trees, natural forest tracts, open spaces, panoramic views, vistas etc. with singly loaded (built forms) street and very few built forms, respectively.
- iv) The historic format of streets is intact in all the designated areas and all the streets have genuine character of their own, stemming from factors such as configuration, definition of edges, plot lines, tree planting etc. Each qualifies to be a conservation area in its own right with interconnected associations, while the environmental aspects and the extent of change that may affect each area is quite distinct from the rest of Matheran.

5.4.3 The form of appraisal

The appraisal is done in a graphic format to make immediate and readily comprehensible impact.

a) Maps

The boundary of the conservation area has been demarcated in the Map: DRG 3, 'Heritage Listing Proposal'. The boundaries indicated on this map inform the relation of the identified areas to the whole of Matheran.

The actual conservation area maps are arranged in two sets (each set has four maps): area 'A' and 'B' (together) are contained in drawings: DRG 4 to 7 and area 'C' is contained in DRG 8 to 11. These drawing sets are titled "CONSERVATION AREA A & B and CONSERVATION AREA C" and have a set each, with sub-titles – CHRONOLOGICAL DEVELOPMENT, IMAGE, LANDUSE and OWNERSHIP PATTERN.

The maps trace the origins (historic phases), development of topographic framework, the contribution made by the layout pattern (structure and form) and the greenery (trees and forest lands), the prevailing land-use configuration, the ownership pattern, the setting of the built forms in the hilly terrain etc.

The basic grid of all maps contain the character and hierarchy of spaces and townscape quality, the definition of the historic street pattern and the townscape (including intrusion features), the significant topographic features such as land profile (contours), headlands (view points), natural resources (springs) etc. The maps provide a base data for carrying out more detailed character assessments.

b) Character appraisal sheets

The character appraisal sheets prepare a more detailed assessment of the character of each area, giving a significant insight into what is it about the special character that needs to be preserved and enhanced.

The sheets are arranged in 3 sets, one for each area. Area 'A' is contained in Sheet nos. 1 to 5 (6 sheets), area 'B' in Sheet nos. 6 to 8 (4 sheets) and area 'C' in Sheet nos. 9 to 11 (4 sheets). Conservation area appraisals are contained in a total of 14 sheets.

The process undertaken in the sheets is to identify sub-zones of coherent character within each area (refer to the 'Key Plans' of each area), so as to carry out an assessment of the character in a detailed format. At each sub-zonal (parts) level, besides dealing with the aspects highlighted in the set of Maps - DRG 4 - 11, a more careful analysis is provided, at a location specific level. The assessment lays great emphasis on the aspects of the environmental quality and landscape ecology concerns of the area.

Succinct statements accompany each sheet with reference to photographs, key features and the key plans.

5.4.4 Limitations

The appraisal is limited to identification of the character as a general overview – in the sense that it does not undertake character analysis at each plot level (except the listed buildings in the list cards) or at place specific level. As such the sites, structures or landscapes that significantly detract from the character or appearance of the conservation area are identified specifically to make the study a sufficient base to enable formulation of design briefs for specific developments of 'opportunity sites'.

The appraisal does not undertake a site-specific detailed study for informing street improvements, control on advertisements, shop fronts etc. The policy guidance in this Report does provide sufficient advice for approval of applications and on enhancement schemes.

5.4.5 Further studies

It is to be noted that further studies are essential to overcome the above-mentioned limitations of this phase of appraisals. At this stage, the format of assessments undertaken are a sufficient base for preparing detailed 'guidance notes' on each aspect of preservation and enhancement of the conservation areas. Such special guidance may be prepared based on a supplementary study undertaken with the involvement of the public at large, as major stakeholders in the interests of the area and Matheran as a whole.

5.4.6 Character appraisal statements and statutory policy

Having analyzed and defined the nature of the special architectural or historic interest, which warrants designation, it is essential to incorporate adequate policies to protect that in a statutory development, plan (SADP), because this provides the primary means for controlling erosion of the special interest, and where appropriate, for guiding the form of new development.

i) An overarching policy

Part IV - Policy Guidance, CON 5 and DES CON 5 specify the intent to preserve and enhance the character of conservation areas in a detailed manner prescribing a set of primary and supporting policies. This framework forms an overarching policy for the conservation of the identified areas and it is based primarily, on the character assessments contained in the maps and sheets for conservation areas (graphically and as notes).

This overarching policy is based on an important component of the "character assessment statement", which identifies and states clearly "what is about the character or appearance of the areas which should be preserved and enhanced".

The list of such statements is prescribed here, taking into consideration the aspects of urban design, architecture, landscape and environment (as discussed for each area, within the character appraisal process).

ii) What is to be preserved and enhanced:

To be read as 'base policies' taken into consideration in the formulation of the above mentioned overarching policy for conservation areas 'A', 'B' and 'C'

A) Urban form and townscape:

- 1) Protect the historic pattern of the main and secondary streets within the areas and the paths that lead up to the individual properties.
- 2) Prevent disruption of traditional building line.
- 3) Do not allow large-scale development since the existing morphology considers it inappropriate.
- 4) Prevent high density, high-rise built environment since it would not respect the existing scale, form and grain of the areas.
- 5) The hilly topography emphasizes that it is important to respect long views, vistas, parts of other streets view of the valleys above the roofscapes.
- 6) Protect and enhance the green spaces (forest cover) as gaps between buildings and plots, forecourt open and green spaces The amalgamation of adjoining buildings and plots should be not allowed. No formation of new plots should be identified in the areas - economic development should be weighed carefully with an irreversible loss of forest cover.
- 7) Landmark features and buildings have a potential for enhancement, which may be achieved through adaptive reuse, or as potential development sites. Landmarks identified in the character appraisal sheets may be considered for a subjective study to clearly define specific guidelines.
- 8) The hilly terrain dictates a distinct pattern of setting of buildings on either side of the roads in each area; generally buildings along the western edges are set on high grounds while the ones along the eastern fringes are set below the road lines. This aspect should be respected. Basement floors should not be permitted since it will alter this traditional setting pattern and also affect the surface drainage pattern and the ecology.

- 9) The fringes of conservation areas (where they end, meet and overlap), are marked by valleys, nodes and street intersections. Each type creates a distinct character and needs to be preserved and enhanced.
- 10) The traditional means of enclosure to plots along the roadside is by means of laterite compound walls of distinct style with/without railings. Ensure preservation of such boundaries and do not allow any design that detracts from the pattern. The new trend of raising the heights of existing walls (especially at nodes) will detract from the prevailing character. Change of location of entrance gates to traditional sites should generally be dissuaded.
- 11) Parks and gardens (Madhavji Park and the Shivaji Udyan) are important assets of the townscape (vastness and valley views), with a potential for enhancement. The street edge, the forecourt open space, the boundary walls, signage, gate posts, plaques containing historic associations of persons and most of all the trees and plants are components that contribute to the overall quality. Buildings adjoining these open spaces also need to be controlled in form, scale, volume, and treatment etc.
- 12) The clutter of retail kiosks (formal and informal) has been observed to be increasing each day in the area 'A'. The mouths of secondary streets have started sporting gate portals announcing 'shopping centers'. The trend leads to adverse landuse (encroachments) and immense clutter in the area. Complete removal of these features will enhance the area to a great extent.

B) Architecture:

- 13) Within existing groups new facades (within plots or infill) should respond to the rhythm, scale and proportions of neighbouring properties. Such new groups should also respect the layout patterns of green open forecourts (with/without terracing), backcourts and inner courts.
- 14) Windows and doors in new buildings / additions and alterations / extensions should generally reflect the structural format (loadbearing - arched openings) and proportions found in the traditional buildings and be a balance with the design as a whole. The material, color and the glass of the openings should respect the traditional ambience. Tinted and mirror glass will be considered obtrusive, Metal sections should be of appropriate design, form and finishes (painted, epoxy coated). The window shutters should generally be of openable type (not sliding).
- 15) The traditional material used for buildings has been the local laterite (red) stone (exposed / plastered and painted) using the load bearing type of structural system. Local laterite mining being banned, the new constructions may import the material from other regions. The load bearing system should generally be considered (using bricks or laterite stone).
- 16) The heights of buildings in the area 'A' is mostly single storied while in the other areas it is a maximum of two floors. A maximum of two floors can generally be permitted within the areas, taking into consideration the aspect of intensification in the case of smaller plots and the setting of adjoining buildings.
- 17) The traditional form of most buildings in the areas is the bungalow format - with projected verandahs with cast iron decorative railings, sloping roofs (more than 22 deg. gradient and intercepting gables and dormers) covered in tiles/sheets with decorative fascia boards and occasional double height living rooms with clear storey lights. New buildings, infill, extensions, additions or alteration should all follow a pattern that is congruous to the existing. The aspect of horizontality of the facade may be emphasized by receding the upper floor (facade external wall) behind by as much as the balcony width, from the main wall (behind the projecting verandah) of the lower floor. This would emphasize the projection of the verandah on the lower floor. Other alternative of continuing the upper floor balcony flush with the verandah of the lower floor would emphasize verticality of the facade.
- 18) The traditional characteristic roofscape consists of sloping roofs with varying heights over building not more than two floors. This aspect of roofscape and skyline should be respected. Roof forms and materials should reflect the tradition of the locality. The use of roofing material of similar profile, color and texture will be required to relate to the historic surroundings. The materials may be asbestos sheets (plain or painted in an appropriate color), Mangalore tiles or corrugated/ plain metal sheets. R.C.C. roofs should generally be discouraged.

C) Landscape ecology:

- 19) Historic landscape value of each of the three conservation areas differs basically only in the extent of forest cover (as a setting feature) amidst which the built form is set. Area 'A', in comparison to the other two areas has lost substantial amount of tree cover along the M.G. road while generally retaining it in the backcourts within and outside the plots, forming an edge of the K.G. Road. This part along the M.G. Road should be considered for planting new trees while the existing trees in all the areas should be protected.
- 20) Severe soil erosion along the road edges in all the areas has led to loss of trees (uprooting). This leads to serious ecological concerns - loss of topsoil and alteration in natural topography and historic drainage (constructed and natural) pattern. The original retaining walls built in laterite stone, are observed to be in a crumbling state in most parts. This needs reinstatement as an immediate action.
- 21) The areas (besides the whole of Matheran) contain several major and minor viewpoints (headlands - listed as natural features). Most of these points should have enhancement schemes: the access paths need improvement of the floorscape, alternative arrangement of the open drains, the open garbage dumps and general litter, proper signage, proper design of the guard rails etc. Detailed location specific guidance should be prepared for all viewpoints.
- 22) The nature of each conservation area differs; area 'A' is an area with predominant commercial and tourist uses (shops for retail and general entertainment) and is a potential place for advertising. The management of the general clutter in the place should be achieved by good design guidance based on advertisement control policies for potential advertisers. Hoardings flung across the street, electronic advertisement boards and their location etc. may form a part of a management scheme.
- 23) The streets (especially area 'A') being major congregation places for horses and horse stands, features like cattle troughs should be placed at ideal locations (most nodes) and should be of proper design. The litter of horse dung also leads to the environmental degradation of the streets. Collection and recycling should be considered for effective management schemes.
- 24) There should be enhancement policies formulated with implementation schemes allowing the removal / rearrangement of all incongruous elements like shop fronts, forecourt clutter, electric poles and cables (maybe underground), illegal encroachments and extensions onto the street etc.
- 25) There should be a proper integration of all items of street furniture along the streets. Area 'A' has accumulated a clutter of modern telephone booths in the forecourts of shops using modern materials (metal and glass) and painted in fluorescent colors. A scheme for organizing the forecourt spaces of shops, restaurants etc. to accommodate these with proper design will make a major contribution to the local scene. Road signs, areas maps etc. also contribute in affording proper legibility to the place. These are not put up in most places at all or are not of a proper design placed poorly. All this can be achieved taking into consideration that it is important to keep the area 'A' alive with an in-built vibrancy.
- 26) Within the areas (and also in the rest of Matheran), there is no thought given to the fact that being a pedestrian place, street furniture like benches would be an ideal feature. This may be provided at ideal locations along the streets (built in benches of proper design) or constructed as tree guards in local material, as observed in the area 'A' (forecourt of Kapadia Market).
- 27) The traditional floorscape of all streets (whole Matheran), the paths leading to the plots and within them, the open spaces (part) in plots etc. has been laterite stone laid as cobbles. The streets lack in the upkeep of the floorscape, the kerb stones (laterite) and also the natural ground cover of the street aprons. The reinstatement of such traditional floorscape with a management scheme for its regular upkeep would lead to the enhancement of the areas to a high quality.
- 28) Hard landscaping (floorscape) of large areas within plots leads to heavy surface run-off and pose an ecological problem. Landscape information for all proposals should be guaranteed for providing sound ecological design.

5.5 CHARACTER APPRAISAL

Level 4 - Individual plot (built and natural features)

5.5.1 Identification

This Report proposes the heritage 'listing' designation for an identified stock of individual plots (built and natural features).

5.5.2 Designation: Proposal background

i) This Report identifies the cultural significance of individual plots (as actual buildings within plot boundaries and other man-made and natural features) of Matheran. The identification is done by assigning value-based criteria for each plot or feature. The grading allocation (grade I, II-A, II-B and III) for heritage conservation is done based on the value assignments for cultural significance of each plot or feature.

The evaluation of cultural significance is discussed in this Report, Part III, 4.0. The grading process is discussed in the same Part III, 6.0.

ii) The background has an overlap with 5.2.2 and 5.3.2 above.

5.5.3 The form of appraisal

a) Maps

The appraisal is done in a graphical format in the maps, DRG 1,2, and 3. The maps enable the reading of the information (land-use, chronological growth etc.) of individual plots with the process (methodology) of selection criteria for identifying the cultural significance, discussed in the Report.

b) Character appraisal sheets

The character appraisals sheets for the proposed Conservation Areas (refer 5.4.4,b) contain the significance of individual listed buildings and features in such areas.

c) List Cards

The List Cards prepared for the identified (for heritage grading) stock, assess the character of individual plot (built and natural feature) in the content of the cards and also provides an advice on the management of control over its development. The list cards provide a comprehensive inventory of the built and natural heritage of Matheran.

5.5.4 Limitations

The list cards provide appraisals of individual plots (built form and man-made features) only to the extent of being contained within plot boundaries. The boundaries for natural features (as an exact parcel of the wider context) are not identified within the list cards for enabling control over change. This limitation arises from the fact that the scope of this Report does not include any actual physical survey (using survey techniques).

5.5.5 Further studies

It is recommended that a physical survey with more detailed character appraisal be undertaken as a second phase. Most of the natural features identified are within forestlands and as such a coordinated advice may be taken from the forest department on the issue.

5.5.6 Character appraisal statements and statutory policy

The list card for each plot and feature contains the appraisal statements and provides a sufficient advice on management of control over change.

Policy guidance for the individual plots (listed and unlisted buildings) and the man-made and natural features is contained in Part IV of this Report in sufficient detail.

PART IIIB

EVALUATION OF CULTURAL SIGNIFICANCE

6.0 Grading (built and natural heritage) and design control.

6.1 Introduction

- (Note: The following brief is indicative of the chief objectives for relative grading and design control. Further reference to Part IV, Policy guidance will apply)
- The strategy for conservation and sustainable development of Matheran identifies the entire area (Municipal limits and the Matheran–Malang Gad eco-sensitive zone) to be of exceptional heritage value. The values identified are its unique cultural significance, the forest cover, the immense recreational and scientific value etc. and these values holistically would need design control equivalent to that ideally provided for a grade I allocation. It is only to provide an effective mechanism of statutory control over change and development that special features are individually identified and considered subjectively for grading.
- It is to be noted that the list has been identified with a careful scrutiny of the cultural significance and the state of preservation of the buildings. As such the scope for change and development does not recognize demolition or reconstruction of the listed buildings. Unlisted buildings excepting those which fall within the Conservation areas maybe considered for demolition / reconstruction within the purview of the Development Control Regulations (D.C.R) for Matheran.
- This section formulates the specific design control under each designated grade of the component of historic environment. The 'List cards' for each component (built and natural) borrows the design control guidance from this section. This section thus has an essential application of Policy Guidance set out in Part IV of this Report. Both have an interrelated overlap.

6.2 Grading and design control

6.2.1 GRADE I

a) SCOPE:

- This includes built and natural features of exceptional interest to Matheran Hill Station and Matheran-Malang Gad region.
- Natural and man made features of exceptional value include head lands of the hill (view points), lakes, water bodies and springs, open spaces and forest paths (refer to 'list cards' and chart of components of historic environment, Part III - 7.0) The Neral – Matheran mini railway is graded in this category owing to its cultural and historic significance.
- The built heritage (buildings) of Matheran has a rich cultural significance at a local level while it does not possess enough importance at the national level. This list thus does not identify any buildings in this grading category.
- The forest (owned) lands of Matheran, comprising of all lands that do not form a part of plots and roads (not in council ownership) etc., hold immense cultural and ecological value. This entire component needs a designation in this category.
- **This category includes 99 natural and manmade features of exceptional value.**

b) DESIGN CONTROL:

- Being an asset at regional level, these features along with their settings should be protected for the benefit of future generations as well as our own. The essential character of these features needs to be conserved and enhanced. This requires

stringent management and design guidelines.

- The list cards prepared for the features provide general guidelines for conservation.

6.2.2 GRADE II-A

a) SCOPE:

- This includes buildings of exceptional local interest possessing architectural, cultural and historic significance. They are local landmarks contributing to the image and identity of the townscape. These properties possess unique building typologies in a good state of preservation and reminiscent formal garden layouts.
- **This category includes 22 buildings of exceptional local interest (11.28 % of listed buildings).**

b) DESIGN CONTROL:

- The control in recognition of the significant settings of the buildings amidst formal garden layouts does not provide for any kind of attached extensions to the main building.
- Adaptive reuse will be generally allowed with no external changes and minimum internal changes which may be absolutely essential for the new use or structural strengthening. Other changes may be allowed subject to scrutiny.
- All new buildings while respecting the significance of the original garden layout will be in harmony with the identified architectural character (form, scale, treatment etc.) of the existing built form.
- The List card for each individual property includes as 'remarks' suggestions in a brief outline for the essential design control specific to the property.

6.2.3 GRADE II-B

a) SCOPE

- This includes buildings of more than special interest possessing architectural, cultural and historic significance. These are representative examples of typical built form character of Matheran contributing significantly to the townscape. Most of the buildings have their facades having an associational value with their foreground and access paths to form interesting vistas.
- The buildings in these properties maintain a fair state of preservation. Planned garden layouts are absent in some properties while in others they are in a poor state of preservation.
- **This category includes 118 buildings of more than special local interest (60.51 % of listed buildings).**

b) DESIGN CONTROL:

- Attached extensions to the main buildings will generally be allowed with stringent control for maintaining the identified associational value of the facade with its foreground. All additions / extensions will be in harmony with identified architectural character (form, scale, treatment etc.) of the existing built form.
- Adaptive reuse will be generally allowed with minimum external and internal changes, which may be absolutely essential for the new use or structural strengthening. Other changes may be allowed subject to scrutiny.
- The List card for each individual property includes as 'remarks' suggestions in a brief outline for the essential design control specific to the property.

6.2.4 GRADE III

a) SCOPE:

- This includes buildings of special local interest possessing architectural, cultural and historic significance. They are representative of the typical built form character of Matheran contributing to the overall townscape.
- These properties are specially identified for their potential for conservation in spite of their lesser state of preservation and integrity.
- **This category includes 55 buildings of special local interest (28.21 % of listed buildings)**

b) DESIGN CONTROL:

- Additions / extensions will be generally allowed with control for maintaining harmony with identified architectural character (form, scale, treatment etc.) of Matheran. A special effort for reinstating the integrity may be insisted upon while carrying out such additions/alterations to these properties.
- Adaptive reuse with minimum external and internal changes, which may be absolutely essential for the new use or structural strengthening, will be allowed. Other changes may be allowed subject to scrutiny.
- The List card for each individual property includes as 'remarks' suggestions in a brief outline for the essential design control specific to the property.

6.2.5 CONSERVATION AREA

a) SCOPE:

- The identified areas comprise the entire stretch of the Matheran Bazaar spine (the commercial hub) and the fringe areas of the spine along the east and the west.
- These areas include listed and unlisted buildings, of a particular mix of uses, creating a coherent character contributing significantly to the streetscape. Due to development pressure, the integrity of these areas is likely to be affected.
- In these areas the street has a significant relationship with the settings of properties. The informal character of the street itself, the shopping line, the building facades with front setbacks creating distinct foregrounds, the designed compound walls, the natural undulating topography creating retaining walls, the trees and most importantly the activities in the area contribute to the streetscape.
- These areas have been specially identified for their importance as the cultural core of the town and a focus of diverse urban activities and tourist infrastructure.
- **This category includes**
Conservation area "A": Mahatma Gandhi Road (Bazaar)
Conservation area "B": Kasturba Gandhi Road.
Conservation area "C": Mahatma Gandhi Road (Galti Dara).

b) DESIGN CONTROL:

- The design control aims at preserving and enhancing the character or appearance of the conservation areas.
- A "character appraisal" identifies the basis for formulating control over conservation and development in the conservation areas. The character appraisal essentially identifies the buildings within their settings, landscape features and other elements of streetscape that make a contribution to the character of the place. Each of these components requires a set of design control.
- Design control is thus outlined for (refer to Part IV) components of the historic character of the areas. There will be overlap of policies outlined for the conservation

areas and the other components. Reference of CON 5 and other relevant controls will apply.

- The List Card prepared for listed buildings in conservation areas includes as 'remarks' suggestions in a brief outline for the essential design control specific to the building.
- General guidelines for planning control /management of conservation areas is presented as a Policy Guidance based upon the character appraisal of respective conservation areas.

6.2.6 Summary

Of the **total of 420 plots** (approximately considering the ones with built forms) in Matheran (Matheran plots and Bazaar plots, inclusive of plots which are of a sub-divided status in single ownership and single use), **195 buildings (plots) are listed. This is 46.43% of the total plots.**

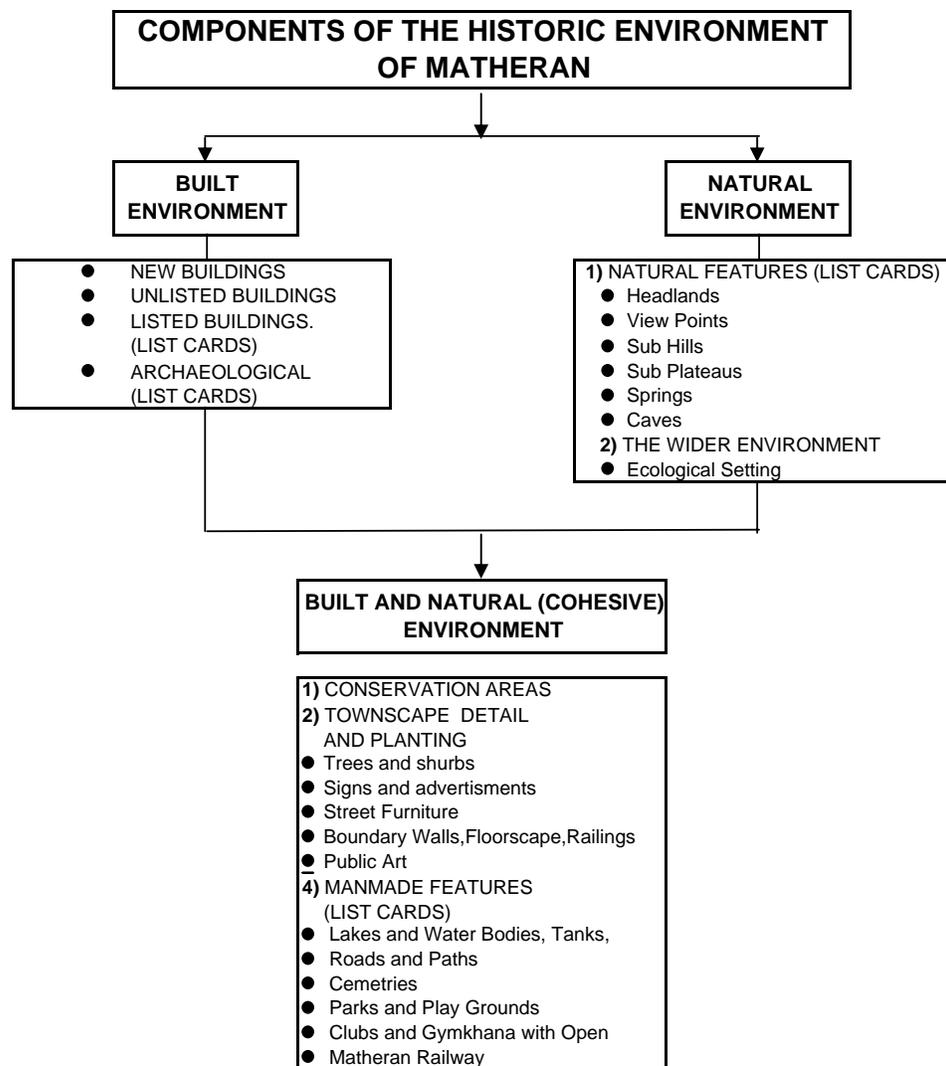
The percentage of listed buildings seems only apparently high. As per the discussion in the Introduction 6.1 in this section, due the special ecological status of Matheran, an attempt is made to conserve the viability of the place in a holistic manner. Besides the significance of the wider natural environment, the already expended resources of the building materials (Laterite stone), the artistry, labour, etc. needs to be conserved. This would indirectly conserve the energy that would be spent on transport of new materials and fresh labour. Policy Guidance and design control (Part IV) also prescribe for listed buildings, the need to recycle materials and techniques of construction.

The extent (the percentage of listed components) of listing is thus an essential tool for the Conservation and Sustainable development of Matheran.

