

Preparation of Action Plan for Conservation of Heritage Precincts in MMR Deulwadi Precinct

DETAILED CONDITION ASSESSMENT

August, 2010

Submitted To
**Mumbai Metropolitan Regional Heritage
Conservation Society**

Submitted By
Urban Management Centre (UMC)



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Chapter 1

Introduction to the Deulwadi Precinct and Work Undertaken

1.1 Need for Heritage Management

Several hundred years of existence under various rulers and their changing influences have, on the one hand given an enormous richness to our cultural heritage and on the other, led us to question constantly what constitutes our roots. The process of inquiry into our roots will gradually unfold the various links that the heritage has had with the socio economic fabric of society of any era, and continues to do so even today¹.

Cultural heritage comprises not only of manmade elements but also in the natural elements of the region. They are so inter-woven with each other in a complex manner that they constitute the heritage fabric of the settlement.

Natural heritage, which has survived thousands of years and the onslaught of human development particularly in the past century, is one of the most precious inheritance of mankind. It comprises the land and its terrain, the hills, the natural water bodies, the flora and the fauna of the region, the minerals and other finite resources in the region and its wonderful scenic views.

The range of manmade elements is extremely wide as well as complex and they encompass all aspects of the built environment including their planning principles, the lakes, *tankas*, *kunds*, & the monuments, the fortification & the gates, the *pols*, *chowks* & streets, the gardens & open spaces, the streets & street façades, all the traditions of arts, crafts, literature and music. Each one of these is not only related to some of the other manmade elements, but is also a direct consequence of the elements of natural heritage

Today majority of the old city centres in Asia are decaying for several reasons. Striking a balance between twin forces of globalization and localism is a challenge for heritage policy and regulatory decision-makers in all jurisdictions. The massive rural-urban migration in many Asian countries has exacerbated pressure for the development of heritage conservation policies which address comprehensive planning and heritage issues at both urban and regional levels.

The personality and character of a city are not formed in a day or even in a decade. These in fact are the result of centuries of growth in the course of which new elements are constantly juxtaposed with older ones. Old buildings and older areas of the city should be looked upon as assets rather than as liabilities because they represent the history of communities, embodying their tradition, heritage and culture through architecture and the urban form.

Every city has its own heritage that should be understood and preserved. This involves understanding of its history, urban character and its development over the time, building typology and the built environment, architectural styles and elements. With passing time, this architectural and cultural heritage has decayed due to lack of policy, management and technical knowledge of preservation/restoration/conservation. There is also a need for improved heritage area based planning and building the required capacities in urban local bodies. Additionally, there is a need to monitor heritage structures and undertake a condition mapping to understand the deterioration so as to lead to strategies for conservation.

As part of the current assignment, the objective of the condition assessment process is to understand and recognize heritage as an important asset of people's day to day life.

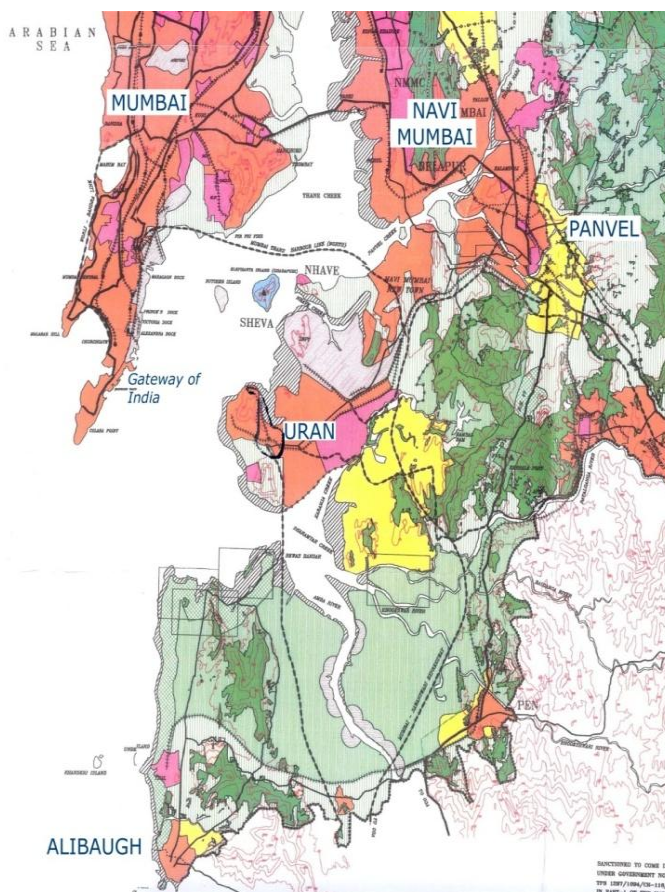
¹ Source: Nimish Patel and Parul Zaveri; *Note on deliberations on conservation of heritage of historic settlements of Gujarat*; 2005

The condition assessment process comprises documentation of buildings and its evaluation. The process also includes an intricate understanding of buildings from a micro level -design of the buildings, its craftsmanship, embodied knowledge of structures and materials. This assessment helps analyse the changes that have occurred from zone level to buildings level. The series of changes in accordance to time line can be seen through these studies.

1.2 Uran

Uran is part of the Navi Mumbai city in the *Raigarh* district near Panvel and Karjat .

It is situated east of Mumbai across the Dharamtar Creek. Uran has developed over time and has grown steadily owing to its proximity to Mumbai. It is facing increasing urbanisation pressure. This pressure of urbanization is tearing apart the versatility and culture of the area. The old is giving way to new, which lacks any visual or cultural connection with the context it is placed in. This calls for an urgent need of an action plan to conserve the tangible and non tangible heritage of Uran.



1.3 The objectives of this assignment:

- To evaluate current status and condition of the precinct through detailed documentation and analysis of key issues.
- To identify schematic projects, programmes for conservation of precincts through participation of local communicates 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.
- To evaluate the ground reality by survey and other documentation tools
- To understand the various components of planning and urban design for further identification of segment designing projects.
- To identify the importance of regional architectural elements and its design for further establish regulatory mechanism for area.

1.4 Regional Setting of Uran



Bombay, India "**Plan de Bombay et de ses Environs Tire de Thornton Hyd. Ang.**" engraved after Bellin, published in about 1751².



Antique map published in Partis in 1760 Fine map of Bombay & Salsette Island. Caronja (present day Uran) depicted as a separate Island³,

² Source: <http://stock-images.antiqueprints.com/images/sm0016-Bombay>

³ Source: <http://stock-images.antiqueprints.com/images/sm0016-Bombay>



Bombay, India, **Google Imagery, 2009**

1.5 Deulwadi Precinct and Work Undertaken

The Deulwadi precinct is a core and oldest area of Uran town located near Bhimala *talao*.⁴ The precinct consists of the Deulwadi Sansthan chowk, a series of temples located in Temple Street, Ganpati *chowk* and peripheral road of Bhimala *talao*.

After the reconnaissance survey, a detailed documentation has been undertaken for understanding the constituent elements and the impacts to the site. The survey comprised a study of morphology, its usage patterns and activity mapping of the site.

A team of architects and documentation specialists were mobilized for the same. They did measured drawings and detail photographic documentation of each buildings. The team also discussed with various officials of the Uran Municipal Council including the Chief Officer, Engineer and Municipal Councillors.

The team also conducted household surveys of each building, activity mapping of the precinct at different times, a survey identifying physical and social infrastructure of the precinct. The team also met with the trustees, priests, devotees of the different temples to make them aware of the documentation process and to gain insights into issues related to heritage management.

A survey was undertaken to assess the condition of the Deulwadi precinct. A detailed form was made after extensive research to access the condition of the listed heritage buildings.

⁴ References to the Bhimala Talao have shown different versions of the name- viz.- Bimla talao, Vimla talao but Bhimala talao has been used in this report as per the discussions with the Chief officer of Uran Municipal Council.

Several visits were made to understand the usage of the different architectural and cultural elements of the precinct like neighbourhood landmarks, nodes and its activity, street shrines, public spaces, open spaces, existing infrastructure etc. Special emphasis was laid to understand the cultural practices, demographic characteristics and major activities of the local people in the precinct. Transformations in built form on a macro, micro and occupational level were observed and noted from secondary and oral sources. Architectural documentation was undertaken for the listed heritage buildings and the precinct. The special architectural features, common characteristics, and elements were paid special attention.

1.6 Inventory of architectural buildings

This comprehensive inventory of a community's historical assets undertaken as primary work so it will serve as the basis for all future development activities and serve as useful tools for municipal officials, local planners, preservationists, property owners, and researchers to help them make informed preservation decisions. The survey acknowledges that these investigations of historic resources, which provide character, continuity and sense of place to the community, have value to present and future generations. It will serve as resource material for developing heritage conservation policies and regulations.

In reference to Deulwadi precincts, Uran; we had documented 61 properties (documentation includes residences located in core area also) from buffer and additional 18 listed heritage properties from core area. The recorded information for each listed properties refers in the prescribed format (Annexure II) and documented buildings of 61 properties refers in the prescribed format (Annexure III)

A detailed survey for the 18 listed buildings was undertaken to capture names with their property information's, ownership, survey numbers and occupation details, status of use of the building, anecdotes related to the building and construction material. The household survey helped to understand changes to the property over time, ownership details, historic function and activities, association with events and persons, and the role of the property in local, regional or national history.



For the identified buffer zone that has 61 buildings, the format was simplified to gather information pertaining to house numbers, property tax numbers and amounts, rebate details for temple properties, water connections etc.

A detailed exercise to collect property tax information and city survey records for the 61 buildings was conducted with assistance from the Uran Municipal Council. The main objective was to ascertain the land uses and original ownership of the buildings

This field survey was divided into three major components;

- Architectural Documentation
- Total Station Survey
- Pictographic documentation
- Public consultation

1.6.a Architectural Documentation

The architectural documentation comprised conducting detailed measure drawings of each of the heritage structures within the Deulwadi Precinct including information of their architectural design, typology, architectural features and its expressions, craftsmanship's construction methods and materials. Documentation also included tangible cultural elements such as *Deepstumbha*, *Tulsi kyara*, *Bargad tree*, *Pipal trees* and wells. This method has given us deep understanding of its architectural stylistic expressions, regional architecture.

1.6.b Total Station Survey

In absence of an accurate base map of the precinct, it was decided to do a total station survey.

The base map thus generated shows all ground reality or physicality of the area. The base map has all locations of buildings, trees, street elements, cultural elements and the street edge of Deulwadi Precinct.

1.6.c Pictographic Documentation

An extensive photographic documentation of core zone and buffer zone is including all streets, public nodes, buildings, surroundings of Bhimala talao, panoramic views from lake sides and streets, top view from over head tanks at Zone level. At the building level, detailed documentation of all buildings spaces, floors, roofs, constructional details, domes and arches, various doors and windows, structural systems, floor and surface finishes, carving of columns and brackets and other minor buildings materials has been done.



Recording information through Photographs



Consultation with people during Field survey



Discussion with MC of Uran during Field Survey

1.6.d Public Consultations

This is a very important component of the process of filling inventories and listing down all historic buildings. The involvement of local community has played major role in our field investigation. Our process of people participation has involved methods of identifying stakeholders, meeting and discussions with local community, taking their concerns regarding identifying heritage buildings and their development, taking their views regarding development and 'anecdote' information regarding history.

During this process we met various municipal officials, elected representatives, temple priests and owners, historian, local residents, devotees and shopkeepers. This gave valuable feedback regarding community's views on area specific development, like reuse of dispensary building and views on involving Uran into broad heritage circuits.

This information also provided us specific directions for undertaking a stakeholder oriented specific area Action planning.

Stakeholders' inputs

| Name of Local Stakeholders | What they said |
|--|---|
| Mr. Harikrishna Yelgatte , Chief Officer, Uran Municipal Council. 9969549091; 02227222320 | "Full support will be provided by the M.C., Uran to UMC with regard to the heritage project, facilitating public participation and specifically any information required for the Development of the Action Plan." |
| Mr. Kamle , Chief Engineer, Uran Municipal Council. 9323859540; 02227222320 | "The absence of sewerage system in and around Deulwadi area causes health and sanitation problems." |
| Mr. Suresh Narwekar , Councilor, Uran Municipal Council, Trustee – temple trust & Resident-Deulwadi Sansthan. 9594255258; 02227222320 | "The internal dynamics of Deulwadi area with regard to the Heritage Project is conflicting in nature and to resolve this, all the people concerned with the project should meet at the same platform to talk and discuss their issues and concerns." |
| Mahesh Ratanlal Baldi Councilor, Uran Municipal Council & Resident – Masjid Mahalla. Mo. 9869037822 | 'There is a requirement of put an effort for management of water and sanitation.' |
| Mr. Zaid Noor Mullah , Councilor, Uran Municipal Council & Resident – Masjid Mohalla. 9820038673; 02227222320 | "The lack of proper maintenance of the existing drains and cleanliness is an issue. There is a need to have a proper sewerage system." "The cultural traditions of Uran are unique in nature and should be preserved." |
| Mr. Santosh Pawar , Uran Municipal Council. 0989284527; 02227222320 | "The dispensary building is strategically located and could be converted into a museum related to Uran's history and its highlights. This will encourage people to know more about Uran and will also be an appropriate use for the heritage building." |
| Ms. Vasanti S. Thakur , Historian, Uran | "The Portuguese ruled over <i>Uran Karanja</i> island between 1530-1740 AD; they built a fort at Uran, which had 15-25 feet tall walls. A few remains of the wall can be still seen near <i>Uran Kot Naka</i> ." |
| Mr. Raju Gupta , Shop Owner, Deulwadi Sansthan. | "A notable change in the occupation profile of the populace is being observed. Earlier most of the people worked within Uran itself, but now, the change in levels of education of the current generation is resulting in people going outside Uran to work in ONGC, JNPT, NAD, and Mumbai." |
| Mahendra Muladan , Resident, Deulwadi Sansthan. 9819280143 | "My father had 2 brothers, now all of them have 3 sons each. The house is not adequate for the increasing family size. We want to build a R.C.C. building with maximum FSI to accommodate all 9 families." |
| Vijay Sathe Caretaker of Hanuman Mandir | "Jirnodhar work was carried out in 2008 with the public contribution." "Major festival celebrated in Hanuman Mandir is Ram Navmi on which a two hour <i>kirtan</i> program organized." |
| Sunil Bairagi Priest.& owner- Dutta Mandir 9619150511 | "Dutta Jayanti is the biggest festival in Deulwadi Sansthan. This festival is hugely celebrated by the <i>Koli</i> (fishermen) community from all over Konkan region. This festival has put Uran on the map. Now the festival fair has been moved to <i>La/ Maidan</i> due to space constraints." |
| Anish Shankar Koli Lawyer & resident – Deulwadi Precinct. 9920954749 | "This building was bought by my family from the Income Tax department in a " <i>neelami</i> " in 1930. Now I want to demolish this building and make a new building with full utilization of FSI." |

