PREPARATION OF ACTION PLAN FOR CONSERVATION OF HERITAGE-PRECINCT IN MMR

Task V for Agashi Precinct, Vasai-Virar Sub Region. Stage -1

PROJECT CONSULTANTS
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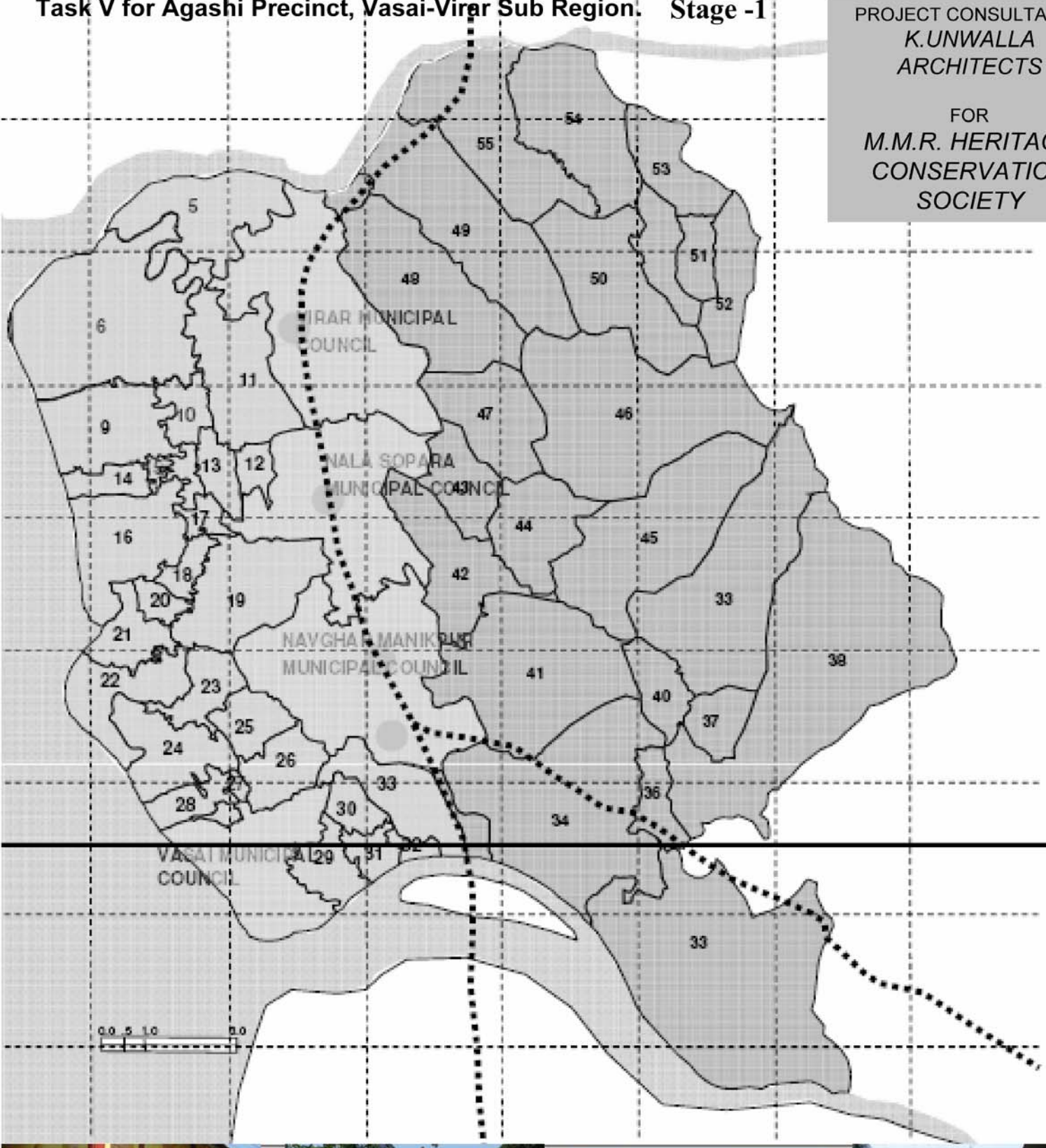
FOR
M.M.R. HERITAGE CONSERVATION SOCIETY



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Special Credits

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CRIT – Collective Research Initiatives Trust; CRIT were appointed as consultant on this project to study the Draft Development Plan for Vasai-Virar Sub Region (2001-2021)

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Introduction

The project : *"Preparation of Action Area Plan: Agashe Talav Precinct"* is envisaged to be undertaken hereby in the background of the Project "Documentation and Preparation of Conservation Guidelines for Heritage Buildings and Precincts in Vasai-Virar Sub-Region(VVSR)" conducted by the "Collective Research Initiative Trust" (CRIT) in December 2008. The CRIT project has been sponsored by MMR Heritage Conservation Society (MMRHCS).

The Agashe Talav Precinct is a significant historic and cultural core – a heritage asset of the Agashe Grampanchayat area as identified by the methodologies of the project by CRIT. The criteria as applied by CRIT for Listing and Grading of the asset is considered ample in its identification and scheduling while we prepare to carry out an enhanced assessment and applicability for an Action Area Plan that is proposed here.

The assessment methodology prescribed here is an attempt to understand the feasibility of planned actions that would enable the Preservation / Conservation of the identified asset as a sustainable model, in the scenario of growth patterns as prescribed in the Development Plan of the region (DP for VVSR – Final).

The methodology adopted for such proposal is presented in this 'Stage I: Review of Available Data and Inception Report' (of the total 5 Stages) to understand the intentions / objectives for the very identification (by CRIT) of the asset and offer an assessment of such scope while referring to the DP for VVSR . The identification of the Agashe Precinct, its formalization and all actions proposed towards a sustainable approach is liable to governance of the DP Regulations and as such an overview of applicability is stressed in this stage.

Methodology:

A two pronged approach is outlined as a methodology:

A- Reconaissance of data obtained from MMRDA – CRIT and the DP – VVSR (final) to provide a base for enhanced assessment and observations.
This process paves the path for identifying the Potentials and Risks involved in the menifestation of the proposal at the level of Identification and recommended Actions.

B- Preparation of an outline for the proposed Action Plan: This process while accepting the need for formalizing (inclusion in the Heritage List) Agashe Talav Precinct as a significant heritage asset, further seeks to review the boundaries and prepares a base for recommended actions for sustainability.

Each of the above sections will be discussed simultaneously as a 'Review of available data – Crit' (mentioned as 'Review–CRIT' with the data in Italics) and further "Assessment review – Project Consultant" (mentioned as 'Assessment Review' in normal fonts).

(A)RECONNAISANCE SURVEY OF EXISTING DATA

A1) Identification of Cultural Significance

A1.1 Background:

Review-CRIT: Context

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

Project Abstract
The ongoing urbanization in VVSR has tended to threaten the built and un-built fabrics, assets and resources (that have developed over centuries and are a significant part of the culture) of local communities which are necessary for their day-to-day living, production, occupations and livelihoods. This project regards that while the regional restructuring and the consequent development is inevitable, there is a dire need to articulate notions of sustainability in the developmental pattern of the metropolitan peripheries like the VVSR. The identification and safeguarding of culturally significant assets in the VVSR is being articulated here as an effort towards introducing the notions of sustainability in the developmental pattern of VVSR and complementing the development plan made by the State for VVSR. The project further hypothesises that heritage is a function of the socio economic and cultural relations of people with certain assets and resources, and in order to safeguard these Heritage Assets, the study would require not only identifying the assets but also developing an understanding of above-mentioned relations.

Assessment Review: Context

The extent of the Study Area pertains to the general area of the Agashe Talav Precinct as an identified Heritage Asset (CRIT). The asset conforms to a demarcated boundary (limits) while this study is liable to review the extents and aspects of Cultural Significance of the area**.**

A1.2 Historical Significance

Review-CRIT: Historical Overview of VVSR

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

hinterland trading agrarian commodities with the city of Mumbai during the last two centuries. The pressures of development in the fringes of Mumbai have led to its urbanisation during the last two decades.
The present day fabric of the VVSR exhibits a palimpsest of six distinct phases of development. These phases can be discerned through the shifts in the economy and power centres in VVSR, which have been identified through a literature review from several secondary sources. The six phases of development that have been identified are as follows:

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

Assessment Review: History

The CRIT data further provides details of 'events' that identified with each above six phases under the title 2.1: CHRONICLES OF TRANSFORMATIONS. The Chronicles formulates a substantial base support for the identification of Cultural Significance for the Heritage Assets in VVSR).

A1.3 Statement of Cultural Significance

The Project (CRIT) Abstract derives a "hypothesis" that "heritage is a function of the socio-economic and cultural relations of people with certain assets" and confirms such in the "conclusions" of Chapter 2 (2.2 – Conclusions).

The conclusions are reproduced here and may be identified as an effective "Statement of Cultural Significance" for the VVSR. These conclusions also indicate the "state of preservation" of the cultural resources of the VVSR vide the associational values that thrive till date.

The table (2.1) "Summarizing the typology of heritage assets in the VVSR" included hereunder, thus finds a significant justification for identification, as the assets provide a continuum with their associations with the users of the place.

Review - CRIT: 2.2

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

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

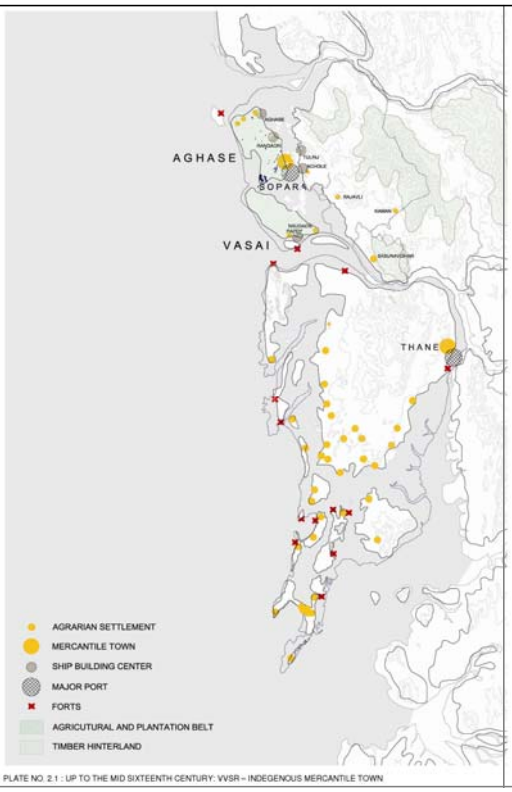


PLATE NO. 2.1 : UP TO THE MID SIXTEENTH CENTURY: VVSR – INDEGENOUS MERCANTILE TOWN

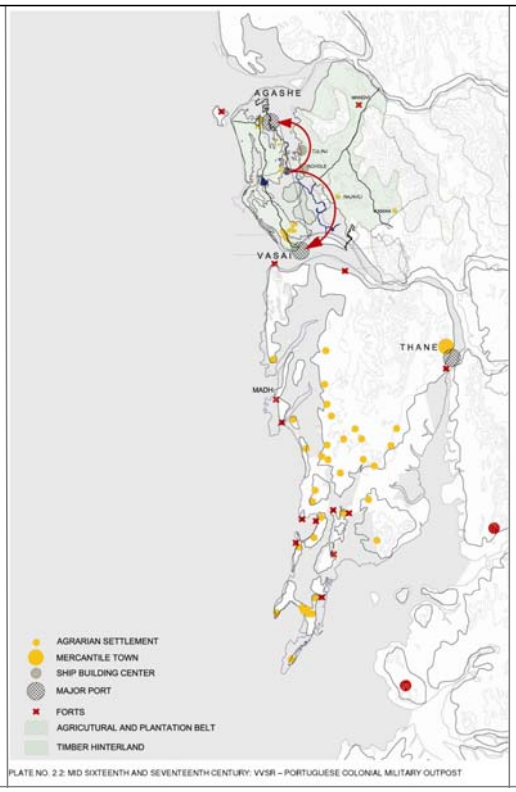


PLATE NO. 2.2: MID SIXTEENTH AND SEVENTEENTH CENTURY: VVSR – PORTUGUESE COLONIAL MILITARY OUTPOST

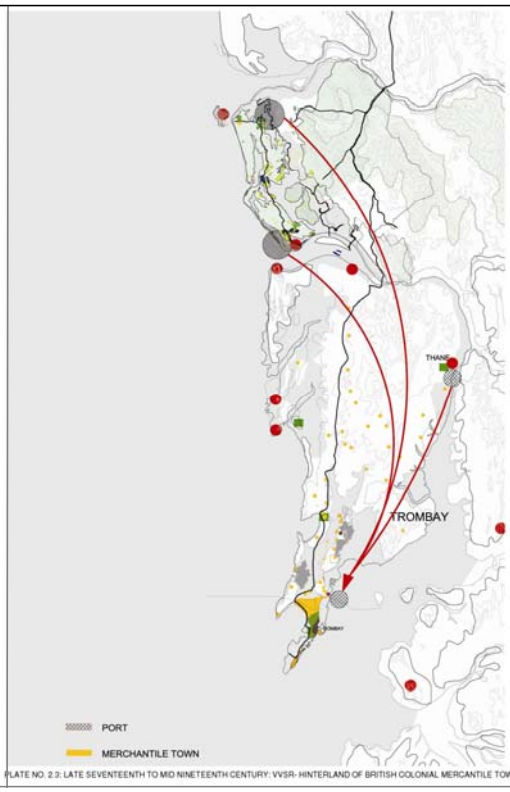


PLATE NO. 2.3: LATE SEVENTEENTH TO MID NINETEENTH CENTURY: VVSR- HINTERLAND OF BRITISH COLONIAL MERCANTILE TOW

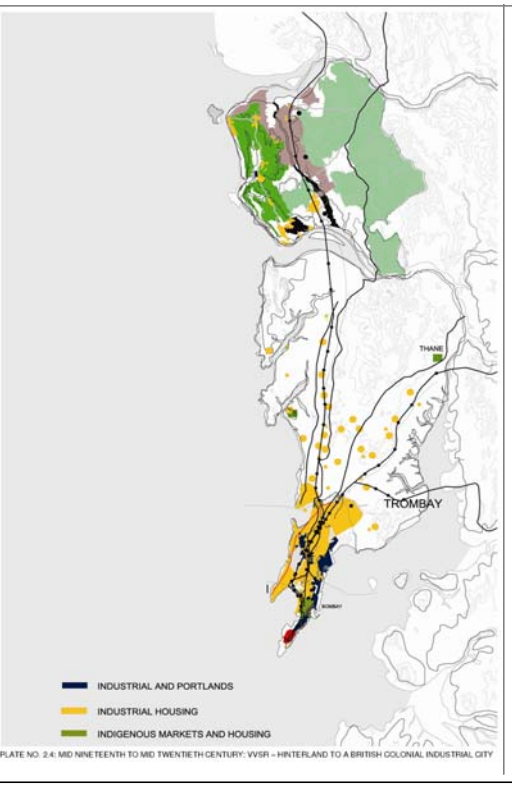


PLATE NO. 2.4: MID NINETEENTH TO MID TWENTIETH CENTURY: VVSR – HINTERLAND TO A BRITISH COLONIAL INDUSTRIAL CITY

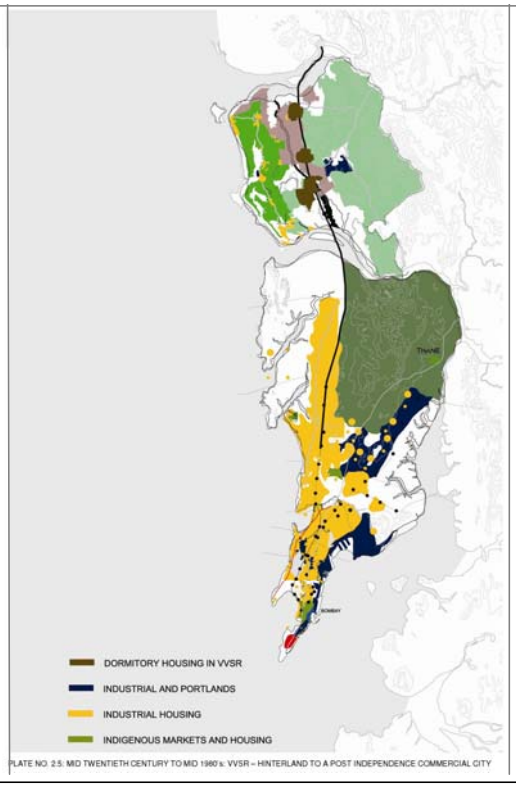


PLATE NO. 2.5: MID TWENTIETH CENTURY TO MID 1980's: VVSR – HINTERLAND TO A POST INDEPENDENCE COMMERCIAL CITY

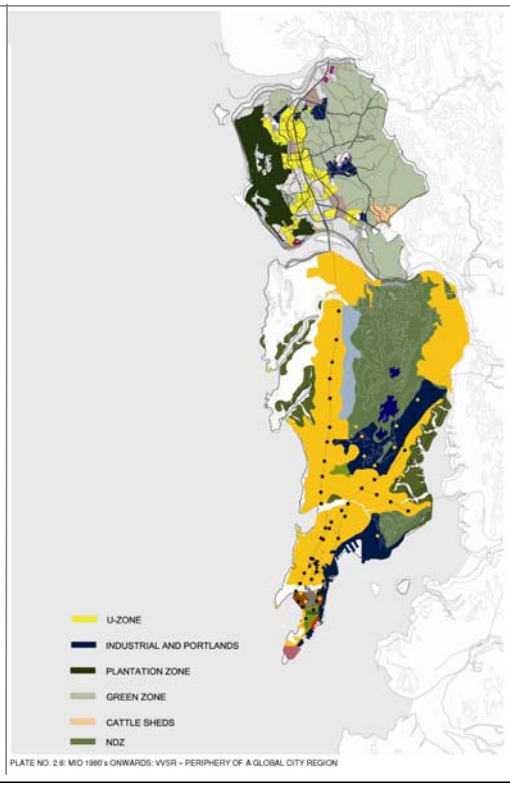
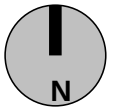


PLATE NO. 2.6: MID 1980's ONWARDS: VVSR – PERIPHERY OF A GLOBAL CITY REGION

CHRONICLE OF TRANSFORMATION (maps) – Mumbai and VVSR Region

Prepared by CRIT – Ref from CRIT report



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

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

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

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

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

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

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

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

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

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

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

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

Table 2.1 Summarising the typology of heritage assets in the VVSR

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

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

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

Assessment Review: Scope and Limitations

The Historical Review by CRIT gives a comprehensive historic time line of the Vasai-Virar region . The

focus seems to emphasize the economic and urban development of the area while the socio-cultural history with reference to the intimate core of the identified Agashe Talav Precinct is limited.

It is envisaged hereby to provide more insight in terms of the local context of the Agashe general area and the traditional connections within the region itself between different villages and towns. This review concentrates on the chronological growth patterns of the local community, mainly the types, their set-up, zonal structures, gaothans etc.

The historic pattern of developmental relationships, their co-existence and the state of preservation till date is established hereby, to enable the review of the boundary extents of a correct format of Control Zone Structure.

The proposal for a reviewed boundary has a significant bearing on the historic data and background identified here.

A1.4 Historical Development

A1.4.1. Ancient period:

The history of the Vasai-Virar region may well go back to the 8th century CE. The antiquity of the neighboring town of Sopara is quite well known and researched upon. Buddhist relics have been found in the area in addition to the Buddhist stupa at Nirmal. The area was a bustling port-town with many communities like Hindus, Buddhists and Jains. It was an important pilgrimage place, with the Vaitarna river being considered sacred. The 5th Shankaracharya had also established a temple, c. 800 CE at Nirmal, and ruins of 10thor 11th century temples can be found in the eastern region of Virar.

Over a period of time this region was controlled by various ancient dynasties like the Satvanahanas, Deogiri Yadavas, Shilahaars etc. During this period the region had active trade with Arab merchants, who had established some settlements in the area.

A1.4.2. Gujarat Sultanate Period (1400? -1533)

With the fall of the Gujarat kings as well as the Deogiri Yadavas, the Vasai-Virar region fell under the sway of Muslim rulers based in Gujarat. During this period that were instances of destruction of temples and raiding of the hinterland towns & villages.By this time the creek near Sopara has silted up considerably thereby increasing the importance of Agashi and Vasai. Agashi was now a chief ship-building centre, with the forested hinterland providing the essential timber and its status grew from that of a village to a small but important mercantile port-town.The fort of Arnala, meant to protect the port of Agashi, was built under the Gujarat Sultanate. The dargah in the Fort might date from this period. The foundations of Vasai fort or Bassein, as it was then called, were also laid during this period.No significant monument or building dating to this period survives today in Agashi.

A1.4.3. Portuguese Period (1533-1739)

The Portuguese dominance in this area began with their victory over the Sultan of Gujarat in the Battle of Diu in 1502. During this war between these two rivals, the Portuguese burnt down the town of Agashi along with 300 boats of the Sultan’s fleet.

By 1533, the Vasai fort was captured by the Portuguese and in the next year a treaty was signed with the Sultan of Gujarat that ceded Vasai, Thane, Salsette, Bombay and Mahim to them. The right to levy taxes and duties on the Red sea trade was formally granted to the Portuguese.

HISITORY-

MAP SHOWING THE LOCATION OF AGASHI and ITS CONNECTION TO OTHER IMPORTANT NODES IN THE REGION

- Agashi during ancient/medieval times was situated on the northern end of a large island that contained Sopara in the centre and Vasai towards the southern end. This island was separated from the main land by a large creek.

- Sopara and Agashi, both located on the eastern edge of this island were protected from the direct impact of the Arabian Sea and would have been provided excellent harbors during the ancient time.

- The Vaitarna river opens into the sea near Agashi, while the Ulhas river has its mouth near Vasai. Over a period of many years the creek separating the island from the mainland silted up and Sopara no longer functioned as a port .This increased the importance of Agashi which had a good connection to the forested hinterland via the Vaitarna river.

- Thus shipbuilding became a major activity in Agashi and during the Portuguese period the ships were so well made that they even could sail all the way to Europe.