7.0 Summary

Components of historic environment:

This Part identifies and evaluates the historic structure of Matheran through discussions on the various components that make up such a structure. The discussions are aimed at clearly outlining a framework, based on which an appropriate policy guidance may be prescribed for the Conservation and Sustainable development of Matheran. The chart presented here outlines a framework of components, proving a link between this and the next part of this Report on Policy Guidance. The Part IV, Policy Guidance thus prescribes control and management of the historic environment of Matheran by prescribing control over change of each component.



LIST OF ENCLOSED MAPS

- MAP 1 - Final Regional Plan, Mumbai Metropolitan Region (1996 - 2000)
- MAP 2 - Matheran Hill: Physical Setting (Reference - "Maharashtra in Maps")
- MAP 3 - Matheran Hill Station Connectivity (Report, Draft Modifications to Matheran D.P.)
- MAP 4 - Matheran Immediate Region (derived from Survey of India Map)
- MAP 5 - Plan of Matheran, Survey of India (1867) - Reference from book by J. Y. Smith
- MAP 6 - Matheran Hill Station, Survey of India (1903-1904)
- MAP 7 - Plan of Matheran ("The Hill Station of Matheran" by Mrs. A. K. Oliver)
- MAP 8 - Matheran Hill Station (Historic Development)
- MAP 9 - Development Plan of Matheran Hill Station, Report, Draft Modifications to Matheran D.P. (as an attachment to Annexure 1, Vol. II)

TABLES

**TABLE 1 – STATUS OF BUILT FORMS CULTURAL SIGNIFICANCE,
BUILDINGS AT RISK & PROPOSAL FOR HERITAGE LISTING**

TABLE 2 – MORPHOLOGICAL STATUS OF PLOTS & BUILT UP AREAS

TABLE 3 – LAND USE ALLOCATIONS OF PLOTS

Notes for Tables 1 and 2

The tables are based on the data obtained from various sources such as historic books on Matheran, field surveys and the official records of properties.

The tables 1 and 2 present the properties in Matheran in their chronological order of development and should be read with reference to the Final Report, ' Historic Growth and Development' – 1.0, Part III A.

Out of the total of 256 bazaar plots, 43 plots are located along M. G. road. Although the other bazaar plots that are contained in the local village settlement form a significant component of the conservation area 'A', they do not qualify for heritage listing. These plots therefore are not included in the tables 1 and 2.

TABLE 1

Table 1 highlights upon the cultural associations, trends of transformation and alterations, structural condition and the historic integrity of the structures.

The table also lists the structures that are at risk for various reasons. The building may be at risk due to its unsound structural condition, its state of neglect and disuse due to apathy, inertia or financial constraints of its owners or it may be under the risk of disappearance or alteration due to the pressure of development.

The table also gives the account of structures that qualify for heritage listing or contribute as components of conservation areas.

TABLE 2

Table 2 reveals the characteristic morphological pattern of the town, which is indicative of a high percentage of large land holdings. Most of these large holdings developed in the earlier phases of development (phases II and I).

That the planning pattern of plots and their sizes in each chronological development phase has had a unique relationship is apparent from this table.

The data on plot subdivisions indicates that the trend of transformations of plots has been marginal.

The existing structures that stand in violation of the present DCR as regards the permissible built up area reveal a trend of intensification of development.

TABLE 1 - STATUS OF BUILT FORMS CULTURAL SIGNIFICANCE, BUILDINGS AT RISK & PROPOSAL FOR HERITAGE LISTING															
SR. NO.	NAME OF STRUCTURE	CULT. ASSO.		CHANGE OF USE				CONSERVATION STATUS			PRESENT STATE			DESIGNATION	
		BRITISH ASSOCIATION	IMPORTANT NATIVE ASSOCIATION	HOTEL	CORPORATE GUEST HOUSE	SANATORIUM OR HOLIDAY CAMP	OTHER	PHASE IN WHICH THE CHANGE OCCURRED	HISTORIC INTEGRITY MAINTAINED	ATTACHED / DETACHED ADDITIONS	RECONSTRUCTION	PARTIALLY COLLAPSED	COLLAPSED	BUILDING AT RISK	PROPOSED FOR LISTING
PHASE I - 1850 TO 1853															
1	THE BYKE (HUGH MALET)	●		●				V	●	●				●	
2	BARR COTTAGE (CAPT. BARR)	●	●						●	●				●	●
3	WALKER'S COTTAGE (CAPT. WALKER)	●	●			●		V	●					●	●
4	THE HERMITAGE (E. G. FAWCETT)	●				●		IV	●	●				●	●
5	STONEHENGE (HON. ARTHUR MALET)	●	●						●					●	●
PHASE II - 1854 TO 1900 (PART 1)															
MATHERAN AREA (EARLY RESIDENCES)															
1	THE CHALET (W. HART'S BUNGALOW)	●	●						●					●	
2	GARBUT HALL	●	●						●					●	●
3	RAJASTHAN								●					●	●
4	MARITIME HOUSE (ALTAMONT LODGE)	●			●			IV	●					●	
5	BELL VUE								●					●	●
6	CRAIGIE BURN (SITE OF ROPER'S BUNGALOW)	●	●						●					●	●
7	ELPHINSTONE LODGE	●							●					●	●
8	REDLANDS (HARRISON'S BUNGALOW)	●							●					●	●
	RUTLANDS (PART OF HARRISON'S BUNGALOW PLOT)	●			●			V	●					●	
9	SPENCER VILLA	●							●					●	●
10	SETT VILLA (HILL HOUSE)		●						●					●	●
11	SPRING WOOD		●						●					●	●
12	STEARNS COTTAGE (FAITHFUL'S BUNGALOW)	●	●						●					●	●
	STAR VILLA (PART OF FAITHFUL'S BUNGALOW PLOT)	●			●			IV	●					●	
13	CAMBRIDGE LODGE (LYNCH'S BUNGALOW)	●							●					●	
14	HOTEL ASHOK (BEEHIVE)	●		●				V	●	●				●	●
15	SETH MANSUKHLAL AROGYA BHAVAN (ROSE HILL)					●		V	●	●				●	
16	MOUNT ERIC (OLIVER'S BUNGALOW)	●						V		●				●	
17	WOODLANDS								●					●	
18	MOUNT PLEASANT		●						●					●	●
19	MALDUNGA HOUSE (DR. IMPEY'S BUNGALOW)	●			●			V	●	●				●	
20	CAIRNMORE (CHAPLIN OR GREEN'S BUNGALOW)	●	●					V			●				
21	WEST VIEW								●					●	●
22	EWART LODGE (FAWCETT'S HOUSE NO. 2)	●							●			●		●	●
23	MON REPOS (COL. DICKINSON'S STONE HOUSE)	●	●									●			

SR. NO.	NAME OF STRUCTURE	CULT. ASSO.		CHANGE OF USE					CONSERVATION STATUS			PRESENT STATE			DESIGNATION	
		BRITISH ASSOCIATION	IMPORTANT NATIVE ASSOCIATION	HOTEL	CORPORATE GUEST HOUSE	SANATORIUM OR HOLIDAY CAMP	OTHER	PHASE IN WHICH THE CHANGE OCCURRED	HISTORIC INTEGRITY MAINTAINED	ATTACHED / DETACHED ADDITIONS	RECONSTRUCTION	PARTIALLY COLLAPSED	COLLAPSED	BUILDING AT RISK	PROPOSED FOR LISTING	PART OF CONSERVATION AREA
24	SUNDER VILLA (N. F. CANNY)		●		●			IV	●	●				●		
25	GREENWOOD								●		●		●	●		
26	BOMBAY VIEW (THE FOLLY)			●				V		●				●		
27	MADHUR COTTAGE (PART OF JIVAJI HALL)								●			●		●		
	KRISHNA BHAVAN (PART OF JIVAJI HALL)								●				●	●		
28	THE LILY								●					●		
29	NAIMISHARANYA (ST. ELMO)		●						●		●		●	●		
30	SCOTT'S BUNGALOW			●				V			●					
31	GOVERNMENT REST HOUSE (MOUNT BUNGALOW)	●				●		IV	●					●		
32	GULNAR COTTAGE (ROZARIO COTTAGE)			●				V	●	●				●		
33	MARIA COTTAGE (NAIRNE'S BUNGALOW)	●	●	●				V	●	●				●		
34	ROBERTSON'S BUNGALOW (THE GRANGE)	●							●					●		
35	BELLA VISTA								●				●	●		
36	BRIGHTLANDS HOTEL (THE WILDERNESS)	●		●				III		●	●			●		
37	GULMOHUR HOTEL (COXON'S LODGE)	●		●				V	●	●				●		
38	PRABAL HOUSE		●						●				●	●		
39	MADHU'S FOREST LODGE (FOREST LODGE)	●							●					●		
40	KEEPSAKE		●			●		IV	●	●				●		
41	WEST GRANGE								●					●		
42	FOUNTAIN LODGE (MANGALDAS LODGE)		●		●			V	●					●		
43	CUTCH CASTLE (KOLAH HOUSE)	●			●			IV	●					●		
44	BYRAMJEE HOUSE		●						●				●	●		
45	SHARDA VILLA (SCOTTISH ORPHANAGE)	●	●				●	III	●				●	●		
46	THE HOMESTEAD		●						●				●	●		
47	SALMONA BUNGALOW (FLEETWOOD)						●	V	●					●		
48	OLYMPIA HOUSE											●				
49	GOLDCROFT (ROCKSIDE)		●						●					●		
50	NEW WOODSTOCK (BHAVNAGAR LODGE)		●						●		●		●			
51	RUSTOM VILLA (BHIVANDI LODGE)								●				●	●		
52	DASWOOD (MINOCHER VILLA)								●					●		
53	UNDERWOOD LODGE (HON. BIRDWOOD'S HOUSE)	●							●				●	●		
	ATKINSON VILLA (PART OF UNDERWOOD LODGE PLOT)	●							●				●	●		
54	PASTA HOUSE								●					●		
55	WADIA LODGE								●		●		●	●		
56	HOTEL LAKE VIEW (PART OF CLARENDON VILLA PLOT)			●				V			●			●		
57	PARADISE LODGE								●				●	●		

SR. NO.	NAME OF STRUCTURE	CULT. ASSO.		CHANGE OF USE				CONSERVATION STATUS			PRESENT STATE			DESIGNATION	
		BRITISH ASSOCIATION	IMPORTANT NATIVE ASSOCIATION	HOTEL	CORPORATE GUEST HOUSE	SANATORIUM OR HOLIDAY CAMP	OTHER	PHASE IN WHICH THE CHANGE OCCURRED	HISTORIC INTEGRITY MAINTAINED	ATTACHED / DETACHED ADDITIONS	RECONSTRUCTION	PARTIALLY COLLAPSED	COLLAPSED	BUILDING AT RISK	PROPOSED FOR LISTING
58	ROSE COTTAGE		●					●					●	●	
	TERRACE COTTAGE (PART OF ROSE COTTAGE PLOT)		●	●			V	●	●				●	●	
59	HOTEL ALEXANDER (JUBILEE LODGE)			●			V	●	●				●	●	
60	WALLACE BUNGALOW				●		III	●					●	●	
61	USHA ASCOT (RED HOUSE)		●	●			V		●	●					
62	THE BANK OF INDIA HOLIDAY HOMES (THE DELL)				●		V	●						●	
63	SATYA NIWAS (CAPRIERA)							●	●				●	●	
64	BOMBAY HOUSE (SAND'S HOUSE)	●			●		IV	●						●	
PHASE II - 1854 TO 1900 (PART 2)															
MATHERAN AREA (OTHER RESIDENCES)															
1	AMON BLOCKS (WADIA SANATORIUM)				●		III					●			
2	AMON BLOCKS (SHROFF HOLIDAY CAMP)			●			IV	●	●				●	●	
3	DASTURI VILLA			●			IV	●	●				●	●	
4	FERNWOOD				●		III	●					●	●	
5	EDEN HALL		●					●					●	●	●
6	KHUSHROO LODGE (NEW KRISHNA LODGE)				●		V	●						●	
7	RUBY HALL							●					●	●	
8	GUJARAT BHAVAN (ARNOLD LODGE)	●		●			V	●	●				●	●	
9	CALLINAN COTTAGE (KALYAN MOTI SHOP)									●					●
10	ANANDRITZ HOTEL (SUNNYSIDE)			●			V	●	●				●	●	
11	ROSHAN VILLA (BURNSIDE)							●					●	●	
	HOTEL PRASHANT (PART OF BURNSIDE PLOT)			●			V	●					●	●	
12	BELVEDERE LODGE (KOTHAWALA BUNGALOW)							●						●	
13	SHERA COTTAGE								●				●	●	
14	RAMAN VILLA							●					●	●	
15	VALLABH VILLA (MOUNT MURAJ)									●			●	●	
16	BHEDWAR BUNGALOW							●		●				●	
17	MOUNT ISMAIL										●				
18	MOUNT PABNEY							●					●	●	
19	ANNIE VILLA		●					●	●				●	●	
20	SHIRIN HOTEL (BENEDICT LODGE)			●			V	●					●	●	
21	SARASWATI MANDIR SCHOOL (CASTLE HILL)		●			●	V	●	●				●	●	
22	BOMBAY DYEING HOLIDAY HOME (PART OF PARADISE LODGE PLOT / LORDS HOTEL)				●		IV	●					●	●	
23	KEKI LODGE							●					●	●	
24	UMRIGAR LODGE										●				
	RAJ HOTEL (PART OF UMRIGAR LODGE PLOT)			●			IV				●				

SR. NO.	NAME OF STRUCTURE	CULT. ASSO.		CHANGE OF USE					CONSERVATION STATUS			PRESENT STATE			DESIGNATION	
		BRITISH ASSOCIATION	IMPORTANT NATIVE ASSOCIATION	HOTEL	CORPORATE GUEST HOUSE	SANATORIUM OR HOLIDAY CAMP	OTHER	PHASE IN WHICH THE CHANGE OCCURRED	HISTORIC INTEGRITY MAINTAINED	ATTACHED / DETACHED ADDITIONS	RECONSTRUCTION	PARTIALLY COLLAPSED	COLLAPSED	BUILDING AT RISK	PROPOSED FOR LISTING	PART OF CONSERVATION AREA
25	WEST END HOTEL (ALLADIN LODGE)			●				V	●				●	●		
26	SURUCHI HOTEL (SYLVAN HOTEL)			●				IV	●	●			●	●		
PHASE II - 1853 TO 1900																
MATHERAN AND BAZAAR AREAS (HOTELS)																
1	ALANKAR HOTEL (BAKE VILLA)		●						●	●			●	●	●	
2	CECIL HOTEL (GRANVILLE HOTEL)		●						●	●				●		
3	KHOJA SANATORIUM (GYMKHANA HOTEL)	●	●						●	●			●	●		
4	HOTEL RUGBY	●							●	●				●		
5	REGAL HOTEL (PINTO'S INTERNATIONAL)	●	●						●	●				●	●	
6	RIVIERA HOTEL (SAVOY/ ALEXANDRA HOTEL)		●						●	●				●	●	
7	HOPE HALL HOTEL		●						●	●				●	●	
8	ST. XAVIER SCHOOL (CHOWK HOTEL)						●	V		●				●		
9	HOTEL GIRIVIHAR (CLARENDON HOTEL)	●							●	●			●	●		
MATHERAN AND BAZAAR AREAS (INFRASTRUCTURE)																
1	ST. PAUL'S CHURCH (CHURCH OF ENGLAND)	●							●		●		●	●		
2	ROMAN CATHOLIC CHURCH	●							●				●	●		
3	CATHOLIC CEMETERY	●							●				●	●		
4	EUROPEAN CEMETERY	●							●				●	●		
5	CHARLOTTE LAKE	●							●				●	●		
6	OLYMPIA GROUND	●							●				●	●		
7	PANDAY PLAYGROUND		●						●				●	●		
8	MOSQUE															
9	MATHERAN STORES															
10	LORDS CENTRAL HOTEL (SADAR LODGE, JACOB VILLA)															
11	EUROPEAN GYMKHANA	●							●		●		●	●		
12	PISARNATH MANDIR		●						●				●	●		
13	RAM MANDIR								●				●	●	●	
14	SHIVA MANDIR		●							●			●	●		
15	SUPERINTENDENT'S OFFICE	●							●				●	●		
16	P. W. D. REST HOUSE	●							●				●	●		
17	VERNACULAR SCHOOL															
BAZAAR AREA (MISCELLANEOUS)																
1	GHAVARE DAIRY (MUTTON SHOP)												●	●	●	
2	HOTEL PRASANNA (PHEROZA VILLA)			●				V	●				●	●	●	
3	UNION BANK (THE LAUNDRY)							●	●				●	●	●	
4	SNOW WHITE LAUNDRY								●				●	●	●	
5	KHAN'S HOTEL (KHAN VILLA)			●				V	●	●			●	●	●	
6	SACK WILL STORES AND RESTAURANT								●				●	●		

SR. NO.	NAME OF STRUCTURE	CULT. ASSO.		CHANGE OF USE				CONSERVATION STATUS			PRESENT STATE			DESIGNATION	
		BRITISH ASSOCIATION	IMPORTANT NATIVE ASSOCIATION	HOTEL	CORPORATE GUEST HOUSE	SANATORIUM OR HOLIDAY CAMP	OTHER	PHASE IN WHICH THE CHANGE OCCURRED	HISTORIC INTEGRITY MAINTAINED	ATTACHED / DETACHED ADDITIONS	RECONSTRUCTION	PARTIALLY COLLAPSED	COLLAPSED	BUILDING AT RISK	PROPOSED FOR LISTING
7	SATYA VIJAY RESTAURANT												●		●
8	KUSHAL NIKETAN							●					●	●	●
PHASE III - 1901 TO 1945															
MATHERAN AREA (RESIDENCES)															
1	AMAN LODGE		●					●					●	●	
2	EMERALD BANKS							●	●				●	●	●
3	HEMANTINI KUNJ (BO-PEEP)							●					●	●	●
4	KASTURI VILLA							●					●	●	●
5	INDIRA BHAVAN (MANEK COTTAGE)	●											●		
6	KHAYYAM HOUSE												●		
7	CURUMSEY DAMJEE AROGYA BHAVAN (MANEK LODGE)		●			●	V	●						●	
	CURUMSEY DAMJEE AROGYA BHAVAN (RUKHAN LODGE)		●			●	V	●						●	
8	KHATJA LODGE		●		●		V	●	●				●	●	
9	TOPIWALA BUNGALOW (RATAN VILLA)							●					●	●	
10	MEMOON VILLA									●					
11	HOTEL WOODLANDS (BAGH-E-SHIRIN)			●			V	●	●					●	
12	SHALIMAR HOTEL (HATIM VILLA)			●			V	●					●	●	
13	RANCHHODDAS AROGYA BHAVAN (HINDU SANATORIUM)							●						●	●
14	VETERINARY HOSPITAL (VALLABHDAS R. SANATORIUM)							●					●	●	●
15	CUTCH COTTAGE (RASUL VILLA)							●						●	●
16	TAYYAB COTTAGE													●	●
17	NETER VILLA													●	●
18	HOTEL WOODSIDE (KOTHARI MANZIL)			●			V		●					●	●
19	DAYANAND KUTI							●						●	
20	KACHWALA COTTAGE (ABDUL HUSSEIN LODGE)							●					●	●	●
21	NOOR VILLA							●					●	●	●
22	LUCKY COTTAGE							●					●	●	●
23	SUKAN LODGE							●					●	●	●
24	VELKAR VILLA							●					●	●	●
25	HONEY COMB							●					●	●	●
26	HOTEL PREETI (RAHIMTULLA COTTAGE)			●			V	●	●					●	●
27	VINAYAK ASHRAM							●					●	●	●
28	BACHHU VILLA									●			●		
29	JAIN MANDIR					●	V	●					●	●	
30	DULCI DOMUM					●	V	●	●				●	●	
31	BATLIBOY HOUSE (SHAIMUKH)							●					●	●	
32	SOMERSET												●	●	
33	VILLA PORT							●					●	●	
34	SAIFEE LODGE							●	●				●	●	
35	GIRI KUNJ							●	●				●	●	

SR. NO.	NAME OF STRUCTURE	CULT. ASSO.		CHANGE OF USE				CONSERVATION STATUS			PRESENT STATE			DESIGNATION	
		BRITISH ASSOCIATION	IMPORTANT NATIVE ASSOCIATION	HOTEL	CORPORATE GUEST HOUSE	SANATORIUM OR HOLIDAY CAMP	OTHER	PHASE IN WHICH THE CHANGE OCCURRED	HISTORIC INTEGRITY MAINTAINED	ATTACHED / DETACHED ADDITIONS	RECONSTRUCTION	PARTIALLY COLLAPSED	COLLAPSED	BUILDING AT RISK	PROPOSED FOR LISTING
36	YAHYA VILLA (ASHOK VILLA)						●	V	●	●				●	
37	LAXMI VILLA								●	●			●	●	●
38	KRISHNA VILAS (MOTI VILLA)			●				V	●				●	●	●
39	STATE BANK OF INDIA HOLIDAY HOME								●					●	●
40	PANORAMA HOTEL (MEHER VILLA)			●				V		●				●	●
41	GULSHAN HOTEL			●				V	●				●	●	●
42	MEGHDOOT HOTEL (ADAM VILLA)			●				V	●	●				●	●
43	EVER GREEN								●				●	●	
44	SUMATI VILAS HOTEL			●				V	●	●				●	
45	PREMDEEP RESORTS (THE PALMS)			●				V	●	●				●	●
46	KARACHI HOTEL (ADAM LODGE)			●				V	●	●				●	●
47	ROYAL HOTEL (THE RETREAT)			●				V		●	●			●	●
48	HYDRI COTTAGE								●					●	●
49	LUCKY LODGE								●					●	●
50	SAHEBAN HOTEL (SAILOR'S LODGE)			●				V	●	●				●	●
51	NANDANVAN			●				V	●	●				●	●
52	MAKI LODGE								●	●				●	●
53	CO-OPERATIVE BANK / JANATA HOLIDAY HOME			●				V		●					●
54	PUSHP KUNJ (VICTORIA LODGE)				●			V	●					●	●
55	KUMAR PLAZA HOTEL (MALCOLM HOUSE)			●				V		●	●				●
56	SETHNA COTTAGE								●				●	●	
57	DIGHE VILLA										●				●
58	INDIRA GANDHI NAGAR												●		●
	MATHERAN AREA (INFRASTRUCTURE)														
1	NEHRU BHAVAN (PARSEE GYMKHANA)		●				●	V	●	●			●	●	●
2	POLICE STATION								●					●	
3	B. J. HOSPITAL		●						●				●	●	
4	MARATHA CREMATORIUM								●					●	
5	BHANGI CREMATORIUM								●					●	
6	MAHAR CREMATORIUM								●					●	
7	MOCHI CREMATORIUM								●					●	
8	PARSEE CEMETERY		●						●					●	
9	DHARAMSHALA								●					●	
10	HINDU CREMATORIUM								●					●	
	BAZAAR AREA (MISCELLANEOUS)														
1	RAILWAY STATION AND RAILWAY HOTEL		●						●	●			●	●	●
2	RAILWAY REST HOUSE								●	●				●	●
3	GOVERNMENT GODOWN								●				●	●	●
4	RANGOLI HOTEL			●				V		●				●	●
5	HOTEL SAI HIT (THE NEST)			●				V	●	●			●	●	●
6	VAIDYA PHOTO STUDIO								●				●	●	●
7	MAHADEV BHUVAN								●				●	●	●

SR. NO.	NAME OF STRUCTURE	CULT. ASSO.		CHANGE OF USE					CONSERVATION STATUS			PRESENT STATE			DESIGNATION	
		BRITISH ASSOCIATION	IMPORTANT NATIVE ASSOCIATION	HOTEL	CORPORATE GUEST HOUSE	SANATORIUM OR HOLIDAY CAMP	OTHER	PHASE IN WHICH THE CHANGE OCCURRED	HISTORIC INTEGRITY MAINTAINED	ATTACHED / DETACHED ADDITIONS	RECONSTRUCTION	PARTIALLY COLLAPSED	COLLAPSED	BUILDING AT RISK	PROPOSED FOR LISTING	PART OF CONSERVATION AREA
8	RUCHA HOTEL		●	●				√		●				●	●	●
9	RICHIE RICH (BHASKAR VILLA)			●				√			●					●
10	POINT VIEW HOTEL (JER VILLA)			●				√			●					●
11	BEJON VILLA									●				●		●
12	GARBUT VIEW									●				●	●	●
13	ABDUL REHMAN ALI HOUSE									●				●	●	●
14	HILLTOP HOTEL, ETC. (SHOPS)										●					●
BAZAAR AREA (INFRASTRUCTURE)																
1	TELEPHONE EXCHANGE									●				●	●	●
2	KAPADIA MARKET		●							●				●	●	●
3	N. LORD PARK AND CHHATRAPATI SHIVAJI UDYAN		●							●					●	●
PHASE IV - 1946 TO 1975																
BAZAAR AREA (MISCELLANEOUS)																
1	DIWADKAR HOTEL									●					●	●
2	KWALITY CHIKKI (SHOPS)												●			●
3	CENTRAL CHIKKI (SHOPS)												●			●
4	BHARAT CHIKKI SHOP															●
BAZAAR AREA (INFRASTRUCTURE)																
1	HUTATMA KOTWAL VYAYAM MANDIR		●							●				●	●	●
2	BEJONJI CHENOY MUNICIPAL ASSEMBLY HALL		●							●				●	●	●
PHASE V - 1976 ONWARDS																
MATHERAN AREA (MISCELLANEOUS)																
1	RESERVE BANK HOLIDAY HOME															
2	HOTEL VANASHREE															
3	ISRAELITE SCHOOL (BATH AHAVARAHA)															
4	KHATIJA RESORT (RAJNI VILLA)															
BAZAAR AREA (MISCELLANEOUS)																
1	HUTATMA SMARAK															●
2	BOHRA COMMUNITY CENTRE															●
3	KASHMIR EMPORIUM															●
4	NARIMAN CHIKKI															●

OBSERVATIONS:

- 1) Plots in phases I and II indicate associations with important British and Indian personalities.
- 2) plots developed in phase III show trend of conversion into hotels on a large scale
- 3) About 50% structures (developed in first B phases) are at risk.
- 4) Large percentage of structures have maintained their historic integrity

TABLE 2 - MORPHOLOGICAL STATUS OF PLOTS & BUILT UP AREA VIOLATIONS											
SR. NO.	PLOT NO	SURVEY NO	NAME OF STRUCTURE	PLOT AREA						PLOTS SUBDIVIDED	VIOLATION OF PERMISSIBLE B.U.A.
				MORE THAN 40000 SQ MTS.	20001 SQ MTS. TO 40000 SQ MTS.	10001 SQ MTS. TO 20000 SQ MTS.	4001SQ MTS. TO 10000 SQ MTS.	1001SQ MTS. TO 4000SQ MTS.	201SQ MTS. TO 1000SQ MTS.		
PHASE I - 1850 TO 1853											
1	3	249	THE BYKE (HUGH MALET)		●						
2	84	260	BARR COTTAGE (CAPT. BARR)		●						
3	13	103	WALKER'S COTTAGE (CAPT. WALKER)		●						
4	10	135	THE HERMITAGE (E. G. FAWCETT)				●				
5	15 B	99	STONEHENGE (HON. ARTHUR MALET)		●						
	15 A	100									
PHASE II - 1854 TO 1900 (PART 1)											
MATHERAN AREA (EARLY RESIDENCES)											
1	22	7	THE CHALET (W. HART'S BUNGALOW)		●						
2	70	8	GARBUT HALL			●					
3	42	13	RAJASTAN			●					
	43										
4	104	17	MARITIME HOUSE (ALTAMONT LODGE)			●					
5	116	18	BELL VUE			●					
6	49	19	CRAIGIE BURN (SITE OF ROPER'S BUNGALOW)		●						
7	41	20	ELPHINSTONE LODGE	●							
8	11A	21	REDLANDS (HARRISON'S			●				●	
	11B	22	RUTLANDS (PART OF HARRISON'S BUNGALOW PLOT)		●						
9	103	28	SPENCER VILLA		●						
10	47	30	SETT VILLA (HILL HOUSE)			●					
11	46	58	SPRING WOOD				●				
12	21	64	STEARNS' COTTAGE (FAITHFUL'S BUNGALOW)			●				●	
	21 A	65	STAR VILLA (PART OF FAITHFUL'S BUNGALOW PLOT)								
13	37	68	CAMBRIDGE LODGE (LYNCH'S BUNGALOW)		●						
14	28	69	HOTEL ASHOK (BEEHIVE)			●					
15	106	70	SETH M. AROGYA BHAVAN (ROSE HILL)		●						
16	53	77	MOUNT ERIC (OLIVER'S		●						
17	34	79	WOODLANDS			●					
18	33	80	MOUNT PLEASANT		●						
19	44	81	MALDUNGA HOUSE (DR. IMPEY'S BUNGALOW)			●					
20	48	82	CAIRNMORE (CHAPLIN OR GREEN'S BUNGALOW)		●						
21	50	83	WEST VIEW			●					
22	29	84	EWART LODGE (FAWCETT'S HOUSE NO. 2)				●				
23	30	85	MON REPOS (COL. DICKINSON'S STONE HOUSE)			●					

SR. NO.	PLOT NO	SURVEY NO	NAME OF STRUCTURE	PLOT AREA							PLOTS SUBDIVIDED	VIOLATION OF PERMISSIBLE B.U.A.	
				MORE THAN 40000 SQ MTS.	20001 SQ MTS. TO 40000 SQ MTS.	10001 SQ MTS. TO 20000 SQ MTS.	4001SQ MTS. TO 10000 SQ MTS.	1001SQ MTS. TO 4000SQ MTS.	201SQ MTS. TO 1000SQ MTS.	LESS THAN 200			
24	66 A	86	SUNDER VILLA (N. F. CANNY)			●						●	
	66 B	87											
25	151	88	GREENWOOD			●							
26	52	94	BOMBAY VIEW (THE FOLLY)			●							
27	23 B	96	MADHUR COTTAGE (PART OF JIVAJI HALL)			●						●	
	23 A	95		KRISHNA BHAVAN (PART OF JIVAJI HALL)									
28	27	97	THE LILY			●							
29	17	98	NAIMISHARANYA (ST. ELMO)			●							
30	14	101	SCOTT'S BUNGALOW			●							
31	19	125	GOVERNMENT REST HOUSE (MOUNT BUNGALOW)			●							
32	62	126	GULNAR COTTAGE (ROZARIO COTTAGE)			●							
33	38	129	MARIA COTTAGE (NAIRNE'S BUNGALOW)		●								
34	18	130	ROBERTSON'S BUNGALOW (THE GRANGE)		●								
35	61	131	BELLA VISTA			●							
36	54A/3	136	BRIGHTLANDS HOTEL (THE WILDERNESS)		●								
	54A/1	137											
	54A/2	138											
37	36	139	GULMOHUR HOTEL (COXON'S)		●								
38	39	142	PRABAL HOUSE			●							
39	26	183	MADHU'S FOREST LODGE (FOREST LODGE)		●								
40	32 B	185	KEEPSAKE			●							
	32 A	186											
41	82	192	WEST GRANGE			●							
42	6	193	FOUNTAIN LODGE (MANGALDAS LODGE)	●									
43	5	194	CUTCH CASTLE (KOLAH HOUSE)			●							
44	7	195	BYRAMJEE HOUSE		●								
45	136A	197	SHARDA VILLA (SCOTTISH ORPHANAGE)		●								
	136B	198											
46	57	199	THE HOMESTEAD		●								
47	101	203	SALMONA BUNGALOW			●							
48	119	214	OLYMPIA HOUSE		●								
49	133	215	GOLDCROFT (ROCKSIDE)			●							
50	65	216	NEW WOODSTOCK (BHAVNAGAR LODGE)		●								
51	60	217	RUSTOM VILLA (BHIVANDI LODGE)			●							
52	89 A	218	DASWOOD (MINOCHER VILLA)			●							
	89B	219											
53	88	224	UNDERWOOD LODGE (HON. BIRDWOOD'S HOUSE)		●							●	
	88A	223		ATKINSON VILLA (PART OF UNDERWOOD LODGE PLOT)									
54	107	225	PASTA HOUSE			●							
55	87	23	WADIA LODGE		●								

SR. NO.	PLOT NO	SURVEY NO	NAME OF STRUCTURE	PLOT AREA							PLOTS SUBDIVIDED	VIOLATION OF PERMISSIBLE B.U.A.
				MORE THAN 40000 SQ MTS.	20001 SQ MTS. TO 40000 SQ MTS.	10001 SQ MTS. TO 20000 SQ MTS.	4001SQ MTS. TO 10000 SQ MTS.	1001SQ MTS. TO 4000SQ MTS.	201SQ MTS. TO 1000SQ MTS.	LESS THAN 200		
56	80A	234	HOTEL LAKE VIEW (PART OF CLARENDON VILLA PLOT)			●						
	80B	233										
57	2A	238	PARADISE LODGE			●						
58	25A	239	ROSE COTTAGE			●					●	●
	25	240	TERRACE COTTAGE (PART OF ROSE COTTAGE PLOT)									
59	99	246	HOTEL ALEXANDER (JUBILEE LODGE)			●						
60	4	247	WALLACE BUNGALOW		●							
61	85	254	USHA ASCOT (RED HOUSE)			●						
62	92	257	THE BANK OF INDIA HOLIDAY HOMES (THE DELL)		●							
63	55	266	SATYA NIWAS (CAPRIERA)			●						
64	24	270	BOMBAY HOUSE (SAND'S HOUSE)			●						
			PHASE II - 1854 TO 1900 (PART 2)									
			MATHERAN AREA (OTHER RESIDENCES)									
1	93	3	AMON BLOCKS (WADIA SANATORIUM)		●							
2	118	4	AMON BLOCKS (SHROFF HOLIDAY CAMP)		●							
3	155	5	DASTURI VILLA					●				●
4	83	32	FERNWOOD				●					
5	138	59	EDEN HALL				●					
6	152	89	KHUSHROO LODGE (NEW KRISHNA LODGE)				●					
7	45	132	RUBY HALL				●					●
8	75	140	GUJARAT BHAVAN (ARNOLD)				●					
9	146	167	CALLINAN COTTAGE (KALYAN MOTI SHOP)						●			●
10	78	181	ANANDRITZ HOTEL (SUNNYSIDE)		●							●
11	5 4B	182	ROSHAN VILLA (BURNSIDE) HOTEL PRASHANT (PART OF BURNSIDE PLOT)				●				●	●
12	59	200	BELVEDERE LODGE (KOTHAWALA BUNGALOW)			●						
13	58	201	SHERA COTTAGE				●					
14	126	210	RAMAN VILLA				●					
15	127	211	VALLABH VILLA (MOUNT MURAJ)				●					
16	154	212	BHEDWAR BUNGALOW			●						●
17	102	213	MOUNT ISMAIL				●					
18	81	223	MOUNT PABNEY					●				
19	91	232	ANNIE VILLA				●					
20	69	237	SHIRIN HOTEL (BENEDICT LODGE)				●					●
21	1	241	SARASWATI MANDIR SCHOOL (CASTLE HILL)			●						
22	2C	245	BOMBAY DYEING HOLIDAY HOME (PART OF PARADISE LODGE PLOT / LORDS HOTEL)				●					
23	147	250	KEKI LODGE				●					●
24	98A	264	UMRIGAR LODGE				●				●	

SR. NO.	PLOT NO	SURVEY NO	NAME OF STRUCTURE	PLOT AREA							PLOTS SUBDIVIDED	VIOLATION OF PERMISSIBLE B.U.A.
				MORE THAN 40000 SQ MTS.	20001 SQ MTS. TO 40000 SQ MTS.	10001 SQ MTS. TO 20000 SQ MTS.	4001SQ MTS. TO 10000 SQ MTS.	1001SQ MTS. TO 4000SQ MTS.	201SQ MTS. TO 1000SQ MTS.	LESS THAN 200		
	98	265	RAJ HOTEL (PART OF UMRIGAR LODGE PLOT)									
25	79	267	WEST END HOTEL (ALLADIN)				●					●
26	74	268	SURUCHI HOTEL (SYLVAN HOTEL)				●					
			PHASE II - 1853 TO 1900									
			MATHERAN AND BAZAAR AREAS (HOTELS)									
1	143A	166	ALANKAR HOTEL (BAKE VILLA)		●							●
2	40	26	CECIL HOTEL (GRANVILLE HOTEL)			●						●
3	113	71	KHOJA SANATORIUM (GYMKHANA HOTEL)		●							
4	12	108	HOTEL RUGBY	●								●
	16	109										
	220	66										
5	9	141	REGAL HOTEL (PINTO'S INTERNATIONAL)			●						●
6	63A	143	RIVIERA HOTEL (SAVOY/ ALEXANDRA HOTEL)			●						
7	77	179	HOPE HALL HOTEL				●					
8	71	221	ST. XAVIER SCHOOL (CHOWK HOTEL)		●							
9	67	236	HOTEL GIRIVIHAR (CLARENDON HOTEL)				●					
			MATHERAN AND BAZAAR AREAS (INFRASTRUCTURE)									
1	20	106	ST. PAUL'S CHURCH (CHURCH OF ENGLAND)		●							
2	137	269	ROMAN CATHOLIC CHURCH				●					
3	239	123	CATHOLIC CEMETERY					●				
4	238	124	EUROPEAN CEMETERY					●				
5	287	258	CHARLOTTE LAKE	●								
6	233	220	OLYMPIA GROUND	●								
7	221	235	PANDAY PLAYGROUND					●				
8	BP168	168	MOSQUE					●				
9	BP1	276	MATHERAN STORES					●				
10	BP13	274	LORDS CENTRAL HOTEL (SADAR LODGE, JACOB VILLA)						●			●
11	114	29	EUROPEAN GYMKHANA	●								
12	236	191	PISARNATH MANDIR					●				
13	BP166	160	RAM MANDIR						●			
	BP167	161										
14	157	256	SHIVA MANDIR				●					
15	153B	251	SUPERINTENDENT'S OFFICE			●						
16	86	261	P. W. D. REST HOUSE			●						
17	BP179	174	VERNACULAR SCHOOL					●				
			BAZAAR AREA (MISCELLANEOUS)									
1	BP165	115	GHAVARE DAIRY (MUTTON SHOP)						●			
2	BP9	118	HOTEL PRASANNA (PHEROZA)						●			
3	BP8	157	UNION BANK (THE LAUNDRY)						●			
4	BP12B	164B	SNOW WHITE LAUNDRY						●			
5	BP7	169	KHAN'S HOTEL (KHAN VILLA)					●				

SR. NO.	PLOT NO	SURVEY NO	NAME OF STRUCTURE	PLOT AREA							PLOTS SUBDIVIDED	VIOLATION OF PERMISSIBLE B.U.A.
				MORE THAN 40000 SQ MTS.	20001 SQ MTS. TO 40000 SQ MTS.	10001 SQ MTS. TO 20000 SQ MTS.	4001SQ MTS. TO 10000 SQ MTS.	1001SQ MTS. TO 4000SQ MTS.	201SQ MTS. TO 1000SQ MTS.	LESS THAN 200		
6	BP24	290	SACK WILL STORES AND RESTAURANT							●		
7	BP26	291	SATYA VIJAY RESTAURANT							●		
8	BP19	295	KUSHAL NIKETAN							●		
			PHASE III - 1901 TO 1945									
			MATHERAN AREA (RESIDENCES)									
1	97	6	AMAN LODGE				●					
2	203	10	EMERALD BANKS					●				●
3	202	11	HEMANTINI KUNJ (BO-PEEP)					●				●
4	201	12	KASTURI VILLA					●				●
5	191	14	INDIRA BHAVAN (MANEK COTTAGE)					●				●
6	190	15	KHAYYAM HOUSE					●				●
7	194	23	CURUMSEY DAMJEE AROGYA BHAVAN (MANEK LODGE)				●	●			●	
	193	24	CURUMSEY DAMJEE AROGYA BHAVAN (RUKHAN LODGE)									
8	192	25	KHATIJA LODGE					●				
9	195	27	TOPIWALA BUNGALOW (RATAN VILLA)					●				●
10	199	31	MEMOON VILLA					●				●
11	218	33	HOTEL WOODLANDS (BAGH-E-SHIRIN)					●				●
12	188	37	SHALIMAR HOTEL (HATIM VILLA)					●				●
13	160	39	RANCHHODDAS AROGYA BHAVAN (HINDU SANATORIUM)				●					
14	235	42	VETERINARY HOSPITAL (VALLABHDAS R. SANATORIUM)					●				
15	211	43	CUTCH COTTAGE (RASUL VILLA)					●				●
16	212	44	TAYYAB COTTAGE					●				●
17	213	45	NETER VILLA					●				●
18	214	46	HOTEL WOODSIDE (KOTHARI MANZIL)					●				●
19	161	48	DAYANAND KUTI				●					
20	186	51	KACHWALA COTTAGE (ABDUL HUSSEIN LODGE)					●				
21	185	52	NOOR VILLA					●				
22	184	53	LUCKY COTTAGE					●				●
23	163	54	SUKAR LODGE					●				●
24	162	55	VELKAR VILLA					●				●
25	198	56	HONEY COMB					●				●
26	183	60	HOTEL PREETI (RAHIMTULLA COTTAGE)				●					●
	182	61										
27	181	63	VINAYAK ASHRAM					●				
28	209	72	BACHHU VILLA					●				●
29	210	75	JAIN MANDIR					●				
30	216	76	DULCI DOMUM				●					●
31	208	78	BATLIBOY HOUSE (SHAIMUKH)					●				
32	207	92	SOMERSET					●				●
33	164	93	VILLA PORT					●				●

SR. NO.	PLOT NO	SURVEY NO	NAME OF STRUCTURE	PLOT AREA							PLOTS SUBDIVIDED	VIOLATION OF PERMISSIBLE B.U.A.
				MORE THAN 40000 SQ MTS.	20001 SQ MTS. TO 40000 SQ MTS.	10001 SQ MTS. TO 20000 SQ MTS.	4001SQ MTS. TO 10000 SQ MTS.	1001SQ MTS. TO 4000SQ MTS.	201SQ MTS. TO 1000SQ MTS.	LESS THAN 200		
34	167	105	SAIFEE LODGE					●				●
35	166	104	GIRI KUNJ					●				●
36	165	128	YAHYA VILLA (ASHOK VILLA)					●				●
37	180	110	LAXMI VILLA					●				●
38	179	111	KRISHNA VILAS (MOTI VILLA)					●				●
39	244	112	STATE BANK OF INDIA HOLIDAY HOME				●					
40	178	119	PANORAMA HOTEL (MEHER VILLA)					●				●
41	177	120	GULSHAN HOTEL					●				
42	175	122	MEGHDOOT HOTEL (ADAM VILLA)					●				●
43	205	133	EVER GREEN					●				
44	284	134	SUMATI VILAS HOTEL					●				
45	63B	144	PREMDEEP RESORTS (THE PALMS)					●				
46	168	145	KARACHI HOTEL (ADAM LODGE)					●				
47	176	121	ROYAL HOTEL (THE RETREAT)					●				
48	169	146	HYDRI COTTAGE					●				
49	170	147	LUCKY LODGE					●				
50	171	148	SAHEBAN HOTEL (SAILOR'S LODGE)					●				
51	174	150	SONAM HOTEL (NANDANVAN)					●				
52	173	151	MAKI LODGE					●				
53	172	152	CO-OPERATIVE BANK / JANATA HOLIDAY HOME					●				
54	150	175	PUSHP KUNJ (VICTORIA LODGE)					●				
55	149	176	KUMAR PLAZA HOTEL (MALCOLM HOUSE)					●				
56	217	184	SETHNA COTTAGE					●				
57	264	500	DIGHE VILLA					●				
58	159	41	INDIRA GANDHI NAGAR			●						●
			MATHERAN AREA (INFRASTRUCTURE)									
1	158	49	NEHRU BHAVAN (PARSEE GYMKHANA)		●							
2	224	180	POLICE STATION				●					
3	153A	252	B. J. HOSPITAL				●					
4	232	206	MARATHA CREMATORIUM					●				
5	232	207	BHANGI CREMATORIUM						●			
6	229	208	MAHAR CREMATORIUM						●			
7	281	209	MOCHI CREMATORIUM						●			
8	156	227	PARSEE CEMETERY				●					
9	222	228	DHARAMSHALA						●			
10	228	229	HINDU CREMATORIUM						●			
			BAZAAR AREA (MISCELLANEOUS)									
1			RAILWAY STATION AND RAILWAY HOTEL									
2			RAILWAY REST HOUSE									
3	BP218	57	GOVERNMENT GODOWN				●					
4	BP187	116	RANGOLI HOTEL						●			
5	BP189	153	HOTEL SAI HIT (THE NEST)					●				

SR. NO.	PLOT NO	SURVEY NO	NAME OF STRUCTURE	PLOT AREA							PLOTS SUBDIVIDED	VIOLATION OF PERMISSIBLE B.U.A.
				MORE THAN 40000 SQ MTS.	20001 SQ MTS. TO 40000 SQ MTS.	10001 SQ MTS. TO 20000 SQ MTS.	4001SQ MTS. TO 10000 SQ MTS.	1001SQ MTS. TO 4000SQ MTS.	201SQ MTS. TO 1000SQ MTS.	LESS THAN 200		
6	BP178A	154	VAIDYA PHOTO STUDIO						●			
	BP178B	155										
7	BP17	159	MAHADEV BHUVAN						●			
8	BP18	171	RUCHA HOTEL						●			
9	BP10	177	RICHIE RICH (BHASKAR VILLA)					●				
10	BP2	278	POINT VIEW HOTEL (JER VILLA)						●			
11	BP3	279	BEJON VILLA						●			
12	BP5	281	GARBUT VIEW					●				
13	BP8	284	ABDUL REHMAN ALI HOUSE						●			
14	BP252	289	HILLTOP HOTEL, ETC. (SHOPS)						●			
			BAZAAR AREA (INFRASTRUCTURE)									
1	BP173	282	TELEPHONE EXCHANGE					●				
2	BP170	287	KAPADIA MARKET			●						
	BP169	288										
3	BP224	286	N. LORD PARK AND CHHATRAPATI					●				
	BP252	287	SHIVAJI UDYAN									
			PHASE IV - 1946 TO 1975									
			BAZAAR AREA (MISCELLANEOUS)									
1	BP243	113	DIWADKAR HOTEL					●				
	BP242	114										
2	BP27	292	KWALITY CHIKKI (SHOPS)							●		
3	BP21	296	CENTRAL CHIKKI (SHOPS)						●			
4	BP179	158	BHARAT CHIKKI (SHOPS)						●			
			BAZAAR AREA (INFRASTRUCTURE)									
1	BP231	172	HUTATMA KOTWAL VYAYAM MANDIR						●			
2	BP232	173	BEJONJI CHENOY MUNICIPAL ASSEMBLY HALL						●			
			PHASE V - 1976 ONWARDS									
			MATHERAN AREA (MISCELLANEOUS)									
1	204	40	RESERVE BANK HOLIDAY HOME					●				●
2	215	47	HOTEL VANASHREE					●				
3	268	502	ISRAELITE SCHOOL (BATH AHAVARAH)			●						
4	249	503	KHATIJA RESOET (RAJNI VILLA)			●						
			BAZAAR AREA (MISCELLANEOUS)									
1	BP164	62	HUTATMA SMARAK					●				
2	BP228	117	BOHRA COMMUNITY CENTRE						●			
3	BP14	162	KASHMIR EMPORIUM							●		
4	BP15	163	NARIMAN CHIKKI							●		

Assumption and Observation:

- 1) Only the bazaar plots located along the bazaar spine are included in the table.
- 2) The morphological status of plots reveals close association with the chronological phase of development.
- 3) All small plots developed in Phase III indicate trends of built up area violation.
- 4) The table also gives information about subdivided plots and landholdings formed of more than one plots.

TABLE 3 - LANDUSE ALLOCATIONS OF PLOTS IN MATHERAN													
	TOTAL PLOTS	VACANT PLOTS	CIVIC INFRASTRUCTURE			RESIDENTIAL			HOTELS + HOLIDAY CAMPS	SANATORIA	CORP. GUEST HOUSES	SHOPS	MIXED USE
			OTHER	WATER BODIES & PLAY GROUND	CEMETERIES & BURIAL GROUND	IN USE	PARTIALLY COLLAPSED	TOTALLY COLLAPSED					
MATHERAN AREA	254	39	11	5	10	99	10	6	56	10	17	*	
BAZAAR AREA	256	19	33	2	2	164	-	6	13	1	10	8	
MATHERAN TOWN	510	58	44	7	12	264	10	12	69	10	17	10	8

Notes:

- 1) The data included in the table is derived from Annex. No. 5 -'List of All Properties'
- 2) The table gives information about land-use allocations of all plots. The number of plots does not tally with the number of 'buildings' as in some cases more than one plot forms a continuous land-holding - e.g. 56 hotel plots actually house 47 hotel establishments.

LIST OF ANNEXURES

1. Critical Appraisal to “ DRAFT MODIFICATIONS – 1998”. (Vol. - II)
2. Notification (Draft) G. O. I, M. O. E. F, for declaring Pachmarhi region as “Eco-sensitive Zone”. (Vol. - II)
3. Memorandum giving directions to all planning authorities regarding installation of solar assisted water heating systems. (Vol. - II)
4. List of all properties in Matheran. (Vol. - I)
5. Index of graded buildings (plots). (Vol. - II)
6. Directory of graded buildings (plots). (Vol. - II)
7. Directory of natural and man-made features. (Vol. - II)
8. Article on “Plan for Eco-Tourism”, published in newspaper ‘Loksatta’, 31st Oct 1999. (Vol. - II)
9. List of roads (historic identity) in Matheran. (Vol. - I)
10. List of association of notable personalities with Matheran. (Vol. - I)
11. Zone-wise list of graded buildings (plots). (Vol. - II)

LIST OF ALL PROPERTIES

Note:

1. The list of properties contained here is based on the data available from 'Property cards', Survey sheets of Matheran and the "Register of Properties – Matheran". The data is accessed from the Matheran Superintendent's office. It is to be noted that the authenticity of the data is limited to the contents contained within the base data source (the last survey of Matheran was only verbally ascertained to be in 1990 –91).
2. The data on past owners is gathered from 'Books on Matheran" (Bibliography), from file records of properties (few cases) and verified verbally with people of Matheran.