| Name of Local Stakeholders | What they said |
|---|--|
| Nalini Suthar Priest – Shiv Mandir, & Resident, Deulwadi Sansthan | “The Shiv Mandir is first temple in Deulwadi area which was renovated or “jirnodhar” in 1986.” |
| Harichandra Y. Juvekar Owner – house 1010A | “Heritage is a complicated concept for a simple person. What will happen here? Everyone here has the same question to ask. I hope all planning is done after consulting all local people involved.” |
| Pradeep Shroff, Trustee, Balaji temple trust 9326654083 | “I am happy that our temples are being given importance. I would be interested in attending public consultation meetings.” |
| Dhananjay Dinkar Rao Bhagwat Priest, Ganpati Mandir | “In 1960’s the level of the road was such that one had to climb up three steps to come into the temple. Now with time and re-laying of the road over and over again, the temple level is two steps below the street, causing huge drainage problems for us. Drains are choked all year round but during the 4 months of rain our problems are compounded. Black waste water mixed with rain water and garbage flow into the Mandir. The sanctity of the place is disrupted. We have preserved our temple well, but now we are forced to think of “jirnodhar” to raise the floor of the temple” |
| Bharat Rawat Priest – Ram Mandir & Resident Deulwadi Precinct 09920038388 | “We are staying here because it is convenient to stay in the heart of the city with all amenities nearby. We would like to renovate the building to have better living standards.” |

Chapter 2

Condition Assessment of Deulwadi Precinct

2.1 Deulwadi Precinct

The Deulwadi precinct consists mainly of Deulwadi Sansthan Chowk, Ganpati Chowk and Bhimala talao. The ten temples strung out in two groups in close proximity give a unique character to this precinct. The temple street has a small pathway leading to the Bhimala talao, which connects the two. The temples and the talao are deeply integrated in the cultural and social life pattern of the people of Uran.



Deulwadi precinct has buildings and areas which vary in terms of significance when it comes to heritage. The Deulwadi precinct can be seen in totality by analyzing the precinct at two levels- at a zonal level and at an individual building level.

- (a) Core Area
- (b) Buffer Area

Core Area

The **Core Area** comprises of buildings/elements which are in Grade I (of historic importance, natural water bodies, embodying excellence in architecture, material and construction techniques been use, associated with personalities or cultural events). At the Deulwadi Precinct, this includes the Bhimala talao along with its built up edges, the temple street and the public chowks.

Buffer Area

Buffer Area means a special regulated zone where protective measures would be enacted for the protection of the heritage precinct

A **precinct** is a space enclosed by the walls or other boundaries of a particular place or building, or by an arbitrary and imaginary line drawn around it.

Heritage Precinct. means the group of heritage buildings or area comprising natural and manmade heritage components which has architectural, cultural and traditional values. This also includes major landmarks of the area, natural water bodies or chowks or Nodes which have associative values.

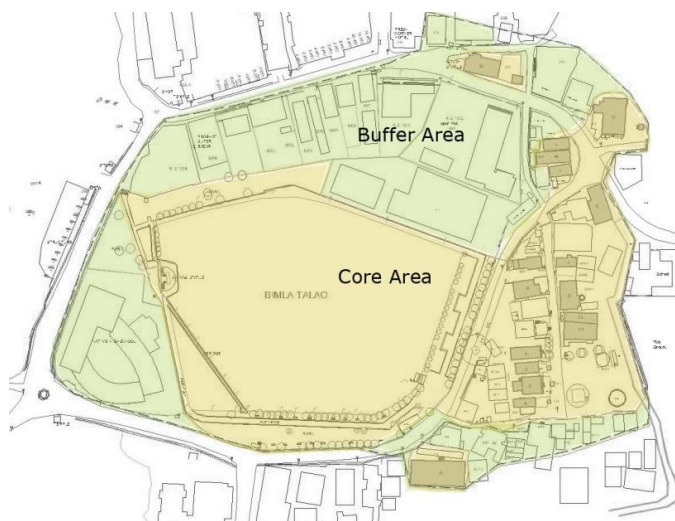
Simply defined it is a precinct in a village, town or city, perhaps even an entire community, regarded as containing special historic, cultural or heritage importance, very often expressed through its architecture and public spaces.

'Monuments – Architectural works, works of monuments structure and paintings. Elements of structures of an Archaeological nature, inscriptions, cave dwellings and combination of features, which are of outstanding universal value from the point of view of history, art or science.

Group of Buildings – Group of separate or connected buildings because of their architecture, their homogeneity or their place in landscape, are of outstanding universal value from the point of view of history, art or science.

This area or zone comprises of buildings which have a local historical importance, local landmarks, religious tangible or intangible events, special activities or special markets, special features of facades or uniform height etc...This also includes building or precinct of important for townscape that evoke architectural, aesthetics or sociological interest.¹

These definitions will give broad understanding of evaluating values from the Distinct Heritage point of views. This will also help us to recognize as important precinct and further guide us for sensitive development. The approach towards development will be regulated and understood on the basis of ground reality. The distinct character of Temple Street of Deulwadi Precinct represents its great traditional and cultural values so the further development will be in direction of continuity of the same traditions.



2.2 Preparation of the Base Map

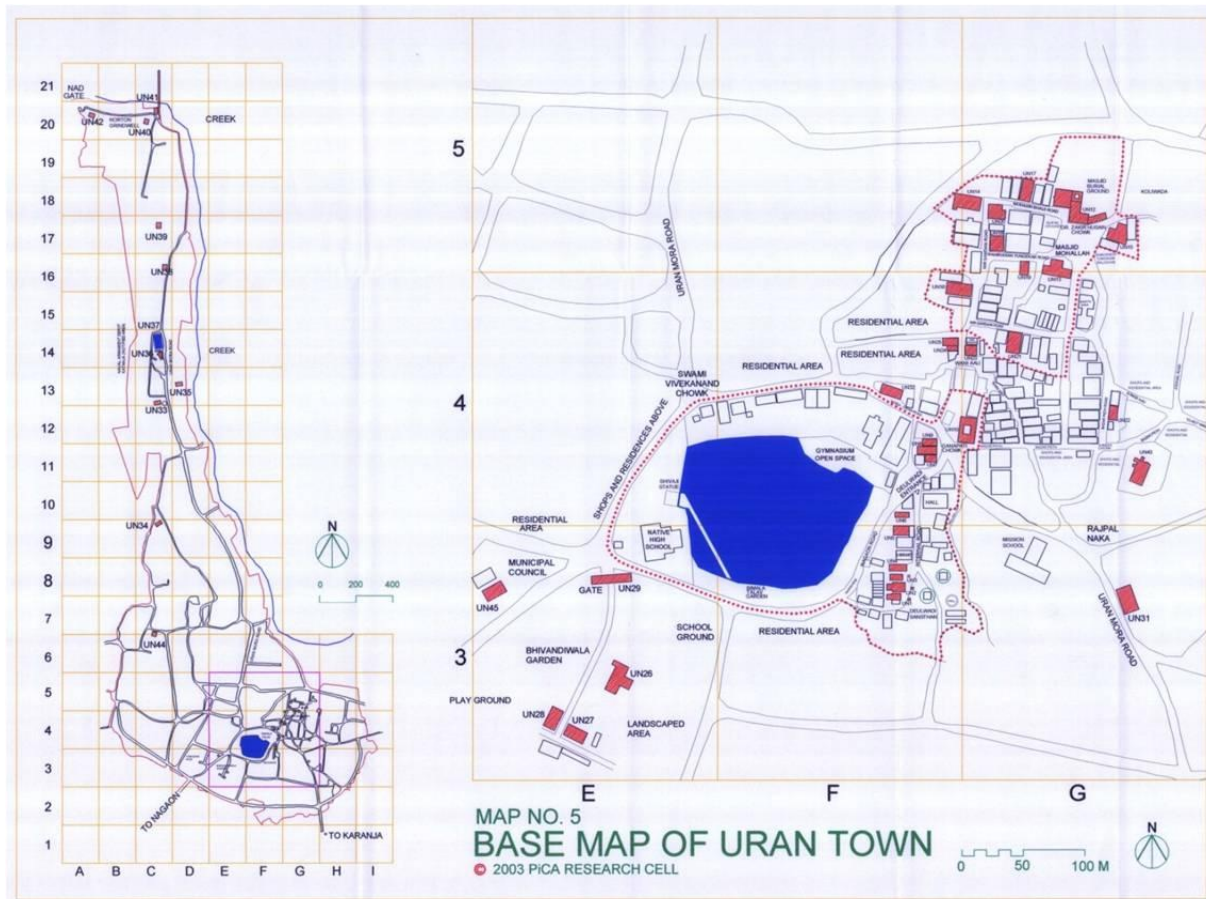
The Base map for the Deulwadi Precinct is being developed using the following layers:

- PiCA study Maps
 - Google Images
 - Development Plan
 - City Survey Information
 - Info/Data from M.C. Uran
 - Primary Survey
 - Electronic total station survey
-
- PiCA Study Map: Pillai's College of Architecture Research Cell, New Panvel, conducted a study titled "Navi Mumbai (Raigad) Heritage Project - Conservation Guidelines for Listed Sites in the Navi Mumbai notified area, under district Raigad, August 2006" for the MMR Heritage Society, Mumbai. The same is available as an image and would be digitized as a layer.
 - Google Images: Google Maps were studied to figure out the transitions in built form from 2002 till 2009. These varied in great degree from the PiCA Study Maps. The latest image of 2009 would be digitized as a layer.
 - Development Plan: The Development Plan for Uran Municipal Council was implemented in 1988. This map has been studied in detail to understand the regulations in the Deulwadi Precinct area. This being the statutory plan for the city; the relevant portion of the precinct along with designated land uses would be digitized and incorporated as a layer in the base map.
 - City Survey Information: City Survey sheets have been used to get plot level information. This date to 1960's and would also be digitized as a layer to understand the transformations occurring at the plot level.

¹ Normative Framework of UNESCO

- Info/Data from M.C. Uran: Ownership (from Property Tax Records), Planning Sectors, Ward boundaries and designated congestion area (gauthan) received from the Uran Municipal Council shall also be added onto the Base Map.
- Primary Survey Information: the base map will also contain information from the primary survey being conducted by UMC. Information that is anticipated to be included are
- Electronic total station survey: this survey has provided base map which all includes physical information of ground reality with all adequate information.

PICA Study Map



Google Image 2009



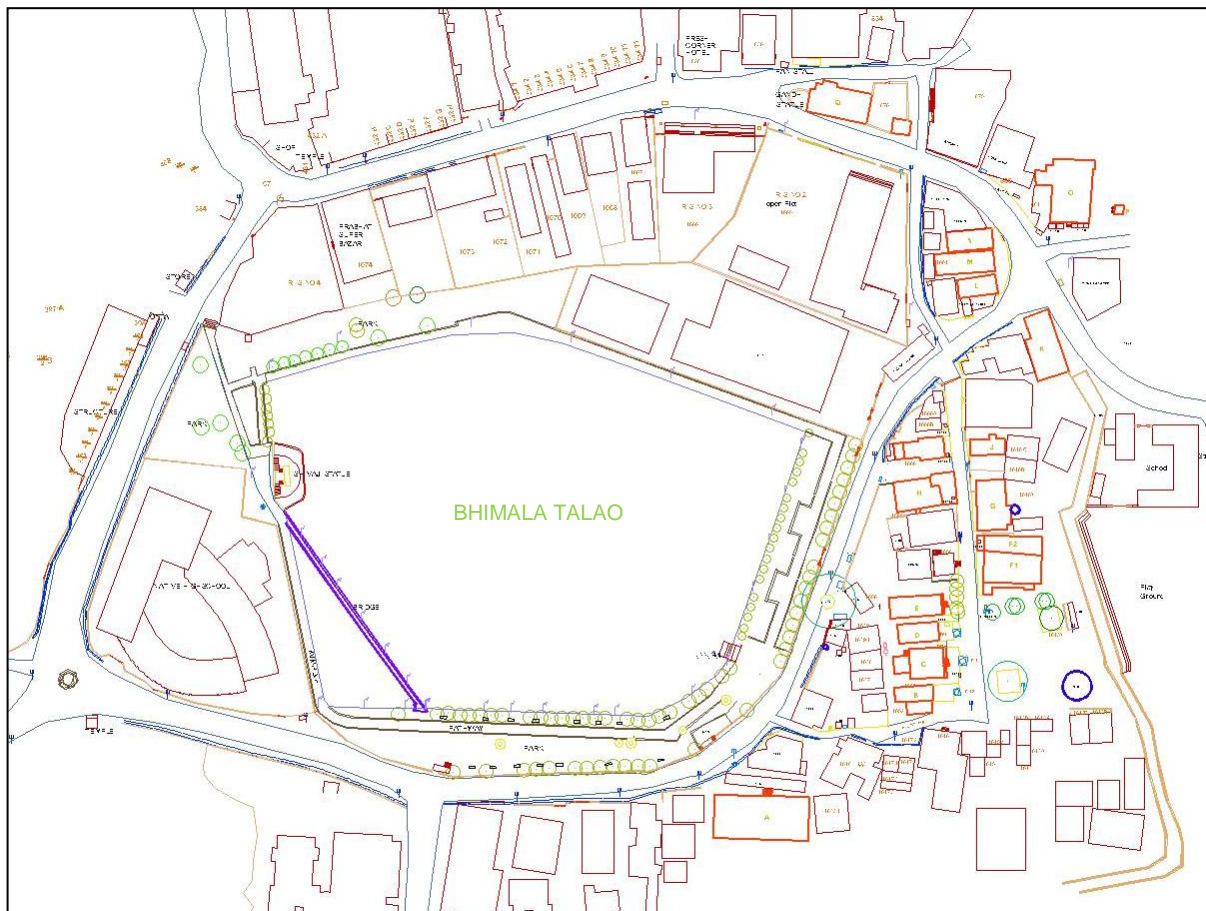
Development Plan, Uran Municipal Council 1988



City Survey Sheet 1960's



Electronic Total Station Survey:



2.3 Demographic characteristics

The population of the district of Kolaba² in 1901 was 112,515, as compared with 107855 in 1891, the increase being due to immigration and a higher birth rate.³ The Uran town was in Panvel taluka and the earlier record of population figures available for Uran town is for the year 1911 when the population of the town was 4161.