Sources:
CRIT Final Report of the Documentation And Preparation Of Conservation Guidelines For Heritage Buildings And Precincts In Vasai – Virar Sub – Region: Vol 1
The Imperial Gazetteer of India: Vol V, 1908
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Cunha, J Gerson da "Notes on the history and antiquities of Chaul and Bassein", 1876.
http://onevasai.com/History.aspx
http://vasaiker.com/maps-of-vasai
A history of the Maratha people (1918)**:** Kincaid, Charles Augustus, 1870-; Parasnis, Rao Bahadur Dattatraya Balavant

HISITORY-

MAP OF AGASHI AREA SHOWING ITS RELATION TO ARNALA and ITS PROXIMITY TO THE SEA, C.1400CE

-During the mid-1800s the port of Agashi was also silting up and prohibited the entry of large ships. Also, the development of Bombay as a port-town and ship building centre soon reduced the importance of Agashi. However, even till today small country crafts and boats are made at Agashi and one can still sail up to the open sea from Bhati Bandar.

-The main activity at Bhati Bandar today seems to involve small scale lumber industry and sand dredging. A large portion of this area has been reclaimed and the Bolinj creek, which formed the eastern edge of Agashi, is reduced to a small stream.

- Agashi, cut off from the open sea does not involve in any direct fishing activities. However the village of Arnala is still an active fishing village with a large Koli population.

Sources:
CRIT Final Report of the Documentation And Preparation Of Conservation Guidelines For Heritage Buildings And Precincts In Vasai – Virar Sub – Region: Vol 1
The Imperial Gazetteer of India: Vol V, 1908
Gazetteer of the Bombay Presidency, Vol XIII, Part 1, Thana. 1882
Gazetteer of the Bombay Presidency, Vol XIV, Thana, Places of Interest. 1882
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A history of the Maratha people (1918)**:** Kincaid, Charles Augustus, 1870-; Parasnis, Rao Bahadur Dattatraya Balavant

Agashi, now under Portuguese rule, was also the first place in the district to be visited by Franciscan missionaries. Fr. Antonio de Porto built an orphanage "Nossa Senhora da Luz" in 1535. In some records, this name is alternatively used for a Church and a College built at the same time. However, most records mention that there were two churches in addition to the orphanage. The following years saw large scale conversion of indigenous people to Christianity.

Even though the Portuguese were a strong military force in the area, they were constantly attacked by "Moorish" people. In one such battle called as the Siege of Bassein, in 1540, the orphanage was one of the buildings that were destroyed. In yet another battle, Siege of Agashi, in 1612-13 by "Moors", many buildings in Agashi itself were razed.

1650s onwards there was relative peace and Agashi once again thrived as a port-town along with mercantile and agrarian activities. Timber and building stone was exported to Goa for its churches and military buildings.

Agashi is mentioned in Portuguese maps as "Agaçim," and in official records was noted as "Caçabe de Agaçim." It contained "twenty pacarias and ten hoarts". A Custom House was also built at Agashi and the town was well-fortified with cannons and strongly garrisoned.

During the Portuguese rule the area underwent a lot of change in terms of social set up. Both, Hindus and Muslims were persecuted and many made to forcibly convert to Christianity, else their lands were seized to be given to the monasteries. Temples were systematically razed and churches were built over the same - site. This oppressive rule along with the Inquisition brought about an exodus of Hindus, especially upper-caste, from this region to the neighboring non-Portuguese areas.

Even though having a Portuguese legacy of about 200 years, St. James Church is the only known Portuguese building in Agashi. However, it should be noted that even this church was burnt down in 1739 by the Marathas and was later rebuilt. In 1900, the church underwent major modifications to acquire its present form.

A1.4.3.1 Architecture and Built form Typologies:

The Portuguese have left their influence on architecture in this region. Typical to this region is the raised gables with two rectangular windows in the attic area. The façade of the building is usually two storied. Seen in profile the roof line slopes down considerably in the rear portion of the building, thereby permitting only a single story at the back of the building.

This particular typology is very different from other house types in the Konkan region, where gables are traditionally absent and the entire house is covered with a large single pyramidal roof.

A1.4.3.1.1 Value of Rarity

A unique Portuguese Period Building that still survives is located on the immediate east of the Hanuman temple (in the identified core of the Agashe Talav Precinct), though unlisted, has many interesting architectural details. It has raised gables, with the roof sloping down to the rear side, and more intriguingly a series of faces, horns, and possibly a heraldic shield on its west façade. The faces have dove-like figures hovering over them. This kind of detailing is not seen in any of the buildings in the vicinity. Another notable feature in the same façade is the balcony in bas relief with a semi-circular broken pediment, which is clearly a Portuguese architectural element. These ornamentations, location and the relatively large size of the structure suggest that it was an important structure or at least belonged to a person of some prominence. With such unique detailing and icons, location of the structure and Portuguese style construction details, it may even be assumed that this structure could

have been the old Portuguese custom house. It should be noted that that the old port of Agashi was very near to this particular structure.

A1.4.4. Maratha Period (1739-1818)

In the 18th century there was a decline of the Portuguese power in this region. Also, their oppressive rule and complete disregard for local customs, had made them very unpopular with the native population. The Marathas, even during the time of Shivaji, was extracting tribute from the Governor of Vasai. Ultimately they made a small campaign for the conquest of this region and with the conquest of Vasai Fort by Chimmaji Appa in 1739, Agashi Village came under Maratha rule. Vasai, now renamed Bajipur, continued to be the administrative centre, or Subha, for the region which was divided into 161 villages including the mahal of Agashi.

As mentioned before, many Hindus had left the Vasai region, including Agashi, for good during the Portuguese period. With a dearth of priests and other upper caste Hindus, efforts were made by Madhavrao Peshwa to repopulate the area. Land grants, or inams, were offered to those who were ready to settle here and taxes were implemented in support of the Brahmins to re-convert the natives who were forcibly converted by the Portuguese into Christianity. As a result there was a large influx of upper caste Hindus from the Deccan region as well of Bania communities from Gujarat.

However, by and large Christianity was allowed to be practiced in the region without much hindrance. This period saw a lot of building activity and the Maratha sardars built large houses for themselves as well as some temples. Phadkewada, and Khanolkarwada belong to this period. Indeed it is possible that the oldest structures in Agashi might date back from this period (c.1750s).

A1.4.4.1 The Agashe Talav Precinct : Context and Historicity

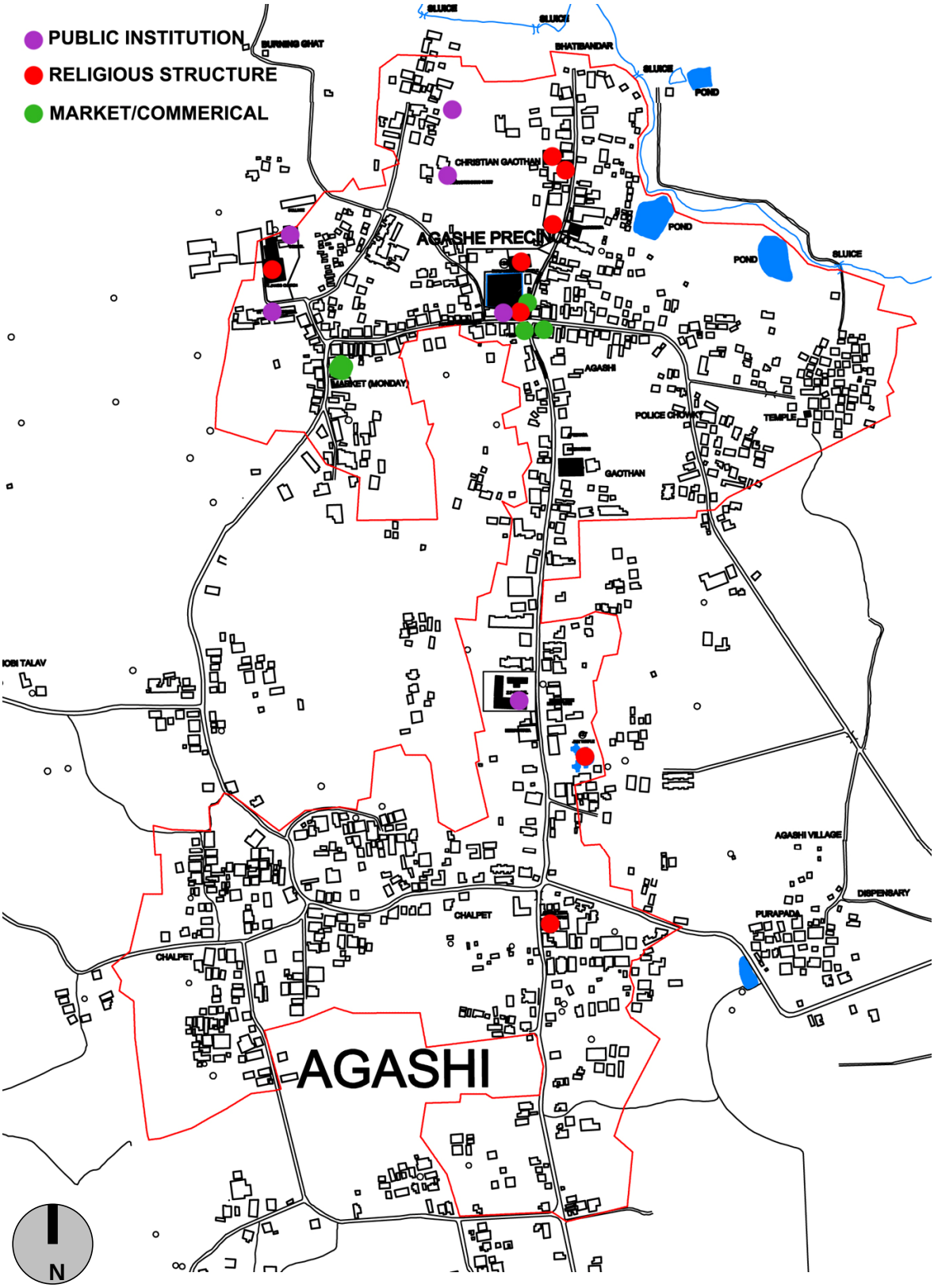
The Agashi tank and the, Bhavani Shankar Mandir, Hanuman Mandir however are dated earlier to the Maratha Period. The Agashi tank, supposed to have some miraculous healing powers, was built by a relation of the ruler of Miraj in 1691. Both the temples were built in 1691 by Shankarji Keshav Phadke, Subhedar of Vasai. It should be noted that there is a mention of tanks with miraculous healing powers in the vicinity of Agashi. One of the tanks was a pilgrimage spot until the Portuguese stopped the practice and the other tank was filled up and the Church of Nossa Senhora dos Remedios was built over it.

The main temples are located on the west side of the north-south running lane called “Dev Ali.” This road would have been the eastern edge of Agashi when the Bolinj creek was much wider than what it is today. This lane terminates at “Bhati Bandar”, where the old port was located. Even today small boats still manage to sail from here till the sea.

The residential area of the Marathas seems to have been south of the Agashi-Arnala road. Most of the dwellings were located on the Chalpeth road.

The domestic architecture of this period seems to be a combination of the “Wada” typology of the Deccan and the traditional houses of the north Konkan region.

The Jain temple, which is dedicated to Parasnath, was built c.1830 by Motilal a Vani of Bombay.



Town Structure

- Agashi is a linearly formed village running in a north-south axis, with the traditional core located around the Agashi Talav and the Chalpeth Road.

- The Chalpeth Road seems to have been developed during the Maratha period and a lot of old wadas are located along this road.

- The community structure along this road is predominantly Marathi Hindus along with Jain and Bania traders. This road further continues southwards towards Vasai and may have been serving as the main road in this area.

-The northern end of Chalpeth road intersects the Agashi-Virar road and the lane that continues northwards is called as Devali. It might be called so because of the fact that most of the temples in Agashi are located on the western edge of this lane. This may be due to the fact that the eastern edge of this lane was not far from the then-wide Bolinj creek.

- Agashi also contains a Jain mandir that is supposed to be about 400 years old, although the idol itself is supposedly dated back to the 11th century.

IDENTIFICATION - (TOWN STRUCTURE)

MAP SHOWING LOCATION OF VARIOUS PUBLIC, RELIGIOUS and MERCANTILE INSTITUTION IN AGASHI VILLAGE

Sources:
CRIT Final Report of the Documentation And Preparation Of Conservation Guidelines For Heritage Buildings And Precincts In Vasai – Virar Sub – Region: Vol 1
The Imperial Gazetteer of India: Vol V, 1908
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Cunha, J Gerson da "Notes on the history and antiquities of Chaul and Bassein", 1876.
http://onevasai.com/History.aspx
http://vasaiker.com/maps-of-vasai
A history of the Maratha people (1918)**:** Kincaid, Charles Augustus, 1870-; Parasnis, Rao Bahadur Dattatraya Balavant

A1.4.5. British Period (1818-1947)

With the defeat of the Peshwas by the British in 1818, Vasai and its surrounding area along with Agashi went under British rule.

With the development of the Bombay as a major port-city the VVSR started losing its prominence. Also, ship building activity shifted to Bombay where newer techniques were utilized.

Agashi was joined to Virar by a metalled road as early as 1882.

Bassein dried plantains. Export to Bombay, Gujarat, Baroda & Pune. Trade of other material like jaggery (brought from Mauritius), tobacco, vegetables to Thane, Panvel & Kalyan.
Agashi started acquiring more of an agrarian nature that supplied its produce to Bombay rather than the earlier trade that was with Gujarat.

A1.5. Agashi: Regional context

Agashi during ancient/medieval times was situated on the northern end of a large island that contained Sopara in the centre and Vasai towards the southern end. This island was separated from the main land by a large creek. Sopara and Agashi, both located on the eastern edge of this island were protected from the direct impact of the Arabian Sea and would have been provided excellent harbors during the ancient time. The Vaitarna river opens into the sea near Agashi, while the Ulhas river has its mouth near Vasai. Over a period of many years the creek separating the island from the mainland silted up and Sopara no longer functioned as a port .

This increased the importance of Agashi which had a good connection to the forested hinterland via the Vaitarna river. Thus shipbuilding became a major activity in Agashi and during the Portuguese period the ships were so well made that they even could sail all the way to Europe.

During the mid-1800s the port of Agashi was also silting up and prohibited the entry of large ships. Also, the development of Bombay as a port-town and ship building centre soon reduced the importance of Agashi. However, even till today small country crafts and boats are made at Agashi and one can still sail up to the open sea from Bhati Bandar.

The main activity at Bhati Bandar today seems to involve small scale lumber industry and sand dredging. A large portion of this area has been reclaimed and the Bolinj creek, which formed the eastern edge of Agashi, is reduced to a small stream.

Agashi, cut off from the open sea does not involve in any direct fishing activities. However the village of Arnala is still an active fishing village with a large Koli population.

A1.5.1. Town Structure:

Agashi is a linearly formed village running in a north-south axis, with the traditional core located around the Agashi Talav and the Chalpeth Road. The Chalpeth Road seems to have been developed during the Maratha period and a lot of old wadas are located along this road. The community structure along this road is predominantly Marathi Hindus along with Jain and Bania traders. This road further continues southwards towards Vasai and may have been serving as the main road in this area.

The northern end of Chalpeth road intersects the Agashi-Virar road and the lane that continues northwards is called as Devali. It might be called so because of the fact that most of the temples in Agashi are located on the western edge of this lane. This may be due to the fact that the eastern edge of this lane was not far from the then-wide Bolinj creek.

Agashi also contains a Jain mandir that is supposed to be about 400 years old, although the idol itself is supposedly dated back to the 11th century.

The Christian population of Agashi seems to be centered around the Church of St. James and along the western edge extending up to Arnala. Some of the houses in these "Christian Wadis" are noteworthy in their architectural character as well as in the apparent time period they were built in. Some of these could be over hundred years old and might very well follow their own typology. The common feature in these houses is that they are located in a large plot of land with its own well and orchards.

The Agashi-Virar road seems to have been built during the British period and does not follow any traditional growth pattern that is seen along Chalpeth road. The Agashi-Arnala road however seems to be a development of an older street.

The old market is supposed to have located along Devali, along the eastern edge of Agashi Talav. Presently the market is located on the Agashi-Arnala road. The tank and its immediate surrounding may still be the venue for the annual temple jatra or utsav.

The Bhavanishankar temple is planned in a manner similar to most of the Konkan temples. It is very similar to the Vajreshwari temple in Vasai Fort and possibly may have been built by the same craftsmen. A unique feature is the deepastambha constructed on a plinth right in front of the temple. This deepastambha is crudely constructed and does not follow any traditional form. The plinth on which it is constructed might have been a Nandi mandap, as is seen in traditional Shiva temples.
The other temples along this lane are modest in size and follow the traditional Konkan typology.
These temples with their front open grounds and the tank would have been the traditional social gathering place for the Hindu communities.

Similarly the St. James Church also acts as gathering space for the local Christians. Both, the temples and the church would form cultural nodes in this area. It is to be studied whether the Jain temples on Chalpeth road act in a similar manner for that particular community.

A1.6. Summary of Review.

1) The identified boundary seems limited in its scope and extents to enable a sufficient action for Preservation, Conservation and Enhancement.
2) Several appurtenant areas display significant historicity and cultural identity worthy of inclusion in the identified boundary – the Christian wadis, the historic street character, cultural open spaces, ecologically important area(viz the mangroves, marsh lands) and setting of the precinct.
3) Opportunity for community open spaces like talavs, open grounds, open space in the wadis, the port area can be tapped as important resources of cultural, Historical and ecological heritage. The report also unfortunately does not identify community gathering spaces which act as cultural nodes

4) A structure that is really needs some further immediate assessment is the building right across from the Hanuman Mandir, and situated at the junction of Agashi-Arnala Road and Devali. From the details seen on the western façade it is highly possible that it would been originally a Portuguese structure, thereby of immense architectural value.

A.2) Identification of the process and assessment review

A.2.1 (1)***Review-CRIT:***
(W.R.T. Chapter 1 Intro: - 1.1.1)

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

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

A.2.1 (2)Assessment Review

How is the identified Geography and landscape of the region Unique in the opportunities that it envisages?

A.2.2 (1)***Review-CRIT:***
(W.R.T. 1.1.2)

The first three plans were discarded in the face of vociferous attack, criticism and opposition from the resident communities from the VVSR during the last decade. By mid 2003, these resistances acquired the dimension of a Regional Movement -when a Citizen's Committee (Vasai Vikas Arakhada Kruti Samiti) decided to examine the recent Draft Plan was established. CRIT was invited by this Committee to make an independent assessment of the Draft Development Plan for VVSR (2001 – 2021) and to present its problems on behalf of the resident communities to the government during the 'Suggestions and Objections' period.

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

A.2.2 (2)Assessment Review

The role of CRIT is that of a "Consultative process" which involves-.
-Participation with the locals.
-A Regional movement to control the DP processes.
-Identifies the NEED to SAFEGUARD Local Resources.
-Approach for SUSTAINABLE Developments.

Identification of Agashe Precinct is an outcome of such consultative process / approach. – seems to be on the right path.

Use "Conservation as a tenet to Sustainable Development" – further explore this with UNESCO guidelines (add a typical Para from the charters – look up Unesco on the net -in this regard); and the Consultative process to involve people.

CRIT started in the correct direction for such process for the protection and conservation with aim to sustainable development as a model.

What emerges is several important cultural and environmental heritage assets that were being threatened by the new pattern of development in the VVSR. It was Opinioned that these needed to be conserved.

Was there an interaction with the local people after Preparation of Proposed Development Plan? What were their reactions?

A.2.3 (1)*Review-CRIT:*
(W.R.T. the Project)

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

The project further hypothesizes that heritage is a function of the socio – economic and cultural relations of people with certain assets and resources, and in order to safeguard these Heritage Assets, the study would require not only identifying the assets but also developing an understanding of above-mentioned relations.

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

The general scope of work, therefore, includes compiling a history of the development of VVSR and articulating the definitions of heritage assets that have emerged; their identification, listing and grading through a field study; identifying the pressures and problems that the heritage assets face; formulating relevant guidelines and regulations for their conservation.

A.2.3 (2)Assessment Review

While we at this stage approaching the project with a limited view to the minute element of the identified "Agashe Talav Precinct", the exactitude of safe guarding heritage Assets wide the scope of resources identified in this study (CRIT) remains a daunting task.

While the intentions are to look into such in details as we proceed – the tremendous speed with which the implementations of the DP are taking shape is alarming.

In case of the Agashe talav precinct, we have noted that the listed 'Phadkewada' is already demolished which has Very strong Historical and Architectural Significance; various other significant listed religious buildings are heading the same directions. The Temple has the Notice board for its demolition and redevelopment. Etc.

'IS THE APPROACH OF THE DP IN THE DIRECTION FOR SUSTAINANBILITY AT ALL?'

Would our physical surveys further send signals for impetus to such demolitions?
The scope of Agashe precinct includes a very small physical area, with daunting threat of demolition of the listed buildings and redevelopment of an adverse kind (evident from the present scenario – within a year of the consultative process) – a Scenario that would lead to a miniscule protection.
The resultant may reduce the essence of a precinct character – a fragmented approach. The tiny 'precinct' may get engulfed and the "Listed building protection" scope may emerge as a random piece meal effort.

The idea of increasing the boundary? And attempting 'Spot Listing" (steps away from the consultative process).

'Issue of sustainability is at RISK

A.2.4 (1)*Review-CRIT:*
(W.R.T. Conclusions)

Associations with environmental systems *– The region has a large number of natural water bodies and man-made talavs which several communities consider*
integral to their environment and their daily life.
-These water of these talavs is not only used for used by the agrarian communities for agriculture and domestic purposes like washing clothes, utensils,cattle, bathing but are also exploited commercially for breeding fresh water fish. Most importantly, when considered as a holistic system, these talavs have been responsible for maintaining the health of the underground water table which is vital even today for the agrarian community.
- It is not only the agrarian communities which associate with these talavs but several newer migrant communities in the VVSR which depend on them for their daily domestic survival or use them as sites for passive recreation.
- In numerous cases, they are attached to programmes like that of a temple, dargah, church or a market etc. Thus, by being connected to the social life of communities they become important public spaces. In fact in a majority of the older settlements, the talavs have been sited at strategic locations where they become landmarks or have been used as strategic architectural devices that organise the built fabric of the settlement – thereby having immense significance even during contemporary times.

A.2.4 (2)Assessment Review

Plot boundary need to be shown (Ref to Agashi talave precinct) this would help in understanding the land ownership pattern.

Identified natural water systems of talavs can be distinguishes as Man Made talavs (kunds- marjorly associated with temples) and natural talavs (ponds). Man made Talavs have a strong cultural/religious value along with ecological value.