LIST OF ALL PROPERTIES OF MATHERAN

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
1	289	1	VACANT			37.90			Govt.	Govt.	Govt.		
2	285	2	VACANT						Govt.	Govt.	Govt.		
3	93	3	STRUCTURE COLLAPSED	AMON BLOCKS - 1 / WADIA SANATORIUM		22333.00	406.00	1854-1900	Ratanbhai Jehangir, Ardeshir Wadia, etc.	Mrs. Meher Naval Saher		1-May-1958	30-Apr-1998
4	118	4	MTDC HOLIDAY HOME	AMON BLOCKS - 2 (SHROFF HOLIDAY CAMP)	A02	12430.70	484.95 + 844.05	1901-1945		Shroff Govt. Holiday Camp (PWD)	MTDC	1-May-1958	30-Apr-1998
5	155	5	MTDC LODGING AND BOARDING	DASTURI VILLA / PATHAN VILLA / HUSSEIN LODGE	A01	2139.70	732.00	1854-1900		The Governor of Mumbai B & C Dept.	MTDC		
6	97	6	AMAN LODGE	AMAN LODGE	B02	6702.40	91.13	1901-1945	Karimji Ibrahimji Arsiwala	Bai Kulumbai Mohamedali Ibrahim	Manekbai Abdullah Arsiwala	1-May-1958	30-Apr-1998
7	22	7	THE CHALET	W. HART'S BUNGALOW	B01	21567.20	128.75	1854-1900	Rahimatbai Adamji Peerbhoy / Laxmanbhai Najabhai Zaveri	Rahimatbai Adamji Peerbhoy	Mansoor Jani	1-May-1919	30-Apr-2018
8	70	8	GARBUT HALL	GARBUT HALL	B03	16661.30	360.00	1854-1867	Dhanjishah Framji Mehta	Govind Mahadev Jubale	Mohan Motiram Jaykar	1-Aug-1937	30-Jul-1967
9	245	9	FOREST DEPT-BUND			7891.40	6.25		Karimji Ibrahimji Arsiwala / Kulumbai Ibrahim & Manekbai Arsiwala	Forest Department	Forest Department	1-Aug-1946	31-Jul-1976
10	203	10	EMERALD BANKS	EMERALD BANKS	C04	2696.50	449.82	1901-1945	Bhikhulal Shah, R. R. Shah, A. P. Shah	M/s. Manohar Ramchandra & Sons	Anup Mehta	19-Jan-1911	18-Jan-2010
11	202	11	HEMANTINI KUNJ	BO-PEEP	C03	1108.80	216.55	1901-1945	Pranjeevan Madhavji	Hemantini Narotam Bhatia	Hemantini Narotam Bhatia	19-Jan-1911	18-Jan-2010
12	42,43	13	RAJASTAN	RAJUSTAN	C01	13658.20	173.45	1854-1900	Mrs. Sunbai Sirwai	Meher Manekji Tarachand	Meher Manekji Tarachand, Zarin R. Umrigar & Marzban Antia	27-Apr-1945	26-Apr-1975
13	201	12	KASTURI VILLA	PORBUNDAR LODGE	C02	1011.70	401.8 + 25.45	1901-1945	Tribhovandas J. Raja	S. K. Sanghani	S. K. Sanghani	19-Jan-1911	18-Jan-2010
14	191	14	INDIRA BHUVAN	MANEK COTTAGE		1471.00	222.56 + 148.59	1901-1945	Thakurdas A. Gandhi, Ratilal Gandhi	Indrajeet R. Gandhi, Suresh R. Gandhi, Shantikumar R. Gandhi	Indrajeet R. Gandhi, Suresh R. Gandhi, Shantikumar R. Gandhi	15-Nov-1912	14-Nov-2011
15	190	15	KHAYYAM HOUSE	KHAYYAM HOUSE / DAYAM LODGE		1264.70	159.30	1901-1945	Abdul Kayum Saraf Ali Mamuji	Abdul Kayum Saraf Ali Mamuji	Priya Chandrakant Sawant	15-Nov-1912	14-Nov-2011
16	206	16	VACANT (GOVT.)			1264.70			Govt.	Govt.	Govt.		
17	104	17	MARITIME LODGE	ALTAMONT LODGE	DO3	13057.20	484.06	1854-1900	Ardeshir Rustom Talyerkhan & family / Bai Shirin Jal Irani	Trustees of Merchant Navy Officers Welfare fund	Trustees of Merchant Navy Officers Welfare fund	1-May-1957	30-Apr-1987
18	116	18	BELL VUE	BELL VUE	D01	12338.50	1224.00	1898	Haji Ali Mohamed Haji Cassum (Agbotwala)	Court receiver High Court, Mumbai	Haji Cassum Agbotwala	1-May-1956	30-Apr-1986
19	49	19	CRAIGIE BURN	SITE OF ROPER'S BUNGALOW	C05	21431.70	311.00	1854-1900	Bai Jerbai Hormasji Modi	Managing Director Holiday Inn	Bai Jerbai Hormasji Modi	1-Aug-1968	31-Jul-1983
20	41	20	ELPHINSTONE LODGE	ELPHINSTONE LODGE	D08	146597.80	839.50	1855	Rustom K. Adenwala, etc.	Aira Cama & Goolu Adenwala	Aira Cama & Goolu Adenwala	1-May-1946	30-Apr-1976

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
21	11A	21	REDLANDS	REDLANDS NO.1 / HARRISON'S BUNGALOW	D02	13253.50	469.14 + 12.50	1854-1900	Contractor, Adenwala, Irani & N. M. Modi	Perin Kaikhushroo Adenwala	Perin Kaikhushroo Adenwala	1-May-1937	30-Apr-1976
22	11B	22	RUTLANDS	REDLANDS NO.2	D03	20032.00	571.50	1854-1900	Kali Shavakshah Dinshaw	Jayant M. Chudasma & Narendra M. Chudasma	Jayant M. Chudasma & Narendra M. Chudasma	1-May-1967	30-Apr-1997
23	194	23	RAM BAHADURSHETH CURUMSEY DAMJEE AROGYA BHAVAN	MANEK LODGE	D05	4046.90	282.75	1901-1945	Narsidas Jaikishandas Shroff	Ram Bahadursheth Curumsey Damjee Arogya Bhavan Trust	Ram Bahadursheth Curumsey Damjee Arogya Bhavan Trust	10-Aug-1914	10-Jul-2013
24	193	24		RUKHAN LODGE	D06	3743.30	373.04	1901-1945					
25	192	25	KHATIJA LODGE	KHATIJA LODGE	D07	3541.00	259.25	1901-1945	Rukhanbai Adamji Peerbhoy	Shenaf Adamji Peerbhoy, Hussein Adamji Peerbhoy	Shenaf Adamji Peerbhoy, Hussein Adamji Peerbhoy	10-Aug-1914	10-Jul-2013
26	40	26	CECIL HOTEL	GRANVILLE HOTEL	D09	17806.20	2173.10	1887	S. K. Irani, K. P. Kavrane, etc.	Khodaram Sohrab Irani	Khodaram Sohrab Irani	1-May-1922	30-Apr-2021
27	195	27	TOPIWALA BUNGALOW	RATAN VILLA	D11	1264.70	232.50	1901-1945	Jamshed A. Mountwala	Narmadabai S. Desai	Narmadabai S. Desai	3-Jul-1912	2-Jul-2011
28	103	28	SPENCER VILLA	SPENCER VILLA	D10	22561.30	731.05	1854-1900	Hormusjee Shapurjee Spencer & others	Hormusjee Shapurjee Spencer & others	Hormusjee Shapurjee Spencer & others		
29	114	29	MATHERAN CLUB	EUROPEAN GYMKHANA		59488.90	156.75 + 100.25	1862	Matheran Club Society	Matheran Club Society	Matheran Club Society	1-Jan-1941	30-Dec-1965
30	47	30	SETT VILLA	HILL HOUSE	E06	16592.10	611.62 + 26.00	1854-1900	Jaal Ardeshir Moos	H. J. Moos	H. J. Moos	1-May-1954	30-Apr-1984
31	199	31	MEMOON VILLA	SAIFEE VILLA (MULLAJI'S BUNGALOW)		1770.50	348.55 + 413.95	1999	His Holiness Samedin Taher Saifuddin	Sayedna Mohamed Buharuddin	Sayedna Mohamed Buharuddin	9-Jul-1912	8-Jul-2011
32	83	32	FERNWOOD	JOONA TARKHANA	E09	7950.50	634.50	1854-1900	S. Framroze Vakil	Vakil & Umrigar (Blue line estates & properties pvt.ltd.)	Vithalbhai Zaveri	4-Feb-1915	3-Feb-2014
33	218	33	WOODLANDS HOTEL	BAGH - E - SHIRIN	E04	2023.40	397.59 + 26.00	1901-1945	S. Vakil / J. P. Dastur / Manek F. Vakil	Blue line estates & properties pvt. ltd.	Blue line estates & properties pvt. ltd.	1-May-1919	30-Apr-2018
34	189	34	GOVT (KHALSA)			1264.70			Govt.	Govt.	Govt.		
35	188A	35	VACANT	VACANT		217.70			J. P. D'souza	Ira B. D'souza	Ira B. D'souza	1-Aug-1948	31-Jul-1978
36	188A/2	36	VACANT	VACANT		115.90			J. P. D'souza	Ira B. D'souza	Ira B. D'souza	1-Aug-1948	31-Jul-1978
37	188	37	SHALIMAR HOTEL	HATIM VILLA	E02	1264.70	383.95 + 75.30	1901-1945	J. P. D'souza	Ira B. D'souza	Ira B. D'souza	9-Jul-1912	8-Jul-2011
38	187	38	GOVT (KHALSA)			1264.70			Govt.	Govt.	Govt.		
39	160	39	RANCHHODDAS AROGYA BHAVAN	HINDU SANATORIUM	E01	4046.90	335.28 + 192.12	1901-1945	Trustees of Hindu Sanatorium - Thakurdas, Mathuradas	Trustees of Hindu Sanatorium - Thakurdas, Mathuradas	Trustees of Hindu Sanatorium - Thakurdas, Mathuradas	29-Mar-1917	28-Mar-2016
40	204	40	RESERVE BANK HOLIDAY HOME	SHRADDHANAND ASHRAM (DEMOLISHED) / GOVINDASHRAM MITHAIWALA MUNICIPAL SANATORIUM		1429.00	209.95	after 1981	Vrijlal Govindji Mithaiwala Ramniklal M. Parekh	R.B.I. Staff Co-op. Credit Society	R.B.I. Staff Co-op. Credit Society	1-Jul-1913	30-Jun-2012
41	159	41	INDIRA GANDHI NAGAR	INDIRA GANDHI NAGAR		13755.60	1010.61 + 2562.51	1901-1945	P. M. M.	P. M. M.	P. M. M.	1-Aug-1941	

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
42	235	42	VETERINARY HOSPITAL	VALLABHDAS RANCHHODDAS SANATORIUM	E07	2478.80	103.12	1901-1945	Vrijlal Vasanji	P. M. M.	P. M. M.		
43	211	43	CUTCH COTTAGE	RASUL VILLA	E08	1416.40	162.20 + 80.00	1901-1945	Gulam Ahmed	Shantilal Dharamsi Thakkar	Shantilal Dharamsi Thakkar	4-May-1911	3-May-2010
44	212	44	TAYYAB COTTAGE	TAYYAB COTTAGE	E09	1416.40	149.66	1901-1945	Bai Hussainbai B. K. Tayyabali	Ashmabai Moshji Jagmag	Ashmabai Moshji Jagmag		
45	213	45	NETER VILLA	NETERWALA'S BUNGALOW (MULLAJI'S BUNGALOW)	E10	1416.40	234.50 + 168.60	1901-1945	Sardar Sayedna Taher Saifuddin	Sardar Sayedna Taher Saifuddin	Sardar Sayedna Taher Saifuddin	4-May-1911	3-May-2010
46	214	46	WOODSIDE HOTEL	KOTHARI MANZIL / WAMAN BAGH	E11	1416.40	259.00 + 434.10	1901-1945	Moreswar W. Velkar, Pramila Dhurandar	Anant Mahadev Nerurkar	Anant Mahadev Nerurkar	4-May-1911	3-May-2010
47	215	47	VANASHREE HOTEL	PART OF KOTHARI MANZIL PLOT		1416.40	169.00 + 131.25	after 1981	Moreswar W. Velkar / Pramila Dhurandar, Nerurkar	Kumar K. Kalra	Kumar K. Kalra	4-May-1911	3-May-2010
48	161	48	DAYANAND KUTI	DAYANAND KUTI	E03	4935.70	357.37	1901-1945	Laxmibai Leeladhar Kara	Naraji L. Kara, Ranjitsinh L. Kara	Ranjitsinh L. Kara	15-Nov-1913	14-Nov-2012
49	158	49	NEHRU BHAVAN	PARSEE GYMKHANA	E17	24761.80	514.99	1912	Trustees of Parsee Gymkhana Sir Jamshetji Jeejibhoy	President Matheran Social Welfare Scheme	President Matheran Social Welfare Scheme		
50	186A	50	VACANT			602.00			Ibrahim Tayebji Kachwala	Hamja Ibrahim Kachwala	Hamja Ibrahim Kachwala	1-Aug-1948	31-Jul-1978
51	186	51	KACHWALA COTTAGE	ABDUL HUSSAIN LODGE	E12	3541.00		1901-1945	Ibrahim Tayebji Kachwala	Chandrakant S. Juneja	Chandrakant S. Juneja	3-Jul-1912	2-Jul-2011
52	185	52	NOOR COTTAGE	NOOR VILLA	E13	1517.60		1901-1945	Abdulbhai Abdulhussain, Sughrabai Karamuddin	Abid Ahmedali Lukmanji Sherebanu Abid Lukmanji, etc.	Abid Ahmedali Lukmanji Sherebanu Abid Lukmanji, etc.	4-May-1911	3-May-2010
53	184	53	LUCKY COTTAGE	LUCKY COTTAGE	E14	1517.60	382.37	1901-1945	Tayebji Barodawala & family	Asmabai & Zeherabai Ibrahim Kachawala	Asmabai & Zeherabai Ibrahim Kachawala	4-May-1911	3-May-2010
54	163	54	SUKAN VILLA	SAKUN LODGE	E15	1264.70	352.20	1901-1945	Mohamedbhai Abdulbhai Munim	Tayyabali Mohamedali Calcuttawala	Tayyabali Mohamedali Calcuttawala	17-May-1912	16-May-2011
55	162	55	VELKAR VILLA	VELKAR VILLA	E16	1833.30	275.92 + 122.70	1901-1945	Moreswar Wamanrao Velkar, Pandurang Wamanrao Velkar	Moreswar Wamanrao Velkar, Pandurang Wamanrao Velkar	Moreswar Wamanrao Velkar, Pandurang Wamanrao Velkar	17-May-1912	16-May-2011
56	198	56	HONEY COMB	HONEY COMB	E18	1011.70	219.35 + 36.15	1901-1945	Jamshedji F. Cooper	Eastern Bank Trustee & Executor Company India Ltd.	Eastern Bank Trustee & Executor Company India Ltd.	17-May-1912	16-May-2011
57	46	58	SPRING WOOD	BARRY VILLA	G05	7891.40	992.48	1854-1867	Mrs Shirinbai Nusserwanji Dadi	Kharsethji Nusserwanji Dadi	Kharsethji Nusserwanji Dadi	1-May-1937	30-Apr-1967
58	138	59	EDEN HALL	EDEN HALL	G06	5058.60	457.41 + 90.71	1854-1900	Khursetji Bejanji Chinoy	Mrs. Daisy J. Vajifdar, Phiroze J. Vajifdar	J. P. Vajifdar	1-May-1921	30-Apr-2021
59	183	60	HOTEL PREETI	RAHIMTULLA COTTAGE-1 & 2 / VRIJ KUNJ	G07	2453.40	310.50 + 270.12	1901-1945	Vrajlal Mithaiwala & fly., Manharlal Amrutlal	Vanita Shinde	Vanita Shinde	30-Dec-1910	29-Dec-2009
60	182	61				2074.10	303.75						
61	181	63	VINAYAK ASHRAM	VINAYAK ASHRAM	G08	2200.50	199.00	1901-1945	Gajanan Vinayakrao Velkar	C. Gajanan Velkar	C. Gajanan Velkar	30-Dec-1910	29-Dec-2009

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
62	21	64	STEARNS COTTAGE	FAITHFUL'S BUNGLOW / PINTO LODGE	G04	9905.00	809.34	1854-1900	Ardeshir Jehangir Wadia, R. J. Wadia, J. A. Wadia, N. B. Chinoy	Ardeshir Jehangir Wadia, R. J. Wadia, J. A. Wadia, N. B. Chinoy	Ardeshir Jehangir Wadia, R. J. Wadia, J. A. Wadia, N. B. Chinoy	20-May-1914	19-May-2013
63	21A	65	ACC LODGE	STAR VILLA / PART OF PINTO LODGE	G03	7469.60	703.16	1854-1900	Sir Allwyn Ishra, D.D. Shroff, P. D. Shroff, R. D. Shroff, A. D. Shroff	Natwarlal Ramdas	Natwarlal Ramdas	20-May-1914	19-May-2013
64	220	66	RUGBY HOTEL (ANNEXE)	RUGBY HOTEL (ANNEXE)	K07	4394.60	809.34 + 60.91	1881	Nadir Bejanji Chinoy, Jehangir Chinoy, etc.	Thakkar Holdings pvt. Ltd	Thakkar Holdings pvt. Ltd	1-Apr-1922	30-Apr-2021
65	223	67	PAYMASTER PARK	PAYMASTER PARK		14894.80		1927	Govt.	Govt.	Govt.		
66	37	68	CAMBRIDGE LODGE	LYNCH'S BUNGALOW	G02	20664.30	965.32	1854-1900	Noormohamed Begmohamed - Central Bank executor & trustees	Razia Noormohamed Begmohamed, etc.	Razia Noormohamed Begmohamed, etc.	1-May-1967	30-Apr-1997
67	28	69	ASHOK HOTEL	BEEHIVE	G09	17983.30	965.73 + 653.87	1854-1900	Sitadevi Maganlal Purohit	Sitadevi Maganlal Purohit	Ajitbhai Purohit	1-May-1954	30-Apr-1984
68	106	70	SETH MANSUKHLAL AROGYA BHAVAN	ROSE HILL	G01	24078.80	484.11	1854-1900	Kanhaiyalal Maneklal Munshi	Sushilabai Bapman, etc.	Sushilabai Bapman, etc.	1-May-1955	30-Apr-1985
69	113	71	KHOJA SANATORIUM	METROPOLE HOTEL / GYMKHANA HOTEL	D12	32071.70	2468.00	1898	E. Ibrahim Khan	E. M. Rowji	Trustee M. Mohamedbhai M. Ravji, etc.	1-May-1954	30-Apr-1984
70	209	72	BACCHU VILLA	BACCHU VILLA		2328.20	670.00	1901-1945	Gulbai D. Jejabhoy Vakil, Mehrabai Dinshaw Mulla	Ajay Chawla	Ajay Chawla	9-Jul-1912	8-Jul-2011
71	196	73	VACANT	BACCHU VILLA		1173.60		1901-1945	Gulbai D. Jejabhoy Vakil, Mehrabai Dinsha Mulla	Ajay Chawla	Ajay Chawla	9-Jul-1912	8-Jul-2011
72	200	74	COLLAPSED	DHUN VILLA		1840.00	601.92	1901-1945	Chandramukhi Jwala	Manging Trustees of Sarvoday Hospital Gatkopar, Mumbai	Manging Trustees of Sarvoday Hospital Gatkopar, Mumbai	16-Dec-1913	15-Dec-2012
73	210	75	JAIN MANDIR	DIL KHUSH	F08	2276.40	398.75	1901-1945	Hormusjee Framji Taraporewala / Bai Dhunbai Homi Taraporewala	Kantilal Maganlal	Kantilal Maganlal	17-May-1912	16-May-2011
74	216	76	DULCI DOMUM	DULCI DOMUM	F07	4122.70	539.00	1914	Amta H. Basrai / Tara H. Karachiwala	Farohar Investment and Trading Co., Mumbai	Farohar Investment and Trading co. Mumbai	17-May-1912	16-May-2011
75	53	77	MOUNT ERIC	MOUNT ERIC (OLIVER'S)	F06	32982.00	465.85	1854-1900	Serenabai G. Dadi, etc.	Homi N. J. Dadi	Homi N. J. Dadi	1-May-1922	30-Apr-2011
76	208	78	BATLIBOI HOUSE	SHAIMUKH	F05	2681.00	266.75	1901-1945	Bachubai Jamshedji R. Batliboy, / Shiamak J. Batliboy / Bejan Dinshaw Bardi	Sila B. Bardi	Sila B. Bardi	11-Nov-1914	10-Dec-2013
77	34	79	WOODLANDS	WOODLANDS	F01	11427.70	817.70	1854-1867	Minocher Maneksha Gandhi, etc.	Rustom Minocher Gandhi, etc.	Rustom Minocher Gandhi, etc.	8-Feb-1915	7-Feb-2014
78	33	80	MOUNT PLEASANT	MOUNT PLEASANT	F02	20124.90	591.96 + 71.75	1854-1900	Nandalal Madhavdas	Manoranjan Nandalal Amarsey, P. N. Amarsey	Manoranjan Nandalal Amarsey, P. N. Amarsey	1-May-1958	31-Aug-1988
79	44	81	MALDUNGA HOUSE	DR. IMPEY'S BUNGALOW	F03	17199.20	696.49	1854-1900	Dr. M. Shagir	B. D. Avatramani (Bharat Petroleum)	B. D. Avatramani (Bharat Petroleum)	4-Feb-1915	3-Feb-2014

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
80	48	82	CAIRNMORE	CHAPLIN'S BUNGALOW OR GREEN'S BUNGALOW		27619.90	673.00	1997	Jehangir, Petit, Manekbhai P. Jeejibhoy, etc. / Shirin Pherozshah Jeejibhoy	Shapoorji Pallonji Mistry	Shapoorji Pallonji Mistry	1-May-1953	30-Apr-1983
81	50	83	WEST VIEW	WEST VIEW	F04	17505.00	429.19	1854-1900	Merwanji Cawasji Seth	Time and Talents Club	Time and Talents Club	1-May-2023	30-Apr-2022
82	29	84	EWART LODGE	EWART LODGE	J01	9535.40	616.22	1854-1867	Cawasji Jalbhai Seth	Rustom Merwanji Seth	Alukbhai Keki Dadiseth	1-May-1920	30-Apr-2019
83	30	85	MON REPOS (COLLAPSED)	ST. MARY'S COTTAGE / COL. DICKINSON'S STONE HOUSE		10926.50	959.04	1854-1900	J. B. Wadia	J. B. Wadia	J. B. Wadia	1-May-1953	30-Apr-1983
84	66A	86	SUNDER VILLA - DENA BANK HOLIDAY HOME	SUNDER VILLA	J02	5776.80	775.25	1854-1900	Mrs. Sharda R. Pandit	Dr. Vasantkumar R. Pandit	Dr. Vasantkumar R. Pandit	1-May-1928	30-Apr-1958
85	66B	87	SUNDER VILLA (PART)			5215.00	778.16		Mrs. Sharda R. Pandit	Dr. Vasantkumar R. Pandit	Dr. Vasantkumar R. Pandit	1-May-1958	31-Jul-1988
86	151	88	GREENWOOD	GREENWOOD	J03	13220.20	512.87 + 93.50	1854-1900	Dadi Ardeshir Gandhi	Dadi Ardeshir Gandhi	Dadi Ardeshir Gandhi	1-May-1956	30-Apr-1986
87	152	89	KHUSHROO LODGE	NEW KRISHNA LODGE	J04	7238.50	496.66	1854-1900	Narotam Vithal, Krishnaji Narotam, Bhagwandas Narotam	Anant Sheshgiri Sthalekar, Vithaldas Jamnadas Divecha, etc.	Vijay Kanodia	1-May-1956	30-Apr-1986
88	197	90	GOVT (KHALSA)			1264.70			Govt.	Govt.	Govt.		
89	286	91	VACANT			690.70			Govt.	Govt.	Govt.		
90	207	92	SOMERSET	SUMMERSEAT	K04	1188.80	311.87	1901-1945	Peshotan Framji Cooper	Peshotan Framji Cooper	Dinaz Cooper	26-Apr-1912	15-Apr-2011
91	164	93	VILLA PORT	VILLA PORT	K03	2934.00	456.52	1901-1945	Trustee Hon. Justice Keshavrao Balkrishna	Trustee Hon. Justice K. B. Vasudev, Sumant K.	Sumant K. Vasudev	16-Apr-1912	15-Apr-2011
92	52	94	BOMBAY VIEW	THE FOLLY	F12	18919.10	864.25	1854-1900	Khodaram Sohrab Irani	Khodaram Sohrab Irani	Sarlaben Kanhaiyalal Pandya, Kalubai Pandya	1-Aug-1975	31-Jul-1980
93	23A	95	KRISHNA BHAVAN	PART OF JIVAJI HALL PLOT	F11	6702.60	393.75	1854-1900	Trustees Desai, Thanewala, Seth, etc.	Trustees Paranjpe, Apte, Chikeru	Shrikant Paranjpe	1-Aug-1951	31-Jul-1981
94	23B	96	MADHUR COTTAGE	JIVAJI HALL		8346.70	429.77	1854-1900	Tarabai Laldas, Rajnikant Laldas	Indrasen Yashwant Navalkar, M. I. Navalkar	Indrasen Yashwant Navalkar, M. I. Navalkar	1-May-1952	30-Apr-2020
95	27	97	THE LILY	THE LILY	F09	16705.80	550.25	1854-1900	Kekabhai Premchand	Lalita L. Gulbachand, Vimla M. Gulbachand	Kaushik Damania	1-May-1954	30-Apr-1984
96	17	98	NAIMISHARANYA	ST. ELMO 1 & 2	F10	17022.10	806.11	1854-1900	Mr. & Mrs. K. M. Munshi	Bharatiya Vidya Bhavan, Mumbai.	Bharatiya Vidya Bhavan, Mumbai.	1-May-1921	30-Apr-2020
97	15B	99	READYMONEY LODGE	HON. A. MALET'S STONEHENGE	K01	8294.10	146.00	1853	Sir Cawasji Jehangir Co. Ltd.	Lady Jinohirji Jehangir	Kavji Agre	1-May-1919	30-Apr-2018
98	15A	100				14857.50	695.00		Sir Cawasji Jehangir Co. Ltd.	Lady Jinohirji Jehangir	Lady Jinohirji Jehangir		
99	14	101	HOTEL RUGBY (NEW)	SCOTT'S BUNGALOW (DEMOLISHED)		19526.10	804.50	1999	Burjor Behramji Paymaster	MTDC	Thakkar Holdings pvt. Ltd	1-May-1919	30-Apr-2018
100	13A	102	SEA VIEW (POLICE WIRELESS OFFICE)	SEA VIEW	K02	10055.80	670.54 + 168.82	1854-1900	P. V. David	Govt.	Govt. Police Wireless Centre		
101	13	103	TOUR PETIT	WALKER'S COTTAGE	K05	14492.80	1436.47	1858-1900	Sir Dinshaw Petit / Trustee Hamabai J. K. Mehta	Manekji Dhanjibhai Petit	Manekji Dhanjibhai Petit	1-May-1914	30-Apr-2013