There is not much growth witnessed from 1911 to 1931. The population figure according to Uran development plan has documented in 1941 was 5794, 1951 was 8572, 1961 was 10,229 and 1971 was 12,616. The population as per 1981 census was 15168.⁴

Table: Uran Demography, Census 2001

| | 2001 Ref: Census 2001 |
|---------------------------|----------------------------------|
| Population | 23,254 |
| Males | 53% |
| Females | 47% |
| Population under age of 6 | 11% |
| Avg. Literacy Rate | 79% |
| Male Literacy | 83% |
| Female Literacy | 75% |

The population of the district of Kolaba in 1901 was 112,515, as compared with 107855 in 1891, the increase being due to immigration and a higher birth rate.⁶

Over the past decade, the major demographic changes observed for Uran and surrounding areas can be attributed to three reasons- industrial establishments of ONGC (Oil and Natural Gas Corporation) and JNPT (Jawaharlal Nehru Port Trust) and the domestic tourism based on religious activities.

Industrial Establishment:

‘Uran has a naval base near Mora Gaon. Locals claim that the base has stifled the growth of the town, due to sea travel restrictions imposed by the Indian Navy. The outskirts of Uran are mostly rural.’⁵

The establishment of ONGC and JNPT have generated employment around villages. The primary occupation of residents has shifted from agriculture and fishing to the services sector. The floating population has also increased to 2000 to 3000 daily.

Domestic Tourism:

Uran holds a prominent place in the cultural and religious landscape of the Raigarh District. There are lots of famous temples such as Ratneshwari temple in Jaskhar village of Uran taluka, Vinayak mandir, Mankeshwar mandir, the Dutt Mandir in Deulwadi and Saibaba Mandir in Mora. These temples attract a large crowd during festivals. The Kolaba beach stretched up to Mora is a place to visit and mostly on Sundays it's very crowded. The

² Earlier, as per the Gazetteer; Panvel and Uran towns were part of Kolaba District. The Kolaba District was renamed to Raigarh District after 1947 and currently, these two towns are part of the Raigarh District of the Konkan Region.

³ Imperial Gazetteer of India -

http://dsal.uchicago.edu/reference/gazetteer/pager.html?objectid=DS405.1.I34_V19_411.gif

Census Data 2001, Santosh Pawar, Councilor, MC Uran,

<http://web.archive.org/web/20040616075334/http://www.censusindia.net/results/town.php?stad=A&state5=999>

⁴ Source: Development Plan of Uran, 1987

⁵ Source: <http://wapedia.mobi/en/Uran>

Elephanta caves are in close proximity to Uran. The city sees a huge crowd during the Dutt Jayanti Festival.

2.4 Transformations

Zonal level physical transformations



Deulwadi Precinct area –
Google imagery 2002



Deulwadi Precinct area –
Google imagery Feb 2003



Deulwadi Precinct area –
Google imagery June 2003



Deulwadi Precinct area – Google
imagery, March 2004



Deulwadi Precinct area – Google
imagery, March 2005



Deulwadi Precinct area – Google imagery, March 2009

In 2003 the major transformation happened on the south west area of Deulwadi, green thick forested patch been cleared up. Land along the Bhimala *talao* was reclaimed and the inside edge of *talao* was also strengthened with paving and embankment at the same time. New buildings can be seen in the Northern corner of Bhimala *talao*.

In 2004 there are three new buildings developed at corner of the Bazar Peth Street. This new buildings have blocked the wide views of Bhimala *talao*.

In 2005 jirnodhar work was done for the Hanuman temple, Ganpati temple and Laxminarayan temple. The façade of the Ganpati temple retained its original character but the Hanuman temple was raised and was constructed with contemporary building material of cement and concrete. At the same time, a gymnasium was built in the northern edge of Bhimala *talao* by Municipal Council of Uran. The character of Deulwadi Temple Street has also changed due to renovation of Vitthal temple, Sanghmeshwar temple and Urnavati temple with contemporary materials. Subsequent changes have resulted in deterioration of historic significance of the area.

Conclusion:

The architecturally important area of Deulwadi temple street been impacted due to densification of newly constructed concrete buildings. These new buildings have degraded the visual importance of watershed edge. Overall building heights have increased which has changed the skyline of the area. At a zonal level, the green soft landscaped with traditional buildings set up has changed since 2003 and is turning into a concrete jungle around Bhimala *talao* and corners of Bazar Peth. The architectural expression of temples and other buildings are still holding the character of streets but haphazard unregulated modifications has impacted overall visual degradation of area. Rapidly changing building materials such as concrete and still grilles has replaced the wooden carved and vernacular designed grilles from the area. The change of roof line and colours of temples have degraded the visual expression of architectural values. The architectural significant elements such as wells and corners of common areas are becoming garbage collection points. So this synthesis reflects overall transformations in physical, architectural and people's mindsets.



Hanuman Mandir in 2004



Hanuman Mandir in 2010



Ganpati Mandir in 2004



Ganpati Mandir in 2010

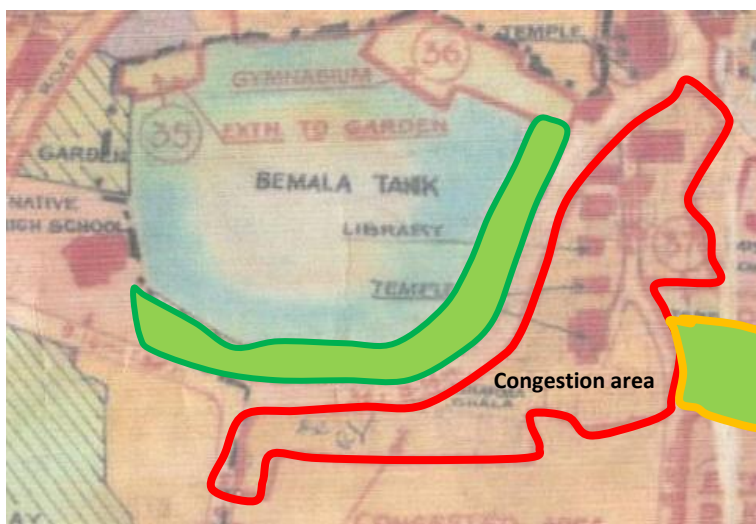


Domes of (from right to left) Vitthal Mandir, Shiv Mandir and Urnavati Devi Mandir in 2004

2.5 Development Plan Analysis

The development plan of Uran was prepared in 1987, that emphasized on planning proposal, population growth, employment generation, future land use planning, and identified various development zones and other public facilities.

The plan recognizes the area along the Bhimala *talao* as a major water resource and has declared it as a no development zone. But the plan does not recognize the tangible and intangible heritage components. The Development Plan identifies the Deulwadi area as part of the Congestion area (*Gauthan*; however the temples, major nodes and cultural festivities and ceremonies do not find a mention as an important component of heritage. Congestion area means the *gauthan* or the original village or the core of village. The FSI of the *Gauthan* area is 1.8 (G+II) or 13.5mt height.⁶ The Deulwadi Sansthan *Chowk* and the temple street are part of the 'Congestion area' in the Development plan and the current FSI utilized is less than the allowable FSI of 1.8. (Refer below table) So there is a possibility of future development. Based on the FSI as stipulated by the DP; a FSI analysis for the 18 listed buildings has been attempted to derive the unutilized FSI. This information immerses from survey record information and overlay of Total Station Survey Base map. The current segregation of plot areas and built up areas gives the current utilized FSI. This has been compared with the allowable built up in the area to understand the land utilization and unutilized FSI. 10 out of 18 buildings have unutilized FSI; whereas the Laxmi Narayan Mandir and the commando building have exceeded the allowable FSI.

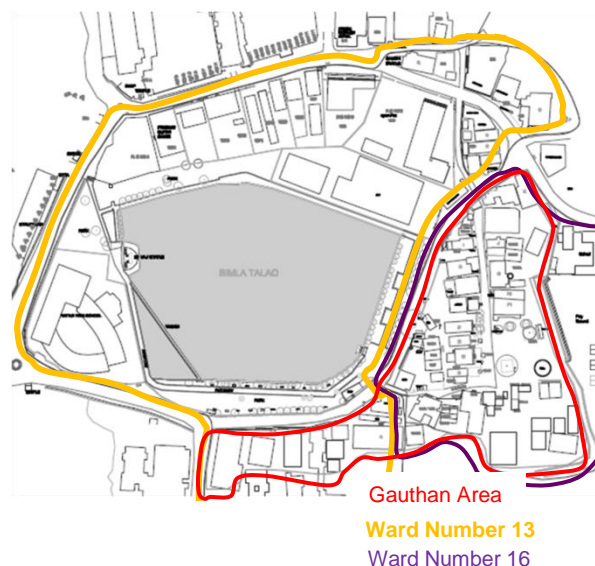


Uran Development Plan, 1987

This provides insights that if additional facilities like *dharmshalas* or Guesthouses for visitors or any development related to religious activities need to be added, then this provision can be utilized.

However, the same could also serve as a threat to the precinct if this unutilized FSI is used for unregulated incoherent building activity. This highlights the need for specific building byelaws and regulations for the precinct area.

The regulations also need to enforce the typology of buildings and kind of use can be place for new building activity.



The delineated Deulwadi Precinct falls in two wards- numbered 16 and 13. There are two elected representatives (*councilor*) who play a significant role in the overall development process. The decisions for development and funds allocation for roads, water sanitation, and public facilities are given directly by General Body (17 councilors and president) with Advisory staff.

⁶ Development Control Regulations for Mumbai Metropolitan Region, 1999.

The table below represents the analysis of un-utilized FSI for the 18 Heritage Buildings of Deulwadi precinct

| Sr no | Building Name and survey number | Plot area | No of floors | Total built up area | Utilized FSI | Allowable FSI | Un-utilised FSI |
|-------|---------------------------------|------------|--------------|---|--------------|---------------|-----------------|
| 1 | Vitthal Mandir 1052 | 89sqmt | G | 74sqmt | 0.8 | 1.8 | 1 |
| 2 | Sangmeshwar Mahadev Mandir | 117sqmt | G | 108sqmt | 0.9 | 1.8 | 0.9 |
| 3 | Shitla devi Mandir | 82sqmt | G | 63sqmt | 0.7 | 1.8 | 1.1 |
| 4 | Vitthal Rukmani mandir | 221sqmt | G | 90sqmt | 0.4 | 1.8 | 1.4 |
| 5 | Residence 2 | 185sqmt | G+1 | G – 175 F.F – 63 Total - 238 | 1.2 | 1.8 | 0.6 |
| 6 | Residence 3 | 72sqmt | G+1 | G- 95 F.F – 41 Total - 136 | 1.8 | 1.8 | NA |
| 7 | Balaji temple | 491sqmt | G | Balaji temple – 106 Adjoining buildings – 124 Total – 230sqmt | 0.4 | 1.8 | 1.2 |
| 8 | Dutt temple | 261sqmt | G | Dutt mandir – 85 Adjoining structure – 69 Total -15 4 | 0.5 | 1.8 | 1.3 |
| 9 | Residence 4 | 181sqmt | G | 48sqmt | 0.2 | 1.8 | 1.6 |
| 10 | Commando building | 213sqmt | G+1 | G – 156sqmt F.F – 147 Total - 303 | 1.4 | 1.0 | -0.4 |
| 11 | Hanuman temple | 73sqmt | G | 60sqmt | 0.8 | 1.0 | 0.2 |
| 12 | Ganpati temple | 191.42sqmt | G+1 | G -103 F.F – 103 Total - 206 | 1.0 | 1.0 | NA |
| 13 | Laxmi Narayan mandir | 191.42sqmt | G+1 | G – 74 F.F – 72 Total - 152 | 1.2 | 1.0 | -0.2 |
| 14 | Ram mandir | 591sqmt | G+1 | G – 263 F.F – 225 Total - 488 | 0.8 | 1.0 | 0.2 |

| Sr no | Building Name and survey number | Plot area | No of floors | Total built up area | Utilized FSI | Allowable FSI | Un-utilised FSI |
|-------|---------------------------------|-----------|--------------|--|--------------|---------------|-----------------|
| 15 | Bird feeder | | | | | | |
| 16 | Dispensary | 625sqmt | G | Dispensary – 156.71 Store – 23.11 Total – 279.81 | 0.4 | 1.0 | 0.4 |
| 17 | Residence | 175 sq mt | G+1 | NA | NA | NA | NA |
| 18 | Shankar chawl | NA | G+1 | G – 347sqmt F.F – 285sqmt | NA | NA | NA |

2.6 Building Use Analysis of the Precinct

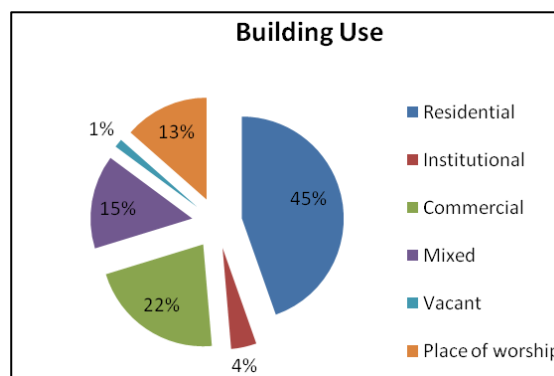
This analysis is based on the household survey conducted by the UMC team; building uses of each of the 79 buildings comprising the precinct (core and buffer zone). Refer Annex III and IV for the household survey questionnaire.