Every talav has a setting (temple complex/ settlement), listing only talav without its setting can result of Pustule formation of the talav.

The Man made talav functions as an active public space with visitors and devotees who visit not only during festivals but also who visit the adjoining temples regularly. These talavs has a value of ecological resource as it helps in recharging the ground water table in the region.

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

A.3) Action Taken

(for suggestion and objections on DCR for Vasai-Virar sub region)

A.3.1 Review-CRIT:

(Sequence of events relating to the Actions taken for development of Vasi-Virar Sub Region)

1967 First Development Plan for Vasai Municipal Area initiated.

1970 First Regional Plan for the Mumbai Metropolitan Region. The plan proposes very small urbanisable pockets around the station areas of Vasai, Nala Sopara and Virar, which would not have a large scale impact on the agrarian and mercantile economic base of VVSR.
--- Suburban railway services on the western railway line extended up to Virar.

1973 Zone Maps for Vasai – Nalla Sopara – Virar Station Areas initiated. The maps focus on plotting these zones for new industries and residential developments.

1975 ULCA comes into force in Greater Bombay; VVSR remains outside the purview of the act.
1975 First Development Plan for Vasai Municipal Area is enforced. Plan focuses on small infrastructural improvements.

1981 Expansion of Vasai Municipal Limits (14 villages added).

1983 Delineation of Virar Municipal Area.

1985 Second Development Plan for Vasai Municipal Area. Plan focuses on small infrastructural improvements.

1988 VVSR delineated; 8500 hectares deserved for urbanisation. Large tracts of these lands are a part of mud flats, mangroves or agricultural areas. Urban Development Department grants permission to key builders to start construction on de-reserved land. Hiranandani Builders buy land of about 1250 acres near Shirgaon village near Virar Station, Raheja Builders 450 acres at Sasunavghar village near Naigaon Station, Diwan Developers 150acres near Manikpur village close to Vasai Station.

1988 MMRDA (formerly BMRDA) declared as Special Planning Authority for VVSR.

1990 Nala Sopara Municipal Council (delineated in 1989 and consisting of Nala Sopara – Achole – Tulinj – Nilemore areas) implemented.
1990 Gazette Notice declaring 2000 hectares of land added to the original 8500 hectares of the Urbanisable Zone. CIDCO appointed as the Special Planning Authority for VVSR divesting the MMRDA of its responsibilities.

1990 Vasai Vachwa Samiti files a Writ Petition in the Bombay High Court against the dereservation of land demanding the provision of necessary infrastructure, amenities and utilities commensurate to the de-reservation. The Bombay High Court passes a Stay Order on further development; High Court asks CIDCO to consider the Development Plans only prior to Aug 1988 and prepare new plans as per law. CIDCO declares its intention to prepare Draft Development Plan in the Official Gazette.

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1998 Modified Draft Development Plan for VVSR. Plans challenged in the court by several Citizens Groups.
----Agricultural activities decline and weekend leisure activities like resorts as well as urban services like cattle sheds develop in VVSR. Old wadas etc. broken down to make way for new bungalows in the agrarian areas and new apartment buildings in the mercantile cores of Vasai, Sopara etc. leading to large scale precinct level transformations. Population increase leads to haphazard extensions / redevelopment of architecturally important buildings like the old Portuguese churches, Peshwa temples, dargahs. Also haphazard extensions / redevelopment / dereliction of several 19th Century Zilla Parishad Schools on account of increase in population / changing educational system. Old markets which are cultural spaces show significant pressures of transformation. Environmental degradation / pressures on talavs to transform due to urbanisation.

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

2003-04 Vasai Vikas Arakhada Kruti Samiti requests CRIT to make an independent scrutiny of the Revised Draft Development Plan for VVSR and present suggestions and objections to the Government.

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

2008 CRIT makes two arguments and suggestions in it report : degradation / appropriation of existing cultural and environmental resources which needs to be safeguarded; and

No investments into agrarian infrastructure leading to suppression of fishing and agricultural activities.

A.3.2 Assessment Review
(Limitations of Actions taken for development of Vasi-Virar Sub Region)

-CRIT can be invited into this project to keep the consultation alive.
-Seek opinion and judgment on the exact role the citizens played and their views on (CRIT)Lists.
-In depth study of the DP and Control aims for making Conservation effective and the role it plays to make sustainability inclusive.
-Study the 'extents' of such listing – check if such extent enable "conservation as a tenet to sustainability (this will lead to the need to check the boundary of the Agashe boundary too)

A.4) Stake Holders

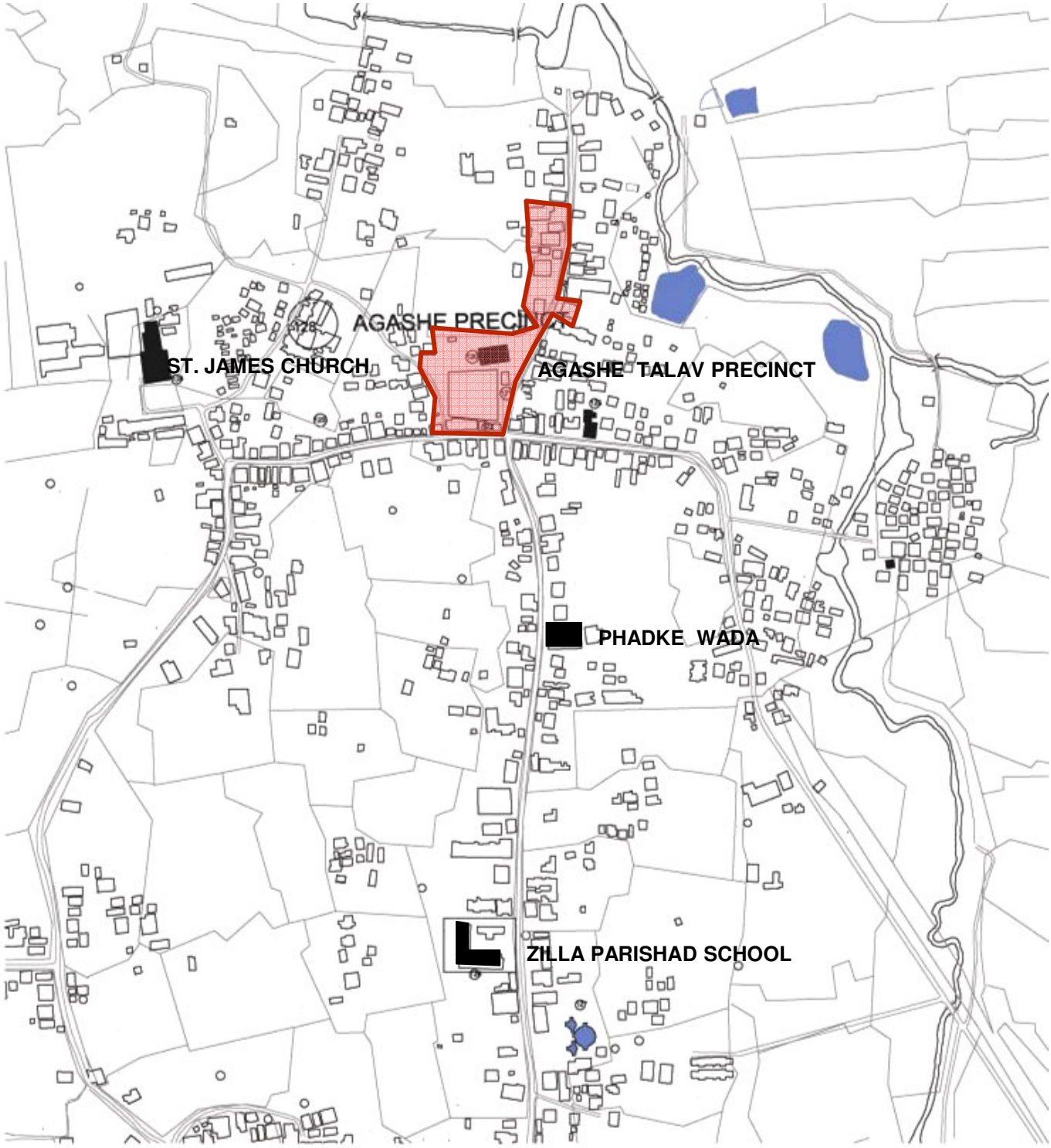
A.4.1 Review-CRIT:

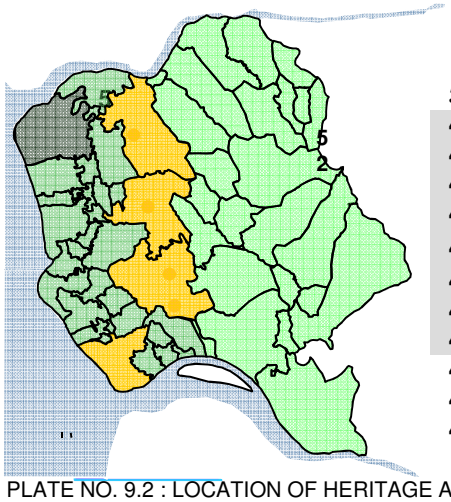
(W.R.T. Conclusions –Point No 2)
Even during present times, large sections of the fishing, agricultural and the mercantile communities - which are amongst the erstwhile communities of this region - have robust relations and identify strongly with these assets. Preliminary discussions with several communities and local authorities / experts have corroborated such strong associations, which are discussed in this section. The associations that are discussed here are merely indicative. A detailed discussion on descriptive associations for each asset is provided in the detailed proforma's of each asset (Volume II, Volume III, Volume IV).
- Association with Artifacts
- Association with Historic Buildings and Precincts
- Association with environmental system.

A.4.2 Assessment Review

The stake holding status will be based on CRIT process and elaborated further during the stages beyond the scope here.

DELINEATION OF CONSERVATION CORE AREA AND LOCATION OF HERITAGE ASSETS IN AGASHE GRAM PANCHAYAT (IDENTIFIED BY CRIT)

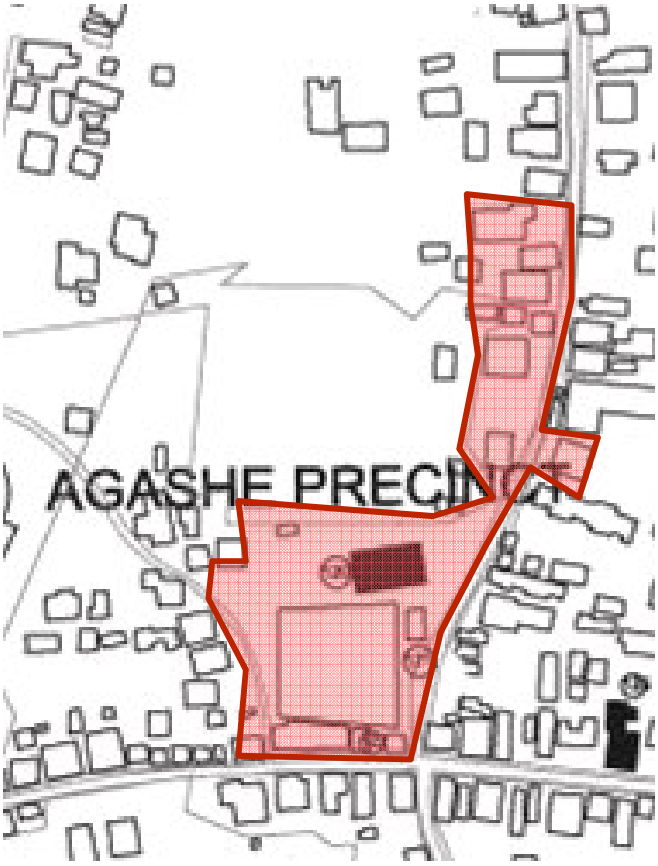




5 AGASHE GRAMPANCHAYAT

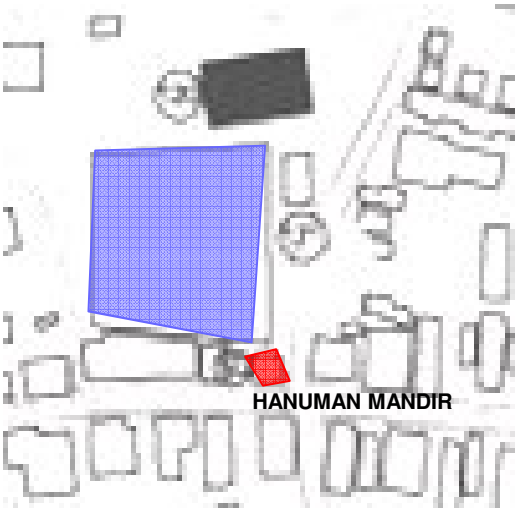
43	**Agashe Talav Precinct**	Aghase – Arnala Road, Virar (W)	
43a	**Hanuman Mandir**	Aghase – Arnala Road, Virar (W)	**III**
43b	**Sarvajanik Vachanalaya**	Aghase – Arnala Road, Virar (W)	**III**
43c	**Agashe Talav**	Aghase – Arnala Road, Virar (W)	**I E**
43d	**Bhavani Shankar Mandir**	Aghase – Arnala Road, Virar (W)	**II A**
43e	**Khanolkar House**	Aghase – Arnala Road, Virar (W)	**II A**
43g	**Vishnu Mandir**	Aghase – Arnala Road, Virar (W)	**III**
43h	**Ram Mandir**	Aghase – Arnala Road, Virar (W)	**III**
44	**St. James Church**	Off Aghase – Arnala Road, Virar (W)	**II B**
45	**Phadkewada**	Chalpeth, Aghase	**II A**
46	**Zilla Parishad School**	Aghase – Arnala Road, Virar (W)	**III**

PLATE NO. 9.2 : LOCATION OF HERITAGE ASSETS IN AGASHE GRAMPANCHAYAT

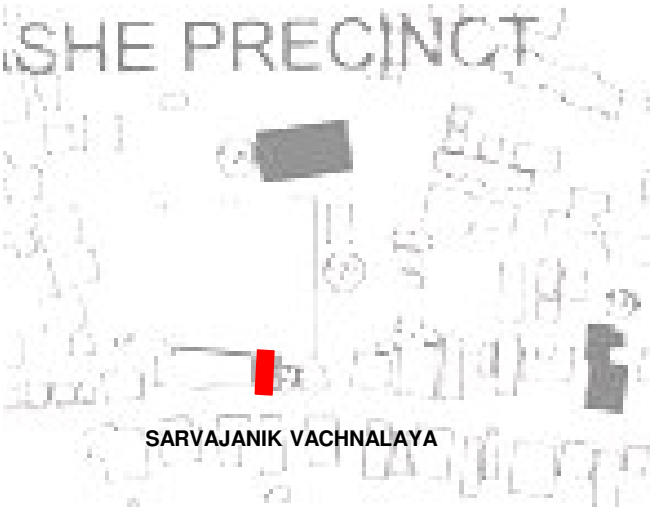


Talav and the fabric comprising of the temple and residential buildings around the talav

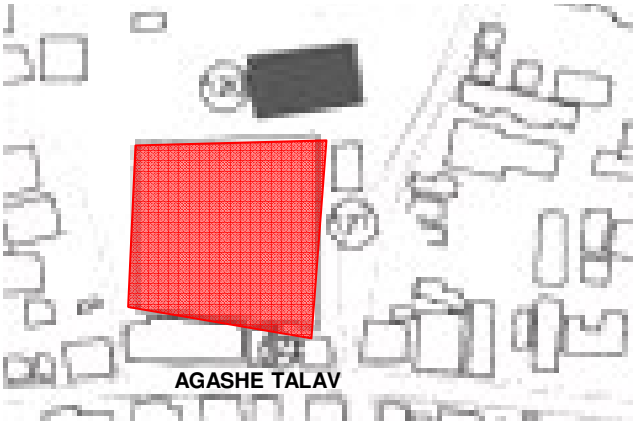
View of the Bhawani Shankar Mandir in Agashi within the precinct



Pitched roof hovering above the building form s distinctive architectural element

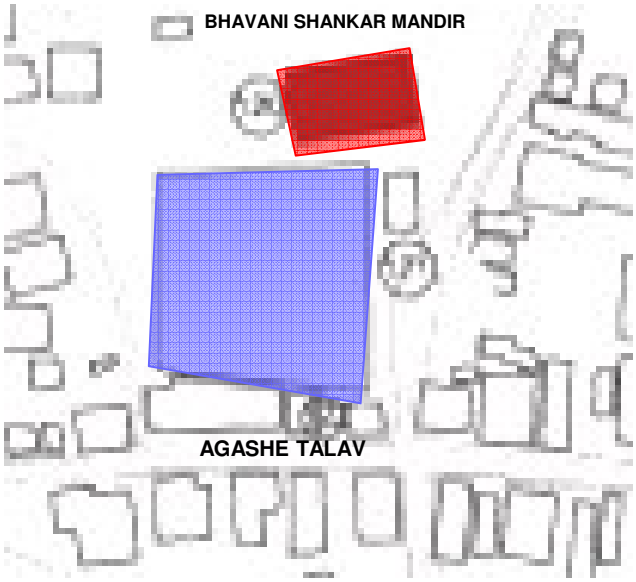


Mixed use type – commercial on the ground and institutional on the first level; Cantilevered balcony forms an important architectural element



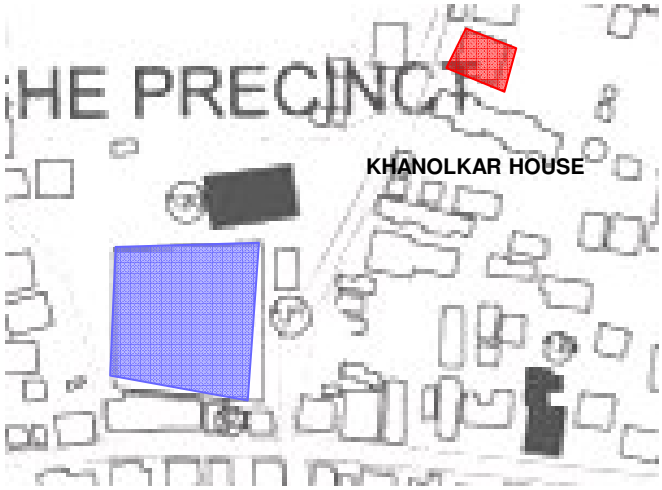
Pitching and beautification work in process

Talav with the ensemble of buildings in the background



View of the Bhawani Shankar Mandir in Agashi within the precinct

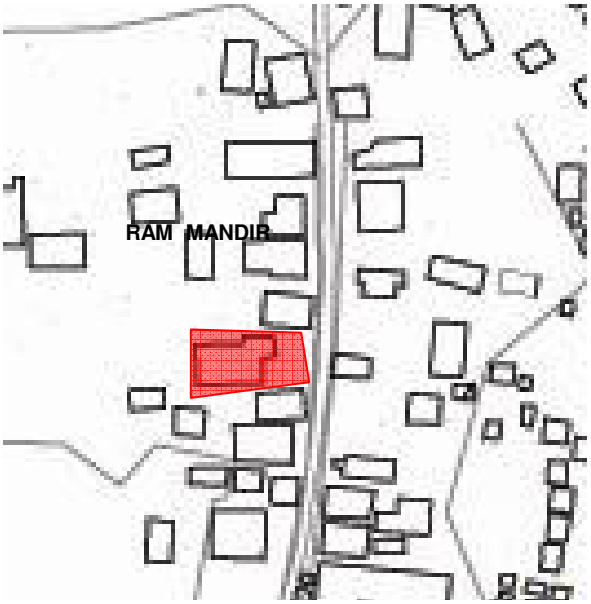
View of the Bhawani Shankar Mandir in Agashi within the precinct



Internal view of the upper level assembly space of the erstwhile Peshwa guest house

External view with decorative pilasters and full length openings

The entrance of the temple has a verandah which is a characteristic of a wada in this region



Entrance to the temple through a large plinth that opens up to the road

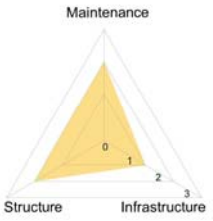
THE FINAL LIST OF HERITAGE ASSETS INDENTIFIED IN AGASHE GRAMPANCHAYAT AREA IN THE VVSR REGION.

5. AGASHE GRAMPANCHAYAT

43 Agashe Talav Precinct — Off Agashe – Arnala Road

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

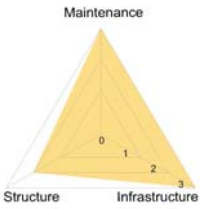
Agashe - a major port and a ship-building area after the siltation of Sopara had started during the 13-14 th centuries – was used by the Marathas as their base in their conquests against the Portuguese. As a result, several important temples, wadas of important commanders of the Maratha army were established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



43a Hanuman Mandir — Off Agashe – Arnala Road

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

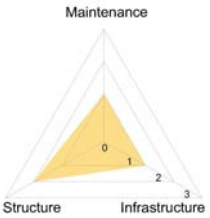
Pitched Mangalore tiled roof hovers above the building forming a distinctive architectural element.



43b Sarvajanik Vachnalaya — Off Agashe – Arnala Road

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

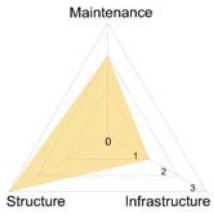
Segmental arched openings characterize the external façade with extended covered balconies supported by wooden brackets and decorative wooden eaves projecting from the roof overhang.



43c Agashe Talav — Off Agashe – Arnala Road

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

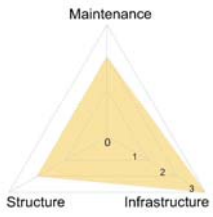
The talav forms a part of the precinct that marked the Peshwa stronghold in the highly contested 18 th century Bassein (Vasai). The talav has st eps running all along its edge, which allow access the water. There are provisions made on the steps to keep oil lamps.



43d Bhawani Shankar Mandir — Off Agashe – Arnala Road

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

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

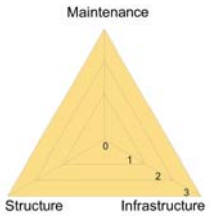


Good — II A

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

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

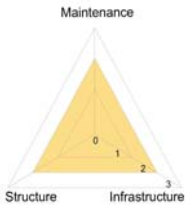
This building was formerly the guest house of the Peshwa and an i mportant part of Maratha Heritage in this region. The front façade has a verandah with timber posts at the lower level which transform into pilasters at the upper level. Between the pilasters at the upper level are full length wooden framed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



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

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

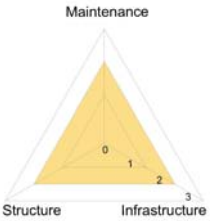
The front façade has a verandah at the lower level with timber posts which sit on a wooden base and have a wooden c apital. These posts continue at the upper level and are expressed as pilasters. Between the pliasters are full length openings with wooden shutters.



