

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

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

### Stage -3 Evaluation of Significance and Identification of Issues

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## ACKNOWLEDGEMENTS

The Mumbai Metropolitan Region (M.M.R.) Heritage Conservation Society commissions this study on Vasai-Virar Sub region. Consultancy for the project was about “Preparation of Action Plan for conservation of Heritage Precincts in MMR-Task V for Agashi Talav Precinct, Vasai- Virar Sub-Region.

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## SPECIAL CREDITS

We would like to thank

- MMR Heritage Conservation Society for giving us this opportunity and providing us with base data from CRIT.
- CRIT (Collective Research Initiatives Trust) - CRIT were appointed as consultants on the project: Documentation and Preparation of Conservation Guidelines for Heritage Buildings and Precincts in Vasai – Virar Sub Region (VVSR)
- The Community of Agashi Village who have shown special interest towards care and protection of their heritage assets.
- Trustees of the Devasthan Nidhi Mandal – Mr. Kishore Kisan Prabhavalkar – Chief trustee, Mr. Madhav Govind Mhatre, Mr. Avinash Lakshman Lele, Mr. Jharad Sitaram Kulkarni, Mr. Arun Ananta More
- Mr. Ashok Gadre - owner of Ram Mandir.
- The representative of the Agashi Municipal Council – Mr. Rajendra Laxman Patil
- The representative of Vasai -Virar Municipal Corporation (VVMC), Chief Engineer - Mr. Masewar and Deputy Director of Town Planning - Mr. Reddy.

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# **CHAPTER 1**

## **1. INTRODUCTION AND BROAD SCOPE OF WORK**

### **1.1 BACKGROUND**

### **1.2 PREPARATION OF ACTION AREA PLAN- AGASHI TALAV PREINCT**

### **1.3 CURRENT SCOPE OF WORK**

### **1.4 REFERENCES FOR CURRENT SCOPE**

## CHAPTER 1.0

### INTRODUCTION AND BROAD SCOPE OF WORK

#### **1.1 BACKGROUND:**

The project : “Preparation of Action Area Plan: Agashi 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) – December 2008” conducted by the “Collective Research Initiative Trust” (CRIT) in December 2008, here after referred to as the “CRIT Report”.

#### **1.2 PREPARATION OF ACTION AREA PLAN: AGASHI TALAV PRECINCT - THE PROJECT**

(Terms of Reference by MMR Heritage Conservation Society)

##### 1.2.1 Objectives

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

##### 1.2.2 Broad framework of Scope for the project

Stage 1: Review of Available data and Inception Report  
 Stage 2: Detailed Condition Assessment  
**Stage 3: Evaluation of Significance and Identification of Issues**  
 Stage 4: Preparation of Action Plan  
 Stage 5: Developing Draft Guidelines

#### **1.3 CURRENT SCOPE OF WORK:** (Terms of Reference by MMR Heritage Conservation Society)

##### 1.3.1 This report fulfills the scope of the Third deliverable – Output 2

##### **1) Evaluation of Significance:**

- Assessment of significance of heritage in terms of architectural, historical, cultural, social, technological, environmental, economical significance, others and grading of the same through local opinion. (What needs to be conserved, why and to what extent?).
- Detailed and empirically argued identification of strength and opportunities to heritage characteristics in economy, cultural (including demographic), regulatory, intuitional and environmental aspects.

##### **2) Identification of issues.**

- Identification and categorization of issues and analysis of the same. Further classifying them into; needs urgent attention, significant attention, and minimal attention.
- Detailed and empirically argued identification of the problems and threats to heritage characteristics in economical, cultural (including demographic), regulatory, institutional and environmental aspects.

**1.4 REFERENCE FOR CURRENT SCOPE:**

- A) CRIT Report
- B) Completed Stages 1 & 2 as indicated in the structural format below formulates the base data to articulate the current stage of work.

**Stage 1:** Review of Available data and Inception Report (Presented -25<sup>th</sup> May 2010.)

1. Historical and Cultural Background of Vasai -Virar Sub Region.
2. Historical and Cultural Background of Agashi Gram Panchayat.
3. Urbanisation and Development Planning in VVSR: Trends and Impacts.
4. The Agashi Talav Heritage Precinct: Review of settlement pattern and identified cultural assets.
5. Stakeholder Identification and Analysis.
6. Methodology for Development of Action Plan for Heritage Conservation of Agashi Talav Precinct.
7. Bibliography and Annexures.

**Stage 2:** Detailed Condition Assessment (Presentation- 21<sup>st</sup> Aug' 2010.)

1. Detailed Documentation of the Precinct
  - 1.1 Agashi & its Environ
    - 1.1.1 Location
    - 1.1.2 Evolution & Linkages
    - 1.1.3 Socio-Economical Aspect
    - 1.1.4 Urban Structure
  - 1.2 Agashi Talav Heritage Precinct- Urban Form & Space
    - 1.2.1 Identification of conservation Area / Precinct
    - 1.2.2 Evolution of Precinct
    - 1.2.3 Physical Condition Mapping
    - 1.2.4 Morphology of Agashi Precinct
    - 1.2.5 Architectural Style, Artefacts
    - 1.2.6 Stakeholder's Identification
    - 1.2.7 Documentation of Core Heritage Precinct
2. Agashi Talav Heritage Precinct: Condition Assessment
3. Bibliography.



## **CHAPTER 2**

### **2. ASSESSMENT OF CULTURAL SIGNIFICANCE; VVS REGION**

**2.1 IDENTIFICATION OF CULTURAL SIGNIFICANCE OF HERITAGE ASSETS**

**2.2 UNDERSTANDING CULTURAL SIGNIFICANCE :BACKGROUND**

**2.3 ANALYSIS OF HERITAGE ASSETS**

## CHAPTER 2.0

### ASSESSMENT OF CULTURAL SIGNIFICANCE; VVS REGION

#### 2.1 IDENTIFICATION OF CULTURAL SIGNIFICANCE OF HERITAGE ASSETS

##### **2.1.1 Introduction:**

2.1.1.1 The CRIT Report identifies Culturally Significant Heritage Assets and designates Policy Framework for “Management “for Conservation and Enhancement of the assets while upholding “Notions of Sustainability in the development pattern of the VVSR”.

##### 2.1.1.2 Definition of Cultural Significance :

(Ref. Burra Charter – The Australia ICOMOS Charter for Places of Cultural Significance).

##### Article 1. Definitions:

*1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.*

*1.4 Conservation means all processes of looking after a place so as to retain its Cultural Significance*

##### Article 6. Burra Charter Processes

*6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analyzing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. The policy for managing a place must be based on an understanding of its cultural significance.*

##### 2.1.1.3 Designation of Agashi Talav Precinct as a Heritage Asset of VVSR

The Agashi Talav Precinct conforms to the Identification and Designation processes of culturally significant assets as adopted by the CRIT Report.

The CRIT process borrowing from empirical experiences, draws essentially from “Value Systems” formulated for the Heritage List of Greater Mumbai (DCR 67, 1995) and modifies it to respond to the context of the broad Categories of Heritage Assets emerging in the VVSR.

##### **2.1.2 Scope of work Stage III: Current Stage**

The current stage of work, in appropriation of the CRIT Report, aims to further understand the Cultural Significance of Agashi Talav Precinct at the individual Asset level (micro level). Such approach shall seek to evaluate the potential of underlined Issues that arise and stand in the path of Conservation and Sustainable model of development.

#### 2.2 UNDERSTANDING CULTURAL SIGNIFICANCE: BACKGROUND

##### **2.2.1 Statement of Approach for current Stage of works:**

The Hypothesis and Methodologies is presented here to underline as a Statement that the Current Stage III (of this report) appropriates the CRIT approach (Designations of Heritage Assets in the VVSR), inculcates the same for evaluation of Agashi Talav Precinct while proposing certain modifications and proceeds further to provide a base for identification of Issues that affect the Conservation Policy for the same.

Note: The proposed modifications (pertaining to the current stage) and observations will read as ***“Special Comments”*** (bold italics) and appear under the specific topic. Such references shall also become applicable to the processes of current Stage III.

### 2.2.2 CRIT Report: A Summary of Process

A summary of Approach and Methodology are presented here to facilitate the Statement in 2.2.1 above.

#### 1) Introduction

The context of “Change” (recommendations of Draft Development Plan of VVSR, 2001- 2021) induced upon certain important Cultural and Environmental Heritage assets in the Vasai –Virar Sub-Region has been identified by a community led independent assessment conducted by CRIT .

The above assessment led to the preparation of CRIT project titled “Documentation and Preparation of Conservation Guidelines for Heritage Buildings and Precincts in Vasai-Virar Sub-Region (VVSR)” which enabled an insight into “looking after a place so as to retain its Cultural Significance (of Heritage assets).”

#### 2) Identification of Heritage assets in VVSR by CRIT

CRIT Report vide a correct Conservation led process identifies assets of Heritage Significance in the context of the VVS Region and prescribes means of looking after them . Such applications conform to the wider region and attempt to secure the place and make them safe (implications on the DP of VVSR).

Agashi Village as a component of the VVSR qualifies as a geographical area of immense historical associations while the Agashi Talav Heritage Precinct and other Heritage Buildings are identified (Listed Buildings and Precincts) as assets that hold Cultural Significance.

#### 3) Process – CRIT Report (Ref: Volume 1)

##### A) The Project Abstract

- 1) The project 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.
- 2) The identification and safeguarding of significant assets in the VVSR is being articulated in the report 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.

##### B) 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 upto the stage of Draft DP was administered through Municipal Councils and Grampanchayats.

#### **Special Comments:**

***As per the Final DP, the Region is administered as the Municipal Corporation of the City of Vasai -Virar (Vasai-Virar Municipal Corporation – VVMC as per Notification, Urban Development Department, Mumbai dated July3, 2009).***

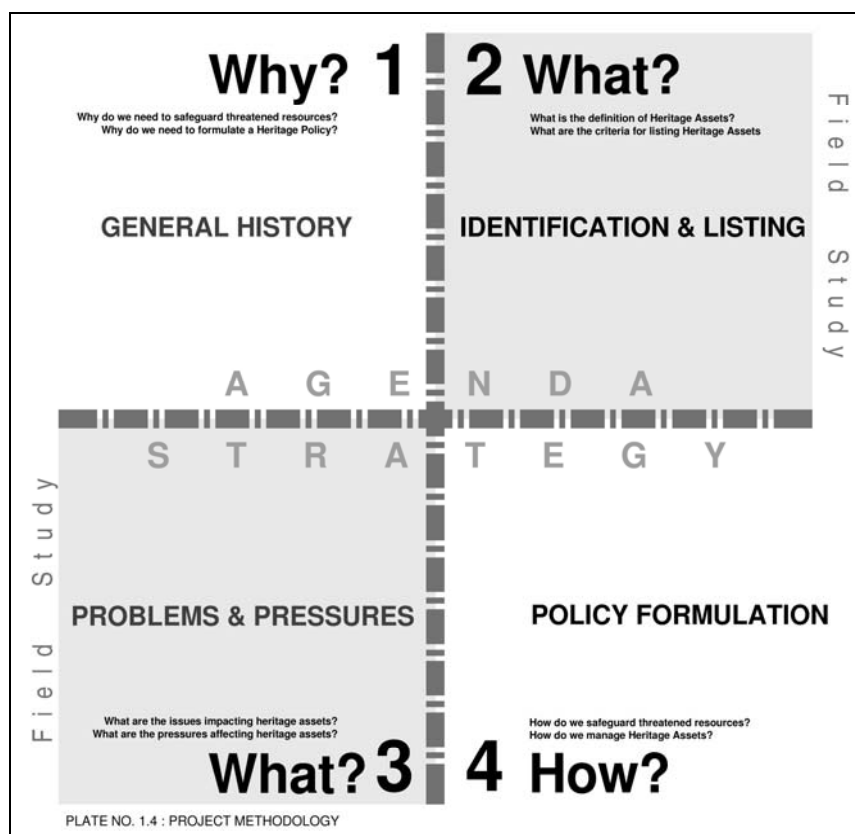
### C) Project methodology and Scope of work

Articulation:

- **Why** do we need to safeguard heritage assets in the VVSR?
- **What/Which** assets do we need to safeguard in the VVSR and what is their significance?
- **How** should we safeguard the identified heritage assets?

The general scope of work:

- Compiling a history of the development of VVSR and define heritage assets
- Identification, listing and grading of Heritage Assets
- Identifying pressures and problems that the heritage assets face
- Formulating relevant guidelines and regulations for their conservation.



### D) Conclusions

The conclusions here (can be said to) formulate a '**Statement of Significance of the Heritage Assets**' (interpretation of this Report) at the contextual level of VVSR and prescribe the need for applying "Notions of Sustainability" in the development pattern.

- 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 centers led to the development of varied physical and cultural assets during each of these periods.
- 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.
- Heritage Assets for the VVSR are defined as:  
"Assets of not only outstanding values and excellence produced historically under a set of cultural conditions but also tangible and intangible cultural manifestations and resources that explicitly or implicitly play a significant role in people's livelihoods; the loss of which would be irreversible and severely affect their living conditions".



**E) Emerging categories of heritage assets**

Heritage Assets are listed as per their associations with local communities.

Artefacts, Buildings, Precincts and Environmental systems in the form of Talavs

**Special Comments:**

***Considering the “Notions of Sustainability”, the environmental asset as identified singularly in “Talavs” seems an insufficient inclusion. The wider setting context of the VVSR will contain all other topographical and natural features that constitute the Landscape Ecology of the Region. Thus at the level of Agashi Precinct too, this applicability would follow.***

**F) Criteria for Listing Heritage Assets in the VVSR**

The Criteria for Listing Heritage Assets in the VVSR draws from the values that have been formulated for the Heritage List for Greater Mumbai. However, they have been appropriately modified to respond to the context of the broad categories of Heritage Assets emerging in the VVSR.

**1 Artefacts: ‘A’**

Artefacts listed for historical reasons, which would primarily include the age of the artifact.....A(his)  
 Artefacts listed for cultural reasons, which would primarily include a distinctive cultural form.....A(cul)  
 Artefacts with a relevance to the socio - economic history of the region .....A(seh)  
 Artefacts listed due to exhibiting local architectural characteristics .....A(arch)  
 Artefacts having value as landmarks .....A(lm)  
 Artefacts which mark social or political events.....A(ev)  
 Artefacts associated with a significant individual(s) who have played a significant role in shaping local / regional / national political or social history.....A(bio)

**2 Buildings: ‘B’**

Value for historical reasons which would primarily include the age of the building / distinctive building typology or usage emerging in a particular period which is of cultural relevance.....B(his)  
 Buildings representing forms of technological development and innovation.....B(tech)  
 Buildings of architectural interest which would primarily include the architectural intent and its translation into architectural values like physical disposition, experience, scales and proportions and other criteria that may be of architectural interest.....B(arch)  
 Buildings which have value as a part of a group of buildings.....B(grp)  
 Buildings which have value as landmarks .....B(lm)  
 Buildings associated with significant political or social events that are of local / regional / National relevance.....B(ev)  
 Buildings associated with a significant individual(s) who have played a significant role in shaping local / regional / national political or social history.....B(bio)  
 Buildings having a cultural significance .....B(cul)  
 Buildings having an adaptive reuse value .....B(reus)

**Special Comment:**

***Modifications to the above application are proposed in Chapter 3 of this Report.***

**3 Precincts: ‘P’**

Areas / Group of buildings having a distinctive architectural character, emerging from a specific period which contributes to the physical character of locality / region and is of community / cultural value.....P(arch)  
 Areas which have relevance to the socio - economic history, which would include areas that retain original / earlier communities, their activities and resources necessary for their livelihoods .....P(seh)  
 Areas exhibiting a distinctive cultural form / of community value or retaining special activities that are of cultural significance .....P(cul)

#### 4 Environmental Systems (Talavs): 'E'

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

#### G) Criteria for Grading Heritage Assets in the VVSR

- The criteria for grading of Artefacts (I, II, III) and buildings (I, IIA, II B, III) are the same as the one developed for heritage listing of Greater Mumbai. However, for the criteria grading of the environmental systems (Talavs) in VVSR has been specifically formulated so that it is relevant to the local context.
- While most of the buildings would have to be protected through the framing of heritage guidelines as done in the case of Mumbai, the conservation of Precincts and Talavs need to be integrated into the development plan of the VVS Region (summary 4.1.1).

#### Special Comments:

**Mumbai Heritage Regulation 67, Item 10 identifies Grading of precincts in under 'definitions' of Grade I and Grade III while the Schedule: List of Buildings and Conservation Areas (not 'Precincts') does not project 'grades' to Precincts / Conservation Areas.**

#### H) Criteria for Grading Talavs:

*The following table shows the criteria for grading of the environmental systems – Talavs*

Table 3.2: Criteria for Grading Environmental Systems in the VVSR

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

Source: CRIT, 2008

**Special Comments:**

- *By virtue of the above; Agashi Talav does not qualify under Grade IE, since it justifies under Grade III E as per “definition based on size”, and Grade IIE as per “definition based on Cultural importance”.*
- *The two definitions as criteria for Grading do not correspond directly in the indicators of ‘levels’ at which the asset is graded – ‘Size’ uses indicators at Regional, Zonal and Local levels while ‘cultural’ uses national, Regional and Local associations.*
- *Considering the criteria as specified; Agashi Talav is an asset that appropriately falls under Grade IIE.*

***I) Criteria for Condition Assessment of Heritage Assets in the VVSR***

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

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



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

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

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

Source: CRIT, 2008

**Special comments:**

*The Criteria for Condition Assessment is considered as applicable to the physical fabric of the Assets. As such the assessment of Environmental Systems (talav) does not evaluate the element of “environmental condition of water” and the potential (geological condition) capacity of the water body (Talav).*

*In addition, for Talavs – primarily the condition assessment of the Nature of the Edge; Natural and/or built (Ghats / other) which becomes the ‘Structure’ of the asset may be evaluated in relation to its constituent elements – natural and / or built landscape elements.*

## 2.3 ANALYSIS OF HERITAGE ASSETS

The analysis discussed here the approach undertaken by CRIT, Volume I, Chapter 4 (same title)

### 2.3.1 QUANTITATIVE SUMMARY OF HERITAGE ASSETS IN THE VVSR

*This section provides a quantitative summary of the identified heritage assets in the VVSR. 170 Heritage Assets have been listed.*

### 2.3.2 Typology wise summary (ref: Table below)

#### Typology wise Summary

Table 4.1: Typology wise Summary

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

Source: CRIT, 2008

#### Special Comments:

**Agashi conforms to the "Talav Precinct" and is classified as having a Fair State Condition.**

**The 'Talav' Heritage Assets are classified into two types – as exhibiting Rural Character OR Urban setting around them. Agashi Talav conforms to exhibiting an Urban Character around them and classified under a 'Fair State' of condition.**

#### Reflections (CRIT): Quantitative summary

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



**Special comments:**

**While the above reflections are generic to the entire VVSR, its applicability value to Agashi Talav Precinct is significantly high.**

**2.3.3 The administrative body wise summary:**

Table 4.2: Administrative Body wise Summary

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

**Summary reflections: CRIT**

- As per above summary, VVSR is divided into three administrative divisions: Municipal Councils, Grampanchayats – Plantation Zone and Green Zone.
- The Agashi Talav Precinct falls under “Grampanchayats – Plantation Zone”.
- This analysis clearly indicates the geographical areas in the Municipal Councils and Grampanchayats, which have a concentration of heritage assets.
- Clearly three areas emerge which have a concentration of heritage assets: towards the north-western part is the Agashi and Arnala Grampanchayat, towards the central part of the plantation zone is the Nirmal and Ghas Grampanchayat and towards the south western part is the Vasai Municipal Council.

**Special Comments:**

- As per Notification dt. July 3 -2009, UD Department, the entire VVSR shall be governed under the Municipal Corporation of City of Vasai – Virar. This area will include the four (4) Municipal Councils and Fifty Three (53) Villages. Agashi conforms to the list of included Villages.
- As per the Summary “Agashi” conforms to the administrative boundary of “Grampanchayat – Plantation Zone”. It is to be noted that the as per the Sanctioned Development Plan VVSR (2001 – 2021) vide its DCR (March 01, 2004) classifies ‘Plantation Zone’ as a sub-component of the larger ‘Use Zone – Low Intensity Development Area’.
- Agashi, as per above references of DP – VVSR, falls under the High Intensity Development Area – General Residential Zone.



### 2.3.5 Summary of Grading of Heritage Assets:

Table 4.4: Overall Summary of Grading

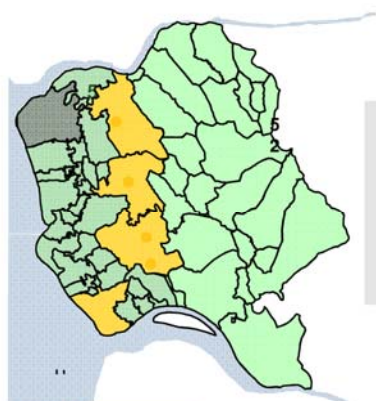
	ARTEFACTS			BUILDINGS				TALAVS			PRECINCTS
	I	II	III	I	II A	II B	III	I E	II E	III E	P
Municipal Councils	00	00	00	08	01	07	15	06	06	07	07
Plantation Zone	02	00	00	02	03	11	19	14	11	17	05
Green Zone	00	00	00	01	00	00	02	10	07	09	00
<b>Total</b>	<b>02</b>	<b>00</b>	<b>00</b>	<b>11</b>	<b>04</b>	<b>18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

Source: CRIT, 2008

#### **Special Comments:**

- *Agashi as per the above Table will conform to Plantation Zone.*
- *It is to be noted that as per the Sanctioned Development Plan - VVSR(2001 – 2021) vide its DCR (March 01, 2004) the Use Zone Classification differs significantly and Agashi Village conforms to a combination of Use Zones. Refer to Special Comments 2.3.3 above.*

### 2.3.6 The Grading of Heritage Assets in the Agashi Grampanchayat.



#### **5 AGASHE GRAMPANCHAYAT**

43	Agashe Talav Precinct	Aghase – Arnala Road, Virar (W)	
43a	Hanuman Mandir	Aghase – Arnala Road, Virar (W)	III
43b	Sarvajani 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

#### **Special Comments:**

*The above is a summary of Heritage Assets and indicates the quantity and quality of Assets in the Agashi Grampanchayat. Reference of Agashi Talav Precinct and its component Heritage Assets is to be noted.*

### 2.3.7 The Issues concerning Heritage Assets of VVSR are discussed under CRIT Report, Volume I - 4.3.

*Special Comments: The Issues Framework and its aspects, based on the above are discussed and analysed with specificity of Agashi Talav Precinct under Chapter 4 of this Report.*

### 2.3.8 Conservation Strategy concerning Heritage Assets of VVSR is discussed under CRIT Report, Volume I - 5.2 while Immediate and Long Term Actions for Conservation are discussed in 5.3.

#### **Special Comments:**

- *The aspects of applicability of Conservation Strategy are discussed with reference to Agashi Talav Precinct at various levels in Chapter 3 and 4 of this Report.*
- *The direct applicability of suggested Conservation Strategy will have a pronounced bearing in the next stage of this Report: Preparation of Action Plan.*

## **CHAPTER 3**

### **3. AGASHI PRECINCT: ASSESSMENT OF CULTURAL SIGNIFICANCE**

**3.1INTRODUCTION AND BACKGROUND**

**3.2THE PROCESS : ASSESSMENT IN STAGES**

**3.3STAGE WISE ASSESSMENT**



## CHAPTER 3.0

### AGASHI PRECINCT: ASSESSMENT OF CULTURAL SIGNIFICANCE

#### **DEFINITION OF CULTURAL SIGNIFICANCE:**

(Ref. Burra Charter – The Australia ICOMOS Charter for Places of Cultural Significance).

*Article 1. Definitions: 1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.*

*1.4 Conservation means all processes of looking after a place so as to retain its Cultural Significance*

#### **Article 6. Burra Charter Processes**

*6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analyzing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. The policy for managing a place must be based on an understanding of its cultural significance.*

#### **3.1 INTRODUCTION AND BACKGROUND:**

##### **Criteria for Listing and Grading Heritage Assets**

“Assessment of Cultural Significance: VVSR “ - as discussed in the Chapter 02 of this Report discusses the “Agashi Talav Precinct” and its components as “Heritage Assets” identified at the scale of the Region; Wider (macro) Level.

Preparation of Area Action Plan for an individual asset – the already designated ‘Agashi Talav Precinct’ will entail “reviewing of the processes” that identified the asset in the first place, assess and further evaluate them at the Micro level, so as to afford an adequate background for Conservation and Sustainable Management of the asset.

The scope of works for this “Stage III: Evaluation of Cultural Significance and Identification of issues” is undertaken here at the Agashi Talav Precinct level (while endorsing the CRIT methodologies) to prepare a sound base for discussing strengths, weaknesses, opportunities and threats to the identified heritage characteristics of the asset.

#### **3.2 THE PROCESS: ASSESSMENTS IN STAGES**

- 1) **Stage 1 (3.3.1):** Assessment of the Heritage Asset: Agashi Talav Precinct & its components in the context of the similar assets in the region (VVSR) that have been evaluated using common criteria (CRIT) of evaluation.
- 2) **Stage 2 (3.3.2):** Understanding and assessing Heritage Values and their associations with the fabric of the place – the aspect of Cultural Significance of the place.
- 3) **Stage 3 (3.3.3):** Undertaking ‘Character Appraisal’ of the Agashi Talav Precinct to define the special interest of the place through local opinion and analyze how its significance is an opportunity for enhanced use & appreciation or vulnerable to loss.
- 4) **Stage 4 (4.1):** Prepare a Statement of Summary to identify the framework of issues that need management strategy for Conservation and Sustainable development of the place.

**Note: The first three Stages are discussed in this Chapter 03 while Stage 4 is discussed under Chapter 04.**

### **3.3 STAGE WISE ASSESSMENTS**

#### **3.3.1: Stage 1**

**Assessment of the Heritage Asset: Agashi Talav Precinct & its components in the context of the similar assets in the region (VVSR) that have been evaluated using common criteria of evaluation.**

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- 1. Background:** CRIT Report - Criteria for Listing Heritage Assets, Criteria for Grading Heritage Assets (Chapter two in this report).
- 2. Justification of approach:**
  - For reasons that “Agashi Talav Precinct” in its identification (Heritage Asset) and title itself associates the place (Agashi and its setting) with “Talav” as a nucleus feature, it was decided to make an attempt at understanding similar setups, within the VVSR. (As identified Heritage Assets by CRIT).
  - Typology wise summary, Table 4.1 (CRIT) lists a total of twelve Precincts of which three are Talav Precincts and two are Religious precincts - Agashi conforms to “Talav Precinct”. A total of 87 Talavs are listed and Agashi Talav conforms to be a part. The categories considered under “4.3 Issues concerning Heritage Assets” (CRIT) Agashi is listed under ‘Talav Precinct’ while Agashi Talav conforms to “Talav – Environmental Asset”. Both are mentioned to be in a ‘fair’ condition.
  - The Strategy for Conservation, for each ‘Group Classification of Heritage Assets’ (4.3 CRIT) revolves around a Generic form of Issues.
  - The Conservation strategies are amplified under classified groups of Heritage Assets & their grades with assigned Conservation Models for each. Under this ‘Agashi Talav Precinct’ is guided as segregated components; Agashi Talav under ‘*Model 6a*’ and classified as ‘*Talavs exhibiting urban character around them*’, while Agashi under ‘*Model 8 as Gaothans / urban areas which are of historical significance*’.
  - As per CRIT (summary 4.1.1) most of the buildings would have to be protected through the framing of heritage guidelines as done in the case of Mumbai, the conservation of Precincts and Talavs need to be integrated into the development plan of the (VVS) Region.
  - **The genesis of the approach also underlines the aspect that this exercise of preparation of ‘Area Action Plan’ and its methodologies shall provide a role model for similar assets in the VVSR.**
- 3. The aim** of this approach is to understand the generic issues of similar heritage assets and how they resolve for the specific case of Agashi Talav Precinct.

#### **4. Talavs in the VVSR: Identification of Similar Heritage Assets:**

- The ‘Administrative Body wise Summary’ by CRIT (4.1.2) mentions three areas which have concentration of heritage assets: Agashi and Arnala Grampanchayat in the north-west, the Plantation Zone of Nirmal and Ghas Grampanchayat in the central part and the Vasai Municipal Council in the south western part. The geographical area considered for choosing the sample Talavs has thus been the general area that falls under the above mentioned part of the region.
- A total of Twenty Two (22) Talavs (Natural and Man Made) as Environmental Assets have been identified as a primary selection in the above mentioned geographical area of VVSR using data from CRIT and field studies. A general understanding was contrived of their associations and the role they play in shaping the physical and cultural fabric. Out of the twenty two Talavs, a total of ten Talavs (inclusive of Agashi) have been further chosen as samples of secondary selection and it is for these that detailed assessments have been undertaken.

## 5. Assessments:

### a) Chart: 3.1 - Typologies of similar Assets.

The twenty two Talavs chosen vide primary selection – are categorized into typologies based upon how the physical patterns of a place (setting) associate with the nucleus feature of 'talav'. The chart at the onset marks the Swami Sidheshwar Mandir Complex (Vasai Municipal Council) to be most comparable to Agashi Talav Precinct (Agashi Village).

### b) Chart: 3.2 - "Analysis summary of similar Assets: Talavs in VVSR".

The Chart discusses the current state, status and future of the twenty two similar Talavs: VVSR and represents the data as a Summary. The data analyzed provides a lead for identification of the samples of secondary samples.

### c) Sheets: titled "Assessment of similar Assets: Talavs in VVSR".

The assessment for each of the ten Talavs chosen as samples of secondary selection is represented in Sheets (total ten sheets). The main body of the Sheets discusses each place sufficiently in text and graphical illustrations to evolve a summary of significance, context, representativeness, character and utility of the resource and its associations with the setting.

### d) Chart: 3.3 - Comparative Analysis of Similar Assets –Talav

A cumulative summary of the above Sheets (ten selected samples) is presented in a table format. The 'remarks' column formulates a conclusion statement of the Talav and its association to the setting (can be read as a comparison to Agashi Talav) and includes DP remarks (as existing policy for protection or change).

## 3.3.2: Stage 2

### Understanding and assessing Heritage Values and their associations with the fabric of the place – the aspect of Cultural Significance of the place.

(Ref. List Cards for Agashi Talav Precinct and its component Heritage Assets)

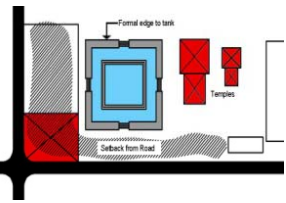
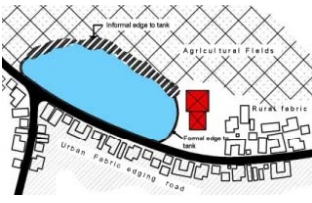
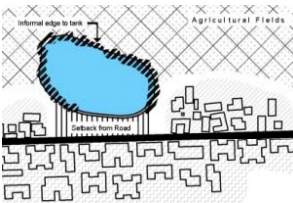
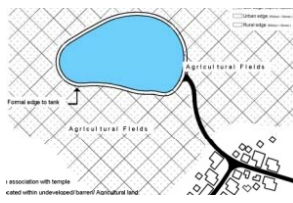
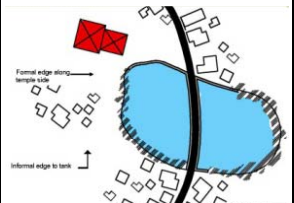





#### 1. **Background:** (ref. Ch.02 here and CRIT Study)

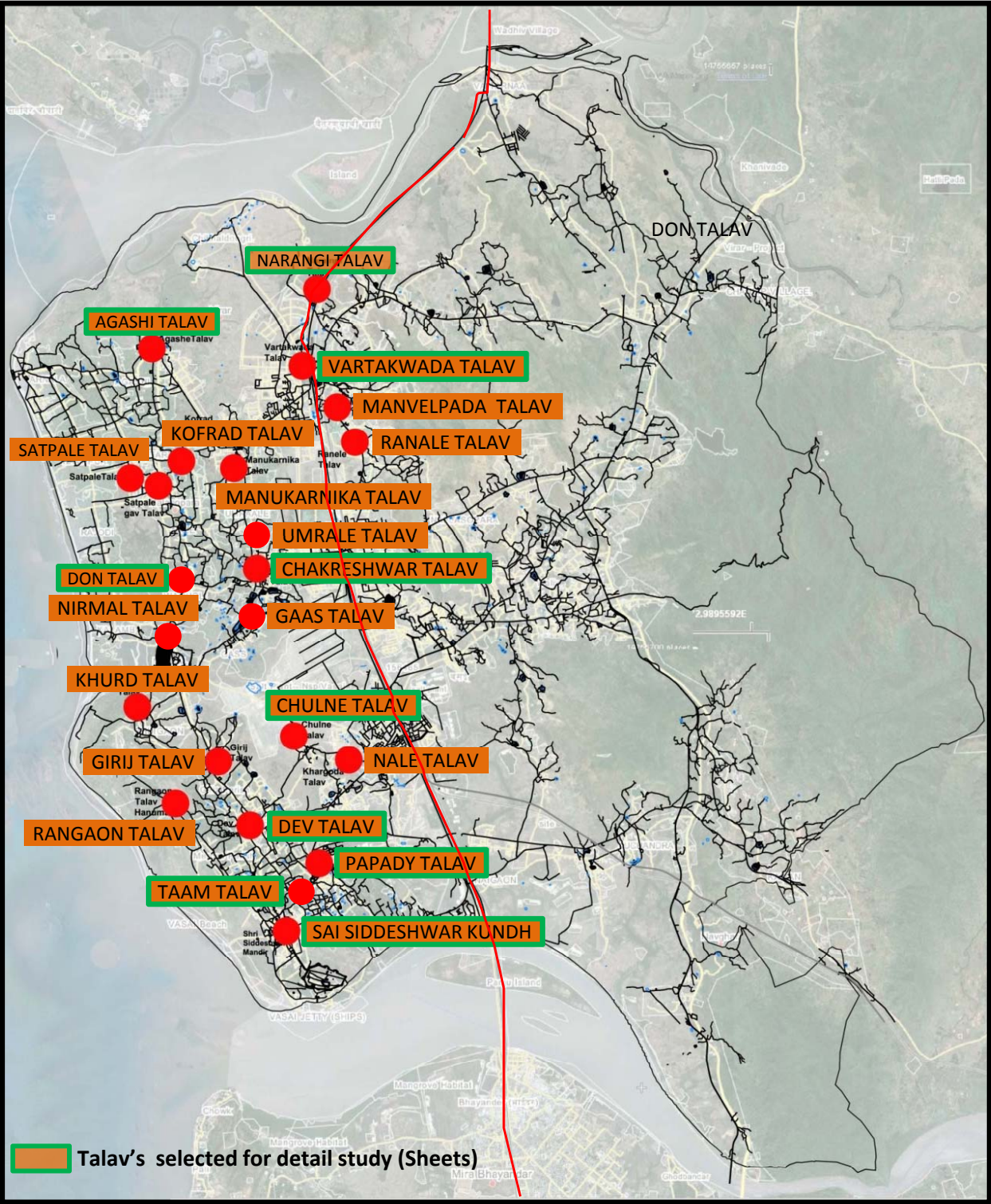
- The CRIT process borrowing from empirical experiences draws essentially from "Value Systems" formulated for the Heritage List of Greater Mumbai (DCR 67, 1995) and *modifies* it to respond to the context of the broad Categories of Heritage Assets emerging in the VVSR.
- The criteria for grading of Heritage Assets; Artefacts (I, II, III) and Buildings (I, IIA, II B, III) are the same as the one developed for heritage listing of Greater Mumbai with modifications.
- The criteria grading of the environmental systems (Talav) in VVSR has been specifically formulated so that it is relevant to the local context.



Chart 3.1–TYPOLOGIES OF SIMILAR ASSETS

The twenty two talavs chosen vide primary selection – are categorized into typologies based upon how the physical patterns of a place (setting) associate with the nucleus feature of ‘talav’. The chart at the onset marks the Swami Sidheshwar Mandir Complex (Vasai Municipal Council) to be most comparable to Agashi Talav Precinct (Agashi Village).

TYPOLOGIES OF TALAV					
	TEMPLE TANK	ADJOINING THE ROAD	SET-BACK FROM ROAD	ISOLATED FORM SETTLEMENT	CAUSEWAY CONNECTION DIVIDED BY VEHICULAR ROAD
TYPICAL LAYOUT					
REF SATELLITE IMAGE					
ATTRIBUTES	<ul style="list-style-type: none"><li>• Temple Tank with formal edge; built steps leading in to water.</li><li>• Tank located within formal layout, strongly associated with temples around.</li><li>• Setting of Temple Tank Layout within Urban / Rural (Historic) built fabric.</li></ul>	<ul style="list-style-type: none"><li>• Tank with Vehicular road as formal edge and informal edge as Natural vegetation/ Agricultural fields on other side.</li><li>• Tank with no setback from road; it may or may not be associated with a Temple.</li><li>• Setting within an Urban edge or ribbon development along road.</li></ul>	<ul style="list-style-type: none"><li>• Tank located with a set back from Road edge.</li><li>• Tank surrounded with informal / soft edge with Natural vegetation / Agricultural fields.</li><li>• Can be within a historic setup, may or may not be associated with a Temple.</li><li>• Setting within an Urban/ Rural settlement.</li></ul>	<ul style="list-style-type: none"><li>• No association with temple.</li><li>• Located within undeveloped/ barren/ Agricultural land.</li><li>• Tank edged with formal built edge and/ or Soft edge (Agricultural Fields, Vegetation).</li></ul>	<ul style="list-style-type: none"><li>• Original Tank divided in two half's with Vehicular road.</li><li>• Tank may or may not be associated with a temple.</li><li>• Located within and Rural or semi-Urban Fabric.</li></ul>
EXAMPLES	<ul style="list-style-type: none"><li>• Sai Siddeshwar mandir</li><li>• Agashi talav</li></ul>	<ul style="list-style-type: none"><li>• Satpale gave talav</li><li>• Papdy talav</li><li>• Chakreshwar</li><li>• Satpale talav</li><li>• Narangi</li><li>• Taam talav</li><li>• Budruk</li><li>• Kofrad</li><li>• Manuvelpada</li><li>• Vartakwada</li></ul>	<ul style="list-style-type: none"><li>• Taam talav</li><li>• Dev</li><li>• Boling</li><li>• Gaas</li><li>• Girij</li><li>• Malhaar</li><li>• Nale</li></ul>	<ul style="list-style-type: none"><li>• Chulne talav</li></ul>	<ul style="list-style-type: none"><li>• Nirmal / Kamal Talav</li><li>• Don Talav</li></ul>



MAP SHOWING LOCATION OF THE TALAVS IN VVSR REGION VISITED FOR SAMPLE STUDY.

LIST OF VISITED TALAVS				
•Agashi	•Manukarniak	•Nale	•Rangaon	•Satphale
•Narangi	•Umbrale	•Dev	•Girij	•Kofrad
•Vartakwada	•Chakreshwar	•Papdy	•Khurd	
•Manuvelpada	•Gaas	•Taam	•Nirmal	
•Boling	•Chulne	•Sai, Siddheshwar (Devi)	•Don	



**Chart 3.2 ANALYSIS SUMMARY OF SIMILAR ASSETS : TALAVS IN VVSR**

CURRENT STATUS (Study and analysis of the Talavs Visited in VVSR region)													
No	TALAV	JUDICATORY	PLOT AREA (Sq M)	TYPOLOGY	Character - Urban/Rural	PRESENT USE	CONDITION	REMARKS (State of Preservation)	REMARKS (Development plan) Reservation	REMARKS (Development plan) Green Belt Reservation - surrounding the tank	Reservations pertaining use factor (EP)	Priority for Conservation Action to be taken - High , Moderate, low	
1	Narangi Talav	Virar Municipal Council	4880	Adjoining the road	Urban	Environmental resource which is used as a domestic water source and for passive recreation and religious gatherings.	GOOD	Talav is located adjoining semi-urban fabric . BEAUTIFICATION SCHEMES -The Physical barication demarketing boundary of talav helps against any encroachment ; but leads to the loss of historical setting and obliterate visual association.	Reserved as water Body	Provided	None	Medium	
2	Vartakwada Talav	Virar Municipal Council	3920	Adjoining the road	Urban	Environmental resource which is also used for passive recreation and religious gatherings.	GOOD	Loacted within an rapidly growing urban setting. BEAUTIFICATION PROJECT - The Physical barication demarketing boundary of talav helps against any encroachment ; but this has leads to the loss of historical association with wartakwada fabric. CONSTRUCTION ADJOINING TALAV - Newly built water tank adjoining the talav has deteriorated the scenic value of the talav area. Renovated temple Adjoining the Talav also tampers with the cultural and historical Integrity of the area.	Reserved as water Body	Not Provided	None	Low	
3	Manvelpada	Virar Municipal Council	9850	Adjoining the road	Urban	Environmental resource which is also used for passive recreation and religious gatherings.	GOOD	Talav is located in one of the most urbanised area with relatively high density. BEAUTIFICATION PROJECT - has defined the talav boundary which would otherwise be Vulnerable for encroachments.	Reserved as water Body	Provided	None	Medium	
4	Chakreshwar Talav	Nala Sopara Mun Council	24885	Adjoining the road	Urban	Environmental resource associated with the Ashokan period in Sopara. It has a temple with a deepa stamba and washing ghats along one edge.	POOR	ONGOING BEAUTIFICATION PROJECT is not only wiping out the association of talav with the temple but also leading to loss of character and enviornmental value. Renovation of Chakreshwar temple has already Deteriorated the historical and architectural value .	Reserved as water Body	Not Provided	None	High	
5	Chulne Talav	Navghar Manikpur Municipal Coun.	12040	Isolated form Setteltment	Rural	Environmental resource which is used as a domestic water source.	FAIR	BEAUTIFICATION SCHEME has lead to the loss of original context; but at the same time protect the edge form furthur reclamation and encroachments.	Reserved as water Body	Not Provided	None	Medium	
6	Kund at Shri Swami Siddeshwar Mandir Complex	Vasai Municipal Council		Temple Tank	Urban	Kund is presently in poor state of maintainance and polluted with organic( <i>Nirmalya</i> ) and plastic waste. Kund and the water is presently not use for any purpose.	Not Listed by CRIT, (Temple complex is identified as precinct but no individual list card for tank)	Kund with stepped Ghats from four sides leading to water level. Tank is sourrounded with stone parapet wall with stepped entrance from four sides. The Steps adjoining the road are fille and no more accesible. The Kund posses a high Architectural value and a strong association with the temples. These values as well as socio cultural integrity is facing a huge threat due to lack of maintainance and pollution of the kund	Tank is not identified as watrebody.	Not Provided	None	High	
7	Papdy Talav	Vasai Municipal Council	23830	Adjoining the road	Urban	Environmental resource which is used as a domestic water source as well as for religious gatherings. The wells within the talav have steps around them which acts washing ghats.	POOR	Enviornmental value and association with Temples is still intact. Recent renovation of the temples may alter the architectural and historical Integrity.	Reserved as water Body	Provided	Boat Club	High	
8	Taam Talav	Vasai Municipal Council	3290	Adjoining the road	Urban	Environmental resource which is used for passive recreation. One of the edges is completely made of steps which must have earlier been used as washing ghats.	POOR	Located within semi-urban setting adjoining the road on two sides and soft edge with stone stepped ghats along its other edges. The architectural Character of the talav is left vurnelable due to dumping of debries and vegetation growth over the ghats. Water pollution on other hand has lead to degradation of the enviornmental and scenic value of the Talav.	Reserved as water Body		None	High	
9	Don Talav	Vatar Grampanchayat	7750	Causeway Connection: Dividef by road	Rural	The two talavs (Don Talav) are separated by a road which cuts across them. Environmental resource which is also used as a space for passive recreation.	POOR	Pollution of water with organic and plastic waste is leading to degradation of scenic as well as enviornmental value.	Reserved as water Body	Not Provided	None	Medium	
10	Satphale Talav	Satphale Municipal Council	14850	Adjoining the road	Rural	Environmental resource which is used as a domestic water source. One of the edges of the talav has washing ghats which allow access to the water. Along this edge is a flight of steps that lead to the water and act as a washing platform.	POOR	The Talav adjoins road on one side and Soft edge with vegetation growth on other side which is vurnerable for encroachments.	Reserved as water Body	Not Provided	None	High	
11	Kofrad Talav	Kofrad Grampanchayat	10000	Adjoining the road	Urban	Environmental resource which is also used for recreation and cultural activities.	GOOD	Well maintained Talav with defined edge and protective railing.	Reserved as water Body	Not Provided	None	Medium	
12	Bolinj Talav	Bolinj Grampanchayat	10000	Setback from road	Urban	Environmental resource which is also used as an active public space by devotees who visit the temple but also by elderly people and children who use the play area regularly for active and passive recreation.	GOOD	Talav with a high scenic value is bounded with both soft and hard edge. Detetoriation of Hard edge leading to water pollution. Renovation of the temple adjoining the talav has not onl lead to the loss of character but also wiped out its Architectural Integrity.	Reserved as water Body	Not Provided	None	High	
13	Manukarnika devi talav	Bolinj Grampanchayat	3550	Isolated form Setteltment	Rural	Environmental resource which is auctioned for fish breeding annually.	POOR	Talave sourrounded with soft edge and vegetation from all side is vulnerable for encroachments and siltation.	Reserved as water Body	Not Provided	None	Low	
14	Umbrale Talav	Umbrale Grampanchyat	33400	Setback from road	Rural	Environmental resource which is used as a domestic water source. It is also used for religious, social and cultural activities like immersion of idols during the Ganesha festival. Steps have been constructed along one edge to access the water which serve as washing ghats.	POOR	Talav with a high enviornmental and Scenic value. Soft edge of the talav is vulnerable for encroachment with earth filling; as new construction are coming up in its close proximity. This may lead to the loss of the character of the area.	Reserved as water Body	Provided	None	High	
15	Nale Talav	Nale- Tajodi Grampanchayat	25000	Setback from road	Rural	Environmental resource. During a routine cleaning drive the Grampanchayat found ghats, which had been constructed along all sides of the talav much lower than the existing level of water. They remain submerged in the water throughout the year	GOOD	Talav has a high ecological and enviornmental value. Majority of the talav periphery is lined with soft edge(vegetation). A recent beautification work on one of its edge provide as concret edge with adjoining open space. This has helped to provie a certain distance of appreciation to the scenic value.	Reserved as water Body	Not Provided	None	Medium	

CURRENT STATUS (Study and analysis of the Talavs Visited in VVSR region)												
No	TALAV	JUDICATORY	PLOT AREA (Sq M)	TYPOLOGY	Character - Urban/Rural	PRESENT USE	CONDITION	REMARKS (State of Preservation)	REMARKS (Development plan) Reservation	REMARKS (Development plan) Green Belt Reservation - sourrounding the tank	Reservations pertaining use factor (EP)	Priority for Conservation Action to be taken - High , Moderate, low
16	Ghas Mothe Talav	Ghas Grampanchayat	59300	Setback from road	Rural	Environmental resource which is used as a domestic water source. Ghats for washing purposes provided near the Grampanchayat office form the chief architectural characteristics. The talav functions as an active public space for the village with public meetings, cultural activities during festivals and weddings taking place along one edge.	FAIR	Among the Largest talav in VVSR region, with high ecological and enviornmental value . The enviornmental Character of the talav is in good state of preservation. Washing ghats built on one of the edge provides a formal edge to the talav.	Reserved as water Body	Provided	None	Medium
17	Girij Talav	Girij Grampanchyat	11445	Setback from road	Rural	Environmental resource which is used for passive recreation. The edge towards the road is defined by a low level parapet wall and benches or seating. This edge has ghats (steps which allow access to the water) and a large well at the corner.	FAIR	Washing ghats and Soft edge are in good state of preservation. Plastic waste on this edge leads to pollution of water along with degradation of the enviornmental and scenic Character.	Reserved as water Body	Not Provided	None	Medium
18	Dev Talav	Sandor Grampanchyat	2800	Adjoining the road	Rural	Environmental resource which is used as a domestic water source. The talav creates a foreground for the adjoining temple. Steps have been constructed along one edge to access the water.	FAIR	Talav and the associated temple are in good state of preservation and maintainance . Repairs work and addition ot the temple need to be studies in detail for its Architectural and historic Integrity.	Reserved as water Body		None	Low
19	Nirmal Talav	Nirmal Grampanchyat	201720	Causeway Connection: Dividef by road	Rural	Environmental resource which is used as a domestic water source. Five edge steps (ghats) have been built leading to the water forming an important architectural element in the talav. Several small shrines mark the edges of the talav.	FAIR	Talav is divided in to two with a Nirmal talav road. Temples associated with talav are located on the road. These temples are in poor stated of preservation. It's a huge talav with high enviornmental value , the intact soft edge helps in maintaining its character.	Reserved as water Body	Not Provided	None	Medium
20	Rangaon	Kaular Budruk Grampanchyat	2000	Adjoining the road	Rural	Environmental resource which is used as a domestic water source.	POOR	The original stepped ghats are still intact and are regularly used by the local villagers for washing purpose. The soft edge of the talav is in poor state with loose earth and unaccessible paths. Talav also faces problems due to dumping of plactic waste.	Reserved as water Body	Not Provided	None	Medium
21	Agashi	Vishvastha Devasthan Nidhi Mandal Trust	2270	Temple Tank	Urban	Environmental resourse which is used as domestic water source . It is Used as an important recreational space.	FAIR	Today the tank lies is in poor state of preservation. The tank is silted with dead of natural vegetation and Ganesh idol visarjan. Huge amount of vegetation seems to be growing along the steps and within the tank which seem to good breeding grounds for mosquitoes. At Many place along the steps and tank walls we can find pointing done with cement. Primitive inspection of the tank dose not show any kind major structural defects in the stone steps and tank walls built in local black basalt.	No reservation as waterbody. Tank lies in general residential zone.	Not Provided	None	High
22	Khurd	Bhuigaon Khurd Grampanchyat	5000	Adjoining the road	Rural	Environmental resource which is used as a domestic water source.	FAIR	Washing ghats and Soft edge are in good state of preservation. Plastic waste on this edge leads to pollution of water along with degradation of the enviornmental and scenic Character.	Reserved as water Body	Not Provided	None	Medium

## **ASSESSMENT OF SIMILAR ASSETS: TALAVS**

**01- AGASHI TALAV**

**02- SHRI SIDDESHWAR TEMPLE COMPLEX**

**03. PAPDY TALAV**

**04. CHAKRESHWAR TALAV**

**0.5 NARANGI TALAV**

**0.6 VARTAKWADA TALAV**

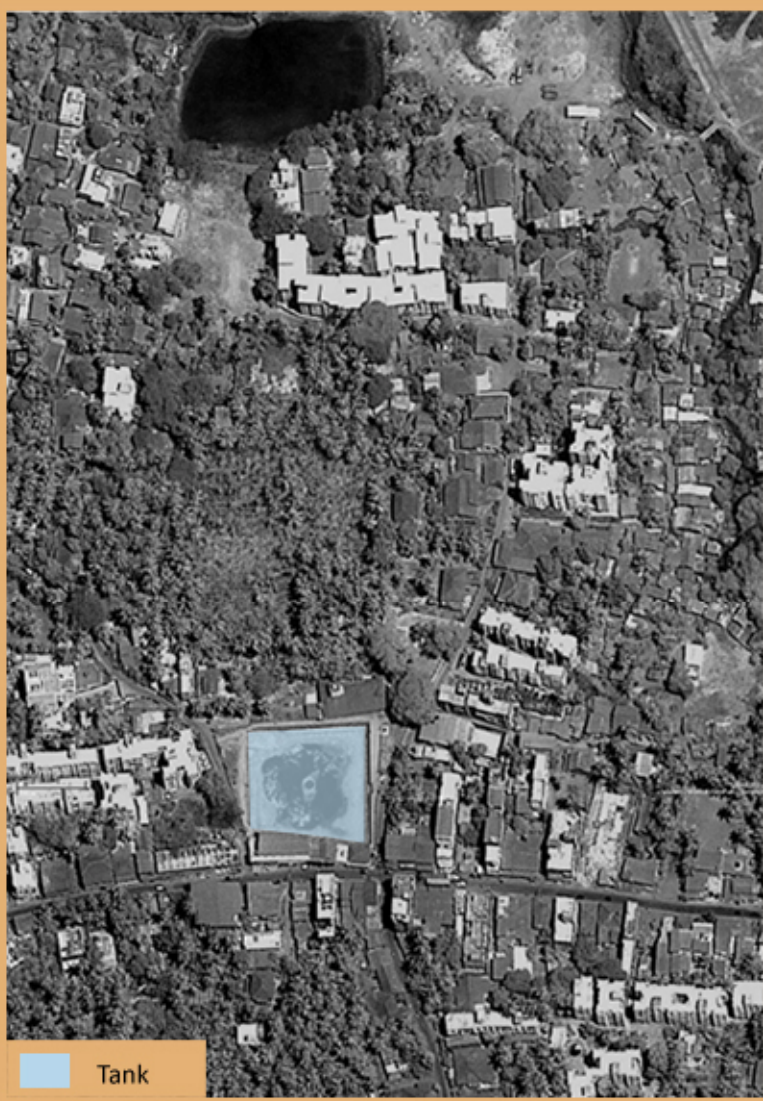
**0.7 TAAM TALAV**

**0.8 DEV TALAV**

**0.9 CHULNE TALAV**

**10.0 DON TALAV**

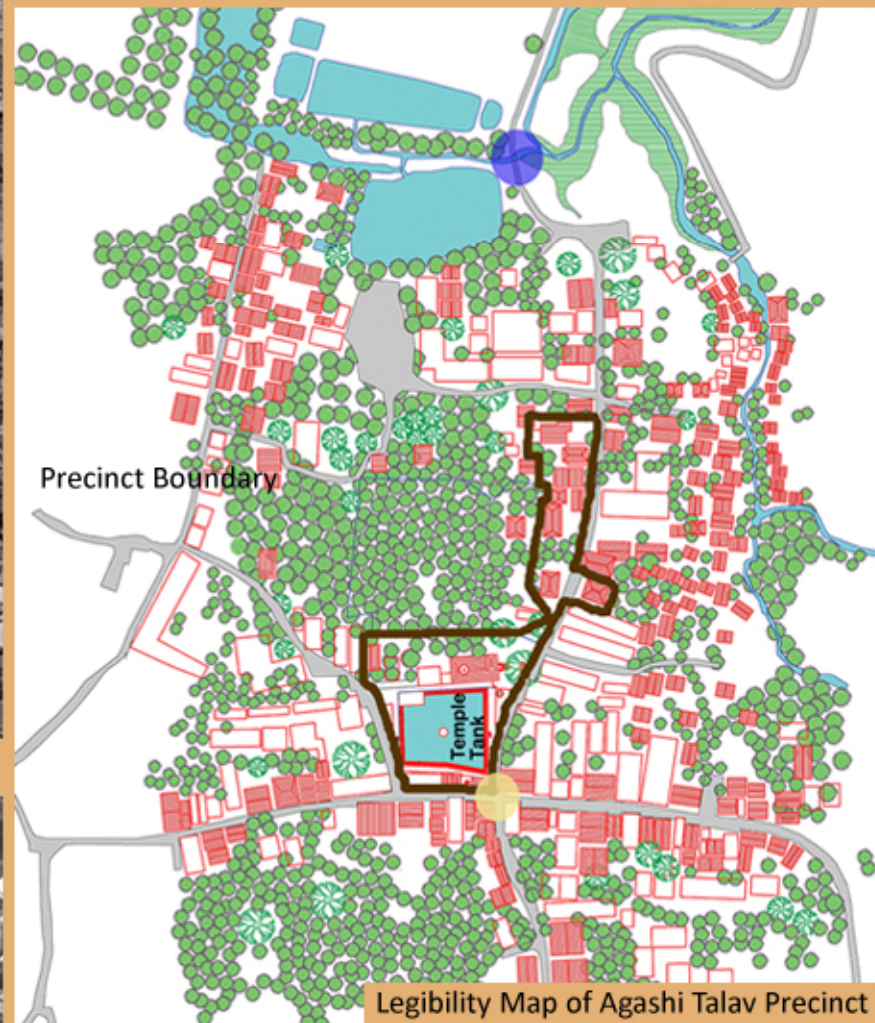




Google Image showing Agashi Tank & Its Surroundings



Google Image showing Agashi Tank & Its Surroundings



**01 PHYSICAL SETTING**  
As an important ecological asset, Agashi Talav/Tank is strategically placed at the intersection of two principle axis [X & Y] of Agashi Village. The urban setting around the tank through the market street offers a buffer from the primary street and the group of temples promotes socio-religious exchange within the tank precinct. The Precinct located along Devali – which forms connection with the then historical Bhatibandar

**02 CURRENT & PAST USE**  
Agashe - a major port and a ship-building area after the siltation of Sopara had started during the 13-14th centuries – was used by the Marathas as their base in their conquests against the Portuguese. As a result, several important temples, wadas of important commanders of the Maratha army were established in the mercantile core of Agashe. 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. The proximity to the main street and buildings facing rear facades around lead to the tank being used as a garbage dump in the past as well as to promote antisocial activities. The recent transformation increased its importance as an active public place through cleaning of tank, barricaded boundary, pedestrian access around the tank & childrens play area.

**03 SOCIAL & ECONOMIC BACKGROUND**  
The strategic location as well as proximity to the temples offers a very high socio cultural value to the talav precinct. The tank with Bhavani Shankar Mandir shares a very high associational value at community level which promotes public participation in updating the built environment of the tank and the temple attached to it – thus giving rise to the idea of proposed reconstruction scheme for the temple.

**04 DENSITY & TYPES OF BUILDINGS**  
The Agashi Talav Precinct consists of mixed buildings with a tank, Hanuman Mandir, Bhavani Shankar Mandir, Ram Mandir, Vishnu Mandir, Khanolkar wada, Joshi wada, Dabkewada, Library & Market Building. The fabric surrounding the tank situates amidst the thick plantation area but undergoing development pressure and are rising higher than the old traditional built form.

**05 URBAN MORPHOLOGY**  
The tank sits between the urban fabric as an important ecological asset with a visual connection from Agashi Node/Naka and controlled access from the streets and Bhavani Shankar Mandir compound. The local character of the talav is very prominent with no. of steps leading the water with extents of the tank edges perceived as vistas. The tank is also very active public place at village level well connected to the group of temples along the street.

01, 02, 03	Talav Edges	09	Ram Mandir
04, 05	Market Street along the X axis	10	Khanolkar wada
06	Agashi Naka/Node	11	Vishnu Mandir
07	Tank wall details	12	Dabke wada
08	Bhavani Shankar Mandir	13	Joshi wada



AGASHI TALAV PRECINCT	43	E(seh)	E(lm)	E(grp)	E(cul)	E(ev)	E(arch)	E(eco)	I E		Devsthan Trust	Agashi Grampanchayat	15000	
	SR.NO. [CRIT]	VALUE CLASSIFICATION [CRIT]						GRADE [CRIT]	SURVEY NO.	OWNERSHIP	ADMINISTRATIVE UNIT	PLOT AREA IN SQMT	BUILT-UP AREA IN SQMT	
TYPE 1 : TEMPLE TANK		<p>*An ecological resource in the dense urban fabric supported by thick foliage of trees.</p> <p>* The strategic location of the tank at the two major linear streets of Agashe Village promotes its significance as easily accessible public place woven in the urban setting.</p> <p>* The architectural characteristics of the Agashi tank can be directly comparable to only Siddheshwar tank in Vasai town within entire VVS Region. The similarities in its urban setting with the development pressure around makes it more vulnerable to change.</p>												

**ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVS**

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

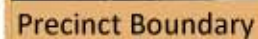
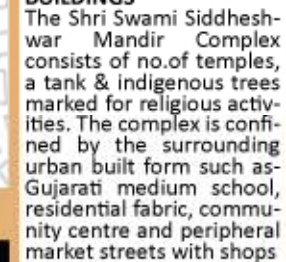
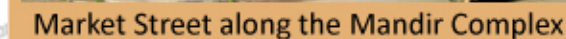
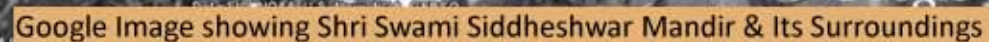
**ASSESSMENT OF SIMILAR ASSETS : TALAVS**

NTS Scale

01 Sheet No.

North

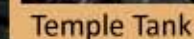
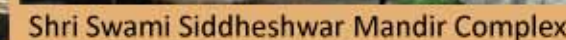




Two linear streets, one coming from Vasai coast & another from northern connection to the region meets strategically through the Shri Swami Siddheshwar Mandir complex, within the old vasai town. The tank sits along the western street with several no. of temples within the complex which is used actively as a pedestrian connection by the residents.

The tank being situated among the temple complex has its value at socio-cultural & religious level. The proximity to the street and houses around, has resulted into the tank being used many times as a garbage dump thus reducing its importance as an active public place though the complex is used at community level as an active public place.

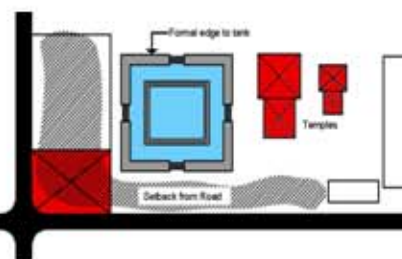
The temples and tank in the complex requires maintenance though its value at socio-cultural level is very high. The area is shaded by thick foliage of trees and offers a dynamic public node woven with urban fabric around.



Legibility Map of Shri Swami Siddheshwar Mandir Complex Tank Edge



TYPE 1 : TEMPLE TANK



\* The no. of temples and tank within the complex is administered by the mandir trust. Its location & historical significance offers very high value at socio-cultural level.

\* The Mandir Complex situates strategically as a pivot between two major linear streets running through the old quarter of Vasai Town. It offers a dynamic public node woven with urban fabric around.



PROJECT CONSULTANT      K. UNWALLA ARCHITECTS

### ASSESSMENT OF SIMILAR ASSETS : TALAVS

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Scale

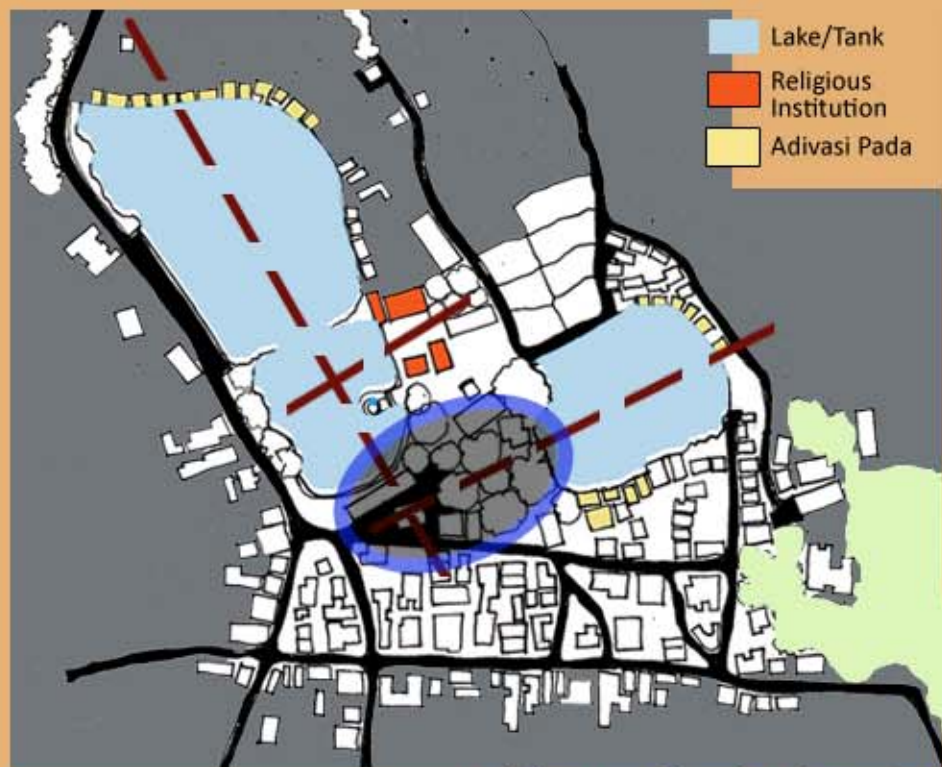
02  
Sheet No.