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
102	166	104	GIRIKUNJ	NASHIMAN - E - ZUBEDAH	L12	1719.90	287.62+10 5.00	1901-1945	Durgabai Balwant Mandgaokar, Madhukar Balwant Mandgaokar, Gautam R. Diwan	Shaheda Yahya Kachwala, Nilofer Yahya Kachwala	Shaheda Yahya Kachwala, Nilofer Yahya Kachwala	4-May-1911	3-May-2010
103	167	105	SAIFEE LODGE	SAIFEE LODGE	L10	2402.80	330.70 + 10.50	1901-1945	Motiba Salebhoy Tayebali Varma, Amta Mohamedalibhoy Abdul	Zubeda S. R. Das, Shamim T. Tayyabi	Zubeda S. R. Das, Shamim T. Tayyabi	14-May-1911	3-May-2010
104	20	106	CHURCH OF ENGLAND (COLLAPSED)	ST. PAUL'S CHURCH	K06	24176.70	275.00	1858-1865	The Bombay Diocesan Trust	The Bombay Diocesan Trust	The Bombay Diocesan Trust		
105	234	107	FILTER HOUSE			5476.60	550.00		P. M. M.	P. M. M.	P. M. M.	1-May-1925	30-Apr-2024
106	12	108	HOTEL RUGBY	HOTEL RUGBY	K07	35776.90	331.00	1881	N. B. Chinoy, J. B. Chinoy, S. N. Chinoy, D. N. Chinoy	N. B. Chinoy, J. B. Chinoy, S. N. Chinoy, D. N. Chinoy	Thakkar Holdings Pvt. Ltd.	1-May-1966	30-Apr-1996
107	16	109				15618.30	2899.59					1-May-1964	30-Apr-1994
108	180	110	LAXMI VILLA	LAXMI VILLA	K11	1236.60	163.40	1901-1945	Laxmibai Jaykar	Lila Waman Wagh	Shekhar Waman Wagh	30-Dec-1910	29-Dec-2009
109	179	111	KRISHNA VILA - PART OF DIWADKAR LODGING AND BOARDING	MOTI VILLA	K12	1781.00	310.00 + 30.00	1901-1945	Bassanji Purushottam	Narandas Bassanji Purushottam	Bassanji Purushottam	30-Dec-1910	29-Dec-2009
110	244	112	STATE BANK OF INDIA (HOLIDAY HOME)		H02	4046.90	224.08	1901-1945	Prabhavtibai Haridas Parikh, Indravati Aurora, etc.	State Bank Of India	State Bank Of India	1-Aug-1945	31-Jul-1975
111	178	119	PANORAMA HOTEL	MEHER VILLA	K13	2634.10	439.79 + 628.01	1901-1945	Vrajlal Lalji / Elizabeth Langer / S. Aurora / Gyan Kaur, Kuldeep Kaur / Santosh Singh	Bipin Madhusudan Morjaria	Bipin Madhusudan Morjaria	30-Dec-1910	29-Dec-2009
112	177	120	GULSHAN HOTEL	GULSHAN	K14	2431.50	359.52	1901-1945	Homai Hathikhanawala	Manek Rustom Cooper, etc.	Manek Rustom Cooper, etc.	30-Dec-1910	29-Dec-2009
113	175	122	MEGHDOOT HOTEL	ADAM VILLA	K15	2352.20	510.75 + 90.45	1901-1945	Yusuf Kasam	Ajit Dave, Mukesh Dave	Ajit Dave, Mukesh Dave	30-Dec-1910	29-Dec-2009
114	239	123	CATHOLIC CEMETERY	CATHOLIC CEMETERY		1184.00		1861-1900	Arch Bishop of Mumbai	Arch Bishop of Mumbai	Arch Bishop of Mumbai		
115	238	124	EUROPEAN CEMETERY	EUROPEAN CEMETERY		1770.50		1861	The Bombay Diocesan Trust	The Bombay Diocesan Trust	The Bombay Diocesan Trust		
116	19	125	MOUNT BUNGALOW - GOVT. REST HOUSE	THE MOUNT - SUPERINTENDENT'S HOUSE	K08	19121.40	697.50	1854-1867	Govt.	Govt.	P. W. D.		
117	62	126	GULNAR COTTAGE	ROZARIA COTTAGE	K09	14168.10	368.75 + 142.75	1854-1900	Aga Ali Suleman Khan	H. Bharucha Trust	H. Bharucha Trust	1-Apr-1916	31-Mar-2015
118	135	127	MATRU SMRITI		K10	5651.20	182.75	1854-1900	Aga Ali Suleman Khan / Pratapsingh Bhimji, Vinayak Vasudev Jhavba, etc.	M/s. Garden Resorts Pvt. Ltd. (1993)	M/s. Garden Resorts Pvt. Ltd. (1993)	1-Apr-1916	31-Mar-2015
119	165	128	YAHYA VILLA	ASHOK VILLA	L11	1661.40	360.37 + 134.38	1901-1945	Venkatrao Chimanlal Setalvad, Nasumatibai V. Setalvad, Anant V. Setalvad	Shabbir Yahyabhai Kachwala	Shabbir Yahyabhai Kachwala	4-May-1911	3-May-2010
120	38	129	MARIA COTTAGE	NAIRNE'S BUNGALOW	L07	21751.90	898.73	1854-1900	Hirabhai J. K. J. Modi	J. K. J. Modi	Bachubhai Brahmabhatt	1-Aug-1945	31-Jul-1975

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
121	18	130	ROBERTSON'S BUNGALOW	THE GRANGE	J05	28935.10	596.14	1854-1867	Ambabai Bhaleram of Hyderabad	Shrikant / Ashok / Suresh S. Bhaleram	Jayantilal Vikram Singh	1-May-1953	30-Apr-1983
122	61	131	BELLA VISTA	BELLA VISTA	J09	12241.70	612.25	1854-1900	Sohrab D. Bastawala / Eruch Jehangir Nariman	Hosi Jehangir D. Nariman	Hosi Jehangir D. Nariman	1-May-1919	30-Apr-2018
123	45	132	RUBY HALL	RUBY HALL	J07	6070.30	628.00	1854-1900	Babubhai Sabalchand	Babubhai Sabalchand	Jitendra Babubhai Sabalchand	1-May-1921	30-Apr-2020
124	205	133	EVERGREEN	EVERGREEN	L04	1711.50	277.77	1901-1945	Meherbai N. Bharucha	Khurshed Pherozesha Bhivandiwala, etc.	Khurshed Pherozesha Bhivandiwala, etc.	27-Dec-1911	26-Dec-2010
125	284	134	SUMATI VILAS	SUMATI VILAS	L05	2073.60	442.21 + 64.54	1901-1945	Shardabai R. Pandit	Ramkrishna H. Pandit, etc.	Tara Harischandra Edwankar	1-Aug-1948	31-Jul-1978
126	10	135	THE HERMITAGE	THE HERMITAGE AND ST. JOHN'S COTTAGE	L06	2762.50	885.95	1853	Official Trust of Bombay	Official Trust of Bombay	Official Trust of Bombay	1-May-1949	30-Apr-1979
127	54A/3	136	BRIGHTLANDS HOTEL	THE WILDERNESS / ALBERT VICTOR HOTEL	L08	19851.20	993.00 + 112.5	1854-1867 after 1981	Freni Colabawala, Meherbai Colabawala	Bahadur Ratansha Dastur	Bahadur Ratansha Dastur	1-May-1953	30-Apr-1983
128	54A/1	137				4140.30	647.82						
129	54A/2	138				2185.10	510.75 + 35.00						
130	36	139	GULMOHAR HOTEL	COXON'S LODGE / KALLIANDAS LODGE	L16	25697.60	581.94 + 164.71	1854-1900	Saraswatibai Rashunath Kelkar	Saraswatibai Rashunath Kelkar	Madhukar Atmaram Patil	1-Aug-1938	31-Jul-1968
131	75	140	GUJRAT BHAVAN HOTEL	ARNOLD LODGE	L14	7284.30	714.86 + 200.09	1854-1900	Jeevanlal Motilal Ranjilal Bhaidas	Umesh / Pankaj Jethalal Dubal	Umesh / Pankaj Jethalal Dubal	1-May-1919	30-Apr-2018
132	9	141	REGAL HOTEL	PINTO 'S INTERNATIONAL HOTEL	L17	13658.20	2691.26	1875	Mohanlal Sharma, Chanchalabhai Mohanlal Sharma	Dayaben Eshwarlal Sharma	Dayaben Eshwarlal Sharma	21-May-1966	20-May-1996
133	39	142	PRABAL HOUSE	PRABUL HOUSE	L13	15985.10	690.00	1854-1867	Kaikhushroo Albless, Sohrab Albless, etc.	Kaikhushroo Albless, Sohrab Albless, etc.	Piloo Richardson	1-May-1954	30-Apr-1984
134	63A	143	RIVIERA HOTEL	ALEXANDRA HOTEL / SAVOY HOTEL / PART OF REGAL HOTEL	K23	8397.20	1619.58 + 401.92	1875	Dr. H. Koyaji, Jagdish Mohanlal Sharma	Dayaben Eshwarlal Sharma	Dayaben Eshwarlal Sharma	1-May-1953	30-Apr-1983
135	63B	144	PREMDEEP RESORTS	THE PALMS	K22	1805.20	510.00 + 268.75	1875	Pheroza V. Bhiladwala	Pramila Pradeep Raut, etc.	Pramila Pradeep Raut, etc.	1-May-1953	30-Apr-1983
136	168	145	HOTEL KARACHI	ADAM LODGE	K21	2158.00	233.25 + 516.00	1901-1945	Dr. Sakharam Hari Kamat	Kishori Gopalkrishnan	Kantadeva Balchandani	30-Dec-1910	29-Dec-2009
137	176	121	ROYAL HOTEL	THE RETREAT		2503.20	803.26 + 446.74	after 1981	Nanabhai / Laxmibhai Agaskar	Hasmukhan Jyotishchandra Trivedi	Hasmukhan Jyotishchandra Trivedi	30-Dec-1910	29-Dec-2009
138	169	146	HYDRI COTTAGE	HYDRI COTTAGE	K20	1972.00	228.68 + 20.00	1901-1945	Abdulbhai Fida Ali	Fida Hussain Abdulbhai	Fida Hussain Abdulbhai	30-Dec-1910	29-Dec-2009
139	170	147	LUCKY LODGE	LUCKY LODGE	K19	1454.30	229.45	1901-1945	Tarachand Laxmichand Kothari	Tarachand Laxmichand Kothari	Tarachand Laxmichand Kothari	30-Dec-1910	29-Dec-2009
140	171	148	SAHEBAN HOTEL	AAGBOTWALA'S / SAILOR'S LODGE	K18	1492.00	237.62 + 135.62	1901-1945	Mohd. Haji Ahmed, Hanifabai / Noorbai Haji Ahmed	Abdul Hamid Taher Mohd., Shahnaz Jagdish Varma	Jamir Said Kazi, etc.	30-Dec-1910	29-Dec-2009
141	237	149	VACANT			857.00			P. M. M.	P. M. M.	P. M. M.		
142	174	150	SONAM HOTEL	NANDANVAN	K16	1264.70	168.75 + 123.50	1901-1945	Shanker and Laxmikant Urankar / Abdul Khan	Girish Sethia / Mohd. Isaq Abdul	Mohd. Isaq Abdul	13-Dec-1910	12-Dec-2009

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
143	173	151	MACKY LODGE	MACKY LODGE	K17	1608.20	202.34	1901-1945	Ibrahim Gul Mohd. Noorani	Gangadhar Murjilal Tolani	Chander V. Godhani	30-Dec-1910	29-Dec-2009
144	172	152	CO-OP. BANK			1264.70	300.35	after 1981	Rajaram Balkrishna Raut	Rajaram Balkrishna Raut	Sumant Raut	13-Dec-1910	12-Dec-2009
145	143	165	PHILLIPS CLUB HOLIDAY HOME	BAKE VILLA	H13	1011.70	258.00	1854-1900	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza	1-Aug-1940	31-Jul-1970
146	143A	166	HOTEL ALANKAR	ROSE VILLA / D'SOUZA'S HOTEL AND BAKERY	H12	1038.50	679.92	1854-1900	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza	J. R. D'souza, Anthony Theodore D'souza, Percy Joseph D'souza	1-Aug-1942	31-Jul-1970
147	146	167	CALLINAN COTTAGE	KALIAN COTTAGE		700.00	176.74	1854-1900	Motilal Kalyanji	Motilal Kalyanji	Motilal Kalyanji	30-Apr-1943	29-Apr-1973
148	150	175	PUSHPA KUNJ	VICTORIA LODGE	H22	2478.80	413.05	1854-1900	Harkisandas Laxmidas. Mukul Harkisandas	Mahindra Engine and Steel company	Mahindra Engine and Steel company	1-May-1955	30-Apr-1985
149	149	176	HOTEL KUMAR PLAZA	CHINYOY VILLA / MALCOLM HOUSE		1719.90	510.25 + 98.00	after 1981	Rachlal Govindji / Purushottam Rachlal, Jadaoben Rachlal Mithaiwala, Manoharlal Amrutlal	Maganlal J. Ganatra, Vanita M. Ganatra	Kumar Alani	1-May-1955	30-Apr-1985
150	77	179	HOPE HALL HOTEL	HOPE HALL	L18	8599.60	1026.73	1875	Lucky Mary Vaz, Annie Theresa Vaz	Nancy Vaz, Maria Vaz, Henry Vaz, William Vaz	Nancy Vaz, Maria Vaz, Henry Vaz, William Vaz	1-May-1919	30-Apr-2018
151	224	180	POLICE STATION		L19	8751.40	836.02 + 135.98	1901-1945	Govt.	Govt.	Govt.		
152	78	181	ANANDRITZ HOTEL	SUNNY SIDE	L16	8903.10	834.00 + 683.84	1854-1900 ext. - 1997	Fazalbai Ibrahim & Co. Ltd.	Ravindra Gajanan Palekar	Ravindra Gajanan Palekar	1-May-1917	30-Apr-2016
153	54B	182	ROSAHN VILLA AND HOTEL PRASHANT	ROSHAN VILLA - BURNSIDE	L09	3439.80	967.40 + 64.00	1854-1900	Shavak Siddique Suleman	Shavak Siddique Suleman	Shavak Siddique Suleman	1-May-1953	30-Apr-1983
154	26	183	MADHU'S FOREST LODGE	FOREST LODGE	L03	21768.40	814.25	1854-1867	Shantidas Karan, Ravilal Shantidas & sons.	Madhu Niranjan Vibhadra Singh	Madhu Niranjan Vibhadra Singh	1-Aug-1967	30-Jul-1997
155	217	184	SETHNA COTTAGE	SETHNA COTTAGE	L02	3163.30	419.75	1901-1945	Hamabai Sethna	Zaveri Bros. & Co. Pvt. Ltd., Mumbai	Kishore Zaveri	19-Jan-1912	18-Jan-2011
156	32B	185	KEEPSAKE	THE KEEPSAKE	L01	7486.70	348.37	1854-1900	R. H. Pandit	K. R. Pandit	K. R. Pandit	1-May-1953	30-Apr-1983
157	32A	186				7472.00	726.19						
158	BAGA.2	187	BAGAYAT (GOVT.)			860.00			Govt.	Govt.	Govt.		
159	240	188	PUMP HOUSE			1773.40			Govt.	Govt.	Govt.	1-May-1925	30-Apr-2024
160	BAGA.4	189	BAGAYAT (GOVT.)			1214.10			Govt.	Govt.	Govt.		
161	BAGA.?	190	BAGAYAT (GOVT.)			1214.10			Govt.	Govt.	Govt.		
162	236	191	PISARNATH MANDIR	PISARNATH MANDIR	P01	1011.70	225.75	1854-1900	Gopal Malhari Shinde, Trustees - Chauhan, Parab, Birmane, Thakkar	Gopal Malhari Shinde, Trustees - Chauhan, Parab, Birmane, Thakkar	Gopal Malhari Shinde, Trustees - Chauhan, Parab, Birmane, Thakkar		
163	82	192	WEST GRANGE	WEST GRANGE	P02	16550.00	492.56	1854-1867	Cawasji Umrigar & Bros.	Dinshaw Cawasji Umrigar	Dinshaw Cawasji Umrigar	20-Jan-1915	20-Jan-2014
164	6	193	FOUNTAIN LODGE	MANGALDAS LODGE	P03	40569.80	1181.25	1854-1900	Kikabhai Premchand and Maniklal Premchand	Fountain Investments Pvt. Ltd.	Sushilkumar Premchand	1-May-1919	30-Apr-2018

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
165	5	194	CUTCH CASTLE	KOLLAH HOUSE	P04	16389.80	806.02 + 126.10	1854-1900	Framroze Pestonji Irani	Nashikhan P. Irani, Sohrabji P. Irani, Kaikhushroo P. Irani	Nashikhan P. Irani, Sohrabji P. Irani, Kaikhushroo P. Irani	1-May-1953	30-Apr-1983
166	7	195	BYRAMJEE HOUSE	BYRAMJEE HOUSE	P05	23800.60	1352.05 + 12.70	1854-1900	Jamshedji Jeejibhoy, Rustom J. R. B. Jeejibhoy	Jamshedji Jeejibhoy, Rustom J. R. B. Jeejibhoy	Jamshedji Jeejibhoy, Rustom J. R. B. Jeejibhoy	1-May-1960	20-Apr-1990
167	8	196	GULESTAN	GULESTAN	P06	18210.90	1622.00 + 152.00	1899	Rustomji Darabshaw Dubash, Karsetji Darabshaw Dubash, Pirojsha Darabshaw Dubash	Jehangir Dubash	Jehangir Dubash	1-May-1955	30-Apr-1985
168	136A	197	SHARDA VILLA	SCOTTISH ORPHANAGE	P07	17902.00	872.91 + 287.84	1854-1867	Mr. V. R. Pandit, etc.	Mr. V. R. Pandit, etc.	Krishna Kumar Pandit		
169	135B	198	INDU KUTIR	PART OF SCOTTISH ORPHANAGE PROPERTY	P08	16817.80	203.17 + 20.33	1854-1900	B. N. Purandare	B. N. Purandare	B. N. Purandare	1-Aug-1951	30-Jul-1986
170	57	199	HOMESTEAD	THE HOMESTEAD	P09	21833.80	785.09	1854-1900	Lady Navajbai Ratan Tata	Lady Navajbai Ratan Tata	Tata Co.		
171	59	200	BELVEDERE LODGE	KOTHAWALA BUILDING	P11	10831.40	350.32 + 415.68	1854-1900	Sehra Kothawala	Dr. Nariman M. Doctor	Dr. Nariman M. Doctor	1-May-1958	30-Apr-1988
172	58	201	SHERA COTTAGE	SHERA COTTAGE	P10	7060.70	385.49 + 25.76	1854-1900	Haji Mohamed Rashid Jitekar	Haji Mohamed Rashid Jitekar	Haji Mohamed Rashid Jitekar	1-May-1958	30-Apr-1988
173	273	202	VACANT			13801.10			Govt.	Govt.	Govt.		
174	101	203	SALMONA BUNGALOW	FLEETWOOD	R01	19323.80	392.75	1854-1900	Sarahan C. Latif (Pakistan)	Revachand Chotalal Sadarangani, Gangabai Revachand Sadarangani	Revachand Chotalal Sadarangani, Gangabai Revachand Sadarangani	1-May-1955	30-Apr-1985
175	246	204	ZARSI	FAR COTTAGE	R02	12140.00	298.64	1945-1980	T. T. Kothawala, S. T. Kothawala, etc.	Farhad Gimi	Farhad Gimi	1-Aug-1946	31-Jul-1976
176	76	205	VACANT			6153.90			P. M. M.	P. M. M.	P. M. M.		
177	232	206	MARATHA CREMATORIUM			3397.90		1901-1945	P. M. M.	P. M. M.	P. M. M.		
178	230	207	BHANGI CREMATORIUM			323.80		1901-1945	P. M. M.	P. M. M.	P. M. M.		
179	229	208	MAHAR CREMATORIUM			310.40		1901-1945	P. M. M.	P. M. M.	P. M. M.		
180	281	209	MOCHI CREMATORIUM			312.30		1901-1945	P. M. M.	P. M. M.	P. M. M.		
181	126	210	RAMAN VILLA	RAMAN VILLA	R03	8940.00	386.00	1901-1945	Motilal Kanji / Harjeevan Purushottam	Premkunwar Motilal Kanji, Dr. Ms. Harshida Motilal Kanji	Premkunwar Motilal Kanji, Dr. Ms. Harshida Motilal Kanji	1-May-1928	30-Apr-1958
182	127	211	VALLABH VILLA	MOUNT MURAJ	Q14	5633.20	394.60	1854-1900	Karsandas Mulji Kapadia	Nayandas Karsandas, Narendas Karsandas	Nayandas Karsandas, Narendas Karsandas	1-May-1958	30-Apr-1988
183	154	212	BHEDWAR BUNGALOW	BHEDWAR'S BUNGALOW	Q15	10117.10	2763.37	1854-1900	Sohrab Kaikhushroo Bhedwar	Khurshed F. Mehta, Piroze P. Nargolwala	Khurshed F. Mehta, Piroze P. Nargolwala	2-Oct-1955	1-Oct-1985
184	102	213	GOVT (KHALSA)	MOUNT ISMAIL		14062.80			The Air Services of India Pvt. Ltd.	Govt.	Govt.		
185	119	214	OLYMPIA HOUSE (COLLAPSED)	OLYMPIA HOUSE		20443.10	524.74	1854-1900	Bai Jenny Hormuzshah Peston	Bai Jenny Hormuzshah Peston	Bai Jenny Hormuzshah Peston	1-May-1958	30-Apr-1988
186	133	215	GOLDCROFT	ROCKSIDE	Q13	15965.20	564.87 + 67.13	1854-1900	Banu Jehangir Manekji, J. B. Manekji	Reku Jehangir Manekji	Reku Jehangir Manekji	1-May-1958	30-Apr-1988

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
187	65	216	BHAVNAGAR LODGE	WOOD STOCK		22966.00	494.96	1854-1900	Rusi Jehangir Irani	Bejonji Adarji Dalal, Bomi Bejonji Dalal, etc.	Bejonji Adarji Dalal, Bomi Bejonji Dalal, etc.	1-May-1958	30-Apr-1988
188	60	217	RUSTOM VILLA	BHIVANDI LODGE	Q12	18615.60	665.55 + 267.70	1854-1900	Kaikhushroo Hormusji Bhivandiwala	Ardeshir Hormusji Bhivandiwala	Rustom Bhivandiwala	1-May-1927	30-Apr-1957
189	89A	218	DASWOOD	MINOCHER VILLA	Q11	10992.60	639.25 + 90.00	1854-1900	Jamnadas Vallabhdas & Sons.	Jamnadas Vallabhdas & Sons.	Pranlal Bhogilal Patel	1-May-1956	30-Apr-1986
190	89B	219				8485.00							
191	223	220	OLYMPIA GROUND	OLYMPIA GROUND		41986.20			Govt.	Govt.	Govt.		
192	71	221	ST. XAVIER'S HIGH SCHOOL	CHOWK HALL / CHOWK HALL HOTEL / ROYAL HINDU HOTEL / OLYMPIA HOTEL	Q10	24989.40	1167.30 + 119.25	1867	Salman Baddrudin Tayyabji, Humayun Abdulali	Society of Our Lady of Glory of Byculla	Society of Our Lady of Glory of Byculla	1-May-1953	30-Apr-1983
193	95	222	SHANTI KUNJ	IBRAHIM LODGE	Q08	8906.60	594.94	1854-1900	Surji Vallabhdas, Bai Jayalakshmi	Surji Vallabhdas, Bai Jayalakshmi	Surji Vallabhdas, Bai Jayalakshmi	1-May-1926	30-Apr-1956
194	88A	223	KASTUR KUNJ	ATKINSON VILLA	Q06	18615.60	837.80 + 83.95	1854-1900	Kasturbai Balchand, etc.	Motichand Shah / Gulabchand / Ravji / Lalchand Hirachand	Lalchand Hirachand	1-May-1954	30-Apr-1984
195	88	224	UNDERWOOD LODGE	HON. H. BIRDWOOD'S HOUSE	Q07	19474.20	968.88	1854-1900	Bundelibhoy Hajibhoy & Dinshaw Edenwala	Manek Shiavak Karanjia & Alloo Pesi Cama	Manek Shiavak Karanjia & Alloo Pesi Cama	1-May-1924	30-Apr-1954
196	107	225	PASTA HOUSE	PASTA HOUSE	Q09	13557.00	531.35	1854-1900	Purushottam Ranchhoddas	Jamnabai Purushottam Ranchhoddas	Jamnabai Purushottam Ranchhoddas	1-May-1959	30-Apr-1989
197	81	226	MOUNT PABNEY	MOUNT PABNEY	Q05	1592.80	650.50	1854-1900	Dhanjishaw Hormusji Sidhwa & Fly.	Banaji / Mistry / Pilloo Dhanjishaw Sidhwa	Banaji / Mistry / Pilloo Dhanjishaw Sidhwa	1-May-1956	30-Apr-1986
198	156	227	PARSEE CEMETERY	PARSEE CEMETERY		4049.80	142.61	1915	Trustees - Cawasjee Jehangir, Framroze Ardeshir Vakil	Trustees - Meherwanjee Sett, Dr. D. H. Koyaji, Cawas N. Lord	Trustees - Meherwanjee Sett, Dr. D. H. Koyaji, Cawas N. Lord		
199	222	228	DHARAMSHALA			334.40	46.50		P. M. M.	P. M. M.	P. M. M.		
200	228	229	HINDU CREMATORIUM	HINDU CREMATORIUM		860.00	22.50	1885	P. M. M.	P. M. M.	P. M. M.		
201	73	230	FLORENCE LODGE	FLORENCE LODGE	Q04	19323.80	715.72	1854-1900	Dhanjishaw Hormusji Sidhwa & Fly.	Banaji / Mistry / Pilloo D. Sidhwa	Banaji / Mistry / Pilloo D. Sidhwa	1-May-1953	30-Apr-1983
202	87	231	WADIA LODGE	WADIA LODGE	Q02	27804.30	777.25	1854-1900	Nusserwanji Jamshedji Dadi, Serenabai Nusserwanji Dadi	Nusserwanji Jamshedji Dadi, Serenabai Nusserwanji Dadi	Homi K. N. Dadi	1-May-1935	30-Apr-1965
203	91	232	ANNIE VILLA	ANNIE VILLA	Q01	5616.30	397.50 + 93.15	1854-1900	Pranlal Devkar Nanji	Pranlal Devkar Nanji	Nirmal Lalitchandra Nanji	1-May-1954	30-Apr-1984
204	80B	233	VACANT	CLARENDON VILLA (COLLAPSED)		6828.70		1875	W. D. D'mello	Julien D'souza, Brig. K. N. D'souza, Eileen K. D'souza	Julien D'souza, Brig. K. N. D'souza, Eileen K. D'souza	1-May-1955	30-Apr-1985
205	80A	234	HOTEL LAKE VIEW (PART OF CLARENDON VILLA)	CLARENDON VILLA (COLLAPSED)	M10	4401.40	460.50 + 127.50	1901-1945	W. D. D'mello	Malti Jagdale, Jaysingh Jagdale	Malti Jagdale, Jaysingh Jagdale	1-May-1955	30-Apr-1985
206	221	235	PANDEY PLAYGROUND	PANDEY PLAYGROUND		1517.60			Govt.	Govt.	Govt.		
207	67	236	HOTEL GIRIVIHAR	CLARENDON HOTEL / PART OF LORDS HOTEL	N10	9761.00	1351.00	1854-1895	W. D. D'mello	Eileen K. D'souza	Uday S. Acharya	1-May-1953	30-Apr-1983
208	69	237	HOTEL SHIRIN	BENEDICT LODGE	N13	2460.80	468.50 + 310.13	1854-1900	Hormusji Framji Commisariatewala	Sohrabji Hormusji Commisariatewala	Sohrabji Hormusji Commisariatewala	1-May-1953	30-Apr-1983