The building use depicted in this zone in the Development Plan is predominantly of religious and residential nature; however, there are various uses observed on the ground. The Residential building use comprises of 45% of the buildings followed by 22% commercial, 15% mixed land use and 13% religious buildings.

The core zone buildings are predominantly religious and residential while there is a concentration of commercial use in the buffer zone (refer *Building Use map, Chapter 6 and activity mapping for more details*).

This increase of commercial use in the buffer area is becoming a threat to the Core are. The Deulwadi Temple Street still retains its historic use but needs guidelines and a regulatory framework to continue the same use.

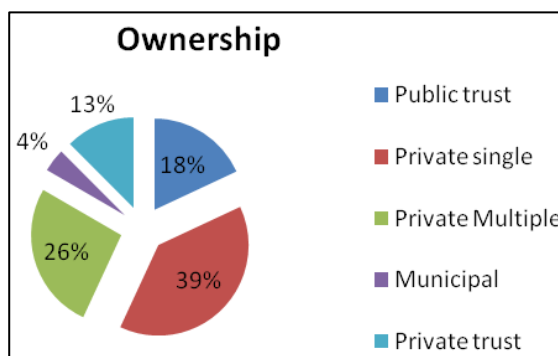
(Refer Map for Building Use Number – M1)



2.7 Ownership Analysis of the Precinct

Most of the buildings (39%) in the Deulwadi precinct consist are owned by Private Single. This is followed by 26% properties under private multiple ownership; 18% of properties under Public Trusts ownership, 13% properties under Private Trust and 4% under the ownership of the Uran Municipal Council.

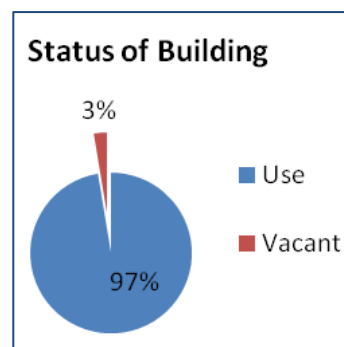
(Refer Map for Ownership Number – M2)



2.8 Status of Building Use of the Precinct

More than 95% of buildings are in use and only 3% buildings are vacant. This shows the willingness of people to continue living in this area. This highlights the fact that the buildings are in use and hence are being maintained and the fear of dilapidation and non-use is low.

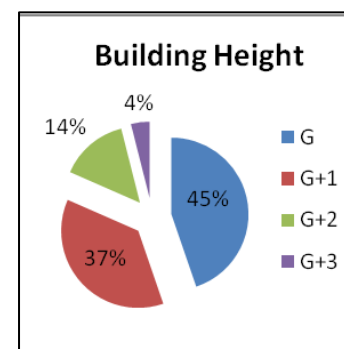
This analysis further shows the need for devising some mechanism to regularize these 3% of vacant area to be converted into usable space.



2.9 Building Height of the Precinct

Buildings in the precinct are predominantly (45%) single storied while 37% are ground plus one storied. Only 4% of the buildings are three storied and these are also located in the Buffer area of the precinct. The series of domes of temples located in the Core zone generate a distinct skyline in with backdrop of trees. But in accordance with the development happening around the precinct, there is a need for strong guidelines for controlling building heights.

(Refer Map for Building Height Number – M3)



2.10 Governance and Management of the Deulwadi Sansthan

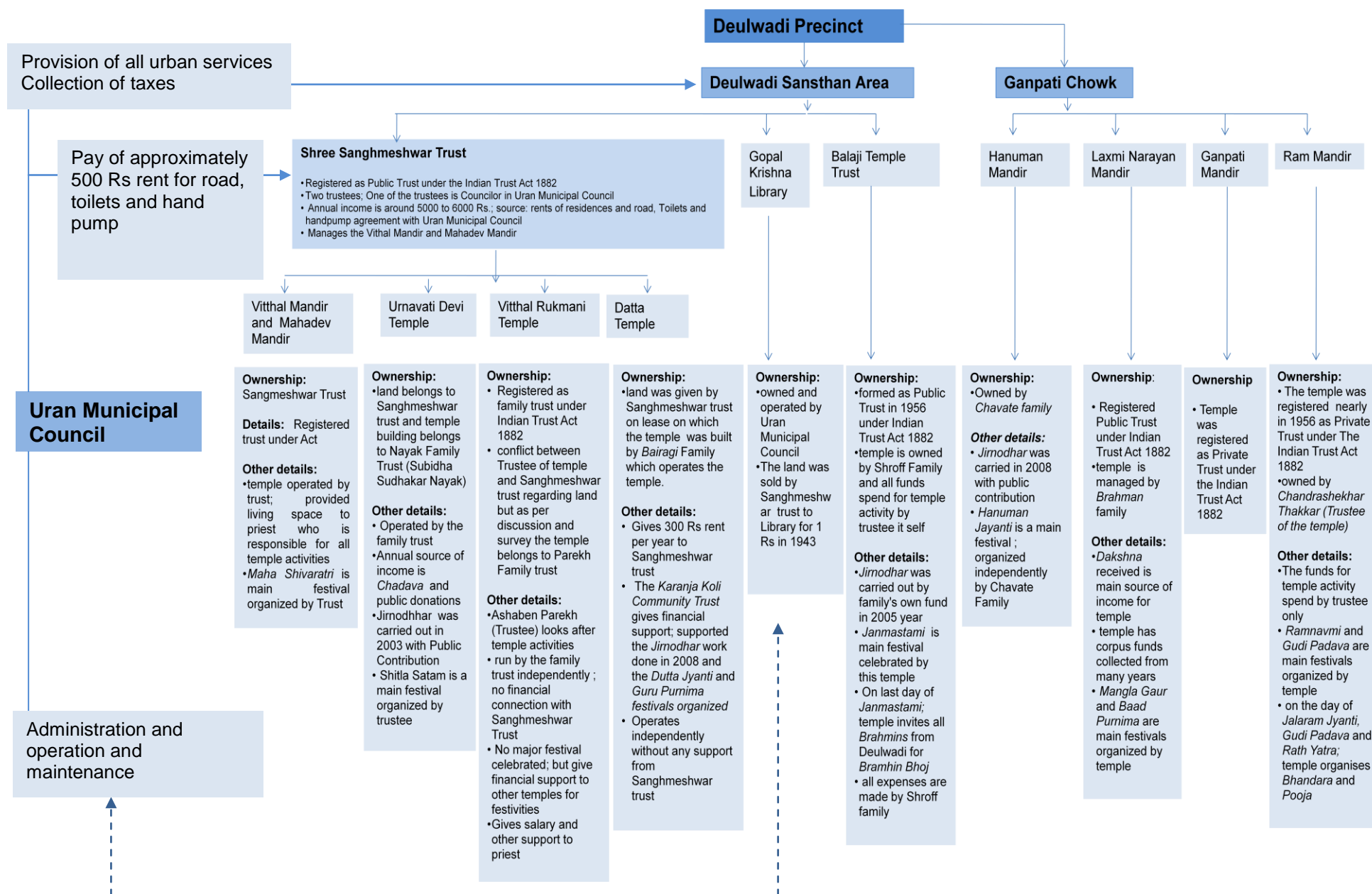
The Deulwadi precinct has a very unique management for the area. Historically the land belonged to the Deulwadi SansthanTrust; at present some portion of the land has been given on lease and some portions have been sold. The temple street has a series of temples managed by four different trusts. There are temples namely Vitthal madir, Sanghmewar Mahadev Mandir and Dutta Mandir function independently under the Sanghmewar Sansthan Trust. Based on discussions with people, the Vitthal Rukmani temple is under private single ownership of the Asha ben Parekh Family and the Urnavati Devi temple belonging to Naik family but the land belongs to the Sanghmeswar Sansthan Trust. The Trust has given land to Gopal Krishna Vachnalaya at a nominal rate of 1 Rs in 1947. The Balaji temple is maintained independently by the Shroff Public trust.

The Ganpati chowk consists of four temples which are under ownership of private family trusts. The Hanuman temple is owned and managed by Chavate family. The Laxmi Narayan temple is registered as Public trust and managed by Bramhin family. *Dakshina* coming from devotees is the only source of income for the temple. The Ganpati mandir is registered as Private trust and all temple expenses made by the trust only. The Ram mandir is registered as Private trust runs by Gujarati family. The trust has brought one family to take care for the temple. The temple also serves as rest place for domestic tourist. The temple runs independently by the Thakkar family only and all expenses made by them.

The Uran Municipal Council provides all basic services in the area viz.- water supply, solid waste management, road maintenance, streetlighting etc and collects yearly property taxes from the properties in the precinct.

Refer detailed organizational chart on next page for more details.

Governance and Management of Deulwadi Sansthan



2.11 Activity Mapping at Precinct Level

The Deulwadi precinct comprises of temple, residences and commercial building use. The concentration of morning activity is mainly focused around the temples with people coming from all over the Uran town to the temple street to pray and around the Bhimala *talao* garden for exercise. There is also activity in the morning to buy flowers near the Ganpati *chowk*. There are some large shops which are involved in the business of supplying flowers to Bombay and Pune cities.



The *chowk* witnesses multiple activities during different times of the day. The Deulwadi Sansthan *chowk* is primarily utilized by people relaxing and resting around the *Bargad* tree platform, children playing in the *chowk* and bathing and washing activity near the well. The Deulwadi Street is more oriented about religious and relaxation activity.



The Deulwadi precinct (*Mora Road*) consists of mainly commercial activity. Most of the shops selling food and flowers open at 8:00 am and other retail shops selling clothes, toys, hardware and hotels open from 9:00 am in morning. In the mornings, the main vehicular traffic movement is observed between 10:00 am to 12:00 pm.

There is a heavy vehicular movement again after 5:00 pm with citizens heading back home from their work places and due to the shift change of the staff working in JNPT and ONGC.

There is again a concentration of movement in the evenings in the Temple Street and at the Ganpati *chowk*. After 6:30 pm, some of the temples organize *bhajans* and *vyakhyans* (religious discourses) that add cultural significance to the area. (Refer map of Activity mapping for Morning and evening number – M4 & M5). Detailed activity mapping of the identified nodes is presented in chapter 5.

2.12 Street sections

There are two sections cut it from Deulwadi Temple Street and from Bhimala *talao* side. These sections show activity happening at the *talao* edges. The one facing the Bhimala *talao* is opaque with all backyards of temples opening on the road side and green open spaces on the other side. Here, people are come to exercise, meet and talk to each other during the day. These sections also represent the scale or the height of buildings on periphery of Temple Street. The Bhimala *talao* is one of the major open and green spaces at the city level. This street having domes on one side and large open space on then other creates a comfortable human scale.

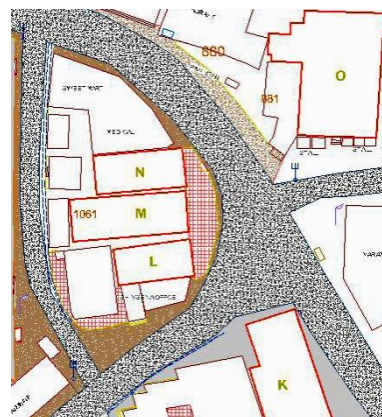


(Refer street sections, drawing numbers –D1 & D3 in chapter number 3)

2.13 Existing Physical Infrastructure

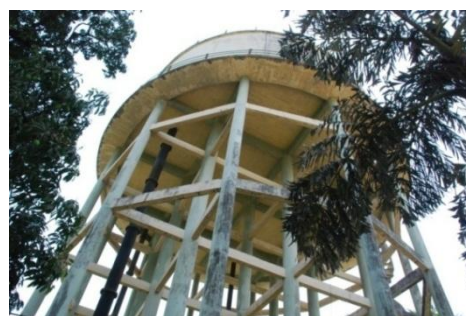
Roads:

The total area of Uran town is 2.29 sq. kms. It has a road network of 16 kms with 5 kms of road length having width more than 3.5m.⁷ The Deulwadi Precinct, in central Uran, is surrounded with concrete, tarmac, and paved roads. Deulwadi Sansthan area, which is also called Temple Street, has a concrete road connected to Ganpati Chowk. The flooring outside many of these temples has recently been constructed using marbles and tiles. This area is identified by banyan tree, well, *deepastambhas* and open space. The Ganpati Chowk is identified with Hanuman Mandir, Ganesh Mandir and Lakshmi Mandir abutting the road on one side and Ram Mandir on the other side. Ganpati chowk is also the starting point of the busy Bazaar Peth. Overall condition of the roads in the precinct was found to be in a good condition; however the open drains running along the roads are not cleaned regularly and deteriorate the image of the place.