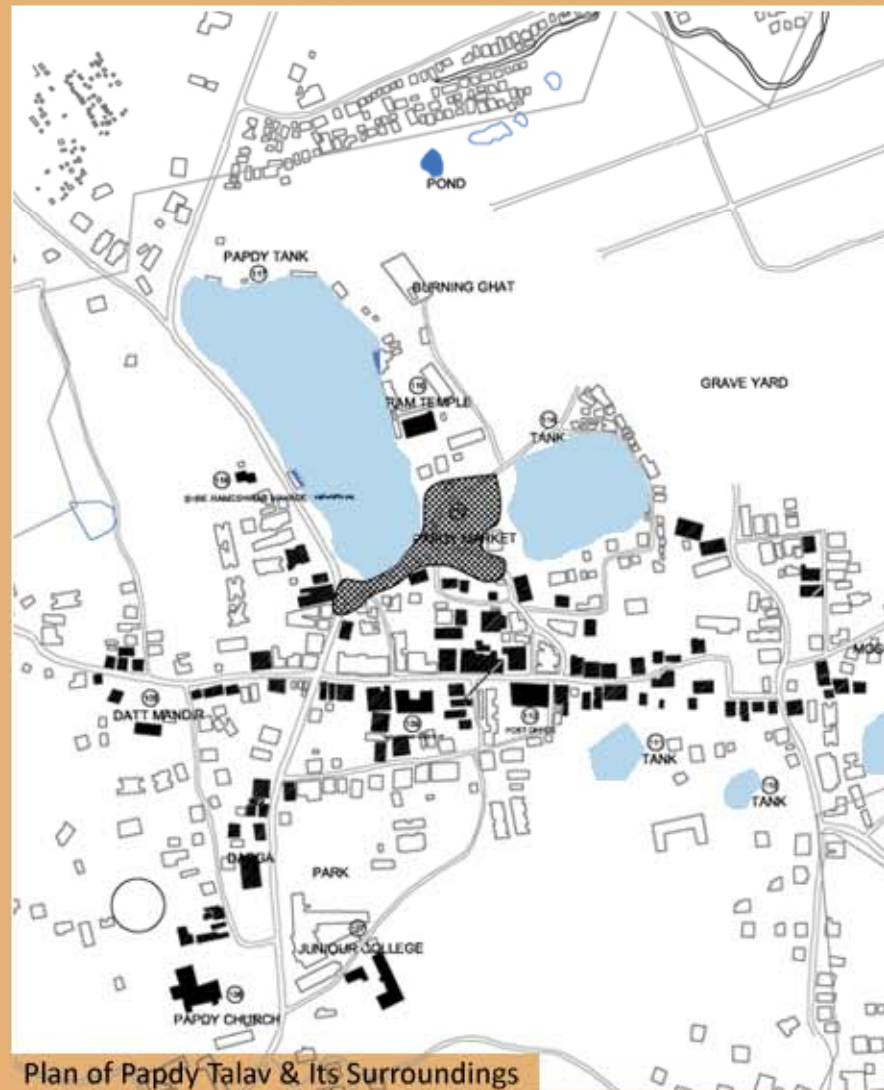
Google Image showing Papdy Talav & Its Surroundings



Legibility Map of Papdy Talav Precinct



Papdy Talav 01



Plan of Papdy Talav & Its Surroundings

**05 URBAN MORPHOLOGY**  
Traditionally urban spaces responded to the road pattern, topography & natural features. Papdy market strategically sits between two talavs and the external road. The linkage between the market and the temple complex in informal with thick foliage of indigenous trees which promote community activities along the bank of the bigger talav. The external road along the edge of the talav is formal in nature with built edge of the urban fabric. The structures along this peripheral road indicate market typologies with shops on ground floor protected by balcony projection above. Both the talavs have partial built edge of traditional adivasi padas which are tribal housing built in mud and hay.



Papdy Talav 01

**01 PHYSICAL SETTING**  
In the series of two, Papdy Talavs are strategically located along the external road and Papdy market area. It is the largest in size in Vasai Municipal Council limits and acts as feeder to the various smaller tanks & ponds in the vicinity as well as maintain the ground water table level in the surrounding wells.



Papdy Talav 02

**02 CURRENT & PAST USE**  
Both the talavs are flanked by the Adivasi Padas. The historical Ram Mandir is undergoing reconstruction which is a complex of no. of temples. The well area adjacent to the temple is being used actively at the community level. Papdy market sits strategically between these two talavs along the peripheral road which justifies how traditionally spaces were evolved by concentration of commerce activities along the water.



Papdy Market

**03 SOCIAL & ECONOMIC BACKGROUND**  
Formal & informal markets promote the activities at the community level along with its supporting functions of rikshaw stand, bus stop, etc.



Ram Mandir

**04 DENSITY & TYPES OF BUILDINGS**  
The area consists of historical temple complex along with its residential structures, adivasi padas, semi-open market buildings, water tank, saw mill and a crematorium.

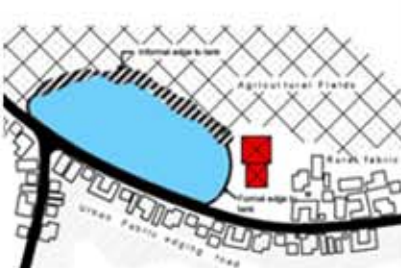


Urban Fabric Edge

## PAPDY TALAV

36 a	E(seh)	E(lm)	E(grp)	E(cul)	E(ev)	E(arch)	E(eco)	I E		GOVT.	VASAI MUNI.COUNCIL	23830	
SR.NO. [CRIT]	VALUE CLASSIFICATION [CRIT]					GRADE [CRIT]	SURVEY NO.	OWNERSHIP	ADMINISTRATIVE UNIT	PLOT AREA IN SQMT	BUILT-UP AREA IN SQMT		

### TYPE 2 : ADJOINING THE ROAD



\*An ecological resource and the largest in size within Vasai Municipal Council limits. It acts as feeder to the various smaller tanks, ponds in the vicinity.  
\*An important landmark promoting multifunctional market activities along with the temple complex at the edge. It is used as a domestic water source as well as for religious gatherings.  
\*Formal & informal markets are supported by facilities of rikshaw stand, bus stop, etc. Both the talavs are flanked by the Adivasi Padas. The historical Ram Mandir is undergoing reconstruction at present.

\*The talavs are surrounded by structures such as historical temple complex along with its residential structures, adivasi padas, semi-open market buildings, water tank, saw mill & a crematorium. The wells within the talav have steps around them which acts washing ghats.  
\* Papdy Talav indicates a typology of traditional urban spaces where water feature supports overlap of multifunctional activities. The external road forms built urban edge to the talav with market typologies.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

## ASSESSMENT OF SIMILAR ASSETS : TALAVS

NTS Scale

03 Sheet No.

North





Google Image showing Chakreshwar Talav & Its Surroundings

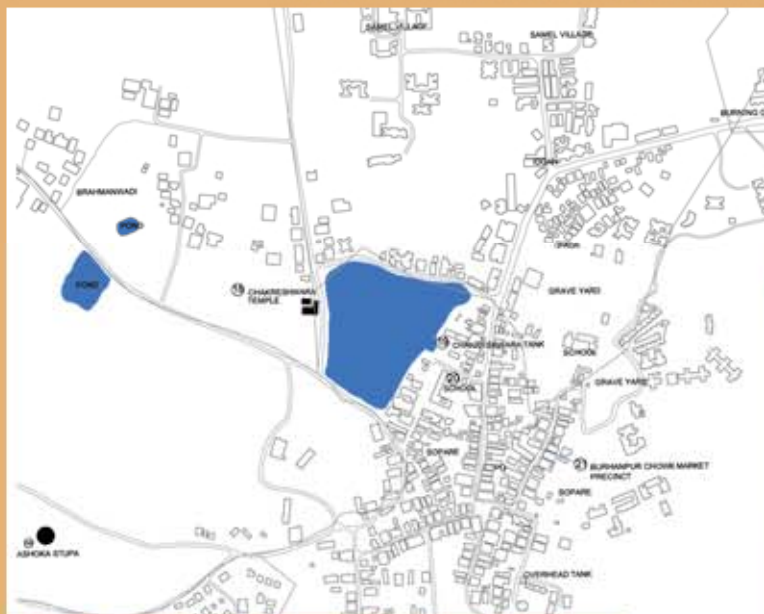
■ Lake/Tank 
 ■ Religious Institution 
 ■ Pedestrian / Jogging Track



Legibility Map of Chakreshwar Talav



Chakreshwar Talav



Plan of Chakreshwar Talav & Its Surroundings



Chakreshwar Temple

### 03 SOCIAL & ECONOMIC BACKGROUND

The beautification project promotes the talav as public space for urban population with several planned activities [jogging track, ramp for Ganapati immersion, etc.]. The redevelopment of the old temple attached with the talav is taken up simultaneously to offer facelift to the area.

### 04 DENSITY & TYPE OF BUILDINGS

The residential buildings are being developed around the talav along with the temple.

### 05 URBAN MORPHOLOGY

Being located on the outer periphery of the old precinct, Chakreshwar Talav acts as an active connector between the old precinct and new residential development. The peripheral access around the talav as well as the jogging track sets back the residential urban fabric. The frontage of lake with its new role of urban space also acts as a promoter to the new residential development taking place. Thick foliage of trees shades the peripheral road around the talav. The Chakreshwar temple with its front open space reinforces the historical connection of the old precinct though the talav is located away from the market node and the street.



Deepa Stambha



Shiva Sculpture

**01 PHYSICAL SETTING**  
Chakreshwar Talav is located on one of the edges [north-west] of the Burhanpur Market Chowk Precinct. It is well connected with the old precinct and acts as an active connector between old and new development springing around. The several ponds and tanks in the closer vicinity strengthens its location as one of the larger water body connected with the urban fabric.

**02 CURRENT & PAST USE**  
The talav is attached with the Chakreshwar Mandir and the Deepastambha along the edge with long steps that lead to the water. These steps form washing platforms. The ongoing beautification project undertaken by the municipal council is promoting the talav as active public place. The well is located away from the talav and adjacent to the deepa stambha. The talav is also auctioned for fish breeding for a period of 2 years.



Urban Fabric Edge



Urban Fabric Edge

## CHAKRESHWAR TALAV

08

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TRUST

Chakreshwar Deosthan

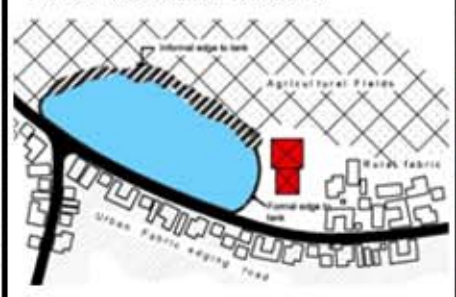
NALASOPARA MUNI. COUNCIL

24885

PLOT AREA IN SQMT

BUILT-UP AREA IN SQMT

### TYPE 2 : ADJOINING THE ROAD



\* An ecological resource and a larger scale water body within the council area, is well connected with the urban fabric.

\* The Talav is promoted for passive recreation by its transformation under the Beautification Scheme of the Municipal Council. The facelift triggers the community participation to mark the talav as an active public place.

\* Thick tree foliage marks active pedestrian talav edge & connects the Chakreshwar temple through the front set back. The temple is being renovated recently.

\* The talav and temple is associated with the Ashokan period in Sopara with a deepa stamba and washing ghats along one edge.

\* Being located on the outer periphery of the old precinct, the Chakreshwar Talav acts as a landmark connecting the old precinct with the new residential development.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

## ASSESSMENT OF SIMILAR ASSETS : TALAVS

NTS Scale

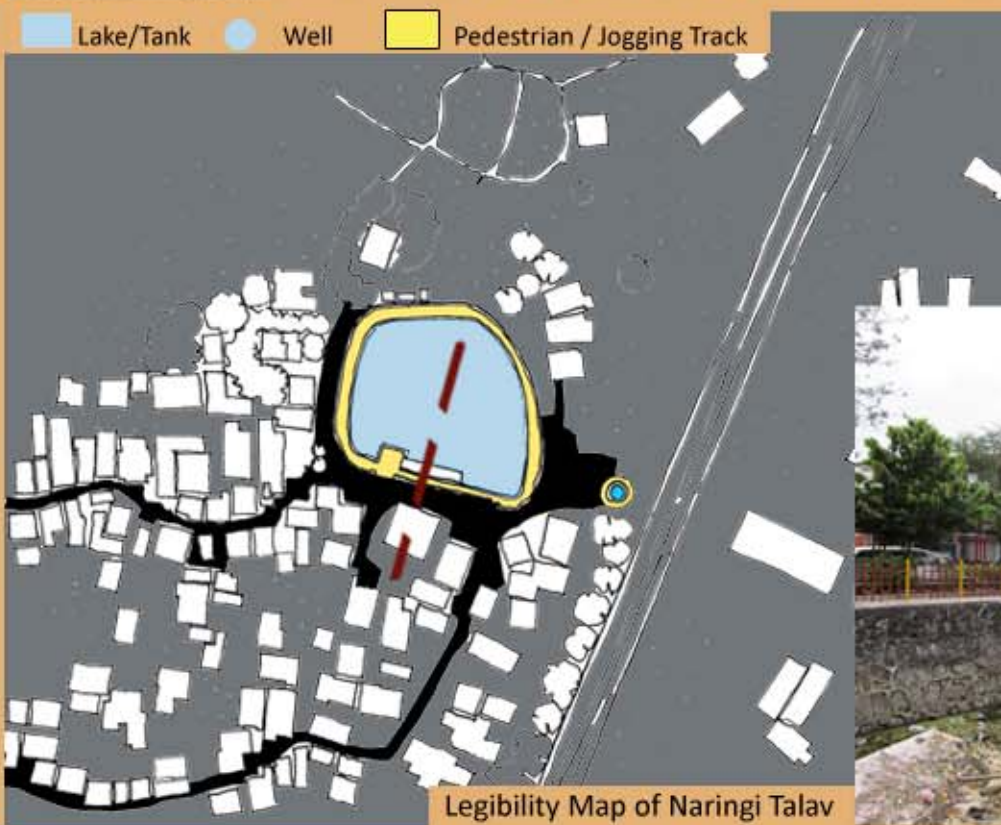
04 Sheet No.







Google Image showing Naringi Talav & Its Surroundings



Legibility Map of Naringi Talav



Plan of Naringi Talav & Its Surroundings

#### 01 PHYSICAL SETTING

Naringi Talav is accessed by Naringi Gaothan Road. It is the larger of the two water bodies located on the edges of the Naringi Gaothan and connected by the main spine. Its transformed use of a public place with passive recreation strengthens its role as an important landmark, at the entry and exit of its neighbourhood. The talav is also situated with the picturesque background of the hills.

#### 02 CURRENT & PAST USE

The talav was earlier used as a domestic water source. The beautification project transformed the talav into an active public place for passive recreation with barricaded boundary, jogging track. In addition, it is used for religious, social and cultural activities like immersion of idols during the Ganesh festival. It also recharges the ground water table in the region.

#### 03 SOCIAL & ECONOMIC BACKGROUND

The talav has gained its value of landmark after the facelift for the urban population. It is the public place for the community and active place for social interaction. Its location at the entry and exit of the neighbourhood offers the role of a landmark. The adjoining well is used for the domestic purpose and promotes social interaction at community level.



Naringi Talav Edge



House Typology



House Typology

#### 04 DENSITY & TYPES OF BUILDINGS

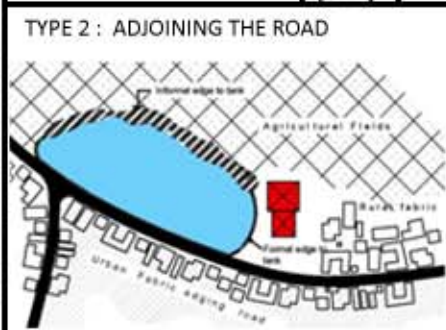
The western and southern sides of the talav consist of the house typologies [1/2 stories] with front verandahs, overhead balcony and sloping roofs. The house types with setbacks on all sides represent the spacious planning pattern observed on the gaothan area.

#### 05 URBAN MORPHOLOGY

Naringi talav being located on the gaothan area displays planning principles of traditional urban form with winding streets, houses with setbacks, plot demarcation with soft hedges or low compound walls. The talav has been transformed with standard design guidelines under the ongoing beautification trend of VVSR. The new look of the talav sits amidst the gaothan area unlike the other talavs which have skylines of denser new development around.

### NARINGI TALAV

01	E(seh)	E(lm)	E(grp)	E(cul)	E(ev)	E(arch)	E(eco)	III E	GOVT. Municipal Council	VIRAR MUNICIPAL COUNCIL	4880	
SR.NO. [CRIT]	VALUE CLASSIFICATION [CRIT]						GRADE [CRIT]	SURVEY NO.	OWNERSHIP	ADMINISTRATIVE UNIT	PLOT AREA IN SQMT	BUILT-UP AREA IN SQMT



\*An ecological resource with picturesque background of the hills.

\*It was used as domestic water source earlier but lately been transformed into passive recreation under the Beautification scheme. Immersion of idols take place during the Ganesh festival.

\*A prominent landmark after the beautification project with higher value at socio-cultural level. The adjoining well is used for the domestic purpose.

\*The housing typologies in the Gaothan represent the traditional urban form which will be subjected to development pressure being in Virar Municipal limits.

\*The transformation of talav promoted for passive recreation sits amidst the gaothan area unlike the other talavs which have skylines of denser new development around.



### ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

### ASSESSMENT OF SIMILAR ASSETS : TALAVS

NTS Scale

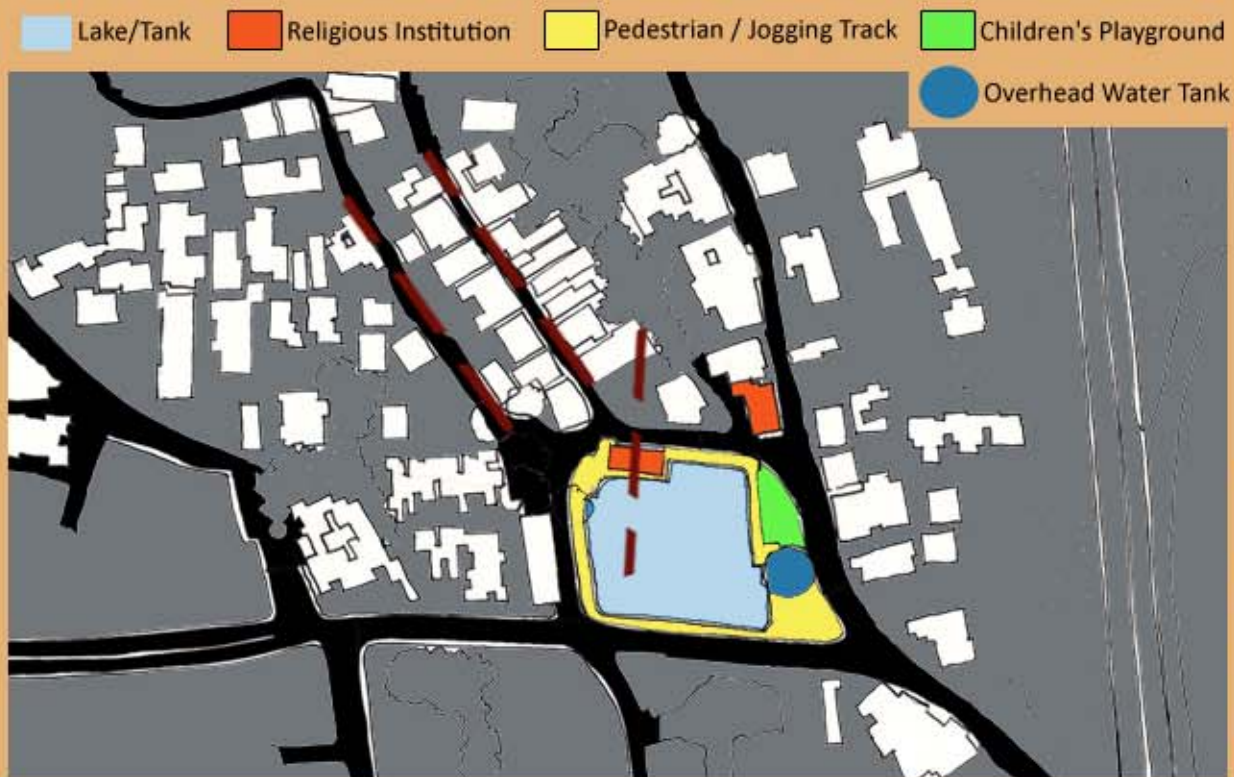
05 Sheet No.



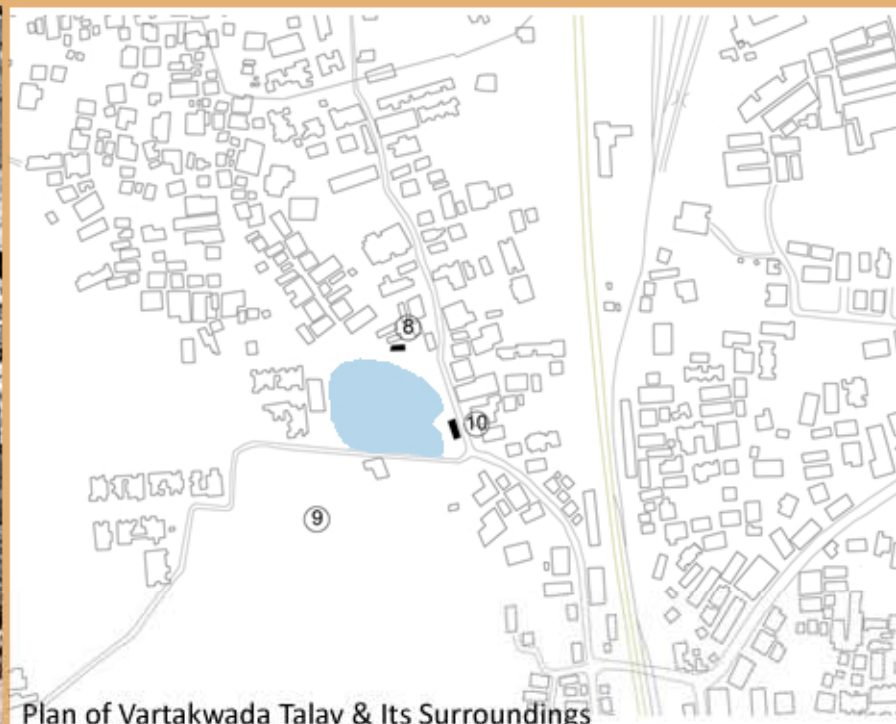




Google Image showing Vartakwada Talav & Its Surroundings



Legibility Map of Vartakwada Talav Vartakwada Talav Edge



Plan of Vartakwada Talav & Its Surroundings

#### 01 PHYSICAL SETTING

Vartakwada Talav is located on the gaathan of Vartakwada. Its transformed use of a public place with passive recreation strengthens its role as an important landmark for its neighbourhood.

#### 02 CURRENT & PAST USE

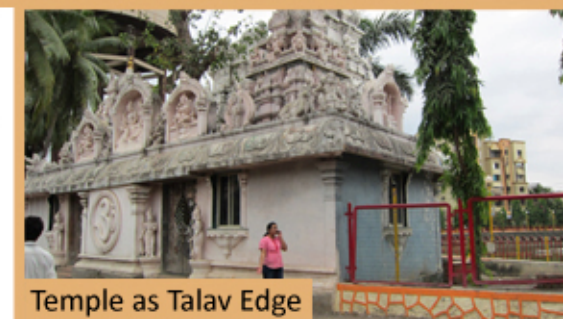
The talav was earlier used as a domestic water source. The beautification project transformed the talav into an active public place for passive recreation with barricaded boundary, jogging track and children's play area. In addition, it is used for religious, social and cultural activities like immersion of idols during the Ganesh festival. It also recharges the ground water table in the region.

#### 03 SOCIAL & ECONOMIC BACKGROUND

The talav has gained its value of landmark after the facelift for the urban population. Its the public place for the community and active place for social interaction. The temple on the edge promotes socio-religious activities with the peripheral road giving access to the neighbourhood around.

#### 04 DENSITY & TYPES OF BUILDINGS

Though the talav is facing the new development springing around, the old Vartakwada has remains of its traditional urban form. The north-west streets of talav display house typologies abutting the street along with few wadas. The typologies respond to the street in front with veranahs opening out to the exterior space. The size and scale of the veranah [without the trend of being enclosed] equals a family room size with swings hanging along the road length, slightly projecting outside the eaves line, is the peculiar feature of the entire street.



Temple as Talav Edge



Children's Playground



House Typology



Typical Street

#### 05 URBAN MORPHOLOGY

Vartakwada talav acts as a nuclei to the residential development around. This is the ongoing trend in VVSR with talavs being transformed with standard design guidelines. The skyline around the talav represents the high rise residential development with selling line of proximity to the talav whereas the old core maintains its connection through a node. The enclosing urban fabric around a natural body and its further transformation into a passive recreation area are two common trend one sees in the region.



Vartakwada Talav Edge

### VARTAKWADA TALAV

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[CRIT]

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III E

GOVT.  
Municipal Council

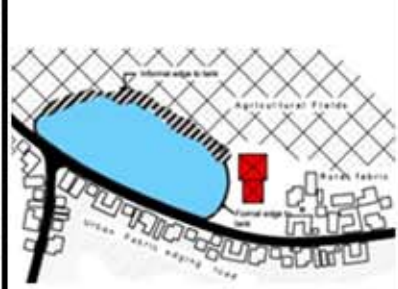
VIRAR MUNICIPAL  
COUNCIL

3920

PLOT AREA  
IN SQMT

BUILT-UP AREA  
IN SQMT

TYPE 2 : ADJOINING THE ROAD



\*An ecological resource within dense urban fabric, promoted for passive recreation and religious gatherings

\*Earlier used as a domestic water source, but now transformed under the beautification project for passive recreation. Very high at value for socio-cultural activities.

\*The temple on the edge promotes socio-religious activities with the peripheral road giving access to the rapid growing urban settings around. Talav with its added design features acts like a value added service to the residential development in the locality

\*Talav with the peripheral edge of the newly developed residential urban form. The old core maintains its connection to the talav through a node, however it displays the grandeur of wada typology and the urban morphology setting inter relations between the public-semi public and private domains.

\*Acts as an important landmark and well connected with the rapidly growing urban setting whereas the old core maintains its connection through a node.



ACTION AREA PLAN FOR AGASHI TALAO  
PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE  
CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

ASSESSMENT OF SIMILAR ASSETS : TALAVS

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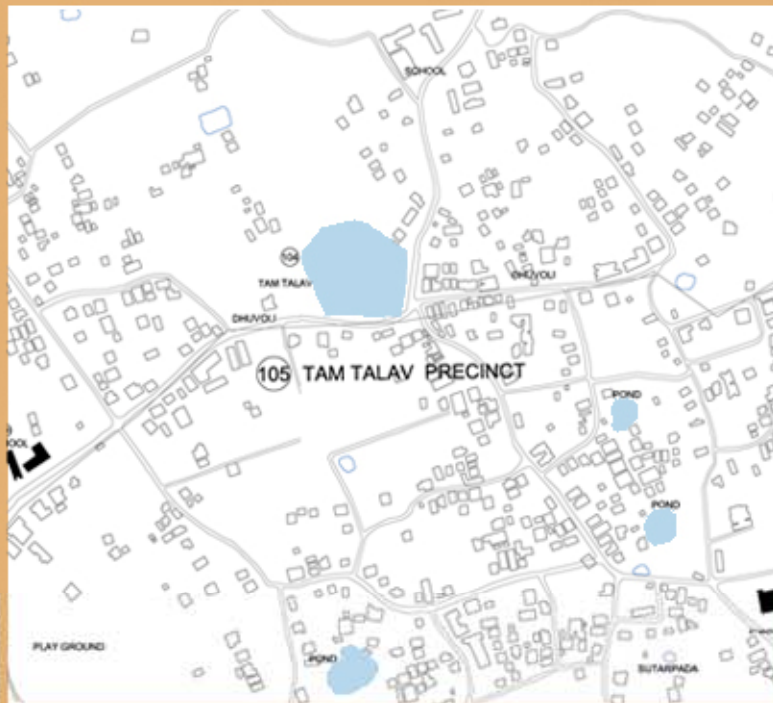
06  
Sheet No.

North





Google Image showing Taam Talav & Its Surroundings



Plan of Taam Talav & Its Surroundings



Urban Fabric Edge



Taam Talav Edge

#### 01 PHYSICAL SETTING

Taam Talav is accessed by Papdy- Par Naka road. It lies on the southwest axis of Papdy Talav and situates along the bend of the road which connects Papdy market with Dhuvoli Area. Its softer edge is with thick plantation and the harder edge abutts the outer road pattern. The several ponds and tanks in the closer vicinity strengthens its location as one of the comparatively larger water body situated within the otherwise less densed urban fabric.

#### 02 CURRENT & PAST USE

The talav is used as a domestic water source and cleaning of animals. The area around the talav is used for drying cow dung which is used as fuel for domestic purposes. The talav is auctioned by the Council for fish breeding at a cost of Rs. 1,00,000 for a period of three years. In addition, it is used for religious, social and cultural activities like immersion of idols during the Ganesh festival and during the Chat Puja. Like other talavs, it also recharges the ground water table in the region.

#### 03 SOCIAL & ECONOMIC BACKGROUND

The talav is sits along the circular bend of the road, thus giving more than 50% of its edge for public activities. A setback from road which is paved and barricaded by a bar and parapet wall offers a pause along the movement path. The area is shaded by thick plantation and few benches facing the road promotes interaction with the passer by.

#### 04 DENSITY & TYPES OF BUILDINGS

The soft edge of the talav faces the settlement under thick plantation area. The hard edge faces the peripheral road which is lined by the new development with shop line at the ground floor abutting the street, health clinic, the residential buildings setback with compound wall. The ongoing constructions of building activity is showing the trend of exploiting the additional commercial viability for the given plot. The talav also faces the market node as activity generator with areas such as parking space, rikshaw stand, small shops and a cross at the junction.



#### 05 URBAN MORPHOLOGY



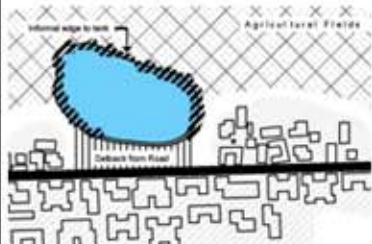

Taam talav faces the thoroughfare between the residential fabric of Papdy & Dhuvoli areas. The sharp bend along the talav breaks the visual connections of the urban edge along the road at the several points. The commercial and residential typologies along the talav road offers the mixed urban fabric edge.

The local character of the talav is very subtle with view from the road as thick plantation almost hiding the edge of the water. The talav strategically sits between the urban fabric as an important ecological asset. It not only invites the migratory and local species of birds but also promotes a natural environment in otherwise manmade urban fabric.



Taam Talav Edge

Legibility Map of Taam Talav

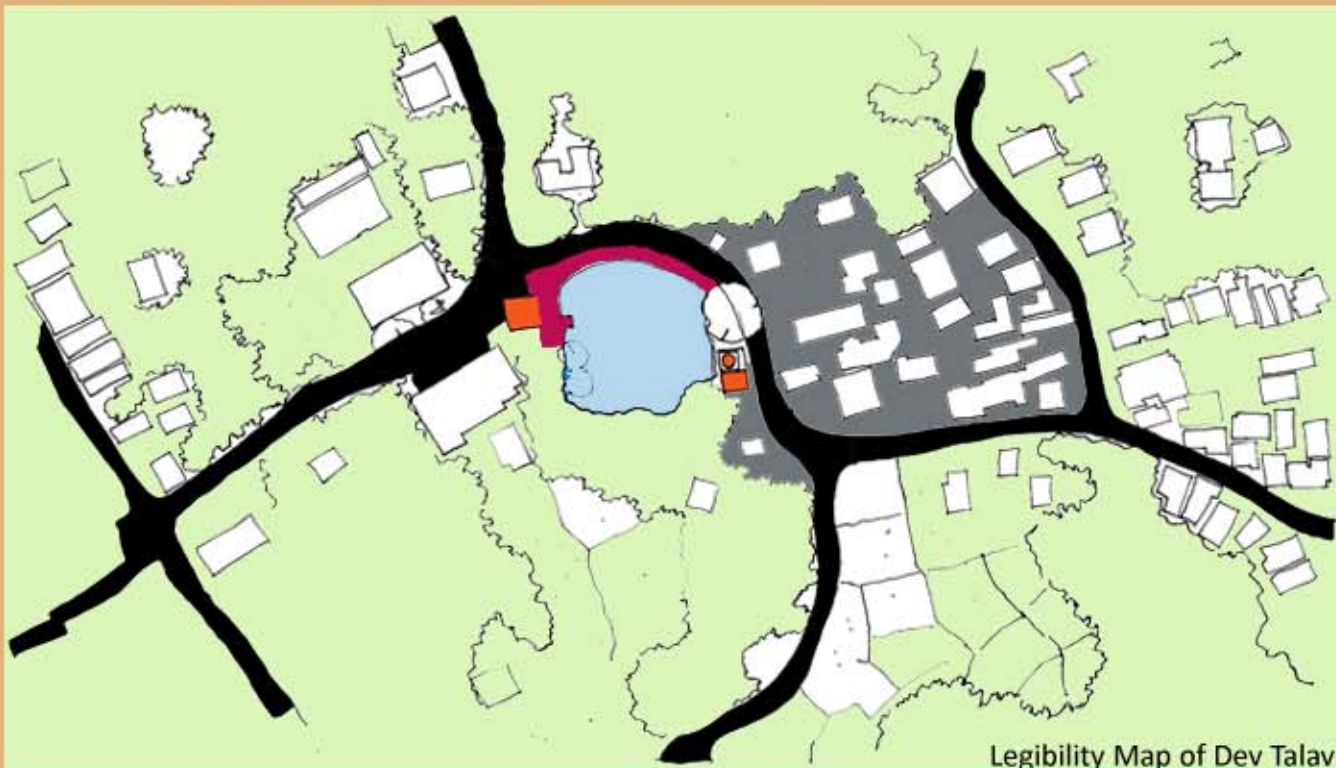
	TAAM TALAV		42	E(seh)	E(lm)	E(grp)	E(cul)	E(ev)	E(arch)	E(eco)	II E		GOVT. Municipal Council	VASAI MUNICIPAL COUNCIL	9290			ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR			
	SR.NO. [CRIT]	VALUE CLASSIFICATION [CRIT]					GRADE [CRIT]	SURVEY NO.	OWNERSHIP	ADMINISTRATIVE UNIT	PLOT AREA IN SQMT	BUILT-UP AREA IN SQMT	PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY								
	TYPE 3 : SET-BACK FROM THE ROAD							<p>*An ecological resource with its softer edge of thick plantation and the harder edge abutting the curvilinear vehicular road</p> <p>*Used as a domestic water source, cleaning of animals with the area around engaged for drying cow dung at household levels. The talav is also auctioned by the Council for fish breeding occasionally. High value at religious, social-cultural activities.</p> <p>*The set-back from the road offers passive recreation at community level with the backdrop of the talav.</p>					<p>*The soft edge comprises of the old settlement under thick plantation. The hard edge faces the peripheral road which is lined by the mixed typologies but showing the trend of development pressure. The adjacent market node is a activity generator with parking areas, rikshaw stand, small shops and a cross.</p> <p>*Taam talav faces the thoroughfare between the residential fabric of Papdy &amp; Dhuvoli areas. The sharp bend along the talav breaks the visual connections of the urban edge along the road at the several points.</p>					PROJECT CONSULTANT K. UNWALLA ARCHITECTS			
																		ASSESSMENT OF SIMILAR ASSETS : TALAVS			
																NTS Scale		07 Sheet No.		 North	



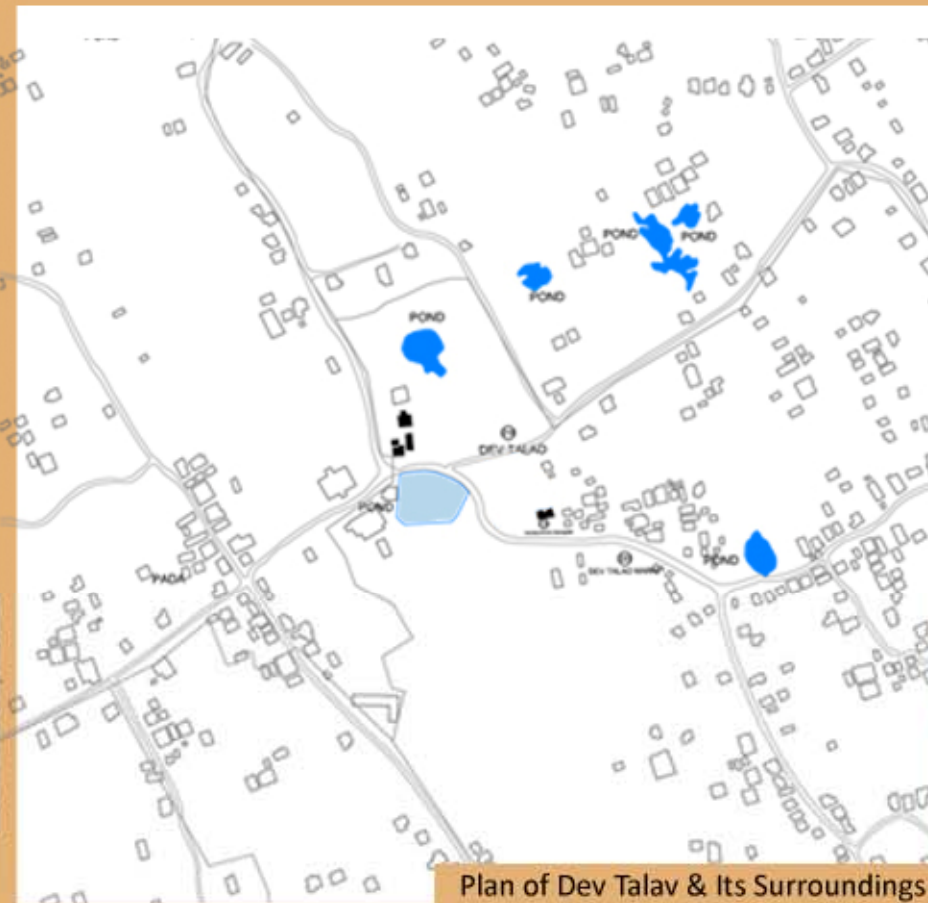


Google Image showing Dev Talav & Its Surroundings

■ Lake/Tank 
 ■ Religious Institution 
 ■ Community Space



Legibility Map of Dev Talav



Plan of Dev Talav & Its Surroundings

#### 01 PHYSICAL SETTING

Dev Talav is located along the curve with its softer edge with thick plantation and the harder edge abutting the outer road pattern. The several ponds and tanks in the closer vicinity strengthens its location as one of the comparatively larger water body situated within the otherwise less denser urban fabric.

#### 02 CURRENT & PAST USE

The talav is used as a domestic water source and for irrigation purpose. In addition, it is used for religious, social and cultural activities like immersion of idols during the Ganesh festival, it also recharges the ground water table in the region.

#### 03 SOCIAL & ECONOMIC BACKGROUND

The talav is sits along the circular bend of the road, thus giving more than 50% of its edge for public activities. On either ends it terminates into the temple areas with setbacks and steps leading to the water. A setback from road which is paved and barricaded by a bar and parapet wall offers a pause along the movement

path. The area is shaded by thick plantation and few benches facing the road promotes interaction with the passer by.

#### 04 DENSITY & TYPES OF BUILDINGS

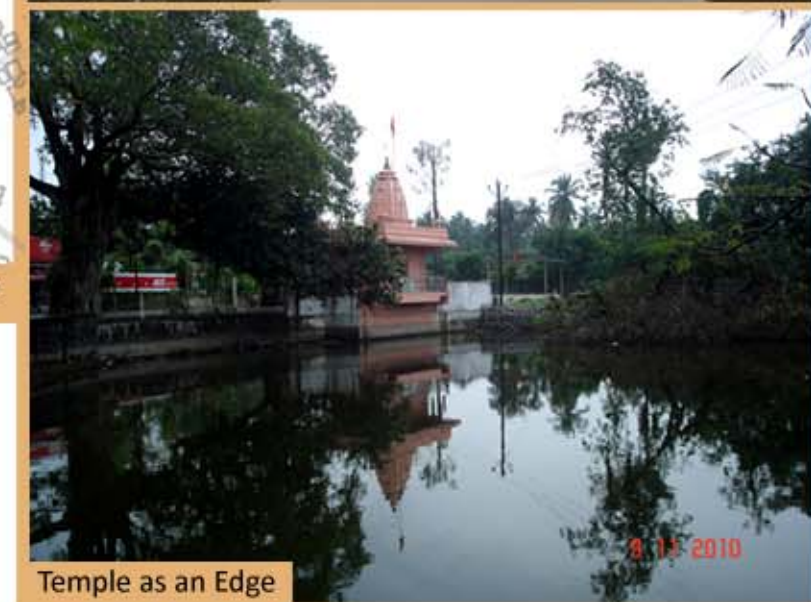
The soft edge of the talav faces the settlement under thick plantation area. The hard edge faces the peripheral road and the rest to the settlement area.

#### 05 URBAN MORPHOLOGY

The local character of the talav is very subtle with view from the road as thick plantation almost hiding the soft edge of the water. The talav strategically sits between the urban fabric as an important ecological asset. It also promotes a natural environment in otherwise man-made urban fabric. The hard edge formed by the temples on either ends offer background for socio-cultural activities at the community level.



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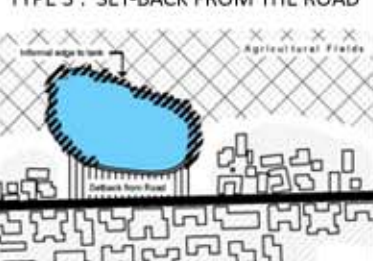

Temple as an Edge



Soft Edge of Plantation



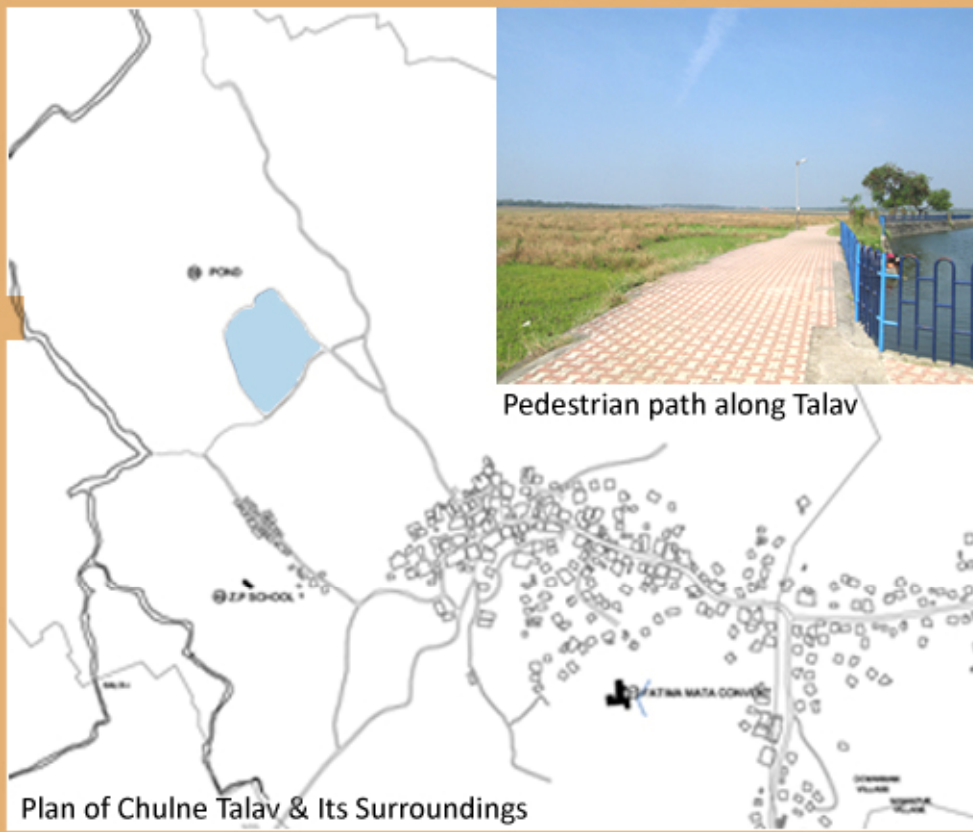
9 11 2010

	DEV TALAV		100	E(seh)	E(lm)	E(grp)	E(cul)	E(ev)	E(arch)	E(eco)	III E		SANDOR GRAMPANCHAYAT	SANDOR GRAMPANCHAYAT	2800			ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR	
	SR.NO. [CRIT]	VALUE CLASSIFICATION [CRIT]					GRADE [CRIT]	SURVEY NO.	OWNERSHIP	ADMINISTRATIVE UNIT	PLOT AREA IN SQMT	BUILT-UP AREA IN SQMT	PROJECT PROONENT MMR HERITAGE CONSERVATION SOCIETY						
	TYPE 3 : SET-BACK FROM THE ROAD							<p>*An ecological resource with softer edge of thick plantation alongwith the harder edge abutting the external road .</p> <p>*Used mainly as the domestic water source and for irrigation purpose. In addition, it is also used for religious, social and cultural activities.</p> <p>*On either ends of the peripheral road it terminates into the temple areas with setbacks and steps leading to the water, which forms the community interaction spaces.</p>					<p>*Talav edge comprises of the soft one of the plantation with settlements, hard edge of the temples and setback of the road which is paved and barricaded by a bar and parapet wall.</p> <p>*Strategically located between the soft and hard edge, offers an important ecological asset to the urban fabric around. The hard edge offers the visual connection to the movement path as well as the setback of temples for socio-cultural activities.</p>						
												PROJECT CONSULTANT K. UNWALLA ARCHITECTS							
												ASSESSMENT OF SIMILAR ASSETS : TALAVS							
												NTS Scale		08 Sheet No.		 North			





Chakreshwar Talav



Pedestrian path along Talav

Plan of Chulne Talav & Its Surroundings



Chulne Talav Edge

#### 01 PHYSICAL SETTING

Chulne Talav is surrounded by agricultural fields on all sides and accessed by a narrow road leading from the Chulne gaathan area. It has picturesque setting with large water body located among the plain green fields and 2-3 indigenous trees as markers on two points. The distant view old and new development isolates the talav from the habitation and marks it as pure recreational area.

#### 02 CURRENT & PAST USE

The talav is used by the surrounding settlements for cleaning, washing and irrigation purposes, as a domestic water source and cleaning of animals. The talav is auctioned by the Council for fish breeding at a cost of Rs. 84,000 for a period of three years. In addition, it is used for religious, social and cultural activities like immersion of idols during the Ganesh festival and it also recharges the ground water table in the region.

#### 03 SOCIAL & ECONOMIC BACKGROUND

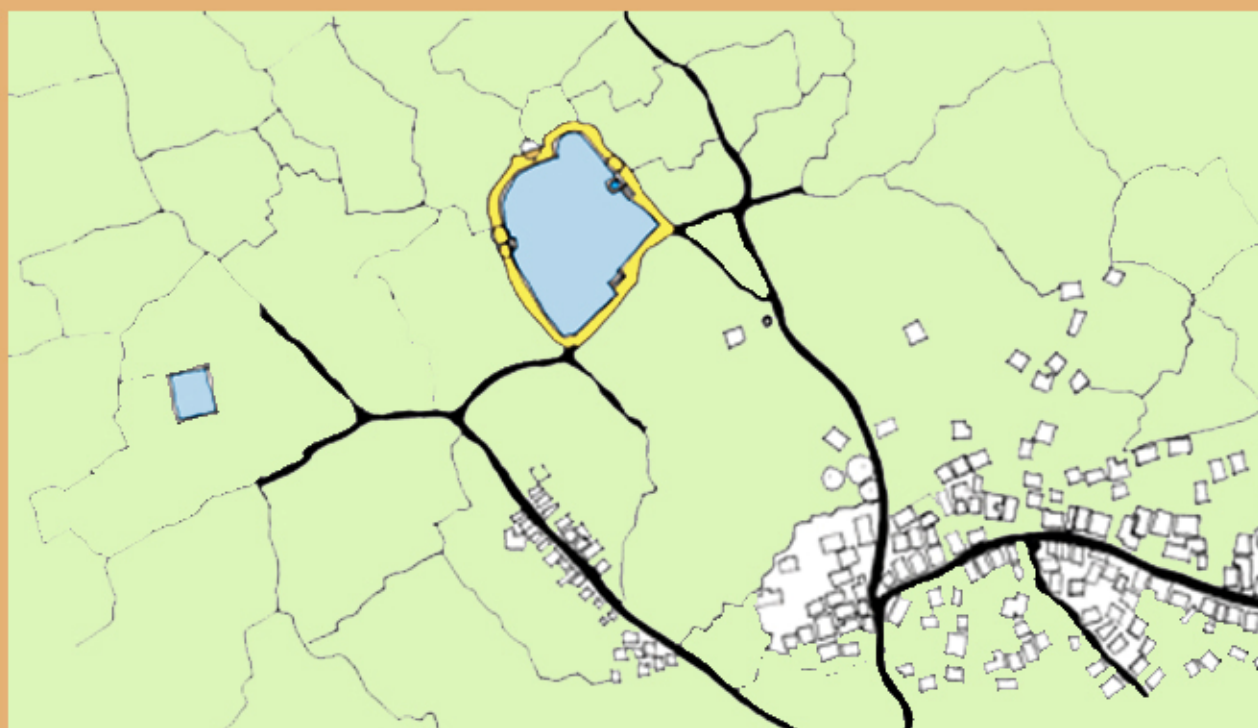
The talav is located at the fringe of the municipal council and has an agrarian settlement around due to which it is heavily used as the domestic source of water. The steps leading to the water and the adjoining well promote the social interaction at the community level at daily level. Trees with foliage mark as activity generators at two places with groups interacting under its shade. The ongoing beautification of talav by the municipal council has paved the pedestrian periphery and has barricaded the boundary with the grill-which marks the place as formal public place at the urban level.

#### 04 DENSITY & TYPES OF BUILDINGS

The talav is isolated from the habitation around and has one connection to the gaathan area through narrow street. The talav is strategically placed within the open land of agricultural use.

Google Image showing Chulne Talav & Its Surroundings

Lake/Tank
  Pedestrian / Jogging Track



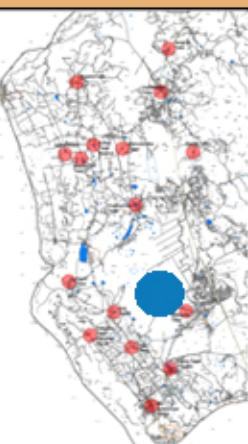


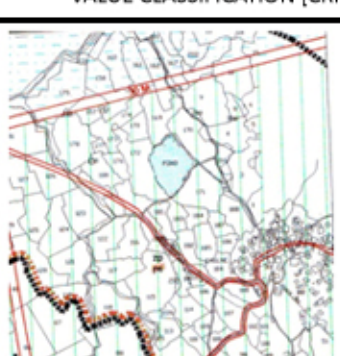

Legibility Map of Chulne Talav

#### 05 URBAN MORPHOLOGY

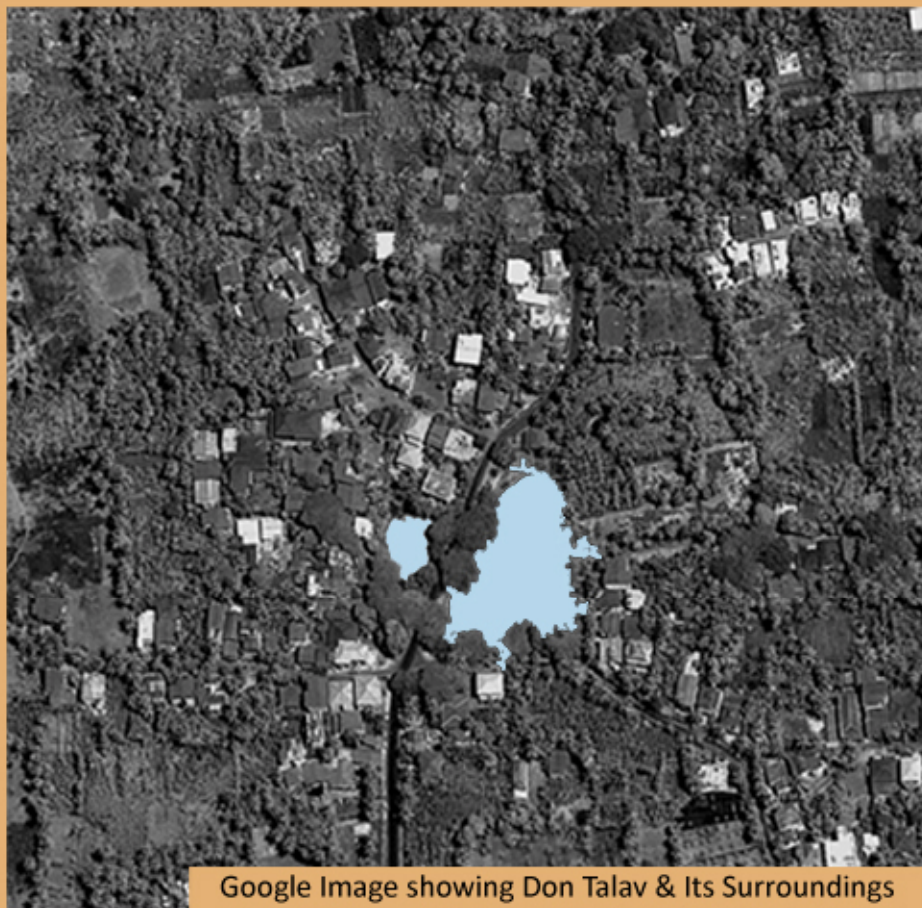
The location of Chulne talav isolated from the old and new settlement marks its use as pure recreational area with the plains of agricultural parcels around. The perception of a public place with water body among the vast open land strengthens its purpose and usability as a recreational area. In relation to the increasing concrete jungle around, Chulne talav comes as a visual relief with its picturesque setting.



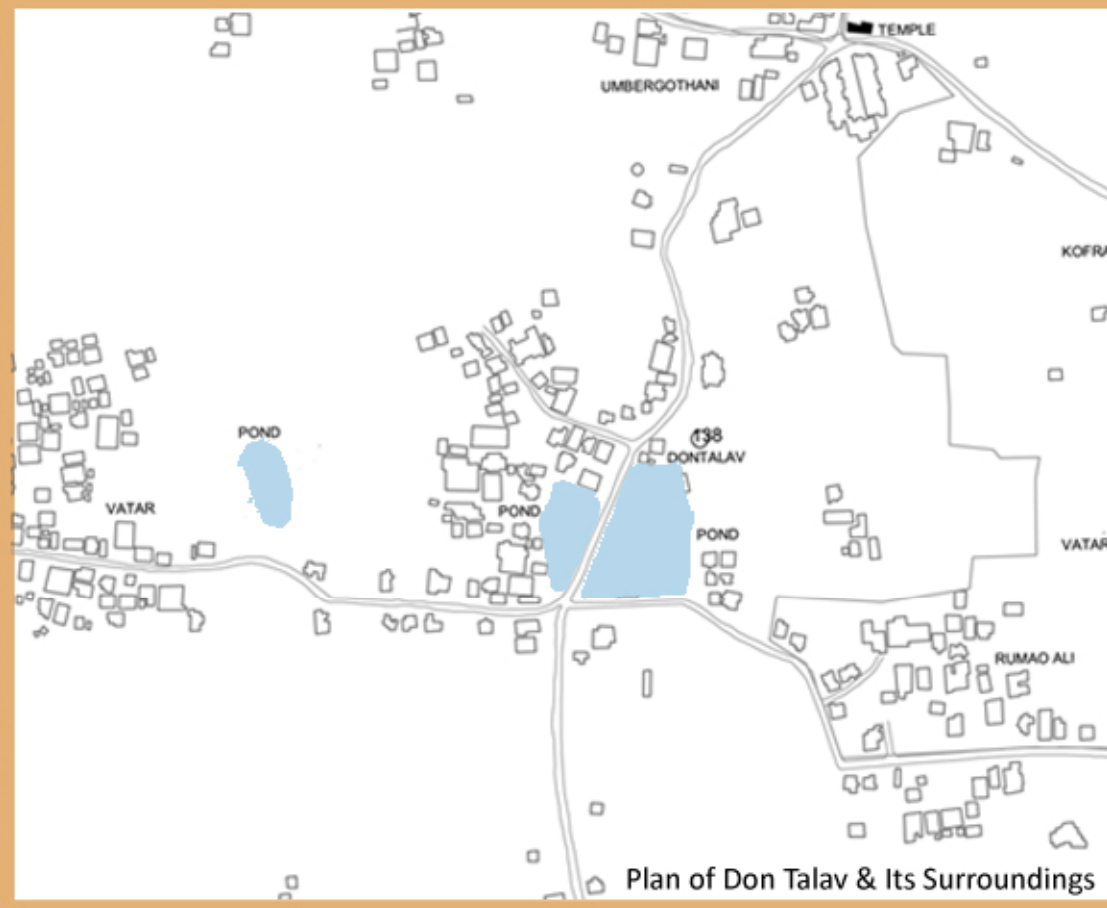
Chulne Talav Edge

	<b>CHULNE TALAV</b>		15	E(seh)	E(lm)	E(grp)	E(cul)	E(ev)	E(arch)	E(eco)	IE		GOVT. Municipal Council	NAVGHAR MANIKPUR MUNICIPAL COUNCIL	12040			<b>ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR</b>								
	SR.NO. [CRIT]	VALUE CLASSIFICATION [CRIT]										GRADE [CRIT]	SURVEY NO.	OWNERSHIP	ADMINISTRATIVE UNIT	PLOT AREA IN SQMT		BUILT-UP AREA IN SQMT	PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY							
	TYPE 4 : ISOLATED FROM SETTLEMENT																<p>*Environmental resource &amp; used as a domestic water source. It has picturesque setting with large water body located among the plain green fields, marks it an important recreational area.</p> <p>*Used by the surrounding settlements for domestic, irrigation purposes &amp; also auctioned by the Council for fish breeding. In addition, it is used for religious, social and cultural activities.</p> <p>*The steps leading to the water and the adjoining well promote the social interaction &amp; Trees with foliage mark as activity generators at two places with groups interacting under its shade. The ongoing beautification of talav by the</p>				<p>*municipal council is promoting the its use as passive recreation</p> <p>*The talav is located at the fringe of the municipal council and has an agrarian settlement around with one connection to the gaathan area through narrow street.</p> <p>*The location of Chulne talav isolated from the old and new settlement marks its use as pure recreational area with the plains of agricultural parcels around. The perception of a public place with water body among the vast open land strenghtens its purpose and usability as a recreational area.</p>				PROJECT CONSULTANT K. UNWALLA ARCHITECTS	
	<b>ASSESSMENT OF SIMILAR ASSETS : TALAVS</b>																									
																		NTS Scale		09 Sheet No.		 North				





Google Image showing Don Talav & Its Surroundings



Plan of Don Talav & Its Surroundings

#### 01 PHYSICAL SETTING

Don Talav is accessed by Arnala-Nirmal road which also divides it into two parts thus being called as Don[two] talav. A Gaothan is located around them leading its value as a local landmark.

#### 02 CURRENT & PAST USE

The talav was earlier used as a domestic water source. But recently being used for garbage disposal. It is also used for religious, social and cultural activities like immersion of idols during the Ganesh festival. It recharges the ground water table in the region.

#### 03 SOCIAL & ECONOMIC BACKGROUND

The larger talav is auctioned for fish breeding for Rs. 35,000 per year whereas the condition of the smaller talav does not even permit fish breeding. The larger talav is also used for religious, social and cultural activities like immersion of idols during the Ganesh festival due to which it has value as a cultural asset.

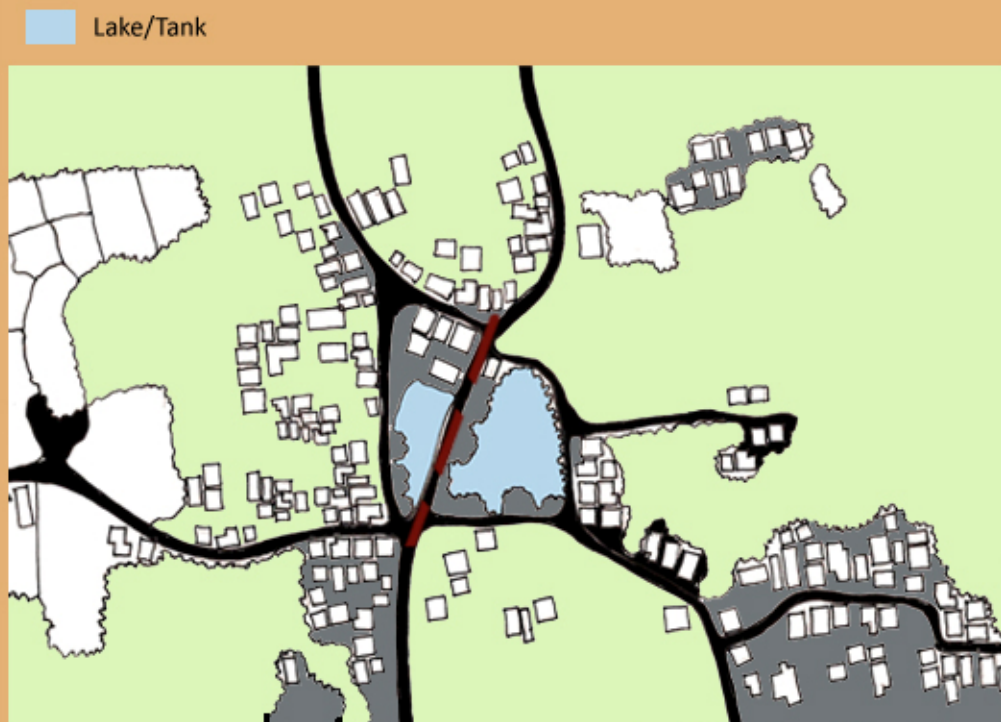
Most of the elderly people use the edge of the talav in the evening for sitting and chatting. The parapet wall on the edge is being used effectively.

#### 04 DENSITY & TYPES OF BUILDINGS

The talavs are edged by the bungalows and thick plantation. One of the talavs has a cross on the edge. The houses along the smaller talav are mostly two storeys with sloping roof and veradah on ground floor. The freshly painted colours make the urban edge visually refreshing.

#### 05 URBAN MORPHOLOGY

Don talavs are separated by Arnala-Nirmal road which cuts across them. It is located being located on the gaothan area displays planning principles of traditional urban form with winding streets, houses with setbacks, plot demarcation with soft hedges or low compound walls. It also acts as a local landmark.