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
209	2A	238	PARADISE LODGE	PART OF LORDS HOTEL	N11	4148.00	109.13 + 63.67	1854-1895	Mohamed Ali Kasam	Ali Mohamed Kasam, Kasam Mohamed Kasam	Ali Mohamed Kasam, Kasam Mohamed Kasam	12-Apr-1966	11-Apr-1996
210	25A	239	ROSE COTTAGE	ROSE COTTAGE	N14	2630.50	522.25	1854-1900	Sorabji Limji Pandya / M. H. Modi	Haji Sakur Jinbhai, etc.	Haji Sakur Jinbhai, etc.	1-Apr-1943	31-Jul-1976
211	25	240	MANEKLAL TERRACE	TERRACE COTTAGE	N15	14265.20	117.90 + 44.60	1854-1900	Bai Ajambai Maneklal	Bai Ajambai Maneklal, etc.	Bai Ajambai Maneklal, etc.	1-Apr-1973	1-Mar-2003
212	1	241	SARASWATI MANDIR SCHOOL	CASTLE HILL AND BASCOBEL	Q03	14898.10	1393.90	1854-1900	Jamshedji N. Tata / S. Muncherji / M/s. Ahmed Abdul Karim	Managing Trustee Gavankar Educational Trust, Mumbai	Managing Trustee Gavankar Educational Trust, Mumbai	1-Jan-1936	31-Dec-1965
213	226	242	VACANT	SMALL POX HOSPITAL (BUILDING COLLAPSED)		203.50	93.25	1901-1945	P. M. M.	P. M. M.	P. M. M.		
214	227	243	KHOJA BURIAL GROUND			924.20		1901-1945	Govt.	Trustees of Khoja Burial Ground	Trustees of Khoja Burial Ground		
215	2B	244	PARADISE LODGE	PART OF LORDS HOTEL	N11	4653.90	538.46 + 79.04	1854-1895	Mohamed Ali Kasam	Ali Mohamed Kasam, Kasam Mohamed Kasam	Ali Mohamed Kasam, Kasam Mohamed Kasam	12-Apr-1966	11-Apr-1996
216	2C	245	BOMBAY DYEING HOLIDAY HOME	PART OF LORDS HOTEL	N12	9611.30		1854-1895	Banu Framroze Lords / Roshan Framroze Jimmy Lords / M/s. Bombay Dyeing	Scholl Investments	M/s. Bombay Dyeing	12-Apr-1966	11-Apr-1996
217	99	246	HOTEL ALEXANDER	JUBILEE LODGE	N16	14012.30	697.30 + 428.10	1854-1900	Bomanji manchershaw Chandabhoy / Chandabhoy, Irani, Sethna / Ramesh Nandlal Kothari	Ramesh Nandlal Kothari	Shrenikbhai J. Shah	5-Feb-1945	4-Feb-1975
218	4	247	WALLACE BUNGALOW	WALLACE BUNGALOW	N06	21246.00	315.50	1854-1900	M/s. Wallace & Co.	M/s. Wallace & Co.	M/s. Wallace & Co.	1-May-1966	30-Apr-1981
219	219	248	NERAL VILLA	NERAL VILLA	N09	3844.50	629.88 + 17.87	1901-1945	Dharamdas Hargovinddas, Govardhandas Hargovinddas	M/s. Thakkar Ranchhoddas Kanji	M/s. Thakkar Ranchhoddas Kanji	6-Dec-1949	5-Dec-1979
220	3	249	THE BYKE HOTEL	THE BYKE - MALET'S BUNGALOW	N08	28024.50	2682.93	1851	Ardeshar Hormusji Wadia, Mary C. Pestonjee Wadia	Hotel Relax-Inn Managing Director - Vinay Kothari	Hotel Relax-Inn Managing Director - Vinay Kothari	20-Feb-1966	19-Feb-1996
221	147	250	KEKI LODGE	KITTY LODGE	N07	4932.10	454.85 + 588.16	1854-1900	Jehangir Kaikhushroo Marker, Bai Nargish Jehangir Marker	Shahrukh Farokh Marker	Shahrukh Farokh Marker	1-Aug-1971	31-Jul-1986
222	153B	251	SUPERINTENDENT'S OFFICE, STAFF QUARTERS, MUNICIPAL OFFICE, ETC.		N05	10267.70	1393.89	1854-1900	Govt.	Govt.	Govt.		
223	153A	252	B. J. HOSPITAL	B. J. HOSPITAL	N04	7336.20	948.17	1902	P. M. M.	P. M. M.	P. M. M.		
224	137A	253	ROMAN CATHOLIC CHURCH AND CEMETERY	BURIAL GROUND	M06	2163.20	10.12	1861 ext. 1872	Arch Bishop, Mumbai	Arch Bishop, Mumbai	Arch Bishop, Mumbai	1-May-1934	30-Apr-1964
225	85	254	USHA ASCOT	RED HOUSE (DEMOLISHED)		19155.20	1407.73+9 16.27	after 1990	J. B. Marzban	Majas Land Developers Pvt. Ltd.	Majas Land Developers Pvt. Ltd.	1-May-1923	30-Apr-2022
226	225	255	P. W. D. STORES	TENNIS COURT	M07	2428.10	307.62	1901-1945	Govt.	Govt.	P.W.D.		
227	157	256	MANIBHAI DHARAMALAYA (SHIV MANDIR)	SHIV MANDIR	M08	3844.50	514.02	1870	Trustees - Kalidas Jagmohandas, Dharamdas Jagmohandas, etc.	Trustees - Kalidas Jagmohandas, Dharamdas Jagmohandas, etc.	Trustees - Kalidas Jagmohandas, Dharamdas Jagmohandas, etc.		

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
228	92	257	THE BANK OF INDIA HOLIDAY HOMES	THE DELL	M09	20234.30	534.37	1854-1900	Mohamedbhai Ibrahim Kurani, Alladin Mohamed, R. B. Jafarali	Salim Jafarali Rahim	Salim Jafarali Rahim	1-May-1954	30-Jul-1983
229	287	258	POWER HOUSE AND GUEST HOUSE (CHARLOTTE LAKE)	CHARLOTTE LAKE	M11	13049.10		1854-1900	Govt.	Govt.	Govt.		
230	BAGA 1	259	VACANT			860.00			Govt.	Govt.	Govt.		
231	84	260	BARR HOUSE	GENERAL H. BARR'S HOUSE	M01	22005.50	1360.31	1853	Kaikhushroo Dubash	Ardeshar Behram Dubash	Ardeshar Behram Dubash	1-May-1953	30-Apr-1983
232	86	261	P.W.D. REST HOUSE	P.W.D. REST HOUSE	M02	13816.20	415.55	1854-1900	Govt.	Govt.	P. W. D.		
233	283A	262	GOVT. KHALSA			5598.20			K. M. Munshi	Govt.	Govt.		
234	283B	263	GOVT. KHALSA			6316.30			K. M. Munshi	Govt.	Govt.		
235	98A	264	UMRIGAR LODGE	UMRIGAR LODGE		4046.90	409.75	1854-1900	Khan Bahadur Sardar Asher	Raj Narayan Mehra	Raj Narayan Mehra	1-May-1956	30-Apr-1986
236	98	265	RAJ HOTEL	PART OF UMRIGAR LODGE		5058.60	462.37	1854-1900	Khan Bahadur Sardar Asher	Raj Narayan Mehra	Raj Narayan Mehra	1-May-1956	30-Apr-1986
237	55	266	SATYA NIWAS	CAPRIERA	M03	10447.40	525.90	1854-1900	Dharamdas Samardas, Kamlavati Dharamdas	Dharamdas Samardas, Kamlavati Dharamdas	Dharamdas Samardas, Kamlavati Dharamdas	1-May-1954	30-Apr-1984
238	79	267	WEST END HOTEL	ALLADIN LODGE	M04	6879.70	877.19	1854-1900	Trustee - Dorabshaw Umrigar, etc.	Trustee - Dorabshaw Umrigar, etc.	A. Godhino	1-May-1955	30-Apr-1985
239	74	268	SURUCHI REDWOOD HOTEL	SYLVAN HOTEL / MARY LODGE	M05	5444.90	592.81	1854-1900 ext. 1980	H. O. Patriarch Arch Bishop	Rev. Methel Rodrigues and Francis V. Xavier	Ahmed Haji Rajak Kudia	1-Feb-1976	30-Jul-1980
240	137	269	ROMAN CATHOLIC CHURCH AND CEMETERY	ROMAN CATHOLIC CHURCH AND CEMETERY	M06	2163.00	527.92	1861	Arch Bishop, Mumbai	Arch Bishop, Mumbai	Arch Bishop, Mumbai		
241	24	270	BOMBAY HOUSE HOLIDAY HOME	SAND'S HOUSE / NEW SHIRINABAD / NEWTON'S BUNGALOW	N03	13860.50	774.75	1854-1900	Mountwala / Shroff / Mistry / Tata, etc.	M/s. Tata Services Ltd.	M/s. Tata Services Ltd.	7-May-1945	6-May-1975
242	241	271	OPEN GROUND			885.30			P. M. M.	P. M. M.	P. M. M.		
243	145	273	LORDS CENTRAL HOTEL	JACOB VILLA / GOMES BAKERY AND HOUSE	N02	3381.90	796.43	1854	S. H. Lord, Bai Bapai S. H. Lord	S. H. Lord, Bai Bapai S. H. Lord	S. H. Lord, Bai Bapai S. H. Lord	1-Apr-1943	31-Mar-1973
244	144	275		ALLIBHOY LODGE / SADAR LODGE		893.50	424.46						
245	288	499	RAIN GAUGE			7.20		1901-1945	Govt.	Govt.	Govt.		
246	264	500	VACANT (COLLAPSED)	DIGHE VILLA		3136.30	321.60	1901-1945	S. A. Dighe	S. A. Dighe	S. A. Dighe	1-Aug-1952	3-Jul-1982
247	?	501	DIWADKAR HOTEL (Part)			81.90	1.80	1901-1945	Shantaram Y. Diwadkar	Shantaram Y. Diwadkar	Shantaram Y. Diwadkar	1-Aug-1956	31-Jul-1970
248	268	502	VACANT (COLLAPSED)			8182.20	88.00		President Isarelite School Mumbai	President Isarelite School Mumbai	President Isarelite School Mumbai	1-Aug-1950	31-Jul-1980
249	249	503	RAJANI VILLA			4046.90	100.86 + 44.89	after 1981	Ambalal Hiralal	Rajnikant R. Patel	Rajnikant R. Patel	1-Aug-1959	31-Jul-1989
250	254	504	PANCHSHEELA			5363.10	206.54 + 144.47	after 1981	Ambalal Hiralal	Raju Shah	Raju Shah	1-Aug-1951	31-Jul-1981
251	262	505	VACANT			4451.50			J. P. Vajifdar	Govt.	Govt.	1-Aug-1959	31-Jul-1989

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
252	263	506	OPEN GROUND			8093.70	180.31		Manek L. Kriplani	Dilip Morjaria, Devang Thakker	Dilip Morjaria, Devang Thakker	1-Aug-1951	31-Jul-1981
253	90A	507	VACANT			8093.70				Parvatibai K. Mirchandani	Parvatibai K. Mirchandani	1-Aug-1949	31-Jul-1979
254	?	510	P.W.D. QUARRY			3500.00			P. W. D.	P. W. D.	P. W. D.		
	290	513	New Plot							Rajaram Raut	Rajaram Raut		
255	BP 218	57	GOVT. GODOWN		H01	7663.80	379.00	1854-1900	Trustees of Muslim School Mission	Anjuman Islam	Anjuman Islam	26-Jun-1958	25-Jun-1988
256	BP 164	62	HUTATMA SMARAK			1760.70	312.74 + 122.31	after 1981	P. M. M.	P. M. M.	P. M. M.	1-Aug-1952	31-Jul-1982
257	BP 243	113	DIWADKAR HOTEL		H03	492.50	270.00	1901-1945	Shantaram Y. Diwadkar	Shantaram Y. Diwadkar	Shantaram Y. Diwadkar	1-Aug-1979	31-Jul-1986
258	BP 242	114				531.70	212.40						
259	BP 165	115	GHAVARE DAIRY	MUTTON SHOP		234.10	93.65 + 46.10	1854-1900	P. M. M.	P. M. M.	Kishore Ganpat Sankpal	1-May-1937	30-Apr-1967
260	BP 187	116	HOTEL RANGOLI			838.60	307.69	1999	J. B. Maneckji & Co.	P. M. M.	Oriental Estate & Co. Pvt. Ltd. - Pankaj Ajmera	1-Dec-1961	31-Jul-1981
261	BP 228	117	BOHRA COMMUNITY CENTER			657.70	290.97 + 74.54	after 1981	Smt. Sugrabai Abdul Hussein	Trustees of H. H. Sayedna Taher Saiffudin Memorial Foundation	Trustees of H. H. Sayedna Taher Saiffudin Memorial Foundation	1-Aug-1972	31-Jul-1987
262	BP 9	118	HOTEL PRASANNA	PHEROZA VILLA	H04	991.60	380.43	1854-1900	Khorshid Banu Jehangir Aspandiyar Irani	Noshir Jehangir Irani	G. S. Shinde	1-Aug-1950	31-Jul-1980
263	BP 189	153	SAIHIT GUEST HOUSE		H08	3413.10	315.81	1901-1945	Chunnilal A. Kapadia Nayan A. Kapadia	Ramkrishnadas K. Agarwal Dodamal Surajmal Goyal	Ramesh Morarji Shah	1-Aug-1961	31-Jul-1991
264	BP 178A	154	YASHODA BHUVAN (VAIDYA PHOTO STUDIO)		H07			1854-1900	Ramchandra Yashodabai Dhondomal Sahastrabudhe & others	Yashodabai / Ramchandra Gopinath Dhondomal Sahastrabudhe & others	Yashodabai / Ramchandra Gopinath Dhondomal Sahastrabudhe & others	14-Mar-1962	13-Mar-1992
		BP 178B		155			464.90						
265	BP 194	156	VACANT			36.30			Govt.	Govt.	Govt.		
266	BP 8	157	UNION BANK	THE LAUNDRY	H09	624.90	181.75	1854-1900	Yashwant Sadashiv Diwadkar	Yashwant Sadashiv Diwadkar	Yashwant Sadashiv Diwadkar	1-Aug-1950	31-Jul-1980
267	BP 179	158	BHARAT CHIKKI SHOP			424.70	186.45 + 82.95	1901-1945	Yashwant Mahadev Poddar Shah	Bhogilal Gowardhandas Shah	Indubai Bhogilal G. Shah	1-Aug-1956	31-Jul-1976
268	BP 17	159	MAHADEV BHUVAN (SATISH FOOT WEAR)			595.80	141.00	1901-1945	Yashwant Mahadev Poddar, Bhimbak Mahadev Poddar	Prahlad Yashwant Poddar & others	Prahlad Yashwant Poddar & others	1-Aug-1951	31-Jul-1981
269	BP 166	160	RAM MANDIR		H10	1947.00	239.00	1895	Manohardas Tribhovandas Madhavgawala	Madhavgadas Dharamdas & others and Laxminarayan M. Madhavgab Charitable Trust	Madhavgadas Dharamdas & others and Laxminarayan M. Madhavgab Charitable Trust		
270	BP 167	161	RAM MANDIR			2428.10	130.50						
271	BP 14	162	KASHMIR EMPORIUM			158.00	93.64	after 1981	Pandharinath S. Gandre	Kamlabai Shamlal Gupta	Dilipkumar Shamlal Gupta	1-Aug-1950	31-Jul-1980
272	BP 15	163	NARIMAN CHIKKI SHOP			132.90	71.50 + 61.40	after 1981	Behram Ardeshir Malegam Rati Boman Saklatwala	Dilipkumar Shamlal Gupta	Dilipkumar Shamlal Gupta	1-Feb-1959	31-Jul-1988

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
273	BP 12	164A				332.20	78.00 + 93.00		Behram Ardeshir Malegam Rati Boman Saklatwala, Boman Jamshetji Saklatwala	Bagirathibai Madanaji Sawant	Bagirathibai Madanaji Sawant	1-Aug-1950	31-Jul-1980
274	BP 168	168	MOSQUE		H16	1273.40	234.75	1872	Trustees of Mashid Mohamed Hasan Mujauar, etc.	Trustees of Mashid Mohamed Hasan Mujauar, etc.	Trustees of Mashid Mohamed Hasan Mujauar, etc.		
275	BP 12B	164B	LAUNDRY		H11	355.10	207.75	1854-1900	Govt.	Kondiram Vitha Bhonsle	Kondiram Vitha Bhonsle	1-Aug-1950	31-Jul-1980
276	BP 7	169	KHAN'S HOTEL		H17	3066.10	668.50	1854-1900	Mohamed Ashraf Khan, Ibrahim Khan	Karima Khatun, Ashraf Khan, Ibrahim Ashraf Khan, etc.	Karima Khatun, Ashraf Khan, Ibrahim Ashraf Khan, etc.	1-Aug-1950	31-Jul-1980
277	BP 253	170	VACANT			144.60			P. M. M.	P. M. M.	Nagar Parishad		
278	BP 18	171	RUCHA HOTEL		H18	940.60	101.16 + 254.84	1901-1945	David Japeth	M. D. Japeth and Jacob Hayam	Sarlaben Kanhaiyalal Pandya	1-May-1952	30-Apr-1982
279	BP 231	172	HUTATMA KOTWAL VYAYAM MANDIR		H19	690.40	71.25	1948	Sec. Hindustan Vyayam Mandir	Sec. Hindustan Vyayam Mandir	Sec. Hindustan Vyayam Mandir	1-Aug-1956	31-Jul-1986
280	BP 232	173	BEJONJEE S. CHENOY MUNICIPAL ASSEMBLY HALL		H20	787.80	150.00	1948	P. M. M.	P. M. M.	Nagar Parishad		
281	BP 179	174	GOOLRAJ SINGHANE MARATHI VERNACULAR SCHOOL		H21	3718.30	462.37 + 430.63	1916	Chairman School Board Colaba	Chairman School Board Colaba	Nagar Parishad		
282	BP 10	177	RICHIE RICH	BHASKAR VILLA		3825.30	418.80	1999	Jamnadas Narotamdas Zaveri	M/s. Richie Rich Resort Pvt. Ltd. - Shrikant Dayabhai Bhagat	Tushar Shrikant Bhagat	1-Aug-1950	31-Jul-1950
283	BP 176	178	LIBRARY		H23	2038.00	200.00	1897	P. M. M.	P. M. M.	Nagar Parishad		
284	BP 177	272	TIMBER DEPOT			6070.30	300.00		P. M. M.	P. M. M.	Forest Department		
285	BP 13	274	LORDS CENTRAL HOTEL		N02	584.10	343.35	1854-1900	S. Hormusji Lord, Bai Bapai S. H. Lord	Bai Bapai S. H. Lord, Jamshed S. H. Lord, Rustom S. H. Lord, etc.	Bai Bapai S. H. Lord, Jamshed S. H. Lord, Rustom S. H. Lord, etc.	1-Aug-1950	31-Jul-1980
286	BP 1	276	VIDEO PARLOUR	MATHERAN STORES	N01	2706.40	573.56	1854-1900	Cawas N. Lord	Jerbai Jehangir Mistry, Dhunjishaw Jehangir Mistry	Jerbai Jehangir Mistry, Dhunjishaw Jehangir Mistry	1-Aug-1950	31-Jul-1980
287	BP 1A	277	VACANT			202.30			N. Lord	Jerbai Jehangir Mistry, Dhunjishaw Jehangir Mistry, Manekshaw Merwanji Patel	Jerbai Jehangir Mistry, Dhunjishaw Jehangir Mistry, Manekshaw Merwanji Patel	1-Aug-1961	31-Jul-1966
288	BP 2	278	POINT VIEW HOTEL	JER VILLA / DR. KOYAJI'S BUNGALOW		682.90	448.25	1999	Dr. D. H. Koyaji, Bai Najabai D. Koyaji	Pheroze Eruchshaw Dastur, Roda Pheroze Dastur	Pheroze Eruchshaw Dastur, Roda Pheroze Dastur	1-Aug-1950	31-Jul-1980
289	BP 3	279	BENJON VILLA	BENJON AND MARY LODGE		639.00	128.87	1901-1945	Cawas N. Lord	Dhunjishaw Jehangir Mistry	Dhunjishaw Jehangir Mistry	1-Aug-1950	31-Jul-1980
290	BP 4	280	HOTEL LAXMI		H29	3743.30	253.50 + 405.50	1909	Shaktiprasad Bulakidas Mehta	Ratilal Bulakidas Mehta	Harihar Ratilal Mehta	1-Aug-1950	31-Jul-1980

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
291	BP 5	281	GARBUT VIEW		H28	1789.30	297.83	1854-1900	Bai Homai Bejanji Hodiwala	Framroze Bejanji Hodiwala, Manek Bejanji Hodiwala, Eruchshaw Bejanji Hodiwala	Framroze Bejanji Hodiwala, Manek Bejanji Hodiwala, Eruchshaw Bejanji Hodiwala	1-Aug-1953	31-Jul-1980
292	BP 173	282	TELEPHONE EXCHANGE		H27	1264.70	165.25 + 41.00	1901-1945	Govt.	Govt.	Govt.		
293	BP 172	283	POST OFFICE		H26	2124.60	486.00	1868	Govt.	Govt.	Govt.		
294	BP 6	284	ABDUL REHMAN ALI HOUSE		H25	910.50	428.62	1901-1945	Wali Mohamed Abdul Rehman	Abdul Rehman Ali Mohamed	Abdul Rehman Ali Mohamed	1-Aug-1950	31-Jul-1980
295	BP 224	285	N. LORD PARK & CHHATRAPATI SHIVAJI UDYAN			3380.50			Govt.	P. M. M.	Nagar Parishad		
296	BP 252	286				15.30	7.50		Govt.	P. M. M.	Nagar Parishad		
297	BP 170	287	KAPADIA MARKET		H24	374.60	105.50	1919	P. M. M.	P. M. M.	P. M. M.	1-Aug-1944	31-Jul-1974
298	BP 169	288				5120.80	1600.00		P. M. M.	P. M. M.	P. M. M.	1-Aug-1918	31-Jul-1948
299	BP 252	289	RAMESH FOOT WEAR / HILL TOP HOTEL (SHOPS)			307.70	154.00 + 28.75	1901-1945	Ramkrishna Hareshwar Pandit, etc.	Rajguru R. H. Pandit, etc.	Rajguru R. H. Pandit, etc.	1-Aug-1954	31-Jul-1984
300	BP 24	290	SACK WILL / KETKAR RESTAURANT (SHOPS)		H15	374.60	217.50	1854-1900	Behram Ardeshir Malegam, Rati B. Saklatwala	Rati B. Saklatwala, Boman Jamshedji Saklatwala, Yasmin Saklatwala	Ramesh D. Tavde	1-Aug-1954	31-Jul-1984
201	BP 26	291	SATYA VIJAY HOTEL		H15	177.30	57.00 + 27.00	1901-1945	Morarji Jadhavji Thakkar, etc.	Balkrishna Babaji Kadam, Shantabai Babaji Kadam Krishna Parmeshwar Kadam	Balkrishna Babaji Kadam, Shantabai Babaji Kadam Krishna Parmeshwar Kadam	1-Aug-1954	31-Jul-1984
302	BP 27	292	KWALITY CHIKKI SHOP			189.00	104.00 + 4.75	1946-1981	Yashwant Bala Shinde	Yashwant Sakharam Chavan, Surekha Yashwant Chavan	Yashwant Sakharam Chavan, Surekha Yashwant Chavan	1-Aug-1954	31-Jul-1984
303	BP 180	293	VACANT			155.50	35.00		P. M. M.	P. M. M.	Nagar Parishad		
304	BP 28	294	VACANT			259.20	237.12		Ismail Siddique Bakhadia	Ismail Siddique Bakhadia	Ismail Siddique Bakhadia	1-Aug-1954	31-Jul-1984
305	BP 19	295	PATHAK PHOTO STUDIO / SHINDE ART SHOP, ETC.		H14	477.40	321.04	1854-1900	Mariam Musa (Pakistan)	R. H. Pandit		1-Aug-1954	31-Jul-1984
306	BP 21	296	CENTRAL CHIKKI SHOP			240.00	153.00+59.40	1901-1945	Mohamed Safi Azan	R. H. Pandit	Vallabhai Leelachand Shah	1-Aug-1954	31-Jul-1984
307	BP 29	297				122.00				Babu Dhondu Sapkal	Vasant Sarkar Sapkal	1-Aug-1954	31-Jul-1984
308	BP 30	298				91.10				Sarkar Mahadev Sawant	Draupati Ganpat More	1-Aug-1956	31-Jul-1986
309	BP 31	299				65.20				Arun Vishnu Dikshit	Arun Vishnu Dikshit	1-Aug-1956	31-Jul-1986
310	BP 32	300				51.80				Balkrishna Govind Renose	Balkrishna Govind Renose	1-Aug-1956	31-Jul-1986
311	BP 33	301				70.20				Sarkar Mahadev Sawant	Sarkar Mahadev Sawant	1-Aug-1956	31-Jul-1986
312	BP 254	302				6.70				P. M. M.	Nagar Parishad		
313	BP 34	303				81.10				Ram Krishna Shinde	Ram Krishna Shinde	1-Aug-1956	31-Jul-1986