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

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

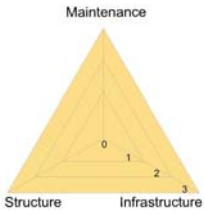
The front façade consists of a large fenestration having wooden paneled door and two full length windows with wooden jalis.



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

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

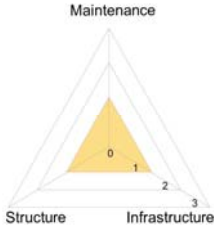
It was the first church built outside the Vasai Fort by the Portuguese forming a part of their Inquisition Movement. It was set on fire in 1739 and rebuilt in 1760 . The tall bell tower and the front façade are distinctive archi tectural features in the landscape of Agashe. The front façade is punctuated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



45 **Phadkewada** — Agashe – Nirmal Road

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

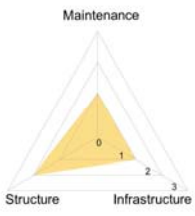
This wada has been lived in by several generations of the Subhedar Phadke family, the commander of the Maratha army, before being tenanted. The timber posts facing the courtyard have decorative wooden brackets and wooden railings.

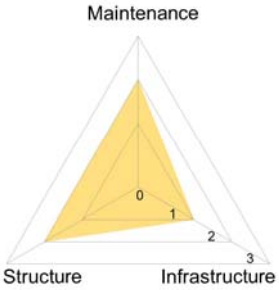


46 **Zilla Parishad School** — Agashe – Nirmal Road

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

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



	edges of the talav and the open space of he temples, both of which are important public spaces.	
5.3	**Maintainence and Repairs**	**Assessment**
	Measures: Within the precinct, restoration works of the talav – like dredging, paving, providing fencing, - have been undertaken.	Fair
	Agency and Capacity: Agashe Grampanchayat While the Grampanchyat has undertaken restoration works of the talav, it would require external financial support for addressing large precinct level problems.	Fair
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** The overall condition of the precinct is fair.	**FAIR**
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	

6	**FUTURE RELEVANCE**
6.1	**DP Remarks:** A part of Agashe lies within the urbanisable zone.
	Perceived Threats: The urbanisable zone has created pressures for the destruction of the older building stock.
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** None identified.
7	**MISCELLANEOUS**
	Additional Notes / References and Documents Available: Records and information gathered from the Agashe Grampanchayat. The area details verified from the Land Records Department (Vasai).
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**
	An overall management plan needs to be drafted, which would include aspects like a landscape plan, street furntiture, restoration of the temples and other important buildings etc. These aspects should be included on the basis of a detailed study and should be accompanied by a relevant financial strategy.

LIST CARDS OF HERITAGE PROPERTIES IDENTIFIED IN AGASHE GRAMPANCHAYAT AREA IN THE VVSR REGION BY CRIT.

SR. NO	NAME	SURVEY NO.	**Plot Area:** 15000 sq. mts.
43	**AGASHE TALAV PRECINCT**	**NA**	**Built-up Area:** NA
Recorded By: Rohit Mujumdar	**Reviewed By:** Benita Menezes		**Date:** March 2008

1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Off Agashe – Arnala Road	Subsidiary Access: Agashe Chowk
1.3	**Ownership Pattern**	
	Present: ---	Past: ---
1.4	**Use**	
	Past/Present: Commercial, Institutional and Residential	Usage: Daily
2	**HISTORICAL BACKGROUND**	
2.1	**Built-in / Date:** 18th Century	Transformations (if any): Not Available
	Patron: Not available	Architect: Not available
2.2	**Social – Economic – Political Context and Significance:** Agashe emerged as a major port and a ship-building area after the siltation of Sopara had started during the 13-14th centuries. In their conquests against the Portuguese, the Marathas used Agashe as their base. As a result of this, several important temples, wadas of important commanders of the Maratha army were established in the mercantile core of Agahse.	
3	**ARCHITECTURAL CHARACTER**	
	Site Context / Planning: The village of Agashe is organised around two axes: the first axis leads from the market to Arnala and the other axis leads from the erstwhile port to the Phadkewada, which was the house of the commander of the Maratha army. Agashe talav forms the node of intersection of these two axes and the delinated precinct is located arund this talav. The historical ensemble of the talav and important religious, institutional and residential buildings at such a prominent location in the former port town of Aghase lends it a cultural value.	
	Activity Patterns: The talav and the temples create an important public space not only for the grampanchayat of Agashe but for several areas around. The religious activites of the temples and commerce along the edge of the talav form important activites.	
	Characteristic Elements: The talav with architectural characteristics like steps all around leading to the water, the Bhawani Shankar Mandir which was built by the Peshwa, and the erstwhile guesthouse of the Peshwa which now a residential house are the characteristic elements of this precinct.	
4	**VALUE CLASSIFICATION**	
	$P_{(seh)}$	**$P_{(cul)}$**	**$P_{(arch)}$**
5	**CONDITION ASSESMENT**	
5.1	**Structural System & Materials**	**Assessment**
	Tiling/ Pavement/ Finishes: Tar roads within the precinct. Pavements exist around the edges of the talav.	Good
	Compound / Fence / Gate: The talav has a newly constructed metal fencing around it and several other buildings have low compound walls.	Fair
5.2	**Physical Infrastructure**	**Assessment**
	Lighting: Inadequate street lights have been provided within the precinct.	Poor
	Sanitation: Sanitation does not present a major concern in the precinct except on one of the edges of the talav.	Fair
	Public Facilities: The precinct shows a lack of street furniture near the	Poor

SR. NO	NAME	SURVEY NO.	**Plot Area:** 60 sq. mts.
43 a	**HANUMAN MANDIR**	**NA**	**Built-up Area:** 60 sq. mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Off Agashe – Arnala Road	Subsidiary Access: Agashe Chowk
1.3	**Ownership Pattern**	
	Present: Devasthan Mandal Trust	Past: Peshwa
1.4	**Use**	
	Past/ Present: Religious	Usage: Daily
2	**HISTORICAL BACKGROUND**	
2.1	**Built-in / Date:** 18th Century	Transformations (if any): Not Available
	Patron: Peshwa	Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** The site of the temple in Agahse Talav precinct marks the shift of power in the highly contested 18th century Bassein (Vasai) from the Portuguese to the Marathas lending it an immense historical significance. Hanuman Jayanthi, which is celebrated as a special occasion due to the temple's association with its deity, lends the temple a cultural value.	
3	**ARCHITECTURAL CHARACTER**	
	Site Context / Planning: The temple is located at the intersection of two main spines of the mercantile town of Agashe: the first spine connects Agashe to Arnala, and the second, which connected the chowk to the former port site. Its prominent location lends it a value of an important landmark. It is an integral part of the group of buildings forming an ensemble around the Agashe Talav.	
	Internal Planning: A single storeyed structure planned with a small open space in the front at the entrance leads into the shrine which has a circumambulatory path around it. The interior has a mezzanine floor which would have planned earlier as a separate space for women.	
	Architectural Characteristics: The pitched mangalore tiled roof, which is supported through a system of wooden posts, beams and trusses, hovers above the building forming a distinctive architectural element.	

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	**B(cul)**	**B(grp)**	B(arch)	B(tech)	**B(lm)**	B(ev)	B(bio)	B(reus)	**III**

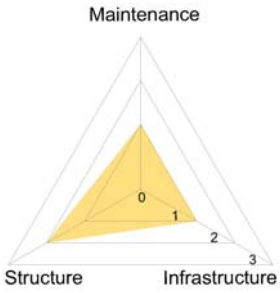
5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be asseseed
	Plinth: Stone plinth. Signs of rising dampness are seen along the plinth.	Fair
	Walls: One brick thick load bearing brick masonry walls within wooden framed construction. Timber posts supporting the mezzanine floor. External walls show weathering.	Fair
	Roofing: Pitched roof with Mangalore tiles, wooden purlins and battens.	Fair
	Fenestration / Openings: The doors and windows are made of wood.	Good
	Finishes: The walls are painted with cement paint/distemper, oil paints for the doors and windows and the floor is tiled.	Good
	Compound / Fence / Gate: A parapet wall encloses the front open space of the temple.	Good
	Curtilege / Unbuilt Space/ Out buildings / Landscape: One side of the temple opens out on to the Agashe talav. The front open space has been lost due to road widening.	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural / Artificial): Adequate provision.	Good

SR. NO	NAME	SURVEY NO.	**Plot Area:** 100 sq.mts.
43 b	**SARVAJANIK VACHNALAYA**	**NA**	**Built-up Area:** 200 sq.mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Off Agashe – Arnala Road	Subsidiary Access: ---
1.3	**Ownership Pattern**	
	Present: Devasthan Mandal Trust	Past: Peshwa
1.4	**Use**	
	Past/ Present: (Institutional + Commercial)	Usage: Daily
2	**HISTORICAL BACKGROUND**	
2.1	**Built-in / Date:** 1939	Extensions (if any): 2003
	Patron: Seth Shah Prabhudas Bhagvandas	Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** Established in 1914, the library building was first located within a structure near the Hanuman Temple (Shankar Mandir) before being re-located in the present structure. It is the oldest and only public library in the Agashe and has acquired value as a cultural resource due to the public nature of the institutional programme.	
3	**ARCHITECTURAL CHARACTER**	
	Site Context / Planning: The Sarvajanik Vachanalaya is located abutting the Hanuman Mandir and is an integral part of the group of buildings forming an ensemble around the Agashe Talav.	
	Internal Planning: The two storeyed structure has two shops on the ground floor and a library on the first floor, with a staircase at one end as an access to the upper floor. The first floor layout, which has the public library is simple with a central hall surrounded by 1 metre balconies on all sides. The balcony overlooks the street on one side and the Agashe talav on the other. One of the side balconies has been enclosed to form a larger reading hall. The nature of the built form and the programme allow the building to have a reuse value.	
	Architectural Characteristics: The library is a load bearing structure with mangalore tiled-pitched roof. Segmental arched openings characterize the external façade with extended covered balconies supported by wooden brackets and decorative wooden eaves projecting from the roof overhang. Internally, the kotah stone flooring with painted load bearing and timber truss supporting pitched roof characterizes the structure.	

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	**B(cul)**	**B(grp)**	**B(arch)**	**B(tech)**	**B(lm)**	**B(ev)**	**B(bio)**	**B(reus)**	**III**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be asseseed
	Plinth: Stone plinth of 1.5 ft height	Fair
	Walls: Load bearing brick masonary structure	Fair
	Roofing: King-post truss supporting pitched mangalore tiled roof. Introduction of asbestos cement sheet as roofing material replacing the original pitched Mangalore tiled wooden roof. Minor problems of leakage.	Poor
	Fenestration / Openings: Segmental arched openings with wood-paneled shutters. In the recent extensions that have been made, there is a change from segmental arched openings to flat openings with aluminum framed sliding windows as compared to original timber shutters.	Fair
	Finishes: The walls have been painted with acrylic paint. The floor finish on wooden beams and joists is of kotah stone. Timber staircase with wooden treads and risers and railing supported by wooden balustrades.	Fair

	Compound / Fence / Gate: None	Not Applicable
	Curtilege / Unbuilt Space/ Out buildings / Landscape: The rear side of the building faces the Agashe talav and has a narrow path for walking around the talav.	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural / Artificial): Indequate provision and regularly out of service.	Poor
	Ventilation (Natural / Artificial): Adequate natural ventilation. Ceiling fans have been suspended from the king post trusses.	Good
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair
	Water Supply: Grampanchayat	Fair
	Sanitation: None	Non Existent
	Drainage: None	Non Existent
	Plumbing: None	Non Existent
	Fire Precaution: Not required	Not applicable
	Other (HVAC / BMC / Security) Systems: Not required	Not applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: No monthly maintenance measures undertaken. Painting works have been undertaken along with the structural extensions with changes in the footprint that are adhoc in nature.	Poor
	Agency and Capacity: Devasthan Mandal Trust. The trust has inadequate capacity to maintain the Sarvajanik Vachanalya.	Poor
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** Except for minor leakages in the roof, the structure is in a fair condition. With adequate repair measures, it can be safeguarded form further deterioration. The infrastructure necessary for the institutional programme is inadequate, and in the future, funding needs to be directed towards infrastructural upgradation. In the case of poor capacity of the trust to maintain the building external funds should be sought.	**POOR** 
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	
6	**FUTURE RELEVANCE**	
6.1	**DP Remarks:** Institution	
	Perceived Threats: With the growing needs the trust may decide to extend / expand / build anew and these extensions may be adhoc in nature as have been carried out presently.	
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** The structure is a cause for concern for the tenants.	
7	**MISCELLANEOUS**	
	Additional Notes / References and Documents Available: Records and information gathered from the Trustees and local people. The area details verified from the Land Records and Revenue departments (Vasai).	
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**	
	Repairs for leakages need to be undertaken on a priority basis to safeguard the library and its resources. Any repairs, modifications, changes, extensions that have to be made to the building should be sensitive to the physical character of the existing building and should be based on the urban design strategy for the entire Agashe Talav Precinct.	

SR. NO	NAME	SURVEY NO.	**Plot Area:** 2270 sq.mts.
43 c	**AGASHE TALAV**	**---**	**Built-up Area:** 00 sq.mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

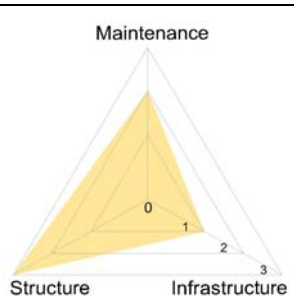
1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Off Agashe – Arnala Road	Subsidiary Access: Agashe Chowk
1.3	**Ownership Pattern**	
	Present: Devasthan Mandal Trust	Past: Peshwa
1.4	**Use**	
	Past/ Present: Passive Recreation and Religious activities	Usage: Regular

2	**HISTORICAL BACKGROUND**
2.1	**Built-in / Date:** 18th Century — Transformations (if any): ---
	Patron: Peshwa — Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** The talav forms a part of the precinct that marked the Peshwa stronghold in the highly contested 18th century Bassein (Vasai).

3	**ARCHITECTURAL CHARACTER**
	Site Context / Planning: The Talav is located at the intersection of two main spines of the mercantile town of Agashe: the first spine connects Agashe to Arnala, and the second, which connected the chowk to the former port site. The siting at such a prominent location in the former port town at Aghase lends value to the talav as a landmark for the entire VVSR. The chowk in which the Talav is sited has important temples, institutions and residential buildings around it, which lends value as a group / ensemble.
	Activity Patterns: The Talav is predominantly used for religious, social and cultural activities like immersion of idols during the Ganesha festival due to which it has value as a cultural asset.
	Architectural Characteristics: The talav has steps running all along its edge, which allow access the water. There are provisions made on the steps to keep oil lamps. These lend the talav a distinct architectural character.
	Public Space & Environmental Influence: The talav functions as an active public space with visitors and devotees who visit not only during festivals but also who visit the adjoining temples regularly. The talav, like other talavs, has a value as an ecological resource as it helps in recharging the ground water table in the region.

4	**VALUE CLASSIFICATION**							**GRADE**
	$E_{(seh)}$	$E_{(lm)}$	$E_{(grp)}$	$E_{(cul)}$	$E_{(ev)}$	$E_{(arch)}$	$E_{(eco)}$	**I E**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Tiling/ Pavement/ Finishes: The tiling around the temple is done with rough stones.	Good
	Compound / Fence / Gate: Random rubble masonary retaining wall of the talav with metal railing on top of it on all sides. The masonary wall shows cracks and is structurally not stable to hold the metal fencing around the talav. The compound wall and the fence have designed in ana adhoc manner and tend to enclose the talav physically and visually.	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting: No provision has been made for street lights.	Non Existent
	Sanitation: Garbage strewn on one of the sides of the talav.	Poor
	Storm Water Drainage: Presently no storm water drainage system is provided around the Talav.	Non Existent

	Public Facilities: Adequate public gathering space. No provision of seating areas, public toilets or garbage bins.	Poor
5.3	**Maintainence and Repairs**	**Assessment**
	Measures: No monthly maintenance measures undertaken. Annual maintenance measures are based on requirement. In 2004, twelve lakh rupees granted by the Government for one time repair works, de-siltation, constructing narrow pathways and railings have been constructed along the edges.	Good
	Agency and Capacity: Devasthan Mandal Trust. The Trust does not have the financial capacity to carry out large repairs and maintainence works for which external funds are required.	Fair
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** The talav is in a structurally good condition. Physical infrastructure is either non-existent or poor. While the repairs and maintenance have been carried out fairly well, the design and the use of materials should not be adhoc but to responsive to the Talav.	**FAIR** 
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	

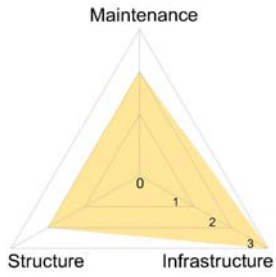
6	**FUTURE RELEVANCE**
6.1	**DP Remarks:** Reserved as a Water Body,
	Perceived Threats: There are cases of talavs in the VVSR being either filled up inspite being reserved as water bodies or cases of buildings encroaching / built right on the edges of Talavs. The cases of buildings being built right on the edges of the Talavs need to be safeguarded against.
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** None identified.
7	**MISCELLANEOUS**
	Additional Notes / References and Documents Available: Information gathered from the Grampanchayat and Devsthan Mandal Trust. Area details verified from the Land Records and Revenue Department (Vasai Taluka).
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**
	The Talav needs a detailed urban design strategy to integrate it with its surroundings and a financial strategy for for its regular upkeep and maintainance. Any repairs, modifications, changes, extensions made to the talav should be sensitive to the architectural character of the talav and should be based on the urban design strategy.

SR. NO	NAME	SURVEY NO.	**Plot Area:** 1000 sq.mts.
43d	**BHAWANI SHANKAR MANDIR**	**03**	**Built-up Area:** 465 sq. mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Off Agashe – Arnala Road	Subsidiary Access: Agashe Chowk
1.3	**Ownership Pattern**	
	Present: Devasthan Mandal Trust	Past: Devasthan Mandal Trust
1.4	**Use**	
	Past/ Present: Religious Institution	Usage: Daily
2	**HISTORICAL BACKGROUND**	
2.1	**Built-in / Date:** 18th Century	Transformations (if any): ---
	Patron: Peshwa	Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** The temple marks the shift of power in the highly contested 18th century Bassein (Vasai) from the Portuguese to the Marathas lending it an immense historical significance.	
3	**ARCHITECTURAL CHARACTER**	
	Site Context / Planning: The temple is located along the northern edge of Agashe talav at the intersection of two main spines of the mercantile town of Agashe: the first spine connects Agashe to Arnala, and the second, which connected the chowk to the former port site. The siting at such a prominent location in the former port town at Aghase lends value to the talav as a landmark for the entire VVSR. The chowk in which the temple is sited has other important religious, institutional and residential buildings around it along with a talav, which lends value as a group / ensemble. The temple forms an integral part of a larger complex, with the Talav at one end of the structure and a well within the complex.	
	Internal Planning: A rectangular structure, the temple has a large entrance foyer leading into the main shrine which has a pradikshna path all around it.	
	Architectural Characteristics: The overall form of the structure suggests a typical building showing elements that highlight the domestic architecture of the time with pitched sloping Mangalore tiled roofs. A large *deepa-stambh* at the entrance of the temple with a large tree are important architectural features.	

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	**B(cul)**	**B(grp)**	**B(arch)**	B(tech)	**B(lm)**	**B(ev)**	B(bio)	B(reus)	**II A**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be asseseed
	Plinth: Stone plinth. Signs of rising dampness are seen along the plinth.	Fair
	Walls: Load bearing stone masonary walls within wooden frame construction. The external walls show cracks at places and missing parts of masonary and timber posts due to weathering over time.	Poor
	Roofing: Pitched roof with Mangalore tiles cracks are seen on the surface	
	Fenestration / Openings: The doors and windows have double wooden paneled shutters and provided with iron rod grill.	Good
	Finishes: The walls are painted with cement paint/distemper, oil paints for the doors and windows and the floor is tiled.	Good
	Compound / Fence / Gate: The walls are painted with cement paint/distemper, oil paints for the doors and windows and the floor is tiled.	Good
5.2	**Physical Infrastructure**	**Assessment**

	Lighting (Natural / Artificial): Adequate provision.	Good
	Ventilation (Natural / Artificial): Adequate natural ventilation.	Good
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair
	Water Supply: Adequate provision through the temple well	Good
	Sanitation: No toilet facilities for the visitors / devotees	Non Existent
	Drainage: Well drained through storm water drains on the edges	Good
	Fire Precaution: Not required	Not applicable
	Other (HVAC / BMC / Security) Systems: Not required	Not applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: No monthly maintenance measures undertaken. The trust has a fund which is used annually for the minor repairs and painting works. However, structural repairs for walls and the timber posts need to be undertaken on a priority basis.	Fair
	Agency and Capacity: Devasthan Mandal Trust. The trust has the capacity to maintain the temple.	Good
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** Except for the dampness signs at several places and the rotting of timber posts, the structure is in a fair condition. With adequate repair measures, it can be safeguarded form further deterioration. The infrastructure necessary for the temple is in a good condition. The trust has the capacity to maintain the temple but the efforts of repairs and maintenance should be directed towards safeguarding the structure.	**FAIR** 
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	
6	**FUTURE RELEVANCE**	
6.1	**DP Remarks:** Reserved as a Religious Institution.	
	Perceived Threats: The Devsthan Mandal Trust has drafted plans for a new building that would be built after breaking the existing one, which is of immense heritage value.	
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** The Devsthan Mandal Trust has drafted plans for a new building that would be built on the site of the existing one.	
7	**MISCELLANEOUS**	
	Additional Notes / References and Documents Available: Records and information gathered from the Trustees, pujaris and local people. The area details verified from the Land Records and Revenue departments (Vasai).	
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**	
	Structural repairs need to be undertaken on a priority basis to safeguard the temple. Any repairs, modifications, changes, extensions that have to be made to the temple should be sensitive to the physical character of the existing building and should be based on the urban design strategy for the entire Agashe Talav Precinct.	