Legibility Map of Don Talav



Houses abutting the Street along smaller Talav




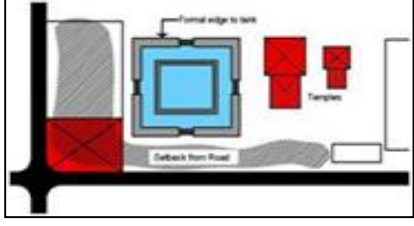
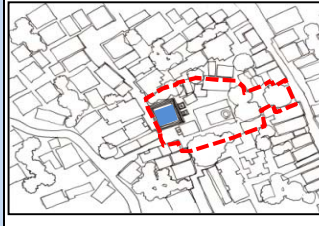

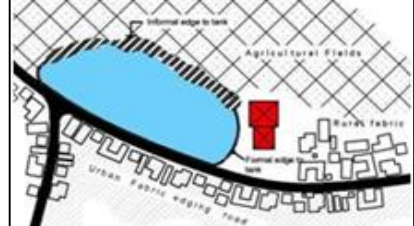
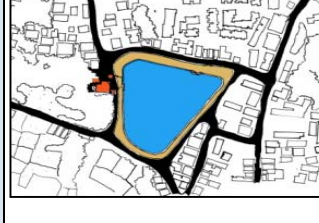
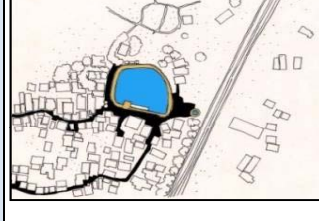
Don Talav Vista


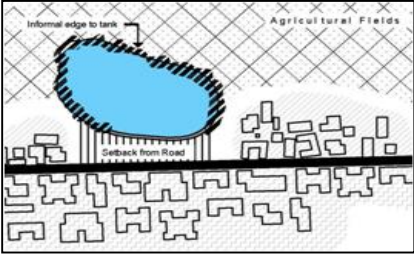


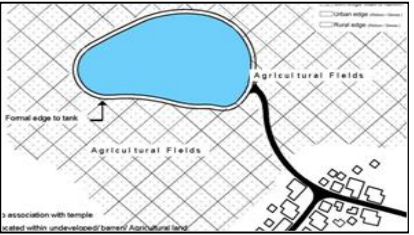

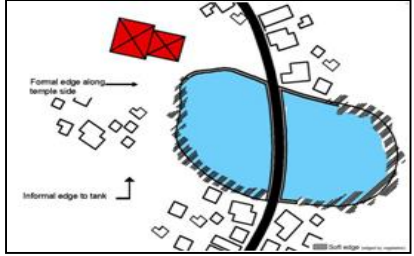

	DON TALAV		55	E(seh)	E(lm)	E(grp)	E(cul)	E(ev)	E(arch)	E(ecu)	II E		VATAR GRAMPANCHAYAT	VATAR GRAMPANCHAYAT	7750			ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR								
	SR.NO. [CRIT]	VALUE CLASSIFICATION [CRIT]										GRADE [CRIT]	SURVEY NO.	OWNERSHIP	ADMINISTRATIVE UNIT	PLOT AREA IN SQMT		BUILT-UP AREA IN SQMT	PROJECT PROONENT MMR HERITAGE CONSERVATION SOCIETY							
			TYPE 5 : CAUSEWAY CONNECTION DIVIDED BY THE VEHICULAR ROAD										<p>*Environmental resource divided in two parts, by the vehicular road - thus being called as Don [two] talav. High value as a local landmark for the Gaothan area</p> <p>*Smaller Talav subjected to pollution and garbage waste disposal and larger talav being used for fish breeding as well as for religious gatherings and as public meeting place.</p> <p>*Most of the elderly people use the edge of the talav in the evening for sitting and chatting. The parapet wall on the edge is being used effectively. It has value as a cultural asset.</p>						<p>*The talavs are edged by the bungalows and thick plantation as well as a cross. The houses along the smaller talav are mostly two storeys with sloping roof and veradah on ground floor. The freshly painted colours make the urban edge visually refreshing .</p> <p>*Being a prominent landmark for the Gaothan, the talavs is being promoted as an active public palce as area level. The urban form abutting the talavs offers an interactive edge and further inter-relations with the visiting population</p>						PROJECT CONSULTANT K. UNWALLA ARCHITECTS	
																									ASSESSMENT OF SIMILAR ASSETS : TALAVS	
																									NTS Scale	



**Chart 3.3 COMPARATIVE ANALYSIS OF SIMILAR ASSETS : TALAVS**

This table considers ten no of talavs selected for detail study and analysis.

Sr. No.	TYPE	TALAV	Summary of Statement					Remarks	
			Physical Setting/Ecological	Current & Past Use	Social & Economic Background	Density & Type of Buildings	Urban Morphology		
1	Temple Tank (Built tank)	Agashi Talav		An ecological resource in the dense urban fabric supported by thick foliage of trees. The strategic location of the tank at the two major linear streets of Agashe village promotes its significance as easily accessible public place woven in the urban setting.	The temple tank with higher value at socio-cultural & religious level. It is a important recreational open space in agashi village. On various cultural events it serves as a good gathering space.	the temple tank with higher value at social-cultural and religious level. Its also very high on the associational value where the stakeholder perceive the active participation in the upbringing the quality of the built enviornment through stages of intervention applied to the tank and its sourrounding	the Agashi precinct consist of group of buildings religious, institutional and commertial in nature, along with the water tank demonstrates a model of urban form and space integrated in regional landscape-thus giving a high value at local as well as at regional level.	The architectural characteristic of the agashi tank can be directly comparable to only siddeshwar mandir complex in vasai town within the entire VVSR region. The similarities in its urban setting with the development pressures around makes it more vulnerable to change.	Agashi talav is one of the important component of <b>Agashi precinct</b> . It is strongly associated with Bhavani shankar Mandir and sourrounding fabric. D.P. dosenot show any reservation for Agashi talav, it is only mentioned as a <b>pond</b> .
			Devi Tank- at Shri Swami Siddheshwar Mandir Complex		An ecological resource in the dense urban fabric supported by thick foliage of trees.	The temple tank with higher value at socio-cultural & religious level. Due to lack of maintenance & pollution the tank is facing the set back on its usability as an active public place compared to the overall complex around.	The no. of temples and tank within the complex is administered by the mandir trust. Its location & historical significance offers very high value at socio-cultural level.	Kund with stepped Ghats from four sides leading to water level,is surrounded with stone parapet wall with stepped entrance from four sides. The steps adjoining the road are filled up and are not any more accessible.	The Mandir Complex situates strategically as a pivot between two major linear streets running through the old quarter of Vasai Town. It offers a dynamic public node woven with urban fabric around.
3	Adjoining the Road	Papdy talav		An ecological resource and the largest in size within Vasai Municipal Council limits. It acts as feeder to the various smaller tanks, ponds in the vicinity	An important landmark promoting multifunctional market activities Market alongwith the temple complex at the edge. It is used as a domestic water source as well as for religious gatherings.	Formal & informal markets are supported by facilities of rikshaw stand, bus stop, etc. Both the talavs are flanked by the Adivasi Padas.The historical Ram Mandir is undergoing reconstruction which is a complex of no.of temples.	The talavs are surrounded by structures such as historical temple complex along with its residential structures, adivasi padas, semi-open market buildings, water tank, saw mill & a crematorium.The wells within the talav have steps around them which acts washing ghats.	Papdy Talav indicates a typology of traditional urban spaces where water feature supports overlap of multifunctional activities.The external road forms built urban edge to the talav with market typologies.	Papdy talav is an important component of the <b>Papdy talav Precinct</b> . Talav sits within urban setting and is strongly associated with the Ram mandir. Talav also forms an important recreational space . As per the D.P, Papdy talav is reserved as a waterbody and also reserved for a boat club.
4			Chakreshwar		An ecological resource and a larger scale water body within the council area, is well connected with the urban fabric	The Talav is promoted for passive recreation by its transformation under the Beautification Scheme of the Municipal Council. The facelift triggers the community participation to mark the talav as an active public place.	Thick tree foliage marks active pedestrian talav edge & connects the Chakreshwar temple through the front set back. The temple is being renovated recently.	The talav and temple is associated with the Ashokan period in Sopara with a deepa stamba and washing ghats along one edge.	Being located on the outer periphery of the old precinct, the Chakreshwar Talav acts as a landmark connecting the old precinct with the new residential development.
5		Narangi		An ecological resource with picturesque background of the hills.	It was used as domestic water source earlier but lately been transformed into passive recreation under the Beautification scheme. Immersion of idols take place during the Ganesh festival.	A prominent landmark after the beautification project with higher value at socio-cultural level.The adjoining well is used for the domestic purpose.	The housing typologies in the Gaothan represent the traditional urban form which will be subjected to development pressure being in Virar Municipal limits.	The transformation of talav promoted for paassive recreation sits amidst the gaothan area unlike the other talavs which have skylines of densed new development around.	Narangi talav is an independent ecological resourse. As per the D.P, talav is reserved as a waterbody with green belt around

6		Vartakwada		An ecological resource within dense urban fabric, promoted for passive recreation and religious gatherings	Earlier used as a domestic water source, but now transformed under the beautification project for passive recreation. Very high at value for socio-cultural activities.	The temple on the edge promotes socio-religious activities with the peripheral road giving access to the rapid growing urban settings around. Talav with its added design features acts like a value added service to the residential development in the locality	Talav with the peripheral edge of the newly developed residential urban form. The old core maintains its connection to the talav through a node, however it displays the grandeur of wada typology and the urban morphology setting inter relations between the public-semi public and private domains.	Acts as an important landmark and well connected with the rapidly growing urban setting whereas the old core maintains its connection through a node.	A newly built temple is located on one of the edges of vartakwada talav. The talav area acts as an important recreational space for the urban fabric around. As per the D.P, talav is reserved as a waterbody
7	<b>Set-Back from the Road</b> 	Taam		An ecological resource with its softer edge of thick plantation and the harder edge abutting the curvilinear vehicular road	Used as a domestic water source, cleaning of animals with the area around engaged for drying cow dung at household levels. The talav is also auctioned by the Council for fish breeding occasionally. High value at religious, social-cultural activities.	The set-back from the road offers passive recreation at community level with the backdrop of the talav.	The soft edge comprises of the old settlement under thick plantation. The hard edge faces the peripheral road which is lined by the mixed typologies but showing the trend of development pressure. The adjacent market node is a activity generator with parking areas, rikshaw stand, small shops and a cross.	Taam talav faces the thoroughfare between the residential fabric of Papdy & Dhuvoli areas. The sharp bend along the talav breaks the visual connections of the urban edge along the road at the several points.	It is an independent ecological resource reserved as waterbody in the D.P. A green belt is provide around the talav with reserved land for public utility.
8		Dev		An ecological resource with softer edge of thick plantation alongwith the harder edge abutting the external road .	Used mainly as the domestic water source and for irrigation purpose. In addition, it is also used for religious, social and cultural activities.	On either ends of the peripheral road it terminates into the temple areas with setbacks and steps leading to the water, which forms the community interaction spaces.	Talav edge comprises of the soft one of the plantation with settlements, hard edge of the temples and setback of the road which is paved and barricaded by a bar and parapet wall.	Strategically located between the soft and hard edge, offers an important ecological asset to the urban fabric around. The hard edge offers the visual connection to the movement path as well as the setback of temples for socio-cultural activities.	Dev talav is strongly associated with the hanuman mandir . The front façade of the talav creates a background for the talav. Steps in front of the temple lead in to the talav. As per the D.P, dev talav is reserved as a waterbody
9	<b>Isolated from the Settlement</b> 	Chulne		Environmental resource which is used as a domestic water source. It has picturesque setting with large water body located among the plain green fields, marks it an important recreational area.	Used by the surrounding settlements for domestic, irrigation purposes & also auctioned by the Council for fish breeding. In addition, it is used for religious, social and cultural activities.	The steps leading to the water and the adjoining well promote the social interaction & Trees with foliage mark as activity generators at two places with groups interacting under its shade. The ongoing beautification of talav by the municipal council is promoting the its use as passive recreation	The talav is located at the fringe of the municipal council and has an agrarian settlement around with one connection to the gaathan area through narrow street.	The location of Chulne talav isolated from the old and new settlement marks its use as pure recreational area with the plains of agricultural parcels around. The perception of a public place with water body among the vast open land strenghtens its purpose and usability as a recreational area.	Chulne talav is an independent ecological resource without and settelment around. As per the D.P, the talav is reserved as a waterbody
10	<b>Causeway Connection</b> 	Don		Environmental resource divided in two parts, by the vehicular road - thus being called as Don[two] talav. High value as a local landmark for the Gaathan area	Smaller Talav subjected to pollution and garbage waste disposal and larger talav being used for fish breeding as well as for religious gatherings and as public meeting place.	Most of the elderly people use the edge of the talav in the evening for sitting and chatting. The parapet wall on the edge is being used effectively. It is an important cultural asset.	The talavs are edged by the bungalows and thick plantation as well as a cross. The houses along the smaller talav are mostly two storeys with sloping roof and veradah on ground floor. The freshly painted colours make the urban edge visually refreshing .	Being a prominent landmark for the Gaathan, the talavs is being promoted as an active public palce as area level. The urban form abutting the talavs offers an interactive edge and further interrelations with the visiting population	Important ecological resource associated with temple around. As per the D.P, don talav are reserved as a waterbody

**2. Justification of approach:**

(Ref. Table 3.1 *Comparing Value Classification; CRIT, National & International approach*)

- Intended to prompt comprehensive thought about the range of inter-related heritage values that may be attached to a place.
- Comparison of Value assessment models using empirical understanding in a chart format. The comparison is indicative that each value assessment has overlapping aspects.
- The Burra Charter: 2.1 Concept of Cultural Significance states “Although there are a variety of adjectives used in the definitions of Cultural Significance, the adjectives “aesthetic”, “historic”, “scientific” and “social”, can *encompass all other values*
- **To provide a clarity and understanding at All Levels; National and International.**

TABLE NO 3.1  
COMPARING VALUE CLASSIFICATION :  
CRIT, NATIONAL AND INTERNATIONAL APPROACH

	BURRA CHARTER	AUSTRALIAN HERITAGE CHARTER	ENGLISH HERITAGE	INTACH	BOMBAY HERITAGE REGULATONS	CRIT
Definition of a heritage asset	The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values. The guidelines can be applied to any places likely to be of cultural significance regardless of its type or size.	The Charter can be used for any place with natural heritage values.These places can be degraded or pristine, large or small, with many heritage values or just one and they can be areas of international, national or local significance. They may be farms, council reserves, mining leases, publicly or privately owned places, the land of traditional Indigenous owners or formally protected areas.	All inherited resources which people value for reasons beyond mere utility  ‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990	Built heritage should be deemed to mean those buildings, artifacts, structures, areas and precincts that are of historic, aesthetic, architectural or cultural significance and should include natural features within such areas or precincts of environmental significance or scenic beauty such as sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, etc. It must be recognized that the 'cultural landscape' around a heritage site is critical for the interpretation of the site and its built heritage and thus is very much its integral part.	"buildings, artifacts, structures, area and precincts of historic or asthetic or architectural or cultural significance and natural features of environmental significance or of scenic beauty including but not restricted to sacred groves, hills, hillrocks, water bodies, open areas, wooded areas..etc.	Assets of not only outstanding values and excellence produced historically under a set of cultural conditions but also tangible and intangible cultural manifestations and resources that explicitly or implicitly play a significant role in people's livelihoods; the loss of which would be irreversible and severely affect their living conditions.
Evaluation of cultural significance- (Identification of values)	Cultural significance is a concept which helps in estimating the value of places. <b>Aesthetic value</b> Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. <b>Historic value</b> Historic value encompasses the history of aesthetics, science and society, and there fore to a large extent underlies all of the terms set out in this section. <b>Scientific value</b> The scientific or research value of a place will depend on the importance of the data invo lved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information. <b>Social value</b> Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.	<b>Natural significance</b> means the importance of ecosystem, biological diversitaynd geodiversitfyor their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value. <b>Biological diversity</b> - means the variety of life forms: the different plants, animals and micro-organisms, the genes they contain, and the ecosystems they form. It is usually considered at four levels: genetic diversi,tyspecies diversi,tyecosystem diversity and community diversity. <b>Community diversity</b> means the variety of communities in an area. <b>Ecosystem diversity</b> means the variety of ecosystems in an area. <b>Species diversity</b> means the variety of species and their relative abundance in an area. <b>Genetic diversity</b> means the variety of genetic information contained in the total genes of individual plants, animals and micro-organisms in an area. <b>Natural integrity</b> means the degree to which a natural system retains its condition and natural rate of change in terms of size, biological diversity geodiversity and habitat. <b>Indigenous speciems</b> eans a species that occurs at a place within its historically known natural range and that forms part of the natural biological diversity a place. <b>Habitat</b> means the structural environments where an organism lives for all or part of its life.	<b>Evidential value</b> Evidential value derives from the potential of a place to yield evidence about past human activity. <b>Historical value</b> Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. <b>Aesthetic value</b> Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. <b>Communal value</b> Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects	The following three key attributes will determine whether a property is worthy of listing: <b>Historic significance</b> Historic significance refers to the importance of a property to the history, architecture, archaeology, engineering or culture of a community, region or nation  <b>Historic integrity</b> Historic integrity refers to the property's historic identity, evidenced by the survival of physical characteristics and significant elements that existed during the property's historic period. The “original” identity includes changes and additions over historic time.  <b>Historic context</b> Historic context refers to information about historic trends and properties grouped by an important theme in the history of a community, region or nation during a particular period of time.	Abbreviation of criteria for listing of buildings Architectural Historical Cultural Period Design Use Relevance to Social or economic history Association with well known person or event Distinct style buildings or architecture Unique value of buildings or architecture Group of buildings Representating forms of technological development Vistas of natural/scenic beauty , planned lines of signt, street lines, skyline or topography.  Open spaces associated with distinct setting, potential to be areas of recreation.	The Criteria for Listing Heritage Assets in the VVSR draws from the values that have been formulated for the Heritage List for Greater Mumbai. However, they have been appropriately modified to respond to the context of the broad categories of Heritage Assets emerging in the VVSR.  <b>Artifacts</b> Historical, architectural, cultural, socio-economic, landmark, event. associational  <b>Buildings</b> Historical, technological, architectural, group, cultural, landmark, event, adaptive reuse value, associational  <b>Precincts</b> Group of buildings having a distinctive architectural character, Areas which have relevance to the socio - economic history, Areas exhibiting a distinctive cultural form / of community value or retaining special activities  <b>Environmental Systems</b> socio -economic history, ecological relevance, Environmental, landmark, group, cultural, event, architecture.
Designation of conservation area, precinct, place, region, etc..	A building or group of building and / or areas of a distinct architectural design and/ or style, historic period or way of life having sociological interest and /or community value. Style --- Historical---	Criteria for identifying heritage significance taking into account aesthetic, historic, scientific, social or other special values to all generations	Conservation areas are ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.	Historic building complex of numerous ancillary structures besides the main structure. Each structure must be individually documented. <b>Heritage Zone Concept</b> - It is a sensitive development area, which are a part of larger urban agglomeration possessing significant evidence of heritage.	Heritage areas means those areas of archeological or historical or architectural, or aesthetic or scientific or environmental or cultural significance including natural features and sites of scenic beauty .c	Area/ Group of buildings having a distinctive architectural character, emerging from a specific period which contributes to the physical character of locality/ region and is of community / Socio-economic history / cultural value.

**3. The Aim of the approach:**

(Ref.Table no.3.2 - *Comparing Value Classification; an all encompassing aspect.*)

- To understand the aspect of “encompassing” and “overlap” of the more precise value categories developed by CRIT and the applications thus to ‘Grading’ the Heritage Assets.
- Propose modifications to the context of assessing Cultural Significance of Agashi Talav Precinct and its components.
- Apply the ‘precise categories’ developed by CRIT under the umbrella understanding of empirical experiences.

**TABLE 3.2****COMPARING VALUE CLASSIFICATION; AN ALL ENCOMPASSING ASPECTS**

	BURRA CHARTER	AUSTRALIAN HERITAGE CHARTER	ENGLISH HERITAGE	BOMBAY HERITAGE REGULATIONS	CRIT
Evaluation of cultural significance- (Identification of values)	Aesthetic value - <b>Aesthetic value</b>	Natural significance - <b>Aesthetic value</b>	<b>Evidential value</b>	Architectural - <b>Aesthetic value</b>	Historical - <b>Historical value, Evidential value</b>
	Historic value - <b>Evidential value</b>	Biological diversity- <b>Evidential value</b>	<b>Historical value</b>	Historical - <b>Evidential value</b>	Architectural - <b>Aesthetic value</b>
	Scientific value - <b>Evidential value</b>	Community diversity - <b>Communal value</b>	<b>Historical value</b>	Cultural - <b>Communal value</b>	Cultural - <b>Communal value , Historical value</b>
	Social value - <b>Communal value</b>	Ecosystem diversity- <b>Evidential value</b>	<b>Aesthetic value</b>	Use - <b>Evidential value</b>	socio-economic - <b>Communal value</b>
		Species diversity - <b>Evidential value</b>	<b>Communal value</b>	Social or economic - <b>Communal value</b>	landmark - <b>Historical value, Communal</b>
		Genetic diversity - <b>Evidential value</b>		Association - <b>Communal value</b>	Associational - <b>Communal value</b>
		Natural integrity - <b>Aesthetic value</b>		Group - <b>Aesthetic value</b>	Technological - <b>Evidential value</b>
		Indigenous species - <b>Aesthetic value</b>		Technological -	Group - <b>Aesthetic value, Historic</b>
		Habitat - <b>Communal value</b>		Vistas - <b>Aesthetic value</b>	Event - <b>Evidential value</b>
		Community - <b>Communal value</b>		Topography. -	Community value - <b>Communal value</b>
					Ecological - <b>Evidential value</b>

#### 4. Proposal: Listing Criteria

*Table no 3.3– Proposed Criteria for Listing*

- Based on the above justification it is decided to use the value categories suggested vide “Conservation Principles 2008 – English Heritage” while imbibing the specific categories developed by CRIT.
- Such decision is taken to put the Value Categories in the perspective of larger empirical context, while applying the experience of local context – Mumbai Guidelines and the framework developed by CRIT study.
- The assessment of Heritage Values is being discussed in “Evaluation of Cultural Significance” (ref. Character Appraisal Sheets - Appendix 01 and Table 3.5 - Statement of Cultural Significance) vide above stated methodology; using specific categories (Heritage Assets) of CRIT under the umbrella of empirical category “Conservation Principles 2008 – English Heritage” proposed to be used.
- The “List Cards” (Proformas of Heritage Assets – CRIT) and their descriptions will use the proposed approach of value categories. The Format of the List Cards is modified in this Stage (wrt CRIT).



**TABLE - 3.3**  
**PROPOSED CRITERIA FOR LISTING**

Proposed specific criteria	Proposed criteria for evaluation - # 1	CRITs specific Criteria	Abbreviations
Archeological Natural & Genetic lines Age Scientific	<b>EVIDENTIAL</b> Evidential value derives from the potential of a place to yield evidence about past human activity.	Historical Event Landmark Technological Ecological	A(his), A(she), A(lm), A(ev), A(bio), B(tech), B(arch), P(cul), E(eco), E(lm)
Illustrative Associative	<b>HISTORICAL</b> Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or	Historical Cultural Associational Landmark Event	A(his), A(cul), B(his), B(arch), B(bio), B(ev), P(she), E(she), E(grp)
Architectural Design / Picturesque Artistic	<b>AESTHETICAL</b> Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.	Group  Architectural	A(arch), A(lm), B(arch), B(grp), B(lm), P(arch), E(arch),
Commemorative / Symbolic social Spiritual economic / life support value	<b>COMMUNAL</b> Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.	Community value Associational socio-economic Event Cultural	E(seh), E(cul), E(ev), P(seh), P(cul), B(cul), B(ev), A(she), A(ev), A(bio), A(cul), B(reus)

# 1 - Ref - Conservation principles, policy and guidance, for the sustainable management of historical environment-2008

## 5. Proposal: Grading Criteria

*(Ref. Table no.3.4 – Proposed Criteria for Grading).*

It is proposed to apply the above Criteria (refer above Table) as devised by CRIT

- The criteria for grading of Heritage Assets; Artefacts (I, II, III) and Buildings (I, IIA, II B, III) are the same as the one developed for heritage listing of Greater Mumbai with modifications.
- The 'Criteria for Grading of Environmental Systems' (Talav) in VVSR have been specifically formulated so that it is relevant to the local context.

TABLE 3.4

## PROPOSED CRITERIA FOR GRADING

	GRADE-I	GRADE-II	GRADE-III
<b>For Artefacts, Buildings, Precincts</b> (As per Heritage regulation for Greater Bombay with modifications) <i>Note 1- Modifications are with respect to the removal of "Precincts" from application of a Grade.</i> <i>Note -2 Precincts shall be designated as conservation areas in the D.P. while listed assets shall have an applicability of Development control regulation.</i>	Comprises of buildings of national or historical importance, embodying excellence in architectural style, design, technology and material usage, they may be associated with a great historical event, personality, movement or institution. They have been and are the prime landmarks of the city.	Comprises of buildings, of regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade- I. They are local landmarks, contributing to the image and identity of the city. They may be the work of master craftsmen, or may be models of proportion and ornamentation, or designed to suit particular climate.	Comprises of buildings of importance for town space, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade- II. They contribute to determine the character of the locality, and can be representative of life style of a particular community or region and may also be distinguished by setting on a street- line, or special character of the façade and uniformity of height, width and scale.
<b>For Talav</b>	<b>1. DEFINITION BASED ON SIZE-</b>		
(As per criteria developed by CRIT)	Large sized talavs of 10,000 sq. mts. and above which are of vital importance to maintain the environmental balance of the place.	Medium sized talavs between 5,000 – 10,000 sq. mts. which are of vital importance to maintain the environmental balance of the place.	Small sized talavs of up to 5,000 sq. mts. which are of vital importance to maintain the environmental balance of the place.
	<b>PREDOMINANT CHARACTERISTIC</b> Regional level water sheds and catchments.	Zonal level water sheds and catchments.	Local level water sheds and catchments.
	<b>2. DEFINITION BASED ON CULTURAL IMPORTANCE</b> Having values which make it an asset of significance at a national level.	Having values which make it an asset of significance at a regional level.	Having values which make it an asset of significance at a local level.
	<b>PREDOMINANT CHARACTERISTIC</b> Associated with national level political or social events, and / or National landmarks, and / or Exhibit significant architectural characteristics of national importance.	Associated with regional level political or social events, and /or Regional landmarks, and / or Exhibit significant architectural characteristics of regional importance.	Associated with local level political or social events, and /or Local landmarks, and / or Exhibit significant architectural characteristics of local importance.

## **6. Proposed Grades for Heritage Assets: Agashi Talav Precinct.**

The Final Proposal for 'Grades' applied to Heritage Assets of Agashi Talav Precinct as based on methodology discussed here in 3.3.2 above is articulated under references:

*a. Sheet no. 3.1 – Proposed Grading of Heritage Assets.*

*b. List Cards for Heritage Assets of Agashi Talav Precinct – Annexure 02.*



### 3.3.3: Stage 3

## Undertaking “Character Appraisal” of the Agashi Talav Precinct

### 1. Background

The Agashi Precinct is designated as a Heritage Asset by the CRIT Study. The Precinct as an Area / Place has a delineated boundary and comprises of other assets; Listed and Unlisted. The Cultural Significance of the Precinct and its components are established by CRIT Methodologies using correct Conservation and Sustainable development methodologies.

### 2. Justification:

Need of Undertaking Character appraisal of Agashi Talav Precinct

- To fulfill the obligations arising out of designations. CRIT emphasizes on such fulfillments in Volume I, Chapter 5: Proposals for Heritage Assets in VVSR. The proposals culminate in ‘Evolving Conservation Strategies for various types of Assets’ which in essence prescribe ‘Management of Change that affect the Heritage Assets’. The strategies are discussed under various Models as they are applicable to Categories of Heritage Assets typology.
- Character Appraisal can be used to define the special interest of the place through local opinion and analyze how its significance is an opportunity for enhanced use & appreciation OR vulnerable to loss.
- Beyond the above use, Character Appraisals have a much wider application as educational and informative document for the community

**3. The aim of the appraisal** is to a better understanding of the development of the area and what makes it the place it is today, and so provides the basis for positive management of the Heritage Area.

### 4. Form of Appraisal: Character Appraisal Sheets

*(Ref: Annexure 01 - Total 29 Sheets)*

A careful Analysis of the area is undertaken and graphically presented in the form of “Character Appraisal Sheets”. The format places the Agashi Talav Precinct in its wider setting (VVSR) and discusses the chronological phases of its development and growth, to assess its ‘Specialness and Significance’. It further discusses the background of criteria for designation by CRIT methodologies, the context of local opinion and aspirations and articulates the existing format of Policy Control (DCR of DP) as applicable to the asset.

The comprehensive approach adopted, prepares a base for not only identifying the intrinsic strengths and weaknesses of the Heritage Asset but also for developing a framework of issues & problems that are likely to pose a threat to its well- being.

The Character Appraisal Sheets comprise assessments of special interest under wider topics of Location and Setting, Historical Phases of development with specific contexts, Spatial and Character Analysis and Community Involvement. The presentation of the Appraisal is carried out in a total of twenty nine sheets (29) – A3 size (all inclusive of Charts and Tables).

### 3.3.4: Statement of Cultural Significance:

*(Ref. Table no. 3.5: Statement of Cultural Significance).*

Summaries drawn from the appraisals appear in the lower column of each of the above topics (each sheet). The contents of the 'summary' have been articulated to collate and represent a "Statement of Significance" of each topic. The Table presented here is a composition of Summary Statements at each topic level, carried further to provide succinctly the "Statement of Cultural Significance".

**The Table inclusively draws the assessment for 'Strength and Opportunity' intrinsic to each set of significant Heritage Assets.**

**TABLE 3.5**  
**STATEMENT OF CULTURAL SIGNIFICANCE**

Description/ Sheet Title	Statement of Summary [ Ref: Character Appraisal Sheets]	Statement of Significance	Strength / Opportunity
<b>CA-01 VVSR - Chronological Phages</b>	The strategic location of Agashi between sea and river was a determining factor behind its role as an active port which signified various historical events and supporting activities. The Medieval and Colonial rule further laid its planning principles shaping Agashi's urban form with cluster formation, nodes defined by institutions, street typologies, etc.	Historically the growth of Vasai and Agashi group of islands predate Mumbai city. The strategic location of Agashi between the Sea and River became a determining factor behind its role as an active port town since pre-14th century reaching a peak golden age in the c. 18th century. The development of Mumbai as a port by the British marked the decline of Agashi and led to change of socio-economic pattern to an agrarian base that thrived amidst a geological setting that supports water catchments.  While the historic port of Bhatibandar has fallen into abandonment and lost identity, Agashi town is a significant remnant in its aspects of connectivities to Vasai, Virar and Arnala towns displaying sustained historic integrity of setting and context.	Agashi town holds a high level of historical and cultural connectivity with the socio-economic growth of not only the VVS Region, but also with Mumbai city.  The apparently diminishing vivacity holds a potential for revival - a Strength that can represent the historical significance to the present users of Agashi town.
	Agashi maintained its relation with activities on waterfront as well as the main hinterland. The physical connection with next important Vasai town was maintained through linear primary movement of road network.		
	At present Agashi acts as a thoroughfare between Arnala town and Virar Railway station and Agashi naka / node is indicated as drop off point for the primary bus network. The road connection to Vasai winds through small villages and urban centres		
	*The historical connection to the then Bhatibandar is through a linear street called as 'Devali' which is undergoing tremendous pressure of development. The prominent wada typologies are disappearing with very few still standing. The other smaller scale old houses show distinct typologies of 2 storeys with verandahs, balcony and sloping roofs. * The temple precinct with water tank situates on the southern end of Devali and mark the major node of Agashi at which the major X & Y axis of planning intersect.		
	The location of historical Bhatibandar is uncertain as the land has been reclaimed and thick plantation of mangroves cover the Vaitarna creek and its rivulets		
<b>CA-02 Agashi and its Environment</b>	Agashi holds significance due to the factors affecting its physical character at macro and micro levels. The VVS region is determined by its geographical setting and the coastal ecology which comprises of the network of water system [sea, creek, rivulets, ponds, lakes etc.] integrated with the local flora and fauna. Thus the Agashi Talao with its surroundings as integral part of the larger coastal ecology form an ecologically significant area for the region.	The placemaking characteristics of Agashi Village is determined by its geographical settings i.e. coastal ecology of VVS Region. The socio-economic and cultural relations of people of Agashe, just as the VVS region, highlights the significance of environmental and physical heritage assets of the landscape setting - a justification that holds true for the whole region.  The key characteristics of sustainability are identified by CRIT methodologies - heritage assets are identified for enabling a Plan for Conservation and Enhancement of the place.	The values of environmental and physical assets' inter dependency are represented in Agashi Town and its setting within the VVS region at a holistic level, suggesting notions of sustainability - an OPPURTUNITY.
	The working landscape of region is cumulative of the local occupational structure as part of economical activities. Fishing as well as agriculture, horticulture activities are supported by the water bodies hence strengthening its importance in the socio-economical pattern of the community.		
	Agashi Talao is significant due to its urban setting and the religious institutions interwoven with. This allows multi-dimensional activities to take place at various levels and times thus making it a dynamic public place at the village level.		
	The well-integrated relationship of Agashi with its surrounding region in terms of physical, cultural, visual and resource base continuity needs the area to be planned as a unit in a holistic manner. This is pointer towards a need for a sustainable conservation plan for Agashi and its surrounds.		
<b>CA - 03 Environmental Significance and anylisis</b>	1. Natural significance means the importance of ecosystems, biodiversity and geo-diversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value. The basis for conservation is the assessment of the natural significance of a place, usually presented as a 'statement of significance' 2. As can be seen from the above analysis, a significant number of talavs have a high environmental significance ( CRIT Grading IE). In the rural areas, a large proportion of the tanks are in a poor or fair condition, while in the urban setting, the proportion of tanks in a good condition is also relatively high ( this information is dated and will need verification ). A sample study done as part of this exercise revealed that the condition of many tanks in both urban and rural areas has deteriorated 1- Refer to attached Table No.– for details of the sample Talavs visited and studied	VVS Region has an elaborate water system of manmade and natural talavs/tank interwoven with its coastal ecology around which the socio-cultural, religious assets are integrated with. The part to whole approach [from Agashi to Regional Talavs] have been adopted to emphasize further the significance of Agashi Talav Precinct at the regional level. Agashi Talav Precinct has unique character directly comparable to only Shri Sai Siddheshwar Temple Complex at Vasai in entire VVS Region-which establishes the importance of Agashi Precinct at regional level. The Beautification schemes applied to the water bodies throughout the region has repercussions in the degradation of its ecological assets- which demands revision in the proposed design strategies.	The significance of Agashi Talav Precinct as a valuable ecological asset set in the dense urban environment [directly comparable only with Shri Sai Siddheshwar Temple Complex,Vasai]justifies its high significance directly at the regional level



Description/ Sheet Title	Statement of Summary [ Ref: Character Appraisal Sheets]	Statement of Significance	Strength / Opportunity
<b>CA-04 SETTING- Agashi Talav Precinct</b>	CRIT has identified the need to articulate the notion of sustainability in the development pattern of the VVS Region & complementing the Development Plan prepared. Such hypothesis is identified as a function of the socio-economic and cultural relations of people with certain asset and resources.	Agashi Talav Precinct is a significant historic and cultural core of Agashi Grampanchayat area, presently a component of the Municipal Corporation of the City of Vasai - Virar with applicability of the Development Plan 2004. The Agashi Temple Talav Precinct lies at the helm of the principal node of the town - a 'heritage asset' identified by CRIT for sustainable development.	The level of structural & socio economic integrity of Temple Talav precinct and its setting in the Agashi Village is sustained in the inter-relationships with natural assets - a sign of positive dynamics . Such intrinsic STRENGTH provides an OPPURTUNITY for enhancement vide policy guidance.
	The Agashi Talav Precinct is a significant historic and cultural core – a heritage asset of the Agashi Grampanchayat area as identified by the methodologies of the project by CRIT [Collective Research Initiative Trust].		
	The Agashi Temple Precinct is strategically located at the major node [Agashi Naka]where the principle planning axis of the town intersect. The built edge of shops, library and a temple offers a buffer to the tank & precinct from the primary movement network. The setback from main road and barricaded pedestrian path around offers privacy to the tank area at local level.		
	The application of the current Development Plan [2007] includes Agashi Village under the jurisdiction of Municipal Corporation of the city of Vasai - Virar .		
<b>CA-05 Agashi Village and its Urban Structure.</b>	The character of Agashi Village is representative of VVS Region - 'a village setting with agrarian base' and it has evolved historically to become an active market town. The notion of sustainability of development pattern of VVS Region [identified by CRIT] needs to be strengthened by retention of such character	The agrarian nature of the Agashi Village is a character that is typical of the entire VVS Region, which menifests itself till date in its components of urban form, structure and linkage integrity. The evidential value of landscape ecology scores high above the cultural values that overlap with historical setting value as a market town. The Agashi node holds a significant location and marks the Agashe Talav Precinct.	The strength of the Village Structure lies in its integrity of original charcater and can become a tenet to sustainable model - an oppurtunity that should be availed in applicabilty of development control.
	The evidential value manifests in the landscape ecology and setting has associational values with the built form, institutional structure & linkages of Agashi.		
	As typical to the region water resources in the form of well, water bodies of differing sizes are found interspersed within the setting. Agashi Talav set at the Agashi node forms a significant asset.		
	The key characteristics of Agashi village -1] cluster formation of wadis, 2] large landholding with low density built form, 3] primary road structure defining the limits of the urban block while the secondary roads in most cases, are defined by the low boundary walls and/or with the front setbacks. 4] The plantation area conforms to rear setting within large landholdings, formulating sillhouetes to the built fabric.		
	The cultural value of Agashi is perceived in the overlap of religious, social and public activities and is reinforced at the Agashi Naka/ Node as an active nuclei of the town.		
<b>CA-06 Agashi Precinct - Historical Evolution.</b>	In confirmity with the VVS Region, the community structure shows diversity in terms of religion and ethnicity based on the power centres during different historic phases of the region and the Agashi Heritage Precinct.	The Agashi Talav Precinct comprised of Heritage Asset holistically has evidential, historic, communal and aethetic values associated with its fabric at various levels of its chronological growth patterns. Evidential value at the helm is menifest in the Talav as a natural asset combined with human endeavour of aethetic and spritiual values. The architectural value confroms to the diverse built forms of religious, institutional (library) and residential buildings. Spiritual and communal values represent themselves in the use of the place as a public realm. The contribution of unlisted buldings is strong in aspects of architectural and cultural values, while they represent a common/typical typology in the residential category of the Village and VVS Region.	The closely knit fabric of the religious structures of the precinct , woven around the nucleus of the talav, with a cohesive usage - driven by religious, cultural and spritual motivation increases the OPPURTUNITY for conservation and sustainable development strategy. This aspect is offered an added STRENGTH of singular Trust ownership.
	The Agashi Precinct can be associated strongly with religious institutions - temples, with communities that held power centres during Maratha period .The diversity of community structure within the precinct is manifested in varying house forms like wadas, temple houses, institutional buildings, etc.		
	The Agashi Precinct and its fabric has not only retained its significant architectural characteristics but also continues to play the dynamic role of a cultural place from where the communities have been organizing themselves .		
	The precinct identifies strongly with the Agashi Talav which behaves cohesively with the cultural context of temple complex. Such cohesive formats identified as Temple Tank Precinct is compairable with just one another similar asset in the VVS Region -Siddheshwar Temple Complex in Vasai town.		
	The last decade shows a significant economic shift in VVSR,thus affecting Agashi Precinct as well. The community associated with temples in precinct indicates aspiration to protect the cultural essence of the place and afford an enhancement.		

Description/ Sheet Title	Statement of Summary [ Ref: Character Appraisal Sheets]	Statement of Significance	Strength / Opportunity
<b>CA-07 Agashi Precinct - Landscape Urbanism.</b>	The strategic location of Agashi Talav precinct amidst salient features of coastal ecosystem, occupational activities, horticulture produce& percentage of figure ground vs. plantation lends it a special character.	The state of preservation of the symbiotic relationship between the regional landscape and urban form of Agashi Talav Precinct is at a fair state and displayed sufficiently in the components of setting. Environmental value of the manmade talav interlinked with natural watersystem, low density urban form with higher percentage of plantation over built and soft landscape has been used as a tool to define various domains of use and socio-economic setups.	The landscape urbanism of precinct is dominated by ecological concerns to afford symbiotic relationship of the societal setup. The tool can be used as tool to govern sustainable notions of development.
	The Agashi Heritage Talav Precinct lies on almost flat land gently sloping towards nallahs/rivulets. The movement of sea water in high & low tide through the creek is controlled by the Mangroves belt on the northern side of Agashi. The no. of sluice gate controls the salinity of water for the agriculture & Plantation purpose. The series of ponds are also used at the community level.		
	The tank has mineral source of water which was believed to possess healing powers. It restores the rainwater and maintains the ground water table level in the adjoining wells of the surrounding area. The overflow channel of the tank was designed to feed the surplus water to the agriculture and plantation which is needs to be identified and revived		
	The micro climate of the region is maintained at the comfort level due to high tree cover which is also belongs to predominantly an evergreen series of species.Individual plots abutting the streets allow the trees to be used as shading device for the public purpose-hence the negotiations between public and private. The second layer of plantation promotes the place-making characteristics with flowery species. They are also used to indicate the soft boundary and sometimes to mark the domain of the user.		
<b>CA-08 Agashi Precinct - Imageability</b>	The identified boundary Agashi Talav Precinct seems limited in its scope and extents to enable a sufficient action for Preservation, Conservation and Enhancement.	The significance of Agashi Talav Precinct is based on its imageability-i.e. the medieval urban form integrated with the regional landscape. The larger urban structure of street network, nodes and open spaces which defines the historical settlement pattern and at the same time has implications in the evolution of the precinct as an urban form and space than just the visual aesthetics.	The immediate settings to the Agashi Talav Precinct indicates the historical references of planning principles of the medieval town which shows potential as a tool to control and guide change in the precinct area effectively.
	Several appurtenant areas display significant historicity and cultural identity worthy of inclusion in the identified boundary – the significance of the streetscape along the ‘Dev Ali’ and ‘Chalpeth Road’, the major and minor nodes, the setting of the Talav, and Historical ‘Bhati Bunder’with its natural setting, the Christian wadis, 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 identification of community gathering spaces are necessary as they perform a role of cultural nodes		
	The Imageability of the precinct is based on its character making qualities such as the coastal ecology, regional landscape, medieval street patterns, cluster formation of wadis, road abutting house typology with slopping roofs, verandahs, nodes concentrated with activities and the religious institutions interwoven with the fabric around.		
<b>CA-09 Agashi Precinct - Settlement pattern.jpg</b>	The present Agashi Talav Precinct originally had a mix-use pattern with religious, residential and commercial activity taking place within or in its immediate vicinity. Over a period of years the commercial aspect of this area has reduced greatly, excepting along the Arnala Road, and is more residential in nature. However, the religious activity has largely remained unaltered. The Agashi Talav Precinct has a primarily historic urban character pertaining to the 18th and 19th centuries. The Agashi Talav Precinct has primarily two sub-zones which exhibit different characteristics. The Agashi Talav and its adjacent buildings are more public in usage while the structures on the north of Bhavanishankar Mandir are more private and of residential nature.	The Agashi Talav Precinct consists of mixed use buildings which are religious,institutional, commercial, socio-cultural , residential & recreational in nature. The dynamism of the precinct as an urban setting lies in its role of 'a catalyst' to promote the overlap within these multiple activities.	The dynamism of historical urban form of Agashi Talav Precinct lies in its timeless quality to cater to even todays needs and activities-hence requires design strategies to accommodate future development with the past historicity.
<b>CA-10 Extent and components of Precinct.</b>	CRIT has designated Agashi talave area as a Precinct during the listing exercise. The Extent of the Precinct Boundary and listed Structures remains unchange for this exercise of Action area Plan for Agashi talav precinct. The Precinct is oriented in linear format along North south axis beginning from Hanuman mandir at Agashi Naka and ending beyond Vishnu mandir at chawl on Dev ali Road. Total Area of the Identified Precinct is 15000 Sq M Approximately. The precinct is bounded by roads on three side; in the east by Dev ali road , in the south by Agashi Arnala Road , in the west by a road leading to cristian wadi and in the north east by Orchards The identified Precinct consist of One Built water Tank, Five Mandirs namely Hanuman Mandir, Bhavani Shankar Mandir, Shitaladevi mandir, Ram mandir and Vishnu Mandir; Library Building, Newly Built Shops adjoining library , seven Residential Wadas namely Dabke wada, four no of Joshi wadas, Khonalkar wada and one beside Shitaladevi mandir.	The designated Agashi Talav area as a precinct is set in the urban setting of medieval nature with regional characteristics and lists buildings which are mixed use along with a public place with natural resource and hierachy of streets.	The listed precinct indicates a generic but unique type of urban form and space with regional characteristic and has potential to generate a model for the region for conservation methodologies

Description/ Sheet Title	Statement of Summary [ Ref: Character Appraisal Sheets]	Statement of Significance	Strength / Opportunity
<b>CA -11 Contribution Made By Listed and Unlisted Buildings(01).</b>	On the development plan of VVSR, the Agashi market street strengthens the connection between Arnala and Virar station intersecting at Agashi Naka/node with Chalpeth street which is further connected to Vasai Town. The ongoing as well as future development pressure on the said areas ought to be channelized to strengthen its historical role playing for the Agashi Tank Area.	The urban settings of Agashi village in which the listed & unlisted buildings are set in signifies the special character of Agashi Talav Precinct. The Agashi Arnala road alongwith the Agashi Naka/Node are instrumental in providing accessibility to the precinct at the regional level and still retains its historical character . The said areas are prone to change due to development pressure. The role played by the market side buildings to define agashi Talav area is significant in defining the urban edge to the extreme nature of public activities as well as to screen the private-public domain of the tank area which is the only recreational place at local level.The second component of the Precinct is the Bhavani Shankar Mandir which links the historical religious significance of the region at the tank level which has strong associational value at public level.	Within Agashi Talav Precinct, Agashi Talav area is an important ecological asset set in the urban setting of mixed use buildings of religious,institutional and commercial nature- which indicates strength in ability to link activities at regional,local & historical level.
	Along with promoting of multifunctional activities, Agashi naka also offers a vista to the tank area which is set back from the primary movement network - thus facilitating a controlled/ guarded access point to the comparatively private public place at Agashi Village level. The application of guidelines to the urban form enclosing Agashi naka are instrumental in preserving the present linkage to the Tank from the primary road network.		
	The market typologies act as a buffer to the tank area from the extreme public nature activities of the market street. The present private - public domain of the tank precinct needs to be conserved which is the most interactive socio-religious public place for Agashi village- thus facilitating the role of the guidelines of the buffer area to control change.		
	The initial interventions applied to the tank property are the set of standardized design applications applied throughout the VVS Region. The Bhavani Shankar Mandir and its surrounds foresees a new complex construction as extension to the existing shrine area. The design guidelines are essential in creating awareness within the stakeholders about the concept of revitalization in strengthening the value of the tank & its surrounds as well as to control the change.		
<b>CA -12 Contribution Made By Listed and Unlisted Buildings(02)</b>	The Khanolkar wada represents 'Wada' typology with intricate details and elaborate facade. The structure is in good condition and maintained well. The lack of awareness at the stakeholders perception level about heritage conservation does not promote interaction of experts with the building. However the structure promotes interaction with the plots across Devali street and demands protection from the future development pressure; as the wada typologies are undergoing pressure of demolition from builder & developers community in the VVS Region.	The listed buildings of Ram Mandir, Vishnu Mandir and Khanolkar Wada emphasize the historical significance of the Precinct through its architecture style and promote socio-cultural activities through its typological expressions. The religious significance of the Devali street and its regional character is further strengthened by these buildings	The Devali street as an urban corridor passing through the precinct has high values in the historical evolution of Agashi and the series of listed buildings with their mixed activities strengthen this value further.The preservation of unlisted buildings is necessary for their role playing.
	The Ram mandir represents a unique typology of temple cum residential structure owned by a private family. It has high historical value as being an integral part of the temple group for which the Devali street is known. The two storey structure with sloping roof responds with the street through its verandah lead by no. of steps from with low compound wall highlighted by a gate post has a high value of a landmark and needs to be conserved from the development pressure.		
	The Vishnu Mandir is a single storey temple with sloping roof emphasizes the prominent front setback from the street. The structure has undergone interventions but has high socio-religious value compared to its architectural value as being part of the group of temples. The front open space demands protection from future encroachment and has high potential for community level informal activities.		
<b>CA -13 Contribution Made By Listed and Unlisted Buildings(03).jpg</b>	The Agashi tank & its surrounds situates on the intersection of the X Y axis of the village. Ram Mandir, Vishnu Mandir sits towards the Bhatibandar on northern side of Y axis whereas Khanolkar wada on across the street of Devali. As the listed buildings are scattered in group, the street along with the unlisted buildings play a role of connector bridging the gap between the listed buildings within the precinct.	The unlisted buildings play vital role in establishing a link between the listed buildings which are isolated within the precinct.Through its typological form, they preserve the historical character of the Devali street and instrumental in imageability characteristics of the precinct. However the user value has been deteriorated in its present condition but retains the scope of reviving the same.	The unlisted buildings still retain its past grandeur though deteriorated in its present condition has major role to play in offering a holistic picture to the precinct as well as an opportunity for conservation of the same.
	Devali street plays a historical role of linking Agashi Tank with the then Bhatibandar whereas the unlisted buildings as typology itself or as groups of plots/buildings strengthen the significance of the Devali street. The dual role played by the unlisted buildings contributes in preserving the historical integrity of the precinct representing Agashi as then important harbour.		
	The unlisted buildings demonstrate a typology and its interrelation with the street which representates a historical era. The parameters showing significance needs identification prior to its preservation such as - 1] the urban form & its relation with the street, through setback mechanisms, nature of boundaries, 2] semi-public elements of verandahs, balconies,etc., 3] house typology with construction systems of sloping roofs, 4] facades with the intricate details, 5] built vs open ratio within the plot,& 6] role of regional landscape in offering placemaking qualities.		
	Agashi is undergoing tremendous pressure of development followed by demolition of old structures, wadas, etc. The promotion of adaptive use applied to the old buildings has potential in reviving the trend of conservation through maintenance and self sustaining mechanisms .The unlisted buildings play important role in preserving the precinct intact as well as demonstrate a case study for the VVS Region.		

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<b>CA - 14 Agashi Precinct - Environmental Significance</b>	As can be understood from the above notes, Agashi Talav is in a poor state of maintenance. While the short term strategy for restoration of the talav is through physical and biological treatment, the long term approach will have to focus on preventive management techniques. Preventive management techniques will require not only physical infrastructure interventions but also extensive awareness programs and capacity building of key stakeholders involved in the management of the talav and temple complex.	The Agashi Talav is a valuable ecological asset set in the regional landscape of coastal ecology and is in the state of negelct.Re-establishing its significance as part of the larger ecology system is necessary as well as restoration of the same.	Agashi Talav as an active recreational area possess high associational values within Agashi communities which brings support in the mobilization efforts for restoration of the same in effective manner
<b>CA - 15 Architectural Significance - Agashi Talav.</b>	The Agashi Talav is historically very significant. Its built form, though not unique in the larger regional context, is one of the only two surviving tanks in the VVSR with this type of architecture, and thus has a high level of rarity value at the regional stage. Although the historic integrity has largely been retained, many elements have been modified that take away the original association of the tank with its neighboring temples. The new interventions have drastically altered the natural functioning of this water body.	The Agashi Talav is an environmental asset holding an immense historical significance. Its use pattern, as linked with the historic temples lends it a unique Communal and Public Realm value. Its built form, though not unique in the larger regional context, is one of the only two surviving tanks in the VVSR with this type of architecture, and thus has a high level of rarity value in the regional context.	The architectural significance further strengthens the importance of Agashi Talav as an ecological asset set in the dense urban setting and offers a visual aesthetic appeal which is appreciated at the experiential level by the user.
<b>CA - 16 Architectural Significance Listed Building, Bhavani Shankar.</b>	<p>The octagonal plan of the garbhagriha &amp; the unusual sculptures,add to the uniqueness of the Bhawanishankar Mandir. The moderately large mandap with its gallery above show the important role that this temple played, and to a certain extent still plays, in the social and cultural life of Agashi. The temple has many indicators that give clues to its probable connection to a specific religious sect active during the Maratha period. Thus due to its high aesthetic , evidential and historical value, the Bhawanishankar Mandir has a very high level of significance.</p> <p>The proposed redevelopment of the temple threatens to severely alter the historic integrity of the structure along with its architecture. Interventions done in the past have drastically diminished the strong association that the temple had with the Agashi Talav.</p>	The evidential and historical value of the Bhavanishankar Mandir is manifested in the octagonal plan of its garbhagriha along with the unique sculptures seen on its external wall. The moderately large sabhamandap with its gallery above show the important role that this temple played, and to a certain extent still plays, in the social and cultural life of Agashi. The temple has many indicators that give clues to its probable connection to a specific religious sect active during the Maratha period.	The historical value of Bhavani Shankar Mandir is very high which is indicated through the planning as well as architectural style of the period which offers the precinct a landmark with added values.
<b>CA - 17 Architectural Significance Listed Buildings.</b>	<p>The Hanuman Mandir has a strong sense of historic significance. Although the original aesthetics have been modified, the structure yet has a strong potential to be brought back to its original form.</p> <p>The early 20th century Sarvajanik Vachanalay building is distinct in its architectural character from the rest of the older buildings in the Precinct. It is representative of its era and uses the then current building materials and technology like cast iron and king post trusses etc., which are not seen in the other structures of the Precinct.</p> <p>The Ram Mandir has a high level of historic integrity in terms of its built fabric. Certain interventions like surface finishes detract from the original aesthetic value of the building. The Ram Mandir is the sole surviving edifice of a prominent mercantile family of Agashi. Hence its value by association with a certain historic entity of local relevance is quite high.</p> <p>The Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of the economic decline of Agashi towards the mid-19th century. The historic integrity of the structure is limited only to the structural system, external facades and the roof profile. The interiors have been modified to an extent that has greatly diminished its aesthetic value. The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.</p>	<p><b>The</b> historic and association with the Agashi Talav &amp; Bhavanishankar Mandir lends a strong historic significance to the Hanuman Mandir.</p> <p><b>The</b> early 20th century Sarvajanik Vachanalay building is distinct in its architectural character from the rest of the older buildings in the Precinct. It is representative of its era and uses the then current building materials and technology like cast iron and king post trusses etc., which are not seen in the other structures of the Precinct.</p> <p><b>The</b> Ram Mandir has a high level of historic integrity in terms of its built fabric. Certain interventions like surface finishes detract from the original aesthetic value of the building. However, these are reversible interventions and the original ambience can be brought back. The Ram Mandir is the sole surviving edifice of a prominent mercantile family of Agashi. Hence its value by association with a certain historic entity of local relevance is quite high.</p> <p><b>The</b> Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of the economic decline of Agashi towards the mid-19th century. The historic integrity of the structure is limited only to the structural system, external facades and the roof profile. The interiors have been modified to an extent that has greatly diminished its aesthetic value. The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.</p>	The architecture of listed buildings offer group value to the precinct through its architecture styles built in various time periods



Description/ Sheet Title	Statement of Summary [ Ref: Character Appraisal Sheets]	Statement of Significance	Strength / Opportunity
<b>CA - 18 Architectural Significance Residential Buildings</b>	<p>The Khanolkar House seems to have retained most of its original architectural features. By virtue of association with the prominent old Gadre family, the importance of this structure cannot be underplayed as it is the only surviving structure directly associated with the Gadre wada other than the Ram Mandir.</p> <p>Unlisted Buildings - Although all of these structures do not have any distinctive architectural feature they are representative of a housing typology of a certain period. They lend to the broader historic characterization of the precinct. Their historic and typological integrity make a positive contribution to the cultural significance of the precinct area.</p>	Among the residential buildings Khanolkar wada has high value due to its historical significance, architectural style intact, and a generic typology belonging to the VVS Region. In the context of Agashi and increasing development pressure, it has landmark value as most of the wadas are undergoing threat of demolition for demand of development schemes.	Khanolkar wada has high historical significance in representing the Wada typology which is a typical example of VVS Region which are targeted for demolition due to development pressure
<b>CA - 19 State of Preservation- Precinct level 01</b>	<p>The precinct is divided from the market street by line of buildings. The precinct is not visually accessible from the main street [due to barricade at the Hanuman Mandir side] except the standing positing at the Agashi naka /node. The precinct comes to the user as an element of surprise and conscious effort to visit the space.</p> <p>The access to the precinct is through a gate of the barricaded boundary of the lake and other temples are accessed by a narrow street.</p> <p>The access to the Talav from the adjacent Bhavani Shankar Mandir was through the no. of steps leading to the side of the temple which is blocked at the present. The Talav area is isolated from the temple and recently paved, it is being in the same compound and occasionally used for the religious functions of the temple.</p> <p>The Talav is surrounded by the spacious footpath around which is protected by the barricade and the gate. This serves as the secured place for the children's play area. The trustees of the Talav precinct have allotted an area for the children's garden and further barricaded it for its protection.</p>	The arrival point at Agashi Naka/Node offering dynamic vista to the Agashi Talav and the market typologies providing buffer as well built edge to the Talav -are the most unchanged, prominent parameters of historical planning principles of Agashi Village. The historical Devali street still offers access to the talav area and the Bhavani Shankar Mandir which is part of the same compound.	The authenticity of the Agashi Talav Precinct is marked by the historical planning principles visible in its urban form and architectural styles-which is the valuable asset for the region.
<b>CA - 20 State of Preservation- Precinct level 02</b>	<p>The Agashi talav Precinct is in a fair state of condition and displays most of the original fabric of settlement pattern. Identified as a 'Heritage Asset' by CRIT, its formal designation / inclusion in the present Development Plan for VVS Region is awaited. Policy Control for Conservation and Enhancement using notions of sustainability is thus not applied, and such status leaves the area under threat of unruly change. The state of preservation of the components is:</p> <p>Tank built in black basalt lies in poor state of preservation silted with dead of natural vegetation. The structure has undergone minor alterations which includes shifting and reconstruction of tank wall, cement pointing done at various places and pavement with metal railing around the tank.</p> <p>Hanuman mandir lies in fair state with no major structural faults. Issues such as tiling on stone walls, rising dampness and other incongruous alteration exist.</p> <p>Library lies in fair state with no major structural faults. The sloping roof with Mangalore tile demands repairs against leakage.</p> <p>Bhavanishankar mandir is in a relative good condition with no significant structural problem. Lack of plinth protection and leaking of roof is creating dampness on the walls. The stone surface of Garbha griha is painted with oil paint several times which resist breathing of the joints, the layers of paint has obscured some of the sculptures beyond recognition.</p> <p>Ram mandir lies in good state with no major transformation to parent structure. The extent of the plot is demarcate with a compound wall. The strcuture was recently repainted in 2009 to celebrate its 125 years.</p> <p>Vishnu and Ganesh mandir have undergone various alteration. They were two saperate structures dedicated to Vishnu and Ganesh, however the old shrines were replaced with new shrines in a common garbhagriha constructed in RCC at the western end of the structure. The amalgamation of two structure change the roof profile with original Ganesh mandir presently used as Store room. Internal changes include the Kotah flooring laid on stone floor.</p> <p>Unlisted buildings have maintained their original external appearance to a large extent. However, there have been some modifications done internally due to sub division of the house into smaller units.</p>	The Agashi Talav Precinct retains its origianl historical built fabric comprising the built edge of Hanuman Mandir, Sarvajanic Vachanalay. The tank built in basalt situates adjacent to Bhavani Shankar Mandir which again represents the era in which it was built. Ram Mandir has been maintained by the family trust and Vishnu and Ganesh Mandir have undergone alterations as the old structures have been replaced by the new construction methods and have been amalgamated as one. Alongwith Khanolkar Wada, the residential unlisted buildings have retained its original character except the internal modification during te subdivision of houses into smaller units.	The minor repairs and facelift can help to preserve the original character of the individual buildings in Agashi Talav Precinct which are already in good state of condition . The cleaning and maintenance of the Tank will contribut in preserving its original character.
<b>CA - 21 Architectural Character- Precinct level</b>			

Description/ Sheet Title	Statement of Summary [ Ref: Character Appraisal Sheets]	Statement of Significance	Strength / Opportunity
<b>CA - 22 Community Involvement 01</b>	The temple trust actively organizes various social and cultural events within the temple premises. Decoration of the temple and tank, organization of events and inviting experts for spiritual guidance, managing crowd and various other activities are voluntarily conducted by the Devasthan Nidhi mandal Trust with the help of local villagers. Celebrating Various cultural and social events within the temple premises also provides an opportunity for Trust to interact with the villagers and discuss their issues. It also provides opportunity for the trust to raise funds.	The Agashi Community has very high associational value with the Talav Precinct and the temple trust are instrumental in mobilizing the community participation through various socio-religious events. Thus the Precinct not only catalyst in congregation of the community at the local level but also offers a sense of place as a binding factor within the users	The public participation at the Agashi Talav Precinct level is significant and has potential in channelizing of the same towards the effective conservation methodologies
<b>CA - 23 Community Involvement 02</b>	The local groups and independent villagers desire to take active part and contribute towards the enhancement of the Temple's and the Tank premises. After series of discussions with the trustees we were successful in bringing out a positive decision towards application of conservation methodology for the enhancement and rejuvenation of the temples and the tank structure.		
<b>CA - 24 Land ownership Pattern and Precinct Boundary</b>	Plot no-1 is the only surveyed land demarcated on Village Map of Agashi, rest of the area around the the precinct is demarcated as Gaothan. (as per village map and D.P) Devasthan mandal trust had conducted a private field survey to demarcate the extent of their owned land around Bhavanishankar and tank. This survey has a physical demarcation on the site and helps in guiding the precinct boundary. Similarly the compound wall of Khanolkar wada helps in guiding precinct boundary. Apart from the above two areas the demarcation of the precinct boundary is done through visual identification on site and oral information from the locals.	The Agashi Talav Precinct indicates plots under private and trust ownership and their respective plot demarcation and division of plots except Vishnu Mandir are indicated by solid compound wall.	
<b>CA - 25 Identification of Precinct Boundary</b>	<p>*The identified boundary of Agashi Talav Precinct does not coincide with the plot boundaries of respective properties and they are not easy to comprehend on site. -hence offering a scope for scrutinizing the same. However, the said boundaries are diverse in nature and offer character making qualities to the precinct by bringing multiple components together at an immediate urban environment level.</p> <p>*The built edge offered by the market side provides a buffer between the primary road movement and the temple tank. This not only controls the spillover of the extreme nature public activities to the tank but also forms a private nature public domain for the Agashi people to effectively use the tank as secured public place.</p> <p>* The extents of the boundary as it commences from the Agashi node into the two roads - Devali &amp; Arnala road respectively finds a legitimate termination with the confluence they form with inner streets.</p> <p>*The water tank is circumscribed by the pedestrian route which is the recent intervention along with the adjacent children's playground. The tank is inward looking public place confined within due to the southern edge of market building, eastern and western edge of barricades along the peripheral streets and the northern interactive edge of Bhavani Shankar Mandir.</p> <p>*The Devali street on the eastern side with its historical significance constitutes the most interactive edge between the private and public domain. At the same time it forms a connection between the precinct and the then Bhatibandar on the northern most side as well as to the surrounding urban fabric.</p> <p>*The western edge determined by the soft hedge or the plantations is the most crucial boundary of the precinct. As the plot demarcations are unclear, this edge is most subjected to development pressure with extensions to existing structures or redevelopment schemes. The increasing demand for housing also poses threat to the existing dense green cover.</p>	The boundary of Agashi Talav Precinct is diverse in nature as it ranges from the built edge on market side to the barricades around the talav, various types of low compound walls belonging to individual buildings, the soft hedge to define property demarcations as well as the peripheral streets -offering distinct characters to the precinct. However the transition from the immediate settings to the precinct is subtle as the overall boundary of the precinct is not legible on the site	The identification of precinct boundary emphasizes the historical planning principles, typological expressions and role of regional landscape which indicates the overlap of roles these tools play for the precinct and the region-the tool which can be used to promote controls

Description/ Sheet Title	Statement of Summary [ Ref: Character Appraisal Sheets]	Statement of Significance	Strength / Opportunity
<b>CA - 26</b> <b>Activity Pattern-01</b>	Agashi naka area is an important junction which connects important villages like Arnala and Agashi to Virar station. Heavy Vehicular movement can be observed at Agashi naka during morning hours. Auto stand and state transport bus stand are located in close proximity which creates traffic problems. Area along north and north-west of Agashi precinct have started developing rapidly, this is leading to a constant increase in the number of private vehicles along devali road. Agashi tank area is used as good recreational space, people coming for morning prayer at Bhavani shankar mandir usually enjoy a morning walk around the tank. Market activity at Agashi naka adds to the chaos of the place.	Agashi Talav Precint set in its dynamic urban setting offers multidimensional activities in time and varying scales.The Agashi Naka/Node is an active nuclei of the village along with the market street promote the extreme nature public domain whereas the Devali street and the talav precinct area filters down the private-public domain at local level. The individual institutions play a significant role of 'markers' of larger scale activities such as respective festival times	Agashi Talav Precinct indicates strength in supporting diverse nature of activities and their overlap through its built form and typological expressions. The precinct further shows capacity to facilitates urban scale public activities which offer special character at regional level.
<b>CA - 27</b> <b>Activity Pattern-02</b>	Agashi naka area is only area which is habited during this time of the day. The tank and temple area are also unused. The inner lanes like devali and chalpeth shows a minimum of vehicular and pedestrian trafic.		
<b>CA - 28</b> <b>Activity Pattern-03</b>	Agashi naka area regains its chaos in the evening with vehicular and pedestrian trafic. Food stalls adds up to the market activity at agashi naka. Tank area is majorly used as an evening leisure place with the children's enjoying majorly at the play park.		
<b>CA - 29</b> <b>Implications of DCR</b>	1- As per Dp; Organised open space (no 249) is a reservation on plot no -1; as per the agashi tehisildar records and 7/12 records plot no-1 belongs to' Devastan Trus't of Agashi this land is currently covered with orchards. 2- As per Dp; Agashi water tank is written as Pond but not been Highlighted as waterbody as per legend. Hatch indicating general residential zone overlays on the Agashi tank without any reservation and leaving it vulnerable for development.. 3- As per Dp; widening of the Agashi Arnala road and its change in the allignment at Agashi naka will lead to demolitaion of Hanuman temple and library building which lies within the identified Precinct; also these structures have individual heritage significance. 4- The proposed road widening along chalpeth and Agashi Arnala road with change the existing character and notion of the streetscape. 5- As per Dp; Proposed General residential zone arround the identified heritage area will drastically change the typology of structures adjoning the heritage Boundary; since there is no buffer zone reserved arround the precinct, it is likely ot behave as a pustule.	The Development Plan of VVS Region does not take into consideration the heritage significance of Agashi Talav Precinct w.r.t. its historical planning, individual building & their character and the delienation of Agashi Talav /Tank & the precinct. The protection to the road abutting typologies from road widening is not provided and to the buffer area around the Agashi Precinct.	As the delieation of Agashi Talav Precinct and its conservation methodology is not stated in the Development Plan of the VVS Region, the suggestion for the same can be done in more comprehensive manner in order to initiate a model for sustainable conservation measures for the implications at the regional level.