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
314	BP 20	304				212.60			Matheran Electric Supply Co. Ltd., J. B. Manekshaw	Shri Jayantilal Manlal Shah	Shri Jayantilal Manlal Shah	1-Aug-1954	31-Jul-1984
315	BP 35	305				92.80				Vasant Parsuram More, Sahdev Ghodu Birmale, Vandana, Anil	Vasant Parsuram More, Sahdev Ghodu Birmale, Vandana, Anil	1-Aug-1956	31-Jul-1986
316	BP 36	306				93.60				Mrs. Halima Mohamed Mujabar	Ahmed Hasan	1-Aug-1956	31-Jul-1986
317	BP 37	307				102.80				Yashwant Sakharam Chauhan	Yashwant Sakharam Chauhan	1-Aug-1954	31-Jul-1984
318	BP 38	308				73.60				Narayan Sakharam Chauhan	Narayan Sakharam Chauhan	1-Aug-1954	31-Jul-1984
319	BP 39	309	OPEN GROUND			70.20				Shankar Gopal Bhutkar	Shankar Gopal Bhutkar	1-Aug-1956	31-Aug-1986
320	BP 40	310				116.10				Narmadabai Ramchandra Parte	Narmadabai Ramchandra Parte	1-Aug-1956	31-Aug-1986
321	BP 41	311				105.30				Mahadu Hari Sakpal	Mahadu Hari Sakpal	1-Aug-1954	31-Jul-1984
322	BP 42	312				87.00				Mrs. Dwarkabai Laxaman Kadam	Mrs. Dwarkabai Laxaman Kadam	1-Aug-1956	31-Jul-1986
323	BP 43	313	VACANT			107.90				Sakharam Bala Parte	Sakharam Bala Parte	1-Aug-1956	31-Jul-1986
324	BP 44	314				83.60				Bhadrsen Raghunath Baarmukh	Raghunath Baarmukh	1-Aug-1956	31-Jul-1986
325	BP 45	315				111.10				Narayan Arjun Dalvi	Vilas Dalvi	1-Aug-1956	31-Jul-1986
326	BP 46	316				80.30				Babaji pandu Kadam	Babaji pandu Kadam	1-Aug-1956	31-Jul-1986
327	BP 47	317				70.20				Ahmed Chand Mahabale	Anwar Ali	1-Aug-1956	31-Jul-1986
328	BP 48	318				70.20				Narayan Baburam Chowdry	Narayan Baburam Chowdry	1-Aug-1956	31-Jul-1986
329	BP 22	319				119.60				Mr. Ganpat Bhau Sonabane	Mr. Ganpat Bhau Sonabane	4-Jan-1987	31-Jul-2017
330	BP 49	320				107.90				Mrs. Halima Mohamed Mujabar	Debray Parmeshwar Nayak	1-Aug-1956	31-Jul-1986
331	BP 50	321				92.00				Mahadev Vithoba Mirajkar	Mukund Mahadev Mirajkar	1-Aug-1956	31-Jul-1986
332	BP 51	322				121.90				Shantabai Dattatray Kamble	Shantabai Dattatray Kamble	1-Aug-1956	31-Jul-1986
333	BP 52	323				127.80				Prakash Govind Shinde	Narmadabai Ramchan Parte	1-Aug-1954	31-Jul-1984
334	BP 53	324				214.90				Rubabbai Ali Mohamed Jibanji	Rubabbai Ali Mhammad Jibanji	1-Aug-1954	31-Jul-1984
335	BP 14	325				193.10				Prabhakar Ramchandra Hendre	Sunanda Dattaram Cauhan	1-Aug-1954	31-Jul-1984
336	BP 55	326				156.30				Vasant Raghunath Hendre	Premdeep Purshotam Thakkar	1-Aug-1954	31-Jul-1984
337	BP 56	327				103.70				Badiram Ratan Kachhi	Hiraman Hukumchand Pardesi	1-Aug-1954	31-Jul-1984

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
338	BP 57	328				78.60				Noormohamed Abdul Rahim	Noormohamed Abdul Rahim	1-Aug-1954	31-Jul-1984
339	BP 58	329				91.10				Halimabai Abdul Kadar	Shiru Sharad Dhondiram Chowdry	1-Aug-1954	31-Jul-1984
340	BP 59	330				108.70				Tarabai Ramchandra Jadhav	Tarabai Ramchandra Jadhav Turst	1-Aug-1954	31-Jul-1984
341	BP 23	331				122.90				Fakir Mohamed Shekh Daud	Fakir Mohamed Shekh Daud	1-Aug-1954	31-Jul-1984
342	BP 60	332				158.00				Khalil Ahmed Abdulgani Fajandar	Khalil Ahmed Abdulgani Fajandar	1-Aug-1954	31-Jul-1984
343	BP 61	333				155.50				Laxaman Dhanshan Chowdry	Durgabai Kanayalal Chowdry	1-Aug-1954	31-Jul-1984
344	BP 62	334				134.70				Hussain Ushman Mujabar	Hussain Ushman Mujabar	1-Aug-1956	31-Jul-1986
345	BP 63	335				104.50				Sham Dhondu Biramane	Sham Dhondu Biramane	1-Aug-1857	31-Jul-1987
346	BP 64	336				77.80				Gajrabai Ganpat Dhabre	Gajrabai Ganpat Dhabre	1-Aug-1954	31-Jul-1984
347	BP 65	337				65.30				Vithabai Narayan Surat	Sitabai Ramchand Biramane	1-Aug-1959	31-Jul-1989
348	BP 66	338				65.20				Radho Rakhmaji shelar	Sitabai Ramchand Biramane	1-Aug-1959	31-Jul-1989
349	BP 67	339				46.00				Mahev Taau Jadhav	Dattatray Kishan Nath Kadam	1-Aug-1853	31-Jul-1956
350	BP 68	340				108.10				Govindji Dhaj	Dhondu Parshuram Dhag	1-Aug-1857	31-Jul-1986
351	BP 140	341				85.30				Tukaram Bala Mahamunkar	Janardan Tukaram Mahamunkar	1-Aug-1966	31-Jul-1986
352	BP 182	342				107.90				Baban Punaji Kalbe	Gangaram chubaji Kalbe	1-Aug-1956	31-Jul-1986
353	BP 161	343	NAGARPARISHAD STAFF QUARTERS			695.70				P. M. M.	Nagar Parishad		
354	BP 162	344	NAGARPARISHAD STAFF QUARTERS CLERK CHAWL			418.10				M. M. (Mathran Municipality)	Nagar Parishad		
355	BP 184	345				101.20				Govt.	Vithal Krishanji Dalvi		
356	BP 223	346				97.80				Mrs Kusum Krishna Bhosle	Mrs Kusum Krishna Bhosle	1-Aug-1956	31-Jul-1986
357	BP 212	347				96.10				Vasant Vaman Vaidya	Vasant Vaman Vaidya	1-Aug-1956	31-Jul-1986
358	BP 191	348				101.20				Bhagaji Shelar	Bhagaji Shelar	1-Aug-1956	31-Jul-1986
359	BP 185	349				203.30				Govt.	Tukaram Sawant		
360	BP 211	350				108.70				Govt.	Aravind Bamaji Shelar, Bhagirathi Atmaram Sutar, Pradip Ram Jadhav		
361	BP 202	351				153.30				Khalsa	Balli mohamed shekh		
362	BP 200	352				185.60				Anushaya Dhondu Tabde	Gangaram Sakharam Kadam	1-Aug-1956	31-Jul-1986

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
363	BP 192	353				207.70				Shobha Digambar Shrigarpure	Shobha Digambar Shrigarpure	1-Aug-1956	31-Jul-1986
364	BP 195	354				98.70				Ramchandra Arjun Kadam	Prabhakar Ramchandra Kadam	1-Aug-1956	31-Jul-1986
365	BP 213	355				113.70				Radho Rama Ranjne	Radho Rama Ranjne	1-Aug-1956	31-Jul-1986
366	BP 247	356				58.00				P. M. M.	Subhash Rdho Ranjne	1-Aug-1956	31-Jul-1986
367	BP 133	357				143.00				Yashwant Krishna Shangne	Pradeep Keshav Shangne	1-Aug-1956	31-Jul-1986
368	BP 126	358				192.30				Silabai Ramchandra Jadhav	Narayn Mahadev Jagdado	1-Aug-1956	31-Jul-1986
369	BP 183	359				137.40				Dagdu Laxaman Malusare	Dagdu Laxaman Malusare	1-Aug-1956	31-Jul-1986
370	BP 69	360				46.00				Laxaman narayan Budhle	Vijay Laxman Budhle	1-Aug-1956	31-Jul-1986
371	BP 70	361				124.60				Krishna Bhagu Ghavre	Baban Kishan Ghavre, sarkar Kishan Ghavre, Manohar Madhav Ghavre	1-Aug-1954	31-Jul-1984
372	BP 71	362				121.60				Narayan Babji Parte	Suresh Narayan Patre, Chandrakant Mahadev Chorge	1-Aug-1954	31-Jul-1984
373	BP 72	363				159.70				Ramesh Dhanji Dalvi	Reshma Ramesh Dalvi, Sharad Dhanji Dalvi	1-Aug-1954	31-Jul-1984
374	BP 249	364	MUNICIPAL PUBLIC TAP			142.70				P. M. M.	M. M. (Matheran Municipality)		
375	BP 73	365	OPEN GROUND			131.30				Khalubahi Kadarbhai	Khalubahi Kadarbhai	1-Aug-1954	31-Jul-1984
376	BP 74	366				148.80				Hussain Mannu Shekh	Ajit Hussain Sheikh, Shabbir Hussain Sheikh, Latif Hussain Sheikh	1-Aug-1954	31-Jul-1984
377	BP 75	367				211.50				Ahmed Yusufbhai	Ahmed Yusufbhai	1-Aug-1954	31-Jul-1984
378	BP 76	368				163.90				Govt.	Govt.	1-Aug-1954	31-Jul-1984
379	BP 77	369				226.60				Mohammad Abdul Hamid	Khornisha Mohammad Punawala	1-Aug-1954	31-Jul-1984
380	BP 78	370				136.30				Moise Mulla Anbasbhai	Moise Mulla Anasbhai, Siraj Abdul Bashit	1-Aug-1954	31-Jul-1984
381	BP 79	371				107.00				Gulam Mohamed Ali Khan	Gulam Mohamed Ali Khan	1-Aug-1954	31-Jul-1984
382	BP 80	372				110.50				Mrs Radhabai Krishnarao Cherkule	Mrs Radhabai Krishnarao Cherkule	1-Aug-1954	31-Jul-1984
383	BP 81	373				111.20				Sadashiv Govind Hendre	Yashvant Govind Hendre	1-Aug-1956	31-Jul-1986
384	BP 82	374				113.70				Maniram Gotiram Chowdry	Maniram Gotiram Chowdry	1-Aug-1954	31-Jul-1984
385	BP 83	375				236.60				P. N. Kotwal	P. N. Kotwal	1-Aug-1954	31-Jul-1984
386	BP 84	376				171.40				Raghunath Balaji Jadhav	Vijaya Dhanaji Jadhav	1-Aug-1954	31-Jul-1984
387	BP 251	377	PUBLIC TAP			45.30				P. M. M.	Nagar Parishad		

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
388	BP 85	378				515.10						1-Aug-1954	31-Jul-1984
389	BP 86	379				76.10						1-Aug-1956	31-Jul-1986
390	BP 87	380				80.30						1-Aug-1956	31-Jul-1986
391	BP 88	381				90.30						1-Aug-1954	31-Jul-1984
392	BP 89	382				100.30						1-Aug-1956	31-Jul-1986
393	BP 90	383				81.90						1-Aug-1944	31-Jul-1974
394	BP 91	384				120.40						1-Aug-1956	31-Jul-1986
395	BP 92	385				177.30						1-Aug-1956	31-Jul-1986
396	BP 250	386	NAGAR PARISHAD PUBLIC TOILET			245.50				P. M. M	Nagar Parishad		
397	BP 255	387	CLOTHER HOUSE			71.60				P. M. M	Nagar Parishad		
398	BP 93	388				73.60				Govt.	Ambu Ragho Chowdry		
399	BP 94	389				85.60				Govt.	Ambu Ragho Chowdry		
400	BP 95	390				92.00				Shantabai Vithal Pawar	Vithal Dhondu Barge	1-Aug-1956	31-Jul-1986
401	BP 96	391				43.20				Govt.	Manohar Narayan Valose	1-Aug-1956	31-Jul-1986
402	BP 181	392				83.60				Mrs Gangubai Laxman Parte	Kishore Bikaji Pawar	1-Aug-1958	31-Jul-1988
403	BP 148	393	PUBLIC TOILET			180.40				P. M. M	M. M. (Matheran Municipality)		
404	BP 160	394	HORSE STABLE			851.50				M. M. (Matheran Municipality)	M. M. (Matheran Municipality)		
405	BP 159	395	HORSE STABLE			735.80				M. M. (Matheran Municipality)	M. M. (Matheran Municipality)		
406	BP 203	396				35.10				Govt.	Govt.		
407	BP 204	397				38.70				Govt.	Govt.		
408	BP 208	398				37.70				Govt.	Govt.		
409	BP 207	399				53.50				Govt.	Govt.		
410	BP 206	400				84.40				Ragho Laxaman Biramane	Arjun Dhoudu Biramane	1-Aug-1955	31-Jul-1957
411	BP 205	401				100.30				Ibrahim chand Baarunkar	Ibrahim chand Baarunkar	1-Aug-1857	31-Jul-1987
412	BP 246	402				10.20				P. M. M	Nagar Parishad		
413	BP 188	403				1261.70				Director Matheran Elect. Supply Company	M. S. E. B.	1-Aug-1961	31-Jul-1991
414	BP 158	404	NAGAR PARISHAD HORSE STABLE			4046.90				M. M. (Matheran Municipality)	Nagar Parishad		
415	BP 243	405	CLOTHER HOUSE			58.10				P. M. M	Nagar Parishad		
416	BP 240	406	PUBLIC TOILET			26.80				P. M. M	Nagar Parishad		

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
417	BP 239	407	PUBLIC TOILET			41.80				P. M. M	Nagar Parishad		
418	BP 116	408				80.30				Raobala Karde	Dagdo Rao Karde	1-Aug-1857	31-Jul-1987
419	BP 117	409				101.20				Mrs. Sitabai Parshuram Kale	Mrs. Sitabai Parshuram Kale	1-Aug-1956	31-Jul-1986
420	BP 115	410				132.90				Badhubai Syaji Dhoiphode	Sakant Narayan Dhoiphode	1-Aug-1956	31-Jul-1986
421	BP 114	411				117.50				Govt.(Khalsa)	Gjanan Shankar Karde		
422	BP 113	412				138.80				Ananta Kondiram Saluke	Ananta Kondiram Saluke, Chandrakant Ganpat .S.	1-Aug-1956	31-Jul-1986
423	BP 112	413				134.90				Narayan Ganpat Karde	Sudam Ganpat Karde	1-Aug-1956	31-Jul-1986
424	BP 111	414				46.80				Govt.	Govt.		
425	BP 110	415				102.20				Govt.	Govt.		
426	BP 109	416				116.10				Govt.	M. B. Abnaate		
427	BP 108	417				143.00				Mr.Madhav Bajirao Abnaate	Mr.Madhav Bajirao Abnaate	1-Aug-1857	31-Jul-1987
428	BP 107	418				86.30				Govt.	Lata Gajanan Abnaate		
429	BP 106	419				69.90				Bhiku Balku Baagade	Ramesh Krishana Baagade	1-Aug-1956	31-Jul-1986
430	BP 105	420				80.30				Prabhakar Balku Kadam	Sarasvati Balku Kadam	1-Aug-1956	31-Jul-1986
431	BP 104	421				80.30				Sakharam Maruti Sonavane	Sakharam Maruti Sonavane	1-Aug-1956	31-Jul-1986
432	BP 103	422				80.30				Balkrishna Tukaram Pawar	Balkrishna Tukaram Pawar	1-Aug-1956	31-Jul-1986
433	BP 102	423				46.80				Kandku Narayan Kale	Kandku Narayan Kale	1-Aug-1857	31-Jul-1987
434	BP 101	424				83.60				Ganpat Sitaram Kadam	Vijay Tukaram More, Raghunath Sandhuke	1-Aug-1956	31-Jul-1986
435	BP 100	425				105.30				Balkubai Sayaji Doinode	Vithoba Bhosle	1-Aug-1956	31-Jul-1986
436	BP 99	426				108.70				Laxman Dhondu Tike	Vishnu Shankar Kale	1-Aug-1956	31-Jul-1986
437	BP 98	427				108.70				Bandhku Gopal Kale	Vithal Babu Kale, Baban Shankar Kale	1-Aug-1956	31-Jul-1986
438	BP 97	428	BURIAL GROUND			205.70				Maruti Rajaram Sandhuke	Maruti Rajaram Sandhuke	1-Aug-1956	31-Jul-1986
439	BP 156	429				1745.00				Trust of Bhoori Burial Ground, Tayab Ali Abdul Hussain	Trust of Bhoori Burial Ground, Tayab Ali Abdul Hussain		
440	BP 157	430	BURIAL GROUND			2124.60				Trustee Of Suni Momadian Burial Ground Hassan Mohamed Mujawar	Trustee Of Suni Momadian Burial Ground Hassan Mohamed Mujawar		
441	BP 244	431	PUBLIC TOILET			42.70				P. M. M	Nagar Parishad		
442	BP 242	432	PUBLIC TAP			64.70				P. M. M	Nagar Parishad		
443	BP 163	433	STAFF QUARTERS			596.00				M. M. (Matheran Municipality)	Nagar Parishad		

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
444	BP 118	434				201.50				M. N. Pradhan	M. N. Pradhan	9-Jan-1987	31-Jul-2017
445	BP 119	435				240.60				Mrs. Hajra Bibi Shekh Ali	Mrs. Hajra Bibi Shekh Ali	1-Aug-1959	31-Jul-1989
446	BP 120	436				234.10				Govind Krishnaji Mobharkar	Sandeep Krishna Nayak	1-Aug-1963	31-Jul-1993
447	BP 121	437				185.60				Kashiram Dhansingh Chowdry	Rajendra Kashiram Chowdry	1-Aug-1955	31-Jul-1985
448	BP 122	438				471.60				Bhadrasen Raghunath Barmukh	Bhadrasen Raghunath Barmukh	1-Aug-1955	31-Jul-1985
449	BP 199	439				185.60				Usman Rajmohamed Barunkar	Usman Rajmohamed Barunkar	1-Aug-1956	31-Jul-1986
450	BP 186	440				266.10				Sulbha Shankar Mistry	Mrs. Abhiruchi Gurunath Ojgaabkar	1-Aug-1956	31-Jul-1986
451	BP 197	441				271.70				Murtizabai Usman Basne	Khatijabai Usman Basne	1-Aug-1956	31-Jul-1986
452	BP 198	442				282.60				Abdul Rehman Chipade	Mohammed Usuf Chipade	1-Aug-1956	31-Jul-1986
453	BP 210	443				211.50				Ismail Dhodu Chipade	Sayed Usman Shakhani	1-Aug-1956	31-Jul-1986
454	BP 209	444				185.60				Mrs. Sakina Sekh	Ahmed Chand Mahabad	1-Aug-1956	31-Jul-1986
455	BP 227	445				250.00				Usman Hassan Mujawar	Asraf Kasam Mujawar	1-Aug-1942	31-Jul-1972
456	BP 230	446				151.30				Govt.	Govt.		
457	BP 226	447				137.10				Sakharam Mahadev Parab	Anantadevu Pamare	1-Aug-1956	31-Jul-1986
458	BP 220	448				127.10				Vithal Krishnaji Dalvi	Vithal Krishnaji Dalvi	1-Aug-1956	31-Jul-1986
459	BP 216	449				199.10				Mrs. Kumudini Prabhakar	Jayawantal Harjivandas	1-Aug-1956	31-Jul-1986
460	BP 219	450				125.40				Smt. Sharadabai Raghunath Dalvi	Smt. Sharadabai Raghunath Dalvi	1-Aug-1953	31-Jul-1983
461	BP 222	451				120.40				Khalsa	Laxaman Ramchandra Chauhan		
462	BP 221	452				120.40				Govt.	Govt.		
463	BP 217	453				120.40				Basant Sitaram Tavde	Basant Sitaram Tavde	1-Aug-1953	31-Jul-1983
464	BP 215	454				120.40				Dhondu Utekar, Sitaram Utekar	Sumati Smabahji Utekar	1-Aug-1953	31-Jul-1983
465	BP 214	455				120.40				Laxman Bhiku Sutar	Gulshan Hassan Ali	1-Aug-1953	31-Jul-1983
466	BP 132	456				185.60				Smt. Habiba Chan Ali Mujawar	Hasif Chand Ali Mujawar	1-Aug-1953	31-Jul-1983
467	BP 131	457				119.60				Ajijabai Appu Varunkar	Ajijabai Appu Varunkar	1-Aug-1956	31-Jul-1986
468	BP 130	458				92.80				Fatima Mohamed Mujawar	Fatima Mohamed Mujawar		
469	BP 129	459				92.80				Mrs. Rajmabai Ismail Balli	Khatija Ismail Balli	1-Aug-1956	31-Jul-1986
470	BP 128	460				119.60				Mohamed Sultan Mahapule	Mohamed Sultan Mahapule	1-Aug-1956	31-Jul-1986
471	BP 127	461				117.90				Ashabai Ismail Mujawar	Asif Nazir Jalgavkar	1-Aug-1956	31-Jul-1986
472	BP 126	462				136.30				Ali Mohamed Ismail	Ali Mohamed Ismail	1-Aug-1956	31-Jul-1986
473	BP 125	463				119.60				Daud Raju Mahapule	Daud Raju Mahapule	1-Aug-1956	31-Jul-1986

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
474	BP 124	464				119.60				Kulsum Kaudu Barunkar	Fakir Hussain Mahapule	1-Aug-1955	31-Jul-1986
475	BP 123	465				119.60				Ali Mohamed Mahapule	Usman Adam Mahapule	1-Aug-1956	31-Jul-1986
476	BP 201	466				109.50				Kashinath Laxman Sawant	Kashinath Laxman Sawant	1-Aug-1956	31-Jul-1986
477	BP 241	467				22.50				P. M. M	Nagar Parishad		
478	BP 238	468				111.50				P. M. M	Nagar Parishad		
479	BP 135	469				83.60				Fakir Mohamed Patel	Fakir Mohamed Patel	1-Aug-1953	31-Jul-1957
480	BP 133	470				83.60				Usman Rajmohamed Barukar	Hussain Suleman Dhongre	1-Aug-1953	31-Jul-1957
481	BP 133	471				89.20				Govt.(Khalsa)	Hussain Kasan Badane		
482	BP 136	472				95.10				Govt.	Chandani Daud Mujawar		
483	BP 137	473				104.00				Isamil Hassan Mujawar	Isamil Hassan Mujawar	1-Aug-1958	31-Jul-1988
484	BP 138	474				86.20				Govt.(Khalsa)	Govt.		
485	BP 237	475				103.70				P. M. M	Nagar Parishad		
486	BP 141	476				70.20				Govt. (Khalsa)	Govt.		
487	BP 142	477				70.20				Govt. (Khalsa)	Govt.		
488	BP 143	478				85.30				Mr. Hasan Gulam Shekh	Mr. Hasan Gulam Shekh	1-Aug-1956	31-Jul-1986
489	BP 147	479				67.10				Salim Mohamed Yusuf, Mehmooobi Mohamed Yusuf	Salim Mohamed Yusuf, Mehmooobi Mohamed Yusuf	1-Aug-1956	31-Jul-1986
490	BP 144	480				69.10				Ramayan Gayakvad Rama	Bhima Naryan Gayakvad	1-Aug-1956	31-Jul-1986
491	BP 140	481				66.80				Radha Govind Sapkal	Radha Govind Sapkal	1-Aug-1956	31-Jul-1986
492	BP 139	482				59.80				Govt	Govt		
493	BP 145	483				68.80				Chandrabai Girja Chauhan	Chandrabai Girja Chauhan	1-Aug-1956	31-Jul-1986
494	BP 146	484				80.60				Sama Pandurang Jadhav	Sama Pandurang Jadhav	1-Aug-1957	31-Jul-1988
495	BP 148	485				76.20				Sopan Sudka Lowkhade	Vasant Ganpat Lowkhade	1-Aug-1956	31-Jul-1986
496	BP 149	486				67.70				Govt (Khalsa)	Jaganath Ghodsi		
497	BP 229	487				101.20				Govt	Kailash Shana Sonavane		
498	BP 234	488				58.20				P. M. M	Brij Kishore Gupta Bangdiwalla		
499	BP 236	489				37.20				P. M. M	Nagar Parishad		
500	BP 235	490				18.20				P. M. M	Nagar Parishad		
501	BP 151	491				56.00				Prakash Govind Shinde	Narmadabai Ramchandra Parte	1-Aug-1956	31-Jul-1986
502	BP 154	492	STAFF QUARTERS			43.90				M. M. (Matheran Municipality)	Nagar Parishad		
503	BP 153	493				146.30				Moru Shivram Chauhan	Narmadabai Chauhan	1-Aug-1857	31-Jul-1987
504	BP 233	494	PUBLIC TOILET			12.80				P. M. M	Nagar Parishad		