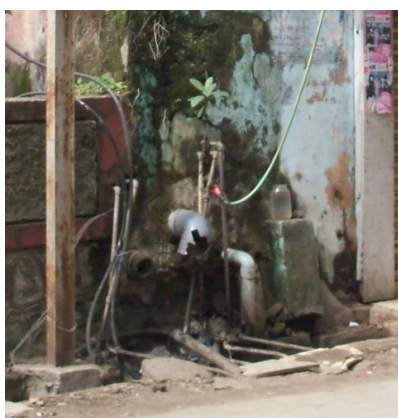


Water Supply:

Uran Municipal Council Supplies water in the Deulwadi Precinct. M.C. Uran receives treated water from Maharashtra Industrial Development Corporation (MIDC). The water filtration plant of MIDC is 10 kms away from the Water Storage Tank of Uran Municipal Council. There is one Elevated Service Reservoir (ESR) having 1.1ML capacity and one Ground Storage Reservoir (GSR) having 0.6ML capacity. Water is first stored into GSR and then transferred to ESR.



The town is supplied 3.5ML of water daily with 150 liters as per capita supply. The council supplies water for 45 minutes of every day. The quantity of water supplied was found to be satisfactory as mentioned by the council officials as well as some citizen representatives. Each house in the precinct has its own water storage capacity; none of the houses use traditional method of rain water harvesting. The water from the well in the Deulwadi Sansthan is not potable but is used by few families for washing clothes.

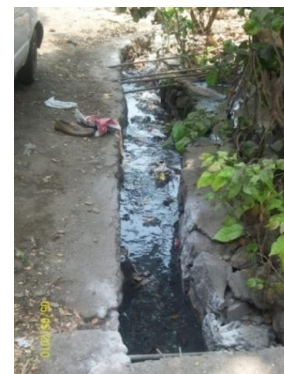


⁷ City Engineer, Uran Municipal Council *ibid*

Sewerage System:

At present the whole town is covered with open drains, which has been covered partially at some places. There is no underground sewerage system for collection, conveyance and safe disposal of waste water. There are open and unlined drains in the town. At some places, choked drains are visible which create serious problems of waste water flowing on the road.

All houses having individual toilet connections have constructed their septic tanks. The town needs a new sewerage system to be put in place with appropriate network, treatment and disposal systems and systems of appropriate maintenance.



At present, there are no storm water drains in the town. Generally, the rain water drains out from higher elevation to low lying areas, which ultimately merges into the creek. Due to lack of proper drainage system, there are incidences of water logging at the entrance to Deulwadi from Bhimala *talao* side and near to the well in Deulwadi *Sansthan*.

Public Toilets:

There are total 6 public toilets (each having 5-6 seats each) in Uran out of which 4 toilets are near the Deulwadi *Sansthan*. These toilets are being maintained by the Council. All toilets are functioning but are very dirty and in unhygienic condition. In some toilets, doors were not in a good condition and with no locking system.



Solid Waste Management:

The city generates an average 6.5 tonnes of solid waste out of which 1 tonne is generated in the Deulwadi precinct itself.⁸ Based on the estimated population for 2010, per capita waste generation comes to 190 grams/per day.⁹ Internal streets of Deulwadi Precinct were found to be clean because of effective collection of solid waste.

A private agency has been hired by the municipal council for road sweeping and collection of solid waste, which is done on yearly contract basis.



Electricity and Street Lights:

Uran Municipal Council has been entrusted with the responsibility for provision and maintenance of street lights within the Council area. Maharashtra Electricity Board (MHEB) supplies electricity to the town while street lights are being maintained by the Council. As per the discussion, almost 100% properties in the Deulwadi precinct area are having electricity connection.¹⁰ There are total 33 street lights in Deulwadi Precinct.¹¹



⁸ City Engineer, Uran Municipal Council

⁹ Calculated based on projected population

¹⁰ *ibid*, 10

¹¹ Counted from Total Station Survey

Telecommunication:

In Uran, Mahanagar Telephone Nigam Limited (MTNL) provides telephone connection to households but very less numbers of households are having fixed telephone connections. People prefer to use mobile phones as it is more affordable and cheaper. Based on the estimation, around 80% of the population residing, in the Deulwadi Precinct, is using mobile phones.¹²

The overall infrastructure has mapping evaluated in map also to visualize location of it.
(Refer infrastructure map number - M6)

¹² Municipal Officials, Uran Municipal Council

Chapter 3 - Streets of Deulwadi Precinct

Introduction

3.1 The Deulwadi precinct comprises of the Temple Street associated with its series of temples staggered in a row with similar single floored low heighted skyline. The series of semicircular and triangulated domes of the temples provide an iconic identity to the town. The street also has cultural elements such as *Deepstambha* and small *tulsi kyaras* on the road side. These elements are located on road side plinth symbolise Konkani style of village character.

The documentation of the Deulwadi internal street includes roads, material specification and texture of the surfaces. The road is made out of R.C.C and varies in width from 4mts. near the Deulwadi gate to 1.7 mts near the Vitthal Mandir. Present condition of road is good.

Architecturally the street comprises of temples on one side and residences on the other. The Deulwadi Sansthan *chowk* is a node leading to Ganpati *chowk* on one side and to the Bhimala *Talao* to the other.

The sections present single storied sloping roofed structures characterise humanizing scale. The street presents temples with facades made out of wooden and M.S grills with traditional building techniques. All the temples have paved spaces in front called *katta*. This serves as a space for devotees to sit and talk with each other. The Architectural documentation also includes the massing study and skyline to see the common height of street scape.

The following sheets present the architectural drawings of the Deulwadi internal street.

3.2 Deulwadi internal street

Plan

D1 – Section cutting through Deulwadi Sansthan Chowk

D1A – Section cutting through Ganpati chowk

D2 – Elevation from Deulwadi internal street

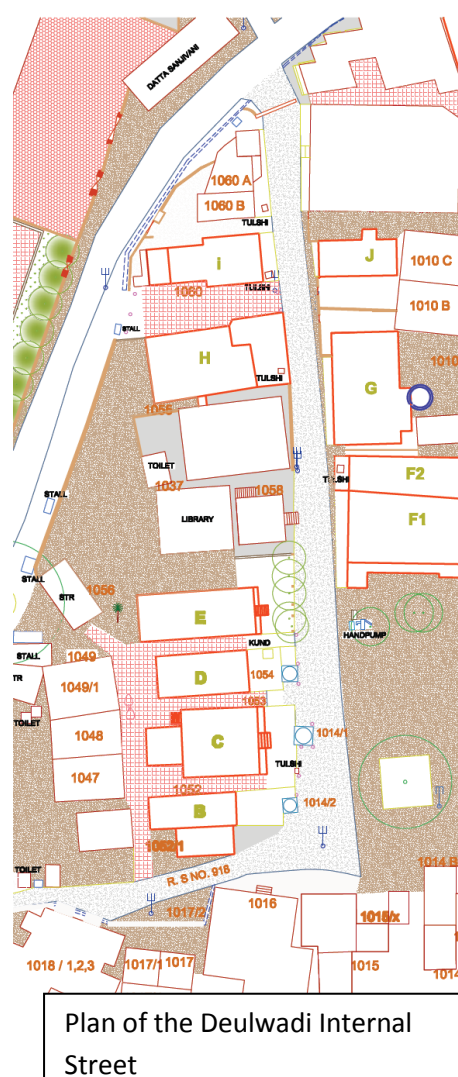
D2A – Elevation of Ganpati chowk

3.3 Talao Street

D3 - Section of *talao* side

D3A - Section cutting from road side to *talao* side

D4 – Elevation from *talao* side



Chapter 4

Nodes in Deulwadi Precinct

4.1 Identification of Nodes in the Precinct

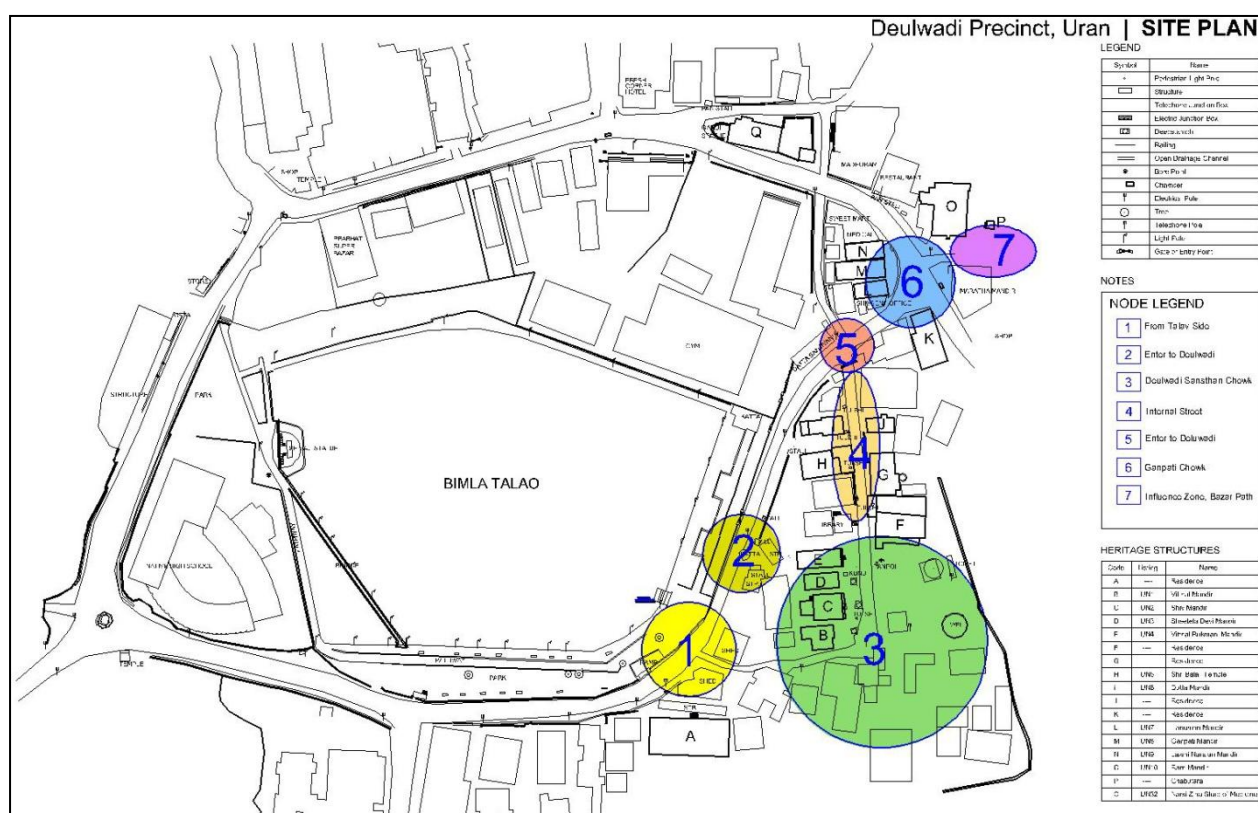
A node is a centre of activity. Actually it is a type of landmark but is distinguished from a landmark by virtue of its active function. Where a landmark is a distinct visual object, a node is a distinct hub of activity.

Based on this understanding, the following nodes have been identified in the Deulwadi Precinct.

- Node1: Entry to Deulwadi Sansthan from Bhimala talao side.
 Node 2: Deulwadi Sansthan
 Node 3: Temple street
 Node 4: Gated Chowk – entry to Deulwadi Sansthan.
 Node 5: Ganpati Chowk
 Node 6: Dispensary Junction
 Node 7: Bazaar Peth

Nodes are the “strategic spots in a city/area into which an observer can enter, and which are intensive foci to and from which he is travelling. They may be primary junctions, places of a break in transportation, a crossing or convergence of paths, moments of shift from one structure to another. Or the nodes may be simply concentrations, which gain their importance from being the condensation of some use or physical character, as a street-corner hangout or an enclosed square”

Source: Image of a city – Kevin Lynch



Map showing Location of all 7 Nodes

4.2 Details of Nodes

The architecture of the konkan coast is climatically responsive, uses a sustainable approach and has an Indian identity. In India, the people who farmed, who fished and who have built their houses with their highly developed skills of craftsmanship always planned a house that was their own but that also belonged to the village. It was only one unit of the many that made up the village street. One house was built, then the next and the next. Streets that were thus formed were shaded from the afternoon sun.

The series of trees on edge of streets and junctions (Nodes) always made up with resting places like *Otlas* or *Chabutaras* or some religious elements attached with street furniture that defined the village vernacular character. Uran is one of the old towns which has a similar kind of characteristic. The plan form of Deulwadi Area looks like a row of temples staggered and opening up with little open *Verandahs* towards streets. All Open spaces are at junctions with banyan and peepal trees with little *otlas* that express the vernacular village character. The roofs are built in timber and covered with Mangalore tiles.