### 3.3.5: Summary of Special Interest of the Agashi Talav Precinct:

(Ref. "List Card" - Annexure 02 for "Agashi Talav Precinct" and Character Appraisal Sheets – Annexure 01).

The Summary is drawn from the assessments undertaken in the 'Character Appraisal'. The 'Specialness' of the Agashi Talav Precinct is "WHAT needs to be preserved" and that a 'Designation' in the Development Plan is necessary so as to enable Guidance of Control and Enhancement using notions of sustainability.

The five key factors that give the Agashi Precinct its special character can be summarized as follows:

- **The setting** – The distinctive setting of the Agashi Precinct at the marked location of the Agashi node, defines the settlement pattern and the principal views in and out of the area. The open space quality lent by the Agashi Talav with the backdrop of the Bhavani Shankar Mandir and the thick green foliage of the orchards lends a striking appearance as viewed from the node.
- **The historic landscape** – The settlement pattern as it lies co-axially at the center of the Agashi Village, between the two principal roads – Arnala road and the Devali underlies the current layout. The format is seen as influencing the projected (future) pattern as well by virtue of the development plan for the place (DP of VVS Region).
- **The diverse nature of the area** - The mostly town-like character of the settlement along the Arnala Road, juxtaposed at the node transforms into a dispersed and more rural character along the Devali. The informal / organic setting of buildings with or without foreground spaces along the gradual winding of the Devali is a special feature of the area.
- **A impressive quality of Temple - Talav and its components** – An impressive quality lent by the Temple Talav ensemble, originally conceived in 1691(Portuguese period) as a group - The Hanuman Mandir as a landmark of the precinct node, the Talav and the lofty presence of the Shiv Mandir produce an excellent quality of townscape character. The group is particularly important in providing a focal point that adds interest to the landscape setting of the Precinct. The nodal entry at Hanuman Mandir provides a strong gateway with a marked change in character from the surrounding area.

The Ram Mandir and the Vishnu & Ganesh Mandirs, both of 1880's (British period) are each illustrative of temple residence type and typical Konkan typology respectively. The Khanolkar Wada built c. 1900 (British period) is reminiscent of the residential typology of Maratha Architecture while the Library Building of early 20<sup>th</sup> century represents a good example of typical regional character.

**The unlisted** residential buildings of the British period (c.1900) formulate a striking cluster of typically Konkan style and behave cohesively with the Khanolkar Wada as well as the overall precinct.



### **3.3.6 List Cards: Annexure 02**

Detailed 'List Cards' (Proformas) are prepared for the Heritage Assets that conform to the 'Agashi Talav Precinct'. The format of the Cards takes reference of CRIT 'Proforma' while deviating to include empirical formats.

The List Card for "Agashi Talav Precinct" is also prepared while it is Proposed that this Asset is not to be 'Graded' and as per empirical experiences the "Agashi Talav Precinct" as a Heritage Asset shall conform to 'Designation' applicable for "Reservation with special control" in the Development Plan and Regulations.

### **3.3.7 Community Involvement:**

1. Annexure 01: The aspect of involving Community is dealt with in complete details under Character Appraisal Sheets: CA - 22 and CA- 23.
2. Annexure 03: The "Stakeholders Interviews" that were carried out have been presented in special proformas.

## **CHAPTER 4**

### **4. FRAMEWORK FOR ISSUES**

**4.1 PREPARE A STATEMENT OF SUMMARY TO IDENTIFY THE FRAMEWORK OF ISSUES THAT NEED MANAGEMENT STRATEGY FOR CONSERVATION AND SUSTAINABLE DEVELOPMENT OF THE PLACE**

**4.2 SUMMARY OF PROPOSED ACTIONS: FOR PROTECTION OF “SPECIALNESS” OF AGASHI TALAV PRECINCT.**

## CHAPTER 4.0

### FRAMEWORK OF ISSUES

The Framework of Issues is discussed here with reference to the topic in Chapter 3.0 under “3.2 THE PROCESS: STAGewise ASSESSMENTS” of Heritage Assets of Agashi Talav Precinct.

*It is to be noted that first three Stages - Stage 1, 2 and 3 are discussed in Chapter 03 while Stage 4 is discussed here in this Chapter 4.0*

#### 4.1: Stage 4

**Prepare a Statement of Summary to identify the framework of issues that need management strategy for Conservation and Sustainable Development of the place.**

**1. Background:** 4.3 of CRIT Report – Issues concerning Heritage Assets. Further reference in Chapter 3.0 of this Report.

**2. Justification of Approach:**

- The Strategy for Conservation, for each ‘Group Classification of Heritage Assets’ (4.3 CRIT) revolves around a Generic form of Issues.
- The Conservation strategies are amplified under classified groups of Heritage Assets & their Grades with assigned Conservation Models for each. Under this ‘Agashi Talav Precinct’ is as segregated components; Agashi Talav under ‘Model 6a’ and classified as ‘Talavs exhibiting urban character around them’, while Agashi under ‘Model 8 as Gaothans / urban areas which are of historical significance’.

**3. The aim** of this approach is to understand the generic issues of similar heritage assets and how they resolve for the specific case of Agashi Talav Precinct.

**4. The Process:**

- a. **Table – 4.1 ISSUES CONCERNING HERITAGE ASSETS** - A Background (CRIT REPORT (ref. Chapter 3.0 in this Report)

This table prepares a background of CRIT Report and prepares a base for adaptations and modifications that may be derived for a Proposed Approach to the Framework of Issues and development of SWOT analysis.

- b. **Table 4.2 ISSUES: AN ANALYSIS CONCERNING HERITAGE ASSETS**

This Table provides a succinct picture of the Cultural Significance as attached to the Heritage Precinct holistically and to each of the Component Heritage Assets. It further assesses the aspects of WHAT and HOW the Specialness is liable to ‘Change and Alterations’ – by identifying an ‘Issues Framework’ for each Asset individually. A SWOT analysis follows organically.

- c. **Table 4.3 SUMMARY TABLE – Strength, Weakness, Opportunity and Threats.**

This Table provides an Identification and analysis of ‘Issues’ as derived from the total processes of this Report. It is inclusive of assessing Strength, Weakness, Opportunity and Threats as applicable to each Heritage Asset of the Agashi Talav precinct as elements of the “whole” precinct area. It further classifies the Issues into specific Priorities for Conservation Actions at levels of; High, Medium and Low levels.

**TABLE - 4.1**  
**ISSUES CONCERNING HERITAGE ASSETS - A Background (CRIT REPORT )**

	GENERIC ISSUES (VVSR) AFFECTING HERITAGE ASSETS	ASSET - CONDITION (TALAV PRECINCT)	ISSUES FROM PROFORMAS (LIST CARDS)	SPECIAL COMMENTS (this report)
1	<b>Buildings/Residential</b> The study has listed very few private residential buildings in the heritage list. Amongst the ones that are chosen include buildings that which have regional/ national significance or are of exemplary architectural value or are excellent examples of reuse. Some of the buildings are maintained reasonably well by the owners but most of them are under threat of demolition. This is due to the increasing pressures of urbanisation.	Khanolkar House  Condition - Good	<ul style="list-style-type: none"> <li>•Private owner, self maintained</li> <li>•DP: Urbanisable Zone outside Municipal limits</li> <li>•Owner identifies with heritage significance and obligation of maintenance, but not sure of perceptions of the future generations</li> <li>•Owner seeks incentives for ensuring protection.</li> <li>•Adequate infrastuctute, no fire fighting system.</li> </ul>	<ul style="list-style-type: none"> <li>•DP indicates the precinct in 'High Intensity Residential Zone' and Khanolkar Wada falls within the Municipal limits.</li> </ul>
2	<b>Religious Buildings</b> The religious buildings in this region are predominantly under the ownership of trusts. Although a large number of these buildings are in a good or a fair condition, the survey shows that many of these have undergone insensitive additions and alterations.	Hanuman Mandir Bhawani Shankar Mandir Vishnu Mandir Ram Mandir  Condition - Fair (all)	<ul style="list-style-type: none"> <li>• Trust Onwership : Vishwastha Devasthan Nidhi Mandal except Ram Mandir which is Private ownership.</li> <li>•Indicates paucity of funds for maintenance and repairs.</li> <li>•DP: Reservation as religious building except Ram Mandir, Hanuman Mandir faces demolition on account of road widening.</li> <li>•Devasthan Mandal has aspirations for renovations (on demolition) of the Bhawanishankar Mandir.</li> <li>•Prospects of beautifying and insensitive additions will defy conservation principles.</li> <li>•Urbanisable zone with pressures of real estate / redevelopment.</li> <li>•Adequate infrastructure, no firefighting.</li> </ul>	<ul style="list-style-type: none"> <li>•DP: No reservation marked on DP Plan. Bhawani Shankar is mentioned as 'Temple'.</li> </ul>
3	<b>Institutional</b> Many of the grampanchayat buildings are in a fair condition. However, additions to them have been done insensitively.	Library (Sarvajanik Vachanalaya) (Does not appear in this section 4.3)  Condition - Poor	<ul style="list-style-type: none"> <li>• Trust Onwership : Vishwastha Devasthan Nidhi Mandal</li> <li>•Indicates paucity of funds for maintenance and repairs.</li> <li>•DP:Institution.</li> <li>•Prospects of adhoc additons, extensions, alterations perceived.</li> <li>•Inadequate infrastructure, no sanitation, drainage, plumbing, firefighting.</li> </ul>	<ul style="list-style-type: none"> <li>•DP: No reservation marked.</li> <li>•Will be affected by road widening</li> </ul>



	GENERIC ISSUES (VVSR) AFFECTING HERITAGE ASSETS	ASSET - CONDITION (TALAV PRECINCT)	ISSUES FROM PROFORMAS (LIST CARDS)	SPECIAL COMMENTS (this report)
4	<p><b>Talavs</b></p> <ul style="list-style-type: none"> <li>•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.</li> <li>•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.</li> <li>•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.</li> </ul>	<p>Agashe Talav</p> <p>Condition - Fair</p>	<ul style="list-style-type: none"> <li>• Trust Onwership : Vishwastha Devasthan Nidhi Mandal</li> <li>•Indicates paucity of funds for maintenance and repairs.</li> <li>•As a water body lures Government funds for maintenance and well being.</li> <li>•Insensitive repairs and alterations, afflicts authenticity of asset.</li> <li>•DP: Reserved as a water body</li> <li>•Aspirations / trends of Municipal bodies to fill up, encroachments into premises is observed as a threat.</li> <li>•Poor state of Infrastructure and landscape enhancement.</li> </ul>	<p>No reservation on DP Plan - Indicated as a 'Pond'.</p>
5	<p><b>Precincts</b></p> <p>The activities generated in these precincts are diverse and take place around the talavs.</p>	<p>Agashe talav Precinct</p> <p>Condition - Fair</p>	<ul style="list-style-type: none"> <li>•Multiple Ownership pattern</li> <li>DP: A part of Agashi Village within urbanisable zone inducing pressures of growth.</li> <li>•Agashi Grampanchayat has enabled restoration works to the Talav.</li> <li>•The precinct has tar roads, tiled pavements around the talav, fencing and railings along the talav, low compound walls to plots is a regular feature.</li> <li>•Infrastructural facilities like sanitation and drainage, street lighting, street furniture are lacking.</li> </ul>	<ul style="list-style-type: none"> <li>•High stake of the Trust Onwership : Vishwastha Devasthan Nidhi Mandal.</li> <li>•Corporator funds channelised vide Irrigation Department enabled the Talav restoration works.</li> </ul>

Detailed and empirically argued identification of the problems and threats to heritage characteristics in economical, cultural (including demographic), regulatory, institutional and environmental aspects.

## **4.2 Summary of Proposed Actions: For protection of “Specialness” of Agashi Talav Precinct**

**This Summary identifies specific actions that become an Aim to achieve in the next stage of this Report.**

1. Historic role of Agashi should be revived by re-establishing its physical connection with water /past history. To re-establish Agashi/s past role as important market node with temple institutions than just being a thoroughfare between Arnala and Virar.
2. The significant setting, the continued role as a nodal market town with sustained connectivity with the region holds a potential for revival of diminished vivacity - a Strength that can present the historical significance to the present users of Agashi town.
3. The conservation & Development strategy not only looks at the architectural grandeur of the individual buildings but also the urban setting and the landscape urbanism in which they are interwoven – a key aspect for sustainable conservation plan.
4. The reorganization of Agashi Talav Precinct at the regional level is mandatory in protecting the trend of change – to play Role Model.
5. Importance and rarity value of Agashi should be recognized at regional level, using institutional and awareness programmes.
6. The urban characteristics of Agashi Village which offers orientation to the Agashi Talav Precinct needs to be identified- such as linear street character, nodes, landmarks, local typology, etc.
7. The regional landscape should be promoted as a design tool as it was historically articulated.
8. The design control regulations can be applied to the immediate settings and buffer area to control and guide the change in the Talav Precinct.
9. The elements which offer activities and their overlap within the precinct should be listed and managed with proper advice.
10. Activities their overlaps offers dynamisms in urban environment, hence the preservation of urban conditions to promote these dynamics is essential
11. The role of listed buildings in strengthening the character of the precinct and Devali Street should be preserved.
12. The unlisted buildings and their contribution to characteristics of the Precinct will need to be monitored by development control and regulations.
13. The activities which harm the environmental significance of the talav should be curtailed
14. The listed heritage building and its site components should use conservation related methodologies and practice to retain the historical values of the place. The general site and appurtenant open spaces should use enhancement methodologies that respect the historicity, the current and future usefulness of such a cultural place.

**TABLE 4.2**  
**ISSUES - AN ANALYSIS CONCERNING HERITAGE ASSETS -**

NAMES	Statement of significance	DP REMARKS	ISSUES	STRENGTH ,	OPPORTUNITY	WEAKNESS	THREAT
AGASHI TALAV PRECINCT	The Agashi Talav Precinct has a strong historical significance due to the presence of structures and built forms within its boundaries that date from the late 17th century till the early 20th century. As such it is a microcosm that represents important periods in the history of the region. The Precinct has a distinct architectural character formed by the contemporaneous historic structures contained in it. The different typologies, scale and grandeur of the structures with the precinct are indicative of the different socio-economic set-ups in the local history. The unlisted structures, although are of limited architectural significance, make a strong contribution to the historic integrity of the Precinct. Its use pattern, dominated by the Temple and Talav association affords a unique Communal and Public Realm value at the Town / local level.	<ul style="list-style-type: none"> <li>The sanctioned DCR – 2001 (VVSR taken effect from 1.03.2004) excludes Appendix – VIII, ‘Regulations for Heritage Structures/Sites/Precincts’ from sanction under EP-4. Suggestions Objections vide formal Notification is published – 9.2.2007 (ref. DP Map).</li> <li>Designation of “Agashi Talav Precinct” its component heritage assets does not conform to DP .</li> <li>Talav denoted as a “Pond” and Bhawanishankar as ‘Temple’ with no special reservations or special control for preservation / conservation.</li> </ul>	<p>The Agashi talav Precinct is in a fair state of condition and displays most of the original fabric of settlement pattern. Identified as a ‘Heritage Asset’ by CRIT, its formal designation / inclusion in the present Development Plan for VVS Region is awaited. Policy Control for Conservation and Enhancement using notions of sustainability is thus not applied, and such status leaves the area under threat of unruly change and devoid of Conservation principles. Several issues appear to threaten the character of the area, or will need future consideration:</p> <ul style="list-style-type: none"> <li>The original use of the assets are not recognized sufficiently and not put under ‘Special Reservations’ in the DP – only Bhawanishankar Mandir is marked as a temple while the Talav is marked as a ‘Pond’. Several water bodies in the VVSR are marked with the ‘reservation’ of ‘organized open spaces’ (offering special control) around them.</li> <li>The other temples in the area are not marked for such use –‘temple’.</li> <li>Diminished associational values of the Bhawanishankar Mandir and Talav affected by removal of steps – a direct physical connection. Removal of steps and addition of a Ramp has affected natural functioning of the water body. Similarly all aspects of ‘change’ that is affected to the assets in particular and the overall precinct will need special guidance from a ‘Specialist Heritage Panel’ set up at the governance level with involvement of users and community at large.</li> <li>Decline due to under-use and vacancy of assets is manifest in the unlisted buildings –‘Joshi wada’ with its component residential buildings is indicative as an ample example. The trends of out migration of younger generation lured to Mumbai for economic prospects leaves the asset derelict and / or succumbs to apathy. The temples and Talav have also indicated such trends. The vitality of the area thus is diminished.</li> <li>Historic patterns of ownership &amp; size of land parcels have undergone drastic changes. The lands under Vishwastha Devasthan Nidhi Mandal (largest stake holder) has their land parcel in a distribution to “Kul Kayda”. The land survey currently is incomplete, not formally conducted by TILR offices and indecisive to prescribe precinct extents to conform with ownership boundaries (under each asset). The status of</li> <li>Community involvement, awareness levels towards the value of the assets and the need for Conservation and sustainable development is low. The aspect is further enhanced by the fact that the most significant assets of Talav &amp; Temples are in ownership of a single Trust, who although willing to enable conservation, do not have an intrinsic means – funding to do so. External source of funding generates a varied set of dynamics and could be detrimental in nature.</li> <li>The assets with their own plot boundaries leave the obligation of maintenance to owners of the property – direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape and green character) of the precinct are the obligations of the local governance. Thus along with ‘designation and listing’ of heritage assets and their setting will need a co-ordinated approach of ‘governance and community involvement’. Awareness and educated approach needs to be guided professionally.</li> </ul>	The Precinct has a distinct architectural character formed by the contemporaneous historic structures contained in it. The different typologies, scale and grandeur of the structures with the precinct are indicative of the different socio-economic set-ups in the local history. The unlisted structures, although are of limited architectural significance, make a strong contribution to the historic integrity of the Precinct.	Buildings from different periods form a part of single precinct depicting the historical background of the region.	Designation of “Agashi Talav Precinct” its component heritage assets does not conform to DP .	Historic and cultural integrity of the area would be loss due to lack of protection as designated conservation area in the development Plan .
AGASHI TALAV	The Agashi Talav is an environmental asset holding an immense historical significance. Its use pattern, as linked with the historic temples lends it a unique Communal and Public Realm value. Its built form, though not unique in the larger regional context, is one of the only two surviving tanks in the VVSR with this type of architecture, and thus has a high level of rarity value in the regional context.	<p>Talav denoted as a “Pond” but no “reservations” as a water body.</p> <p>The DP in the DCR 2001, in the current status does not identify the listing /designation as a Listed Heritage Structure.</p>	<ul style="list-style-type: none"> <li>The DP in the DCR 2001, in the current status does not identify the listing /designation as a Listed Heritage Asset.</li> <li>The setting and associational values have diminished on account of the past interventions directly affecting the physical connection between the temple and the tank.</li> <li>The new interventions also have drastically affected the natural functioning of this water body.</li> </ul>	Environment asset with immense historical , architectural and social value.	Definite sense of open space with physical demarcation avoiding any encroachments. Potential to be enhanced as regular usage for community gatherings and recreational .	Intervention over a period of time have altered and detetoriated the ecological aspect of the asset.	D.P. dose not identifies the tank as key ecological recourse and is not reserved as a water body. Tank falls under High intensive development area. This applicability can provide impetus to reclamation and harm the ecological asset.
BHAVANI SHANKAR MANDIR	The scale, historical associations and location make this structure one of the primary assets in the Precinct. The evidential and historical value of the Bhavanishankar Mandir is manifest in its unique plan and sculptures, along with the samadhis seen in its vicinity. This asset still holds immense cultural value in the local socio-cultural set up. Its probable association with a historic religious community imparts further credibility to its historical significance in the larger regional context.	Structure denoted as “Temple” but no “reservations” for the use. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	<ul style="list-style-type: none"> <li>The DP in the DCR 2001, in the current status does not identify the listing /designation as a Listed Heritage Structure.</li> <li>Applicability of the DCR 2001- 3.2 &amp; 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition &amp; reconstruction.</li> <li>Although an organizational structure assisted by the owners and the community exists, the status of the funding structure is weak.</li> <li>The setting and associational values have diminished on account of the past interventions directly affecting the physical connection between the temple and the tank.</li> <li>The site and the setting is need of enhancement and visitor presentation.</li> </ul>	Structure with strong architectural and spiritual value still maintains it original historical form. The temple maintains its significant setting with the tank.	Trust owned with a positive notion toward maintaining the integrity of the built fabric. Relation to the tank is still intact and can be strongly revived.	Poor decisions towards enhancement application may lead to loss of historical fabric	No reservation provided in D.P. and falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.

NAMES	Statement of significance	DP REMARKS	ISSUES	STRENGTH ,	OPPORTUNITY	WEAKNESS	THREAT
HANUMAN MANDIR	The historic association with the primary assets of the Precinct lends a strong historic significance to the Hanuman Mandir. Its high importance in the local community imparts a strong social value. Its strategic location at the entrance to the Precinct assigns a strong landmark value to this asset. Structure has strong potential to be restored to its original form.	Structure is not denoted as “Temple”. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	The DP in the DCR 2001, in the current status does not identify structure as a temple nor the listing /designation as a Listed Heritage Structure. Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction. Although an organizational structure assisted by the owners and the community exists, the status of the funding structure is weak.	Important cultural asset with significant location and setting. Its high importance in the local community imparts a strong social value.	Trust owned with a positive aspiration toward maintaining the integrity of the built fabric.	Intervention over the period have altered the historic fabric.	Poor decisions towards enhancement application may lead to loss of historical fabric. Not identified as temple and falls under falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.
KHANOLKAR WADA	The Khanolkar House has strong architectural significance attained by its extant original architectural features. By virtue of association with a prominent family in the local history, this asset has a strong historical value at the Precinct level. The asset has some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.	Structure falls under General Residential Zone	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Has strong architectural significance attained by its extant original architectural features and persist a strong historical value at the Precinct level	The asset has some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.	Structure not identified as significant heritage asset in DP.	Structure falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.
RAM MANDIR	The Ram Mandir has a high level of historic integrity in terms of its built fabric. The well-maintained structure has a strong potential to be restored further preserving its authenticity. The Ram Mandir is the sole surviving edifice of a prominent mercantile family of Agashi. Hence its value by association with a certain historic family of strong local relevance is quite high.	Structure is not denoted as “Temple”. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Singly owned private residence / religious asset with high level of historic integrity in terms of its built fabric. Structure is the sole surviving edifice of a prominent mercantile family of Agashi and is in good state of preservation and maintenance.	Owner with positive aspirations towards preservation of the old structure.	Structure is not denoted as “Temple” in the D.P.	Structure falls under High intensive development area. This applicability can provide impetus to demolition & reconstruction.
LIBRARY – (Sarvajanik Vachanalaya)	The conspicuous architectural character and structural typology of this building, belonging to a latter architectural era as compared to other structures in the Precinct, lend a strong architectural significance to this asset. On a Precinct level, its usage pattern and its orientation towards to the commercial spine bordering the historic core, are representative of a distinct typology and built form contrasting with other structures in the Precinct.	Structure is not denoted as “Institutional use”. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	Structure belonging to a significant period contrasting with other structures in the precinct and is well maintained .	Trust owned with a positive notion toward maintaining the integrity of the built fabric.	Not identified as a public building	Structure is not denoted under institutional use and falls under High intensity development area. This applicability can provide impetus to demolition & reconstruction.
VISHNU MANDIR	The Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of changing economic systems in the region and hence has a high historic significance. Historic integrity of the structure is limited only to the structural system, external facades and the roof profile. Interiors modifications have greatly diminished its original aesthetics. The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.	Structure is not denoted as “Temple”. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.	The Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of changing economic systems in the region and hence has a high historic significance	The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.	Original usage of the space have been altered and new spaces have been additions .	Structure not identified as temple and falls in high intensity development zone. This applicability can provide impetus to demolition & reconstruction.

The term "DP / DCR 2001" shall have reference to 'DCR 2001 for VVSR (Final), Sanctioned under section 31 of the MRTP Act 1966, Govt. of Maharashtra vide Urban Development Department's Notification No. TPS-1201 /1813/CR-48/2002/WD-12 Dt. 16.2.2004 to take effect from01.03.2004

**TABLE - 4.3**  
**SUMMARY TABLE - STRENGTH, WEAKNESS ,OPPORTUNITY & THREATS**

Sr.No.	Issues [Ref: Derived from List Cards]	Strength	Weakness	Opportunities	Threats	Conservation Action		
						High	Medium	Low
1	<b>Environmental</b>							
2	<b>Socio-cultural</b>							
3	<b>Institutional</b>							
4	<b>Regulatory</b>							



Sr.No.	Issues [Ref: Derived from List Cards]		Strength	Weakness	Opportunities	Threats	Conservation Action		
							High	Medium	Low
5	Economic	* Decline due to under-use and vacancy of assets is manifest in the unlisted buildings –‘Joshi wada’ with its component residential buildings is indicative as an ample example. The trends of out migration of younger generation lured to Mumbai for economic prospects leaves the asset derelict and / or succumbs to apathy. The temples and Talav have also indicated such trends. The vitality of the area thus is diminished.							
		* Realistic economic and valuation advice is dependent upon official surveys and will be enabled by an analysis undertaken for the entire region. The DP suggests drastic increase in the demand and supply of built area. Such notions will need to utilize notions of sustainability if a balance is to be struck.							
		* The most significant assets of Talav & Temples are in ownership of a single Trust, who although willing to enable conservation, do not have an intrinsic means – funding to do so. External source of funding generates a varied set of dynamics and could be detrimental in nature.							
		* Arnala acts as a magnet for tourist activities with Agashi as by- pass to the same. Rejuvenation of Agashi Talav Precinct with its historical significance has potential to reinforce the tourist activities at Agashi and initiate economic generation.							

## **ANNEXURE -1**

### **CHARACTER APPRAISAL - SHEETS**

#### **IDENTIFICATION OF CULTURAL SIGNIFICANCE**

**CA-01 VVSR Region : Chronological Phages.**

**CA- 02 Agashi and its Environment.**

**CA -03 Environmental Significance - Agashi talav**

**CA-04 Setting - Agashi Talav Precinct.**

#### **EVALUATION OF CULTURAL SIGNIFICANCE**

**CA – 05 Agashi Village and its Urban Structure.**

**CA – 06 Agashi Precinct - Historical Evolution.**

**CA – 07 Agashi Precinct - Landscape Urbanism.**

**CA – 08 Agashi Precinct - Imegability.**

**CA - 09 Agashi Precinct - Settlement pattern.**

**CA – 10 Extent and Components of Precinct boundary .**

**CA – 11 Contribution Made By Listed and Unlisted Buildings(01).**

**CA – 12 Contribution Made By Listed and Unlisted Buildings(02).**

**CA – 13 Contribution Made By Listed and Unlisted Buildings(03).**

**CA -14 Environmental Significance - Agashi talav**

**CA -15 Architectural Significance - Agashi Talav.**

**CA -16 Architectural Significance Listed Building, Bhavani Shankar.**

**CA -17 Architectural Significance Listed Buildings.**

**CA -18 Architectural Significance Residential Buildings.**

**CA -19 State pf preservation -Precinct level: 01 Agashi Tank and Bavanishankar area**

**CA – 20 State pf preservation -Precinct level: 02 Joshi wada to Vishnumandir area**

**CA -21 Architectural character**

**CA – 22 Community Involvement - Social and spiritual values of the talav precinct**

**CA – 23 Community Involvement -Contribution towards enhancement of Assets**

**CA -24 Land Ownership Pattern and precinct Boundary**

**CA – 25 Identification of Precinct Boundary**

**CA -26 Activity Pattern 01**

**CA – 27 Activity Pattern 02**

**CA -28 Activity Pattern 03**

**CA -29 Implications of DCR**



01

AGHASE

VASAI

## VVSR pre 14th century

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.

02

AGASHE

VASAI

## VVSR c. 16th century

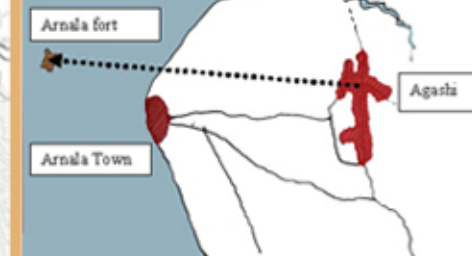
Sopara and Agashi, both located on the eastern edge of this island were protected from the direct impact of the Arabian Sea. They would have been provided excellent harbors during the ancient time.

03

## VVSR c. 18th century

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. In a sense, this period can be called as the Golden Age for Agashi.

## ROLE OF AGASHI DURING HISTORICAL TRANSFORMATIONS



\* The role of geographical setting in promoting Agashi as an active port[14th cent.] Connectivity with adjoining villages and towns along with additional ship building as major activity.

\* Agashi as a prominent urban centre in VVSR had impact on its formation of urban form and space. Building important buildings with noted architecture style flourished during this period.[during 18th century]

\* Agashi underwent transformation[religious & domestic architecture] during Portuguese era[during 17th & 18th century] when most of the older structures like temples etc were demolished.

\* Under the rule of Marathas under the Peshwas in the mid 18th century where wada typologies as well as various temple complexes, water tank were constructed

\* Change in demographics with Brahmin communities were brought in with an aim to reconvert the Christian population. Until recently the Chalpeth road was called as Brahmin Ali as almost all the houses along this road belonged to this community.[maratha period]

\* While the economic downfall of Agashi was precipitated in the 19th century with the coming of the railways and the silting of the port, the community structure remained intact till the 1980s. Since the last few decades of the 20th century the effects of industrialization and subsequent urbanization radiating from Virar, did not leave Agashi untouched.

\* Impact on Agashi with change in economic structure from the traditional system, influx of migrant population, change in social set up along with demand on housing, demolition of various heritage structures and pressure on existing built form for change.

\*The recent inclusion of villages [along with Agashi]in the Vasai-Virar municipal corporation with the opposition from local on the fear of losing social set up and way of life that had persisted for generations against rapid urbanization.

04

## VVSR pre 19th century

With the introduction of the railways in the mid/late 1800s, the importance of Agashi started declining. Also, with the development of Mumbai as a port by the British, the maritime trade at Agashi was greatly reduced. The further silting of the port and creation of new transport modes like railways, Agashi, although still retaining an urban form no longer functioned as an entre port for the VVSR. In a sense this was the beginning of the end of Agashi's prosperity as a mercantile town.

05

## VVSR pre mid-20th century

With Mumbai becoming a major industrial and financial hub Agashi acquired a semi-rural characteristic with a predominant agrarian base. Its ties with the sea were a thing of the past only with hardly any shipping activities. The demographics were still largely the same but were becoming more cosmopolitan in the neighbouring Virar, which was fast developing into an industrialised urban centre.

06

## VVSR present day

Especially since the 1980s the effect of industrialization and the accompanying urbanization started affecting the built social fabric of Agashi. Functioning more as a dormitory town, the economic activities are generated only by and for the local populace. With the ever increasing real estate prices in Mumbai, the trend of mass housing schemes by private developers is seen in these far flung suburbs. If not monitored carefully, this will be a major threat to the existing urban set up of Agashi.



## VVS REGION : CHRONOLOGICAL PHASES

## SUMMARY :

\*The strategic location of Agashi between sea and river was a determining factor behind its role as an active port which signified various historical events and supporting activities. The Medieval and Colonial rule further laid its planning principles shaping Agashi's urban form with cluster formation, nodes defined by institutions, street typologies, etc.

\* Agashi maintained its relation with activities on waterfront as well as the main hinterland. The physical connection with next important Vasai town was maintained through linear primary movement of road network.

\* At present Agashi acts as a thoroughfare between Arnala town and Virar Railway station and Agashi naka / node is indicated as drop off point for the primary bus network. The road connection to Vasai winds through small villages and urban centres.

Marking key periods in the region's history and emphasizing the survival of the historic assets. Agashi Precinct is identified by CRIT under this criteria.

Source : All maps abbreviated from CRIT Report

\* The location of historical Bhatibandar is uncertain as the land has been reclaimed and thick plantation of mangroves cover the Vaitarna creek and its rivulets

\*The historical connection to the then Bhatibandar is through a linear street called as 'Devali' which is undergoing tremendous pressure of development. The prominent wada typologies are disappearing with very few still standing. The other smaller scale old houses show distinct typologies of 2 storeys with verandahs, balcony and sloping roofs.

\* The temple precinct with water tank situates on the southern end of Devali and mark the major node of Agashi at which the major X & Y axis of planning intersect.



ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR.

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

IDENTIFICATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : REGIONAL LEVEL

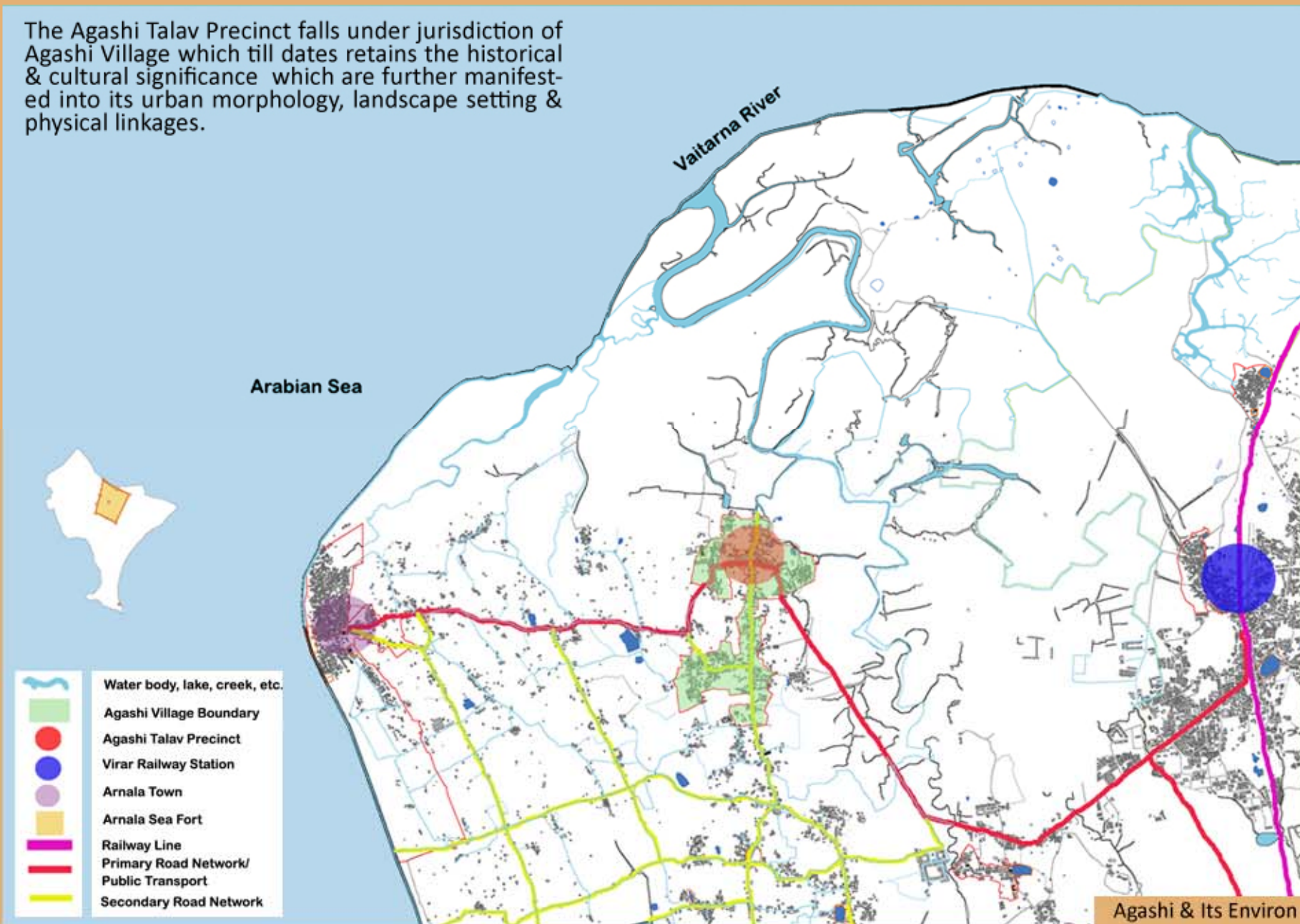
NTS  
Scale

CA- 01  
Sheet No.

North



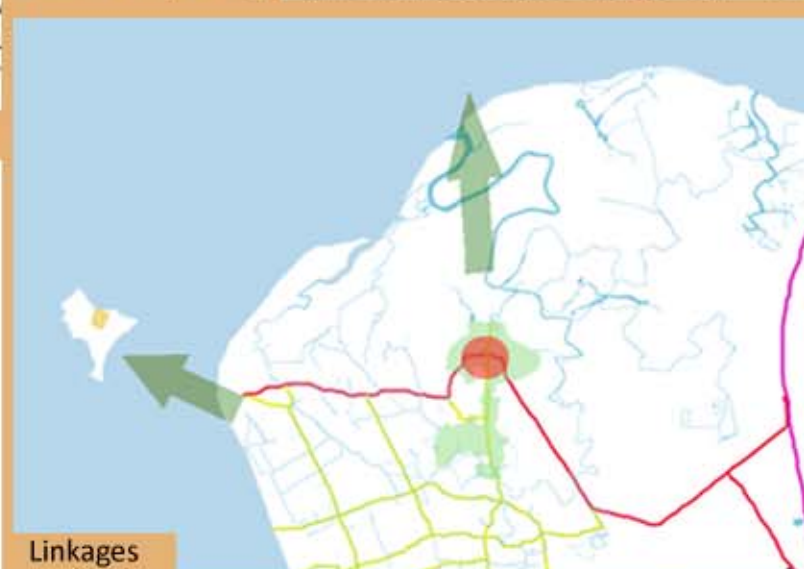
The Agashi Talav Precinct falls under jurisdiction of Agashi Village which till dates retains the historical & cultural significance which are further manifested into its urban morphology, landscape setting & physical linkages.



**WATER NETWORK**  
VVSr is shaped by its regional landscape of the coastal ecology, i.e. the network of water system between the sea, rivers, creeks, ponds and rivulets. Agashi is located on the northern side of VVSr with Bolinj creek forming one of its western limits. Agashi was historically known as the then active port of *Bhatibandar*. At community levels various natural water bodies & man made ponds were integral to their built environment and daily life. They have not only maintained the ground water table level in the region but also supported the local occupations, socio-religious & recreational activities. In urban planning principles, some of the water bodies play a great role of landmarks with religious institutions being placed along or a market street or a node



**URBAN MORPHOLOGY**  
VVS region comprises of administrative towns and grampanchayats. The population residing is engaged in the traditional occupations of fishery, agriculture, horticulture, etc. Agashi is planned along X & Y axis with its northern end terminated into once active port of *hatibandar*. The southern route established a link to the villages and southernmost Vasai Town. The eastern connection to Arnala coast and western side was limited with the Bolinj creek. The urban form grew linear along the connections as part of wadis/wadas which comprises of a cluster formation of ho. of houses within orchard land connected to the source of water.

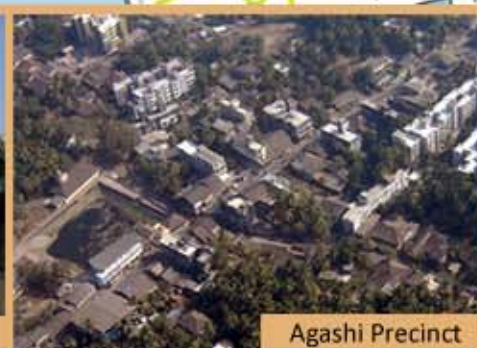


**LINKAGES**  
Historically Agashi was an important port & encouraged mercantile and commercial activities with the Arnala fort further strengthening its location. Its connectivity to other towns and villages promoted Agashi naka as a prime node. At present Agashi is well connected to movement network and forms a thoroughfare between Arnala & Virar station which makes it still an active node.



Arnala Coast

Arnala located on the west coast is a fishing village. The coast is facing the pressure of development due to tourist activities.



Agashi Precinct

Agashi Tank sits along the intersection of X & Y axis of the town. The surroundings indicate the impact of development on the old core.



Virar Skywalk

Virar is undergoing constant pressure of development due to its connectivity on rail route with increasing demands for housing and commercial development.

**EXTENTS OF AREA**  
The extents of the area for the 'Agashi & its Environ' study is determined by,  
- the water network penetrated in the surroundings and its inter-relationships with Agashi,  
- the nearby towns and its connections in terms of activities, linkages, infrastructure, etc.  
- historically significant areas,  
- upcoming trends of development as per VVSr Development Plan

Agashi & Its Environ



## LOCATION : AGASHI & ITS ENVIRON

### SUMMARY :

\*Agashi holds significance due to the factors affecting its physical character at macro and micro levels. The VVS region is determined by its geographical setting and the coastal ecology which comprises of the network of water system [sea, creek, rivulets, ponds, lakes etc.] integrated with the local flora and fauna. Thus the Agashi Talao with its surroundings as integral part of the larger coastal ecology form an ecologically significant area for the region.

Identifying Agashi Village with the regional context and mapping of the topographical parameters that influenced its evolution as an urban centre.

Source : All maps abbreviated from CRIT Report

• The working landscape of region is cumulative of the local occupational structure as part of economical activities. Fishing as well as agriculture, horticulture activities are supported by the water bodies hence strengthening its importance in the socio-economical pattern of the community.

\* Agashi Talao is significant due to its urban setting and the religious institutions interwoven with. This allows multi-dimensional activities to take place at various levels and times thus making it a dynamic public place at the village level.

• The well-integrated relationship of Agashi with its surrounding region in terms of physical, cultural, visual and resource base continuity needs the area to be planned as a unit in a holistic manner. This is pointer towards a need for a sustainable conservation plan for Agashi and its surrounds.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSr

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

## IDENTIFICATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : REGIONAL LEVEL

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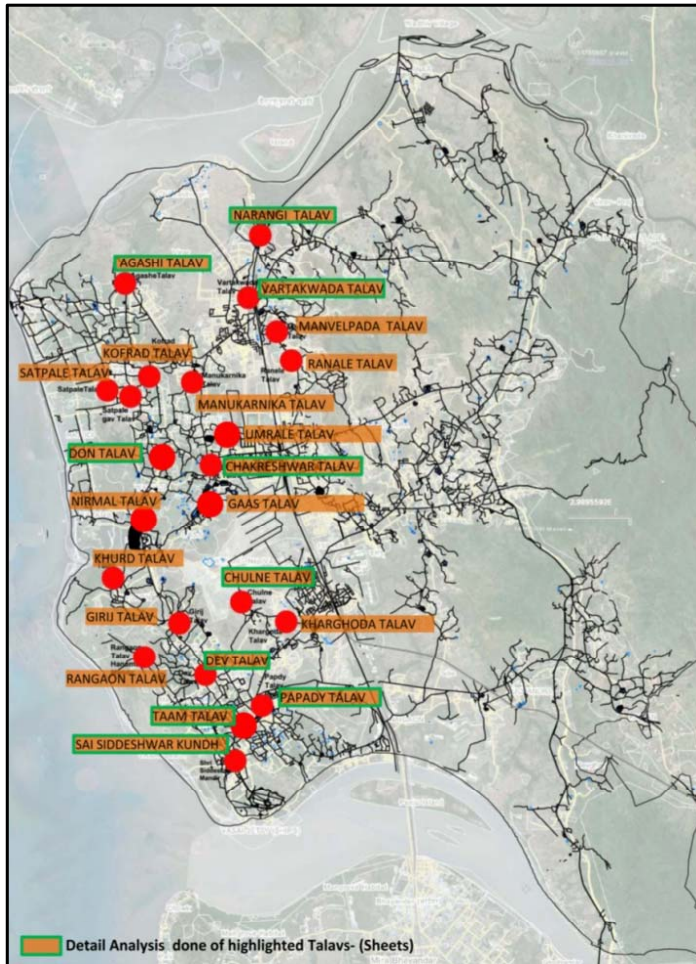
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North



## NATURAL / ENVIRONMETAL SIGNIFICANCE OF THE TALAVS IN VVSR REGION

The Vasai Virar region is dotted with numerous natural fresh water bodies and manmade tanks which function as vital environmental, cultural, social and economic assets to the region. There are approximately 88 talavs and tanks spread across the study region. These talavs form an important 'Natural Heritage' of the region and are of natural and environmental significance.



MAP SHOWING LOCATION OF THE TALAVS IN VVSR REGION VISITED FOR SAMPLE STUDY.

### Scientific value

The ponds and tanks, both perennial and seasonal, are of substantial environmental significance as not only do they sustaining diverse life forms but form the main source for ground water recharge.

In an increasing urbanization scenario these water bodies are vital for surface water management and flood control. Majority of the talavs in the region are perennial in nature.

### Life-support value

Economically, these ponds and tanks have both tangible and intangible life support and economic values. The water of these ponds and tanks is not only used by the agrarian communities for agriculture and breeding fish but also directly augment the domestic water requirement.

In the Vasai Virar region, due to inadequate piped municipal water supply there is high dependence on ground water for domestic consumption which is extracted through numerous tube wells/bore wells, hand pumps and dug wells as well as being used directly for washing and bathing activities in the region. critical attention is therefore required for the management and maintenance of these water bodies



### Statement of Natural Significance of the Talavs in VVSR<sup>1</sup>

The natural significance of the talavs in the VVSR region is determined not only by its state of preservation (context of existence) but also by 1. Scientific, 2. Social, 3. Aesthetic and 4. Life-support value.

Of the values above, The ones contributing to the environmental significance are - **Scientific Value (Evidential)** and **Life Support Value (Communal)**

## ANALYSIS AND EVALUATION OF THE TALAVS: PRIORITISATION FOR ENVIRONMENTAL CONSERVATION ACTION

A brief regional level exercise was undertaken to analysis the tanks for prioritisation for environmental conservation. This exercise has been done using both available secondary data and analysis (CRIT study) and primary survey and analysis of a selected sample of talavs in the region 1

CONDITION	Urban/Rural		
	Rural	Urban	Total
GOOD	6	11	17
FAIR	31	2	33
POOR	28	9	37
Not Listed by CRIT, (Siddheshwar tank).		1	1
Grand Total	65	23	88

Urban/Rural	No of Talav
Urban	23
Rural	65
Grand Total	88

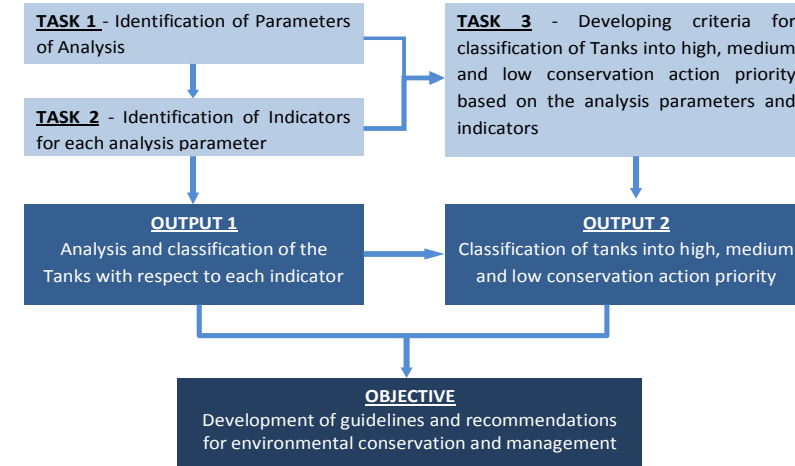
### Parameters and criteria for prioritisation of the tanks for environmental conservation

HIGH PRIORITY		
CRIT Grading	Character	Condition of tank
IE	Urban	
IE	Rural	Poor
IIE	Urban	Poor

MEDIUM PRIORITY		
CRIT Grading	Character	Condition of tank
IE	Rural	Good
IE	Rural	Fair
IIE	Urban	Good
IIE	Urban	Fair
IIE	Rural	Poor
IIIE	Urban	Poor

LOW PRIORITY		
Crit Grading	Character -	Condition of tank
IIE	Rural	Good
IIE	Rural	Fair
IIIE	Urban	Good
IIIE	Urban	Fair
IIIE	Rural	

### Talav Environmental Assessment Methodology



### Environmental analysis parameters and indicators

#	Parameter	Environmental Indicator	Source of Indicator data
1	The significance and value of the tank	1.Size of the Talavs (Indicator for ecological significance)  2.Cumulative ecological, Socio-Economic and Cultural Significance Value	CRIT study  CRIT Grading of the Talavs - CRIT study accounts for both the size of the tank and the socio-economic and cultural significance
2	Potential Development pressures	3.Character of the Talav setting - Urban or Agrarian	CRIT study and primary sample survey
3	Present condition of tanks	4.Present status of maintenance	CRIT study and primary sample survey

Count of TALAV	Priority for Conservation Action to be taken - High , Moderate, low			
	Urban/Rural	High	Medium	Low
Rural	10	21	34	65
Urban	13	7	3	23
Grand Total	23	28	37	88

Count of talav	
CRIT Grading	Total
I E	30
II E	23
III E	34
Not graded	1
Grand Total	88



## ENVIORNMENTAL SIGNIFICANCE AND ANALYSIS OF TALAVS VVSR

### SUMMARY

1. Natural significance means the importance of ecosystems, biodiversity and geo-diversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

The basis for conservation is the assessment of the natural significance of a place, usually presented as a 'statement of significance

2. As can be seen from the above analysis , a significant number of talavs have a high environmental significance ( CRIT Grading IE). In the rural areas , a large proportion of the tanks are in a poor or fair condition, while in the urban setting , the proportion of tanks in a good condition is also relatively high ( this information is dated and will need verification ). A sample study done as part of this exercise revealed that the condition of many tanks in both urban and rural areas has deteriorated

1- Refer to attached Table: Study of sample of similar assets in relation to Agashi.



### ACTION AREA PLAN FOR AGASHI TALAV PRECINCT, V.V.S.R.

PROJECT PROPONENT- MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

### EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : REGIONAL LEVEL

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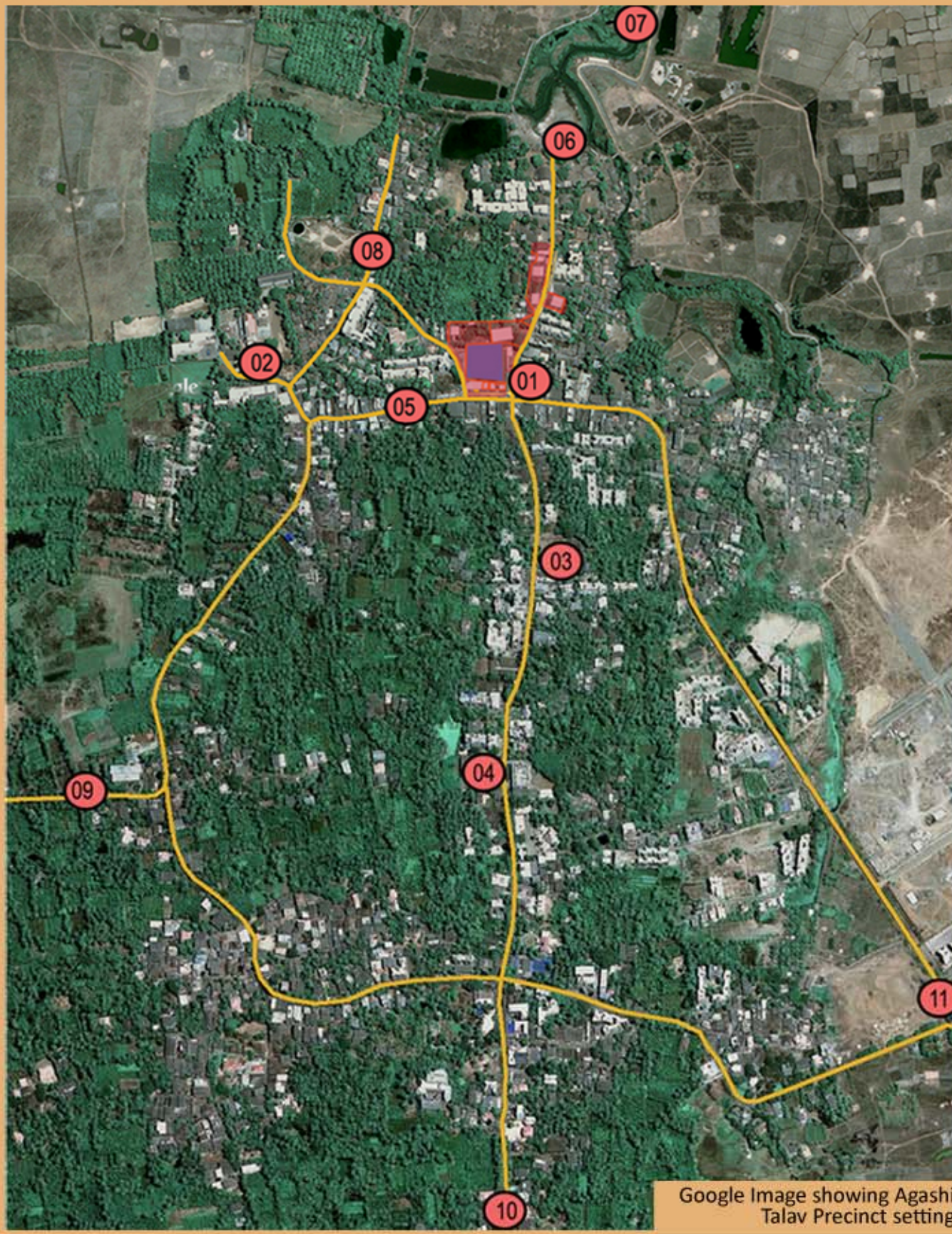


North

BA1

Add images here showing uses for domestic consumption ,  
the one used for fish breeding etc.  
Brinda Ayer, 4/1/2011





Google Image showing Agashi Talav Precinct setting



01 Agashi Talav  
Temple Talav Precinct[Listed]-situated on the major intersection of roads, the Agashi temple tank is marked by the distinct edge of religious & public institutions



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



03 Public Library Edge  
The features pertaining to the beautification of tank such as barricades, railings indicate its physical division from the public domain consisting of religious institutions, road, etc.



04 Sitalamata Mandir  
The shaded open space adjacent to the tank allow the extension to temple activities at daily & occasional levels- giving an added dimension to the temple area.



05 Agashi Naka/Node  
The major node of Agashi located on the intersection of two important axis of the town, connecting the precinct to the old port and further to the Arnala jetty via the vehicular road



06 St. James Church  
St. James Church is the significant landmark of Agashi, located on the western node of the street. The larger open space around facilitates the congregation of mass during the religious functions.



07 Phadkewada Site  
The Phadkewada listed as heritage building has been demolished recently. However, the said Chalpeth road has similar house typologies which are unlisted but add character to the street



08 Zilla Parishad School  
The Zilla Parishad School is located on the southern end of the Chalpeth Street with typical typology of school building with verandah running along the courtyard.



09 Agashi Market Street  
The major node of Agashi located on the intersection of two important axis of the town, connecting the precinct to the old port and further to the Arnala jetty via the vehicular road



10 House on Chalpeth  
The house typologies on Chalpeth street offers character to the street with low compound walls, houses abutting the road, semi open verandahs and plantation as shading device to the street.



11 Towards Bhatibandar  
Bhatibandar-once active port offers the historical significance to Agashi is a land of creek and mangroves spread over the northern side. The area faces high neglect with reclamation activities taking place.



12 Creek to the North  
The region constitutes of the distinct coastal eco system i.e. movement of water from sea to the river through the creek and vast expanse of mangroves along with series of lakes, ponds & wells



13 Recreational Area  
The informal community play area of open space defined by the houses and plantation around, a cross and old recreational club building of one storey with sloping roof. It situates on north-west of the tank.



14 Christian Wadi  
The christian houses located along the linear street is connected to the church node, forms the western side of Agashi. Arranged in the cluster of 'wadi', these houses offer characteristic significance.



15 Road to Arnala  
The linear market street along the X axis of the town connecting two nodes of Agashi naka and St. James Church. The road is subjected to heavy movement of bus service connecting Virar with Arnala jetty.



16 Arnala Coast  
Arnala is a fishing town with the coast engaged in fishing and tourist activities. The fort is also accessed by the boats from Arnala. Agashi acts as a thoroughfare between Arnala and Virar.



## SETTING : AGASHI TALAV PRECINCT

AGASHI GRAMPANCHAYAT	1481 HA	50000	33 P/HA	6100
ADMINISTRATIVE UNIT	TOTAL AREA	POPULATION	DENSITY	TOTAL NO. HOUSEHOLDS

Source : Census Data

### SUMMARY :

\*CRIT has identified the need to articulate the notion of sustainability in the development pattern of the VVS Region & complementing the Development Plan prepared. Such hypothesis is identified as a function of the socio-economic and cultural relations of people with certain asset and resources.

\*The Agashi Talav Precinct is a significant historic and cultural core – a heritage asset of the Agashi Grampanchayat area as identified by the methodologies of the project by CRIT [Collective Research Initiative Trust].

\*The Agashi Temple Precinct is strategically located at the major node [Agashi Naka] where the principle planning axis of the town intersect. The built edge of shops, library and a temple offers a buffer to the tank & precinct from the primary movement network. The setback from main road and barricaded pedestrian path around offers privacy to the tank area at local level.

\*The application of the current Development Plan [2004] includes Agashi Village under the jurisdiction of Municipal Corporation of the city of Vasai - Virar .