SR. NO	NAME	SURVEY NO.	**Plot Area:** 225 sq. mts.
43 e	**KHANOLKAR HOUSE**	**281**	**Built-up Area:** 400 sq. mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

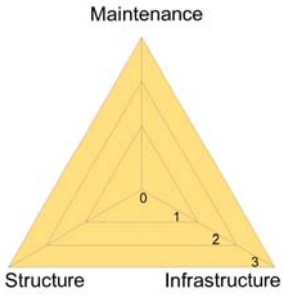
1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Agashe – Arnala Road	Subsidiary Access: Off Agashe – Arnala Road
1.3	**Ownership Pattern**	
	Present: Private	Past: Private
1.4	**Use**	
	Past: Guest House of the Peshwas Present: Residential	Usage: Daily

2	**HISTORICAL BACKGROUND**
2.1	**Built-in / Date:** 18th Century — Transformations (if any): --- **Patron:** Peshwa — Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** The inquisition by Portuguese in the VVSR led to a counter attack by the Maratha army under the Peshwas. As a part of the Maratha conquest and occupation of VVSR, several important institutional buildings and wadas were built. This building was formerly the Guest House of the Peshwa and an important part of Maratha Heritage in this region. It, therefore, has acquired immense historical value and is a local landmark.

3	**ARCHITECTURAL CHARACTER**
	Site Context / Planning: This wada is situated along the road that leads to the former Agashe Port. It forms a part of the ensemble of institutional and residential buildings buildings located around the Agashe talav, and therefore, has acquired value as a group of buildings. The wada occupies the plot with a minimal set-back from all sides.
	Internal Planning: The *wada* is a house type typical to the 18th century in this region. It has a characteristic verandah which opens into a large living and dining space. The kitchen and the servant's quarters are organized around this. At the upper level the staircases open into a multipurpose space around which are the bedrooms and a stairway to the attic.
	Architectural Characteristics: The front façade has a verandah with timber posts at the lower level which transform into pilasters at the upper level. Between the pilasters at the upper level are full length wooden framed openings with panels. The decorative wooden doors and windows with coloured glass form other architectural features of this building.

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	**B(cul)**	**B(grp)**	**B(arch)**	B(tech)	B(lm)	B(ev)	B(bio)	**B(reus)**	**II A**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be assessed
	Plinth: Random rubble stone masonry.	Good
	Walls: Random rubble stone masonry at the lower level and timber frame with brick infill walls acting as load bearing elements at the upper level.	Good
	Roofing: Hip roof type with timber trusses, wooden joists and Mangalore tiles.	Good
	Fenestration / Openings: Wooden paneled doors and windows with fixed coloured glass panels.	Good
	Finishes: The walls are finished with a wash of lime and plaster. IPS flooring on the ground floor with original kotah stone flooring in the verandahs and upper floors. Timber treads and risers with wooden balustrades and metal straps as ties for railings.	Good

	Compound / Fence / Gate: A low compound wall with shrubbery marks the entrance to the structure.	Good
	Curtilege / Unbuilt Space/ Out buildings / Landscape: Minimal set back from the compound wall which consists of shrubs, plants and trees.	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural/Artificial): Adequate natural and artificial lighting.	Good
	Ventilation (Natural/Artificial): Adequate natural and artifical ventialation.	Good
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair
	Water Supply: Adequate provision through well water supply.	Good
	Sanitation: Adequate provision.	Good
	Drainage: Adequate provision.	Good
	Fire Precaution: Not required.	Not applicable
	Other (HVAC / BMC / Security) Systems: Not required.	Not applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: Annual maintenance is borne by the owner which amounts to around Rs. 1,00,000.	Good
	Agency and Capacity: Private (Khanolkar family). The private owner has the capacity to undertake maintenance of this important Maratha heritage.	Good
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** The structure is and the physical infrastructure is in good condition. The private owner of the house has a good capacity to undertake maintenance and repairs of the house.	**GOOD** 

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

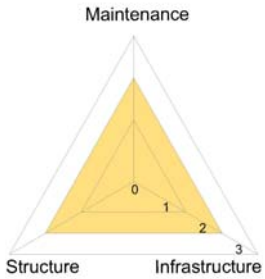
6	**FUTURE RELEVANCE**
6.1	**DP Remarks:** Residential Use. Although it is located in the Urbanisable Zone it is outside municipal limits.
	Perceived Threats: While the owner recognizes the importance of the heritage asset and is willing to maintain it, he is unsure whether future generations will undertake maintenance of the structure.
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** The owner aspires to maintain the house provided that there are incentives for it.
7	**MISCELLANEOUS**
	Additional Notes / References and Documents Available: Records and information gathered from the Owners, Agashe Grampanchayat and local authorities. The area details verified from the Land Records and Revenue departments (Vasai).
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**
	This wada is an important asset of Maratha heritage and needs to be safeguarded from decay and demolition. Either financial incentives can be provided to the owner and tenants to safeguard the building or it should be procured by the government at market price for adaptive re-use like a museum.

SR. NO	NAME	SURVEY NO.	**Plot Area:** 300 sq.mts.
43 f	**VISHNU MANDIR**	**NA**	**Built-up Area:** 240 sq. mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**		
1.1	**Administrative Unit:** Agashe Grampanchayat		
1.2	**Access**		
	Main Access: Off Agashe – Arnala Road	Subsidiary Access: Agashe Chowk	
1.3	**Ownership Pattern**		
	Present: Private	Past: Private	
1.4	**Use**		
	Past/ Present: Religious	Usage: Occasional	
2	**HISTORICAL BACKGROUND**		
2.1	**Built-in / Date:** 18th Century	Transformations (if any): External toilet block which touches one of the side façade.	
	Patron: Not Available	Architect: Not Available	
2.2	**Social – Economic – Political Context and Significance:** This temple is a part of the precinct that marks the shift of power in the highly contested 18th century Bassein (Vasai) from the Portuguese to the Marathas lending it an immense historical significance.		
3	**ARCHITECTURAL CHARACTER**		
	Site Context / Planning: This temple is sited near the Agashe Chowk along the spine that leads to the former port site. The spine has other important religious, institutional and residential buildings around it along with a talav, which lends value as a part of a group / ensemble of buildings.		
	Internal Planning: Not available as entry was not allowed.		
	Architectural Characteristics: The front façade has a verandah at the lower level with timber posts which sit on a wooden base and have a wooden capital. These posts continue at the upper level and are expressed as pilasters having a base as well as a capital. Between the pliasters are full length openings with wooden shutters. The side facades have openings with segmental arches. The mangalore tile hip-roof supported on woodn trusses has decarative eaves board.		

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	**B(cul)**	**B(grp)**	**B(arch)**	B(tech)	B(lm)	B(ev)	B(bio)	B(reus)	**III**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be asseseed
	Plinth: Stone plinth.	Good
	Walls: Load bearing masonary walls within wooden frame construction.	Good
	Roofing: Hip-roof with Mangalore tiles. The structural system comprises of trusses with joists supporting a Mangalore tiled roof.	Fair
	Fenestration / Openings: The doors and windows have double wooden paneled shutters.	Fair
	Finishes: The walls are painted with cement paint/distemper, oil paints for the doors and windows and the floor is tiled.	Fair
	Compound / Fence / Gate: Minimum set-back from the compound wall. Low level compound wall.	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural / Artificial): Adequate provision.	Good
	Ventilation (Natural / Artificial): Adequate provision.	Good
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair

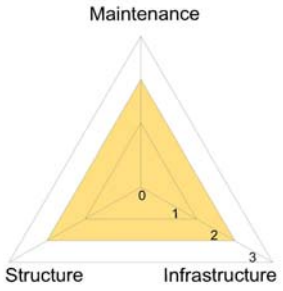
	Water Supply: Adequate provision through the temple well.	Good
	Sanitation: External toilet block has been added insensitively.	Fair
	Drainage: The storm water drains on to the street.	Fair
	Fire Precaution: Not required.	Not applicable
	Other (HVAC / BMC / Security) Systems: Not required.	Not applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: Although additions have been made insensitively – like the addition of the toilet block – the temple has been mainained satisfactorily.	Fair
	Agency and Capacity: Private. The owner has a fair capacity to maintain the building	Fair
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** The structure and the infrastructure of the building are in a fair condition. The owner has a fair capacity to maintain the building.	**FAIR** 
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	
6	**FUTURE RELEVANCE**	
6.1	**DP Remarks:** Residential Use. Although it is located in the Urbanisable Zone it is outside municipal limits.	
	Perceived Threats: Since this area is reserved within the urbanisable zone the real estate pressures of redevelopment loom large on such sites. External toilet block has been added insensitively. The plans to beautify the temple or add facilities may lead to alterations or additions which do not respect the original character of the structure.	
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** None identified**.**	
7	**MISCELLANEOUS**	
	Additional Notes / References and Documents Available: Records and information gathered from the people. The area details verified from the Land Records and Revenue departments (Vasai).	
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**	
	Any repairs, modifications, changes, extensions that have to be made to the temple should be sensitive to the architectural character of the existing building and should be based on the urban design strategy for the entire Agashe Talav Precinct.	

SR. NO	NAME	SURVEY NO.	**Plot Area:** 400 sq.mts.
43 g	**RAM MANDIR**	**NA**	**Built-up Area:** 310 sq. mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**		
1.1	**Administrative Unit:** Agashe Grampanchayat		
1.2	**Access**		
	Main Access: Off Agashe – Arnala Road	Subsidiary Access: Agashe Chowk	
1.3	**Ownership Pattern**		
	Present: Devasthan Mandal Trust	Past: Devasthan Mandal Trust	
1.4	**Use**		
	Past/ Present: Religious	Usage: Daily	
2	**HISTORICAL BACKGROUND**		
2.1	**Built-in / Date:** 18th Century	Transformations (if any): Not Available	
	Patron: Not Available	Architect: Not Available	
2.2	**Social – Economic – Political Context and Significance:** This temple precinct marks the shift of power in the highly contested 18th century Bassein (Vasai) from the Portuguese to the Marathas lending it an immense historical significance.		
3	**ARCHITECTURAL CHARACTER**		
	Site Context / Planning: This temple is sited near the Agashe Chowk along the spine that leads to the former port site. The spine has other important religious, institutional and residential buildings around it along with a talav, which lends value as a part of a group / ensemble of buildings.		
	Internal Planning: The temple comprises two ground storied rectangular structures connected with a plinth and a pitched mangalore tile roof. The temple is organized around a single vestibule leading to the garbagriha.		
	Architectural Characteristics: The low plinth extends out to the street forming a gathering space outside the temple. The vestibule has timber posts having wooden base which support the beams and the truss. The front façade consists of a large fenestration having wooden paneled door and two full length windows with wooden jalis.		

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	**B(cul)**	**B(grp)**	**B(arch)**	**B(tech)**	**B(lm)**	**B(ev)**	**B(bio)**	**B(reus)**	**III**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be asseseed
	Plinth: Stone plinth. Signs of rising dampness are seen along the plinth.	Fair
	Walls: Load bearing brick masonary walls within wooden frame construction.	Fair
	Roofing: Pitched roof with Mangalore tiles. The structural system comprises of trusses with joists supporting a Mangalore tiled roof.	Fair
	Fenestration / Openings: The doors and windows have double wooden paneled shutters.	Fair
	Finishes: The walls are painted with cement paint/distemper, oil paints for the doors and windows and the floor is tiled.	Fair
	Compound / Fence / Gate: The plinth extends to the street.	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural / Artificial): Adequate provision.	Good
	Ventilation (Natural / Artificial): Adequate provision.	Good
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair

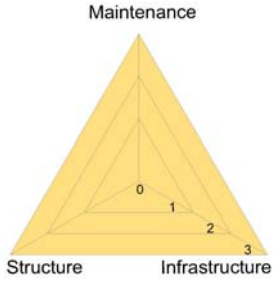
	Water Supply: Adequate provision through the temple well.	Good
	Sanitation: No toilet facilities for the visitors / devotees.	Non Existent
	Drainage: The storm water drains on to the street.	Fair
	Fire Precaution: Not required.	Not applicable
	Other (HVAC / BMC / Security) Systems: Not required.	Not applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: No monthly maintenance measures undertaken. The trust has a fund which is used annually for the minor repairs and painting works.	Fair
	Agency and Capacity: Devasthan Mandal Trust. The trust has the capacity to maintain the temple.	Fair
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:**	**FAIR**
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	
6	**FUTURE RELEVANCE**	
6.1	**DP Remarks:** Residential Use. Although it is located in the Urbanisable Zone it is outside municipal limits.	
	Perceived Threats: Since this area is reserved within the urbanisable zone the real estate pressures of redevelopment loom large on such sites. Besides plans to beautify the temple may lead to alterations or additions which do not respect the original character of the structure.	
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** None identified**.**	
7	**MISCELLANEOUS**	
	Additional Notes / References and Documents Available: Records and information gathered from the Trustees, pujaris and local people. The area details verified from the Land Records and Revenue departments (Vasai).	
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**	
	Any repairs, modifications, changes, extensions that have to be made to the temple should be sensitive to the architectural character of the existing building and should be based on the urban design strategy for the entire Agashe Talav Precinct.	

SR. NO	NAME	SURVEY NO.	**Plot Area:** 4820 sq.mts.
44	**ST. JAMES CHURCH**	**250, 183 B**	**Built-up Area:** 1550 sq.mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Agashe Market Road	Subsidiary Access: ---
1.3	**Ownership Pattern**	
	Present: Trust (Vasai Diocese)	Past: Trust (Archdiocese of Goa)
1.4	**Use**	
	Past/ Present: Religious; Church + School (1967)	Usage: Daily
2	**HISTORICAL BACKGROUND**	
2.1	**Built-in / Date:** 1568; Rebuilt 1760	Transformations (if any): 1975 church extended to accommodate more people.
	Patron: Archdiocese of Goa	Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** This church has immense historical and political significance as it was the first church built outside the Vasai Fort by the Portuguese forming a part of their Inquisition Movement. It was set on fire in 1739 and rebuilt in 1760.	
3	**ARCHITECTURAL CHARACTER**	
	Site Context / Planning: The church property is located at the market end of the settlement of Agashe along the main spine that connects the Agashe chowk to Arnala. The church building is located in the corner of the property leaving a large open space in the front and the side which has partly has graves and is also used as a congregational space during festivals and social gatherings like marriages. The open congregational space is a peculiar feature of majority of churches in the Vasai – Virar Sub – Region.	
	Internal Planning: The church building consists of a large single storey hall with a central naive leading up to the raised altar. The rear part of the church is a two storied structure consisting of the office, guest room and kitchen.	
	Architectural Characteristics: The tall bell tower and the front façade are distinctive architectural features in the landscape of Agashe. The front façade is punctuated with windows having segmented and pointed arches of different sizes. One of the window openings at the upper level has a large metal bell which is connected with a rope that hangs at the entrance door. Devotees use this bell to signify their arrival for the service. The altar space and crib gets decorated with flowers on Sundays and during the harvest festival in a manner that is peculiar to this region. Features like the entrance bell and indigenous flower decorations show characteristics from earlier hindu agrarian customs being practised in the church due to which the church has a distinctive cultural value. Long wooden brackets cantilevered from the walls that hold the fans.	

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	**B(cul)**	B(seh)	**B(arch)**	B(tech)	**B(lm)**	B(ev)	B(bio)	B(reus)	**II B**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be asseseed
	Plinth: The plinth is 1 ½ ft high with marble flooring.	Good
	Walls: Load bearing brick masonary walls. The front portico, which is a recent extension in RCC construction, hides the lower part of the front façade, which is a distinctive element in the landscape.	Good
	Roofing: Queen post truss supporting pitched mangalore tiled roof.	Good
	Fenestration / Openings: Arched openings with stained glass windows and wooden doors.	Good
	Finishes: Walls cladded with tiles up to the lintel level with black kota	Good

	skirting and painted with distemper paint. Main altar has marble flooring, and the aisle has granite flooring	
	Compound / Fence / Gate: Brick compound wall which is painted.	Good
	Curtilege / Unbuilt Space/ Out buildings / Landscape: The front and the side open spaces which partly consists of graves are used as a congregational space	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural / Artificial): Adequate natural and artificial lighting.	Good
	Ventilation (Natural / Artificial): Adequate natural and artificial ventilation through celing fans that are hung at the balcony level on long brackets.	Good
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair
	Water Supply: Adequate supply from two wells.	Good
	Sanitation: Adequate provision of public toilets.	Good
	Drainage: Adequate storm water drainage provision	Good
	Fire Precaution: Not required.	Not applicable
	Other (HVAC / BMC / Security) Systems: Not required.	Not applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: Charity commissioner of the Trust sanctions repairs for the church for a five year term.	Good
	Agency and Capacity: Vasai Diocese. The Trust has the capacity to generate enough funds for regular maintenance and repairs. However for major repairs external funds may be required.	Fair
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** The building is in a good structural condition and has a good level of infrastructure for the public nature of its programme. It is maintained in a good condition by the trust.	**GOOD** 
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	

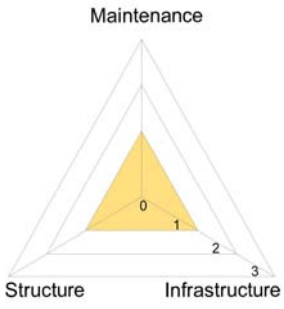
6	**FUTURE RELEVANCE**
6.1	**DP Remarks:** Reserved as Public/Semi Public Usage (Church).
	Perceived Threats: The increase in the population of the parish has led to adhoc extensions that are destroying the distinctive architectural characteristics of the original structure.
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** The trust wants to increase the size of the parish due to the pressures of increase in population.
7	**MISCELLANEOUS**
	Additional Notes / References and Documents Available: Records and information got from the Parish Church and Catholic Directory of Mumbai. The area details verified from the Land Records and Revenue departments (Vasai).
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**
	The extensions to the church should be undertaken in a manner such that they do not destroy the distinctive architectural characteristics of the original building.

SR. NO	NAME	SURVEY NO.	**Plot Area:** 750 sq. mts.
45	**PHADKEWADA**	**06**	**Built-up Area:** 1300 sq. mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Agashe – Nirmal Road	Subsidiary Access: ---
1.3	**Ownership Pattern**	
	Present: Private Ownership with tenants	Past: Private
1.4	**Use**	
	Past/ Present: Residential	Usage: Daily, partially unused
2	**HISTORICAL BACKGROUND**	
2.1	**Built-in / Date:** 18th Century	Transformations (if any): ---
	Patron: Subhedar Phadke	Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** The *wada* was built by Subhedar Phadke, the commander of the Maratha army, who was sent to fight against the inquisition carried out by the Potuguese in this region. It has been lived in by several generations of the Phadke family before being tenanted. It, therefore, has acquired immense historical and biographical value and is a local landmark.	
3	**ARCHITECTURAL CHARACTER**	
	Site Context / Planning: The *wada* is situated along the road that leads to the former Agashe Port. It is set back from the road forming a front open space and an entrance that opens in an internal courtyard. It is a part of the fabric of numerous residential buildings, which were earlier of a similar type, but are now slowly transforming.	
	Internal Planning: The *wada* is a house type typical to the 18th century in this region. Planned around a central courtyard, this two storey house has verandahs facing the courtyard. All the rooms are on the periphery and can be accessed by the verandahs as well as by the connecting doors between rooms. Presently, the property is tenanted with 11 families living in the wada and numerous rooms which are unused. The wada has immense re-use potential.	
	Architectural Characteristics: The courtyard and the verandahs form the chief architectural elements of this load bearing structure which is supported through a system of timber posts, beams, trusses and masonary infill walls. The timber posts facing the courtyard have decorative wooden brackets and wooden railings. The external wall is punctuated by full length shuttered wooden openings.	

4	VALUE CLASSIFICATION									GRADE
	B(his)	**B(cul)**	B(grp)	**B(arch)**	B(tech)	**B(lm)**	B(ev)	**B(bio)**	**B(reus)**	**II A**

5	CONDITION ASSESMENT	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be assessed
	Plinth: Random rubble stone masonry	Poor
	Walls: Timber framed structure with brick infill walls, acting as partial load bearing elements of the structure. The facade facing the east shows weathering of the brick masonry infill walls and is under severe structural distress. Heavy water seepage is seen in the walls up to sill level.	Poor
	Roofing: King-post truss supporting pitched mangalore tiled roof.	Poor
	Fenestration / Openings: Segmental arched openings with wood paneled shutters. The fenestrations show growth of algae at many places.	Poor
	Finishes: The walls are finished with a wash of lime and plaster. However, in a majority of places the finishing has worn off / flaked and signs of dampness can be seen. IPS flooring on the ground floor with original kotah stone flooring in the verandahs and upper floors is in a poor condition.	Poor

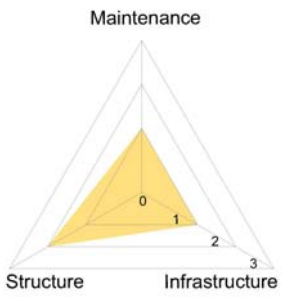
	Timber treads and risers with wooden balustrades and metal straps as ties for railing are broken at several places.	
	Compound / Fence / Gate: None	Not Applicable
	Curtilege / Unbuilt Space/ Out buildings / Landscape: The rear open space has been encroached upon by extensions to the structure – like toilets – that have been made by the tenants. These are adhoc in nature and are capable of causing damage to the original structure.	Poor
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural / Artificial): Natural lighting through courtyard adequate.	Good
	Ventilation (Natural / Artificial): Adequate natural ventilation.	Good
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair
	Water Supply: Adequate provision through well water supply	Fair
	Sanitation: Inadequate	Poor
	Drainage: Inadequate	Poor
	Fire Precaution: Not required	Not Applicable
	Other (HVAC / BMC / Security) Systems: Not required	Not Applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: Complete lack of maintenance by the owner and the tenants.	Poor
	Agency and Capacity: Private Ownership (Phadke) The owner is disinterested in the maintenance of the structure as it does not yield adequate revenue. The tenants do not have the capacity to maintain the structure.	Poor
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** The structure is in dilapidated condition due to poor maintenance. The physical infrastructure is in poor condition.	**POOR**
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	
6	**FUTURE RELEVANCE**	
6.1	**DP Remarks:** Residential Use. Although it is located in the Urbanisable Zone it is outside municipal limits.	
	Perceived Threats: Lack of maintenance will lead to collapse of the structure	
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** The owner plans to sell the property to a local builder due to lack of maintenance and inadequate revenue generation.	
7	**MISCELLANEOUS**	
	Additional Notes / References and Documents Available: Records and information gathered from the tenants, Grampanchayat and local authorities. The area details verified from the Land Records and Revenue departments (Vasai).	
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**	
	This wada is an important asset of Maratha heritage and needs to be safeguarded from further decay and demolition. Either financial incentives can be provided to the owner and tenants to safeguard the property or the building should be taken up for adaptive re-use. Structural repairs should be carried out sensitivily to safeguard this important heritage asset on a priority basis.	