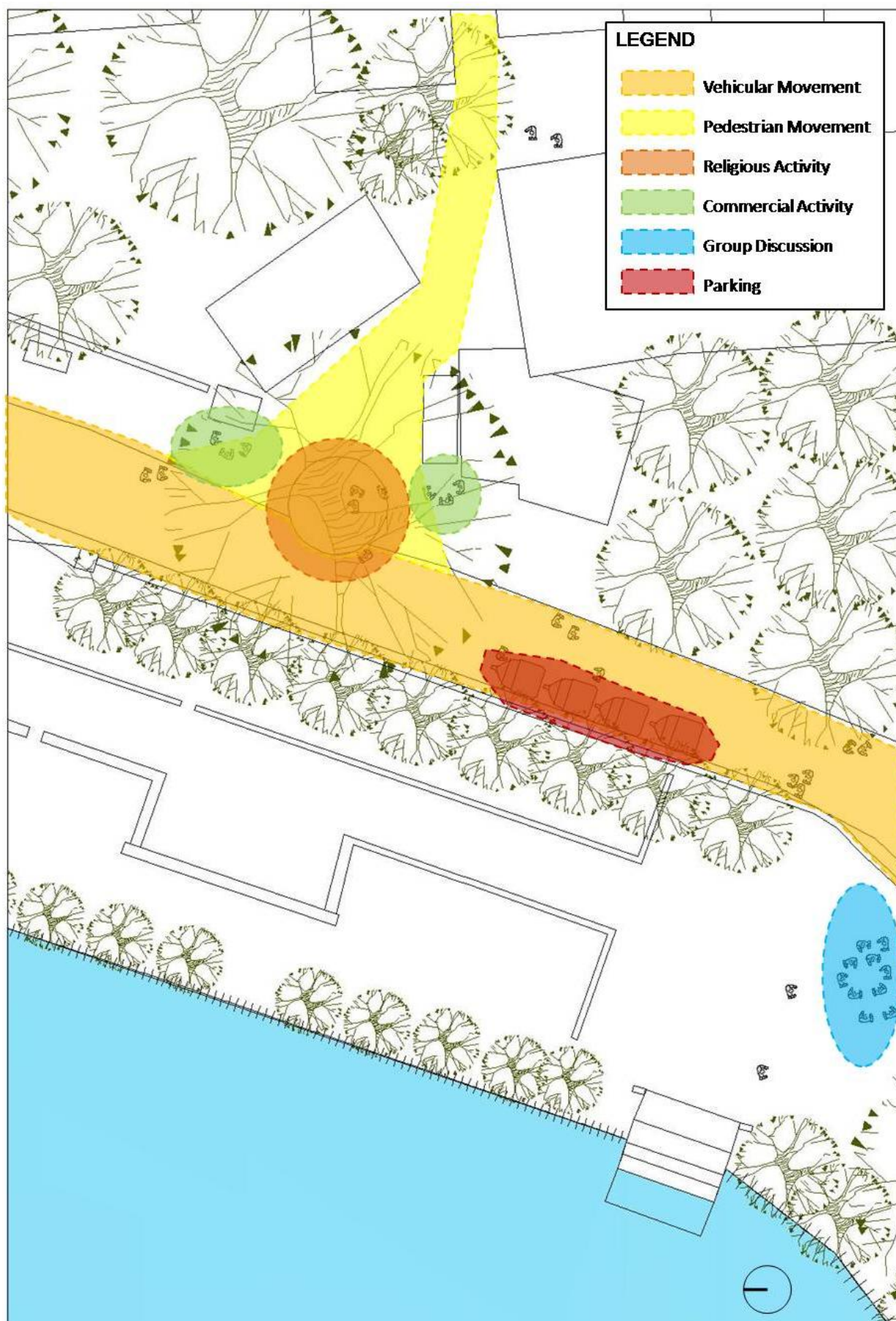
The plan of the house is primarily square. The square tiled roof is seen as a common element throughout the coastal villages of the Konkan region. All low heighted humanizing scales of buildings in row along a low density pedestrian street gives a definitive character to area. The percentage of density verses open spaces is more or less 50% from bird's eye view. Square plans and overhanging pitched roof with Mangalore tiles giving a very vernacular; regional architectural character of Uran. As per the discussion with citizen that the temple street is use for the religious procession for hind religious occasion of town. The elements like *Deepstambhas* and *Tulsi kyara* add religious dimensions to streetscapes.



Node 1: Entry to Deulwadi Sansthan from Bhimla talao side.



Views from entry to Deulwadi Sansthan from Bhimla talao side



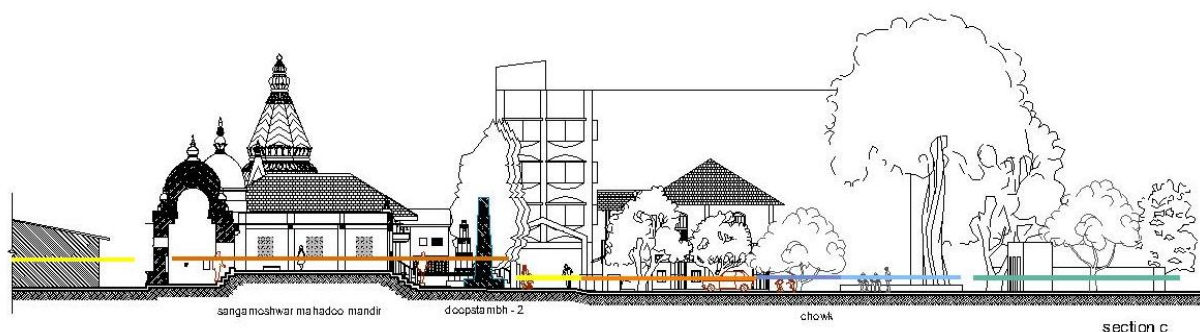
Node 1- Overlapping Activity Mapping majorly during day time

Node 2: Deulwadi Sansthan

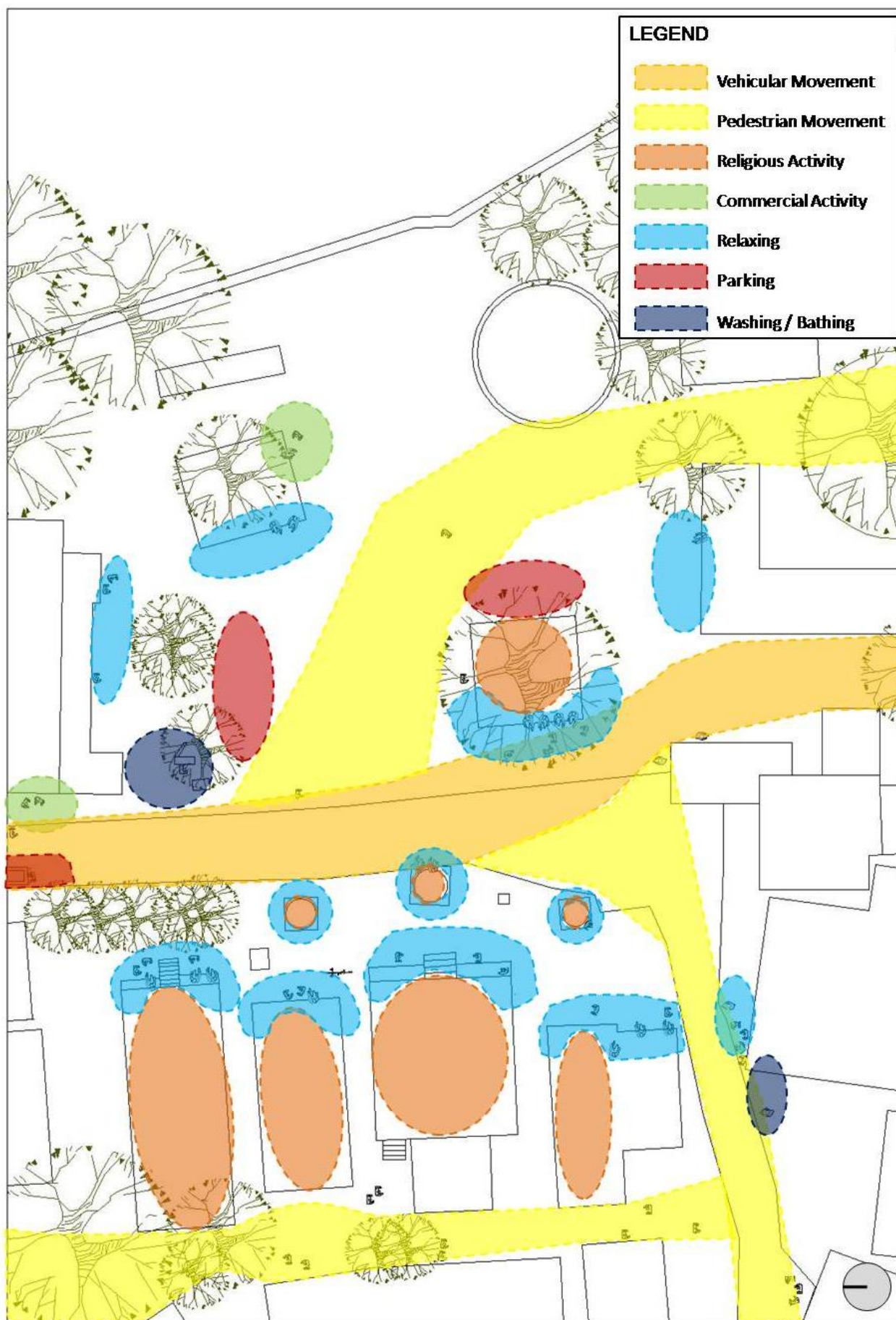


Panoramic Views of Deulwadi Sansthan

Section through Deulwadi Sansthan



(Note: the bar chart shows the nature of activity, cross refer with activity mapping map)



Node 2- Overlapping Activity Mapping majorly during day time

Node 3: Temple street



Panoramic Views: Temple side



Views from Temple Street towards residence side

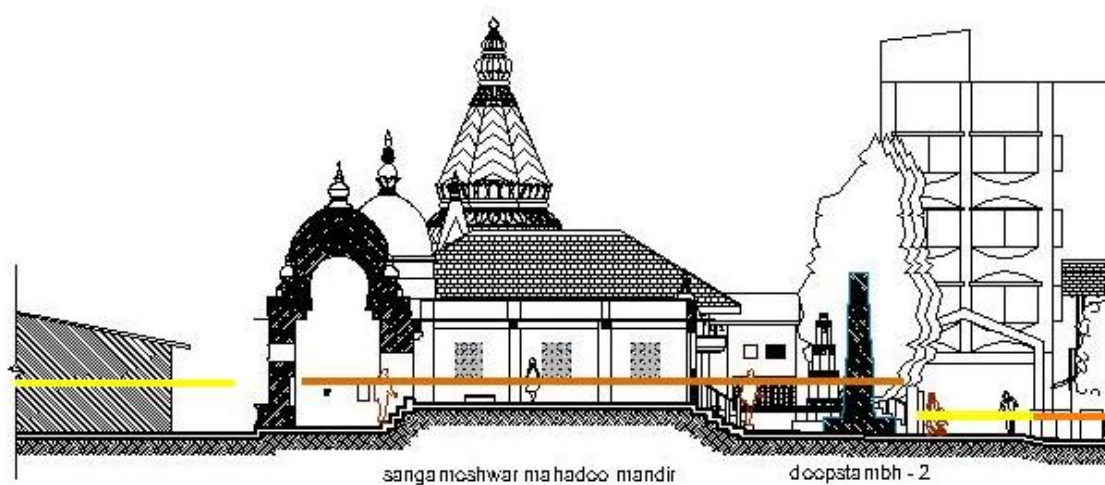


Views from Temple Street towards residence side



Panoramic View: Residence Side

Section through Temple Street



(Note: the color code identifies the nature of activity on the street, cross refer with activity mapping map)



Node 3 - Overlapping Activity Mapping majorly during day time

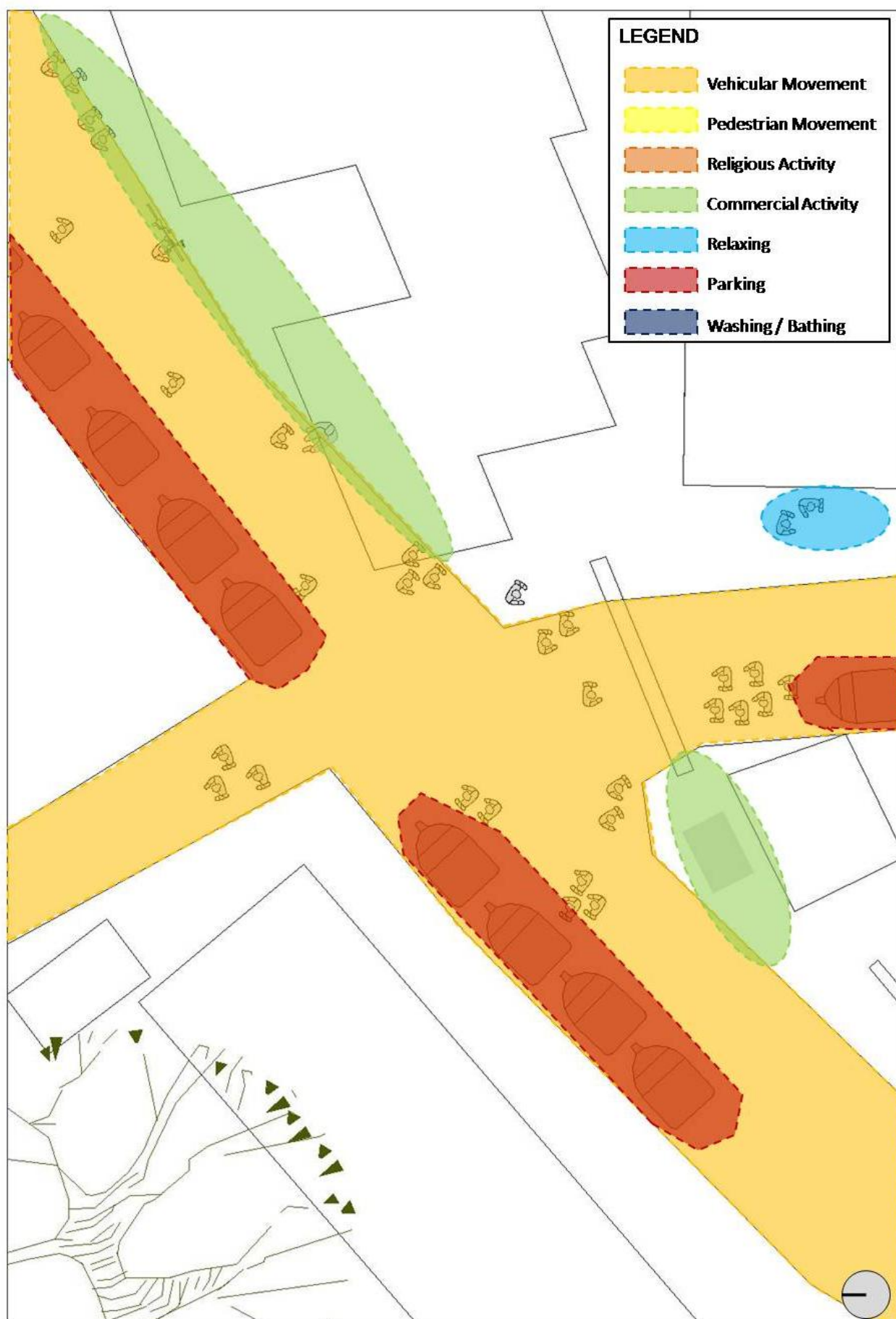
Node 4: Gated Chowk – Entry to Deulwadi Sansthan.