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

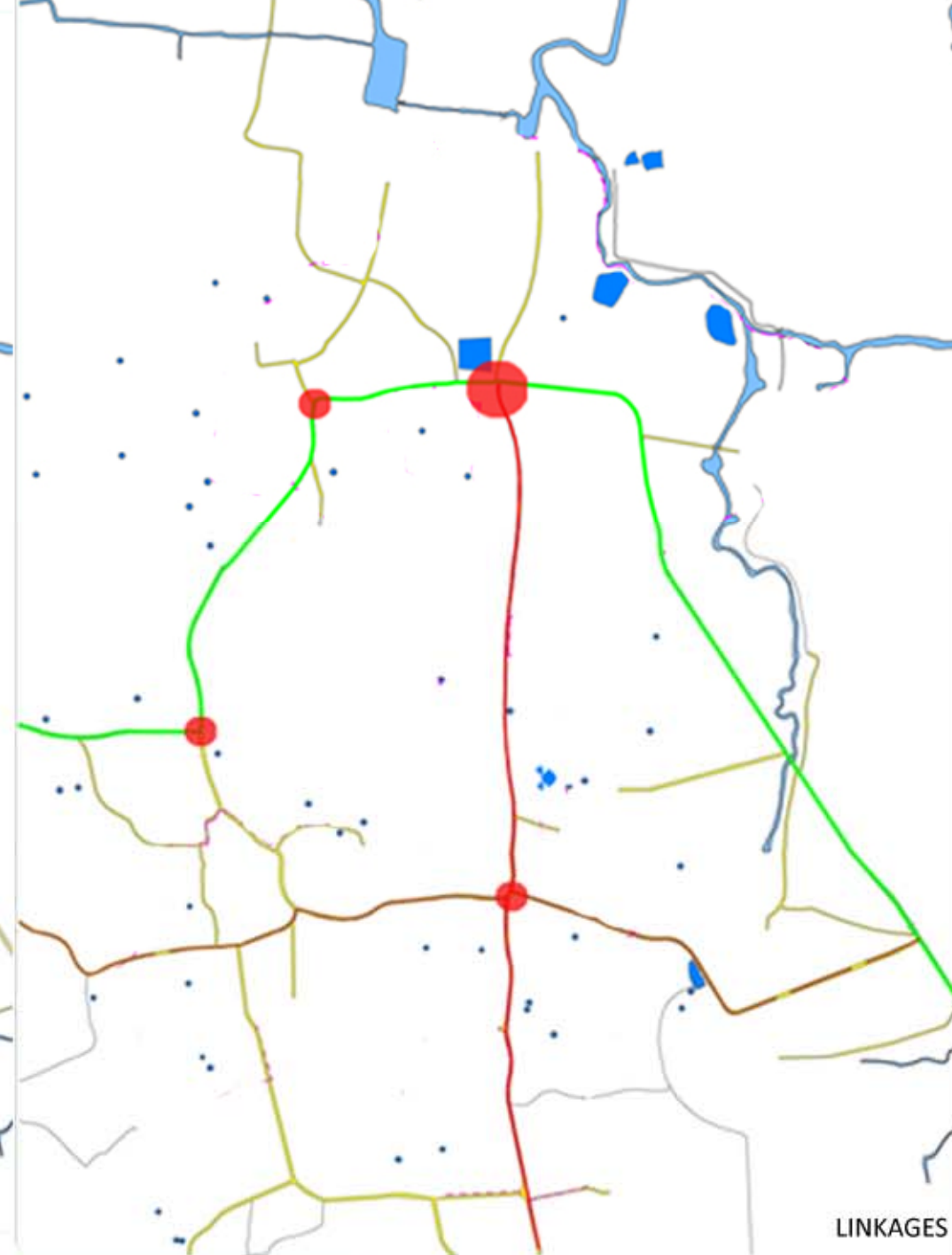
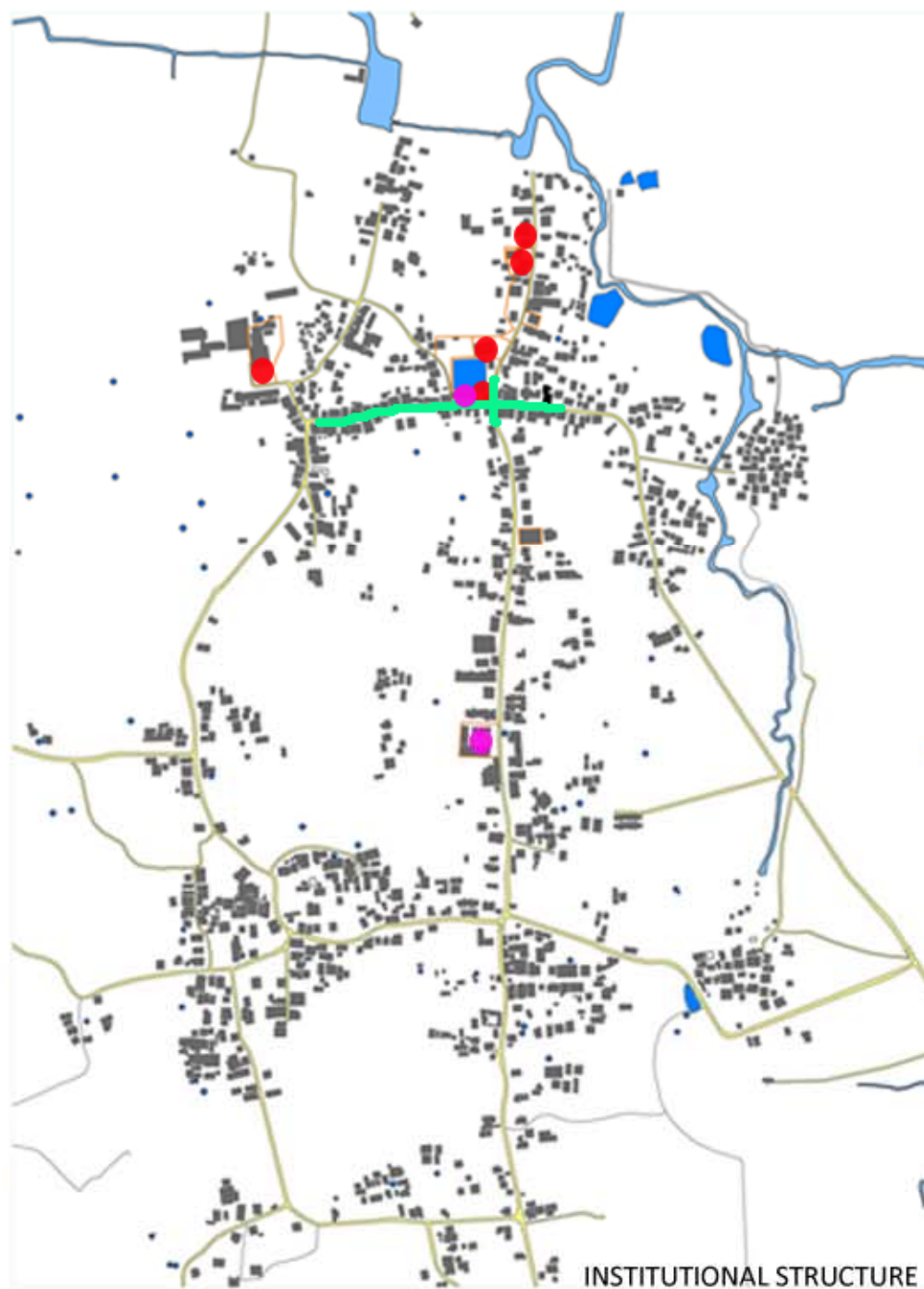
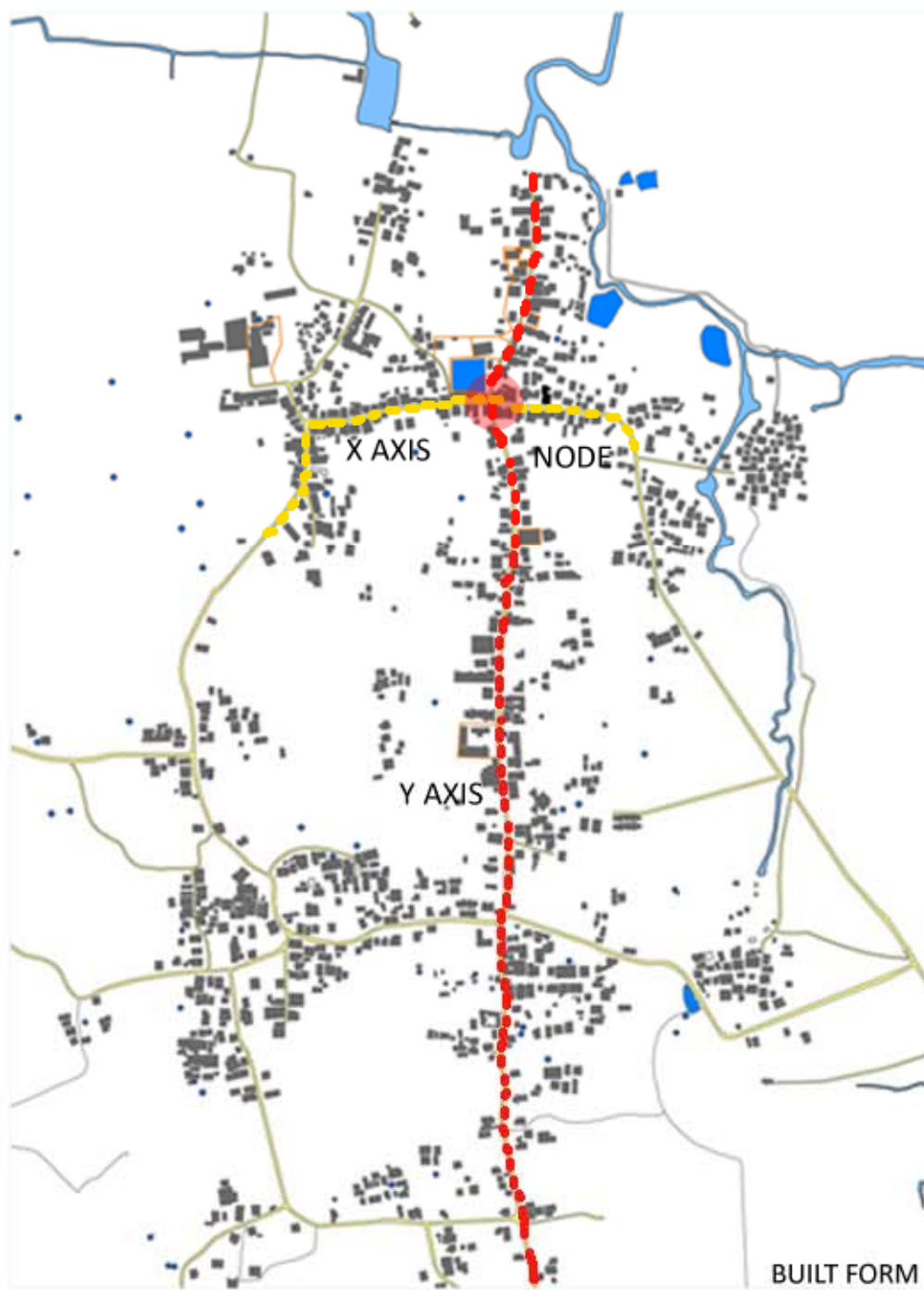
## IDENTIFICATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : SETTING LEVEL

NTS Scale

CA- 04 Sheet No.







The planning of Agashi consists of major street structure running along X & Y axis intersecting at Agashi naka /node which is further marked by the temple tank and the temple complex. The northern part of the streets is called Devali with most of the temples and once connected to the historical Bhatibandar. The southern part of the street is called Chalpath which is predominantly hindu residential houses. The western node is defined by the church and further connected to the christian wadi. The typology of houses along the street segregate the public domain from the private which offers the character of wadi.



In Agashi, the central node [agashi naka] facilitates activities related with temples, library, commercial establishments and the temple tank. The institutions of temples spread across the Devali as it is known which are owned by the trust as well as private families. The western edge of the market street terminated into a church building and a school attached with. As Agashi constitutes of 'wadi' cluster, the open spaces created within promote recreational activities which form another institution of public spaces.



The water system constitutes of the hydrology network and several ponds and wells with the temple tank is built to shape the water source in the middle of the town. The primary network of public transport corridor passes through the market street connecting Virar railway station to the Arnala coast with Agashi Naka/node serving as a drop off point. The secondary road network is accessed by the rikshaws thus giving the transport accessibility at every unit level. The road structure defines the limits of the urban block as the typologies respond to the street character

## AGASHI VILLAGE & ITS URBAN STRUCTURE

### SUMMARY :

\*The character of Agashi Village is representative of VVS Region - 'a village setting with agrarian base' and it has evolved historically to become an active market town. The notion of sustainability of development pattern of VVS Region [identified by CRIT] needs to be strengthened by retention of such character ]

\* The evidential value manifests in the landscape ecology and setting has associational values with the built form, institutional structure & linkages of Agashi.

\* As typical to the region water resources in the form of well, water bodies of differing sizes are found interspersed within the setting. Agashi Talav set at the Agashi node forms a significant asset.

\* The key characteristics of Agashi village -1] cluster formation of wadis, 2] large landholding with low density built form, 3] primary road structure defining the limits of the urban block while the secondary roads in most cases, are defined by the low boundary walls and/or with the front setbacks. 4] The plantation area conforms to rear setting within large landholdings, formulating silhouettes to the built fabric.

\*The cultural value of Agashi is perceived in the overlap of religious, social and public activities and is reinforced at the Agashi Naka/ Node as an active nuclei of the town.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

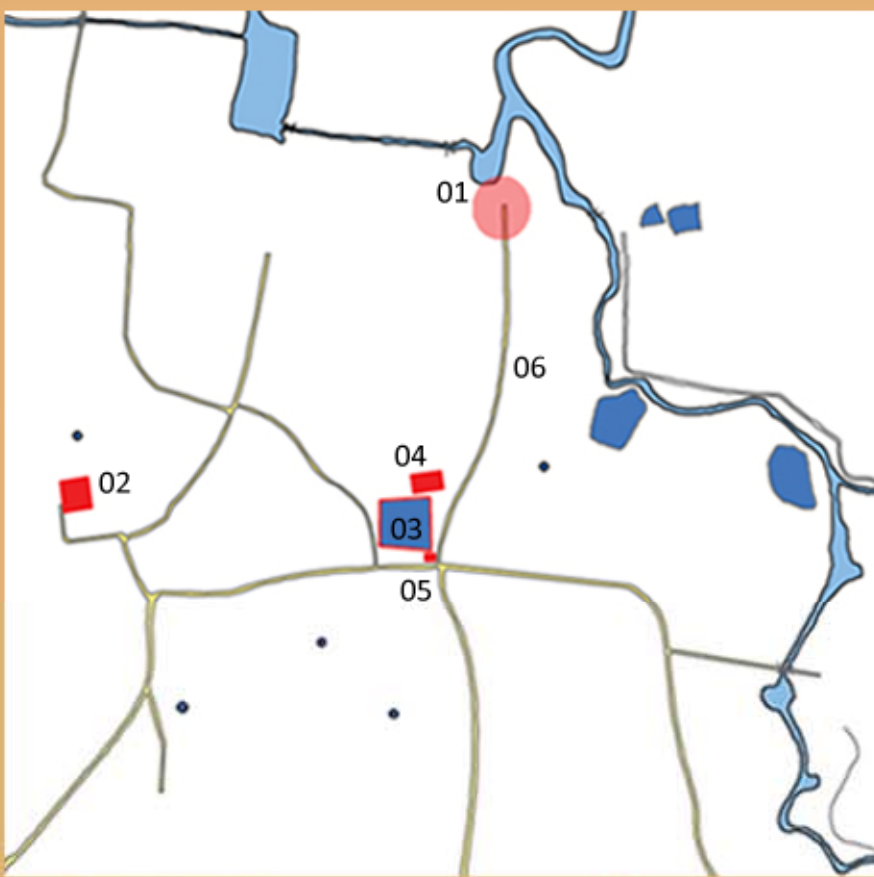
## EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : SETTING LEVEL

NTS Scale

CA-05 Sheet No.

North



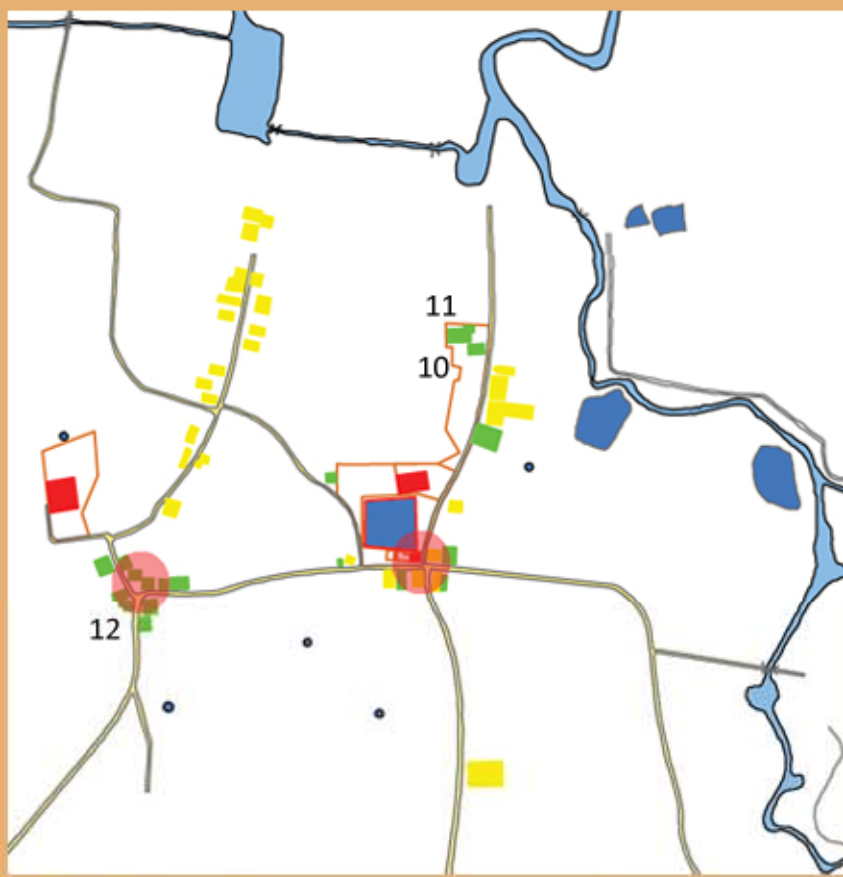


[PORTUGUESE PERIOD - 1533-1739]

The evolution of Agashi precinct took place in several stages. The emergence of Bhatibandar as an active port strengthened the linkage with the tank through Devali street and beyond chalpeth with the southern coast. The rise of Portuguese power saw the church institution towards the western node of Agashi.

The Bhavani Shankar Mandir and Hanuman Mandir along with the temple tank was evolved during early period. The spatial relationship between tank and Bhavani Shankar Mandir was indicated by the access directly from the temple to the water through no. of steps. The tank water was said to be blessed with healing powers, hence the value of being sacred was attached to it along with the physical connection to the temple.

- 01 Bhatibandar
- 02 Church
- 03 Agashi Talav
- 04 Bhavani Shankar Mandir
- 05 Hanuman Mandir
- 06 Devali



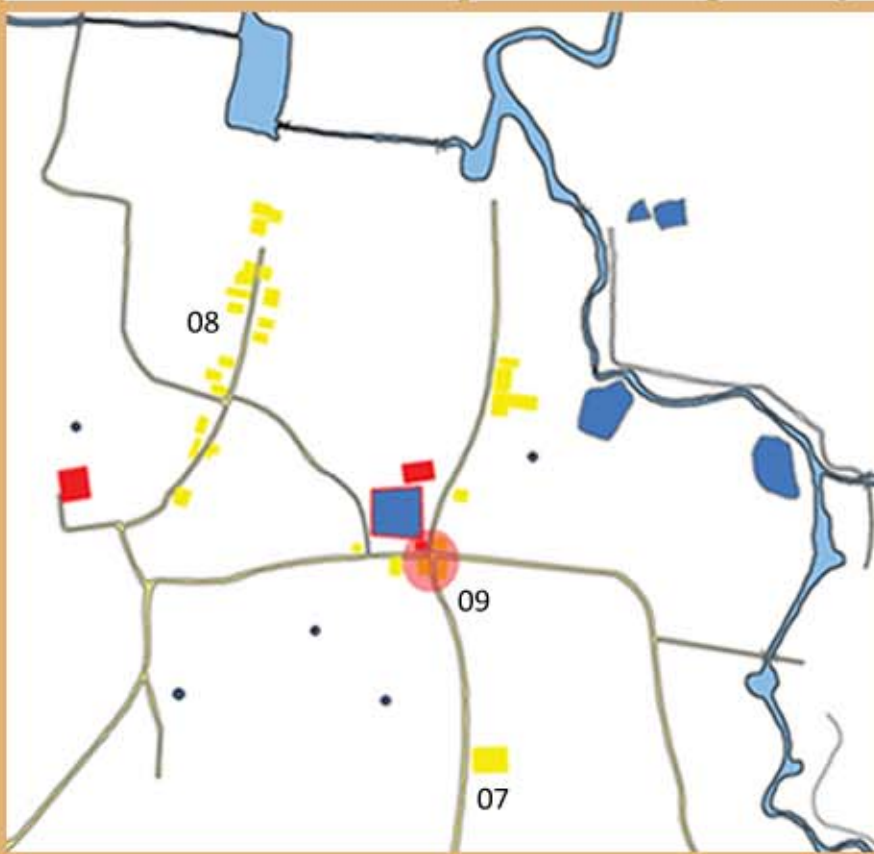
[BRITISH PERIOD - 1818 -1947]

The Stage III underwent through rise in the religious power with the help of political support. Ram Mandir was founded by Gadre family and the Vishnu mandir by private trust. Several shrines were being established along the streets and the nodes. The socio-religious aspects strengthened the community interrelations.

The market street started expanding towards western side with increasing commerce activities at the church side node thus making a connect between the two.

During this period building activities along Chalpeth road increased as it connected Agashi with southern most Vasai Town.

- 10 Ram Mandir
- 11 Vishnu Mandir
- 12 Node adjacent to the Church



[MARATHA PERIOD - 1739-1818]

During Stage II, the maratha Sardars controlled the power and built spacious wada typology while supporting the religious activities. The mercantile activities invited immigration of various Gujaratis and Jain communities across the states. After the maratha sardars, the said community expanded their activities through acquiring of land parcels and building spacious house types. Gadre and phadke family established themselves in Agashi through their hold on political affairs as well on the land holdings. It is very important to note that lot of Brahmins were invited by the Peshwa to settle in Agashi so that the religious practices could be followed once again, thus giving rise to considerably higher proportion of Brahmin families compared to other casts.

While the missionaries started spreading the religious message through the church, the Christian neighbourhood [wadi] was being established from the church node towards northern direction. The market street expanded on east-west direction increasing importance of Agashi naka as important node.

- 07 Phadkewada
- 08 Christian Wadi
- 09 Agashi Naka /Old Market



[BRITISH PERIOD - 1818 - 1947]

The library was founded in the stage IV alongwith extension of educational institution to the church. This was the peculiar characteristics of colonial transformations. The market street had mix of institutional character and that added dynamism to Agashi Precinct. The town growth was limited on eastern side due to the Bolinj creek.

The formal recreational activities was promoted by a club attached with the open space. formed between the Christian and Hindu community

Through the evolution period, the water networking system was restored and used for the community benefits. Several wells were supporting the water need as well as the tank was reinforcing the ground water recharge. The Bhatibandar node lost its grandeur slowly shifting the centre towards the Agashi Naka comparatively concentrating the activities surrounding it. The market building was demolished and constructed newly in post independence period alongwith few apartment buildings.

- 13 Library
- 14 Market street
- 15 Khanolkar Wada
- 16 Recreational Club
- 17 Bolinj Creek



## AGASHI PRECINCT : HISTORICAL EVOLUTION

Describes the historical stages in synonymity with chronological development of VVS Region [ Ref. Sheet01 ]

### SUMMARY :

\*In conformity with the VVS Region, the community structure shows diversity in terms of religion and ethnicity based on the power centres during different historic phases of the region and the Agashi Heritage Precinct.

\* The Agashi Precinct can be associated strongly with religious institutions - temples, with communities that held power centres during Maratha period. The diversity of community structure within the precinct is manifested in varying house forms like wadas, temple houses, institutional buildings, etc.

\*The Agashi Precinct and its fabric has not only retained its significant architectural characteristics but also continues to play the dynamic role of a cultural place from where the communities have been organizing themselves .  
\* The precinct identifies strongly with the Agashi Talav which behaves cohesively with the cultural context of temple complex. Such cohesive formats identified as Temple Tank Precinct is comparable with just one another similar asset in the VVS Region -Siddheshwar Temple Complex in Vasai town.  
\* The last decade shows a significant economic shift in VVS Region, thus affecting Agashi Precinct as well. The community associated with temples in precinct indicates aspiration to protect the cultural essence of the place and afford an enhancement.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVS

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

## EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : SETTING LEVEL

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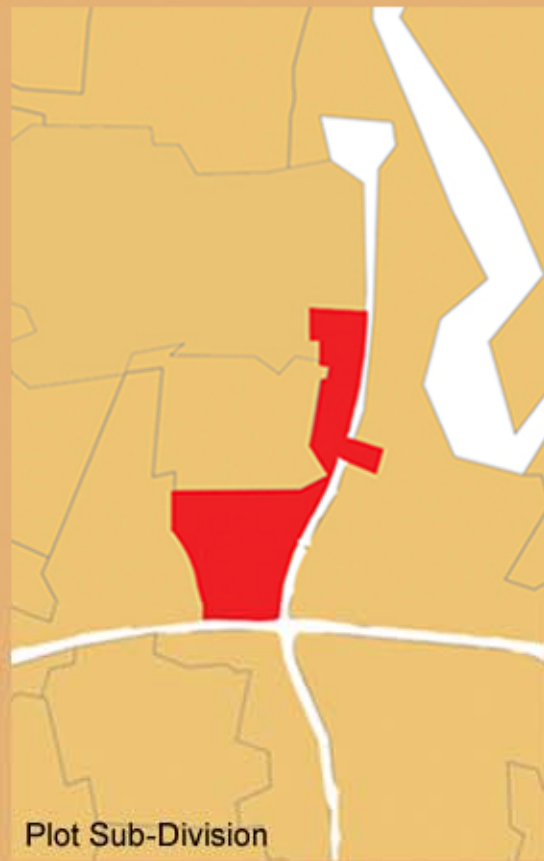
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Street Pattern



Plot Sub-Division



Built-Open Ratio



Figure Ground



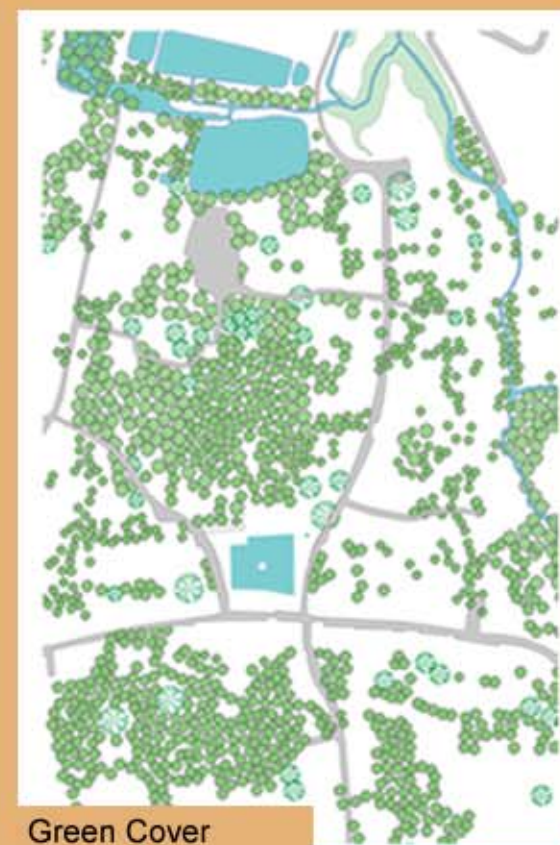
Precinct Demarcation



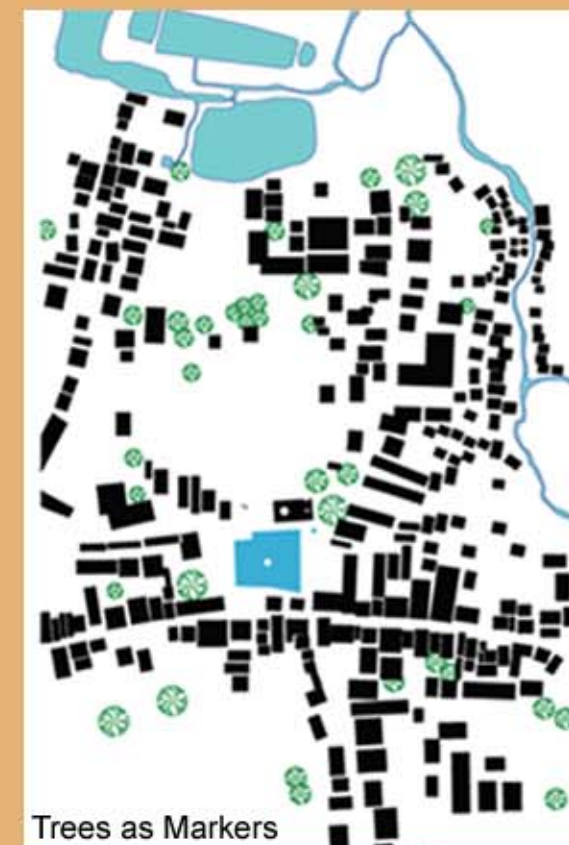
Street & Urban Form



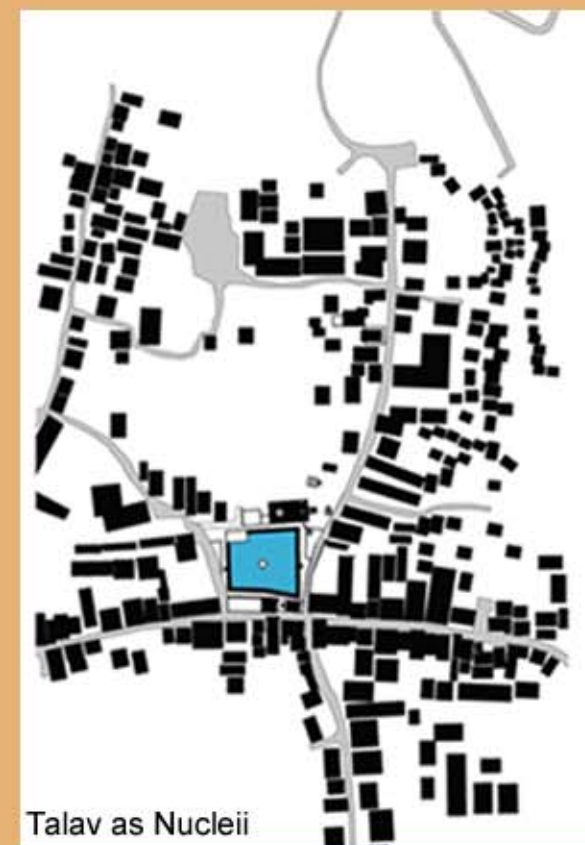
Cluster Formation



Green Cover



Trees as Markers



Talav as Nucleii

## AGASHI PRECINCT : LANDSCAPE URBANISM

Landscape Urbanism is determined by the systems which evolve the symbiotic relationships between regional landscape and the urban built form.

### SUMMARY :

\*The strategic location of Agashi Talav precinct amidst salient features of coastal ecosystem, occupational activities, horticulture produce & percentage of figure ground vs. plantation lends it a special character.

\* The Agashi Heritage Talav Precinct lies on almost flat land gently sloping towards nallahs/rivulets. The movement of sea water in high & low tide through the creek is controlled by the Mangroves belt on the northern side of Agashi. The no. of sluice gate controls the salinity of water for the agriculture & Plantation purpose. The series of ponds are also used at the community level.\*

\*The tank has mineral source of water which was believed to possess healing powers. It restores the rainwater and maintains the ground water table level in the adjoining wells of the surrounding area. The overflow channel of the tank was designed to feed the surplus water to the agriculture and plantation which is needs to be identified and revived

\*The micro climate of the region is maintained at the comfort level due to high tree cover which is also belongs to predominantly an evergreen series of species. Individual plots abutting the streets allow the trees to be used as shading device for the public purpose-hence the negotiations between public and private. The second layer of plantation promotes the place-making characteristics with flowery species. They are also used to indicate the soft boundary and sometimes to mark the domain of the user.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

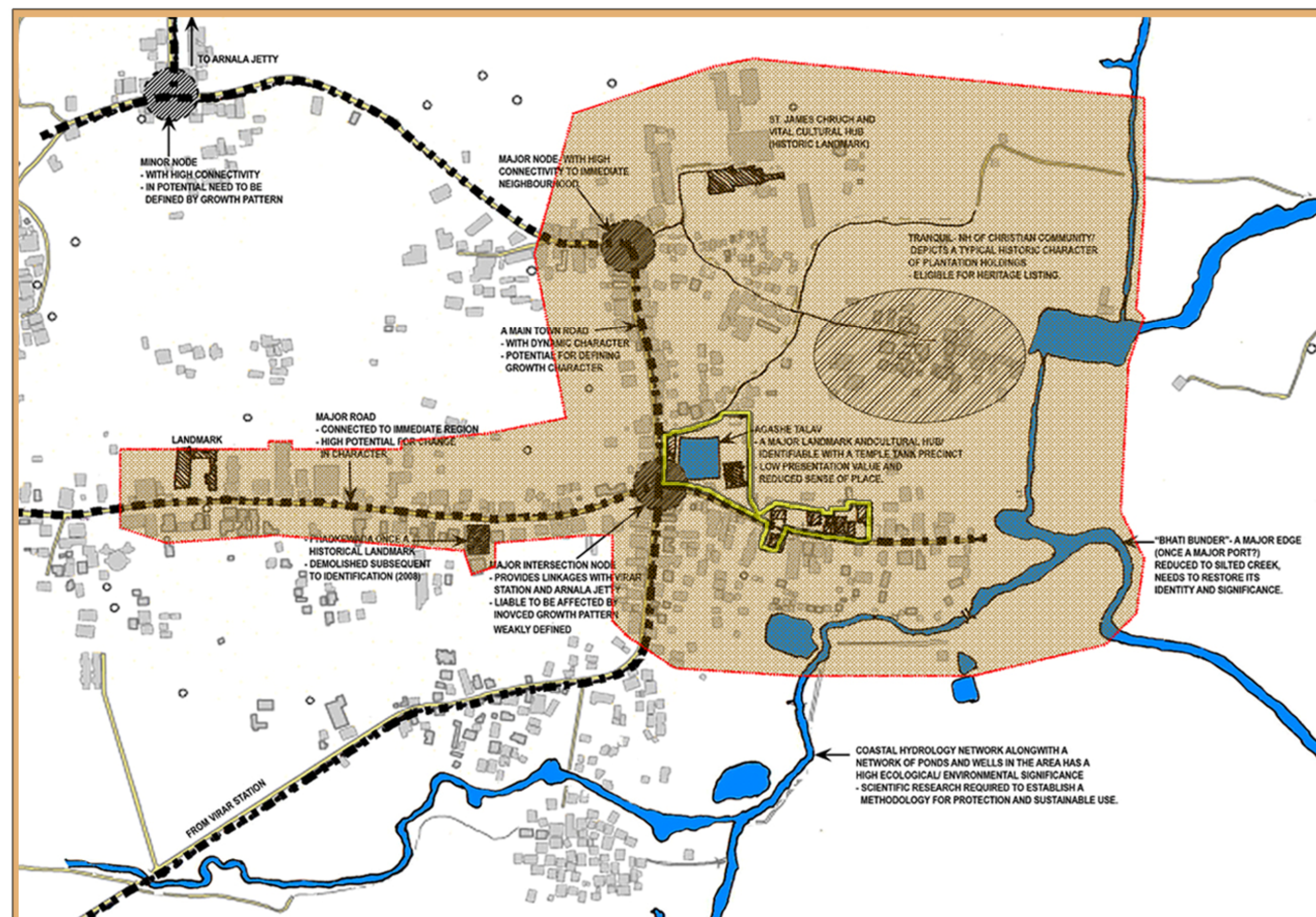
## EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : SETTING LEVEL

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## NODES & STREETS

**AGASHI NAKA/NODE** - A major intersection node which provides linkages with Virar station and Arnala Jetty. Its is liable to be affected by grown pattern and is weakly defined.

**CHURCH NODE** - A major node with high connectivity to immediate neighbourhood

**ARNALA NODE** - A minor node with high connectivity. Its potential needs to be defined by growth pattern.

**MAIN TOWN ROAD**- With dynamic character and has potential for defining growth character

**CHALPETH ROAD** - A major road connected to immediate region. It has high potential for change in character.

**LANDMARK** - Phadkewada, once a historical landmark was demolished subsequent to identification [2008]

**CHRISTIAN NEIGHBOURHOOD** - Tranquil neighbourhood of Christian community depicts a typical historical character of plantation holdings - an enclave for heritage listing

**AGASHI TALAV** - A major landmark and cultural hub identifiable with a temple tank precinct. It has low presentation value and reduced sense of place.

**BHATIBANDAR** - A major edge which was once a major port. It is reduced to silted creek which needs to restore its identity and significance.

**WATER NETWORK** - Coastal hydrology network alongwith a series of ponds and wells in the area has high ecological / environmental significance. A very scientific research required to establish a methodology for protection and sustainable use of the same.

## AGASHI PRECINCT : IMAGEABILITY

Core Conservation Area  
Tank, stream, etc.

Buffer Zone around core Conservation Area

### SUMMARY :

\*The identified boundary Agashi Talav Precinct seems 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 significance of the streetscape along the 'Dev Ali' and 'Chalpeth Road', the major and minor nodes, the setting of the Talav, and Historical 'Bhati Bunder' with its natural setting, the Christian wadis, 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 identification of community gathering spaces are necessary as they perform a role of cultural nodes

\*The Imageability of the precinct is based on its character making qualities such as the coastal ecology, regional landscape, medieval street patterns, cluster formation of wadis, road abutting house typology with sloping roofs, verandahs, nodes concentrated with activities and the religious institutions interwoven with the fabric around.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

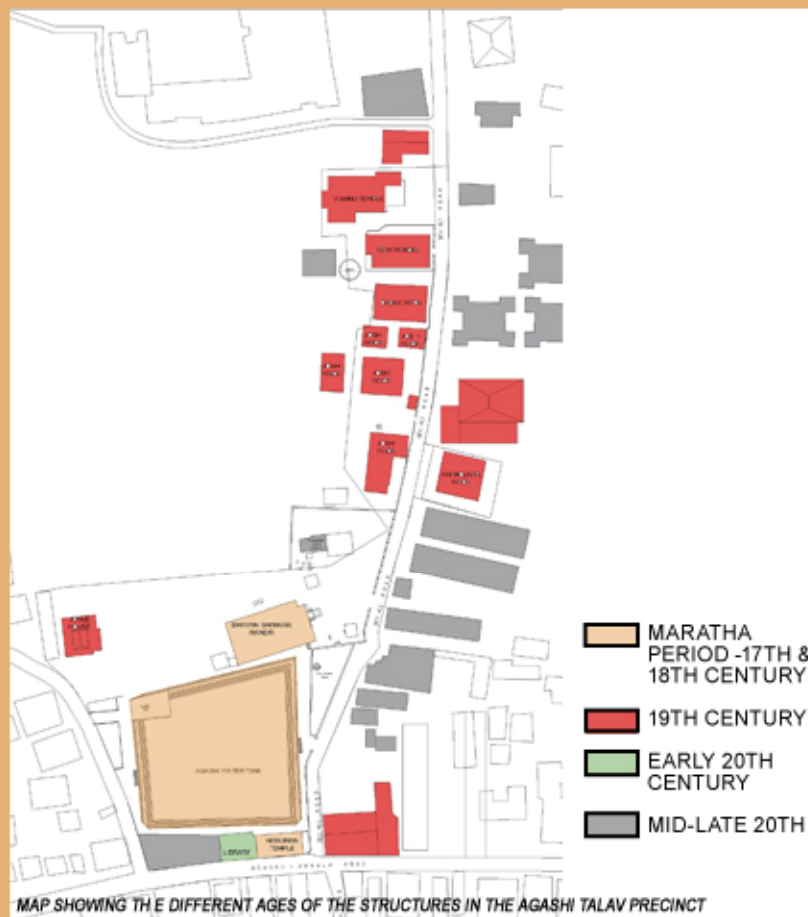
## EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : SETTING LEVEL

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North





## HISTORICAL DEVELOPMENT

The Agashi Village has a history that goes back to the Ancient Period. Later this area, with the rest of the VVSR fell into the hands of the Gujarat Sultanate and then the Portuguese. Although Agashi has a strong role during the Portuguese rule, there are no structures from this period that lie in the Agashi Talav Precinct.

The next phase was ushered in by the conquest of the VVSR by the Marathas under the Peshwas. This period saw a lot of building activity that included construction of temples, tanks etc. The new Hindu communities that were brought to settle in the region introduced new housing typologies that were influenced by those in the Maratha hinterland. It should be noted that till the time of conquest of Vasai, the Marathas had made Agashi as their base. This explains the existence of large wadas or mansions in Agashi of prominent martial and mercantile families serving under the Peshwas, mainly the Phadkes and the Gadres. Most of the structures that lie in the Agashi Talav Precinct belong to this period, while the rest were possibly built in the subsequent British period.

With the Maratha rule, the existing Agashi Talav was bound by series of formal steps on all four sides. The construction of the Bhavanishankar Mandir and the Hanuman Mandir is supposed to have happened simultaneously, i.e. circa 1691. Being the oldest build forms in the Precinct, the Talav along with these two temples forms a historic core to the area.

Although the old port of Bhatibandar port continued to be in use till the early 20th century, there are no structures in or in the vicinity of the Precinct that would be affiliated to this maritime activity.



## SETTLEMENT PATTERN

While the Agashi Talav and the neighbouring two temples were property of the Peshwas, private land holding simultaneously were created on the eastern and northern edges of the historic core.

The Gadres owned large land parcels including the area on the east of Bhatibandar Road, right from the present Agashi Naka till the Bhati Bandar on the north. Having being appointed to look after the affairs of the port, the Gadres soon built their own wada in a very apt location, just north of the present Khanolkar wada and sandwiched between the Bhatibandar Road and the Bolinj creek running on the eastern side. This could have possibly been amongst the earliest notable residential structures north of the Agashi-Arnala Road.

The other contemporary wadas were all located on the south side of the Arnala Road, along the Chalpath Road.

During this period the existing Christian settlement on the west of the Precinct is supposed to have been largely left untouched. The Gadres also had acquired properties on the west side of the Bhatibandar Road. Other families, namely the Joshis acquired land on the northern portion of the Bhavanishankar Mandir and built relatively modest houses in the late 19th century.

While there was an existing agrarian set-up in Agashi, the Precinct itself had few directly agriculture related activities and thus was largely urban in character. On the north-western edge of the Precinct there were large orchards and these are still in existence. By the beginning of the 20th century this land use and settlement pattern remained largely unchanged with the exception of the Library building built adjoining the Hanuman temple. The mid 20th century was to see many changes. The port activities, long since reduced in volume, led to the decline of commercial activities in this area. Decline in family fortunes also led to the demolition of the Gadre Wada and the subsequent sale of the land to developers. Only the Khanolkar Wada, built by an illustrious member of the Gadre family in the late 19th/early 20th century was left intact. It can be presumed that any structures related to port-activities and hence the Gadre family would have been demolished during this period. The original plot of land owned by the Gadres was parceled into smaller plot and new apartment blocks were constructed. This pattern of development was to be seen in other areas of Agashi as well. Although the commercial activities in the Precinct and its immediate surroundings were on the decline, an informal market was set-up on the eastern edge of the Agashi Talav, in between the tank and the Bhatibandar Road. This market was in existence till 2005 and some activity is still seen today, although just along the road and in a much smaller scale.



THE QUIETER RESIDENTIAL STREET OF DEVALI



THE SOCIAL SPACE ALONG THE TALAV



## CHARACTER APPRAISAL

The Agashi Talav Precinct has two distinct activity areas.

**The first, the Talav itself with its adjacent temples and other buildings, acts as a social gathering space and is much more interactive in nature.**

Although having temples on two of its edges, the Talav gives no indication of its original religious association, large due to the fact the physical access from these two temples to the tank has been blocked off.

The Agashi Talav is the dominant element of the Precinct and indeed, it is the only aspect that many visitors experience.

**The other activity area consists of the remainder of the precinct on the north and situated along the Bhatibandar Road.**

This particular area, being predominantly residential in nature has a more intimate character. The Vishnu Mandir is less frequented by visitors and the Ram Mandir is a private temple that also serves as a residence.

## AGASHI PRECINCT : HISTORICAL DEVELOPMENT AND SETTLEMENT PATTERN

### SUMMARY :

The present Agashi Talav Precinct originally had a mix-use pattern with religious, residential and commercial activity taking place within or in its immediate vicinity. Over a period of years the commercial aspect of this area has reduced greatly, excepting along the Arnala Road, and is more residential in nature. However, the religious activity has largely remained unaltered. The Agashi Talav Precinct has a primarily historic urban character pertaining to the 18th and 19th centuries.

The Agashi Talav Precinct has primarily two sub-zones which exhibit different characteristics. The Agashi Talav and its adjacent buildings are more public in usage while the structures on the north of Bhavanishankar Mandir are more private and of residential nature.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

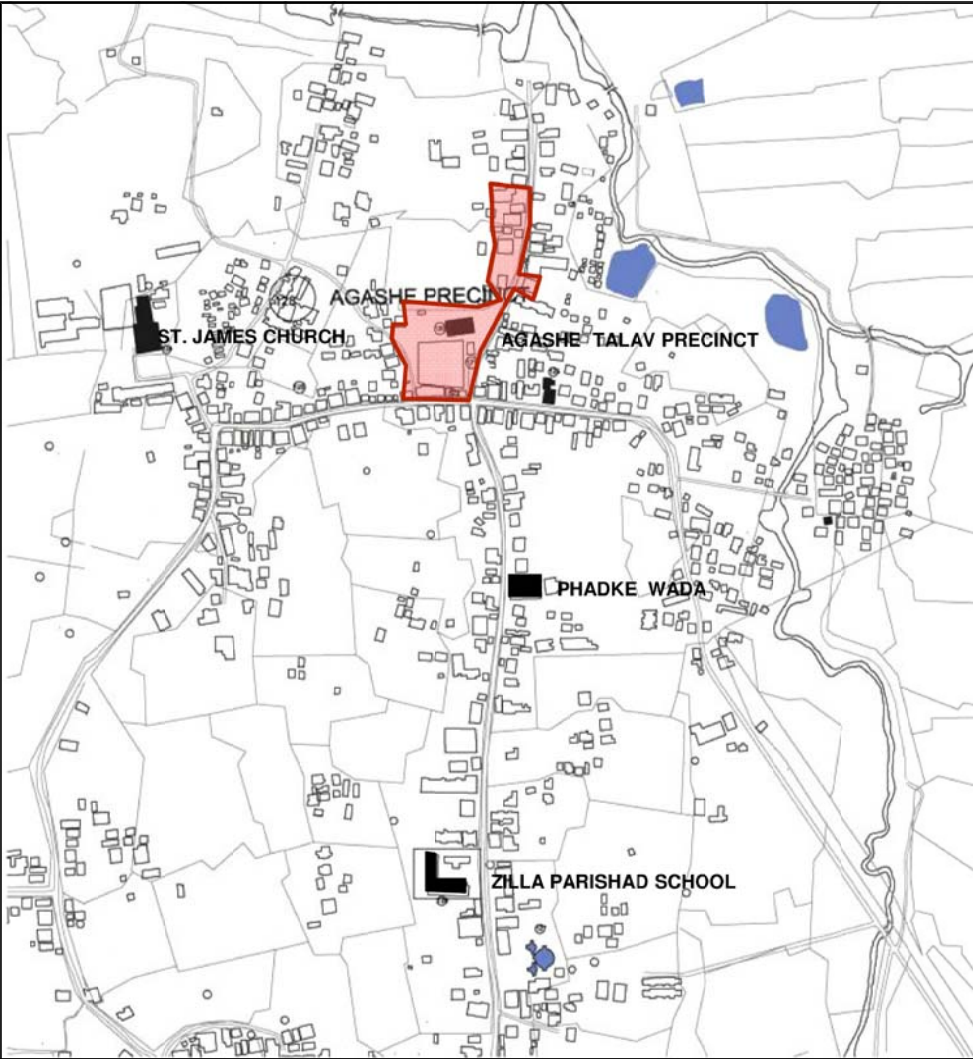
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Heritage Area and Structures Identified by CRIT - Agashi



The Precinct Boundary on the west runs along the road leading to Bari wada; further it turns right and meets boundary of plot No1. A Compound wall with railing demarks the tank area.

LEGEND

Plot Boundary(No 1- Land records Agashi tehsildar office)

Boundary of Agashi Talav Precinct



The precinct boundary along the western side follows the plot Boundary of structures in demarcated precinct.



The precinct boundary running along the eastern side of Dev ali road terminates at Vishnu mandir. Furthure the Boundary line turns and runs along the rear sides of the structures with adjoints dev ali.



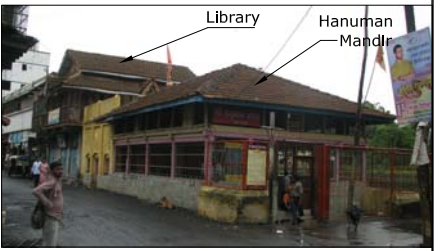
The only structure identified on east edge of Dev ali road is Khanolkar wada. The Precinct boundary otherwise running along east edge of Dev ali Loops around the plot boundary of Khanolkar wada.



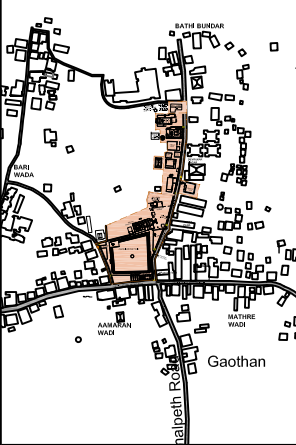
The only structure identified on east edge of Dev ali road is Khanolkar wada. The Precinct boundary otherwise running along east edge of Dev ali Loops around the plot boundary of Khanolkar wada.



Orchards



Hanuman Mandir and Librabry building adjoining Agashi naka.



AGASHI PRECINCT : EXTENTS AND COMPONENTS OF PRECINCT BOUNDARY

SUMMARY

CRIT has designated Agashi talave area as a Precinct during the listing exercise. The Extent of the Precinct Boundary and listed Structures remains unchange for this exercise of Action area Plan for Agashi talav precinct. The Precinct is oriented in linear format along North south axis beginning from Hanuman mandir at Agashi Naka and ending beyond Vishnu mandir at chawl on Dev ali Road. Total Area of the Identified Precinct is 15000 Sq M Approximately. The precinct is bounded by roads on three side; in the east by Dev ali road , in the south by Agashi Arnala Road , in the west by a road leading to cristian wadi and in the north east by Orchards The identified Precinct consist of One Built water Tank, Five Mandirs namely Hanuman Mandir, Bhavani Shankar Mandir, Shitaladevi mandir, Ram mandir and Vishnu Mandir; Library Building, Newly Built Shops adjoining library , seven Residential Wadas namely Dabke wada, four no of Joshi wadas, Khonalkar wada and one beside Shitaladevi mandir.



ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANTS K. UNWALLA ARCHITECTS

EVALUATION OF CULTUTAL SIGNIFICANCE

CHARACTER APPRAISALS - PRECINCT LEVEL

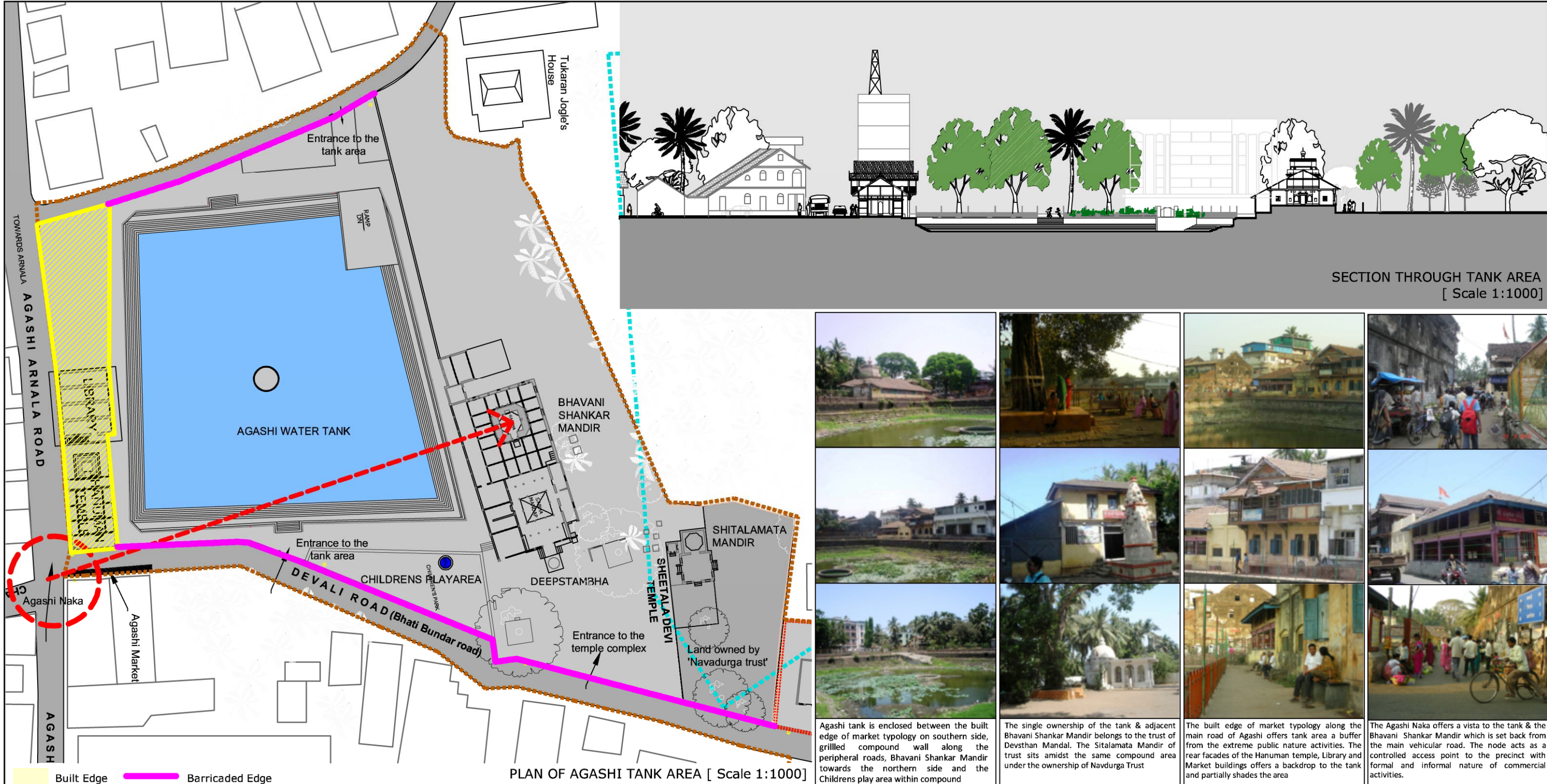
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North







### CONTRIBUTION MADE BY LISTED AND UNLISTED BUILDINGS - 01

\* On the development plan of VVSR, the Agashi market street strengthens the connection between Arnala and Virar station intersecting at Agashi Naka/node with Chalpath street which is further connected to Vasai Town. The ongoing as well as future development pressure on the said areas ought to be channelized to strengthen its historical role playing for the Agashi Tank Area.

\* Along with promoting of multifunctional activities, Agashi naka also offers a vista to the tank area which is set back from the primary movement network - thus facilitating a controlled/ guarded access point to the comparatively private public place at Agashi Village level. The application of guidelines to the urban form enclosing Agashi naka are instrumental in preserving the present linkage to the Tank from the primary road network.


\* The market typologies act as a buffer to the tank area from the extreme public nature activities of the market street. The present private - public domain of the tank precinct needs to be conserved which is the most interactive socio-religious public place for Agashi village- thus facilitating the role of the guidelines of the buffer area to control change.

\* The initial interventions applied to the tank property are the set of standardized design applications applied throughout the VVS Region. The Bhavani Shankar Mandir and its surrounds foresees a new complex construction as extension to the existing shrine area. The design guidelines are essential in creating awareness within the stakeholders about the concept of revitalization in strengthening the value of the tank & its surrounds as well as to control the change.

### BHAVANI SHANKAR AND AGASHI TANK

\* The activity pattern at the area level w.r.t. the daily as well as the occasional events offer community value to the precinct. The markers as well as the open spaces promoting the activities are central for its conservation. The front set back of the Bhavani Shankar Mandir promotes spillover of the socio religious activities further shaded by the markers of the indigenous trees thus making a potential public place at the community level.

\* The rear open space is marked as recreation ground in Development Plan[noti.249]. The present status of the land under plantation should be maintained as it offers the precinct, place making characteristics of VVS Region.




### ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

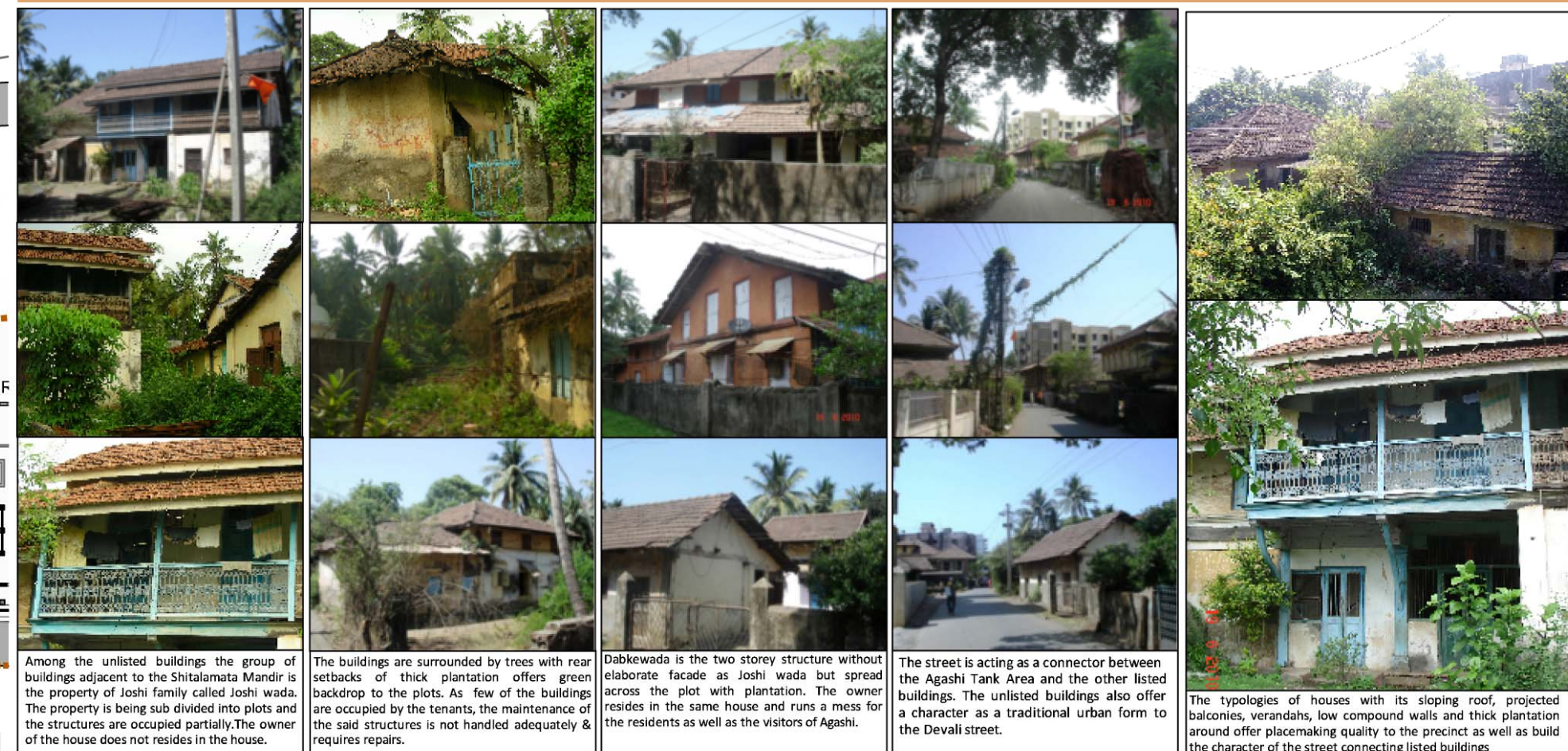
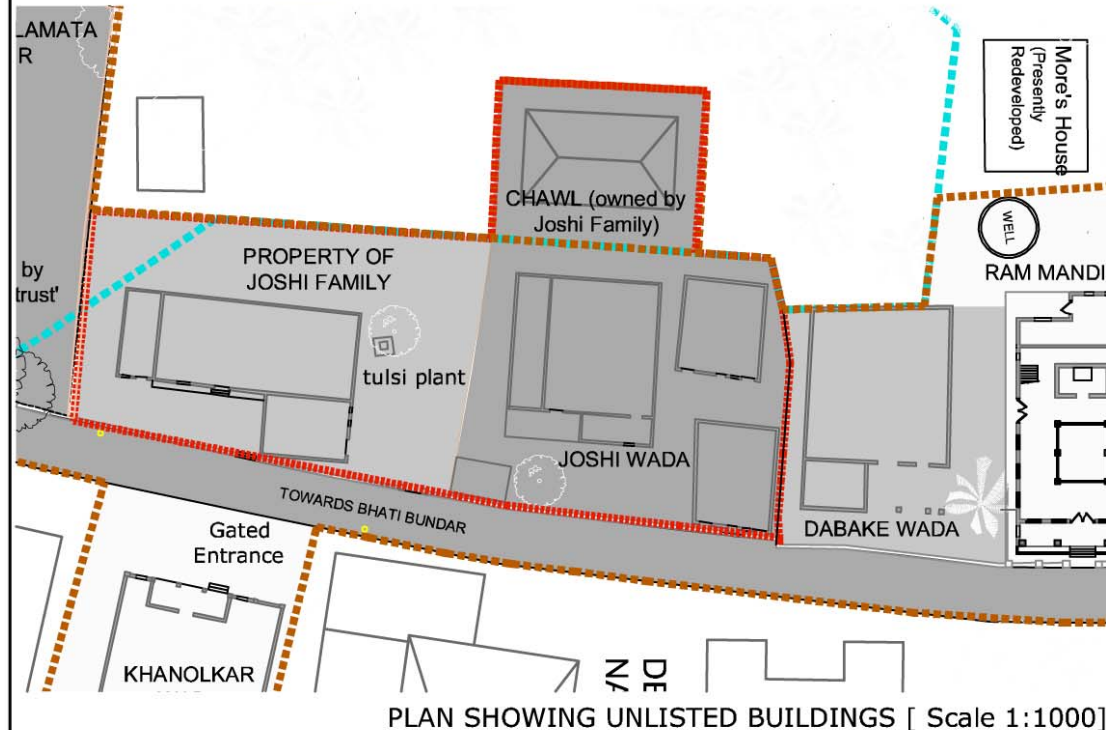
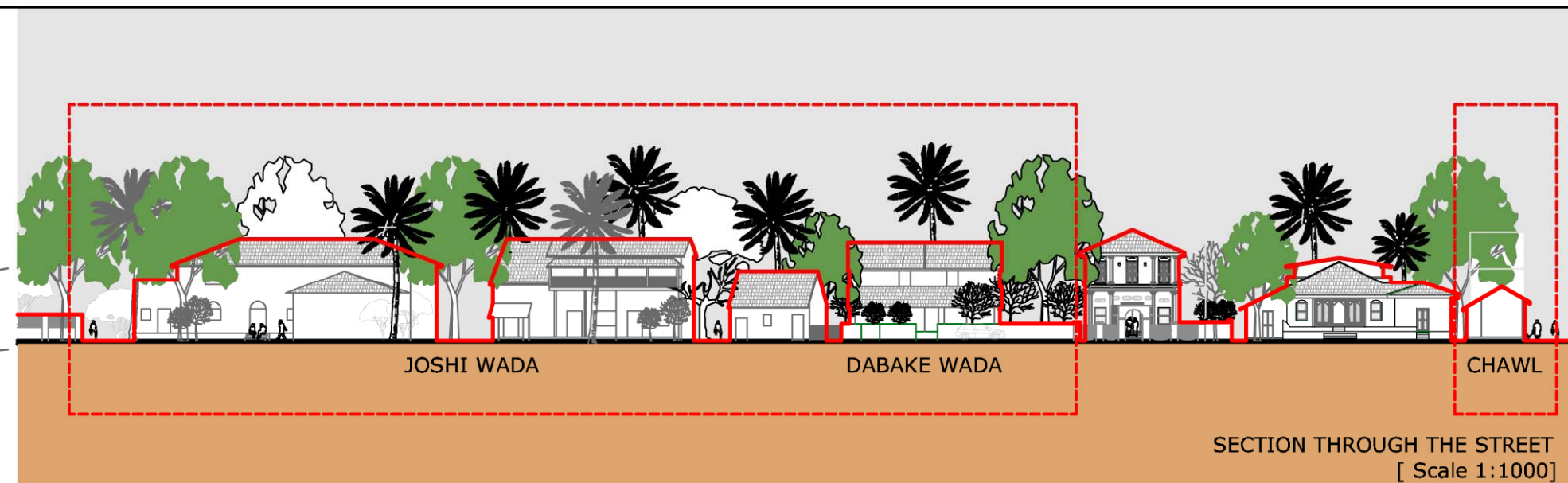
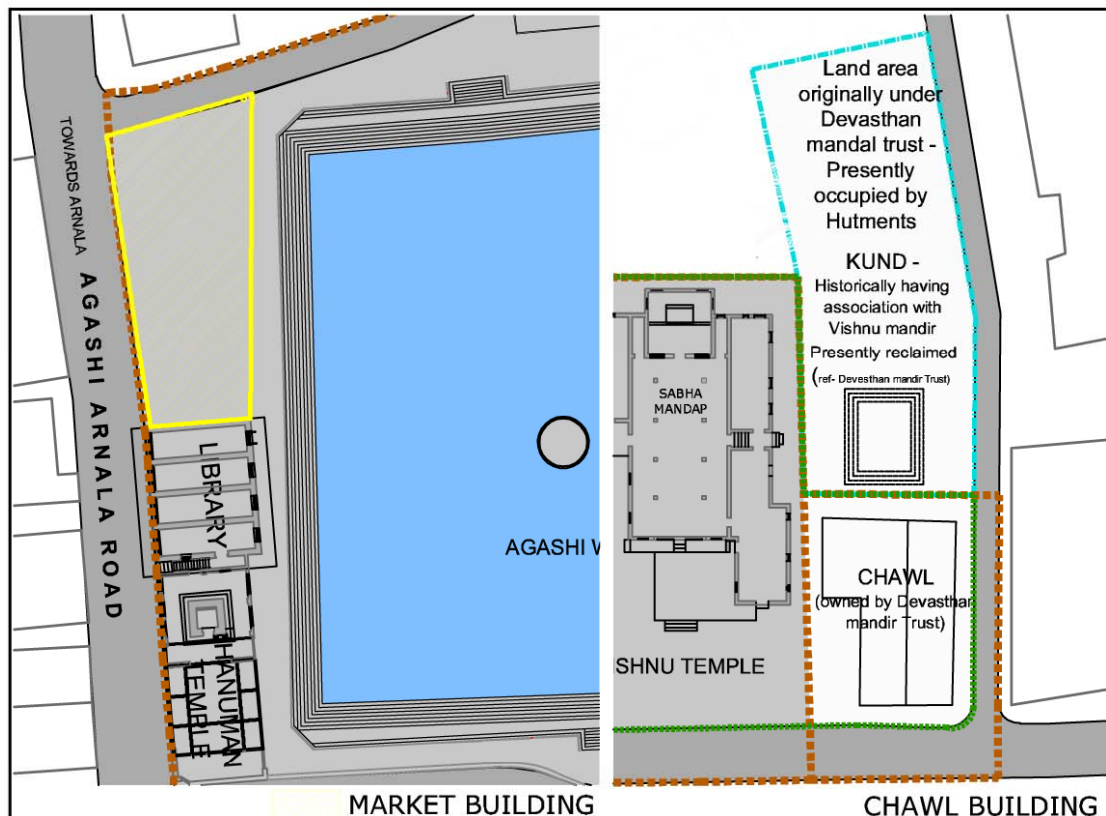
PROJECT CONSULTANT K. UNWALLA ARCHITECTS




## EVALUATION OF CULTURAL SIGNIFICANCE

CHARACTER APPRAISALS - PRECINCT LEVEL

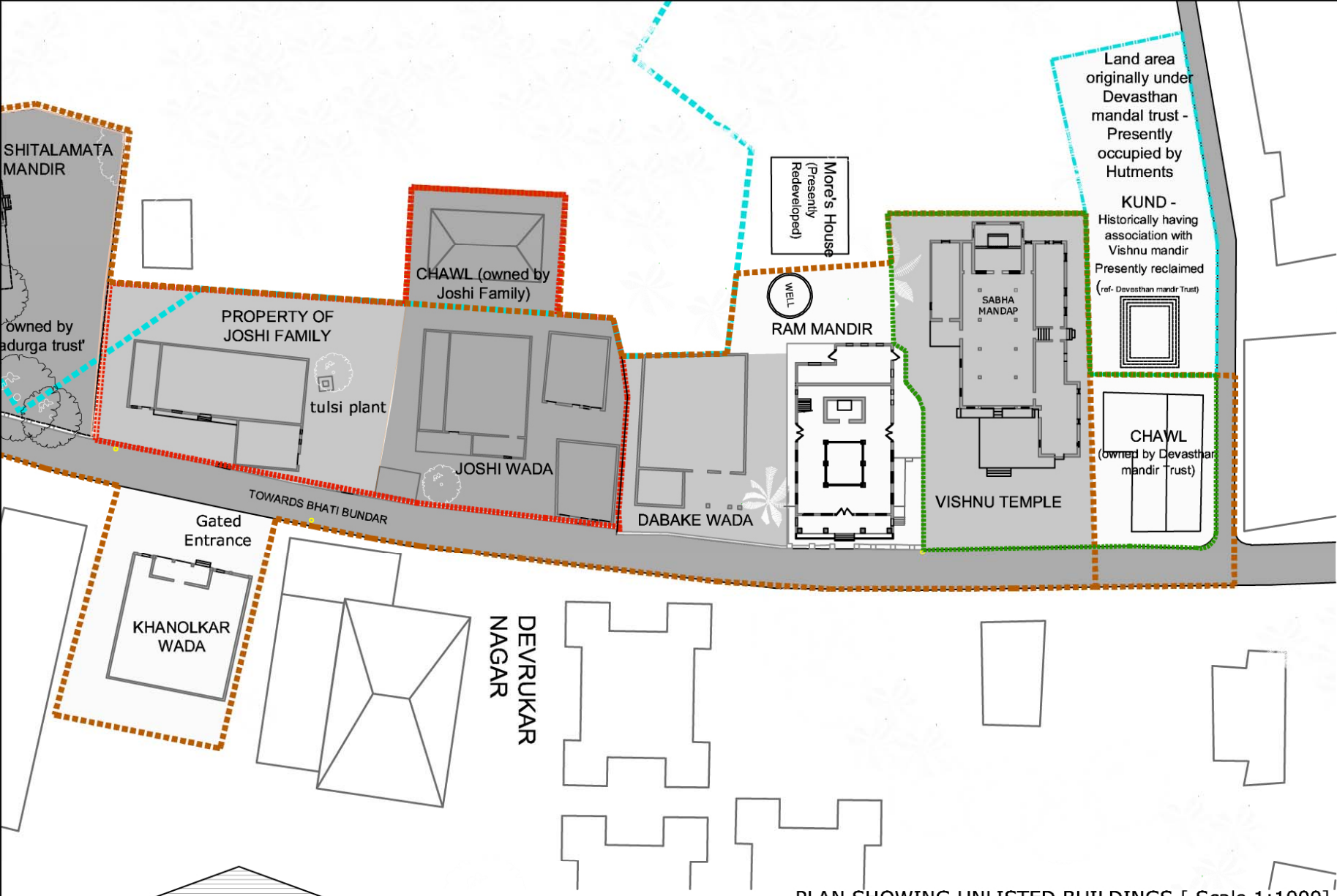
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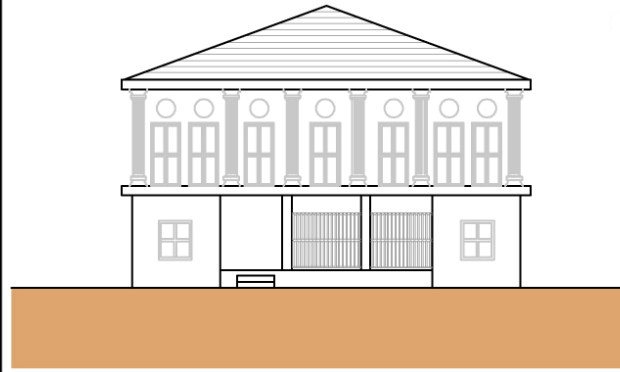
	<p>* The Agashi tank &amp; its surrounds situates on the intersection of the X Y axis of the village. Ram Mandir, Vishnu Mandir sits towards the Bhatibandar on northern side of Y axis whereas Khanolkar wada on across the street of Devali. As the listed buildings are scattered in group, the street along with the unlisted buildings play a role of connector bridging the gap between the listed buildings within the precinct.</p> <p>* Devali street plays a historical role of linking Agashi Tank with the then Bhatibandar whereas the unlisted buildings as typology itself or as groups of plots/buildings strengthen the significance of the Devali street. The dual role played by the unlisted buildings contributes in preserving the historical integrity of the precinct representing Agashi as then important harbour.</p>	<p>* The unlisted buildings demonstrate a typology and its interrelation with the street which representates a historical era. The paramenters showing significance needs identification prior to its preservation such as -1] the urban form &amp; its relation with the street, through setback mechanisms, nature of boundaries, 2] semi-public elements of verandahs, balconies,etc., 3] house typology with construction systems of sloping roofs, 4] facades with the intricate details, 5] built vs open ratio within the plot,&amp; 6] role of regional landscape in offering placemaking qualities.</p>	<p>* Agashi is undergoing tremendous pressure of development followed by demolition of old structures, wadas, etc. The promotion of adaptive use applied to the old buildings has potential in reviving the trend of conservation through maintenance and self sustaining mechanisms .The unlisted buildings play important role in preserving the precinct intach as well as demonstrate a case study for the VVS Region.</p>	<div><div><div>ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY</div></div><div>PROJECT CONSULTANT K. UNWALLA ARCHITECTS</div><div>EVALUATION OF CULTURAL SIGNIFICANCE</div><div>CHARACTER APPRAISALS - PRECINCT LEVEL</div><div><div>As Indicated SCALE</div><div>CA- 12 SHEET NO.</div><div>NORTH </div></div></div>
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Ram Mandir is located next to Dabke Wada along the Devali Street. It is under private ownership of Gadre Family and have been maintained by the same family. The community visits the temple at regular basis as well as celebrate the important festivals related to the deity of Ram such as Ramnavami. The typology is a two storey structure with sloping roof and verandah on ground floor. The structure houses the shrine as well as the residence of the family. The gatepost is elaborate as part of the compound wall which offers a special characteristic to the street of Devali.