SR. NO	NAME	SURVEY NO.	**Plot Area:** 3785 sq.mts.
46	**ZILLA PARISHAD SCHOOL**	**12**	**Built-up Area:** 1090 sq.mts.
Recorded By: Benita Menezes	**Reviewed By:** Rohit Mujumdar		**Date:** July 2007

1	**IDENTIFICATION & LOCATION**	
1.1	**Administrative Unit:** Agashe Grampanchayat	
1.2	**Access**	
	Main Access: Agashe – Nirmal Road	Subsidiary Access: ---
1.3	**Ownership Pattern**	
	Present: Zilla Parishad	Past: Zilla Parishad
1.4	**Use**	
	Past/ Present: Institutional	Usage: Daily
2	**HISTORICAL BACKGROUND**	
2.1	**Built-in / Date:** 1886	Transformations (if any): Not Available
	Patron: Zilla Parishad	Architect: Not Available
2.2	**Social – Economic – Political Context and Significance:** These schools, historically, have emerged out of the efforts of the State to impart education in rural areas. They form the chief source of education - particularly to the adivasi children and children from weak economic backgrounds in rural areas - even up to the present day. In our present contexts where educational initiatives are becoming more and more privatized, the initiatves of the government in the form of Zilla Parishad Schools providing subsidized education, books, uniforms and daily meals - assume a socio-political significance.	
3	**ARCHITECTURAL CHARACTER**	
	Site Context / Planning: The school is situated along the road that leads to the former Agashe Port and is amongst the important landmarks in Agashe. It consists a one L-shaped building and and a rectangular building with open space in the center, which acts like a multi-purpose space.	
	Internal Planning: The ground storey, load bearing, masonary structure has a verandah that runs along the entire length behind which are strung class rooms and offices. The Zilla Parishad Schools in this region exhibit a similar building typology.	
	Architectural Characteristics: The verandah that runs along the entire length of the structure forms the chief architectural characteristic along with the segmental arched fenestrations and small circular rose windows that act as ventilators.	

4	**VALUE CLASSIFICATION**									**GRADE**
	B(his)	B(cul)	**B(seh)**	B(arch)	B(tech)	**B(lm)**	B(ev)	B(bio)	**B(reus)**	**III**

5	**CONDITION ASSESMENT**	
5.1	**Structural System and Materials**	**Assessment**
	Foundation: Stone Foundation.	Cannot be assessed
	Plinth: The plinth is made of stone height and is 0.5 ft in height.	Fair
	Walls: The load bearing stone masonary walls are approximately one meter thick. Minor cracks on the walls are seen at several places.	Poor
	Roofing: King-post truss supporting pitched Mangalore tiled roof.	Fair
	Fenestration / Openings: Segmental arched openings with wood-paneled doors and windows.	Fair
	Finishes: The walls are painted with distemper and the doors and windows are oil painted.	Fair
	Compound / Fence / Gate: One brick compound wall.	Fair
	Curtilege / Unbuilt Space/ Out buildings / Landscape: The central open space is leveled with PCC.	Good
5.2	**Physical Infrastructure**	**Assessment**
	Lighting (Natural / Artificial): Ample natural lighting. Inadequate provision	Poor

	of artifical lighting, which is regularly out of service.	
	Ventilation (Natural / Artificial): Adequate natural ventilation. Inadequate provision of ceiling fans which are regularly out of service	Poor
	Electricity: Adequate provision by MSEB. Weekly power cuts.	Fair
	Water Supply: Inadequate supply of water through hand and boring well in the premises.	Poor
	Sanitation: No sanitation facilities	Non Existent
	Drainage: Adequate.	Fair
	Fire Precaution: Not required	Not Applicable
	Other (HVAC / BMC / Security) Systems: Not required	Not Applicable
5.3	**Maintenance and Repairs**	**Assessment**
	Measures: No monthly maintenance measures undertaken. The Zilla Parishad has annual fund allocated for the school for its functioning, a part of the fund is kept for maintenance and repairs. However, this fund is inadequate vis-à-vis the growing necessities of the school.	Poor
	Agency and Capacity: Zilla Parishad. Through the Grampanchayat, the Zilla Parishad looks after the maintenance and repairs of the school. Due to the weak financial capacities, the donors for painting and repair works are sought.	Poor
5.4	**Overall Condition Assessment** (based on 5.1, 5.2 and 5.3)**:** Apart from the minor cracks in the walls, the building is in a structurally fair condition. The infrastructure necessary for the school is inadequate and in a poor condition. The Zilla Parishad does not have the financial capacity to for maintenance, repairs and extensions that are required.	**POOR** 
	0: RUIN / NON EXISTENT | 1: POOR | 2: FAIR | 3: GOOD	

6	**FUTURE RELEVANCE**
6.1	**DP Remarks:** Reserved as Institution in the DP
	Perceived Threats: Expansion is required on a priority basis. However, if the expansions are done in an adhoc manner, they would destroy the significant architectural characteristics like the open space and the continuous open verandah.
6.2	**Owners / Tenants / Occupants / Community / Organizational Aspirations:** The government has plans for computer education and has started providing 1-2 computer in each school for which an additional room is required .The school is planning to extend and built toilets. The school wants to expand and create more facilities for the students but the government grant is inadequate to support such activity.
7	**MISCELLANEOUS**
	Additional Notes / References and Documents Available: Records and information gathered from the School Authorities and Grampanchayat. The area details verified from the Land Records and Revenue departments (Vasai)
8	**RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**
	An extension plan needs to be made that could integrate the heritage aspects of the building into the new deisgn. External donations – from other government organizations, private organizations, individual or non-governmental organizations should be sought to safeguard the building and provide newer infrastructural facilities.

A.5) Review of D.C.R. – D.P.

(FOR APPLICABILITY TO THE PROPOSAL : FOR AGASHI TALAV PRECINCT.)

The applicability of various development controls rules as per DCR-DP for VVSR on the study area of Agashe talav precinct will be as follows:

A.5. (1) Review- VVSR _ DCR / DP

1 – Land Use permissible

3.1 USE ZONES

3.2 HIGH INTENSITY DEVELOPMENT AREA

- *General residential Zone*
- *Special Residential Zone*
- *Service Industrial Zone 1-2*
- *General Industrial Zone 1-2*

LOW INTENSITY DEVELOPMENT AREA

- *Low density residential Zones*
- *Green zone*
- *Plantation zone*
- *Cattle shed zone*

RESTRICTED DEVELOPMENT AREA

- *No developmenty zone*
- *Costal regulation zone*
- *Area under heritage structures/ sites/ precincts.*

3.2.1 GENERAL RESIDENTIAL ZONE

3.2.1.1 Activities permitted on lands fronting roads less than 12-m. width:

i. *Residences*
ii. *Home Occupations*
iii. *Convenience Shops*
iv. *Shopping along Commercial Strips*

3.2.1.2 Activities permitted on roads of 12m. and more up to 30m. width:

i. *Activities permitted in Regulation No. 3.2.1.1.*

(Permitted Activities)
Road less than 12m width - Predominantly residential activity, Home occupations, and Convenience Shops.
Road from12 M to 30M wide – activities permitted in regulation No 3.2.1. Commercials Strips are specifically designated in the development plan and commercial activity having single occupancy shall be permitted up to the full depth in the entire building.
Convenience shops shall be permitted on ground floor, provided that fornt margin in such cases shall not be less than 6M, inclusive of a lay-by of 3M width.
Commercial Strip is bounded by not be less than 6M Alongside of the road, inclusive of a 3M wide lay-by provided for public parking.

3.4.3 AREA UNDER HERITAGE STRUCTURES/ SITES/ PRECINCTS:

The detailed Regulations for development of identified heritage structures/ sites/ precincts are given in Appendix VIII.

APPENDIX – VIII

REGULATIONS FOR HERITAGE STRUCTURES/ SITES/ PRECINCTS

1.0 Preamble: These regulations are imposed with a view to regulate and conserve the listed buildings, areas, artifacts, structures and precincts of historical and/or aesthetic and/or architectural and/or cultural value, i.e. heritage buildings and heritage precincts.

2.0 Applicability: These regulations will apply to those buildings, artifacts, structures and/or precincts of historical and/or aesthetic and/or architectural and/or cultural value (herein after referred to as listed building/heritage buildings and listed precincts/heritage precincts) Apart from Vasai Fort, these shall also apply to heritage buildings/ heritage precincts as may be listed in notification(s) to be issued by Government, from time to time.

3.0 Restriction on Development/ Redevelopment/ repairs etc.

BUILT- UP AREA AND FSI FOR VARIOUS USES AND ZONES

4.1 BUILDABLE PLOT AREA AND COMPUTATION OF BUILT UP AREA

4.1.1 Buildable Plot Area

4.2 Maximum FSI for various uses/zones

4.2.1 High Intensity Development Areas

4.2.2 Low Intensity Development Areas

4.3 FSI PRESCRIBED FOR CFC PLOT

4.4 INCENTIVE FSI FOR LAND POOLING

4.7 FSI FOR RECONSTRUCTION OF DILAPIDATED/UNSAFE TENANTED BUILDINGS

4.8 FSI RECONSTRUTION OF DAMAGED/ DESTROYED/ COLLAPSED BUILDINGS DUE TO NATURAL CALAMITY

5.14 D. P. RESERVATIONS

5.14.1 Mode of carrying out development reservations-

Public reservations sites proposed in the Development Plan shall be developed in the manner given in Appendix XVI.

APPENDIX - XVI

MANNER OF CARRYING OUT DEVELOPMENT OF VARIOUS D. P. RESERVATIONS

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT -1 Amenity Developed and Managed by Owner	ALT -2 partial construction (combined structure) with independent Access and/or Premises	ALT-3 DR/Monetary compensation by Planning Authority
9	FAIR GROUND	FG	Land Owner/ Local Body/ Planning Authority	Play Ground	Allowed	Not allowed	Allowed
10	PARK OR GROUND PLAY GROUND	G PG	Land Owner/ Local Body/ Registered Trust/ Planning Authority	Fair Ground	40% of the plot can be developed as Sports Activity with a permissible FSI of 0.10 of total plot area. Remaining 60% of land shall be developed and kept open for public use free of cost.	Not Allowed	Allowed

A.5. (2) <u>Assessment Review</u>

The Development plan is ambiguous about two points
- absence of list for identified heritage structures prepared by ‘crit’.
- this is leading to deleation of identified heritage structures.

Applicability –

In Case of Agashi village Precinct, there is no commercial strip in the development plan map. The Proposed Roads are either 12M wide or less than 12M in width. Commercial activity in both cases need 6M wide margin inclusive of 3M lay-by. This would alter / change the present streetscape character of the precinct.

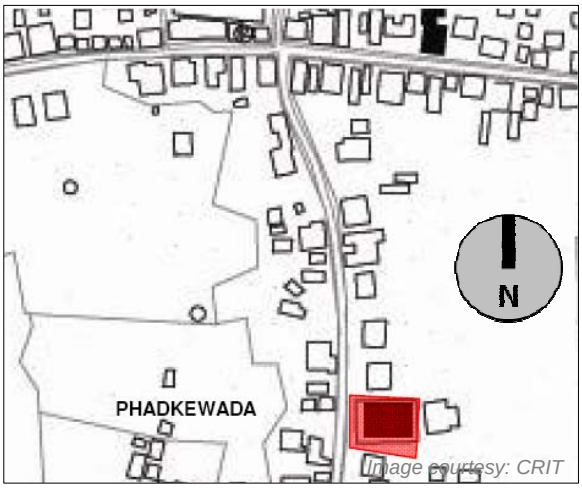
-what are the Criteria’s for plot boundary of these reserved spaces ..? (eg - in case of Agashi Precinct, does the reserved ‘G’ area follow any Plot boundary)

- what kind of activities are permitted within these reserved areas.

- plot bounders with numbers to be mentioned.

- the identified heritage structures or areas by CRIT are not reflecting on D.P. proposal.

PHADKE WADA, AGASHE PRECINCT



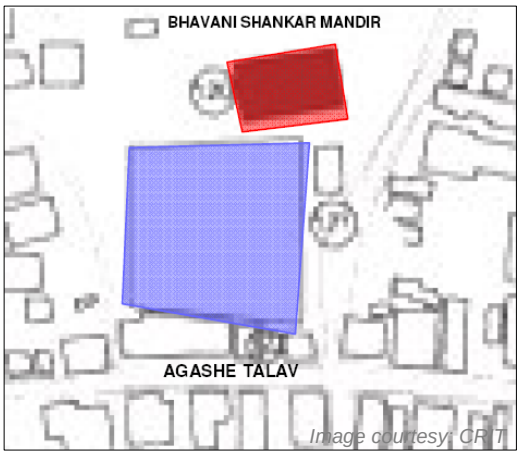
Location Plan: Phadke Wada, Agashe Precinct.

Inner courtyard with details of wooden posts and brackets

Wada showing decay and dereliction prior demolition

The trends for development as per the DP for VVSR has already taken a toll. Phadke Wada is a very good example for such actions... Phadke Wada today stands demolished for redevelopment. Phadke Wada is identified as a listed building as per CRIT report under Grade IIA.

BHAWANI SHANKAR MANDIR, AGASHE PRECINCT



Location Plan: Bhavani Shankar Mandir, Agashe.

View of the Bhawani Shankar Mandir in Agashi within the precinct

View of the garbhagriha.

Roof of the garbhagriha emerging out of the pitched Mangalore tile roof

Hoarding on the front entrance showing future proposal for the temple

View of the Bhawani Shankar Mandir in Agashi within the precinct

Trends for Redevelopment: The DP-VVSR does not recognize the suggested Heritage List by CRIT. As such the aspirations of owners take a precedence for redevelopment which is a risk to the heritage.

(B)Preparation of an outline for the proposed Action Plan

Introduction

The identified core area for conservation is limited to the Agashe Talav precinct with some area adjoining it in North, outlining significant structures. This area donot takes in to consideration the significance of the streetscape along the 'Dev Ali' and 'Chalpeth Road', the setting of the Talav, and Historical 'Bhati Bunder'with its natural setting.

The proposals identified at this stage are liable to change as the project continues with enhanced evaluation and assessment at each successive stage.

B.1. Identification of conservation areas: (Ref to map - Proposed to Action Area for Agashi precinct)

The identified core area for conservation need to be larger to incorporate significant Based on streetscape along the 'Dev Ali' and 'Chalpeth Road', the setting of the Talav, and Historical 'Bhati Bunder'with its natural setting. Based on the review of the significance of these areas a revised core area is ben suggested with control zones can be of categories such as :

- Core conservation area -CRIT
- Immediate setting
- Suggested Conservation area
- Buffer Zone to Conservation area.

These areas are based on the identification of the potentials open space, green spaces, heritage structures, street character and cultural activities

B.2. Enhancement Proposal Agashe Precinct

The Agashe Precinct indicates the unique significance of an urban area placed on the map of Virar Vasai Sub Region. Along with its local character, it emphasizes a certain 'typology' which can be seen in the background of the region. The enhancement of the Agashe precinct initiates an intervention in the local context but sets an example for the strategy & approach to the sets of other precincts situated in the region.

B.2.1 Issues

1. Poor maintenance of the Temple Tank and mismanagement in waste disposal
2. The physical boundary of the tank divides the tank area from the other activity surroundings such as streets, nodes and public buildings. As the religious functions are occasional in nature the special visit by the user to the tank is limited due to its protection from the movement corridor. Hence the role of tank area being centrally located has become backyard of the precinct and highly neglected.
3. The numerous temple buildings add character to the precinct but their re-development strategies are contradictory in nature of their present significance.
4. The historical background of the precinct with its ancient connection to the jetty has deteriorated to illegal encroachment activities and ecological degradation.
5. The changing building typologies abutting the street are losing its inter-relationships with the street and the users passing by which was a unique character of any market town emerged in the medieval era.

6. The upcoming development pressure has no rules and regulations to abide for , hence ad-hoc transformation of the historical precinct into a modern skyline.
7. Definition of the precinct needs to be revised as the linking factors of once historical precinct are diminishing with rapid urbanization and increasing density.

B.2.2 Proposal

1. Cleaning of the tank and reviving the **ancient water system** [source and overflow of the water]
2. Reviving the interrelationship of the tank with the surrounding edge.
   - In the Indian cities 'streets' are not only the mode of transport but exchange between the users. Streets culminating into node, squares, peripheral trees initiate dynamic interactions between people. Hence, the street needs to integrate with the pavement around the tank and allow activities to filtrate to the tank area.
   - Public buildings with allow only visual connection to the tank and no physical access. **Overlap of the activities** could add other dimension to the existing tank as this is another unique features of Indian Urban Places.
   - The Front setback of the Bhavani Shankar Mandir allow various outdoor religious activities and hence to be protected from any future development and further to be shaded by planting more trees , erecting light poles and other amenities
   - The childrens park add colour to the tank area hence needs to be recognized and protected as live activity area.
3. As the region has mixed religious population and the precinct and its node is the common point of intersection [bus stop, market,etc.] between various communities and people, the common public space needs to be inserted within the fabric. [w.r.t. the large open green area marked in D.P.] which could take care of the recreational activities at the local level.
4. The connection to the past has to be revived either through a building planned as museum with public square at the point of jetty .
5. The ecological corridor of the region with its creek, mangroves, movement of water, sluice gates, etc. has its proximity to the precinct. The protection of the same at micro level ensures the macro issues of the same.
6. The building typology needs to be protected with building regulations on its edge, semi open spaces –verandah, balcony, steps, etc.], nature of compound wall, ratio of height of building to the width of street, etc.
7. Last but not the least – framing vision of the project which will ensure the management of the precinct in the coming years.
8.

B.3. Environmental Management of Agashe Talav precinct

Inclusion of environmental management best practices along with conservation of the heritage preicent will be developed as model that can be replicated in other areas.
The environmental management actions for prescient will be based on an analysis of the relationship between the Environmental and Ecological Assets and the activites and built space processes within the prescient. This analysis will be done in the form of a matrix as indicated below.

	Environmental and Ecological Assets
Activities and processes within the prescient	Relationship between the environmental/ecological assets and activities • Impacts of activities on environment and ecology • Impacts of environment and ecology on the activities and processes

Existing environmental and ecological assets of this prescient include primarily the Agashe tank ecosystem, along with the local vegetation, flora and fauna, ground water, soil and other natural resources. While, the creek with its mangrove ecosystem is not within the identified boundary of the prescient and is on the periphery, it is nevertheless significant as it is impacted by the activities within the identified area.

With about five temples and the agashe tank, the land use pattern and activites in this prescient are characterised largely by temple related activites and processes. Besides the resident population, there will be a significant floating population.

B.3.1 Indicative Environmental Management Strategies

The measures stated below are indicative and not exhaustive in nature. The detailed impact analysis will provide a more strategic approach.

B.3.1.1. Restoration and Conservation of Agashe Talav

The Agashe tank is not only a key ecological asset but is also a significant religious, social and cultural asset. The talav presently appears to be in a state of poor maintenance with siltation and eutrophication as can be seen in the accompanying images. The health of the tank ecosystems in the region have a significant impact on the ground water table.


Siltation and Eutrophication in the talav

A strategy for restoration and conservation of a public asset such as the talav requires an understanding of both the physical ecology as well as the stakeholders involved as shown below.

Base line studies for the physical ecology will include

- Natural drainage pattern and lake overflow
- Water quality of the lake
- Flora and fauna within the lake ecosystem

Stakeholder Analysis

- Understanding the social, cultural and religious significance and use of the lake and its peripheral area through focus group discussions
- Ownership, administrative and financial mechanism.

B.3.1.2. Integrated waste management for the temples

This will include the following studies

- Understanding the type and quantity of waste generated.
- Study of exisiting waste management practices - collection, transportation and treatment
- Studying the feasability of composting, vermi composting , bio methanation and energy recovery etc and recommending appropriate options.

B.3.1.3. Ground water management

Ground water is one of the major sources of water in the area. Water management will focus on rain water harvesting and ground water recharge and strategies for efficient use of water resources.

B.3.1.4. Vegetation and landscape strategies

Landscaping and vegetation plans will focus on local species and efficient irrigation.

B.3.1.5. Mangrove Conservation

While direct interventions for mangrove conservation may not be feasible within the scope of the action plan, strategies for awareness generation about the importance of the mangroves to the health of the coastal ecosystem will be incorporated.

(Related text from the CRIT report)

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

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

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

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

B.3.2 Environmental Systems (Talavs)

- Environmental assets which have relevance to the socio - economic history, which would include assets that sustain original/ earlier communities, their activities and resources necessary for their livelihoods.E(seh)
- Environmental assets which have value as local landmarks E(lm)
- Environmental assets having an ecological relevance E(eco)
- Environmental assets which have value as a part of a group of talavs or other heritage assets E(grp)
- Environmental assets having cultural significance E(cul)
- Environmental assets with significant political or social events that are of local / regional / national relevance E(ev)
- Environmental assets with specific architectural character E(arch)

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

Talavs

The listed talavs could be classified into two types. The first type is surrounded by settlements and is used by the surrounding settlements for washing, bathing and recreation. The other type is found in midst of cultivations and are primarily used for fishing as well as agrarian purposes. These talavs are sometimes threatened by the surrounding settlements through encroachment, dumping of garbage etc. Some of these talavs have been beautified by the respective municipalities and grampanchayats for recreational purposes. However, some of this redevelopment has been criticized for the negative environmental impact that it has on the talavs. For example, in many cases the edges of these talavs have been hard paved with concrete which allows for no water percolation. In some cases these talavs face the threat of contamination due to the use of detergents during washing clothes. As a response to these in Gode Talav in Juchandra, the grampanchyat has provided for a separate shed washing where the waste water is not released back to the talav.