Panoramic View: Node



Gated entry for Temple Street

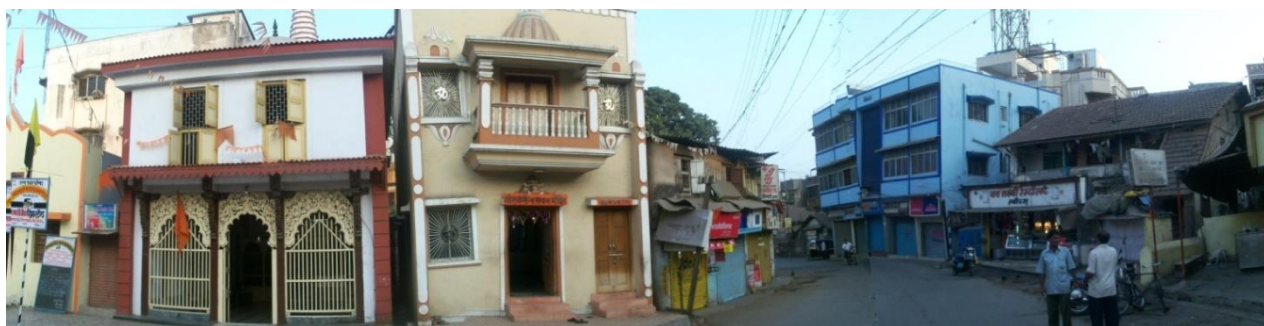


Node 4- Overlapping Activity Mapping majorly during day time

Node 5: Ganpati Chowk

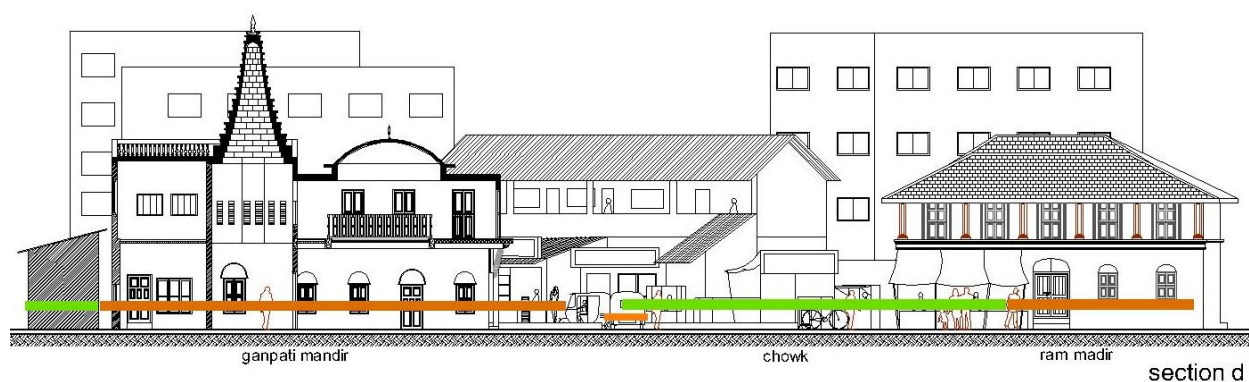


Panoramic view – Ganpati Chowk



Panoramic view – Ganpati Chowk

Section through Ganpati Chowk



(Note: the color code identifies the nature of activity on the Ganpati chowk, cross refer with activity mapping map)



Node 5 - Overlapping Activity Mapping majorly during day time

Node 6: Dispensary Junction



Views from road side to Dispensary Junction



Node 6 - Overlapping Activity Mapping majorly during day time

Node 7: Bazaar Peth



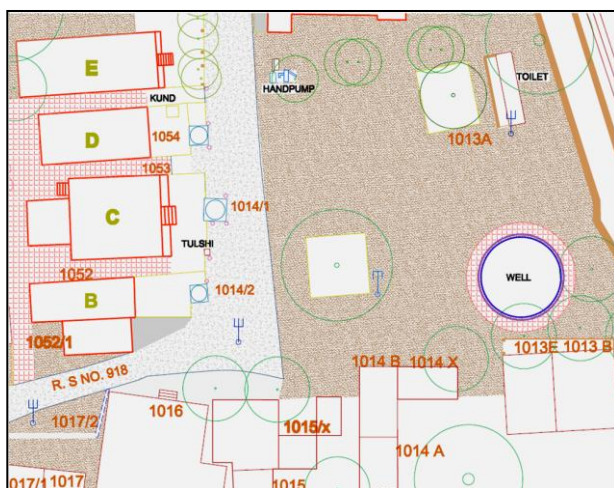
Views towards Bazaar Peth



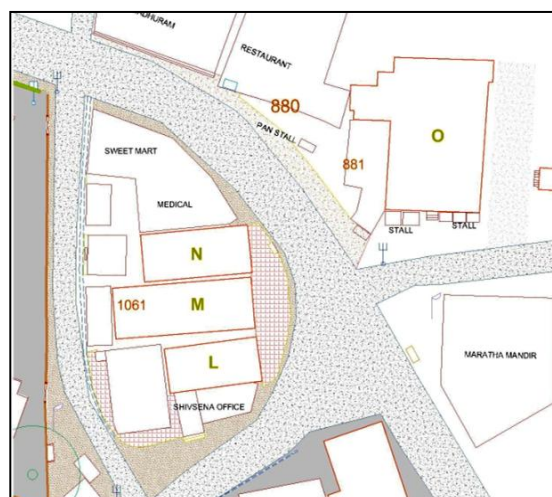
Node 7 - Overlapping Activity Mapping majorly during day time

4.2.1 Surface textures of Nodes

The Deulwadi Precinct is connected by a tar main road from one side of Gated entry and another from Bhimala *talao* side. The texture of Deulwadi temple street has been categorised according to material specifications. More than 40% of the area is covered with sand, 20% covered with R.C.C pavement and other 40 % area covered with debris, tree plants, gutters and tar road. The edges of RC.C road are defined by floored plinth of the temples. These temple plinths are mainly made of stones and tiles.



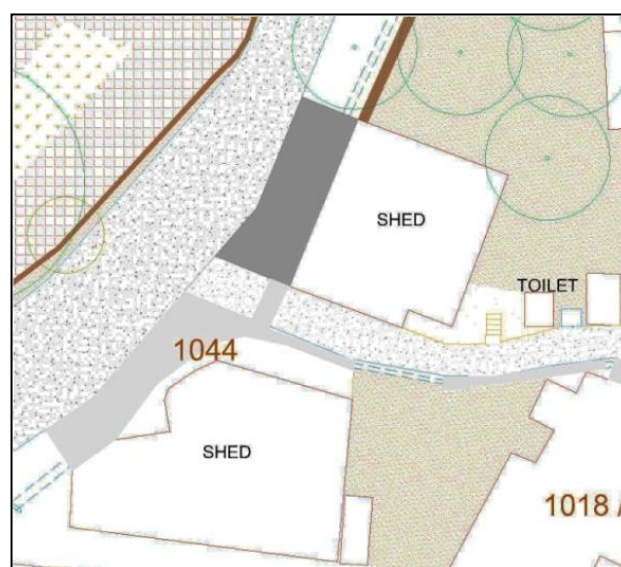
Deulwadi Sansthan Chowk



Ganpati Chowk



Deulwadi Gated Chowk



Deulwadi Entrance of Temple Street

Legend, Surface Textures of Deulwadi Precinct

| | |
|--|---------------|
| | Garden |
| | Sand |
| | Tile Flooring |
| | Cement floor |
| | Concrete Road |
| | Tar Road |
| | Waterbody |

4.3 Neighborhood Landmarks, Cultural and Religious elements

Neighbourhood landmarks are points of reference. *They are usually a rather simply defined physical object: building, sign, store, or mountain.* The prominent visual features of the neighbourhood are its landmarks. Some landmarks are very large and seen at great distances, like the domes of the temples.¹ Some landmarks are very small e.g. a tree within Deulwadi Sansthan chowk and can only be seen from near. Landmarks are an important element of urban form because they help people to orient themselves within the area and help identify the area.

The following have been identified as neighbourhood landmarks in the Deulwadi Precinct:

4.3a. Deepstambhas

4.3b. Peepal tree

4.3c. Bargad tree

4.3d. Well

4.3e. Dwarpal

4.3a. Deepstambhas:

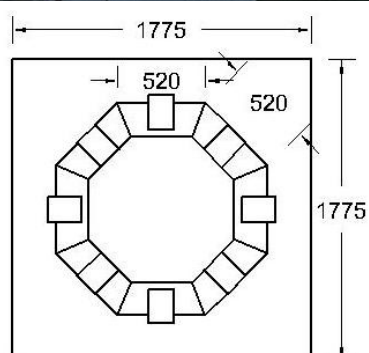
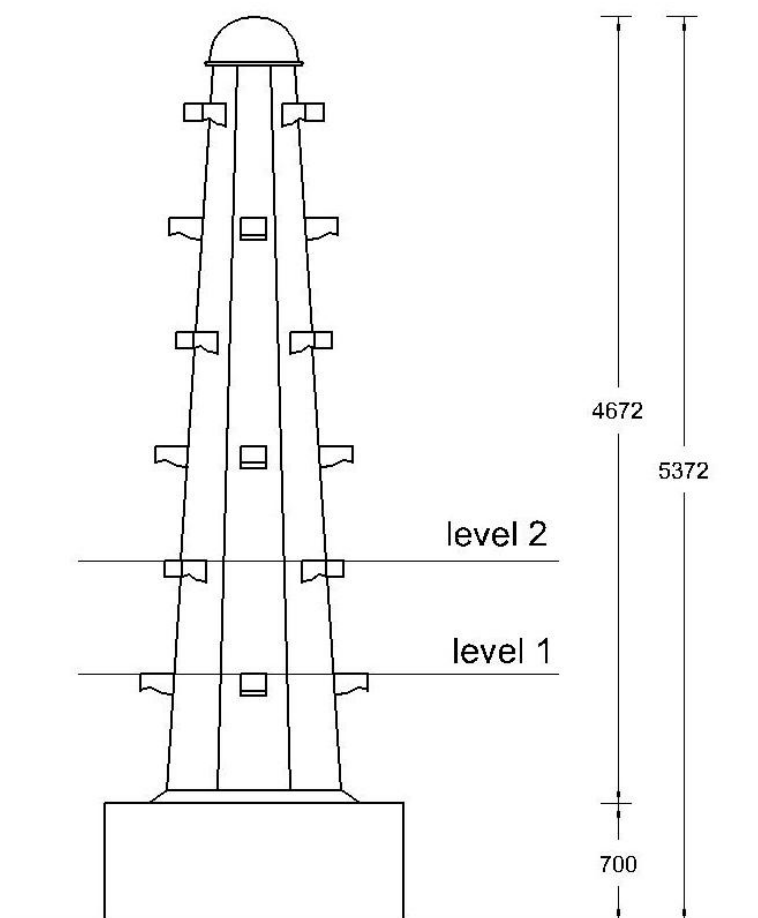
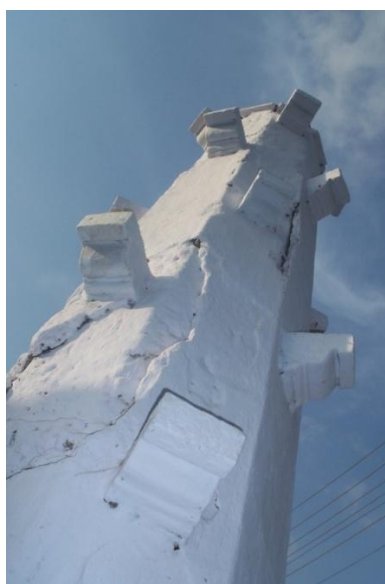
Deepstambha is a decorative column that holds oil lamps, is a part of a temple complex and almost always in front of the main door. Deepstambhas hold a deep cultural importance in the Konkan region. In Deulwadi, three temples have Deepstambhas in front of them, and this gives the place a unique character. It is associated with the temple, festivity, and light signifying the good and holy. Deepstambhas are also an icon as they can be seen from different places in the precinct. Deepstambhas in Deulwadi are lit at the time of major annual festivals like Dutta Jayanti, Ram Navmi. Their uses are varied, showing the integration of this element in daily lives of common people. Activities include drying clothes, relaxing; the base is also used as an *Otla* by residents for sitting to talk to people passing by, etc. It is used all throughout the day.