Vishnu Mandir is set back from the Devali street , adjacent to the Ram Mandir. It is a single storey structure with sloping roof and planned in L shape. The platform in front of the open space offers area for the outdoor activities as well for the common functions of the community. The front open space has potential to be used for the community functions at informal level. Both the temples in close proximity with another temple Datta Mandir across the street encourage visitors for religious activities and promote chances of occurrences within the Agashi residents.



Khanolkar Wada is located across the Agashi tank area on Devali street. Representative of the wada typology, it is a two storey structure with elaborate facade and well maintained property along with. The front set back with low compound wall responds to the street which is indicative of the historical era. The lack of stakeholder's participation in identification and detailed documentation of structure leads to no access to the property, hence inadequate information to support the information about listed building of Khanolkar Wada.

	CONTRIBUTION MADE BY LISTED AND UNLISTED BUILDINGS - 02			KHANOLKAR WADA , RAM MANDIR AND VISHNUMANDIR			ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR		
							PROJECT PROONENT MMR HERITAGE CONSERVATION SOCIETY		
							PROJECT CONSULTANT K.UNWALLA ARCHITECTS		
							<b>EVALUATION OF CULTURAL SIGNIFICANCE</b>		
							CHARACTER APPRAISALS - PRECINCT LEVEL		
	As Indicated SCALE		CA- 13 SHEET NO.		NORTH 				
* The Khanolkar wada represents 'Wada' typology with intricate details and elaborate facade. The structure is in good condition and maintained well. The lack of awareness at the stakeholders perception level about heritage conservation does not promote interaction of experts with the building. However the structure promotes interaction with the plots across Devali street and demands protection from the future development pressure; as the wada typologies are undergoing pressure of demolition from builder & developers community in the VVS Region.		* The Ram mandir represents a unique typology of temple cum residential structure owned by a private family. It has high historical value as being an integral part of the temple group for which the Devali street is known. The two storey structure with sloping roof responds with the street through its verandah lead by no. of steps from with low compound wall highlighted by a gate post has a high value of a landmark and needs to be conserved from the development pressure.		* The Vishnu Mandir is a single storey temple with sloping roof emphasizes the prominent front setback from the street. The structure has undergone interventions but has high socio-religious value compared to its architectural value as being part of the group of temples. The front open space demands protection from future encroachment and has high potential for community level informal activities.					

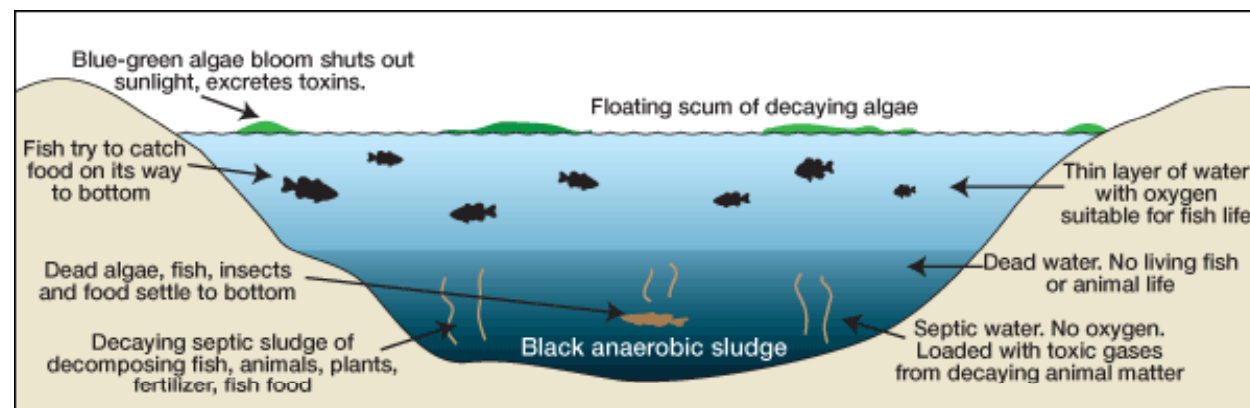
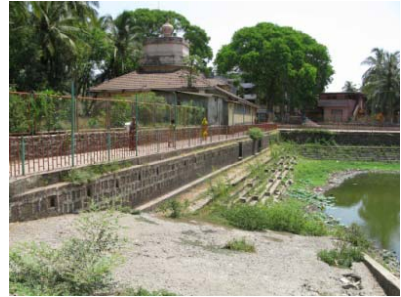


## AGASHI TALAV : ENVIRONMETAL STATUS APPRAISAL

The Agashi talav is not only a significant religious, social and cultural asset, but is also a significant environmental resource., vital to the health of the local ecosystem and balance of the ground water system(Scientific value). During monsoon month the tanks is also used for fish breeding activity. The talav presently appears to be in a state of poor maintenance with evidence of siltation and Eutrophication. Interventions like constructions of ramp, have blocked the source of natural springs.



“Eutrophication is an increase in the concentration of nutrient content to an extent that increases the primary productivity of the water body. Negative environmental effects include particularly anoxia, or loss of oxygen in the water with severe reductions in fish and other animal populations. Eutrophication is often the result of pollution, particularly the release of sewage effluent and agricultural run-off carrying fertilizers.”The presence of extensive algae growth and other plant species in Agashi Tank as can be seen in the images is an indication of Eutrophication.



Eutrophic Pond, [http://www.thelakeexperts.com/is\\_stratification\\_harmful.html](http://www.thelakeexperts.com/is_stratification_harmful.html)

## Key Background Characteristics for Environmental Management

Parameter	Value
Grading	I E (CRIT) – (Proposed as II E )
Plot area	2270 sq.mts.
Urban/Rural character	Urban
Present state of maintenance	Fair (as per CRIT Grading), recent observations however indicate that the condition has worsened with extensive algae bloom and Eutrophication.
Priority for environmental conservation based on the assumptions of this study	High

A strategy for restoration and conservation of a public asset such as the Agashi Tank requires a thorough understanding of both the physical and biological parameters of the tank ecosystem. The following base line studies will need to be carried out to fulfil the above objective.

### Base line studies to be carried out

- Study of the natural drainage pattern and lake overflow
- Physical and biological characteristics of the tank water and bottom sludge.
- Flora and fauna within the tank ecosystem

### Measures for Tank Restoration

The restoration of the tank ecosystems will comprise of both Physical and biological treatment of the tank and Preventive Management Strategies

The treatment will involve - Clearing of floating and unr ooted weeds and algae Providing artificial aeration system, application of specialty Bio-products for biodegradation of sludge. Preventive management will include Preventing the activities like throwing of garbage and pooja flowers and leaves into the tank and preventing washing clothes on the bank of the tank, Strategies and techniques for preventing entry of silt and sullage into the tank, strategy for facilitating environmentally safe immersion of Ganesh Idols ,Maintenance and management of the catchment areas of the water bodies to promote natural ground water recharge.



## ENVIORNMENTAL SIGNIFICANCE - AGASHI TALAVS

### SUMMARY

As can be understood from the above notes, Agashi Talav is in a poor state of maintenance. While the short term strategy for restoration of the talav is through physical and biological treatment, the long term approach will have to focus on preventive management techniques. Preventive management techniques will require not only physical infrastructure interventions but also extensive awareness programs and capacity building of key stakeholders involved in the management of the talav and temple complex.



**ACTION AREA PLAN FOR AGASHI TALAV  
PRECINCT, V.V.S.R.**

PROJECT PROPONENT- MMR HERITAGE  
CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

**EVALUATION OF CULTURAL SIGNIFICANCE  
CHARACTER APPRAISAL : PRECINCT LEVEL**

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Sheet No.

North





View of the Agashi Talav, looking westwards



The steps leading from Devali



The original connection of the tank to the Bhavanishankar temple has been sealed off. The only indication of such a connection is the ornamentation flanking either side of the original steps.



The ramp has sealed off the perennial water source, i.e. the natural underground springs.

#### AGASHI TALAV

The Agashi Talav, supposed to have some miraculous healing powers, was built by a relation of the ruler of Miraj in 1691 and was built in 1691 by Shankarji Keshav Phadke, Subhedar of Vasai. Originally fed through natural underground springs, the tank would have existed as a natural water body prior to the construction of steps on its periphery. The Talav, forming the core of the Precinct has a high level of historical significance.

The built form of the tank mainly consists of a series of stone steps descending down to the water, in a manner similar to the traditional ghats built along riversides. These steps form a definite edge to the water body. In addition to these steps there are additional architectural features like the retaining walls containing niches on all four sides. The main access to the tanks is marked by bas-relief ornamentations and some sculptural work on the surface of the retaining wall, flanking either side of the main steps.

Although the Agashi Talav has retained much of its original architectural character, its historical integrity has been compromised upon during the renovation which took place in the last few years. The southern edge of the tank has been shifted northwards to create a walking track along the buildings that it abuts. However, the biggest problem has been the construction of the ramp on the north-western corner of the tank. This new intrusion has blocked off the original underground springs and thereby has deprived the tank of its perennial water source. As a result, in the present scenario, the tank completely dries up in the summer season and is recharged only during the monsoon. The wooden pole present in the centre of the tank was also removed during this time. Another major intervention that has altered the original character of the tank is the blocking up of the steps leading to the Bhavanishankar Mandir on its northern edge. This obliteration of an existing physical connection between the temple and the tank has reduced the religious association of this waterbody as well as its historic integrity within the larger framework of the Precinct.



The Siddheshwar tank is similar in style to Agashi Talav but smaller in scale.



Although there are niches in the retaining walls of the tank there is no ornamentation.



Sculptural scheme flanking the now sealed steps leading to the temple.



#### COMPARISON WITH SIDDHESHWAR TANK IN VASAI

The architectural significance of the built form of the tank can be further assessed by comparing it to similar forms in the rest of the VVSR. While the VVSR has a large number of tanks with or without built edges, only two tanks seem to have yet retained their original built form. While one of them is the Agashi Talav, the other such tank is that associated with the Siddheshwar Temple in Vasai. Built in the same style as the Agashi Talav, Siddheshwar Talav is much smaller in scale and although there are similar niches incorporated in the retaining walls, there is no ornamentation or sculpture seen in this tank. This indicates that the Agashi Talav was held in high esteem during the Maratha Period and also perhaps enjoyed a better patronage as compared to other tanks in the area.



Sculptural scheme seen elsewhere in the tank.

### AGASHI PRECINCT : ARCHITECTURAL SIGNIFICANCE- AGASHI TALAV

#### SUMMARY :

The Agashi Talav is historically very significant. Its built form, though not unique in the larger regional context, is one of the only two surviving tanks in the VVSR with this type of architecture, and thus has a high level of rarity value at the regional stage. Although the historic integrity has largely been retained, many elements have been modified that take away the original association of the tank with its neighboring temples. The new interventions have drastically altered the natural functioning of this water body.



#### ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

#### EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISALS: PRECINCT LEVEL

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Front facade of the temple. Note the nagaarkhana over the entrance and the deepastambha.



Unique bas relief sculptures seen on the external walls of the garbhagriha



Samadhis belonging to the earlier priests seen near to the Bhavanishankar Mandir



The columned pradakshina path .

Bhavanishankar Mandir is the most important temple in the precinct.

Dates back to 1691 and was built by Sardar Phadke of Sangli.

Good example of Maratha style temple architecture during the Peshwa period.

Linear in form and oriented in the east-west axis with the entrance at the eastern end.

The garbhagriha, constructed in black basalt stone, is further enveloped by a columned hall.

The sabhamandap follows the typology of a typical vernacular temple but is on a larger scale.

There is a peripheral gallery on the upper level originally meant as a segregated space for women.

The relative importance of this temple is seen by the presence of the "nagaarkhana" on the upper level of the main entrance of this structure.

Right in front of the main entrance is the unique deepastambh.

A distinctive feature of the Bhavani Shankar Mandir is the unique bas relief sculptures on the external walls of the garbhagriha and may even be unique to this temple. Much study needs to be done in these unique sculptural panels that do not adhere to any known iconographical scheme.



The octagonal garbhagriha of the Bhavanishankar Mandir



Rameshwar Mandir, Pune



Ballaleshwar Mandir, Pali



Mayureshwar Mandir, Morgaon

A unique feature of the Bhavanishankar Mandir is that its garbhagriha is octagonal in plan as opposed to the regular square enclosures. Although not rare, temples with octagonal garbhagrihas are very uncommon not only in the VVSR but in the state of Maharashtra and perhaps even India. Apart from Bhavanishankar Mandir only three other temples with octagonal garbhagrihas have been seen in Maharashtra, in the research done so far.

The Nageshwar temple in Pune is one such temple, while the other two are the Mayureshwar Temple in Morgaon and the Ballaleshwar temple in Pali, of the Ashtavinayak temple groups. The Mayureshwar Temple, especially is associated with Morya Gosavi, a prominent saint belonging to the Ganpatya sect. It is possible that members of this sect were involved in the establishment of the Bhavanishankar Mandir. A strong indication is the name of the last priest, Gosavi, who served at this temple before the present Devasthan Mandal Trust took over. Another interesting feature is the number of samadhis in the vicinity of the Bhavanishankar Mandir. According to local history these contain the remains of the older temple priests. It should be noted that in the Gosavi sect the important saints or spiritual leaders were buried after their death and not cremated. This provides yet another probable link to the Mayureshwar temple.

Presently, both the Mayureshwar temple and the Ballaleshwar temple have no covered pradakshina path around their garbhagrihas. It is highly possible that the Bhavanishankar Mandir initially was built in this format of a stand-alone garbhagriha.

Thus it may be argued that the Bhavanishankar Mandir is strongly associated with the Gosavi and the Ganpatya sect. This temple has some unusual architectural features which it shares with two of the Ashtavinayak temples of Maharashtra.

Considering these facts and with the premise that the assumptions are valid, the Bhavanishankar Mandir has an immense historical and architectural value not just limited to the VVSR but to the whole of Maharashtra.

## AGASHI PRECINCT: ARCHITECTURAL SIGNIFICANCE- LISTED BUILDING - BHAVANISHANKAR MANDIR

### SUMMARY

The octagonal plan of the garbhagriha & the unusual sculptures, add to the uniqueness of the Bhavanishankar Mandir. The moderately large mandap with its gallery above show the important role that this temple played, and to a certain extent still plays, in the social and cultural life of Agashi. The temple has many indicators that give clues to its probable connection to a specific religious sect active during the Maratha period. Thus due to its high aesthetic, evidential and historical value, the Bhavanishankar Mandir has a very high level of significance.

The proposed redevelopment of the temple threatens to severely alter the historic integrity of the structure along with its architecture. Interventions done in the past have drastically diminished the strong association that the temple had with the Agashi Talav.



ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

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Exterior & Interior views of the Hanuman Mandir



## HANUMAN MANDIR



The idol of Hanuman with a human face & sculptural scheme similar to that in Bhavanishankar Mandir

The Hanuman Mandir was built same time as the Bhavani Shankar Mandir, i.e. 1691. It is possible that it was even built by the same craftsmen as the elephant bas relief sculpture seen over the doorway of the garbhagriha is stylistically very similar to the same sculpture in the Bhavani Shankar Mandir.

The large idol of Hanuman is unique as the monkey-god has a human face.

Much more modest in scale, the Hanuman Mandir was considered to be at the edge of the village.

This temple directly abuts the busy Arnala-Agashi road. There is absolutely no buffer between these two entities.



Exterior & Interior views of the Library Building

The Library building, built in 1939, is a good example of vernacular architecture of this period with colonial influences. Although a two storied structure, the Library is situated on the first floor while the lower storey is occupied by shops. The building has a good setting, with one side facing the main road while the other side faces the Talav.

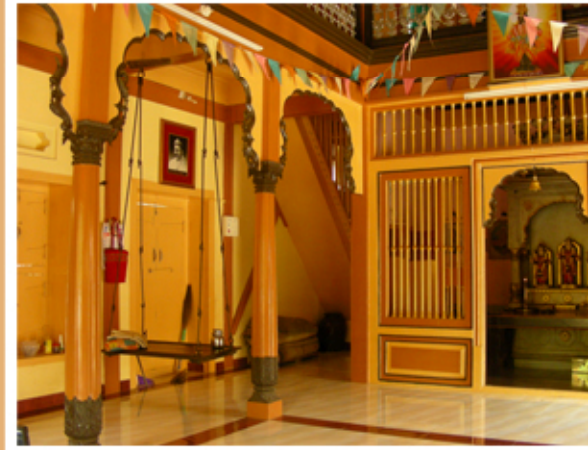
Compared to the neighboring Hanuman Mandir, the Library building looks quite ornate especially due to its decorative elements like fascia boards, wooden and iron finials etc and the cast iron railings along the balcony.

Unlike the other structures in the Agashi Talav Precinct, the Library building is of a commercial as well as institutional nature. Architecturally it is quite distinct from the rest of the structures and shows a marked influence of British colonial architecture blending in with local building traditions.

## SARVAJANIK VACHANALAY (LIBRARY BLDG)



Exterior & Interior views of the Gadre Ram Mandir



## GADRE RAM MANDIR



The Ram Mandir was built as a private temple but meant for the service of the entire village. It is the most ornate of all the listed structures. It is a private temple built in 1885 belonging to the Gadre family and follows the typology of both, a house and a temple. The Ram Mandir completed 125 years in 2009 and as part of the celebration the entire structure was renovated.

Stylistically it belongs to the Maratha "wada" architecture with certain European influences. The ground floor is fronted by a verandah with European styled columns.

The structure has not undergone major transformation from its original form. Overall the structure has been very well maintained.

The Ram Mandir displays the grandeur of its patron, the Gadre family. The interiors, of the ground floor especially, are quite ornate with the intricately carved wooden columns, brackets, and arches with inverted cusps; all typical of Maratha style architecture.

The wooden members have been painted in oil paint that reduces the original richness of that structure. Coloured glass in inserted in the rectangular niches and ventilators in the ground floor.

Externally the building looks like a "wada" covered with a hipped roof. The fascia board is very ornate and is very different from what is seen in the area.



Exterior & Interior views of the Vishnu Mandir



## VISHNU MANDIR

The Vishnu Mandir is the most modest of all the temples in the Precinct and is in the style of the small village temples along the Konkan coast, and was probably built in the mid 19th century.

This is indicative of change in the nature of patronage and the relative decline in the prosperity of Agashi by this period. According to local history this temple was erected by the villagers themselves, whereas the Bhavanishankar Mandir & Hanuman Mandir had patronage of the Peshwa sardars.

## AGASHI PRECINCT: ARCHITECTURAL SIGNIFICANCE-LISTED BUILDINGS

### SUMMARY:

The Hanuman Mandir has a strong sense of historic significance. Although the original aesthetics have been modified, the structure yet has a strong potential to be brought back to its original form.

The early 20th century Sarvajanik Vachanalay building is distinct in its architectural character from the rest of the older buildings in the Precinct. It is representative of its era and uses the then current building materials and technology like cast iron and king post trusses etc., which are not seen in the other structures of the Precinct.

The Ram Mandir has a high level of historic integrity in terms of its built fabric. Certain interventions like surface finishes detract from the original aesthetic value of the building. The Ram Mandir is the sole surviving edifice of a prominent mercantile family of Agashi. Hence its value by association with a certain historic entity of local relevance is quite high.

The Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of the economic decline of Agashi towards the mid-19th century. The historic integrity of the structure is limited only to the structural system, external facades and the roof profile. The interiors have been modified to an extent that has greatly diminished its aesthetic value. The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

## EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL- PRECINCT LEVEL

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Exterior view of the Khanolkar House

## KHANOLKAR HOUSE

The traditional houses belonging to different communities in Agashi have a different setup, for example the house in Patil Ali, located near the Chalpath naka. Almost all the families in this lane bear the surname "Patil" and are of the Vadval community. All the old houses in this lane about the street directly and the verandahs open out into the street.



One particular house seems to have been built during the Peshwa period and the typology mixes local building traditions with those from the Maratha hinterland. The structure is ground plus one storey high and covered with a single hipped tiled roof.



The method of a wide central passage planning is typical of housing in the coastal area of Maharashtra and does not incorporate the central courtyard of the wada typology.

Interestingly the internal walls are covered with frescos very much typical of the Peshwa period. Although these have worn off and deteriorated over a period of years, once can still make out the content and theme of these wall painting. Intricate line carving done in the plaster work is also seen on the dado surface.



Houses in Patil Ali

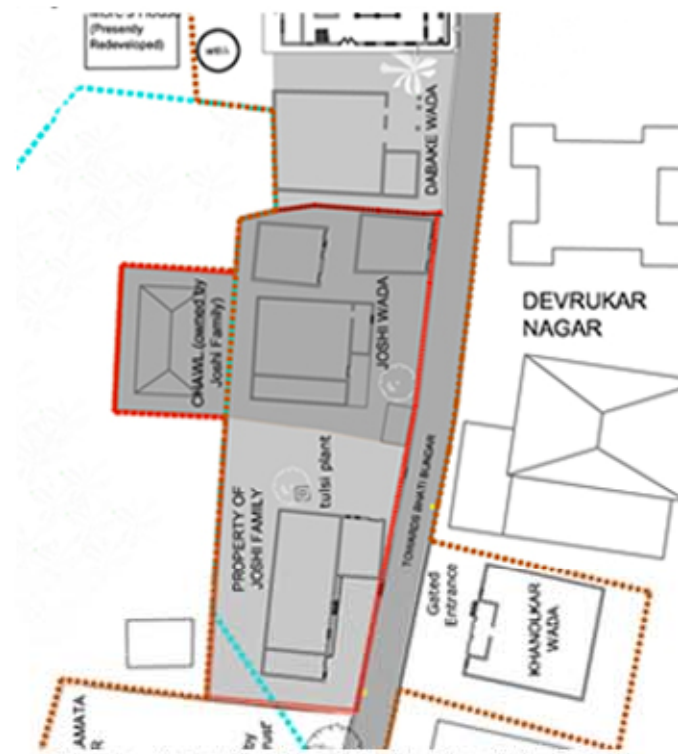
The painting done on the front façade of this building is still in good condition and is of immense heritage value.



House still retaining original features typical of the Peshwa era

The only listed residential structure in the precinct is the Khanolkar House. Although the CRIT listing dates it to the 18th century and calls it as the erstwhile guesthouse of the Peshwas, local data provided by the residents of Agashi and a descendant of the past owner of this property, Mr. Gadre give a differing view. Based on this information it can be surmised that the Khanolkar wada was in fact a part of the larger complex of the Gadre wada. Its ownership changed after the Gadrewda was sold off in the 1950s and finally came under the ownership of the Khanolkar family. It was built in the early 20th century by a member of the Gadre family as a guest house when there was a large family function which created a need for additional accommodation.

Although no permission has been given by the present owner for a closer inspection of the Khanolkar House, from external observation it can be said that the structure has many similarities with the other residential structures in the Precinct. However, it is more ornate having classical pilasters and circular ventilators on its front façade.



Map showing location of the unlisted buildings in the Precinct

The unlisted residential structures in the Agashi Talav precinct are examples of local building traditions. Architecturally the typology of these five houses borrows elements from the Wada type of the Deccan region as well as the regional coastal housing type namely the large central passage cutting through the width of the building. Being smaller in scale none of these houses have a central courtyard, while the central passage is much narrower than that seen in some other houses in Agashi (Patil Ali houses).

**JOSHI WADA:** The first four houses on the immediate north of Bhavanishankar Mandir are collectively known as 'Joshi wada.' Earlier these housed members of a single extended joint family but over a period of years the ownership of the houses has been split into different members of the Joshi family. The house right next to Bhavanishankar Mandir is uninhabited for most of the time. Only one house is used by members of the Joshi family while the rest have been tenanted. The banana and coconut orchards behind the Joshi wada also belong to this family. Similar to other houses in the area, the Joshi wada also has a well behind the main house and is still in use. A notable feature in the main house is the large hall on the upper floor which was used for family functions as well as public gatherings.

Two of the structures are in a derelict condition while the rest are in fair condition.

**DABKE HOUSE:** The structure besides the Ram Mandir belongs to the Dabke family. This structure shares the roof profile of many other buildings seen in this region. The roof is pitched with side gables, the front façade has two stories while the roof recedes down further in the rear thereby permitting only a single storey. This building is in a fair condition.

Being ground plus one story high and having pitched Mangalore or country tiles roofs, the unlisted structures are of similar scale and roof profiles with the listed structures, more notably the Ram Mandir and the Vishnu Mandir. Originally being inhabited by families belonging to the Brahmin community, these structures bear more affinity with similar houses on Chalpath Road, namely the setback from the main road, and the plot enclosed within a low compound wall.

The immediate threat to the residential structures lies in the change of family patterns. In the older families, the present generation has moved out of the village and stays in Mumbai, or even abroad, while just the older generation who has stayed back, and in most cases it is just old ladies, like in Ram Mandir. Some of these older people have moved to their children's place, thereby resulting in poor maintenance of the building. In some cases, a joint family still resides in an ancestral house, but as joint families are now splitting up into smaller nuclear family units, each unit wants its own home. Hence present trend to demolish an old house and construct an apartment building in its place where each unit get a house.

## UNLISTED BUILDINGS IN THE PRECINCT



Houses of Joshi wada

Dabke wada & Jogle House



Building just outside the Precinct sharing similar characteristics



Demolition of old structures to make way for new apartment building coming up in the area

## AGASHI PRECINCT : ARCHITECTURAL SIGNIFICANCE-RESIDENTIAL BUILDINGS

### SUMMARY :

The Khanolkar House seems to have retained most of its original architectural features. By virtue of association with the prominent old Gadre family, the importance of this structure cannot be underplayed as it is the only surviving structure directly associated with the Gadre wada other than the Ram Mandir.

### UNLISTED BUILDINGS :

Although all of these structures do not have any distinctive architectural feature they are representative of a housing typology of a certain period. They lend to the broader historic characterization of the precinct. Their historic and typological integrity make a positive contribution to the cultural significance of the precinct area.



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

## EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL - PRECINCT LEVEL

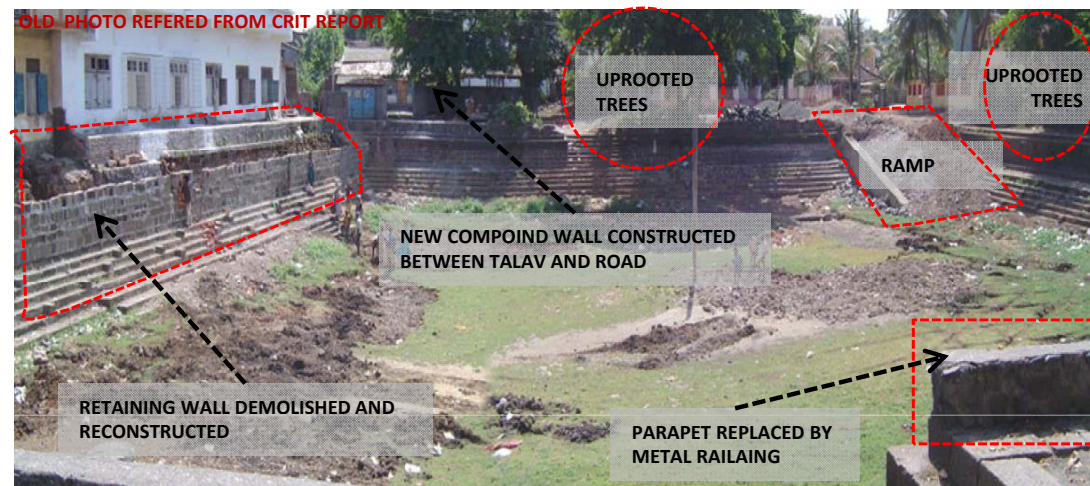
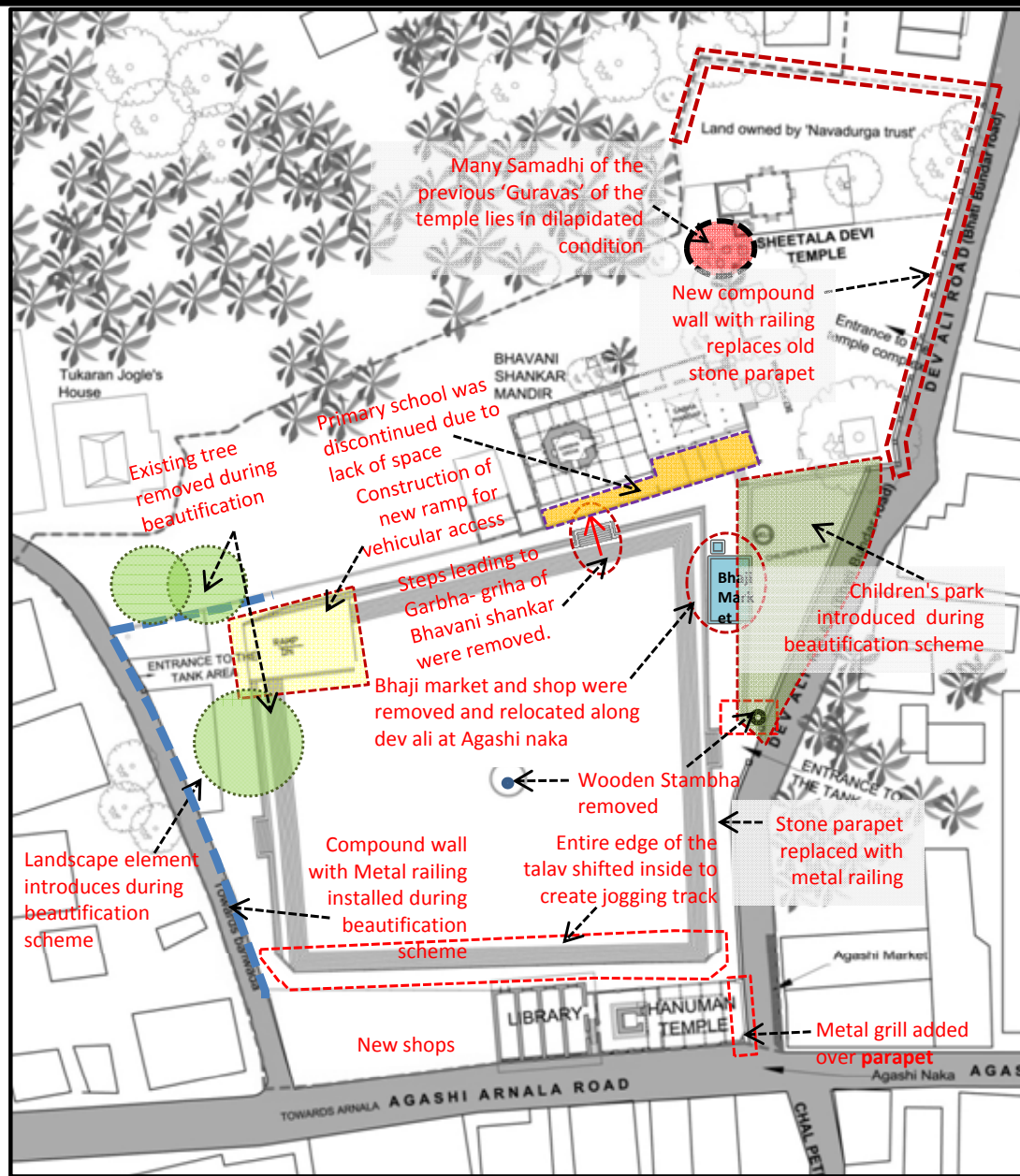
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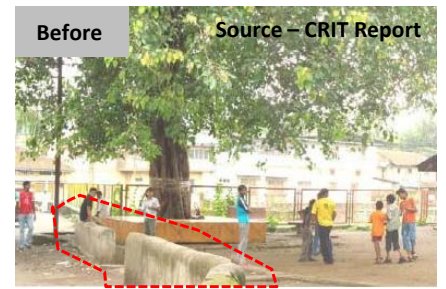




Western edge of the talav was open with no physical element between bari wada road and the tank. During the beautification scheme process, a stone wall with metal jali railing was erected demarcating the boundary of the land owned by temple trust. Huge trees along the western and northern edge of talav was completely uprooted so as to create a jogging track . A ramp was constructed on the north west corner of the tank so that mass cleaning of the silt can be carried by JCB and other vehicles.



Entire length of South edge (wall) of the talav was shifted from its original position. During the process of beautification scheme the original stone wall was demolished. The wall(edge) was reconstructed using the original stone but with cement mortar and shifting its position inwards w.r.t its original location. This was done so as to create a continuous jogging track along the edge. During reconstruction of the stone wall the existing niches and opening we reinstalled with its original stone element and position. A 0.4m high parapet wall in stone masanory use to run along the edge of the talav. This stone parapet was removed and replaced with metal pipe railing.



A parapet wall approx 0.5M high in front of Bhavani Shankar Mandir along Dev ali was replaced with 1.5M high compound wall with metal grills. This wall was constructed as part of the beautification scheme. Construction of the compound wall assured the demarcation of the land owned by temple trust and also help against any encroachments.



Metal grill added to the parapet in front of Hanuman mandir on Agashi naka.



## STATE OF PRESERVATION : Agashi Tank Area

### SUMMARY

The Agashi talav Precinct is in a fair state of condition and displays most of the original fabric of settlement pattern. Identified as a 'Heritage Asset' by CRIT, its formal designation / inclusion in the present Development Plan for VVS Region is awaited. Policy Control for Conservation and Enhancement using notions of sustainability is thus not applied, and such status leaves the area under threat of unruly change. The state of preservation of the components is:

**Tank** built in black basalt lies in poor state of preservation silted with dead of natural vegetation. The structure has undergone minor alterations which includes shifting and reconstruction of tank wall, cement pointing done at various places and pavement with metal railing around the tank.

**Hanuman mandir** lies in fair state with no major structural faults. Issues such as tiling on stone walls, rising dampness and other incongruous alteration exist.

**Library** lies in fair state with no major structural faults. The sloping roof with Mangalore tile demands repairs against leakage.

**Bhavanishankar mandir** is in a relative good condition with no significant structural problem. Lack of plinth protection and leaking of roof is creating dampness on the walls. The stone surface of Garbha griha is painted with oil paint several times which resist breathing of the joints, the layers of paint has obscured some of the sculptures beyond recognition.



## ACTION AREA PLAN FOR AGASHI TALAV PRECINCT, V.V.S.R.

PROJECT PROPONENT- MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

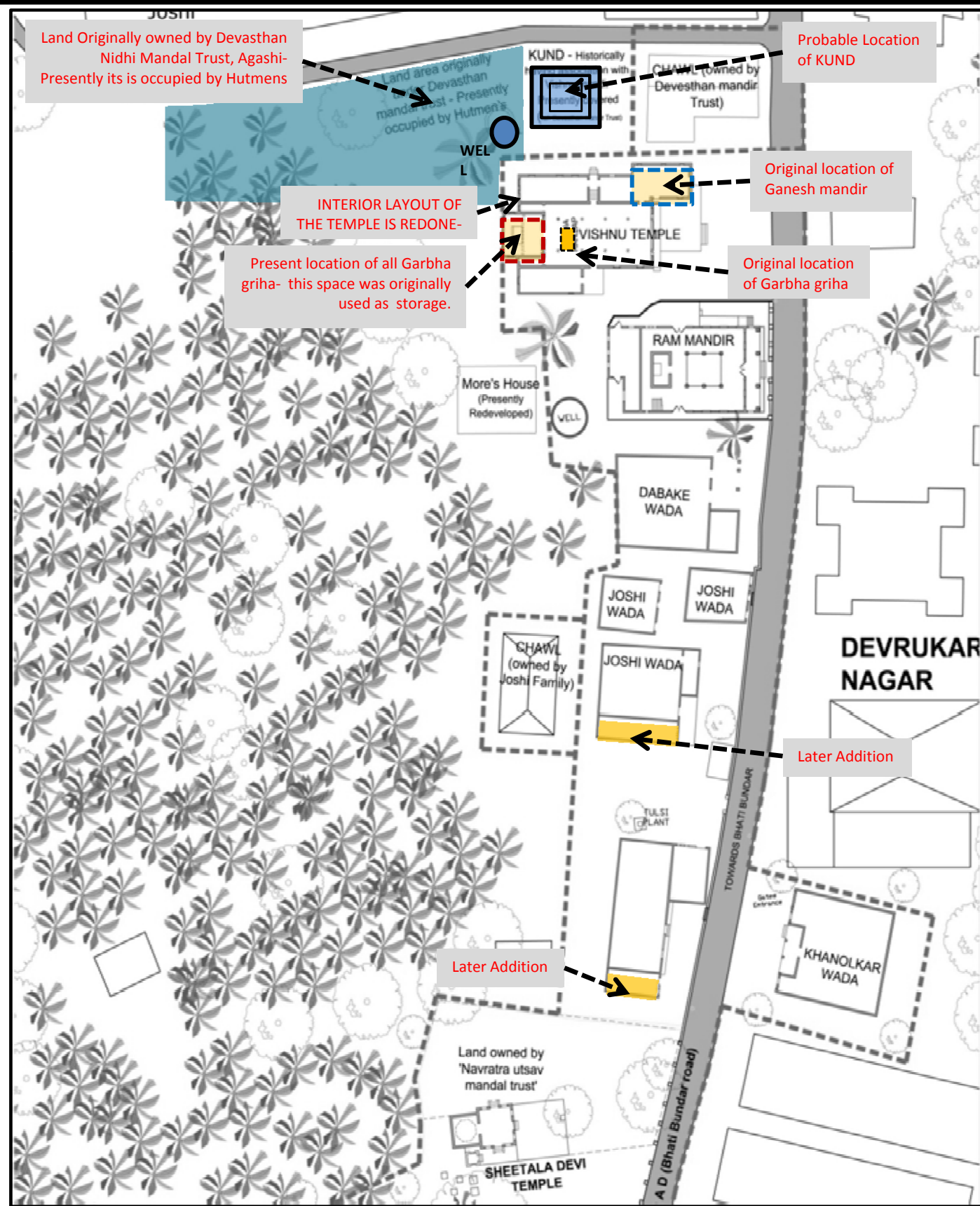
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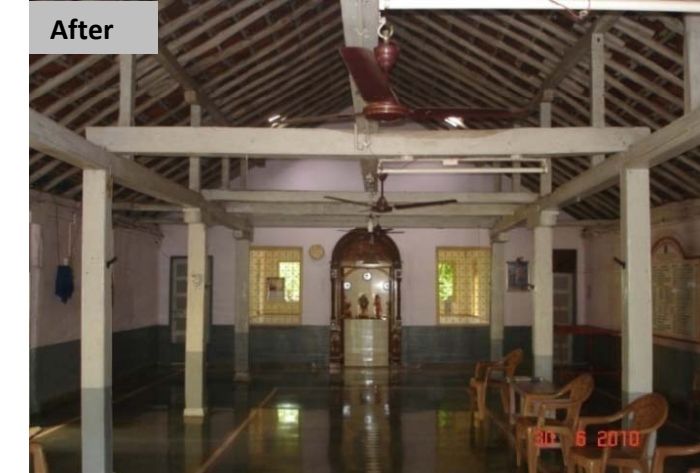




Stone Walls of the Garbha Griha have been painted with layers of oil paint over the period of years. Periodically wall surfaces of the temples are painted as regular maintenance.

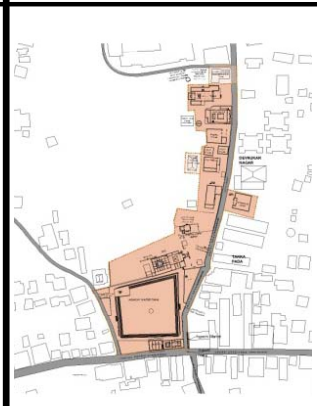


Ram Mandir has been painted externally and internally.



Vishnu mandir have undergone maximum internal renovation. It includes the painting of internal wall and timber frames with new tiling over the old stone floor. It also includes modification of the entrance door to Garbha griha.

MAP SHOWING THE LOCATIONS OF INTERVENTIONS DONE IN THE VISHNU MANDIR AREA





**STATE OF PRESERVATION : Vishnu Mandir Area**

**SUMMARY**

**Ram mandir** lies in good state with no major transformation to parent structure. The extent of the plot is demarcate with a compound wall. The structure was recently repainted in 2009 to celebrate its 125 years.

**Vishnu and Ganesh mandir** have undergone various alteration. They were two separate structures dedicated to Vishnu and Ganesh, however the old shrines were replaced with new shrines in a common garbhagriha constructed in RCC at the western end of the structure. The amalgamation of two structure change the roof profile with original Ganesh mandir presently used as Store room. Internal changes include the Kotah flooring laid on stone floor.

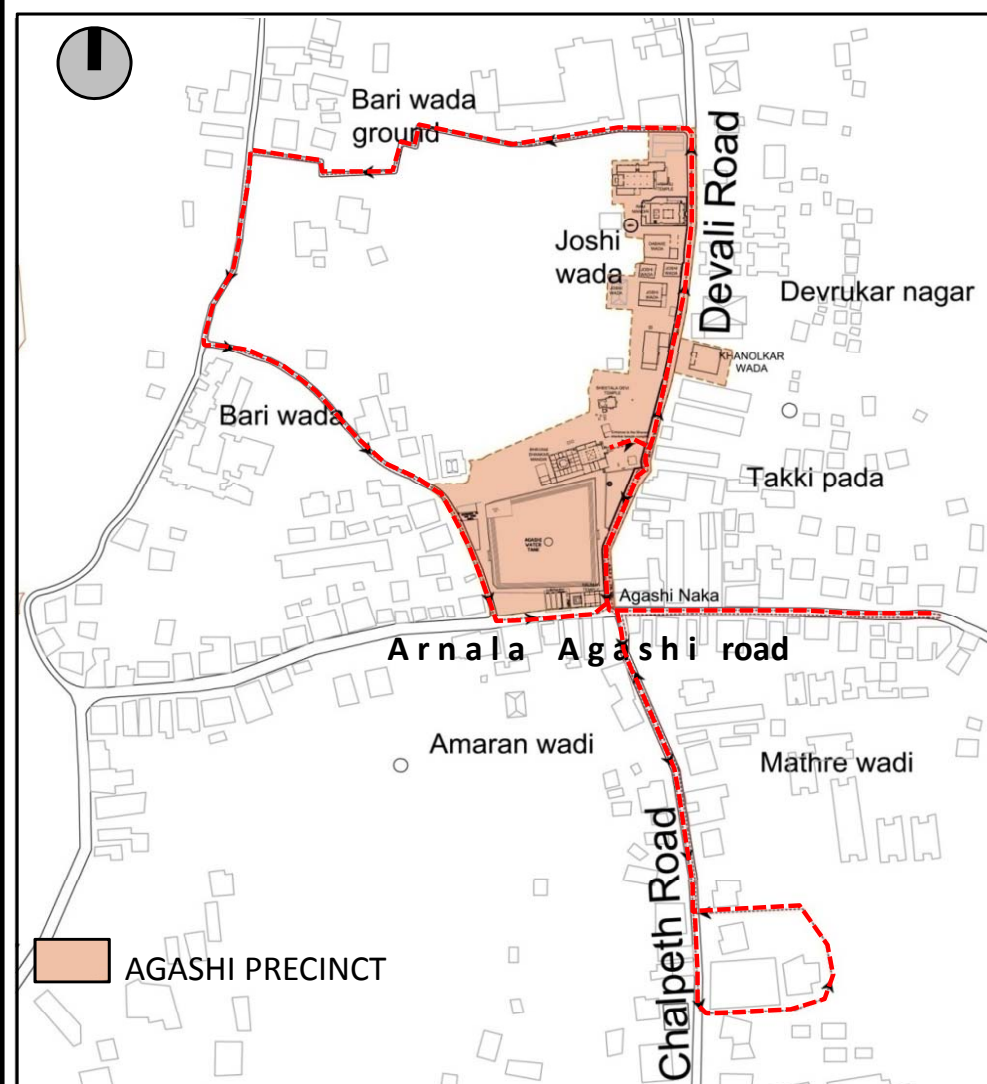
**Unlisted buildings** have maintained their original external appearance to a large extent. However, there have been some modifications done internally due to sub division of the house into smaller units.

	<b>ACTION AREA PLAN FOR AGASHI TALAV PRECINCT, V.V.S.R.</b>		
	PROJECT PROPONENT- MMR HERITAGE CONSERVATIUN SOCIETY		
PROJECT CONSULTANT    K. UNWALLA ARCHITECTS			
<b>EVALUATION OF CULTURAL SIGNIFICANCE</b>			
<b>CHARACTER APPRAISAL : PRECINCT LEVEL</b>			
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Building Name	Location	Building Type	Ownership	Date of Const	Building typology	Architectural character	Construction Typology	No. Of stories	Roof type	Condition of Structure	Current condition / Authenticity
Agashi Talav	Devali	Religious /Social	Devasthan Nidhi Mandal Trust	1691	Ghat typology	<ul style="list-style-type: none"> <li>Built form of the tank mainly consists of series of stone steps descending down to the water that form a definite edge to the water body.</li> <li>Retaining walls containing niches on all four sides.</li> <li>Main accesses to the water marked by bas-relief ornamentations and sculptural work on the surface of the retaining wall, flanking either side of the main steps.</li> </ul>	Load bearing stone construction of the steps	-	-	Fair	#Ramp built on north-west corner. #Steps leading to the temple on north side sealed off. #Wall on the south side moved inwards to create a path between the tank & the adjacent building. #Wooden pole in the centre of the tank removed.
Hanuman Mandir	Junction of Agashi-Arnala Road & Devali	Religious	Devasthan Nidhi Mandal Trust	1691	Maratha temple	# A prominent setting conforming to the road edges of Agashi junction with no buffer. # Structure consists of a simple square shrine, with an enclosed pradakshina path and semi-open mandap in the foreground.	# Main shrine is of stone load bearing construction with a fluted brick dome in lime plaster. # Mandap is semi -enclosed in two tiered timber frames on brick parapet walls.	Generally single storied of lofty height, while the mandap has a three sided internal gallery above.	The shrine is covered with a brick dome while the mandap is covered with a Mangalore tiled hipped roof supported by wooden trusses.	Fair	#Granite stone cladding on the external walls, and ceramic tile cladding on internal walls. #Maintenance related painting works on walls.
Sarvajanik Vachanalay (Library Building)	Agashi Arnala Road	Institutional	Devasthan Nidhi Mandal Trust	1939	Early 20th century colonial structure with influences of vernacular architecture	# Aligned along the Arnala Road to share a common end wall with Hanuman Mandir. #Two storied structure - ground floor has shops while the upper floor is assigned to a public library which is accessed vide a narrow wooden staircase. #A balcony runs on three sides of the building. Balcony has timber framed metal railing and the roof has decorative features like fascia board and finials. Balcony is supported by ornamental wooden brackets.	Load bearing brick walls with sloping roof in timber frames.	Two storied high.	A King Post timber roof with gable ends, covered partly in Mangalore tiles and AC sheet roofing.	Fair main structure while roof in need of urgent repairs.	#Building extended on the western end over the existing flat terrace on the first floor level. An incongruous element with Ac sheets roofing and Aluminium windows.
Bhavanishankar Mandir	Devali	Religious	Devasthan Nidhi Mandal Trust	1691	Maratha temple architecture	#A significant setting of the precinct abutting the water tank. A large plot layout with substantial foreground space, a new temple dedicated to 'Shitaladevi" and the "samadhi shrines". #The garbhagriha is octagonal in plan enclosed in a pillared mandap and surmounted by a dome; the decorative wooden pillars are intricately carved and support large wooden beams and attic floor above. The temple has unique carvings and sculptures on the external walls of its garbhagriha. #The sabhamandap, which precedes the mandap, is also a pillared hall and has a gallery space above. A nagaarkhana is also located over the entrance of the sabhamandap. A unique deepmaal is placed on a plinth right in front of the entrance.	The garbhagriha is constructed in black basalt stone while the sabhamandap is constructed with wooden frame construction and brick load bearing walls.	Single storied, with attic floor in the mandap and a gallery in the sabhamandap area.	Garbhagriha is covered with a dome . The rest of the temple is covered by a Mangalore tiled roof supported by wooden bulies and trusses.	Fair. Some of the teakwood beams that support the attic have weathered away and are rotting in some areas.	During 1950s the south side was enclosed with a verandah.
Ram Mandir	Devali	Religious/ residential	Gadre Family	1885	"Haveli"-type mandir with Maratha as well as European architectural elements	#Set within a well defined boundary wall with building line setbacks. A portal entrance gateway along the compound wall is a marked and prominent feature. # Has ornate interiors with heavily carved wooden columns, arches and brackets. Coloured glass in inserted in the rectangular niches and ventilators in the ground floor. The shrine is formed by an enclosure created by vertical rails. The large ground floor acts very well as a large hall. The upper story acted as a segregated space for women during functions held in the temple.	Load bearing brick walls and wooden framed construction for internal spaces	Two storied high.	Mangalore tiled hipped roof supported with wooden trusses	Good	No major transformation. However, a RCC framed structure has been added as an attachment to share a common wall at the rear for use as living quarters.
Vishnu & Ganesh Mandir	Devali	Religious	Devasthan Mandal Trust	pre. 1880s	Konkan styled temple	#Set adjacent to Ram Mandir, on a site that is open with no formal compound wall and a foreground set back from the road edge. #The original plan form may have comprised the Mandap and the shrine as a main form while the 'Old Ganesh Mandir' part - an extension. The section of the 'Ganesh mandir' is now used as a store room. #The mandap is an open pillared hall, supporting the timber framed sloping roof	#Load bearing brick walls and typical wooden frame of the pillared hall which supports the timber roof. The rafters of the roof consist of uncarpentered logs. #The shrine is constructed new as an RCC structure, which projects as an upper floor above the rest of the main sloping roof.	Single storied with the shrine section extending as an upper floor with its own sloping roof.	Hipped Mangalore tiled roof over the old area while new shrine has a flat terrace on top.	Fair with maintenance related problems.	#The old shrine is demolished and reconstructed in RCC. #The original idols in the main shrine has been removed and replaced with new. #At the Ganesh Mandir the original idol is removed and today the structure is utilized only for storage.
Khanolkar Wada	Devali	Residential	Khanolkar Family	c. 1900	Maratha wada	#Structure set along the Devali Road, within a well defined plot with foreground and side open spaces, enclosed with a formal compound wall. #Wada typology in construction and format, the two storied structure has front façade with European influenced features; pilasters and windows. #Front verandah opens into a large living and dining space around which kitchen and servants quarters are organised. At the upper level the staircases open into a multipurpose space flanked by bedrooms and a stairway to the attic.	#Of a load bearing typology with a half timber type application.	Two storied high.	Hipped Mangalore tiled roof .	Good	#No major transformation but subjected to routine maintenance related interventions; mainly painting etc.  <b>#Data borrowed from CRIT study and visual external inspection since the site has not been accessible at all.</b>
Agashi Talav Precinct	Agashi Arnala Road	Mixed use	Trust & private ownerships	c. 17th century onwards	Maratha temples, Wadas, Traditional residential architecture, Colonial architecture	#Precinct consists of four religious, six residential and one single commercial structure. #Focus of the Precinct is the Agashi Talav built with stone steps and the Bhavanishankar Mandir & Hanuman Mandir on its northern and southern edges. #Sabhamandap of these two temples are in the traditional local style and covered with Mangalore tiled hipped roofs, creating a distinct visual cohesiveness. #The more modest Vishnu Mandir also has a large Mangalore tiled hipped roof covering it. #The Gadre Ram Mandir appears to be more of a house rather than a temple and is similar in scale to the other structures besides it. #Most of the residential structures, including Khanolkar Wada are two storied structures with either a Mangalore tiled hipped roof or pitched roof with side gables. All the houses are set back from the street and have a front verandah.	#The residential structures are of a load bearing typology with a half timber type application. #The garbhagrihas of the two main temples are in stone and surmounted with a dome.	Residential structures are two storied high.	Hipped Mangalore tiled roof or Pitched roof with side gables	Fair with maintenance related problems.	#Original form of most of the structures in the Precinct reatined to a large extent. #Transformations taken place in the interiors of religious structures that includes changes in layout, flooring material and wall finishes.
Unlisted Buildings	Devali	Residential	Private ownerships	mid 19th century	Traditional residential architecture	#Most of the residential structures are two storied structures with Mangalore tiled pitched roof with side gables. #All houses set back from the street and have a front verandah. #Two of the structures are single storied.#Wells located behind the houses.	#Of a load bearing typology with a half timber type application.	Single or two storied high	Hipped Mangalore tiled roof or Pitched roof with side gables	Fair with maintenance related problems. #Some structures are in more need of repairs	#Residential structures have maintained their original external appearance to a large extent. #Many modifications internally due to sub division of the house into smaller units.
ACTION AREA PLAN FOR AGASHI TALAV PRECINCT, V.V.S.R.				ARCHITECTURAL CHARACETR				EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : PRECINCT LEVEL			CA - 21 Sheet No.
				PROJECT CONSULTANT K. UNWALLA ARCHITECTS							





MAP- SHOWING PALKHI PROCESSION PATH(ROUTE) IN AGASHI

TABLE - Showing Festivals celebrated at Bhavani Shanakar Mandir

FESTIVALS	TIME OF YEAR	SPACE USED	Avg -VISITORS
Hanuman jayanti	Chaitra Pournima	Main Mandir and front open space	300-500
Shraavan Somwar	Shraavan	Garbha griha and Sabha Mandap	200- 500
Navratri Utsav	Sep- Oct	Front open space	2000 – 3000
Ganesh visarjan	Aug-Sept	Agashi Tank	2000-3000
Diwali(deeputsav)	Oct-Nov	Agashi tank	300-400
Mahashiva ratri	Feb- March	Main Mandir	1000-2000
Kartik Pournima	Kartik	Main mandir	300-400



Deepmala lit up during Diwali celebrations .



Villagers gathered in Sabha mandap for pravachans (discourses).



Festival decorations.



Interaction with the Villagers during 'Palkhi' procession



Decorated palkhi with 'Mukhota (Mask) of Shiva' kept in sabhamandap of Bhavanishankar mandir for darshan.



A Maha-Aarti event within the temple , people gather in pradkshina mandap and sabha mandap for this Aarti.



A short Aarti outside the temple around the Deepmala.



'Palkhi' procession.



Occational 'Bhajan and Kirtan' held in sabha mandap of Bhavanishankar mandir.



Temporary mandaps (sheds) erected to accommodate the crowd on various festival occasions.



Front open space of Bhavanishankar Mandir used for parking during festivals.



Mondays of Shravan month. 'shravansomwar'



Mahashivaratri, one of the biggest events being celebrated at Bhavani Shankar mandir.



Lighting of the Sabha mandap during Mahashivaratri festival.



Villagers assemble in the Sabhamandap for Kirtan.



Villagers gathered in the Sabhamandap for Kirtan.



## COMMUNITY INVOLVEMENT : Social and Spiritual value of the talav precinct. 01

### SUMMARY

The religious and spiritual values associated with the temples and tank is immense. Such community involvement /values generally are independent of the Architectural or other values of the assets.

The temple trust actively organizes various social and cultural events within the temple premises. Decoration of the temple and tank, organization of events and inviting experts for spiritual guidance, managing crowd and various other activities are voluntarily conducted by the Devasthan Nidhi Mandal Trust with the help of local villagers.

Celebrating Various cultural and social events within the temple premises also provides an opportunity for Trust to interact with the villagers and discuss their issues . It also provides opportunity for the trust to raise funds for the maintenance and repairs of the structure(asset).



### ACTION AREA PLAN FOR AGASHI TALAV PRECINCT, V.V.S.R.

PROJECT PROPONENT- MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

### EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : PRECINCT LEVEL

NTS  
Scale

CA - 22  
Sheet No.

North



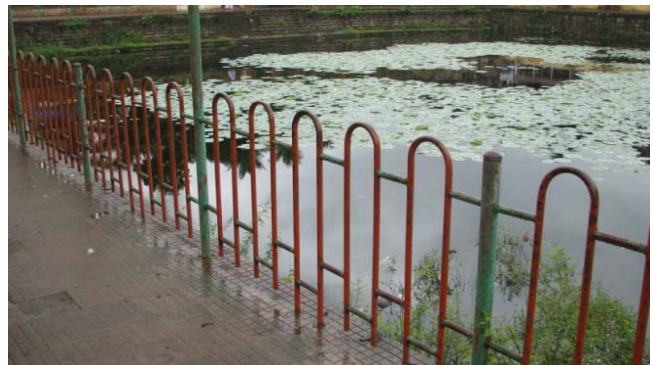
Enhancement scheme – for public use

Devasthan Nidhi Mandal Trust does the regular minimal repairs and maintenance works of the temple and the tank . Capital for this work is generated from regular donation to the temple . In case of major maintenance work external funds or donation are required.

In 2004, twelve lakh rupees were granted for one time repair works, de-siltation, constructing narrow pathways and railings have been constructed along the edges. The Project was funded by the local corporator. The funds were initiated through the irrigation department. This was possible as the talav is an efficient natural source of water which is used for irrigation purpose.



Beautification project- landscaping of open area around the talav. Children's park was part of this scheme



Beautification project- Metal pipe railing and Paved path as jogging track around the tank edges.



Local Dahi Handi Mandal wish to replace the wooden pole in central of the talav with a brass pole. The mandal is ready to bear the cost for the pole.



Navdurga Nidhi mandal as a local body, funded construction of 'Sitla devi mandir' at the same time they also funded the construction of the compound wall which demarcates the land owned by Devasthan Nidhi Mandal.



Fish Breeding

The rain water collected in Agashi talav dries up by the month of March –April. Starting by Mid of August till February the tank is use for fish breeding.