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

Built form strategies

These talavs have to be carefully rehabilitated i.e. landscaped not with a view towards beautification but with ecological considerations. A complete understanding of the influence zone of these talavs which are public spaces will have to be established and any intervention would have to consider all the surrounding activities. A management plan with a detailed project report should be drawn up before any intervention is done on these public spaces.

Financial Strategy for one time expenses

For rehabilitating theses assets funds from respective local authorities should be used, apart from MMRDA funds and funds from donor agencies.

Maintenance Strategy for recurring expenses

For the maintenance of the talavs taxes should be collected by introducing new activities like commerce, institutions which can be leased. Revenue can also be generated through introduction of new economic activities like fishing, eco – tourism, recreation etc.

Institutional Strategies

The local authorities like the gram panchayat and the municipalities should be in charge of maintenance of these talav along with the local communities who reside in proximity to them. No talavs should be privatized but certain functions can be leased to private parties.

Guidelines 1. Any redevelopment plan for such talavs should obtain the permission of the heritage cell.

2. 20 m in and around talavs graded IE should not have any additional built structures excepting structures which exist. Additionally it is suggested that this land be made public and if any private ownership exists, compensation should be given through TDR.

3. A width 10 m in and around talavs graded II E should not have any built structures excepting structures which exist. Additionally it is suggested that this land be made public and if any private ownership exists, compensation should be given through TDR.

4. 5 m in and around talavs graded III E should not have any built structures excepting structures which exist. Additionally it is suggested that this land be made public and if any private ownership exists, compensation should be given through TDR.

5. Any landscape redevelopment plan submitted for such talavs should clearly indicate the contour at an interval of .1 m for a distance of 50 m around. The plan should clearly indicate any water shed as well as the catchments area of these talavs
6. Such redevelopment plans should at no point disturb the existing level of the surrounding area.
7. Any landscape plan which envisages resurfacing around the talav should allow for easy water percolation.
8. Any plantation plan should not disturb the existing flora and fauna present around such talavs.

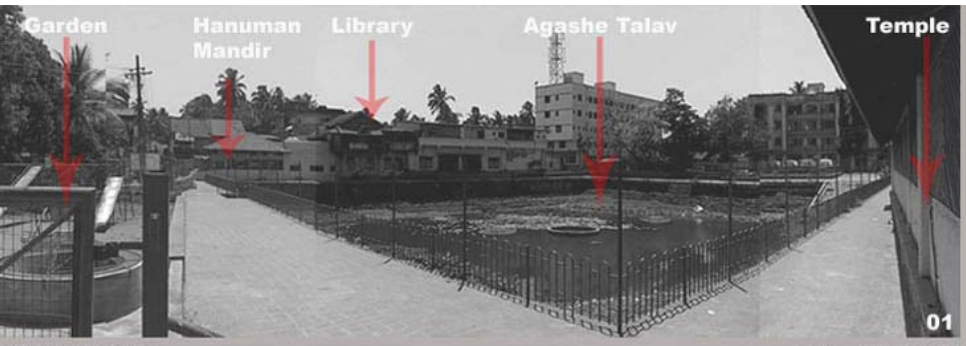
B.3.3 Architectural character

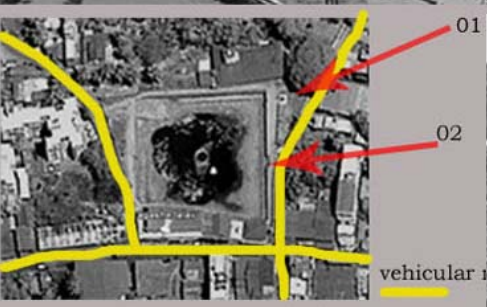
Site Context / Planning: The Talav is located at the intersection of two main spines of the mercantile town of Agashe: the first spine connects Agashe to Arnala, and the second, which connected the chowk to the former port site. The siting at such a prominent location in the former port town at Aghase lends value to the talav as a landmark for the entire VVSR. The chowk in which the Talav is sited has important temples, institutions and residential buildings around it, which lends value as a group / ensemble.

Activity Patterns: The Talav is predominantly used for religious, social and cultural activities like immersion of idols during the Ganesha festival due to which it has value as a cultural asset.

Architectural Characteristics: The talav has steps running all along its edge, which allow access the water. There are provisions made on the steps to keep oil lamps. These lend the talav a distinct architectural character

Public Space & Environmental Influence: The talav functions as an active public space with visitors and devotees who visit not only during festivals but also who visit the adjoining temples regularly. The talav, like other talavs, has a value as an ecological resource as it helps in recharging the ground water table in the region





Public edge to the Talav
[Temples,Library, Childrens' Garden, pavement & road]

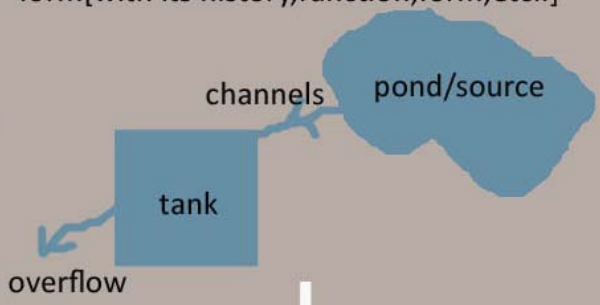
Agashe Talav & its surroundings

Key Observations:

Vasai,Virar surroundings are dotted with several ponds and tanks as a well-established system. The hierarchies of water bodies are distinct 'Typologies'- coupled with its own urban form. A walk around the region gives a lasting impression of water system which is the 'genius loci' -as a placemaking element

1. Defining the Project/Precinct

Contexualizing the project in terms of its **natural settings** beyond the physical built form[with its history,function,form,etc..]



Document the water systems & its linkages in the environs

Rejuvenation of the water systems

2. Activities - Functions - Forms

Reviving & Initiating activities in the precinct. e.g. physical connection between the temple and tank through the sets of steps as existed before.

Finding the pockets[institutions, public space] within the precinct and linking them through activities as inserts

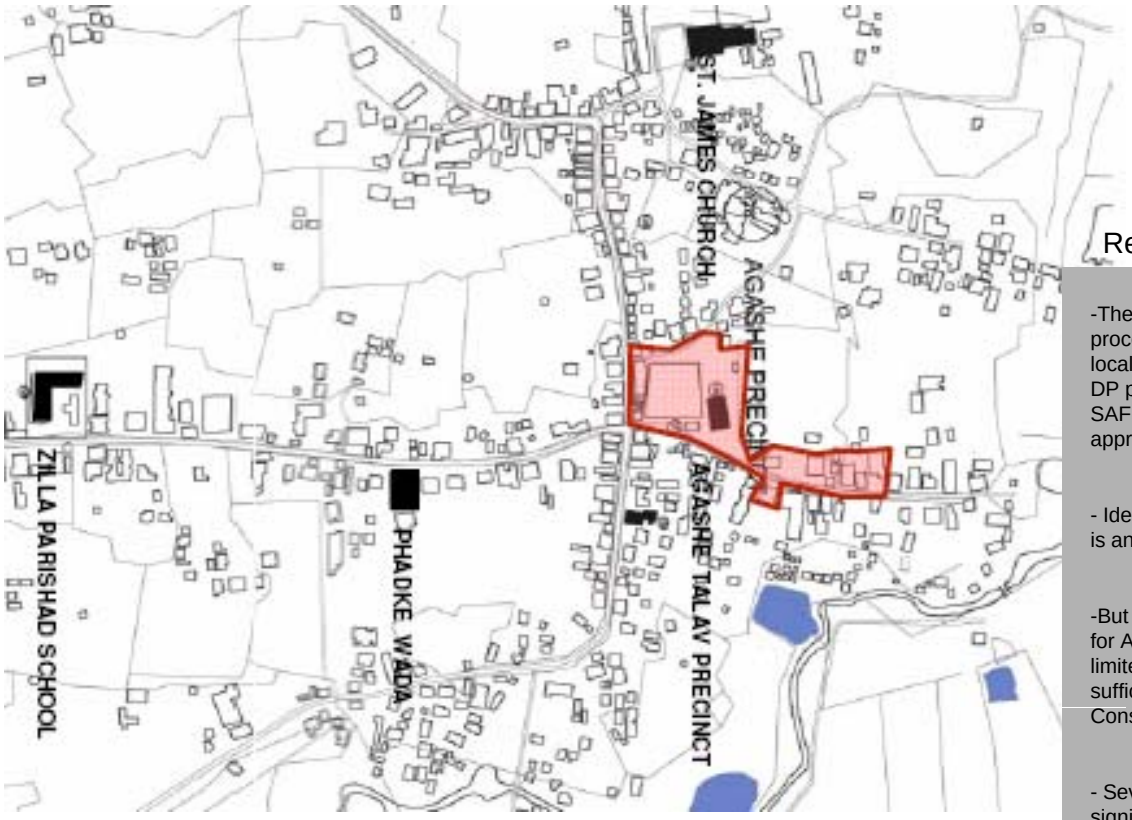
3. Public Participation in defining the Problem & Solution

Introduce sets of events to generate a dialogue with community as well as pave the way for implementation stage-

Children Drawing Competition with heritage awareness as focus

Discussions with community with block model and rough sketches of the precinct

Street Exhibition,etc.



Precinct Boundary as Proposed by CRIT for 'Ahashi Talave area'

Review of Precinct Boundary

-The role of CRIT is that of a "Consultative process" which involves Participation with locals, a regional movement to control the DP process, Identifies the NEED TO SAFEGUARD local Resources and approach for Sustainable development.

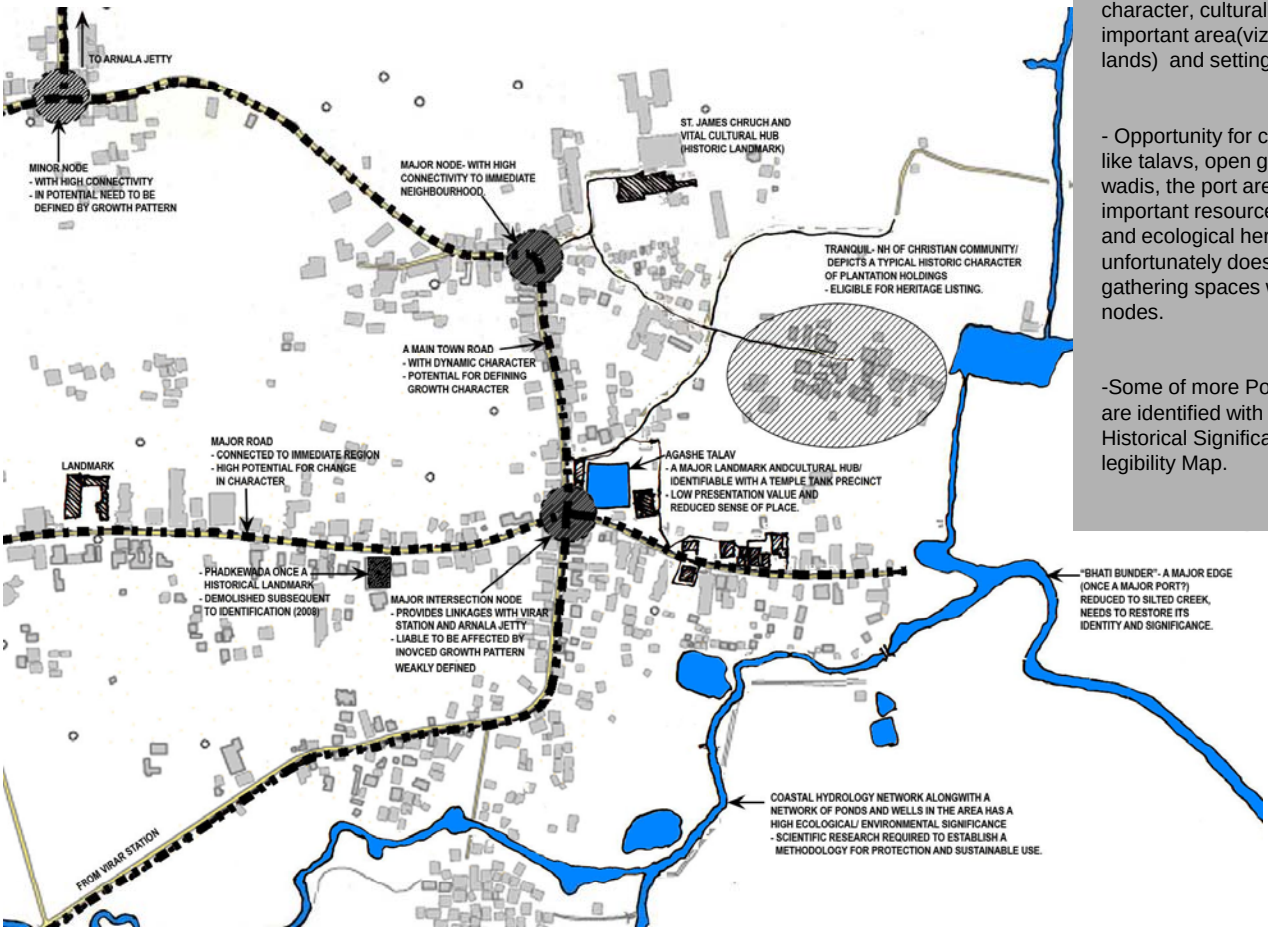
- Identification of Core area for conservation is an outcome of such Consultative process

-But the identified boundary of the core area for Agashe Talav precinct seems to be limited in its scope and extents to enable a sufficient action for Preservation, Conservation and Enhancement.

- Several appurtenant areas display significant historicity and cultural identity worthy of inclusion in the identified boundary – the Christian wadis, the historic street character, cultural open spaces, ecologically important area(viz the mangroves, marsh lands) and setting of the precinct.

- Opportunity for community open spaces like talavs, open grounds, open space in the wadis, the port area can be tapped as important resources of cultural, Historical and ecological heritage. The report also unfortunately does not identify community gathering spaces which act as cultural nodes.

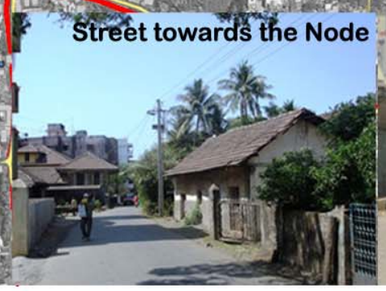
-Some of more Potential of Agashe area are identified with the Background of Historical Significance and Legibility in the legibility Map.

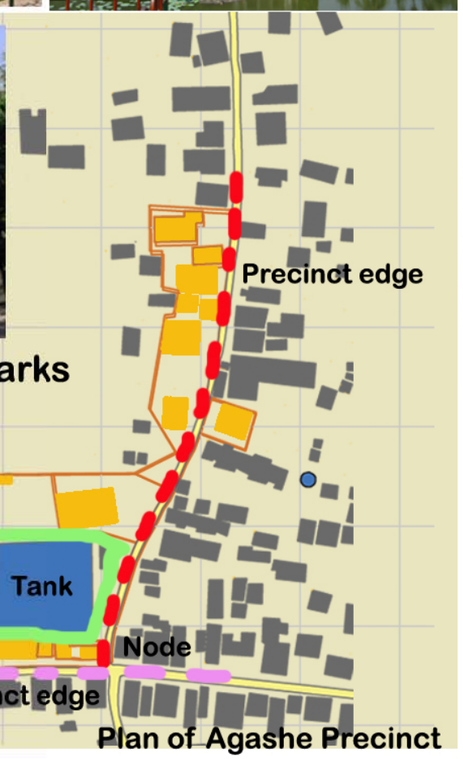


LEGIBILITY map

Review of precinct boundary with Background of Historical Significance and Legibility

REVIEW OF PRECINCT BOUNDARY WITH REFERENCE TO LEGIBILITY AND CULTURAL SIGNIFICANCE





The Agashe Precinct constitutes of the
- Temple tank & its immediate environ of landmarks religious-public institutions,
- series of temples - housese forming a street edge &
- physical setting as an urban form - a major node, an active street cum thoroughfare

The significant urban setting of precinct promotes mixed activities, multiple users participation & hierarchy of usage. The dynamism of the precinct lies in its inherent inter-relationships between its activities & the nature of built form - typologies.

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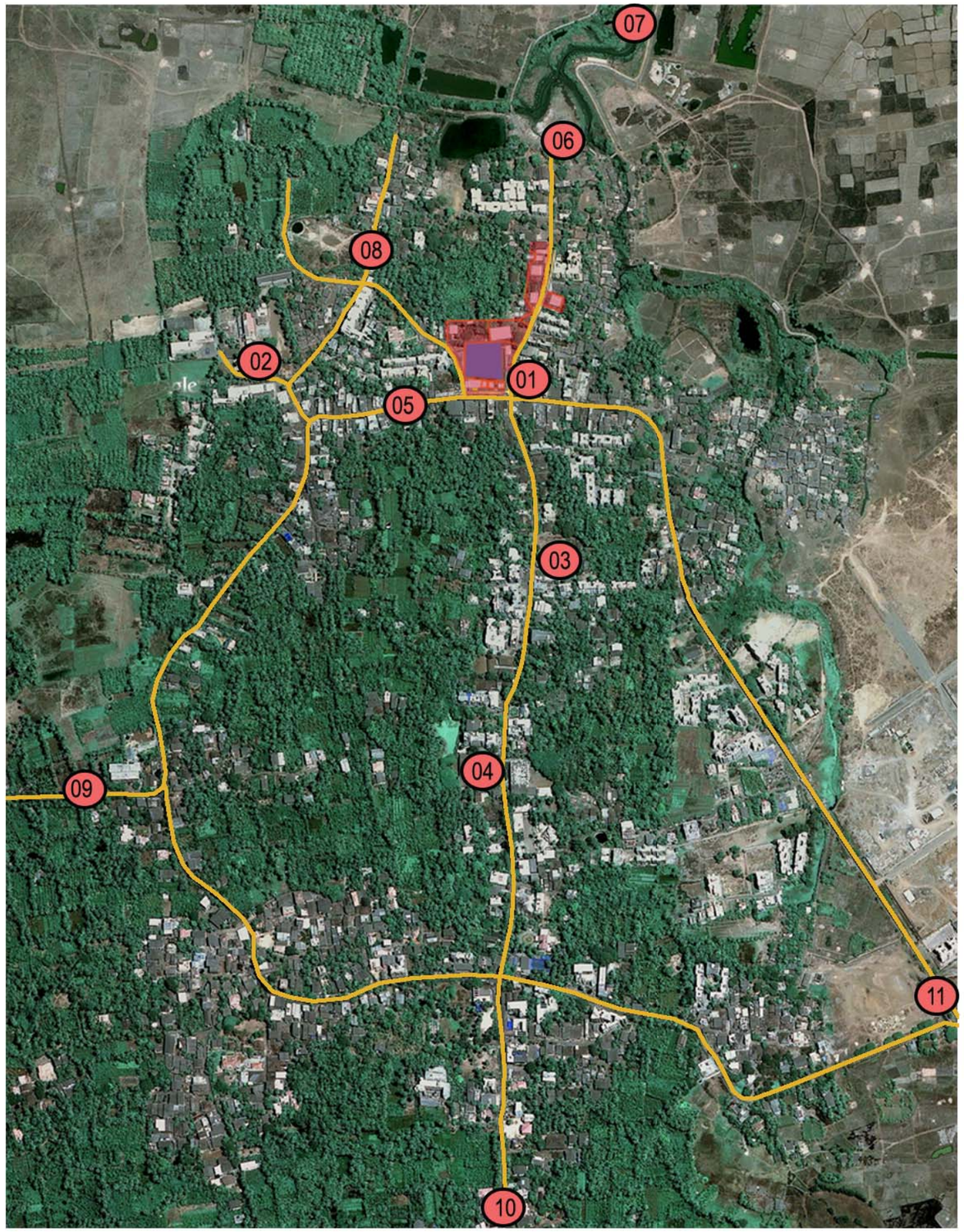
Agashe Precinct - An Urban Setting



Temple Talav Precinct [Listed] - Situated on the major intersection of roads, the Agashe temple tank is marked by its distinct edge of important religious and public instituitions .

The Bhavani Shankar Mandir with its setback and tree cover offer a characteristic setting to the tank.The childrens play area inserted as additional activity form the integral part of the tank complex.

The features pertaining to the beautification of tank such as barricades, railing underline its physical boundary with further division of activities from road and institutions around.

The shaded open space adjacent to the tank allow the extension of religious actiivities at daily and occasional levels thus giving an added dimension to the temple tank precinct.

The major node of temple tank on the intersection of two important axis of the town, connecting neighborhood to the old port and the surrounding region to the arnala jetty. This is marked as major junction of the neighbourhood.

St.James Church is the major landmark of Agashe located on the western boundary of the region. The larger open space around the structure facilitate the congregation of community during religious functions.

The Phadkewada listed as heritage building has been demolished recently on site, however the said road has similar distinct typology with front setbacks, low compound wall and rear large green footprint.

The Zilla Parishad School on th southern end of the area mark the concentration of educational activities with typical typology on building lined with verandah and outer courtyards.

The major market street and linear connection between the tank and arnala jetty connecting node is also marked by the typical market street pattern. The no. of narrow plots are aligned to the linear street to allow maximum

participants to take part in socio-economical activities of the town. The road is also cater to the heavy movement of traffic connecting the arnala jetty to Agashe and the region around.

Bhatibandar marks as the historical port connection of Agshe to Arnala fort, constitutes as the northern boundary of the town with creek and mangroves spread over the region.

The region constitutes of the distinct coastal eco system - i.e. of water hydrology network, mangroves and series of pond , ground water recharging wells.

The Christian community neighbourhood on the northern side of Agashe offers a different character to the region. The cluster of houses are surrounded by minor roads with one major connection to the religious-educational

Institutions and market street. The single/double storey houses face the outer and inner streets with low compound walls, semi open verandahs/balconies and major green footprint per plot giving a distinct character.