SR. NO.	PLOT NO.	C. S. NO.	NAME OF STRUCTURE (PRESENT)	NAME OF STRUCTURE (PAST)	ZONE REF.	PLOT AREA (SQ. M.)	B. U. AREA (SQ. M.)	BUILT IN	ORIGINAL OWNER	LEASE HOLDER	PRESENT USER	LEASE STATUS	
												FROM	TO
505	BP 150	495	SAMAJ MANDIR			36.80				Tukaram Budhram Bhamji	Tukaram Budhram Bhamji	1-Aug-1956	31-Jul-1986
506	BP 155	496	STAFF QUARTERS			809.40				Nagar Palika	Nagar Palika		
507	BP 152	497				39.30				Management Director Co.Op .Bank Ltd	Basant Ganpat More	1-Aug-1956	31-Jul-1986
508	BP 245	498	GOAT SLAUTER HOUSE			58.10				P. M. M	Nagar Parishad		
509	BP 82	499				113.70				Bhadrasen Raghunath Barmukh	Bhadrasen Raghunath Barmukh	1-Aug-1954	31-Jul-1984
510	BP 225	600				230.80				Framroze Bejonji Hodiwala	Framroze Bejonji Hodiwala	1-Aug-1968	31-Jul-1998

LIST OF ROADS (HISTORIC IDENTITY)				
SR. NO.	PRESENT NAME	ORIGINAL NAMES	STATUS	DESTINATIONS
1	Neral Road	Main Road / Neral Road / Ghaut Road	Major Road	Neral to Dasturi Naka
2	M.G.Road	Victoria Road	Major Road	Dasturi Naka to Panday Playground
3	Panorama Point Road	Panorama Point Road	Major Road	Dasturi Naka to Panorama Point.
4	Governer's Hill Road	Governer's Hill Road	Minor Road	Dasturi to Governer's Hill
5	Mount Barry Road	Mount Barry Road	Minor Road	Dasturi to Mount Barry
6	Monkey Point - Hart Point - Simpson's Tank Road	Monkey Point - Hart Point - Simpson's Tank Road	Minor Road	Hart Point to Simpson's Tank
7	Simpson's Tank Road	Simpson's Tank Road	Minor Road	Emerald Banks to Simpson's Tank
8	Elphilstone Road	Elphilstone Road	Major Road	Artist Point to Tryst via Elphinstone Lodge
9	Garbut Path	Garbut Path	Major Road	Emerald Banks to Garbut Point and around Garbut Circus
10	Baikra Road	Baikra Road	Major Road	Garbut Circus to Dasturi along East of Garbut Spur
11	Procupine Point Road	Procupine Point Road	Major Road	Coronation Point to Wishing Stone via Procupine Point
12	Oliver Path	Oliver Path	Minor Road	Mount Eric to Procupine Point Road
13	Upper Louisa Road	Upper Louisa Road	Major Road	Louisa Point to Lower Louisa Road via Coronation Point and Walker's Tank
14	Lower Louisa Road	Lower Louisa Road	Major Road	Malang Point to Rugby Hall
15	Roland Path	Roland Path	Minor Road	Sunder Villa to Amba Spring
16	Gymkhana Road	Gymkhana Road	Major Road	Wishing Stone to European Gymkhana
17	Chenoy Road	Chenoy Road	Major Road	Sett Villa to Tryst
18	Malet Road	Malet Road	Major Road	Paymaster Park to Malet Spring
19	Coolie Path	Coolie Path	Minor Road	Rugby Plateau to European Gymkhana
20	The Cutting Road	The Cutting Road	Major Road	Naimisharanya to walker's Tank
21	Kotwal Road	King's Road	Major Road	Railway Station to Library via Rugby Plateau
22	Mary Lane	Mary Lane	Major Road	Springwood to Library
23	Khan Road	Khan Road	Minor Road	Spine roads in Kotwal Nagar
24	Rajaram Salunkhe Road	Rajaram Salunkhe Road	Minor Road	Central Chikki (M.G.Road) to Dhavad Wada
25	Bhauasaheb Raut Marg	Gordon Road	Major Road	Church Of England to Hermitage
26	Abbott Road	Abbott Road	Minor Road	Tour Petit to Prabal House
27	Maulana Azad Road	Hermitage Road	Major Road	Gujrat Bhavan to Ruby Hall
28	King Edward Road	King Edward Road	Major Road	Ruby Hall to Charlotte lake
29	McPherson Raod	McPherson Raod	Major Road	Bombay House to P.W.D Rest House
30	Charlotte Lake Road, Upper and Lower	Charlotte Lake Road	Major Road	North and South of Charlotte Lake via Charlotte Lake Bund
31	Pisharnath Valley Road	Pisharnath Valley Road	Minor Road	Pisharnath Mandir to Byramji House
32	Danger Path and Belvedere Path	Danger Path and Belvedere Path	Minor Road	Lord Point to Chowk Road
33	Madhavji Road	Madhavji Road	Major Road	Bombay House to Castle Hill

SR. NO.	PRESENT NAME	ORIGINAL NAMES	STATUS	DESTINATIONS
34	Panday Road	Panday Road	Major Road	Panday Playground to Parsee Burial Ground
35	Pabney Lane	Pabney Lane	Minor Road	Wadia Lodge to Mt. Pabney
36	Shri Shivaji Road	Murison Road	Major Road	Panday Playground to Gulestan
37	Chowk Road	Chowk Road	Major Road	Gulestan to Chowk Point
38	South Road	South Road	Major Road	Chowk Point to Little Chowk Point
39	Little Chowk Road	Little Chowk Road	Major Road	Little Chowk Point to Parsee Burial Ground
40	Olympia Road	Olympia Road	Major Road	Gulestan to Olympia
41	Willingdon Road	Willingdon Road	Minor Road	Gulestan to Birdwood Point
42	Lady Willingdon Road	Lady Willingdon Road	Minor Road	Along the north-west edge of Olympia Ground
43	Birdwood Path	Birdwood Path	Minor Road	Birdwood Point to Little Chowk Point
44	Victoria Road	Victoria Road	Minor Road	Shera Cottage to Maratha Burial Ground
45	Rambaug Path	Rambaug Path	Major Road	Little Chowk Road to the Foothill via Rambaug forest

ASSOCIATION OF NOTABLE PERSONALITIES WITH THE DEVELOPMENT OF MATHERAN HILL STATION

LIST OF NOTABLE INDIAN PERSONALITIES

- Adamjee Peerbhoy - Founder of Matheran Railway.
- Abdul Hussain Adamjee Peerbhoy, engineered the Matheran railway.
- Chenoy Bejonjee Chenoy - one of the original Hotelier who contributed to the civic infrastructure development.
- Paymaster Lt. Col., Superintendent - developed the park and Children's Play area at Rugby Plateau.
- Lord Hormusjee - Pioneer hotelier - Owner of Matheran Stores.
- Khan Brothers (Ibrahim - Abdullah - Ismail) - Owners of Khan Villa who bought European Hotel (Khoja Sanatorium today). They were owners of about half the fleet of horses in about 1900.
- Sorabji Panday - 1st elected President of Municipality and an Excellent Administrator (1933 - 1940)
- Framji Mehta - Started Newspaper 'Matheran Jottings' (1891) and Owned Arnold Lodge. He was also a Editor/ Proprietor of Anglo Gujarati Weekly 'Kaisair E Hind'
- Kapadia - Pestonji .N. Kapadia - Owner of Rockhill and built the Kapadia Market in 1919 in memory of wife Ruttonbai.
- Sett - Mr. Jalbhoy - Donated 29,000/- for Parsee Gymkhana 1912 and owned Sett Villa.
- Japheth - David Japheth - First Photographer (1900 onwards) of Matheran.
- M.D. Japheth - Author of 'Matheran the beautiful'.
- Rustomjee Jeejibhoy / Byramjee Jeejibhoy / Jamshetjee Jeejibhoy - They gave grants towards the building and maintenance of the B. J. Hospital.
- Khareghat Lt. Col. - Superintendent 1920's and worked for improvement of Parsee Cemetery.
- Dr. Koyaji - A physician (doctor) who settled in Matheran after retirement and was a social worker.
- Gomes G. B. - Owner of the first bakery in Matheran (1880's).
- Vitthalrao Kotwal – Lawyer, son of local barber, and renowned freedom fighter of Matheran shot by British in 1942.
- J. M. D'Souza - Owner of Bakery and 1st Hotel (1853).
- Damodar Gordhandas - A great bibliophile who had instituted peoples a free reading room and Library in Bombay - He built the library in 1897 in the memory of Karsandas Mulji - A Hindu Social reformer.

- Mr. Dabake - Head Master, Municipal School Matheran. Author of 'Hand Book to Matheran' (1924).
- Hareshwar Pandit - Owner of Keepsake, Sunder Villa, Sumati Villa etc.
- Sir. Cawasji Jehangir - Owner of Readymoney Cottage.
- Pherozsha Mehta - Owner of the Terrace bungalow (Rose Cottage today).
- Sir. Dinshaw Petit - Owner of Gulestan bungalow.
- Sir Sasoon David - Owner of Sea view.
- Premchand Roychand - Owner of Fountain Lodge (the famous stockbroker of Bombay).
- Sir Jamshedji Tata - Owner of Castle Hill.
- Kanhaiyyalal Munshi - Owner of St. Elmo.
- Jagannath Shankershet - Initiated Construction of Pisarnath Mandir.
- Ratan Tata - Owner of Homestead bungalow, later donated a convalescent home (for old and destitute ladies).
- Jamshedjee Jeejibhoy - Owner of Castle Hill bungalow (now houses the Saraswati Vidya Mandir School).
- Khan Bahadur Bhiladwala - Owner of Pinto Hotel and Savoy Hotel and a patron of the Hill.
- Madhavji Virji - Solicitor from Bombay, Contributed to civic amenities of Matheran.

LIST OF NOTABLE BRITISH PERSONALITIES

- Mr. Hugh Malet - Discovery of Matheran and the builder and owner of first bungalow in Matheran.
 - Lord Elphinstone Governor of Bombay - Development of infrastructure, popularity and prosperity of Matheran
 - Capt. Given and Mrs. Given - Two of the first four residents of Matheran
 - Capt. Walker
 - Capt. Barr
 - Mr. Fawcett
 - Mr. Arthur Malet
- } First Bungalow Owners
- Capt. Day - conducted the initial survey of the hill.
 - Capt. Ponsonby - Survey, identification of sites for Public Buildings, Church, Construction of Ponsonby tank
 - Major Peacock - conducted the final survey and formulated the early layout of plots.
 - Major Parkinson - First Superintendent
 - John Manual D'souza - First Hotel
 - Pinto - First European Hotel
 - Major .W. Hart, Bombay Secretary to Govt. - Hart Point.
 - Hon. Birdwood - made and supervised Birdwood Path near Olympia Race course.
 - Sir Roger Lumley - Governor of Bombay
 - Mr. Simpson - supervised Construction of Simpson's Tank
 - Mr. West - supervised first bunds of Charlotte lake
 - Gen. Fuller R. E - designed and supervised the 2nd, 3rd and 4th Charlotte Lake bunds.
 - Major Robertson - owner of 'The Grange' bungalow
 - Mr. Harrison – owner of 'Red Lands" bungalow and Harrison Spring is named after him.
 - Mr. Bambach I. C. S. – owner of 'Garbut Hall' bungalow.
 - Mr. A.K. Oliver - Former Commissioner for taking account of Bombay High Court. His wife, Elyne was an artist and the author of the book 'Hill station of Matheran.'

RENOWNED SUPERINTENDANTS OF MATHERAN

- Major Andrew Barry (1886) - Developed Mount Barry Developed and named Maldunga Point
- Capt. J. P. Barry (1892) - Named Belvedere Path
- Col. Hay (1895) - Christened Malet Point
- S. M. Edwards (1897) - Development of Bazaar Plots
- Capt. J. B. Smith (1901) - Designed the Coronation Point
- Capt. McPherson - road named after him.
- Mr. Murison - road named after him.

BIBLIOGRAPHY

BOOKS ON MATHERAN

- Mrs. A. K. Oliver - *The Hill Station of Matheran*. - The Times of India Office, Bombay, 1905.
- ADAMJEE. E. M. PEERBHOY – *A Brief History of Matheran Railway*. - Publication by the Family of Sir Adamjee Perrbhoy.
- D. M. Utekar – *Matheran Cha Prawaas* (Marathi) - Jai Hind Publication, Bombay, 1954.
- DINO. S. BASTAWALA – *Hill of Beauty, Matheran Centenary 1850 – 1950 A guide Book and History*. - New Book Company Ltd, Bombay.
- GULBAI FRAMJI PATAK – *Matheran: Teno Mukhtasar Aheval, Aabohava, Tavarikh (gujrati)*. Kaiser Hind Steam Press, Bombay, 1891.
- J. Y. SMITH, M.D – *Matheran Hill: It's People, Plants and Animals*. – Thacker & Company Ltd, Bombay, 1881.
- M. D. JAPHETH – *A Pictorial Guide to Matheran the Beautiful* – Messrs Minerva and We – One Printers, Bombay, 1957.
- PUBLISHED BY MISSES. JAI. M. MEHTA AND SISTERS – *Matheran Jottings* (News Paper Published on Wednesday & Saturday) Record Reference From 13th May 1916 to 7th June 1916.
- VASANT VAIDYA – *Matheran, The Bombayite's Haven* – Sudha Prakashan, Matheran, 1966.
- VISHNU BHIKAJI DABAKE – *Hand Book to Matheran* – Vijaya Press, Poona, 1924.

OTHER BOOK REFERENCES

- ANDREW BLOWERS – *Planning for Sustainable Environment* – British Council Library, Bombay (Ref no. 711/77327) ***

- FRED LAWSON AND MANUAL BAUD – *Tourism and Recreation Development* – The Architectural Press Ltd, London, 1977.
- JOHN PUNTER AND MATHEW CARMONA – *The Design Dimension of Planning* – E & FN SPON, An imprint of Campman & Hall, London, U.K., 1977.
- K. P. SAGREIYA – *Forest and Forestry* – National Book Trust, India. (Fifth Addition 1994).
- K. R. DIKSHIT – *Maharashtra In Maps* – Published by Maharashtra State Board For Literature and Culture, Mantralya, Bombay, 1986.
- Dr. R. G. CHATURVEDI & Dr. M. M. CHATURVEDI – *Law On Protection of Environment and Prevention of Pollution*, The Law Book Company (P) Ltd., Allahabad, 1933.
- VIKRAM BHATT – *Resorts of Raj* – Mapin Publishing Pvt. Ltd, Ahemadabad, 1998.

GOVERNMENT REPORTS, NOTIFICATIONS AND OTHER REPORTS

- URBAN DEVELOPMENT DEPARTMENT, 16th JANUARY 1987. – *Final Development Plan for Matheran Hill Station 1st March 1987*.
- BOMBAY METROPOLITAN REGION DEVELOPMENT AUTHORITY, OCT 1995. – *Draft Regional Plan for Bombay Metropolitan Region, 1996–2011*.
- URBAN DEVELOPMENT DEPARTMENT – *Notification Supplement (dated – 23rd September 1999) for sanctioning revised Final Regional Plan for Mumbai Metropolitan Region, 1996-2011*.
- ECONET, PUNE FOR MAHARASTRA TOURISM DEVELOPMENT CORPORATION, MUMBAI, MARCH 1999. – *A Report on Rapid Environmental Assessment and the Conservation and Management Plan for Lonar Carter, Buldhana*.
- GOVERNMENT OF MAHARASTRA, URBAN DEVELOPMENT DEPARTMENT, MUMBAI. – *Heritage Regulations for Greater Bombay, 1995*.

- GOVERNMENT OF MAHARASTRA. – *Maharashtra Regional Town Planning Act, 1966.*
 - GOVERNMENT OF MAHARASTRA – *Draft Regulation dated 15th June 1995 for Conservation of Heritage Precincts, and Natural Features within Municipal Areas/ other legally Designed Urban Areas.*
 - GOVERNMENT OF INDIA ministry OF ENVIRONMENT & FORESTS, NEW DELHI, ORDER REF NO. – 13020/3/94 – CS(CC), DATED 28TH DECEMBER 1995. – *Draft Policy paper in approach to the Conservation of Man –made Heritage from an environmental angle.*
 - GOVERNMENT OF MAHARASTRA, URBAN DEVELOPMENT DEPARTMENT, MUMABI MEMORANDUM NO. TPB 4394/1504/CR 287/94/UD – 11, DATE: 22ND JULY 1998.. – *Memorandum giving Directions under section 154(1) regarding Installations of Display Board at Development Sites.*
 - GOVERNMENT OF MAHARASTRA, REVENUE AND FOREST DEPARTMENT.GOV. G. R. NO. LAND 2895/P. NO.566/J-4 MUMBAI, DATED 25TH MAY 1999. – *Ref: Renewal of rental-plots on Government land at Matheran.*
 - GOVERNMENT OF MAHARASTRA, URBAN DEVELOPMENT DEPARTMENT, MUMABI, MEMORANDUM, DATE: 19TH SEPTEMBER 1995. – *Memorandum giving Directions under section 154 of act to all planning authorities regarding installation of Solar Assisted Water Heating System.*
 - GOVERNMENT OF INDIA MINISTRY OF ENVIRONMENT & FORESTS, NEW DELHI, 17TH SEPTEMBER 1998. – *The Draft Notification for declaring Pachmari Region as “Eco – Sensitive Zone” under The Environment Protection Act 1996.*
 - INDIAN NATIONAL TRUST FOR ART AND CULTURAL HERITAGE (INTACH), NEW DELHI – PAUL PRESS NEW DELHI – *A Report on process for Historic Site Development Chirag, Delhi a case Study.*
 - MATHERAN HILL STATION MUNICIPAL COUNCIL, TOWN PLANNING AND VALUATION DEPARTMENT, RAIGAD BRANCH. *A Report on Modification under Section 37 of MR and TP Act 1996.*
 - REGIONAL PLANNING DIVISION TOWN & COUNTRY PLANNING ORGANIZATION, MINISTRY OF WORKS & HOUSING, GOVT. OF INDIA, 1985. – *Western Ghats Regional Plan – Findings and Recommendations.*
 - REPORT BY COMMITTEE APPOINTED BY MUMBAI HIGH COURT. – *A Report on Illegal Construction in Mahabaleshwar Panchgani region.*
 - BOMBAY HIGH COURT ORDER OF 18TH NOVEMBER 1998. – *Mahabaleshwar – Panchagani Heritage Conservation.*
 - MINISTRY OF ENVIRONMENT & FOREST, GOVT. OF INDIA 1995. - *Draft Model Regulation on Heritage Conservation.*
- OTHER REPORTS, RECORDS AND POLICY GUIDANCE**
- AUSTRALIA ICOMOS, 19TH AUGUST 1979. – *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance. (The Burra Charter).*
 - BERNARD. M. FEILDEN AND JUKKA JOKILEHTO, INTERNATIONAL CENTER FOR THE STUDY OF THE PRESERVATION AND THE RESTORATION OF CULTURAL PROPERTY (ICCROM), ROMA RM, ITALY. 1993 – *A Management Guidelines for World Cultural Heritage Sites*
 - DEPARTMENT OF PLANNING AND ENVIRONMENT, DEVELOPMENT DIVISION, U.K. APRIL 1996. – *City Of Westminster – Supplementary Planning Guidance – Repairs and alterations to listed Buildings.*
 - DEVELOPMENT DIVISION, DEPARTMENT OF PLANNING AND ENVIRONMENT, U. K., APRIL1996. – *City of Westminster – Supplementary Planning Guidance- Development and Demolition in Conservation Areas.*

- DEPARTMENT OF THE ENVIRONMENT, U. K., 1996. – *Strategic Planning Guidance for the River Thames – Consultation draft, June 1996.*
- DEPARTMENT OF NATIONAL HERITAGE U.K., MARCH 1996. – *Whitehall: A guide to good conservation practice.*
- ENGLISH HERITAGE, LONDON, 1995. – *Conservation Area Practice, English heritage guidance on management of Conservation areas.*
- ENGLISH HERITAGE, LONDON, JUNE 1995. – *Developing guidelines for management of listed buildings.*
- ENGLISH HERITAGE, LONDON, COUNSULTAION DRAFT JUNE 1996. – *Conservation Area Character Appraisals, Defining the special Architectural or historic interest of conservation areas.*
- ENGLISH HERITAGE, LONDON, JUNE 1995. – *Development in historic Environment, An English Heritage guide to Policy, procedure, and good practice*
- LONDON PLANNING ADVISORY COMMITTEE AND ENGLISH HERITAGE, LONDON, 1995. – *Conservation in London – A Study of Strategic planning policy in London.*
- LONDON COUNCIL – *draft – Modified Unitary Development Plan (UDP), July 1995, Chapter 9 (Conservation and Design).*
- *Planning (Listed Buildings and Conservation Areas) Act 1990, - HMSO PUBLICATIONS, LONDON *****
- DEPARTMENT OF THE ENVIRONMENT, DEPARTMENT OF NATIONAL HERITAGE, U. K.– *Planning policy guidance: Planning and the Historic Environment, September 1994. – HMSO Publications, London.*
- DEPARTMENT OF THE ENVIRONMENT, WELSH OFFICE, U. K. – *Planning policy guidance: General*

policy and principles, March 1992. – HMSO Publications, London.

GAZETEERS

- BOMBAY PRESIDENCY, *Imperial Gazeteers, 1909.*
- CAMPBELL, *Thane Gazeteer, Part I, XIII.*

ARTICLES AND PAPERS

- SAMITA GUPTA – *The Colonial Bungalows, Variations on the theme.* – Article published in *Architecture + Design*, March - April 1996 Issue.
- ROSEMARY SACHDEV – *Keeping Cool in Colonial India* – Article published in *Architecture + Design*, March - April 1996 Issue.
- HEMEN SANGHAVI – *Colonial Bungalows and Derived forms of Architecture.* - Article published in *Architecture + Design*, March - April 1996 Issue.
- MADHAVI DESAI – *Colonial Domestic Architecture* - Article published in *Architecture + Design*, March - April 1996 Issue.
- CHITRAREKHA AND TAPAN GOSHAL – *A Living Tradition* – Article published in *Indian Architect & Builder* February 1999 Issue.
- S'ILVIO MENDES ZANCHETI AND JUKKA JOKILEHTO – *A paper on Values and Urban Conservation Planning: some reflections on principles and definitions.*
- CYRUS GUZDER – *A paper on Cultural Tourism and Heritage Sites – The Philosophy* – Presented during workshop on site management - Elephanta Island a World Heritage Site, Bombay, 1st October 1998.
- FOREST DEPARTMENT, RAIGAD DISTRICT, GOVERNMENT OF INDIA – *An article on Plan for Eco Tourism* - Published in *Loksatta News paper*, 31st October 1999.

- FOREST DEPARTMENT, RAIGAD DISTRICT, GOVERNMENT OF INDIA – A Paper on Sustainable Eco –Tourism at Matheran.
- AR. ARUN K. SEAM – *General factors for planning a hill town* – Article published in JIIA Journal in December 1995 – January 1996.
- MRUNAL DESHPANDE (M.ARCH. LANDSCAPE & ENVIRONMENTAL DESIGN FROM CEPT AHMADABAD) – A study on Environmental Management of Hill Station – Matheran.
- SOURO D. JOARDAR, SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI, INDIA. – *A paper on carrying capacities and standards as bases towards Urban Infrastructure Planning in India: A Case of Urban Water Supply and Sanitation.*
- E. F. N. RIBEIRO, EX. CHIEF PLANNER, TCPO, MIN OF U. D. – *An extract on listing of heritage buildings and from a paper “ Urban Conservation and Rehabilitation in India: The task ahead, March 1995.****
- E. F. N. RIBEIRO, EX. CHIEF PLANNER, TCPO, MIN OF U. D – *The existing and emerging frame work for Heritage Conservation in India – The legal, Managerial and training aspect* – Article published in ITPI Journal, March 1993.
- PILOO RICARDSON, PRESIDENT, MATHERAN BACHAO SAMITI – *August 1999.*
- K.UNWALLA ARCHITECTS, BOMBAY. – August 21st 1998.
- M. J. JANI, PLOT OWNER, CHALET BUNGALOW, MATHERAN – 23RD November 1998.

**“SUGGESTIONS & OBJECTIONS”
TO DRAFT MODIFICATION
UNDER 37 OF MR & TP ACT 1996.**

- S. P. PENDHARKAR, CHIEF, PLANNING DIVISION, MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY (M.M.R.D.A.) – *Ref. no PD/DP – Matheran/ Modifications/98/9/7, August 21, 1998.*
- DEV MEHTA, STATE CONVENOR, MAHARASTRA, INDIAN NATIONAL TRUST FOR ART AND CULTURAL HERITAGE (INTACH) – *August 19, 1998.*
- SAMIR MEHTA, BOMBAY ENVIRONMENTAL ACTION GROUP, BOMBAY. – *August 18th 1998.*