Involving the Community

A committee named 'Shri Bhavani shankar Mandir Jirnodhar Samati' Agashi; of 15 members has been formulated for the redevelopment of the Bhavani Shankar Mandir. The committee had prepared a conceptual proposal for redevelopment of the Bhavani shankar mandir and beautification of tank area. This proposal intended to carry renovation which majorly altered the character of existing Bhavanishankar mandir.



Existing view of Bhavanishankar mandir

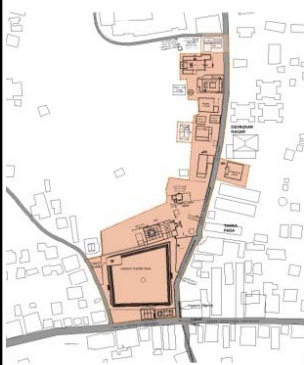


Proposed conceptual view of Bhavanishankar mandir. (by Jirnodhar samiti)

COMMUNITY AND APPROACH TO CONSERVATION : with the above background, the trustees have been approached across several meets and discussions. They were introduced into aspects of cultural and architectural values that the assets inherit and how such can be eroded if conservation methodologies are not attempted.



The aspects of amenable enhancement opportunity have also been discussed with the trustees. Response to such dialogue have proved to be meaningful and the community now stands committed to the conservation and the enhancement of the assets. The process having begun still need to be taken further for an optimal application.



COMMUNITY INVOLVEMENT : Social and Spiritual value of the talav precinct.- 02

SUMMARY –  
The immense spiritual and religious value among the local community leads to a strong dedication towards the enhancement of the Bhavanishankar mandir and tank structure /premises. The local groups and independent villagers desire to take active part and contribute towards the enhancement of the Temple's and the Tank premises. The eager for the enhancement has led to various additions and alterations to the temple and tank fabric. The modifications which have been done over the period of years have altered the original fabric; are incongruous and are not in line of conservation methods.  
The locals were approached and introduced with the aspect of applying conservation methodologies for enhancement of temple and tank area. Response to such discussions have proved positive and the local community now stands committed to adopt the conservation methods.



ACTION AREA PLAN FOR AGASHI TALAV PRECINCT, V.V.S.R.

PROJECT PROPONENT- MMR HERITAGE CONSERVATION SOCIETY

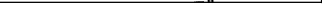
PROJECT CONSULTANT K. UNWALLA ARCHITECTS

EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : PRECINCT LEVEL

NTS Scale

CA - 23 Sheet No.





## SUMMARY

Plot no-1 is the only surveyed land demarcated on Village Map of Agashi, rest of the area around the the precinct is demarcated as Gaothan.(as per village map, 7/12 records and D.P)

Devasthan mandal trust had conducted a private field survey to demarcate the extent of their land owned around Bhavanishankar and tank. This survey have lead to physical demarcation on the site and helps in guiding the precinct boundary. The plot boundary of Khanolkar Wada lined with compound wall helps in guiding the precinct boundary.

The extents of plot boundaries of other structures (Joshi wadas, Vishnu mandir, Dabake wada, ram mandir and chawl) are not yet established thru field surveys or land records maps and 7/12 records. These structures are part of gaothan area. Thus the demarcation of the precinct boundary around these structures is done through visual identification on site and oral information gathered from the devasthan trust members and other residents of the precinct.




**LEGEND - Land Ownerships**

**Plot No 1-** As per 7½ records in Agashi Talathi office, plot no-1 is owned by Vishwastha devasthan trust. This property has two 'Kuls' named as - Francis Lingen and John Louise.


Property belonging to Vishwastha  
Devasthan mandir trust.  
Ref- A private land survey done by Vishwastha  
Devasthan mandal trust, In April 2003

Vishnu mandir and Chawl is under ownership of Vishwastha Devasthan mandir Trust. The demarcated property boundary is tentative since no land survey is available.

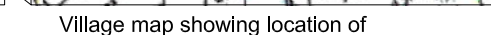
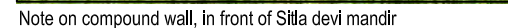
Navadurga trust owns a small parcel of land including Shitla devi mandir. Ref- pardi no 72, Agashi grampanchayat ghar no 285, Agasthi E/3400 Thane.

 Gadre family own Ram madir; this include a well on the rear side. The property boundary is demarcated with compound wall from all sides

 Land ownership of Khanolkar wada can be traced with reference to the compound wall around the wada.

 Owned by various members of Joshi Family, this area is known as Joshi wada. It Consist of four wadas with intermediate spaces. The demarcated property boundary is tentative since no land survey is available.

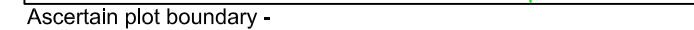
 Dabake family owns the wada but the extent of plot boundary is unknown since no land survey is available.



Village map showing location of surveyed plot no-1.

7 RECORDS OF PLOT NO 1-(Ref - TAHASII DAR OFFICE AGASHI)

7  
12 RECORDS OF PLOT NO 1-(Ref - TAHASILDAR OFFICE AGASHI)



Ascertain plot boundary -  
through a private survey done by Devasthan mandal trust in 2006.

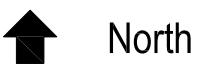
PROJECT PROPONENT MMR HERITAGE  
CONSERVATION SOCIETY

PROJECT CONSULTANTS      K. UNWALLA ARCHITECTS

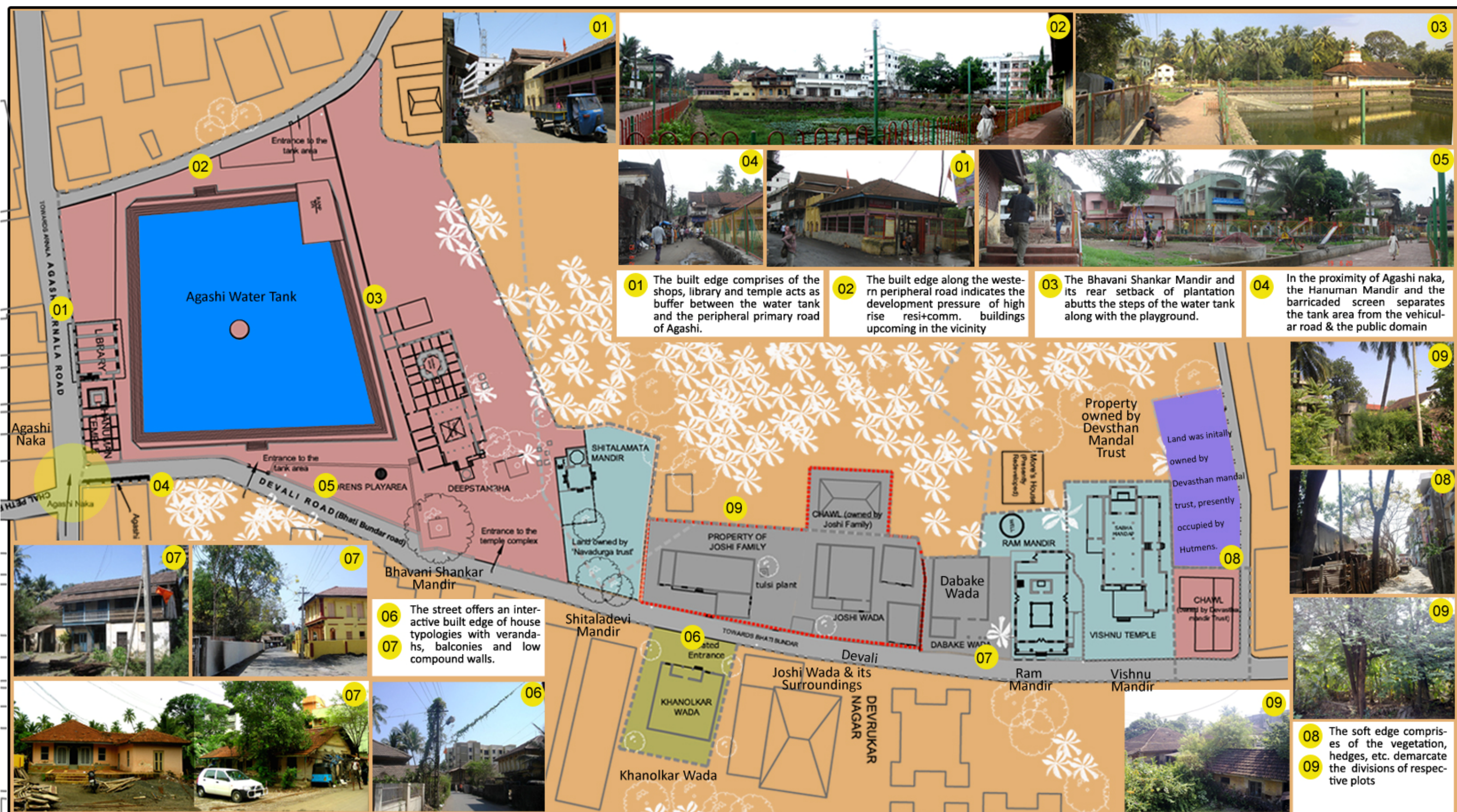
## CHARACTER APPRAISAL - PRECINCT LEVEL

As Indicated  
Scale

CA - 24  
Sheet No.







## AGASHI PRECINCT :

### IDENTIFICATION OF PRECINCT BOUNDARY

\*The identified boundary of Agashi Talav Precinct does not coincide with the plot boundaries of respective properties and they are not easy to comprehend on site. -hence offering a scope for scrutinizing the same. However, the said boundaries are diverse in nature and offer character making qualities to the precinct by bringing multiple components together at an immediate urban environment level.

\*The built edge offered by the market side provides a buffer between the primary road movement and the temple tank. This not only controls the spillover of the extreme nature public activities to the tank but also forms a private nature public domain for the Agashi people to effectively use the tank as secured public place.

\* The extents of the boundary as it commences from the Agashi node into the two roads - Devali & Arnala road respectively finds a legitimate termination with the confluence they form with inner streets.

Precinct Boundary  
Tank



## ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANT K. UNWALLA ARCHITECTS

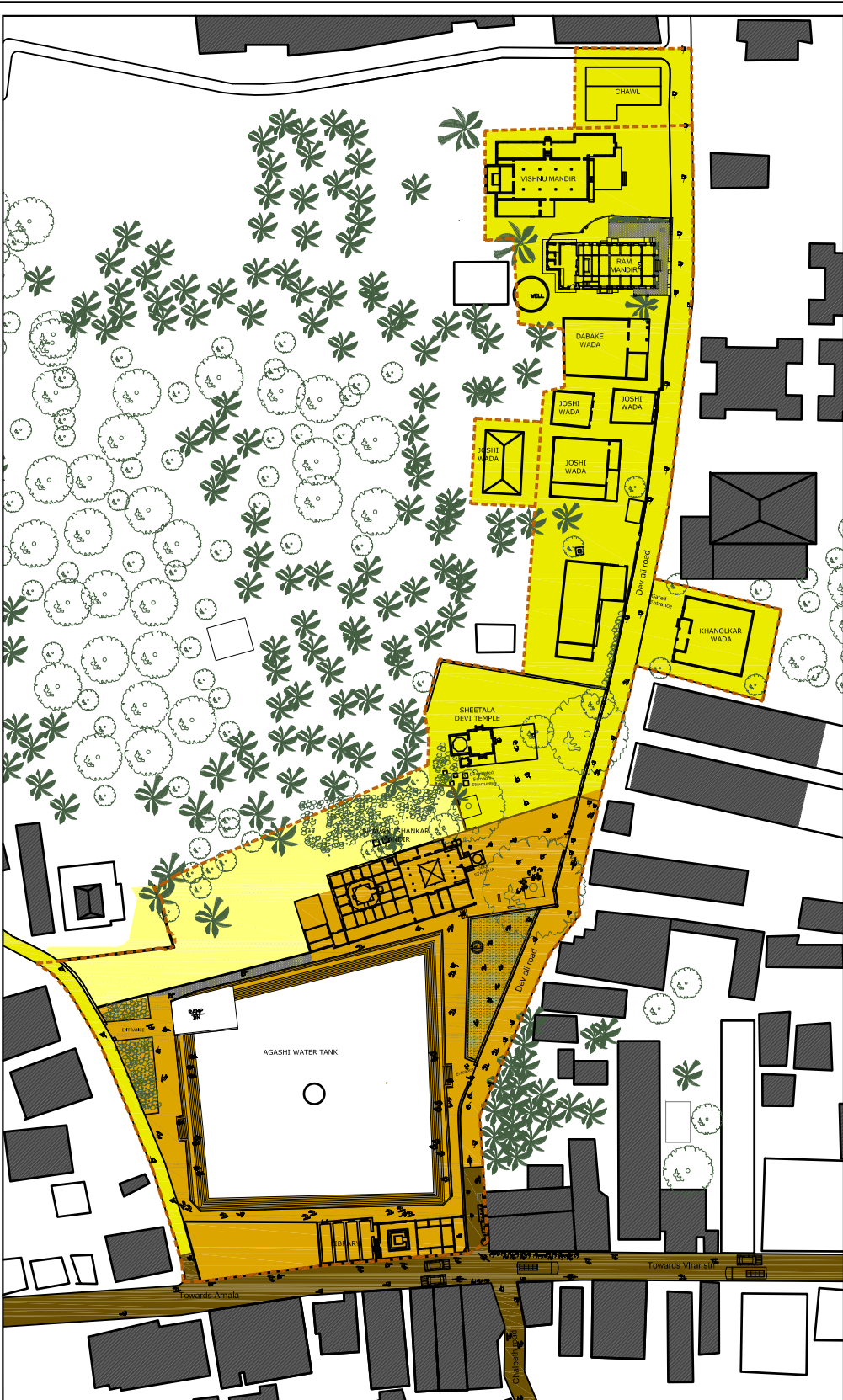
## EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL : PRECINCT LEVEL

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CA-25  
Sheet No.





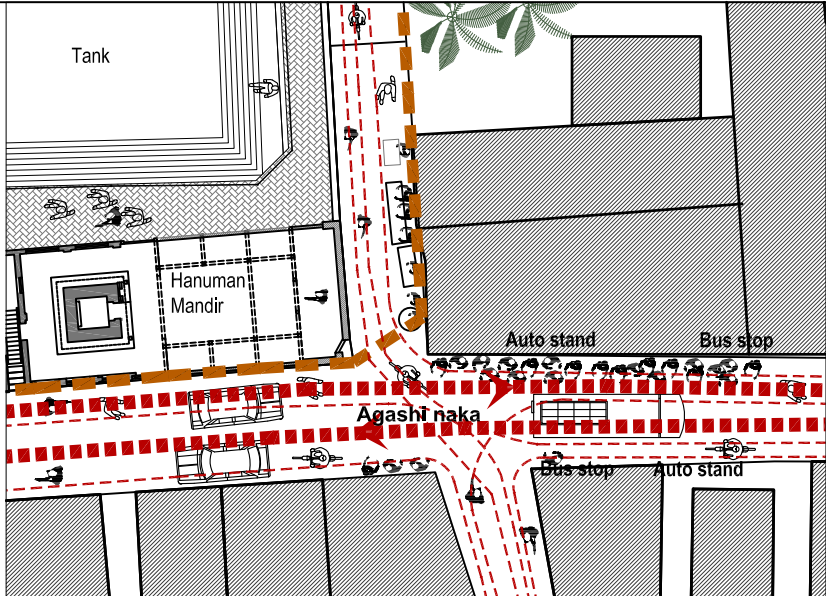


Map showing Proposed Landuse pattern- (Agashi naka and its environs)

Highest ——— Lowest Color Gradation depicts density of activity pattern

----- Agashi Precinct Boundary

Scale



**AGASHI NAKA** Traffic density- MAJOR TRAFFIC ——— MINOR TRAFFIC . . . . .

Auto stand and state transport bus-stop being at the same place with unidirectional vehicular and pedestrian traffic toward virar creates a chaos at Agashi naka .

Morning vegetable Market is held at Agashi naka along dev ali road. Women's from the village come to Agashi market for their regular shopping. This adds to the chaos of the area.

Agashi naka is a crucial node joining Virar station to Agashi and Arnala village.



**BHAVANI SHANAKAR MANDIR AND TANK PREMISES** - TANK AND CHILDREN'S PLAY PARK

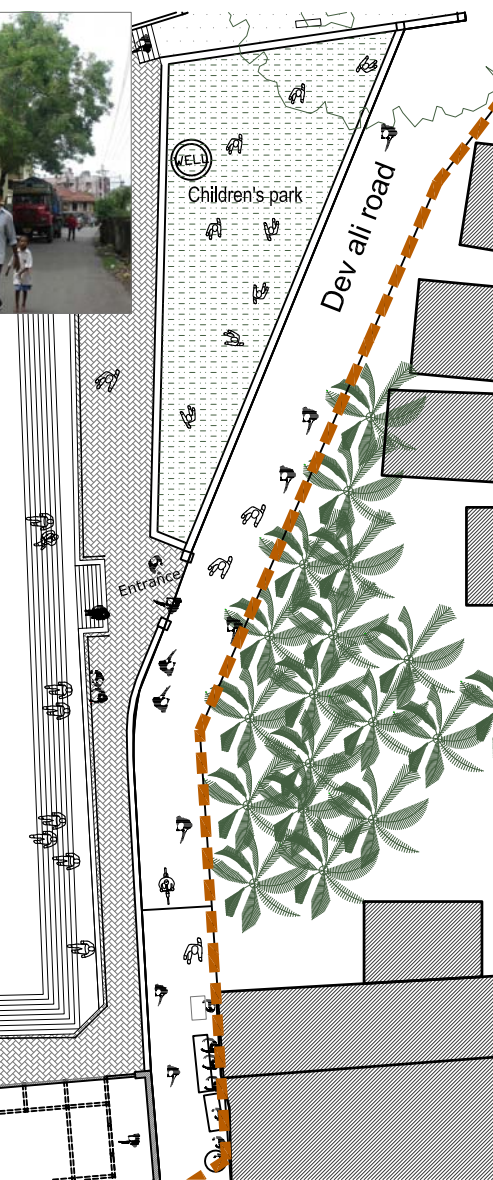
Many people from Agashi and nearby area visit the temple for morning prayers, along with it many people enjoy their morningwalk around the jogging track of the tank.

Children's usually accompany their grand parents/ parents till the temple so they can play in the small garden while their parent have a chat under a 'par' in front of the temple.



**ALONG DEV ALI ROAD**

- Unidirectional Pedestrian and vehicular movement towards Agashi naka .
- Regular local visitors at Hanuman Mandir and Bhavani shankar mandir.



### AGASHI PRECINCT : ACTIVITY PATTERN (Morning 7:00 - 11:45)


#### SUMMARY

Agashi naka area is an important junction which connects important villages like Arnala and Agashi to Virar station. Heavy Vehicular movement can be observed at Agashi naka during morning hours. Auto stand and state transport bus stand are located in close proximity which creates traffic problems. Area along north and north-west of Agashi precinct have started developing rapidly, this is leading to a constant increase in the number of private vehicles along devali road.

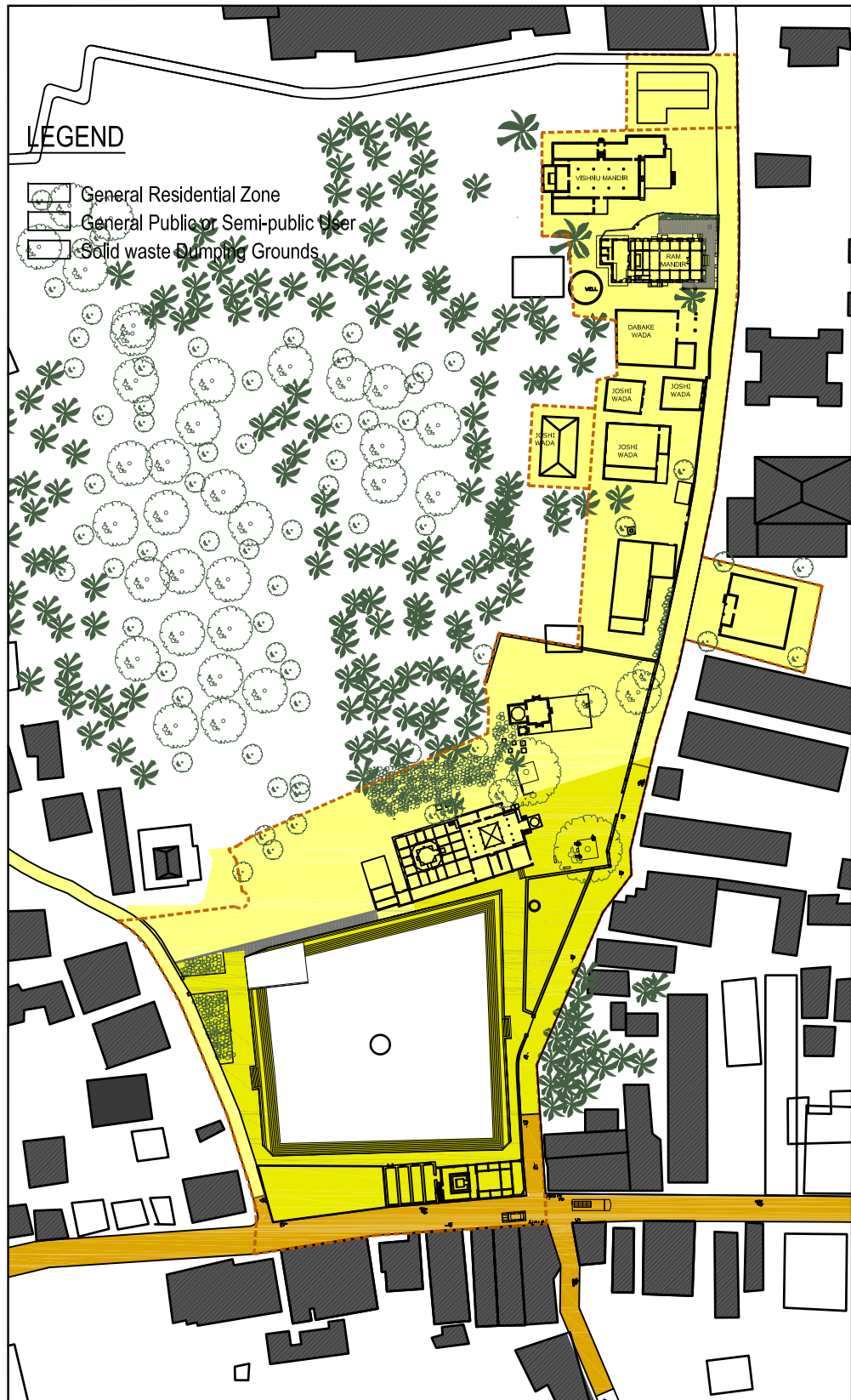
The tank area is used as good recreational space, people coming for morning prayer at Bhavani shankar mandir usually enjoy a morning walk around the tank. Market activity at Agashi naka adds to the chaos of the place.

Internal roads of agashi have unidirectional traffic towards agashi naka and then towards virar.

### ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT CONSULTANTS		K. UNWALLA ARCHITECTS	
EVALUATION OF CULTURAL SIGNIFICANCE			
CHARACTER APPRAISALS - PRECINCT LEVEL			
As Indicated			
Scale		CA - 26 Sheet NO.	 North



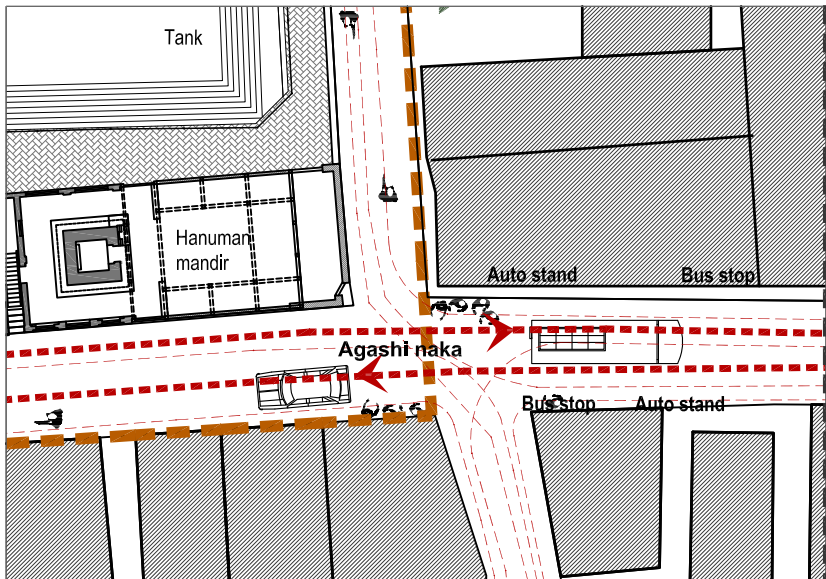


Map showing Proposed Landuse pattern- (Agashi naka and its environs)

Highest ——— Lowest Color Gradation depicts density of activity pattern

Agashi Precinct Boundary

Scale



**AGASHI NAKA** Traffic density- MAJOR TRAFFIC ——— MINOR TRAFFIC ———

Being a important junction only transport related activities can be seen at agashi naka. Frequency of the state transport buses from Arnala to Virar is very low during these times.



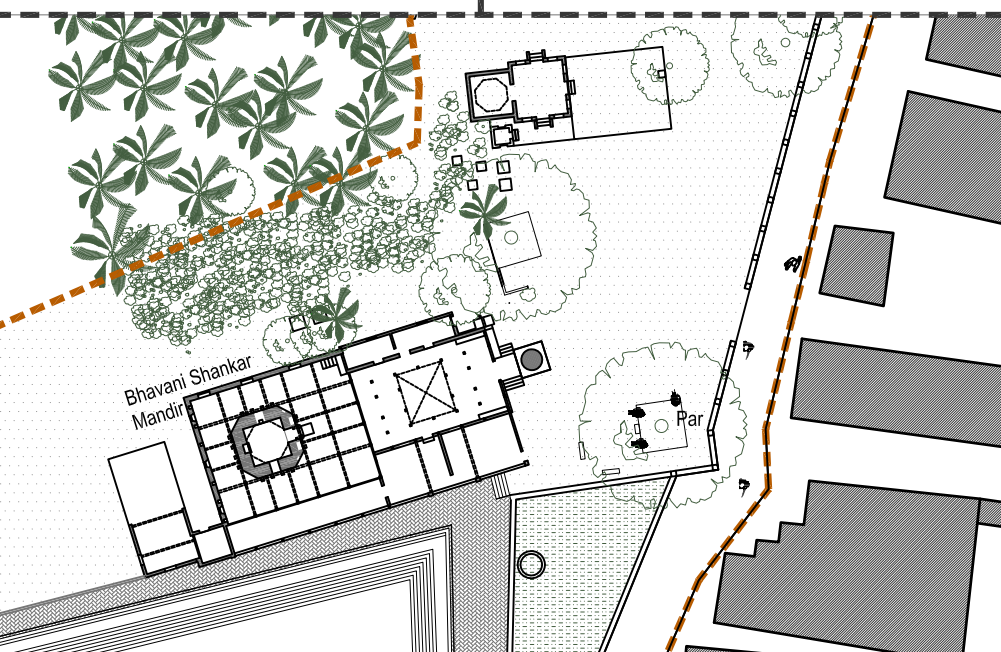
**ALONG DEV ALI ROAD**

Movement along the Internal Roads is usually low during the noon time, every body prefers to stay at home and rest.



**BHAVANI SHANAKAR MANDIR AND TANK PREMISES - TANK AND CHILDREN'S PLAY PARK**

Tank area and temple is almost unoccupied. Some time people come to have a nap under the par to enjoy natural shade and breeze.



### AGASHI PRECINCT : ACTIVITY PATTERN (Noon 11:45 - 04:30)

#### SUMMARY

Agashi naka area is only area which is habited during this time of the day. The tank and temple area are unused. The inner lanes like devali and chalpeth shows a minimum of vehicular and pedestrian traffic.

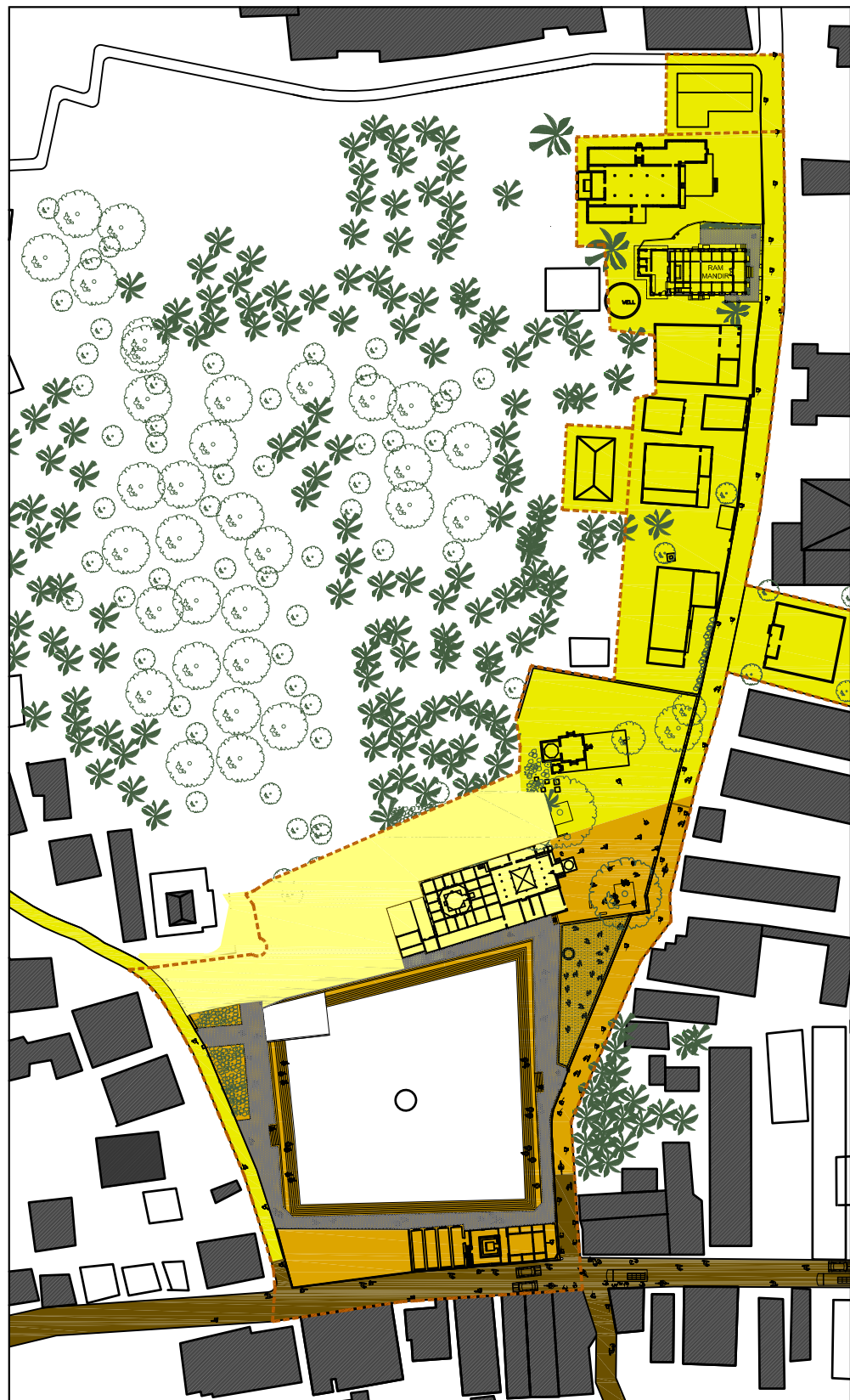
### ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT CONSULTANTS K. UNWALLA ARCHITECTS

**EVALUATION OF CULTURAL SIGNIFICANCE**

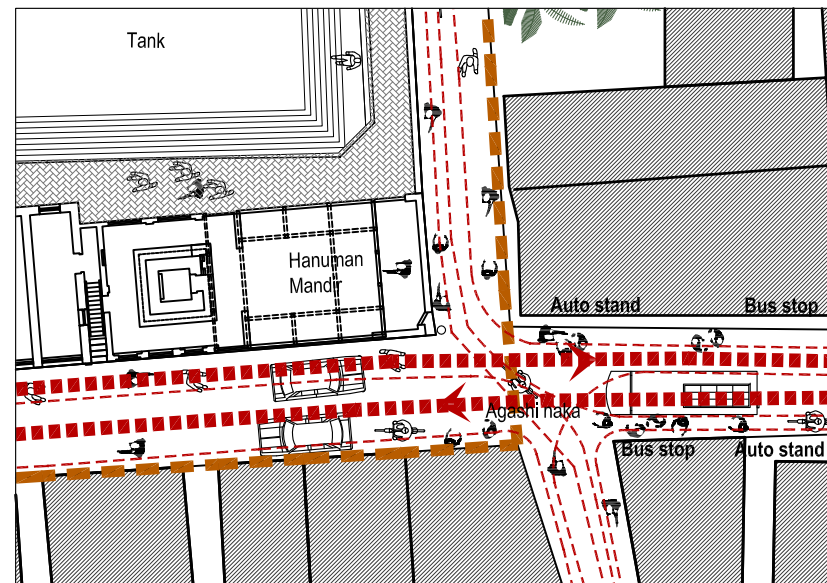
CHARACTER APPRAISALS - PRECINCT LEVEL





Map showing Proposed Landuse pattern- (Agashi naka and its environs)

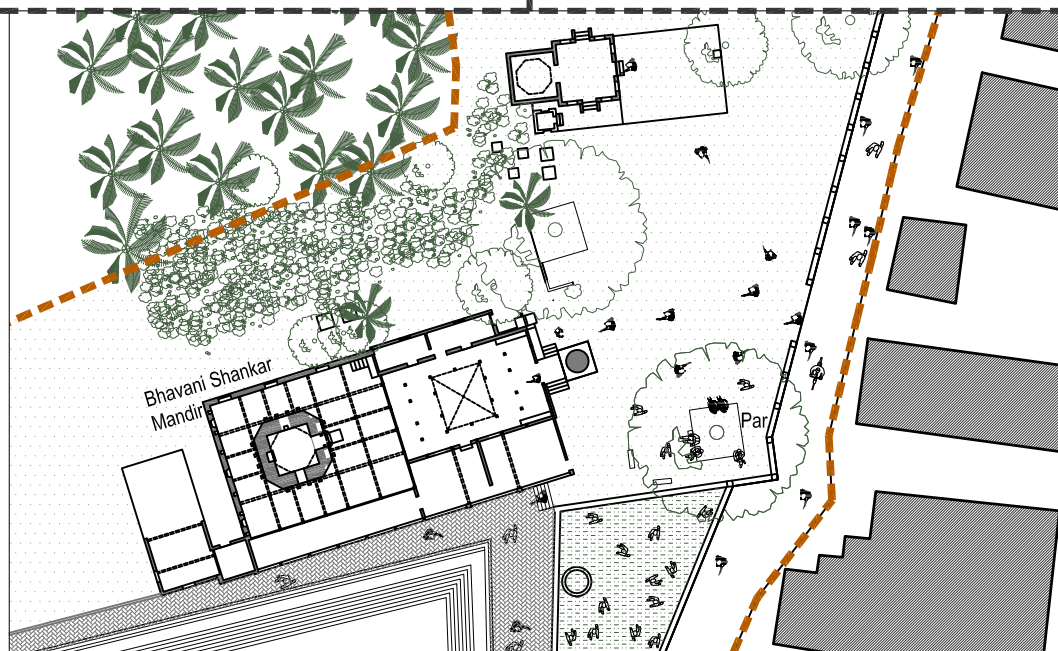
Highest Lowest Color Gradation depicts density of activity pattern  
 Agashi Precinct Boundary



**AGASHI NAKA** Traffic density- MAJOR TRAFFIC MINOR TRAFFIC  
 Being a important junction agashi naka becomes the most dense activity area in the evening. Leisure activities with vegetable market and food stalls add to the chaos of the junction.




**BHAVANI SHANAKAR MANDIR AND TANK PREMISES - TANK AND CHILDREN'S PLAY PARK**  
 Play area and temple is highly occupied during this time of the day. Many people come for a walk around the tank. Tank and temple premises provide good amount of open space for social interaction and leisure.



**ALONG DEV ALI ROAD**  
 During evening time vehicular and pedestrian movement seems to be higher in comparison to other time of the day.



	AGASHI PRECINCT : ACTIVITY PATTERN (Evening 04:30 - 7:45)		ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR	
	<b>SUMMARY</b>  Agashi naka area regains its chaos in the evening with vehicular and pedestrian traffic. Food stalls adds up to the market activity at agashi naka. Tank area is majorly used as an evening leisure place with the children's enjoying majorly at the play park.		PROJECT CONSULTANTS K. UNWALLA ARCHITECTS	
			<b>EVALUATION OF CULTURAL SIGNIFICANCE</b> CHARACTER APPRAISALS - PRECINCT LEVEL	
			As Indicated  Scale	CA-28 Sheet NO.



## Factors affecting the character of the precinct and its Enviorns.

**General Residential Zone :** Activities permitted in general residential zone are residential, Home occupation, Convenience shopping, and shopping along commercial strips which includes sites designated for full scale commercial use. ref-Chapter III - 3.2.1

**Land use permissible in Green zone. :** Activities include existing units engaged in the manufacture/ extraction of animal products. Agro based indutries, Agriculture, houses for bonafide use pf residents of green zone, Bunglow / cottages in plot of 500sqM or more area, Holiday homes/ hostels for institutional on a plot of atleast 0.04 ha, petrol pumps and shop dealing in automobile spareparts, transit godowns for goods, sheds for road transport operators, complex of (A.P.M.C )at designated location approved by planning authority, regional parks , public parks, golf clubs,private parks, playfields, stadia, gymkhana, swimming pools, gliding facilities, amusement parks in plot not less than 5 Ha area, public utility activities, sanitary land fill sites, Construction of roads, railways, airports, hlipads, jetties, floating platforms, poontoons, bridges, educational institutions, utility resss not exeeding 20 sqm, local resource based industrial and processing plants, agrobased industries, IT establishments and convenience shopping.

### MAXIMUM PERMISSIBLE FSI IN HIGH INTENSITY DEVELOPMENT AREA

General and special Residential Zone and strip designated along certain road for commercial activity	Maximum FSI on buildable plot	Maximum FSI including DR/TDR utilization
Mediact and educational user	1.00	1.75
Industrical zones, i- 1 & 1-2	1.00	2.00
Congested area - All users	0.75	1.00
Commercial zone	1.00	1.75
Information Technology establishments	1.00	2.00

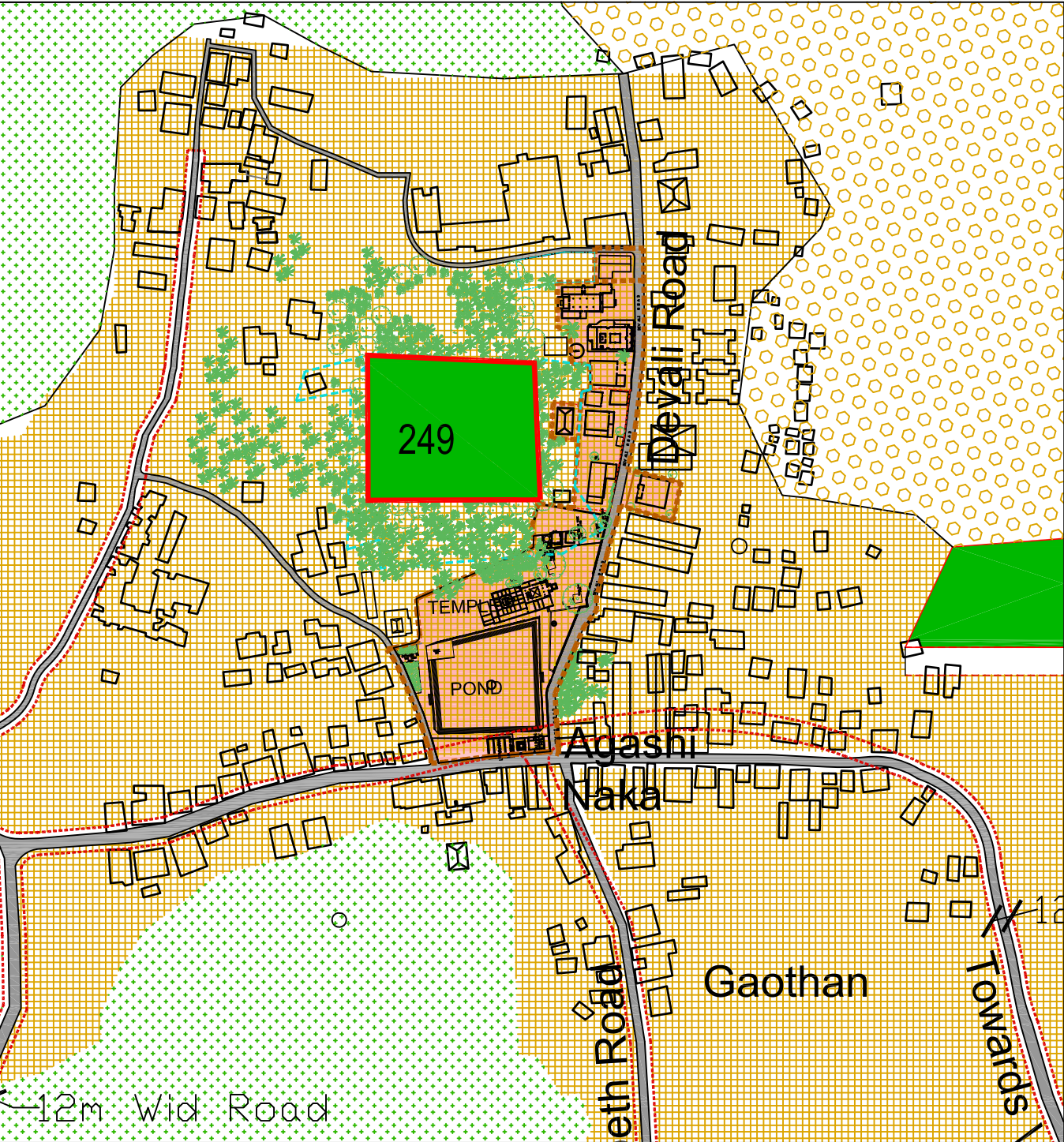
### INCENTIVE FSI FOR LAND POOLING

Sr. No	Gross plot area not less than	Incentive FSI as percentage of permissible FSI(without DR/TDR)		Remarks
		For owner/ applicant	For coop society of land owners	
1	1 Ha	-	3.0 %	The persons intending to develop several parcels of land situated contiguously shall submit a single application for development of such lands and shall be elligible for tht incentive FSI at these rated subject to following consitions.  A- such persons has entered into an agreement with the concerned owner of the land for its acle and has obtained irrevocable power of attorney from the owner ; and
2	2 Ha	4.5%	5.0 %	
3	5 Ha	5.5%	6.0 %	
4	10 Ha	7.5%	8.0 %	B- such persons has obtained possession of the land along with the execution of power of attorney.
5	20 Ha	9.5%	10.0 %	

### MANNER OF CARRYING OUT DEVELOPMENT OF VARIOUS D.P. RESERVATION

(Regulation no 5.14.1)

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 structures) with independent access and / premises	ALT - 3 DR/ Monetary compensation by Planning Authority
1	Fair ground	FG	Land Owner/ Local body / planing authority	Play ground	Allowed	Not allowed	Allowed
2	Park or Garden  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



**Map showing Proposed Landuse pattern- (Agashi naka and its enviorns)**

#### LEGEND

- Plot Boundary(No 1- Land records Agashi tehsildar)
- Plantation Zone
- General Residential Zone
- Organised Open Space (Like : gardens, playground, parks)
- General Public or Semi-public User
- Reservation Sites(Verged and coloured as per user)
- Solid waste Dumping Grounds
- Boundary of Agashi Talav Precinct



### IMPLICATIONS OF D.C.R. - PROPOSALS / DCRs LIKELY TO AFFECT AGASHI TALAV PRECINCT AND ITS ENVIROS

#### SUMMARY

- As per D.P; Organised open space (no 249) is a reservation overlaping on plot no -1; But as per the agashi tehisildar records and 7/12 records plot no-1 belongs to' Devastan Trus't of Agashl this land is currently covered with orchards.
- As per Dp; Agashi water tank is written as Pond but not been Highlighted as waterbody as per legend. Hatch indicating general residential zone overlays on the Agashi tank without any reservation and leaving it vulnerable for development..
- As per Dp; widening of the Agashi Arnala road and its change in the alignment at Agashi naka will lead to demolitaion of Hanuman temple and library building which lies within the identified Precinct; also these structures have individual heritage significance.
- The proposed road widening along chalpeth and Agashi Arnala road with change the existing character and notion of the streetscape.
- As per Dp; Proposed General residential zone around the identified heritage area will drastically change the typology of structures adjoining the heritage Boundar .Since there ino buffer zone reserved around the precinct, it is likely to behave as a fragmented pustule deprived of significant setting.



### ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR

PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY

PROJECT CONSULTANTS K. UNWALLA ARCHITECTS

### EVALUATION OF CULTURAL SIGNIFICANCE CHARACTER APPRAISAL - PRECINCT LEVEL

As Indicated

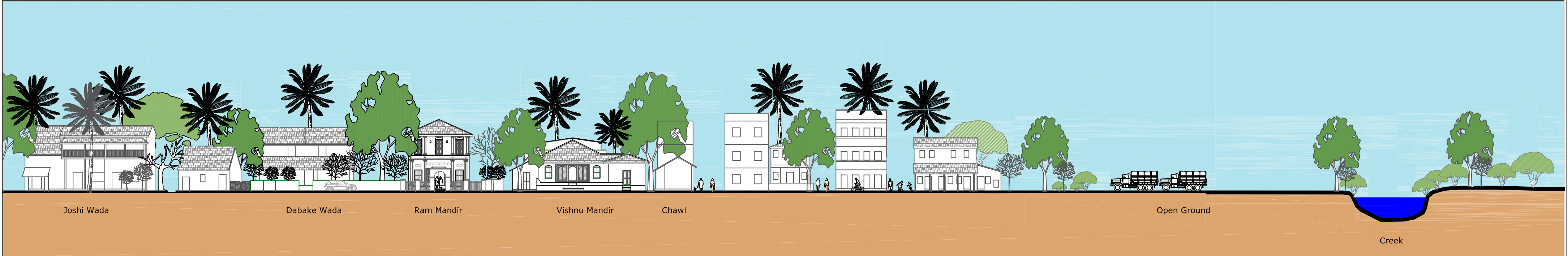
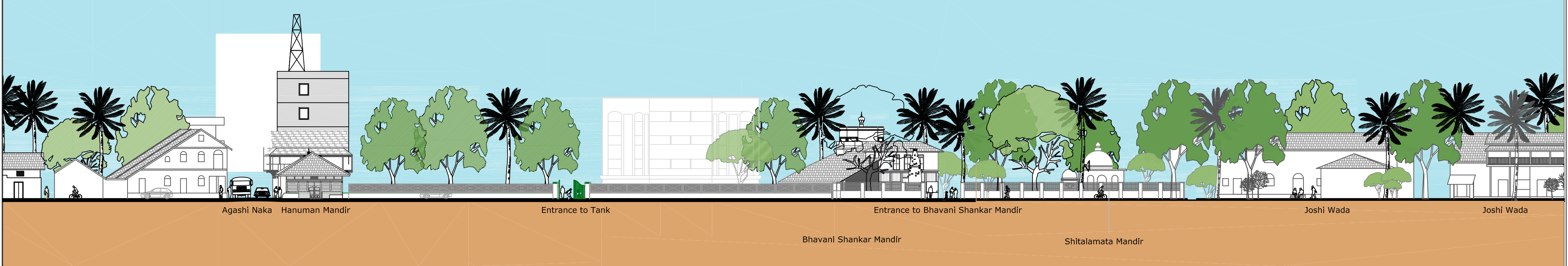
Scale

CA - 29  
Sheet No.

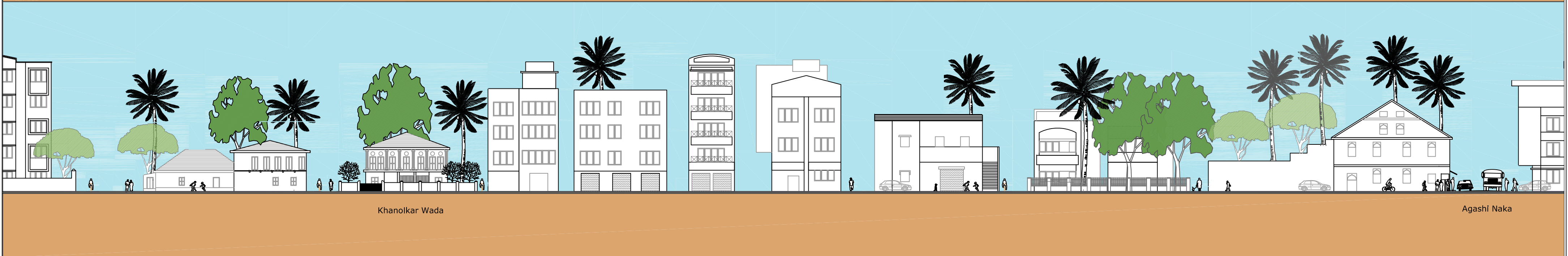
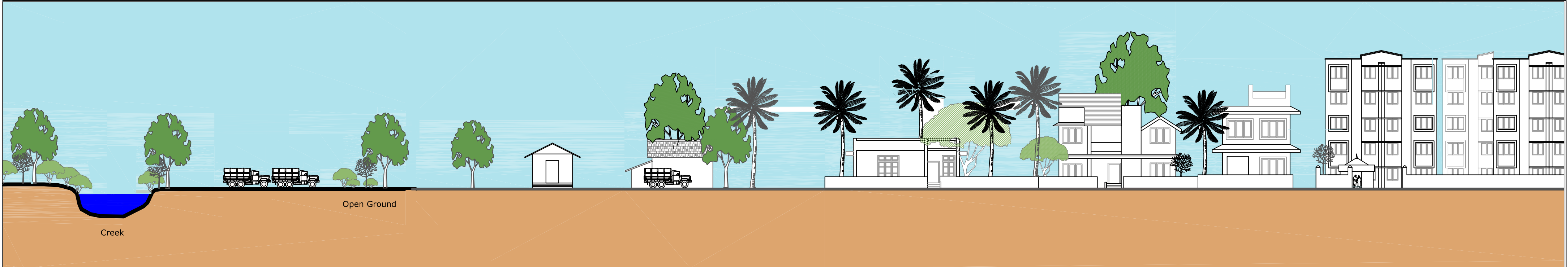


North





	ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY PROJECT CONSULTANT K. UNWALLA ARCHITECTS	DEVALI STREET ELEVATION-WEST SIDE	1 : 500 SCALE	30 SHEET NO
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	ACTION AREA PLAN FOR AGASHI TALAO PRECINCT, VVSR PROJECT PROPONENT MMR HERITAGE CONSERVATION SOCIETY PROJECT CONSULTANT K. UNWALLA ARCHITECTS	DEVALI STREET ELEVATION- EAST SIDE	1 : 500 SCALE	31 SHEET NO
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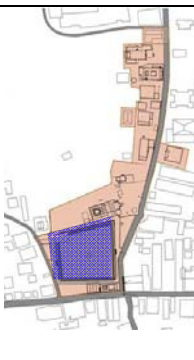
## **ANNEXURE -2**

### **LIST CARDS: HERITAGE ASSETS –AGASHI TALAV PRECINCT**

- 1- AGASHI TALAV PRECINCT**
- 2- AGASHI TALAV**
- 3- BHAVANI SHANKAR MANDIR**
- 4- HANUMAN MANDIR**
- 5- SARVAJANIK VACHANALAY(LIBRARY)**
- 6- KHANOLKAR WADA**
- 7- RAM MANDIR**
- 8- VISHNU MANDIR.**



# AGASHI TALAV PRECINCT

AGASHI TALAV PRECINCT				
	PRECINCT NAME		Agashi Talav Precinct	
	PIN		MAH / MMR / VVMC / AGASHI / 401301 / 2011	
	CARD NUMBER		ATP 01	
	GRADE		Not Graded – to be designated in DP	
	DATE		March 2011	
	RECORDED BY		Abhijit Athalye	
	REVIEWED BY		Kirtida Unwalla	
1.0	NAME OF THE PROPERTY			
1.1	NAME OF THE ASSET	Agashi Talav Precinct		
1.2	ADDRESS	Agashi Village		
1.3	EARLIER NAME	Agashi Talav		
1.4	BUILT-IN	1691 (Reference: Gazetteer of the Bombay Presidency, Vol XIII, Part 1, Thana, 1882)		
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS			
2.1	PLOT AREA	15000 Sqmts		
2.2	NUMBER OF FLOORS	NA		
3.0	ACCESS			
3.1	MAIN	Agashi-Arnala Road		
3.2	SUBSIDIARY	Dev Ali		
3.3	PARKING	No parking space available on site		
4.0	OWNERSHIP PATTERN			
4.1	PRESENT- Mixed	PAST-Peshwa (Maratha Period)		
4.2	STATUS	Trust /Private Ownership		
5.0	USAGE			
5.1	PRESENT/PAST	Mixed Use-Religious, Social, Institutional, Commercial, Residential & Recreational		
6.0	SIGNIFICANCE & VALUE CLASSIFICATION			
6.1	PHYSICAL SETTING	The strategic location of the Agashi Talav Precinct at the two major linear streets of Agashi Village highlights its significance as historical and ecological asset woven in the dense urban fabric. Geographically the precinct situates with its public domain [Agashi Talav] aligned with the market street and the longer edge along the Devali street which indicates the historical linkage of precinct with the then Bhatibandar towards the extreme north. The visual and physical connection to the precinct is provided dynamically at Agashi Node/naka which is the important intersection at which the major planning axis of Agashi village meets.		
6.2	DELINEATION	The Agashi Talav Precinct comprises: (ref.: Character Appraisal sheet no – CA 10.) A) Agashi Talav & its surroundings such as Bhavani Shankar Mandir, Shitalamata Mandir, Samadhis, the open space used for socio-religious activities and children's park. B) The southern edge of building group [Hanuman Mandir, Sarvajani Vachanalay, Market Building] playing dual role of -screen/buffer to the Talav from market street as well as promoting multifunctional activities to the market street. C) Other group of temples as Ram Mandir & Vishnu Mandir D) Khanolkar Wada (Listed) as residential building along with Dabke Wada and Joshi Wada (Unlisted stock).		
6.3	URBAN FORM & SPACE	The Agashi Precinct comprising of group of buildings - religious, institutional & commercial and residential in nature along with the Talav (Water Body) demonstrates 'a model' of urban form & space integrated in regional landscape - thus giving a very high value at local as well as at the regional level. The key characteristics of Agashi village -1] cluster formation of wadis, 2] large landholding with low density built form, 3] primary road structure defining the limits of the urban block while the secondary roads in most cases, are defined by the low boundary walls and/or with the front setbacks. 4] The plantation area conforms to rear setting within large landholdings, formulating silhouettes to the built fabric.		
6.4	LANDSCAPE ECOLOGY	The Agashi Talav Precinct lies on almost flat land gently sloping towards nallahs/rivulets. The movement of sea water in high & low tide through the creek is controlled by the Mangroves belt on the northern side of Agashi. The talav has mineral source of water which was believed to possess healing powers. It restores the rainwater and maintains the ground water table level in the adjoining wells of the surrounding area. The overflow channel of the tank was designed to feed the surplus water to		



		<p>the agriculture and plantation which needs to be identified and revived.</p> <p>The micro climate of the region is maintained at the comfort level due to high tree cover which is also belongs to predominantly an evergreen series of species. The second layer of plantation promotes the place-making characteristics with flowering species. They are also used to indicate the soft boundary and sometimes to mark the private domain from the public.</p>
6.5	SUMMARY OF SPECIAL INTEREST.	<p>The five key factors that give the Agashi Precinct its special character can be summarized as follows:</p> <ul style="list-style-type: none"> <li>• <i>The setting</i> – The distinctive setting of the Agashi Precinct at the marked location of the Agashi node, defines the settlement pattern and the principal views in and out of the area. The open space quality lent by the Agashi Talav with the backdrop of the Shiv Mandir and the thick green foliage of the orchards lends a striking appearance as viewed from the node.</li> <li>• <i>The historic landscape</i> – <i>The settlement pattern as it lies co-axially at the center of the Agashi Village, between the two principal roads – Arnala road and the Devali underlies the current layout. The format is seen as influencing the projected (future) pattern as well by virtue of the development plan for the place (DP of VVS Region).</i></li> <li>• The diverse nature of the area: The mostly town-like character of the settlement along the Arnala Road, juxtaposed at the node transforms into a dispersed and more rural character along the Devali. The informal/organic setting of buildings with or without foreground spaces along the gradual winding of the Devali is a special feature of the area.</li> <li>• <i>A impressive quality of Temple - Talav and its components</i> – An impressive quality lent by the Temple Talav ensemble, originally conceived in 1691(Portuguese period) as a group - The Hanuman Mandir as a landmark of the precinct node, the Talav and the lofty presence of the Shiv Mandir produce an excellent quality of townscape character. The group is particularly important in providing a focal point that adds interest to the landscape setting of the Precinct. The nodal entry at Hanuman Mandir provides a strong gateway with a marked change in character from the surrounding area.</li> <li>• The Ram Mandir and the Vishnu &amp; Ganesh Mandirs, both of 1880's (British period) are each illustrative of temple residence type and typical Konkan typology respectively. The Khanolkar Wada built c. 1900 (British period) is reminiscent of the residential typology of Maratha Architecture while the Library Building of early 20<sup>th</sup> century represents a good example of typical regional character.</li> <li>• The unlisted residential buildings of the British period (c.1900) formulate a striking cluster of typically Konkan style and behave cohesively with the Khanolkar Wada as well as the overall precinct.</li> </ul>
6.6	COMMUNITY STRUCTURE	<p>The Agashi Precinct can be associated strongly with religious institutions - temples, with communities that held power centres during Maratha period. The diversity of community structure within the precinct is manifested in varying house forms like wadas, temple houses, institutional buildings, etc.</p> <p>The Agashi Precinct and its fabric have not only retained its significant architectural characteristics but also continue to play the dynamic role of a cultural place from where the communities have been organizing themselves.</p>
6.7	ARCHITECTURAL DESCRIPTION	<p>The Precinct consists of four religious, six residential and one single institutional - commercial structure (mixed). The focus of the Precinct is the Agashi Talav built with stone steps and the Bhavanishankar Mandir &amp; Hanuman Mandir on its northern and southern edges. The garbhagrihas of both these temples are in stone and surmounted with a dome. The sabhamandap of these two temples are in the traditional local style and covered with Mangalore tiled hipped roofs, creating a distinct visual cohesiveness. The more modest Vishnu Mandir also has a large Mangalore tiled hipped roof covering it. The Gadre Ram Mandir portrays a residential character – wada style rather than a temple and is of a cohesive scale with the setup. Most of the residential structures, including Khanolkar Wada are two storied structures with either a Mangalore tiled hipped roof or pitched roof with side gables. All the houses are set back from the street and have a front verandah.</p>
6.8	STRUCTURAL TYPOLOGY	Load bearing brick construction with timber framing for most structures. Stone construction for important structures like the Talav & the Bhavanishankar and Hanuman Mandir.
6.9	WALLS	Plastered brick wall surfaces
6.10	ROADS / PAVINGS	The carriageways of roads are tarred with shoulders in plain original earth finish. Special paving of chequered cement tiles is provided only around the Talav to be used as walkways. Except at the marginal design of landscaped area at the Talav there is no attempt at enhancement of floorscape.
6.11	ROOFS	Mangalore tiled hipped roofs. Some of the residential buildings have pitched Mangalore tiled roofs with side gables.
6.12	FAÇADE	The temple structures have modest facades with almost no ornamentation. The residential structures indicate varied typology, are predominantly ground plus one except the 'chawl' structures. Key elements being plain plastered facades with timber fenestrations, recessed verandah on ground floor, balcony with brackets, entrance porches. The lone institutional structure displays a projected full length balcony on timber brackets at first floor level.
6.13	FENESTRATION	Rectangular openings representing 'dutch' windows. The windows have glazed or fully paneled shutters.





6.14	BALCONIES	Largely absent. Only the Library building and a single residential structure have balconies.				
6.15	BOUNDARY WALLS	Low random rubble masonry walls with high metal wire mesh & pipe railing on top for the public structures, while residential buildings have low boundary walls, edged with flowering trees.				
6.16	SPECIAL FEATURES/ INTERIORS	The interiors of most structures are modest, excepting that of Gadre Ram Mandir which has very ornate interiors spatially laid out as a double height ground floor housing the temple deity and upper floor as residential space.				
7.0	LANDSCAPE SETTING					
7.1	PLANNED & NATURAL LANDSCAPE	The landscape setting of the precinct is dominated by openness of the Talav and Bhawan Shankar Mandir and silhouette of the green Plantation as a backdrop. The only planned landscape is the children's play park developed in north east corner of the Agashi Talav. There is a substantial open space in front of the Bhavanishankar Mandir. All over the precinct, excepting the Agashi Talav, marginal measures are undertaken for the enhancement of the landscape character. Flowering shrubs and small trees planted around the open space.				
8.0	TRANSFORMATION					
8.1	FORM/ STRUCTURE	Most of the structures in the Precinct have retained their original external form order. The layout structure and urban morphology is at a sustained level and presents historic form at a fair level. Marginal transformations as add-ons appear mostly at the rear ends, presenting an authentic structure.				
8.2	FINISHES	Transformations have taken place in the interiors of religious structures that includes changes in layout, flooring material and wall finishes. More changes seen in the residential structures due to sub-division of the house into smaller units.				
9.0	PRESENT STATUS					
9.1	STRUCTURAL STABILITY	Fair				
9.2	MAINTENANCE	Fair				
10.0	CULTURAL SIGNIFICANCE					
10.1	SIGNIFICANCE	Evidential Value E(lm), E(cul), E(eco)	Historical Value E(arch), E(cul), E(lm)	Aesthetic Value E(grp), E(arch)	Communal Value E(cul)	Ecological Value E(eco)
10.2	FINAL GRADE	Not Graded – to be designated in DP				
10.3	SPECIAL CONTEXTUAL VALUE	Landmark value & Social value				
10.4	STATEMENT OF SIGNIFICANCE	The Agashi Talav Precinct has a strong historical significance due to the presence of structures and built forms within its boundaries that date from the late 17th century till the early 20th century. As such it is a microcosm that represents important periods in the history of the region. The Precinct has a distinct architectural character formed by the contemporaneous historic structures contained in it. The different typologies, scale and grandeur of the structures with the precinct are indicative of the different socio-economic set-ups in the local history. The unlisted structures, although are of limited architectural significance, make a strong contribution to the historic integrity of the Precinct. Its use pattern, dominated by the Temple and Talav association affords a unique Communal and Public Realm value at the Town / local level.				
11.0	PHYSICAL INFRASTRUCTURE					
11.1	LIGHTING	The spatial Layout of built forms intrinsically allows sufficient levels of daylight enhanced by the fenestrations of built forms.				
11.2	VENTILATION	The urban structure and grain allows efficient ventilation and air currents to all properties of the precinct. Micro climate is enhanced by the overall green character				
11.3	ELECTRICITY	General electrical connections are available by MSEB grid.				
11.4	WATER SUPPLY	The properties along the Arnala Road are served by piped water supply, while bore wells are essentially means along the inner roads – Devali.				
11.5	DRAINAGE	Drainage using water carriage systems and disposal in Septic tanks & Soak pits. Secondary treatments of effluents are absent and as such the general ground is liable to contamination carried by leaching.				
11.6	FIRE PRECAUTION	At the town level possibly by Fire Brigades. None at asset level. The heritage assets will need special protection.				
11.7	SECURITY SYSTEM	The owners provide their own security. None at precinct level. The community will need motivation to provide special systems.				
12.0	FUTURE RELEVANCE					
12.1	DP REMARKS	<ul style="list-style-type: none"><li>• The sanctioned DCR – 2001 (VVSR taken effect from 1.03.2004) excludes Appendix – VIII, 'Regulations for Heritage Structures/Sites/Precincts' from sanction under EP-4. Suggestions Objections vide formal Notification is published – 9.2.2007 (ref. DP Map).</li><li>• Designation of "Agashi Talav Precinct" its component heritage assets does not conform to DP .</li><li>• Talav denoted as a "Pond" and Bhawanishankar as 'Temple' with no special reservations or special control for preservation / conservation.</li></ul>				



12.2	ISSUES	<p>The Agashi Talav Precinct is in a fair state of condition and displays most of the original fabric of settlement pattern. Identified as a 'Heritage Asset' by CRIT, its formal designation / inclusion in the present Development Plan for VVS Region is awaited. Policy Control for Conservation and Enhancement using notions of sustainability is thus not applied, and such status leaves the area under threat of unruly change and devoid of Conservation principles.</p> <p>Several issues appear to threaten the character of the area, or will need future consideration:</p> <ul style="list-style-type: none"> <li>• See DP Remarks 12.1 above</li> <li>• The original use of the assets are not recognized sufficiently and not put under 'Special Reservations' in the DP – only Bhawanishankar Mandir is marked as a temple while the Talav is marked as a 'Pond'. Several water bodies in the VVSR are marked with the 'reservation' of 'organized open spaces' (offering special control) around them.</li> <li>• The other temples in the area are not marked for such use – 'temple'.</li> <li>• Diminished associational values of the Bhawanishankar Mandir and Talav affected by removal of steps – a direct physical connection. Removal of steps and addition of a Ramp has affected natural functioning of the water body. Similarly all aspects of 'change' that is affected to the assets in particular and the overall precinct will need special guidance from a 'Specialist Heritage Panel' set up at the governance level with involvement of users and community at large.</li> <li>• Decline due to under-use and vacancy of assets is manifest in the unlisted buildings – 'Joshi wada' with its component residential buildings is indicative as an ample example. The trend of out migration of younger generation lured to Mumbai for economic prospects leaves the asset derelict and / or succumbs to apathy. The temples and Talav have also indicated such trends. The vitality of the area thus is diminished.</li> <li>• Historic patterns of ownership &amp; size of land parcels have undergone drastic changes. The land parcel under Vishwastha Devasthan Nidhi Mandal (largest stake holder) lies sub-divided to "Kul Kayda", leaving it fragile in nature. The land survey currently is incomplete, not formally conducted by TILR offices and indecisive to prescribe precinct extents to conform to ownership boundaries (under each asset). The status of other sections of the precinct is similar and needs further confirmation.</li> <li>• Realistic economic and valuation advice is dependent upon official surveys and will be enabled by an analysis undertaken for the entire region. The DP suggests drastic increase in the demand and supply of built area. Such notions will need to utilize notions of sustainability if a balance is to be struck.</li> <li>• Community involvement, awareness levels towards the value of the assets and the need for Conservation and sustainable development is low. The aspect is further enhanced by the fact that the most significant assets of Talav &amp; Temples are in ownership of a single Trust, who although willing to enable conservation, do not have an intrinsic means – funding to do so. External source of funding generates a varied set of dynamics and could be detrimental in nature.</li> <li>• The assets with their own plot boundaries leave the obligation of maintenance to owners of the property – direct stakeholders while aspects of general enhancement (infrastructure and well-being of landscape &amp; green character) of the precinct are the obligations of the local governance. Thus along with 'designation and listing' of heritage assets and their setting will need a co-ordinated approach of 'governance and community involvement'. Awareness and educated approach needs to be guided professionally.</li> </ul>
13.0	MISCELLANEOUS	Information from CRIT Report, Devasthan Nidhi Mandal Trust, DP Report 2007 the Vasai Virar Municipal Corporation, Tehsildar Office-Agashi, Land Records & Revenue Office-Vasai Taluka.
14.0	CONSERVATION & DEVELOPMENT	The well-integrated relationship of Agashi Talav Precinct with its surrounding region in terms of physical, cultural, visual and resource base continuity needs the area to be planned as a unit in a holistic manner. This is pointer towards a need for a sustainable conservation plan for Agashi and its surrounds. Community involvement in such process should be at the helm.