As the nearest inland town to the coastal town of Arnala the role of Agashe is significant in the kind of activities and movement pattern it promotes within.The movement pattern is punctuated by nodes and the nodes are marked by the public institutions and activities

◄ Google Image of Agashe Precinct

01. Talav Precinct
02. St. James Church
03. Phadkewada
04. Zilla Parishad School
05. Market Street
06. Bhatibandar
07. Ecological corridor of Mangroves, creek,etc.
08. Christian Community Neighbourhood
09. Road to Arnala Village & Coast
10. Road to Vasai
11. Road to Virar Station

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Imageability

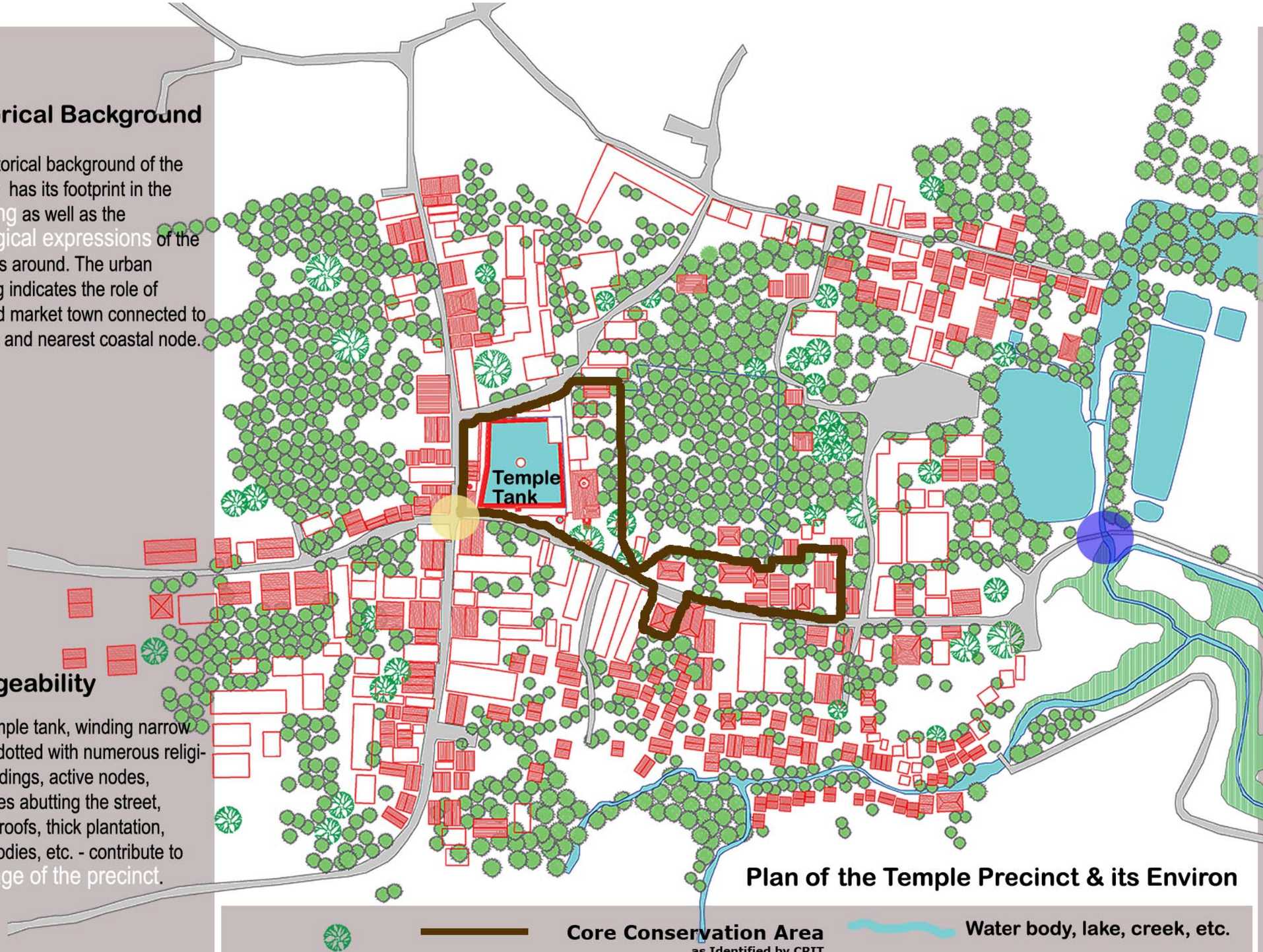
Historical Background

The historical background of the precinct has its footprint in the planning as well as the typological expressions of the buildings around. The urban planning indicates the role of hiterland market town connected to the jetty and nearest coastal node.

Imageability

The Temple tank, winding narrow streets dotted with numerous religious buildings, active nodes, structures abutting the street, sloping roofs, thick plantation, water bodies, etc. - contribute to the image of the precinct.

Public Spaces & Activities



Plan of the Temple Precinct & its Environ

Core Conservation Area
as Identified by CRIT

Major Node

Water body, lake, creek, etc.

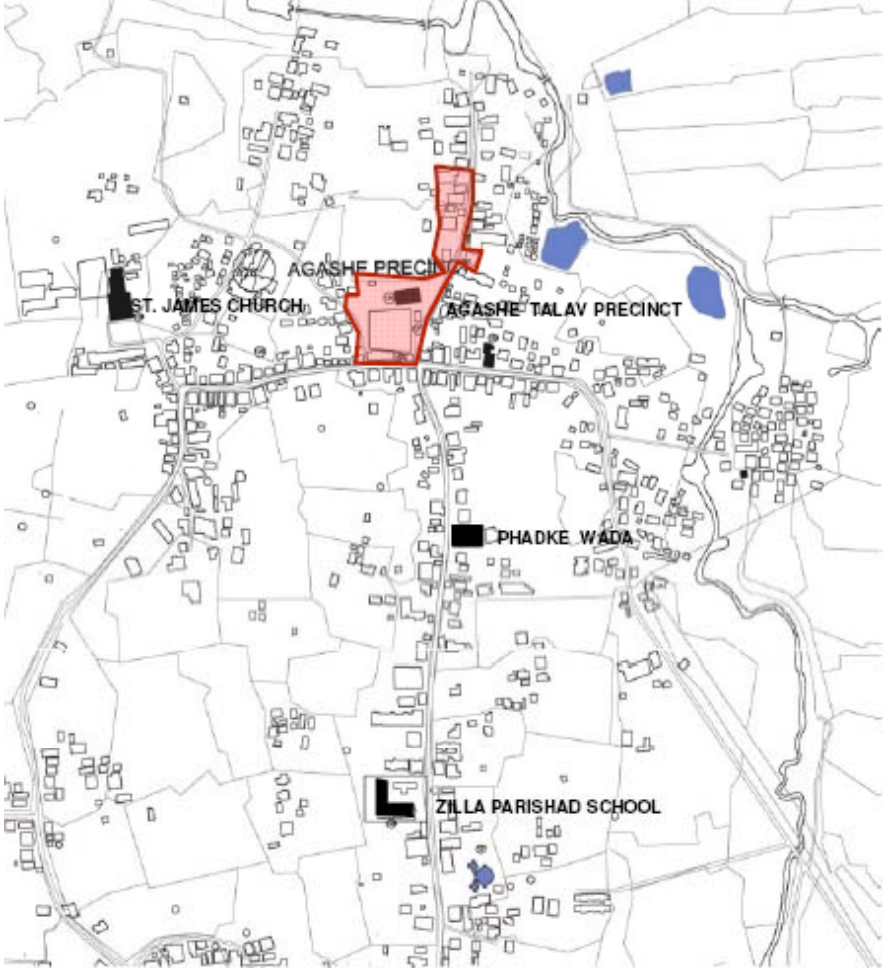
Old connection to jetty

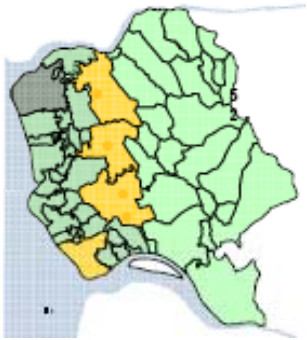
Landscape Urbanism

The Agashe Precinct has its significance - the manner in which the regional landscape has evolved the symboitic relationship with the urban built form. The regional ecological system of creek, occupational activities, Horticultural produce, percentage of figure ground vs. plantation, etc. - are the salient features shaping the regional urban form.

Typology & Activities

The typological expressions- its planning, architectural styles, etc. initiate the active participation of users with the built form. The streets exhibit the community participation the way plot abutts the road edge, language of semi-open spaces and role of plantation as shading device. The buildings take various shapes whether its public / religious use, defining an urban space [temple tank, node,etc.] which are further marked by the inter-relations within, such as plot sub-division mechanisms,etc.





Vasai-Virar Sub Region map

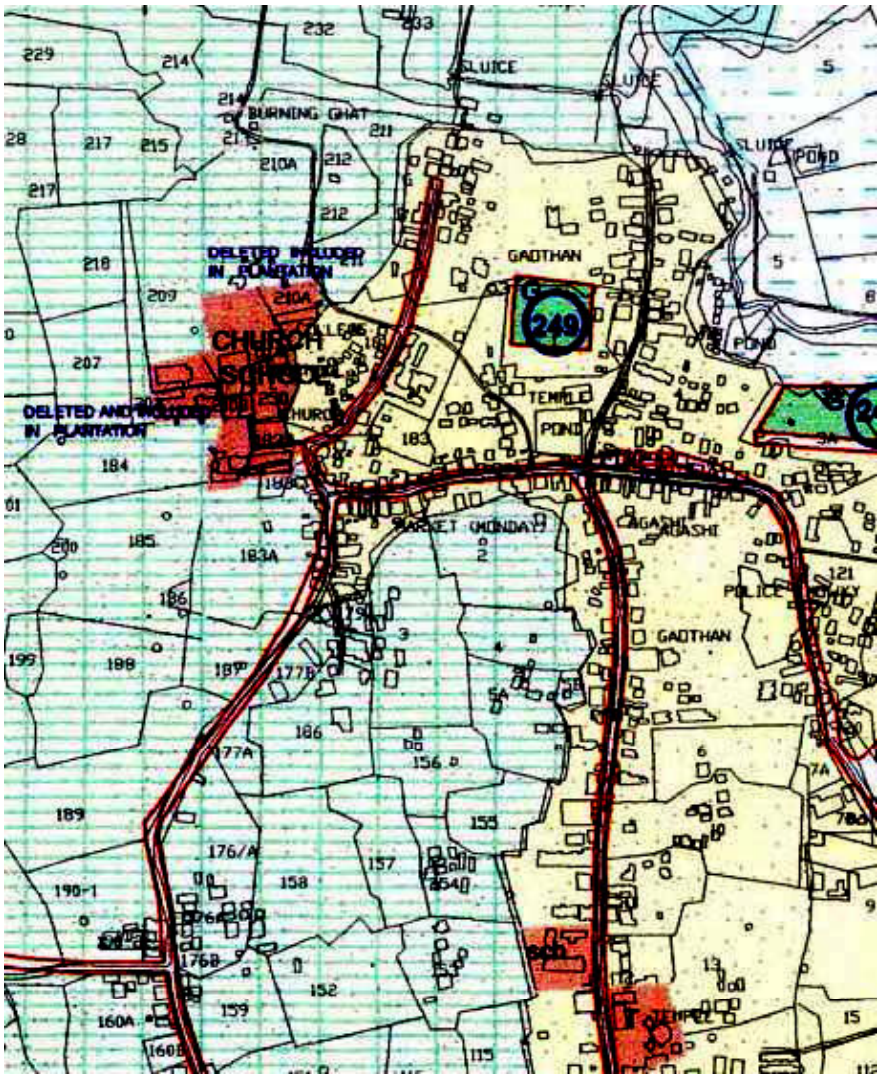
Map Showing Location of Heritage Assets in Agashe Grampanchayat- (identified by CRIT)

-The identification of heritage asset by CRIT do not find reorganization in the Development plan of Vasai- Virar Sub Region (Final)

- The Agashe Talave Precinct area is identified as Heritage asset, which is not recognized in the Development plan map for Vasai-Virar Sub Region.

- The Identified environmental Systems (Talavs)- the Agashe Talav is not identified for any special reservation . It is Just Marked as a Pond in the DP.

- The trends for development by demolition as per the Development Plan for Vasai-Virar Sub Region has already taken a Toll. (example Fhadke wada



General Development Plan Map for Agashi Area

Excerpt of DCR-DP for VVSR With Applicability to the Proposal for 'Action Area'

Critical Limitation for Reservation areas.

N

REVIEW - DCR-DP for VVSR (Final)

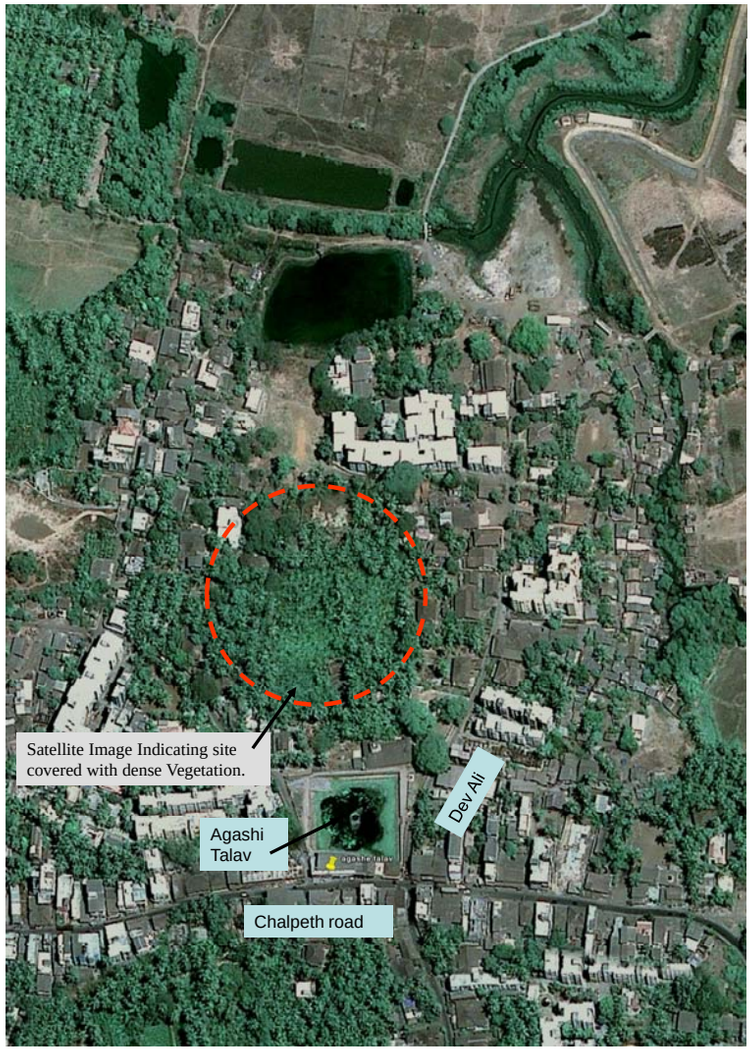
PERMISSIBLE LAND USE

- The Agashi precinct general area falls under the used zone of high intensity development area. The control applicability for this development area as per Development control regulations- for Vasai- Virar sub region. – ref with '3.2.1' is 'General residential Zone.'

-The Peripheral area falls under the used zone of " Low Intensity Development area". The control applicability for this development area as per Development control regulations- for Vasi- Virar sub region. – ref with '3.3.3' is ' Plantation zone'

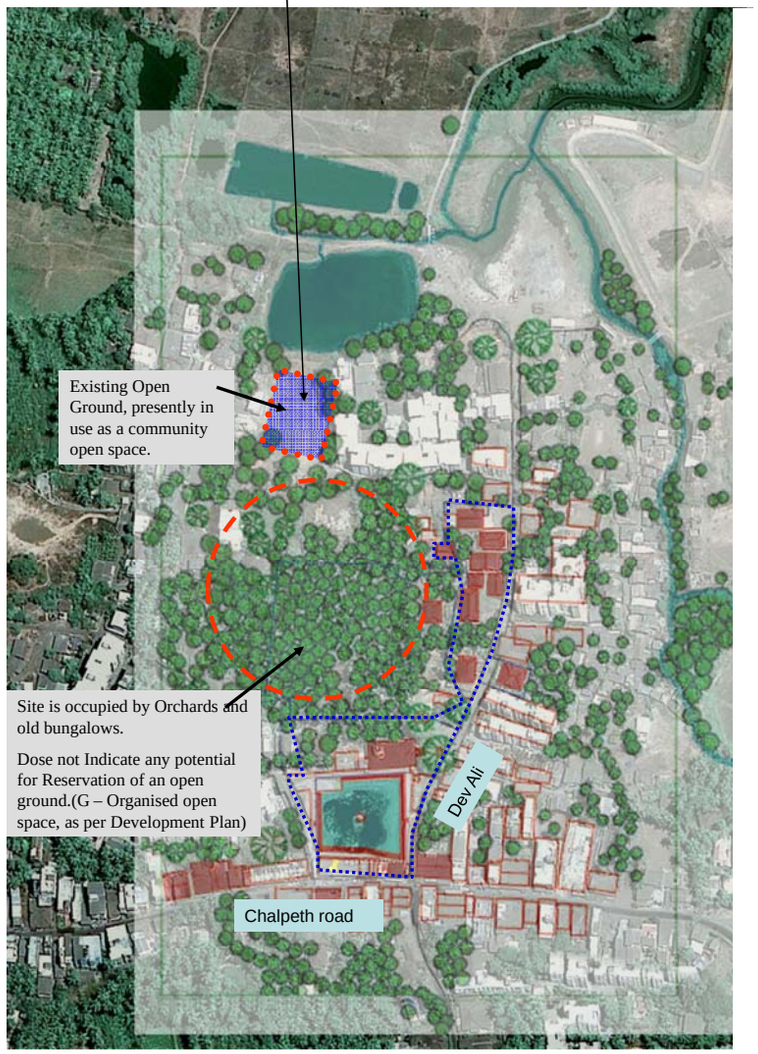
- The manner of carrying out development of the identified Reservation 'G' – (no as 249) in DP plan for VVSR as an " Organized open space" will be guided by regulation No 5.14.1 and Appendix XVI

CHARACTER OF COMMUNITY OPEN SPACES



Satellite map of Agashi Talave Pecinct

Showing built spaces, Vegetation and open spaces.



Satellite map of Agashi Talave Pecinct superimposed on Identified conservation area.

Development Proposal Map of Agashi Talave Pecinct Ref- DP map of Vasai-Virar sub Region.

source

Plantation area
Dense Residential Zone
Organized Open Space

PROPOSAL

Identification of Action Area

Based on the need for review of the precinct boundary the suggested control zones can be of categories such as - Core conservation area, Immediate setting to Conservation area and Buffer Zone to Conservation area.

These areas are based on the identification of the potentials open space, green spaces, heritage structures, street character and cultural activities.

ACTIVITIES ON CREEK

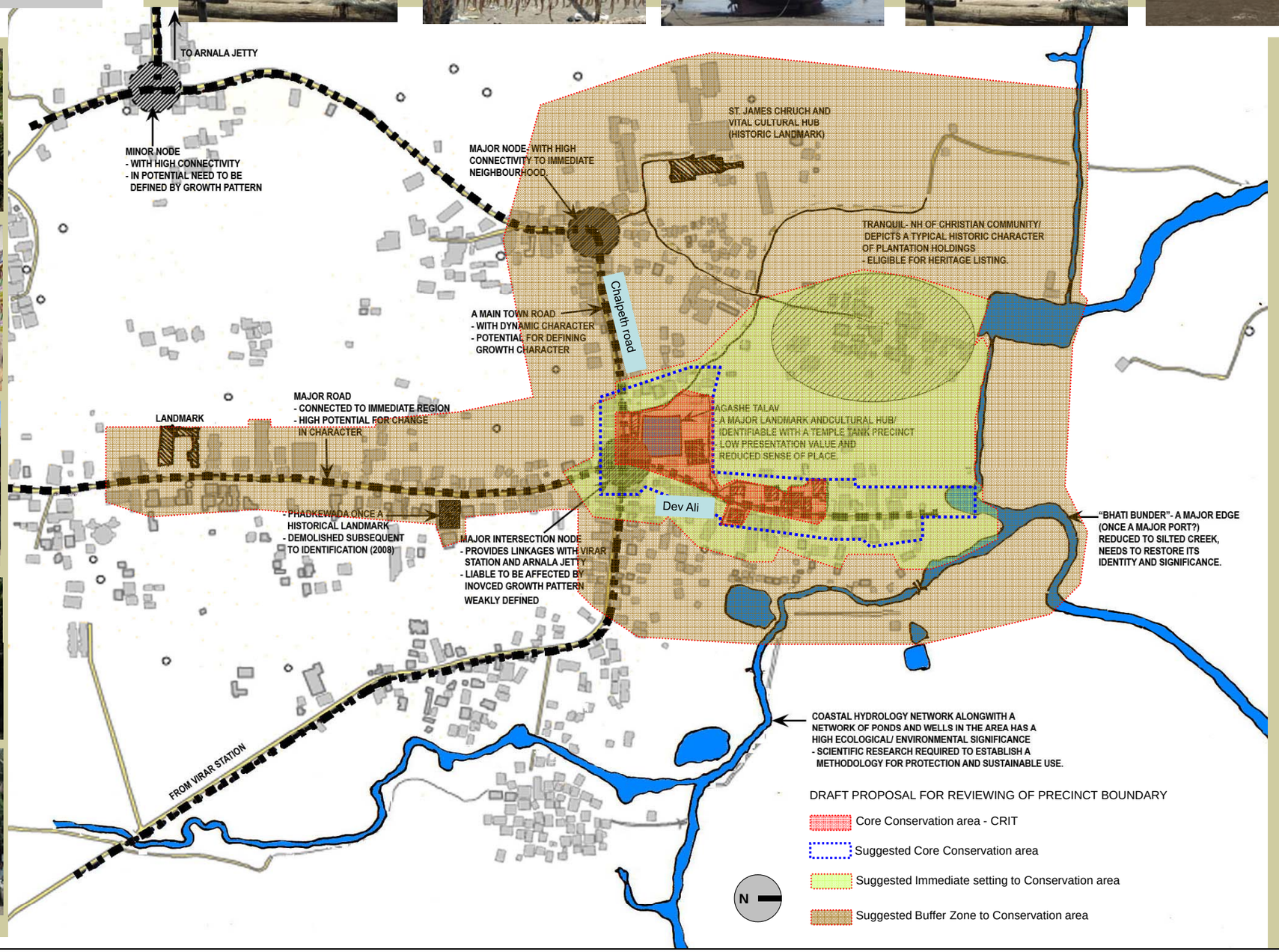





STREET CHARACTER







POTENTIAL GREEN and OPEN SPACES





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Conservation & Planning

Proposed to Action Area
(Review of Precienct Boundary)
For Agashi precienct

PG 03