# AGASHI TALAV



AGASHI TALAV				
		PRECINCT NAME	Agashi Talav Precinct	
		PIN	MAH / MMR / VVMC / AGASHI / 401301 / 2011	
		CARD NUMBER	ATP 02	
		GRADE	II E	
		DATE	March 2011	
		RECORDED BY	Abhijit Athalye	
		REVIEWED BY	Kirtida Unwalla	
1.0	NAME OF THE PROPERTY			
1.1	NAME OF THE ASSET	Agashi Talav		
1.2	ADDRESS	Agashi Village		
1.3	EARLIER NAME	Agashi Talav		
1.4	BUILT-IN	1691 (Reference: Gazetteer of the Bombay Presidency, Vol XIII, Part 1, Thana, 1882)		
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS			
2.1	PLOT AREA	2270 Sqmts		
2.2	NUMBER OF FLOORS	The base of the water body as general excavated ground stands below the road level is approximately two floors (say 6.0 mts). The retaining wall and steps during low period is used as an indicator.		
3.0	ACCESS			
3.1	MAIN	Agashi-Arnala Road		
3.2	SUBSIDIARY	Dev Ali , Bari Wada Road		
3.3	PARKING	No parking space available on site, while cars are parked on incidental offsets of Devali (road).		
4.0	OWNERSHIP PATTERN			
4.1	PRESENT- Vishwastha Devasthan Nidhi Mandal Trust	PAST-Peshwa (Maratha Period 1739 -1818)		
4.2	STATUS	Trust owned (joint plot with Bhawanishankar Mandir and Hanuman Mandir)		
5.0	USAGE			
5.1	PRESENT/PAST	Religious & Social		
6.0	SIGNIFICANCE & VALUE CLASSIFICATION			
6.1	PHYSICAL SETTING	As an important ecological asset, Agashi Talav is strategically located at the intersection of two principle axis [X & Y] of Agashi Village with the visual & physical connection from the busy node of Agashi Naka. The dense urban setting around offers high significance to the Talav as easily accessible and available open space for public recreational purpose.		
6.2	URBAN TISSUE & ACTIVITIES	The Talav is surrounded by a walking pathway which was introduced by part reclamation of the same. The southern edge of the Talav constitutes a built edge of typologies [Hanuman Mandir, Sarvajanik Library & Market Building] which also offers a buffer to the Talav from the primary network of Agashi-Arnala Road. The east and west edges are barricaded with two gates on both sides and northern edge is defined by the Bhavani Shankar Mandir and its foreground. The mixed use of buildings and the children's park within the compound promote multifunctional activities at local level.		
6.3	ARCHITECTURAL DESCRIPTION	The containment of the water body is done by retaining walls using black basalt coursed rubble masonry to form a definite edge to the water body. Patterned as typical traditional 'Ghats' typologies, a series of stone steps descend down to the water. The retaining walls are adorned with architectural features like arched niches inset on all four sides. The main accesses to the water are marked by bas-relief ornamentations and sculptural work on the surface of the retaining wall, flanking either side of the main steps.		
6.4	STRUCTURAL TYPOLOGY	Load bearing retaining walls in black basalt masonry with series of stone steps.		
6.5	WALLS	See architectural description.		
6.6	FLOORS	Natural ground / earth the geology of which behaves as the feeder for natural water source. The intervention of the ramp structure affords an alteration to the fabric.		
6.7	ROOFS	It is an open water body.		
6.8	FAÇADE	The retaining walls sits flush with general ground level.		
6.9	FENESTRATION	NA		
6.10	BALCONIES	NA		
6.11	BOUNDARY WALLS	Low random rubble masonry walls constructed above the retaining walls with high metal wire mesh & pipe railing on top. It is an added fabric provided for protection.		



6.12	SPECIAL FEATURES/ INTERIORS	Niches and bas relief ornamentation seen on the vertical walls of the tank.				
7.0	LANDSCAPE					
7.1	PLANNED & NATURAL LANDSCAPE	Attempts at planned landscape intervenes the foreground space (north east triangular corner) between the road and the Talav edge, by providing children's' play area which is edged by low bund walls and play appliances within its margins. The west has similar setup with green lawns. The peripheral margins are formally paved using chequered cement tiles and provide walking facility around the water body.				
8.0	TRANSFORMATION					
8.1	FORM/ STRUCTURE	Ramp built on north-west corner. Original steps leading from the Bhawanishankar Temple along the north edge have been removed to be replaced with retaining wall continuing. Entire wall edge along the south has been shifted (on demolition & reconstruction) inwards to afford a walkway linkage with other sides. Wooden pole in the centre of the tank removed.				
8.2	FINISHES	NA				
9.0	PRESENT STATUS					
9.1	STRUCTURAL STABILITY	Fair				
9.2	MAINTENANCE	Fair				
10.0	CULTURAL SIGNIFICANCE					
10.1	SIGNIFICANCE	Evidential Value E(lm), E(cul), E(eco)	Historical Value E(arch), E(cul), E(lm)	Aesthetic Value E(grp), E(arch)	Communal Value E(cul)	Ecological Value E(eco)
10.2	FINAL GRADE	II E				
10.3	SPECIAL CONTEXTUAL VALUE	Environmental Value, Landmark value & Social value				
10.4	STATEMENT OF SIGNIFICANCE	The Agashi Talav is an environmental asset holding an immense historical significance. Its use pattern, as linked with the historic temples lends it a unique Communal and Public Realm value. Its built form, though not unique in the larger regional context, is one of the only two surviving tanks in the VVSR with this type of architecture and group value, and thus has a high level of rarity value in the regional context.				
11.0	PHYSICAL INFRASTRUCTURE					
11.1	LIGHTING	Available but non-functional				
11.2	VENTILATION	NA				
11.3	ELECTRICITY	General electrical connections are available by MSEB grid.				
11.4	WATER SUPPLY	Natural source is apparently from the geological strata. The construction of the ramp, believed to be the main location, is likely to have affected the supply.				
11.5	DRAINAGE	Original drainage outlets have not been located.				
11.6	FIRE PRECAUTION	NA				
11.7	SECURITY SYSTEM	Need of manned security				
12.0	FUTURE RELEVANCE					
12.1	DP REMARKS	Talav denoted as a "Pond" but no "reservations" as a water body.				
12.2	ISSUES	<ul style="list-style-type: none"><li>• The DP in the DCR 2001, in the current status does not identify the listing /designation as a Listed Heritage Asset.</li><li>• The setting and associational values have diminished on account of the past interventions directly affecting the physical connection between the temple and the tank.</li><li>• The new interventions also have drastically affected the natural functioning of this water body.</li></ul>				
13.0	MISCELLANEOUS	Information from CRIT Report, Devasthan Nidhi Mandal Trust, DP Report 2007 the Vasai Virar Municipal Corporation, Tehsildar Office-Agashi, Land Records & Revenue Office-Vasai Taluka.				
14.0	CONSERVATION & DEVELOPMENT	The built form of the Talav is in need of repairs. The modern interventions need to be removed completely to enable the re-functioning of underground spring that was used originally to provide fresh water to the tank.				



# BHAVANISHANKAR MANDIR


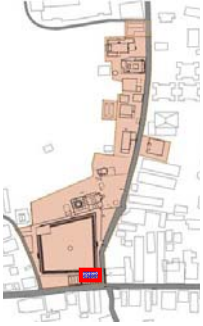
		PRECINCT NAME	Agashi Talav Precinct		
		PIN	MAH / MMR / VVMC / AGASHI / 401301 / 2011		
		CARD NUMBER	ATP 03		
		GRADE	IIA		
		DATE	March 2011		
		RECORDED BY	Abhijit Athalye, Sasmit A.		
		REVIEWED BY	Kirtida Unwalla		
1.0	NAME OF THE PROPERTY				
1.1	NAME OF THE BUILDING	Bhavanishankar Mandir			
1.2	ADDRESS	Dev Ali, Agashi Village			
1.3	EARLIER NAME	Bhavanishankar Mandir			
1.4	BUILT-IN	1691 (Reference: Gazetteer of the Bombay Presidency, Vol XIII, Part 1, Thana, 1882)			
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS				
2.1	PLOT AREA	1000 Sqmts	BUILT UP AREA	465 Sqmts	
2.2	NUMBER OF FLOORS	Single storey + attic			
3.0	ACCESS				
3.1	MAIN	Agashi-Arnala Road			
3.2	SUBSIDIARY	Dev Ali			
3.3	PARKING	Parking space available within plot boundary			
4.0	OWNERSHIP PATTERN				
4.1	PRESENT- Devasthan Nidhi Mandal Trust	PAST-Peshwa (Maratha Period 1739 -1818)			
4.2	STATUS	Trust owned			
5.0	USAGE				
5.1	PRESENT/PAST	Religious			
6.0	SIGNIFICANCE & VALUE CLASSIFICATION				
6.1	PHYSICAL SETTING	Bhavani Shankar Mandir has a picturesque setting along the Agashi Talav with the backdrop of dense plantation which makes it highly significant as an important landmark of the village. It is directly accessible from the Devali street. The Mandir is accompanied by another Shitalamata Mandir, Samadhis, indigenous trees and front setback /open space used for socio religious activities within the same compound.			
6.2	URBAN TISSUE & ACTIVITIES	Bhavani Shankar Mandir is set off from the Devali (street) creating a substantial foreground open space shaded by indigenous trees- a setup that reinforces the socio religious activities of the community with the Agashi Talav Precinct. The adjacent Talav with peripheral open spaces around offer dual purpose for socio religious & recreational activities. The open spaces around with its attributes further reinforce the socio cultural significance of Bhavani Shankar Mandir.			
6.3	ARCHITECTURAL DESCRIPTION	<p>The Bhavanishankar Mandir can be categorized into three distinct spaces, the inner garbhagriha, the columned pradakshina path around it and the sabhamandap in front.</p> <p>The octagonal shaped garbhagriha is enveloped by a columned hall. The wooden pillars of this area are intricately carved and support large wooden beams that create the attic space above. This entire area is placed on high stone plinth.</p> <p>The sabhamandap follows the typology of a typical vernacular temple. There is a peripheral gallery on the upper level supported by plain and slightly adorned wooden columns.</p> <p>South side of the sabhamandap has a verandah enclosed with teakwood lattice work that permits good cross ventilation. The north side enclosure houses the family of the priest. A "nagaarkhana" is incorporated on the upper level of the main entrance of the sabhamandap.</p> <p>Right in front of the main entrance is the deepastambh, unique in its form. The platform on which the deepastambh is erected has ornamentation similar to that of the main plinth of the garbhagriha.</p>			
6.4	STRUCTURAL TYPOLOGY	The garbhagriha is constructed in stone masonry.			
6.5	WALLS	Walls of the sabhamandap are composite load bearing brick masonry with timber framing.			
6.6	FLOORS	Garbhagriha has ceramic tile flooring, while its peripheral space has cement mosaic tile flooring. The sabhamandap has Shahabad stone flooring.			
6.7	ROOFS	Garbhagriha covered with a masonry dome. Sabhamandap has a pitched Mangalore tiled roof supported by wooden bullies.			
6.8	FAÇADE	Plastered walls surfaces			



6.9	FENESTRATION	Fully paneled teakwood doors & windows of the external walls. South verandah is enclosed with wooden lattice work.			
6.10	BALCONIES	NA			
6.11	BOUNDARY WALLS	Brick masonry walls plastered with cement render and metal grill infills.			
6.12	SPECIAL FEATURES/ INTERIORS	A distinctive feature of the Bhavanishankar Mandir is the unique bass relief sculptures on the external walls of the garbhagriha and may even be unique to this temple.			
7.0	LANDSCAPE				
7.1	PLANNED & NATURAL LANDSCAPE	Marginal measures undertaken for the enhancement of the landscape character and natural ground cover is retained for the plot. Raised plinth built around the lone peepal tree in the fore ground. Flowering shrubs and small trees planted in the north open space.			
8.0	TRANSFORMATION				
8.1	FORM/ STRUCTURE	The verandah on the south side was enclosed in the 1950s and now behaves as an integral feature of the temple. North side of sabhamandap enclosed to create a residence for the priest. Detached structures built in the rear of the property.			
8.2	FINISHES	Ceramic tile flooring laid in the garbhagriha. Oil paint has been applied over the stone surface of the garbhagriha.			
9.0	PRESENT STATUS				
9.1	STRUCTURAL STABILITY	Fair			
9.2	MAINTENANCE	Fair			
10.0	CULTURAL SIGNIFICANCE				
10.1	SIGNIFICANCE	Evidential Value B(his), B(lm)	Historical Value B(his), B(cul), B(lm)	Aesthetic Value B(arch),	Communal Value B(cul), B(ev)
10.2	FINAL GRADE	II A			
10.3	SPECIAL CONTEXTUAL VALUE	Landmark value & Social value			
10.4	STATEMENT OF SIGNIFICANCE	The scale, historical associations and location make this structure one of the primary assets in the Precinct. The evidential and historical value of the Bhavanishankar Mandir is manifest in its unique plan and sculptures, along with the samadhis seen in its vicinity. This asset still holds immense cultural value in the local socio-cultural set up. Its probable association with a historic religious community imparts further credibility to its historical significance in the larger regional context.			
11.0	PHYSICAL INFRASTRUCTURE				
11.1	LIGHTING	Available			
11.2	VENTILATION	Natural ventilation. Electric fans incorporated in the sabhamandap.			
11.3	ELECTRICITY	General electrical connections are available by MSEB grid.			
11.4	WATER SUPPLY	Bore well			
11.5	DRAINAGE	Landscape setting does not have any planned provision for rainwater collection or disposal. Sewage and waste water taken care of by soak pits.			
11.6	FIRE PRECAUTION	Need of fire extinguishers. Presently no such provision.			
11.7	SECURITY SYSTEM	Not required			
12.0	FUTURE RELEVANCE				
12.1	DP REMARKS	Structure denoted as "Temple" but no "reservations" for the use. Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.			
12.2	ISSUES	<ul style="list-style-type: none"> <li>The DP in the DCR 2001, in the current status does not identify the listing /designation as a Listed Heritage Structure.</li> <li>Applicability of the DCR 2001- 3.2 &amp; 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition &amp; reconstruction.</li> <li>Although an organizational structure assisted by the owners and the community exists, the status of the funding structure is weak.</li> <li>The setting and associational values have diminished on account of the past interventions directly affecting the physical connection between the temple and the tank.</li> <li>The site and the setting is need of enhancement and visitor presentation.</li> </ul>			
13.0	MISCELLANEOUS	Information from CRIT Report, Devasthan Nidhi Mandal Trust, DP Report 2007 the Vasai Virar Municipal Corporation, Tehsildar Office-Agashi, Land Records & Revenue Office-Vasai Taluka.			
14.0	CONSERVATION & DEVELOPMENT	The listed heritage building and its site components should use conservation related methodologies and practice to retain the historical values of the place. The general site and appurtenant open spaces should use enhancement methodologies that respect the historicity, the current and future usefulness of such a cultural place. The temple form & finishes will be maintained as original with only conservation related measures. Add-on interventions in the foreground and side open space along the tissue of the Talav shall not be allowed. The other open spaces can have guided interventions / add-ons.			



## HANUMAN MANDIR



HANUMAN MANDIR					
	PRECINCT NAME		Agashi Talav Precinct		
	PIN		MAH / MMR / VVMC / AGASHI / 401301 / 2011		
	CARD NUMBER		ATP 04		
	GRADE		III		
	DATE		March 2011		
	RECORDED BY		Abhijit Athalye, Sasmit A.		
	REVIEWED BY		Kirtida Unwalla		
1.0	NAME OF THE PROPERTY				
1.1	NAME OF THE BUILDING	Hanuman Mandir			
1.2	ADDRESS	Arnala Road, Agashi Village			
1.3	EARLIER NAME	Hanuman Mandir			
1.4	BUILT-IN	1691 (Reference: Gazetteer of the Bombay Presidency, Vol XIII, Part 1, Thana, 1882)			
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS				
2.1	PLOT AREA	60 Sqmts	BUILT UP AREA	60 Sqmts	
2.2	NUMBER OF FLOORS	Single storey			
3.0	ACCESS				
3.1	MAIN	Agashi-Arnala Road			
3.2	SUBSIDIARY	Dev Ali			
3.3	PARKING	Plot too small to have any parking area			
4.0	OWNERSHIP PATTERN				
4.1	PRESENT- Devasthan Nidhi Mandal Trust	PAST-Peshwa (Maratha Period)			
4.2	STATUS	Trust owned			
5.0	USAGE				
5.1	PRESENT/PAST	Religious			
6.0	SIGNIFICANCE & VALUE CLASSIFICATION				
6.1	PHYSICAL SETTING	Hanuman Mandir is located along the Agashi Naka/Node and forms a buffer typology to the Agashi Talav area. It shares a common wall with the adjacent Sarvajanic Vachanalay and is significant historical landmark of Agashi Village			
6.2	URBAN TISSUE & ACTIVITIES	Hanuman Mandir as a nodal landmark of the Agashi Node / Naka at the Village level is significant and marks the entry into the Precinct. The built form abuts the edge of the Agashi-Arnala road strengthening physical and visual connection between private and public domain through pervious facades. The front open space cum verandah of the Mandir directly opens out at the Agashi Naka/Node, promoting chances of occurrences between the users at local and village level. As a prominent landmark at the village level, it further reinforces the active nuclei of the Agashi Naka/node.			
6.3	ARCHITECTURAL DESCRIPTION	The Hanuman Mandir consists of two distinct spaces, the square garbhagriha with a pradakshina path around it and the sabhamandap in front. The garbhagriha is surmounted with a masonry dome while the sabhamandap is covered with a hipped Mangalore tiled roof supported with wooden bullies. The sabhamandap follows the typology of a typical vernacular temple and is enclosed with brick walls. A wooden gallery is present on the upper level.			
6.4	STRUCTURAL TYPOLOGY	The garbhagriha is constructed in stone masonry.			
6.5	WALLS	Walls of the sabhamandap are composite load bearing brick masonry with timber framing. Walls clad with ceramic tiles on the interior till cill height.			
6.6	FLOORS	Kota stone tile flooring			
6.7	ROOFS	Garbhagriha covered with a masonry dome. Sabhamandap has a pitched Mangalore tiled roof supported by wooden bullies.			
6.8	FAÇADE	Granite stone cladding on the exterior.			
6.9	FENESTRATION	Partly paneled teakwood doors. Metal grills incorporated in the window openings. The entry to the garbhagriha has a collapsible grill.			
6.10	BALCONIES	NA			
6.11	BOUNDARY WALLS	Brick masonry walls plastered with cement render.			
6.12	SPECIAL FEATURES/ INTERIORS	The sparse ornamentation seen on the garbhagriha entrance is similar in style to that of Bhavanishankar Mandir. Idol of Hanuman is unique as it has a human face.			



<b>7.0</b>	<b>LANDSCAPE</b>				
7.1	PLANNED & NATURAL LANDSCAPE	The setting along the edge of the Arnala Road with a marginal set back along the Devali, affords little opportunity for landscape related enhancement. The original setting implies landscape connectivity with the Talav.			
<b>8.0</b>	<b>TRANSFORMATION</b>				
8.1	FORM/ STRUCTURE	Structure has retained its original form with changes like painting and front railings.			
8.2	FINISHES	Ceramic tile flooring on the internal walls of the sabhamandap and granite tile cladding on the external walls. Oil paint has been applied over the stone surface of the garbhagriha.			
<b>9.0</b>	<b>PRESENT STATUS</b>				
9.1	STRUCTURAL STABILITY	Fair			
9.2	MAINTENANCE	Fair			
<b>10.0</b>	<b>CULTURAL SIGNIFICANCE</b>				
10.1	SIGNIFICANCE	Evidential Value	Historical Value B(his),B(cul)	Aesthetic Value B(arch), B (grp),B(lm)	Communal Value B(cul)
10.2	FINAL GRADE	III			
10.3	SPECIAL CONTEXTUAL VALUE	Landmark value & Social value			
10.4	STATEMENT OF SIGNIFICANCE	The historic association with the primary assets of the Precinct lends a strong historic significance to the Hanuman Mandir. Its high association with local community imparts a strong social value. The temple forms a group of original setting with the Talav and Bhavanishankar Mandir. Its strategic location at the entrance to the Precinct assigns a definitive landmark value to this asset. Structure has strong potential for enhancement and reinforcing the nodal connection.			
<b>11.0</b>	<b>PHYSICAL INFRASTRUCTURE</b>				
11.1	LIGHTING	Natural lighting vide the semi open sabhamandap.			
11.2	VENTILATION	Natural ventilation.			
11.3	ELECTRICITY	General electrical connections are available by MSEB grid.			
11.4	WATER SUPPLY	Piped water supply of Grampanchayat (now VVMC).			
11.5	DRAINAGE	Well drained thru storm water drains.			
11.6	FIRE PRECAUTION	Need of fire extinguishers. Presently no such provision.			
11.7	SECURITY SYSTEM	Not present. Essential to the nature of the structure.			
<b>12.0</b>	<b>FUTURE RELEVANCE</b>				
12.1	DP REMARKS	Structure is not denoted as "Temple". Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.			
12.2	ISSUES	The DP in the DCR 2001, in the current status does not identify structure as a temple nor the listing /designation as a Listed Heritage Structure. Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction. Although an organizational structure assisted by the owners and the community exists, the status of the funding structure is weak.			
<b>13.0</b>	<b>MISCELLANEOUS</b>	Information from CRIT Report, Devasthan Nidhi Mandal Trust, DP Report 2007 the Vasai Virar Municipal Corporation, Tehsildar Office-Agashi, Land Records & Revenue Office-Vasai Taluka.			
<b>14.0</b>	<b>CONSERVATION &amp; DEVELOPMENT</b>	The listed heritage building should use conservation related methodologies and practice to retain the historical values of the place. The general site prompted by the setting is capable to undertake enhancement related measures alone. Clearing of infrastructure elements like light poles, advertisement boards, road signs etc. need to be designed with specific guidance.			





## LIBRARY – (Sarvajanik Vachanalaya)

LIBRARY – (Sarvajanik Vachanalaya)					
		PRECINCT NAME		Agashi Talav Precinct	
		PIN		MAH / MMR / VVMC / AGASHI / 401301 / 2011	
		CARD NUMBER		ATP 05	
		GRADE		III	
		DATE		March 2011	
		RECORDED BY		Abhijit Athalye	
		REVIEWED BY		Kirtida Unwalla	
1.0	NAME OF THE PROPERTY				
1.1	NAME OF THE BUILDING	Sarvajanik Vachanalay			
1.2	ADDRESS	Arnala Road, Agashi Village			
1.3	EARLIER NAME	Sarvajanik Vachanalay			
1.4	BUILT-IN	1939 (Reference: CRIT)			
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS				
2.1	PLOT AREA	100 Sqmts	BUILT UP AREA	200 Sqmts	
2.2	NUMBER OF FLOORS	Ground and one upper floor.			
3.0	ACCESS				
3.1	MAIN	Agashi-Arnala Road			
3.2	SUBSIDIARY	No secondary access available to the building			
3.3	PARKING	No parking space available on site			
4.0	OWNERSHIP PATTERN				
4.1	PRESENT- Devasthan Nidhi Mandal Trust	PAST - British Period (1818-1947).			
4.2	STATUS	Trust owned			
5.0	USAGE				
5.1	PRESENT/PAST	Institutional + Commercial			
6.0	SIGNIFICANCE & VALUE CLASSIFICATION				
6.1	PHYSICAL SETTING	Sarvajanik Vachanalay is located along the Agashi-Arnala Road adjacent to the Hanuman Mandir. It is a two-storey structure with its front façade facing the market street and back façade offers a backdrop for Agashi Talav.			
6.2	URBAN TISSUE & ACTIVITIES	As an institution building, Sarvajanik Vachanalay offers multidimensional activities to the market street of Agashi Village. The building abuts the main street allowing active exchange with the public domain. The intricate balconies on either sides of the upper floor and provide shade to the user on street as well to the visitors of the Talav. It acts as buffer to the Talav area and controls the spillover of public activities to the Talav area which is used actively at local level.			
6.3	ARCHITECTURAL DESCRIPTION	The Sarvajanik Vachanalay building is a good example of vernacular architecture of this period with British colonial influences. Although a two storied structure the Library is only on the first floor while the lower storey is occupied by shops. The access to the Library is through a staircase that runs on its eastern edge along Arnala Road. The building has a good setting, with one side facing the main road while the other side faces the Talav. A balcony runs on three sides of the structure and might have even run along the western side before the extension was done. This balcony is supported by teakwood brackets.			
6.4	STRUCTURAL TYPOLOGY	The building is constructed with load bearing brick masonry walls			
6.5	WALLS	Plastered walls			
6.6	FLOORS	Shahabad stone tile flooring			
6.7	ROOFS	The original part of the building is covered with a Mangalore tiled roof supported with a wooden king post truss and purlins. The extension is covered with corrugated AC sheet roof.			
6.8	FAÇADE	Plastered walls painted over.			
6.9	FENESTRATION	Fully paneled teakwood doors and windows. Extension had sliding glazed aluminium windows and metals grill for security.			
6.10	BALCONIES	Wooden balcony with MS railing on the south, east and north side.			
6.11	BOUNDARY WALLS	Brick masonry walls plastered with cement render.			
6.12	SPECIAL FEATURES/ INTERIORS	The Library building looks quite ornate especially due to its architectural elements like decorative fascia boards, wooden and iron finials and the wooden brackets supporting the balcony.			



7.0	LANDSCAPE				
7.1	PLANNED & NATURAL LANDSCAPE	No marginal open spaces to enable planned landscape. The backdrop of the Talav affords an open space quality.			
8.0	TRANSFORMATION				
8.1	FORM/ STRUCTURE	Old structure has retained its original form. Extension done on the west side does not follow the original aesthetic and hence reduces the historic integrity of the building.			
8.2	FINISHES	None			
9.0	PRESENT STATUS				
9.1	STRUCTURAL STABILITY	Fair			
9.2	MAINTENANCE	Poor			
10.0	CULTURAL SIGNIFICANCE				
10.1	SIGNIFICANCE	Evidential Value	Historical Value B(his), B(cul)	Aesthetic Value B(grp), B(arch)	Communal Value B(cul)
10.2	FINAL GRADE	III			
10.3	SPECIAL CONTEXTUAL VALUE	Landmark value & Social value			
10.4	STATEMENT OF SIGNIFICANCE	The conspicuous architectural character and structural typology of this building, belonging to a latter architectural era as compared to other structures in the Precinct, lend a strong architectural significance to this asset. On a Precinct level, its usage pattern and it orientation towards the commercial spine bordering the historic core, are representative of a distinct typology and built form contrasting with other structures in the Precinct.			
11.0	PHYSICAL INFRASTRUCTURE				
11.1	LIGHTING	Ample natural lighting especially to the first floor.			
11.2	VENTILATION	Natural ventilation.			
11.3	ELECTRICITY	General electrical connections are available by MSEB grid.			
11.4	WATER SUPPLY	Piped water supply of Grampanchayat (now VVMC).			
11.5	DRAINAGE	Not specifically provided.			
11.6	FIRE PRECAUTION	Need of fire extinguishers. Presently no such provision.			
11.7	SECURITY SYSTEM	Not existing.			
12.0	FUTURE RELEVANCE				
12.1	DP REMARKS	Structure is not denoted as "Institutionally". Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.			
12.2	ISSUES	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.			
13.0	MISCELLANEOUS				
		Information from CRIT Report, Devasthan Nidhi Mandal Trust, DP Report 2007 the Vasai Virar Municipal Corporation, Tehsildar Office-Agashi, Land Records & Revenue Office-Vasai Taluka.			
14.0	CONSERVATION & DEVELOPMENT				
		The listed heritage building should use conservation related methodologies and practice to retain the historical values of the place. The general site prompted by the setting is capable to undertake enhancement related measures alone. Clearing of infrastructure elements like light poles, advertisement boards, road signs etc. need to be designed with specific guidance.			




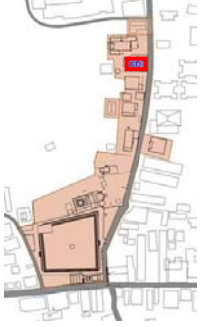
KHANOLKAR WADA				
	PRECINCT NAME		Agashi Talav Precinct	
	PIN		MAH / MMR / VVMC / AGASHI / 401301 / 2011	
	CARD NUMBER		ATP 06	
	GRADE		IIA	
	DATE		March 2011	
	RECORDED BY		CRIT	
	REVIEWED BY		Kirtida Unwalla	
				
1.0	NAME OF THE PROPERTY			
1.1	NAME OF THE BUILDING	Khanolkar Mandir		
1.2	ADDRESS	Dev Ali, Agashi Village		
1.3	EARLIER NAME	Surviving Part of Gadre Wada		
1.4	BUILT-IN	18 <sup>th</sup> century		
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS			
2.1	PLOT AREA	225 Sqmts	BUILT UP AREA	400 Sqmts
2.2	NUMBER OF FLOORS	Building is ground plus one storey high		
3.0	ACCESS			
3.1	MAIN	Dev Ali		
3.2	SUBSIDIARY	No secondary access available		
3.3	PARKING	Front open space is used for parking.		
4.0	OWNERSHIP PATTERN			
4.1	PRESENT- Khanolkar Family	PAST- Gadre Family & Guest House of the Peshwas		
4.2	STATUS	Privately owned		
5.0	USAGE			
5.1	PRESENT/PAST	Residential		
6.0	SIGNIFICANCE & VALUE CLASSIFICATION			
6.1	PHYSICAL SETTING	Khanolkar Wada is located along the eastern side of the Devali street and as all buildings listed in Agashi Talav Precinct lie on western side of the street, Khanolkar Wada is the only structure being on eastern side offers an interaction with the precinct through the Devali street.		
6.2	URBAN TISSUE & ACTIVITIES	Khanolkar Wada represents the Wada Typology of the VVS Region and only residential building within the listed building of Agashi Talav Precinct. The built form of the wada sets back from the road, setting a hierarchical transition from public to private through semi public domain of verandah lead by no. of steps. The low compound wall responds to the urban environment and offers regional character to the street.		
6.3	ARCHITECTURAL DESCRIPTION	The front façade of Khanolkar Wada has a 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. 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.		
6.4	STRUCTURAL TYPOLOGY	The building is constructed with load bearing brick masonry walls and timber framework.		
6.5	WALLS	Brick masonry walls Plastered and painted internally and externally.		
6.6	FLOORS	Kota stone tile flooring (recently done); originally stone flooring.		
6.7	ROOFS	Mangalore tile with hip roof type.		
6.8	FAÇADE	The front façade is characterized by the front verandah on the ground floor and the classical styled pilasters on the upper floor framing the window openings.		
6.9	FENESTRATION	The decorative wooden doors and windows are fitted with coloured glass.		
6.10	BALCONIES	No balconies present		
6.11	BOUNDARY WALLS	Low boundary wall bordered by flowering plants.		



6.12	SPECIAL FEATURES/ INTERIORS	Classical pilasters and circular ventilators on its front façade.			
7.0	LANDSCAPE				
7.1	PLANNED & NATURAL LANDSCAPE	Marginal measures undertaken for the enhancement of the landscape character.			
8.0	TRANSFORMATION				
8.1	FORM/ STRUCTURE	No major alterations observed			
8.2	FINISHES	No major modifications observed			
9.0	PRESENT STATUS				
9.1	STRUCTURAL STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0	CULTURAL SIGNIFICANCE				
10.1	SIGNIFICANCE	Evidential Value	Historical Value B(his), B(cul)	Aesthetic Value B(grp), B(arch)	Communal Value
10.2	FINAL GRADE	II A			
10.3	SPECIAL CONTEXTUAL VALUE	Landmark Value			
10.4	STATEMENT OF SIGNIFICANCE	The Khanolkar House has strong architectural significance attained by its extant original architectural features. By virtue of association with a prominent family in the local history, this asset has a strong historical value at the Precinct level. The asset has some rarity value as it is the only structure in the Precinct exhibiting a certain typology once prevalent in this region.			
11.0	PHYSICAL INFRASTRUCTURE				
11.1	LIGHTING	The surrounding setbacks allow sufficient levels of daylight into the structure which is further enhanced by the large fenestrations			
11.2	VENTILATION	Facilitated with natural ventilation & the micro climate maintained by the greenery around.			
11.3	ELECTRICITY	MSEB			
11.4	WATER SUPPLY	Adequate provision through well water supply			
11.5	DRAINAGE	Adequate Provision			
11.6	FIRE PRECAUTION	Abutting the road			
11.7	SECURITY SYSTEM	No additional system provided			
12.0	FUTURE RELEVANCE				
12.1	DP REMARKS	Structure falls under General Residential Zone			
12.2	ISSUES	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.			
13.0	MISCELLANEOUS				
14.0	CONSERVATION & DEVELOPMENT	The listed heritage building should use conservation related methodologies and practice to retain the historical values of the place. The general site and appurtenant open spaces should use enhancement methodologies that respect the historicity, the current and future usefulness of such a cultural place.			



# RAM MANDIR



		PRECINCT NAME		Agashi Talav Precinct		
		PIN		MAH / MMR / VVMC / AGASHI / 401301 / 2011		
		CARD NUMBER		ATP 07		
		GRADE		II A		
		DATE		March 2011		
		RECORDED BY		Abhijit Athalye, Sunita Dalvi		
		REVIEWED BY		Kirtida Unwalla		
1.0	NAME OF THE PROPERTY					
1.1	NAME OF THE BUILDING		Ram Mandir			
1.2	ADDRESS		Dev Ali, Agashi Village			
1.3	EARLIER NAME		Ram Mandir			
1.4	BUILT-IN		1885			
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS					
2.1	PLOT AREA		400 Sqmts	BUILT UP AREA	310 Sqmts	
2.2	NUMBER OF FLOORS		Ground + one			
3.0	ACCESS					
3.1	MAIN		Agashi-Arnala Road			
3.2	SUBSIDIARY		Dev Ali			
3.3	PARKING		NA			
4.0	OWNERSHIP PATTERN					
4.1	PRESENT- Gadre Family		PAST- British Period (1818-1947)			
4.2	STATUS		Privately owned			
5.0	USAGE					
5.1	PRESENT/PAST		Religious + Domestic			
6.0	SIGNIFICANCE & VALUE CLASSIFICATION					
6.1	PHYSICAL SETTING		Ram Mandir is located along the west side of the Devali street towards the northern end of the Agashi Talav Precinct which further supports the historical significance of the said street.			
6.2	URBAN TISSUE & ACTIVITIES		Ram Mandir plays a distinct role in the Agashi Talav Precinct through its built character. The built form sets back from the road, setting a hierarchical transition from public to private through semi public domain of verandah lead by no. of steps. The entry to the Mandir is accentuated by a gateway rising high from the low compound wall. As a typological expression, it engages the users in active interaction and responds to the regional characteristics & the urban environment around. The color of the building plays a role in highlighting the architectural features as well as it adds vibrancy to street character.			
6.3	ARCHITECTURAL DESCRIPTION		<p>The temple does not confirm to the usual typology but is more of a shrine situated in a residential structure, and is used for both purposes. The lower floor is used as a hall, while the upper floor is for residential purpose. The interiors of the hall are quite ornate with wooden columns and multifold arches typical of the Maratha style. Stylistically it belongs to the Maratha "Wada" architecture with certain European influences.</p> <p>The shrine is formed by an enclosure created by vertical rails. The large ground floor acts very well as a large hall. The upper storey acted as a segregated space for women during functions held in the temple. Today it is used more for living purposes.</p>			
6.4	STRUCTURAL TYPOLOGY		The building is constructed with load bearing brick masonry walls and timber framework			
6.5	WALLS		Plastered walls			
6.6	FLOORS		Shahabad stone tile flooring			
6.7	ROOFS		Mangalore tile hipped roof. Ornate fascia boards with ornamental decorations at the ends.			
6.8	FAÇADE		The ground floor is fronted by a verandah with European styled columns.			
6.9	FENESTRATION		Fully paneled teakwood doors and windows. Colored glass is inserted in the rectangular niches and ventilators in the ground floor.			
6.10	BALCONIES		Wooden balcony with MS railing on the south, east and north side.			
6.11	BOUNDARY WALLS		Brick masonry walls plastered with cement render and painted over.			
6.12	SPECIAL FEATURES/ INTERIORS		The interiors, of the ground floor especially, are quite ornate with the intricately carved wooden columns, brackets, and arches with inverted cusps; all typical of Maratha style architecture.			
7.0	LANDSCAPE					
7.1	PLANNED & NATURAL LANDSCAPE		Small garden developed in the front open space.			



8.0	TRANSFORMATION				
8.1	FORM/ STRUCTURE	The structure has not undergone major transformation from its original form. However, a RCC framed structure has been added to rear as living quarters.			
8.2	FINISHES	The wooden members have been painted in oil paint that reduces the original richness of that structure. The building has been painted externally in a yellow color that looks out of place in this area.			
9.0	PRESENT STATUS				
9.1	STRUCTURAL STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0	CULTURAL SIGNIFICANCE				
10.1	SIGNIFICANCE	Evidential Value	Historical Value B(his), B(cul)	Aesthetic Value B(grp), B(arch)	Communal Value B(cul)
10.2	FINAL GRADE	II A			
10.3	SPECIAL CONTEXTUAL VALUE	Landmark value			
10.4	STATEMENT OF SIGNIFICANCE	The Ram Mandir has a high level of historic integrity in terms of its built fabric and age. The well-maintained structure has a strong potential to be restored to strengthen its authenticity. The Ram Mandir is the sole surviving edifice of a prominent mercantile family of Agashi – the Gadre Family who are also the current owners. The building marks a continuity of the built heritage fabric after the punctuation of Joshi Wada (unlisted stock) residential group of the precinct and leads it along the Devali street.			
11.0	PHYSICAL INFRASTRUCTURE				
11.1	LIGHTING	Adequate provision			
11.2	VENTILATION	Setbacks around the structure promotes Natural ventilation			
11.3	ELECTRICITY	General electrical connections are available by MSEB grid.			
11.4	WATER SUPPLY	Open well in the site.			
11.5	DRAINAGE	Septic tank and Soak pit. No specific rain water disposal system in location.			
11.6	FIRE PRECAUTION	Need of fire extinguishers. Presently no such provision.			
11.7	SECURITY SYSTEM	Not present. Can be an essential requirement.			
12.0	FUTURE RELEVANCE				
12.1	DP REMARKS	Structure is not denoted as "Temple". Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.			
12.2	ISSUES	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.			
13.0	MISCELLANEOUS	Information from Owners, CRIT Report, DP Report 2007 the Vasai Virar Municipal Corporation, Tehsildar Office-Agashi, Land Records & Revenue Office-Vasai Taluka.			
14.0	CONSERVATION & DEVELOPMENT	The listed heritage building should use conservation related methodologies and practice to retain the historical values of the place. The general site and appurtenant open spaces do not have margin for add-on interventions. The current color scheme is alien to the precinct character, and yet reinforces a personalized approach. It is pertinent to use enhancement methodologies that respect the historicity, the current and future usefulness of such a cultural place.			



# VISHNU MANDIR

VISHNU MANDIR					
	PRECINCT NAME		Agashi Talav Precinct		
	PIN		MAH / MMR / VVMC / AGASHI / 401301 / 2011		
	CARD NUMBER		ATP 08		
	GRADE		III		
	DATE		March 2011		
	RECORDED BY		Abhijit Athalye		
	REVIEWED BY		Kirtida Unwalla		
1.0	NAME OF THE PROPERTY				
1.1	NAME OF THE BUILDING	Vishnu Mandir			
1.2	ADDRESS	Dev Ali, Agashi Village			
1.3	EARLIER NAME	Vishnu Mandir & Ganesh Mandir			
1.4	BUILT-IN	Mid-late 19 <sup>th</sup> century			
2.0	AREA (SQ.MTS) / NUMBER OF FLOORS				
2.1	PLOT AREA	300 Sqmts	BUILT UP AREA	240 Sqmts	
2.2	NUMBER OF FLOORS	Temple is Ground storey; extension on rear side has an upper storey.			
3.0	ACCESS				
3.1	MAIN	Agashi-Arnala Road			
3.2	SUBSIDIARY	Dev Ali			
3.3	PARKING	No dedicated parking space, but front open space can be use for parking.			
4.0	OWNERSHIP PATTERN				
4.1	PRESENT- Devasthan Nidhi Mandal Trust	PAST-Peshwa (Maratha Period)			
4.2	STATUS	Trust Owned			
5.0	USAGE				
5.1	PRESENT/PAST	Religious			
6.0	SIGNIFICANCE & VALUE CLASSIFICATION				
6.1	PHYSICAL SETTING	Vishnu Mandir is located adjacent to the Ram Mandir along the west side of the Devali street towards the northern end of the Agashi Talav Precinct which further supports the historical significance of the said street.			
6.2	URBAN TISSUE & ACTIVITIES	Vishnu Mandir is single storey building with predominantly large open space as a road set back – foreground space. A raised platform binds the L-shaped plan form and provides visual prominence. The plot is not defined by the compound wall or screen like other temples and hence participates in promoting spillover of street activities.			
6.3	ARCHITECTURAL DESCRIPTION	The Vishnu Mandir is the most modest of all the temples in the Precinct and is in the style of the small village temples along the Konkan coast, and was probably built in the mid 19th century. Externally the building appears to be an example of vernacular architecture. Plinth of the temples extends out.			
6.4	STRUCTURAL TYPOLOGY	The building is constructed with load bearing brick masonry walls and timber framework.			
6.5	WALLS	Brick masonry walls Plastered and painted internally and externally.			
6.6	FLOORS	Kota stone tile flooring (recently done); originally stone flooring.			
6.7	ROOFS	Mangalore tile hipped roof.			
6.8	FAÇADE	The front façade is characterized by the lattice work incorporated in the openings.			
6.9	FENESTRATION	Fully paneled teakwood doors and windows. Opening in the front façade contains wooden lattice work.			
6.10	BALCONIES	No balconies available			
6.11	BOUNDARY WALLS	The property is not marked with boundary walls			
6.12	SPECIAL FEATURES/ INTERIORS	Building displays elements of vernacular architecture			
7.0	LANDSCAPE				
7.1	PLANNED & NATURAL LANDSCAPE	Marginal measures undertaken for the enhancement of the landscape character and natural ground cover is retained for the plot.			



8.0	TRANSFORMATION				
8.1	FORM/ STRUCTURE	Initially the building was two separate structures, each dedicated to Vishnu-Laxmi & Ganesh respectively. However, in the last decade, the old idols were discarded. A new shrine was constructed in RCC at the western end of the Vishnu Mandir and here a part first floor has been added. New marble idols of Laxmi, Vishnu, and Ganesh & Saraswati were installed together in this structure. The structure of the old Ganesh Mandir is utilized only for storage. The roof profile also changed with this modification. Both the Vishnu Mandir & Ganesh had Mangalore tiled rood hipped at both ends. However with the amalgamation of the two structures, the hipped end of the Vishnu Mandir was changed to a gable end.			
8.2	FINISHES	Kota and marble stone flooring done internally.			
9.0	PRESENT STATUS				
9.1	STRUCTURAL STABILITY	Good			
9.2	MAINTENANCE	Good			
10.0	CULTURAL SIGNIFICANCE				
10.1	SIGNIFICANCE	Evidential Value	Historical Value B(his), B(cul)	Aesthetic Value B(grp), B(arch)	Communal Value B(cul)
10.2	FINAL GRADE	III			
10.3	SPECIAL CONTEXTUAL VALUE	Landmark value			
10.4	STATEMENT OF SIGNIFICANCE	The Vishnu Mandir is indicative of the changing patterns of patronage as well as reflective of changing economic systems in the region and hence has a high historic significance. Historic integrity of the structure is limited only to the structural system, external facades and the roof profile. Interiors modifications have greatly diminished its original aesthetics. The temple with its unused side structure and the large front open space has a strong potential for enhancement and adaptive reuse of these underutilized spaces.			
11.0	PHYSICAL INFRASTRUCTURE				
11.1	LIGHTING	Adequate provision			
11.2	VENTILATION	Setbacks around the structure promotes Natural ventilation			
11.3	ELECTRICITY	General electrical connections are available by MSEB grid.			
11.4	WATER SUPPLY	Adequate provision through temple well.			
11.5	DRAINAGE	External Toilet block has been added and storm water drain on the road.			
11.6	FIRE PRECAUTION	Need of fire extinguishers. Presently no such provision.			
11.7	SECURITY SYSTEM	Not present. Is an essential requirement.			
12.0	FUTURE RELEVANCE				
12.1	DP REMARKS	Structure is not denoted as "Temple". Applicability of DCR 2001, 3.2-High Intensity Development Area, and 3.2.1-General Residential Zone.			
12.2	ISSUES	Applicability of the DCR 2001- 3.2 & 3.2.1 poses a threat to the heritage significance of the structure. This applicability can provide impetus to demolition & reconstruction.			
13.0	MISCELLANEOUS	Information from Devasthan Nidhi Mandal Trust, CRIT Report, DP Report 2007 the Vasai Virar Municipal Corporation, Tehsildar Office-Agashi, Land Records & Revenue Office-Vasai Taluka.			
14.0	CONSERVATION & DEVELOPMENT	The listed heritage building should use conservation related methodologies and practice to retain the historical values of the place. No additions in the foreground open space to be allowed. The incongruent additions – part first floor at the rear of the structure needs sensitive corrections. Should use enhancement methodologies that respect the historicity, the current and future usefulness of such a cultural place.			

## **ANNEXURE -3**

### **STAKEHOLDERS INTERVIEWS**



Group D - People Employed within the Precinct								
Description	1	Name of the Employer	Gurav					
	2	Name & Address of the workplace	Bhavanishankar Mandir & Hanuman Mandir					
	3	Description of the job	Pujari at the Bhavanishankar & Hanuman Mandir					
	4	How long he is employed						
	5	Place of residence	Bhavanishankar Mandir					
	6	What mode of transport you use to visit the place of work						
	7	Relationship with the identified Heritage Precinct	Internal User[owner/tenant]	External User[visitor/employee]	Manager	Political/Social Influence	Economic/Commercial Interest	Others [specify]
		Tenant		Priest				
Activities	8	How often do you visit the Temple Tank Precinct?						
	9	Which temple or area you visit the most?						
	10	any dislikes regarding the present status of the property?						
	11	Since how long are you visiting the precinct?						
	12	What regular Activities you take part which are associated with the temple precinct?						
	13	What are the occasional activities you take part which are associated with the temple precinct?[festivals,processions,etc.]						
	14	Do you visit the place on special occasions with your friends or families?Specify which events.						
	15	Is the public Place adequate to your needs? Describe your requirements for the same and the facilities you use	The Public space is definitely insufficient. Lot of people come here dur					
Issues	16	What are the constraints w.r.t.the basic services & Infrastructure	Garbage Disposal	Sewage Disposal	Drinking Water	Storm Water Drainage	Electricity	Road/foot path
	17	Any dislikes regarding the present status of the property?	It should be modernised. The deepastambha should be made new as t					
	18	Do you think the surrounding development pressure will have an impact on your property? [specify]	Not so much.					

Views about Heritage Conservation	19	What do you think about the present status of the Tank and its Precinct?	It is very important aspect of the village.		
	20	Do you think it should regain its past authenticity?[specify]	Can be modernised to mett present day needs.		
	21	Do you think it should go for redevelopment?[if yes/no, specify?]	It should.		
	22	What is your vision for the property?	So many new Temple are coming up like in Bolinj, Virar etc. More peop		
	23	What do you think about the demarcated boundary of the precinct?	I am not in a position to say anything.		
	24	How effectively the management of the heritage precinct could be performed?[willingness& capacity]			
	25	Which other water body you visit in the region and why? Describe your view about the same			
Perception	26	Stakeholder's perception of the value of the precinct	High	Low	Nil
		Historical		Low	
		Economical		Low	
		Socio-Cultural	High		
		Ecological/Natural		Low	
Impacts	27	Positive Impacts	on the Stakeholder's group		of the Stakeholder's group
		Negative Impacts			



Group E - Local Elected Govt. Body [Village Panchayat]/ Vasai Virar Municipal Corporation								
Description	1	Name of the Interviewee & his Designation	Mr. Masewad (saheb) Virar Municipal Council					
	2	Name & Address of the Local body	Virar Municipal Council					
	3	Description of the job	Executive Engineer,					
	4	Relationship with the identified Heritage Precinct	Internal User[owner/tenant]	External User[visitor/employee]	Manager	Political/Social Influence	Economic/Commercial Interest	Others [specify]
Activities	5	What are the responsibilities and functions of the body?	Infrastructure Development Regulating and Granting Permissions for new Constructions					
	6	What are the major expenses incurred by the body within the precinct?	In 2004, twelve lakh rupees grant by a local corporator through irrigation department was awarded for one time repair works, de-siltation, constructing narrow pathways and railings have been constructed along the edges.					
	7	Describe recurrent and one-time expenses in the last few years?	none					
	8	What are the measures you take to maintain the existing water body system in the area/region	Municipal council have undertaken lake beautification schemes at various Talavs in VVSR region. These schemes ensured against encroachment along loose edges and helps in physically demarcation of lake boundary using Railings and Jogging tracks.					
	9	Is the public Place adequate to the peoples needs? Describe your understanding of the same and future plans if any.	None					
Issues	10	What are the constraints w.r.t.the basic services & Infrastructure	Garbage Disposal	Sewage Disposal	Drinking Water	Storm Water Drainage	Electricity	Road/footpath
	11	Do you think the surrounding development pressure will have an impact on your precinct? [specify]	Yes					
	12	Do you think the precinct should go for redevelopment?[if yes/no, specify?]	No comments					
Views about Heritage Conservation	13	Do you think the precinct should regain its past authenticity?[specify]	No comments					
	14	What is your perception towards an official designation of the precinct towards conservation/ protection/ enhancement ?	The list of Heritage areas have been submitted to Vasai Virar Municipal council and CIDCO by MMRDA, any proposals hence in these areas will not be allowed. Since the list is not notified, demolition of structures can not be prohibited,. eg Phadke wada. Such clarification on demolitions of historic properties should be done by MMRDA. If any development proposals comes to VVMC in historic properties it would not be allowed.					
	15	What do you think about the demarcated boundary of the precinct, is it sufficient?	Cant say - Need to be studied by the experts					
	16	What was methodology adopted for the cleaning and maintenance of water bodies in the region?[as case studies]	Regular Cleaning of silt with machine Cranes or Human labor.					
	17	How effectively the management of the heritage precinct could be performed?[willingness& capacity]	No comments					
	18	What do you think about the MMRDA / CIDCO role?	No comments					
	20	What do you think about the several ponds, tanks as public places in the surrounding region?	Important Public recreational spaces , Various measure are being taken to stop the encroachment on lakes and Cleaning of the same.					
	21	Any specific pond case study which you would like to be replicated in Agashi	None					
Perception	22	Stakeholder's perception of the value of the precinct	High		Low		Nil	
		Historical						
		Economical						
		Socio-Cultural						
		Ecological/Natural						
Impacts	23	Positive Impacts	on the Stakeholder's group			of the Stakeholder's group		
		Negative Impacts						

Group C - Resident to the Precinct								
Description	1	Name of the Resident	Mr. Patil					
	2	Name & Address of the Resident	Patil Ali, Agashi					
	3	Age of the Property						
	4	Duration of the stay						
	5	Occupation of the Resident						
	6	Place of work	Agashi					
	7	Relationship with the identified Heritage Precinct	Internal User[owner/tenant]	External User[visitor/employee]	Manager	Political/Social Influence	Economic/Commercial Interest	Others [specify]
Activities	8	How often do you visit the Precinct?	Only during important festivals and sometimes on Saturdays and in Shravan.					
	9	Which temple or area you visit the most?	The Bhavanishankar Mandir and the Hanuman Mandir					
	10	What mode of transport you use to visit the precinct	Motorcycle					
	11	Since how long are you visiting the precinct?	I have been born here					
	12	What regular Activities you take part which are associated with the temple precinct?	I do not visit the temple on a regular basis. Visit the Hanuman Mandir on Saturdays and Bhavanishankar Mandir in Shravan					
	13	What are the occasional activities you take part which are associated with the temple precinct?[festivals,processions,etc.]	The important festivals like Shivratri and the Palkhi of both temples					
	14	Is the public Place adequate to your needs? Describe your requirements for the same.	Seems to be adequate.					
Issues	15	What are the constraints w.r.t.the basic services & Infrastructure	Garbage Disposal	Sewage Disposal	Drinking Water	Storm Water Drainage	Electricity	Road/foot path
	16	Any dislikes regarding the present status of the property?	It is need of renovation					
	17	Do you think the surrounding development pressure will have an impact on your property? [specify]	Since this is a temple I do not think it will change that much except externally					



Views about Heritage Conservation	18	What do you think about the present status of the Tank and its Precinct?			
	19	Do you think it should regain its past authenticity?[specify]	The main part of the temple should not be touched as it is the original shrine. But the sabhamandap can be modified.		
	20	Do you think it should go for redevelopment?[if yes/no, specify?]	If there is need for extension it should be carried out.		
	21	What is your vision for the property?	The original structure should not be modified but the overall temple should be renovated.		
	22	What do you think about the demarcated boundary of the precinct?			
	23	What do you think about the MMRDA role?			
	24	How effectively the management of the heritage precinct could be performed?[willingness& capacity]			
	25	Which other water body you visit in the region and why? Describe your view about the same			
Perception	26	Stakeholder's perception of the value of the precinct	High	Low	Nil
		Historical	High		
		Economical		Low	
		Socio-Cultural	High		
		Ecological/Natural		Low	
Impacts	27	Positive Impacts	on the Stakeholder's group		of the Stakeholder's group
		Negative Impacts			

Group B - Temple Trust							
Description	1	Name of the Trust	Devasthan Mandal Trust				
	2	Name/Address of the Property					
	3	Age of the Property	from 1691. Trust has formed in 1964				
	4	Duration of the stay	??				
	5	Monthly Income of the Property	Rs.Approx 10,000/-Rs form regular donation box. This include money from vishnu mandir and Bhavani shankar mandir.				
	6	Annual Expenditure of the Property	Rs._____				
	7	Relationship with the identified Heritage Precinct	Internal User[owner/tenant]	External User[visitor/employee]	Manager	Political/Social Influence	Economic/Commercial Interest
Activities	8	What are the responsibilities & Functions of the Temple Trust ?	Looking after the over all maintenance of the temple as well organising the various religious functions associated with the temple and the Agashi village as well.				
	9	What are the regular Activities associated with the temple, people take part in?	Daily visit to the temple, especially on Mondays at Bhavanishankar Mandir & Saturdays at Hanuman Mandir. Vishnu Mandir is not frequented that much.				
	10	What are the occasional activities related with the property[festivals, processions,etc.]	Shivratri, Kartiki Poornima are big festivals celebrated at Bhawanishankar Mandir. Hanuman Jayanti is celebrated at Hanuman Mandir. No such functions take place at Vishnu Mandir but the villagers organise Ganeshotsav at this place.				
	11	What are the constraints w.r.t.the basic services & Infrastructure	Garbage Disposal	Sewage Disposal	Drinking Water	Storm Water Drainage	Electricity
Issues	12	Any dislikes regarding the present status of the property?	The present space for the Bhavanishankar Mandir is falling short in terms of capacity. When there are large functions we have to erect temporary pandals in the open space in front of the temple to accommodate the visitors. This incurs an unavoidable regular expenditure. Also, since the priest stays in the temple premises itself, the space allocated for him and his family is not sufficient.				
	13	Do you think the surrounding development pressure will have an impact on your property? [specify]	Such development has already started a few years ago. There would not be any impact on the temple property directly. However, the whole set-up of the village ambience is rapidly going away. People are developing new sensibilities and they want changes in the temple as well. In that sense there is definite indirect pressure to "modernise" the look of the temple.				
	14	Have you redeveloped the property? [specify]	The Bhavanishankar Mandir property has not seen much development. However part of the property next to the Hanuman Mandir/ Library was developed as a commercial building. The Vishnu/Ganesh Mandir has been modified a lot including replacement of the original idols. Although personally we were not for this redevelopment we had to go along with the wishes of the villagers.				



Views about Heritage Conservation	15	Future redevelopment, if any? [specify ]	There are plans for the redevelopment of the Bhavanishankar Mandir. Essentially the sabhamandap is going to be enlarged. The main structure of the shrine would not be altered in any form. A new residence for the temple priest is also planned.		
	16	What is your vision for the property?	Most of the villagers are of the opinion that the temple should be made more "attractive" and modern looking. Although we would like to retain the original structure we are also in desperate need of a large gathering space. Presently during large festivals we have to erect temporary pandals and it incurs expenses. We need a permanent solution and hopefully the temple redevelopment should solve this problem. Although the Trust manage to get by with funds we need a more regular income to maintain the properties. We are aware of the high cultural and architectural value of the Bhawanishankar Mandir & the Talav and would like to sort of develop it as a tourist attraction. Many tourists travel via Agashi on their way to Arnala but almost none stop to see the Temple or the Talav.		
	17	What do you think about the demarcated boundary of the precinct?	It is ok to include temples in the precinct, but no sense in including the old houses which have little architectural or heritage value. Also, our biggest concern is with the demarcation implemented, how much control the government would have over the temple.		
	18	What do you think about the MMRDA role?	It is good that they are doing this study and would be even better if they can provide us with funds to maintain/redevelop the temple property.		
	19	How effectively the management of the heritage precinct could be performed?[willingness& capacity]	The Trust is definitely willing and has the capacity to do so.		
	20	Which other water body you visit in the region and why? Describe your view about the same	We are aware of the Nirmal Temple and its large lakes. It is a well maintained temple complex as it is highly revered in the whole region.		
Perception	21	Stakeholder's perception of the value of the precinct	High	Low	Nil
		Historical	Yes		
		Economical		yes	
		Socio-Cultural	yes		
		Ecological/Natural		yes	
Impacts	22	Positive Impacts	on the Stakeholder's group		of the Stakeholder's group
		Negative Impacts			

Group C - Visitors to the Precinct								
Description	1	Name of the Resident	Mr. Save					
	2	Name & Address of the Resident	Virar					
	3	Age of the Property						
	4	Duration of the stay						
	5	Occupation of the Resident	Electrical Technician					
	6	Place of work						
	7	Relationship with the identified Heritage Precinct	Internal User[owner/tenant]	External User[visitor/employee]	Manager	Political/Social Influence	Economic/Commercial Interest	Others [specify]
Activities	8	How often do you visit the Precinct?	Only during important festivals. Not on a regular basis					
	9	Which temple or area you visit the most?	The Bhavanishankar Mandir and the Hanuman Mandir					
	10	What mode of transport you use to visit the precinct	Bus					
	11	Since how long are you visiting the precinct?	I have been born here					
	12	What regular Activities you take part which are associated with the temple precinct?	I do not visit the temple on a regular basis. Used to visit the Hanuman Mandir on Saturdays					
	13	What are the occasional activities you take part which are associated with the temple precinct?[festivals,processions,etc.]	The important festivals like Shivratri and the Palkhi of both temples					
	14	Is the public Place adequate to your needs? Describe your requirements for the same.	Seems to be adequate.					
Issues	15	What are the constraints w.r.t.the basic services & Infrastructure	Garbage Disposal	Sewage Disposal	Drinking Water	Storm Water Drainage	Electricity	Road/foot path
	16	Any dislikes regarding the present status of the property?	It is need of renovation and a bit of modernization					
	17	Do you think the surrounding development pressure will have an impact on your property? [specify]	Since this is a temple I do not think it will change that much except externally					
	18	What do you think about the present status of the Tank and its Precinct?						



Views about Heritage Conservation	19	Do you think it should regain its past authenticity?[specify]	The main part of the temple should not be touched as it is the original shrine. But the sabhamandap looks old and can be changed.		
	20	Do you think it should go for redevelopment?[if yes/no, specify?]	If there is need for extension it should be carried out.		
	21	What is your vision for the property?			
	22	What do you think about the demarcated boundary of the precinct?			
	23	What do you think about the MMRDA role?			
	24	How effectively the management of the heritage precinct could be performed?[willingness& capacity]			
	25	Which other water body you visit in the region and why? Describe your view about the same	I have gone to Nirmal and the ones in Virar.		
Perception	26	Stakeholder's perception of the value of the precinct	High	Low	Nil
		Historical		Low	
		Economical		Low	
		Socio-Cultural	High		
		Ecological/Natural		Low	
Impacts	27	Positive Impacts	on the Stakeholder's group		of the Stakeholder's group
		Negative Impacts			

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