Deepstambha 1: Outside Vitthal Mandir

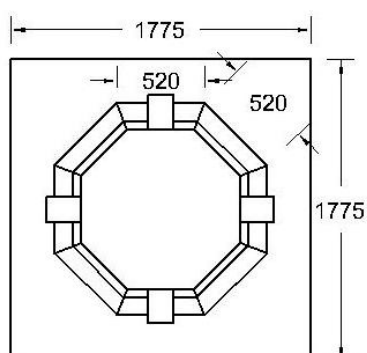


¹ Source: *Image of a city* – Kevin Lynch

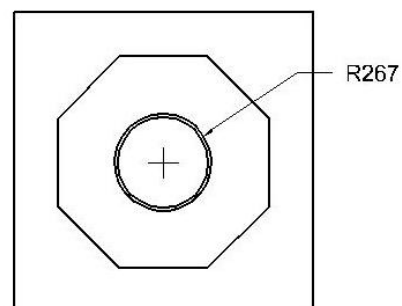
Deepstambha 2: Sanghmeshwar Mahadev Mandir



level 2

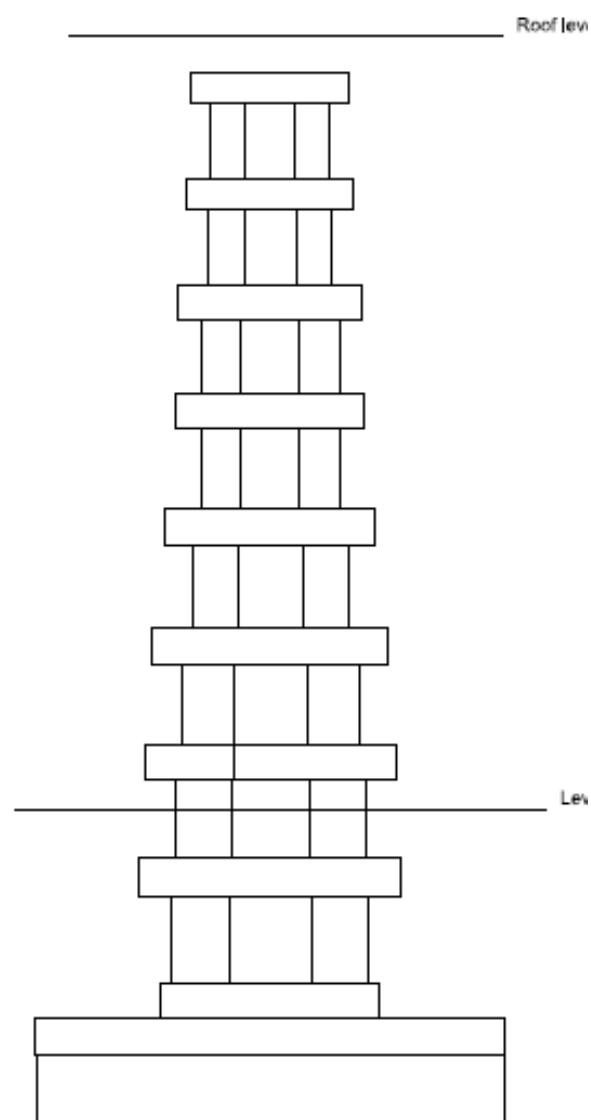


level 1

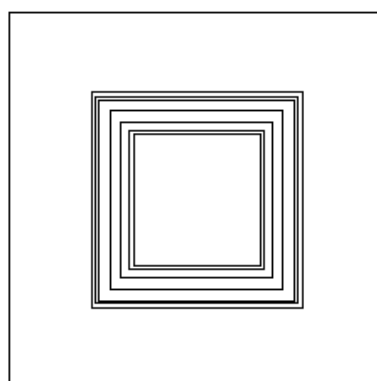


top level plan

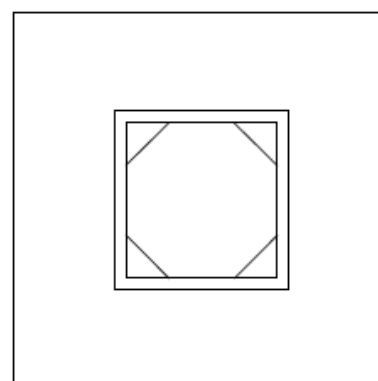
Deepstambha 3: Outside sheetla Devi temple



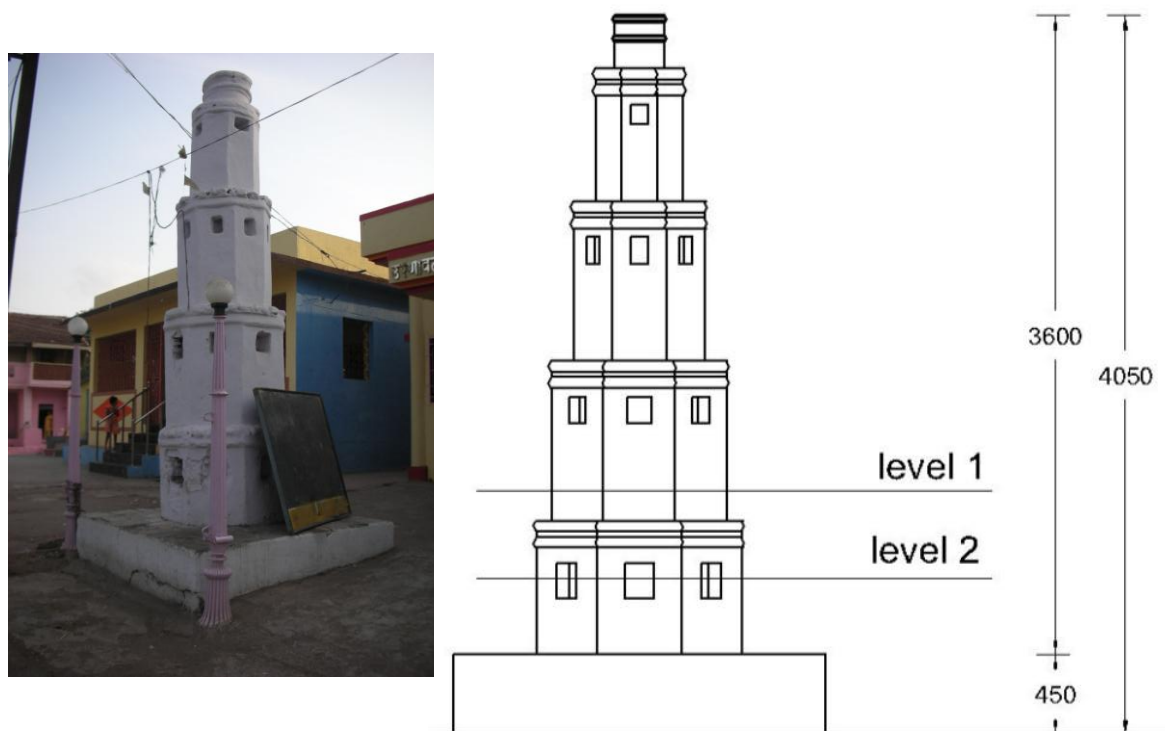
Elevation



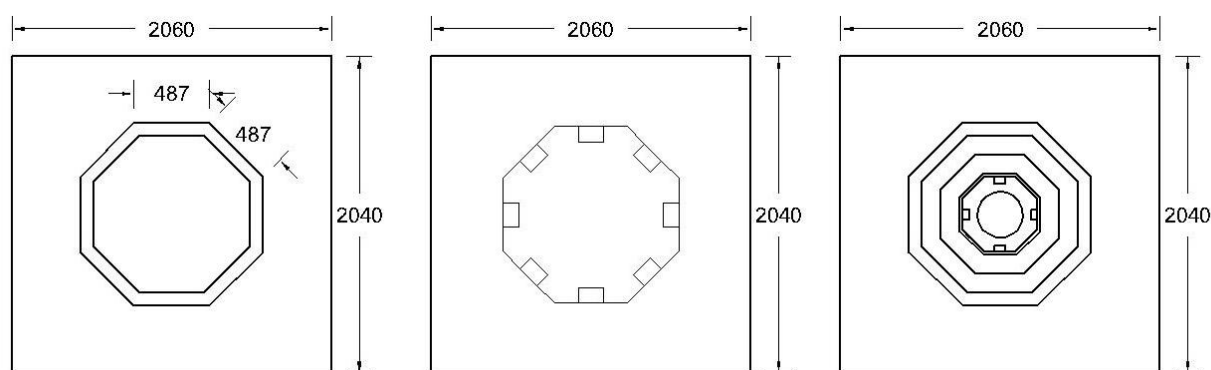
Roof plan



Level 1



Elevation



Level 1

Level 2

Roof Level

4.3b. Peepal tree

The peepal tree is a large semi evergreen tree native to Bangladesh, India, Nepal, Shri Lanka, southwest China and Indo-China. This tree is considered sacred by the followers of Hinduism, Jainism and Buddhism, and hence the name 'Sacred Fig' was given to it. The tree is a well-known symbol for happiness, prosperity, longevity and good luck. The Hindus do *pradakshina* (circumambulation) around the sacred tree as a mark of worship.

The tree in Deulwadi Sansthan is used for its shade and people worship the tree and the idol kept under it. The tree is used all throughout the day in the day to day life of the people of Deulwadi. The *otla* of the tree is broken and weathered out, it needs repairs.



4.3c. Bargad tree

The Banyan tree grows over a large area. The roots then give rise to more trunks and branches. Because of this characteristic & longevity, the Banyan tree is considered immortal & sacred and is an integral part of the myths and legends in India. Even today, the banyan tree is the focal point of village life and the village council meetings under the shade of this huge shade-giving tree.

In Hinduism, the banyan tree is considered sacred and is called **Vat Vriksha**. God Shiva as *Dakshinamurthy* is nearly always depicted sitting in silence under the banyan with *rishis* at his feet. It is thought of as perfectly symbolizing eternal life due to its seemingly unending expansion. Also in Hindu culture, the banyan tree is also called *kalpavriksha* meaning 'wish fulfilling divine tree'. In modern parlance in the Hindi language, it is known as *Bargad*, *Vatavriksh*, and *Barh*.

In Buddhism's Pali canon, the banyan (Pali: *nigrodha*) is referenced numerous times. Typical metaphors allude to the banyan's epiphytic nature, likening the banyan's supplanting of a host tree as comparable to the way sensual desire (*kāma*) overcomes humans. The tree in Deulwadi Sansthan is used for its shade and people worship the tree. There are some old religious sculptures kept under the tree. The tree is used all throughout the day in the day to day life of the people of Deulwadi. The ota of the tree is broken and weathered out, it needs repairs.



4.3d. Well

In Deulwadi, there is a main well in the Deulwadi Sansthan which is hand dug, and water is drawn by containers, such as buckets, that are raised by hand. Earlier, the water of the well was the primary source of drinking water, however the water is not potable, so it is used for washing only.



4.3e. Dwarpal

Dwarpal loosely translated means gatekeeper or protector. Hindu mythology mentions two Dwarpal outside Vishnu's abode. Lord Ram is considered to be an avatar of Shri Vishnu, hence the Dwarpal on the door of the temple. These are very important markers in the cognitive memory of the people of the area.



4.4 Cultural Practices

The presence of tulsi plant symbolizes the religious bent of a Hindu family. A Hindu household is considered incomplete if it doesn't have a tulsi plant in the courtyard. "Tulsi kyara" - many families have the tulsi planted in a specially built structure, which has images of deities installed on all four sides, and an alcove for a small earthen oil lamp. Some households can even have up to a dozen tulsi plants on the verandah or in the garden forming a "tulsi-van" or "tulsivrindavan" - a miniature basil forest. The people in Deulwadi worship tulsi plant. To begin Tulsi Puja, one is required to take a bath. The pot where Tulsi is grown is decorated, water is offered to the sacred plant. After this, kumkum is applied on one of its leaf. Some people tie a cloth of red cloth along the stem. Offer red flower to the sacred herb, Tulsi. Offer fruits by placing them near the pot. Light the clay lamp and perform aarti to complete the Tulsi Puja. People usually take a leaf of tulsi after the Puja and put it in their mouth. It is believed by committing such act; they are taking the spirit of goddess inside them.

Tulsi Vivah

it is considered that the month of Kartik (October-November) is loved by Tulsi. And on a specific day (*Kartik Shukla Dwadashi*) of this month there is a tradition when Tulsi plants are beautifully decorated with structures made of sugarcane, mango leaves and flowers and then a puja is offered. In Gaudiya Vaishnava communities, it is called the 'Tulsi Vivah' or the wedding day of Tulsi and Shaligram. On the festive occasion of '*Kartik Shukla Dwadashi*' that usually falls two weeks after the celebration of Diwali, tulsi plants are adorned with varied artistic things made from sugarcane, flowers and mango leaves. After decorating Tulsi Vrindavana, people offer prayers to Tulsi. Clay lamps are lit all around the tulsi plant. The event is usually celebrated as tulsi vivah, in which tulsi is married to Lord Vishnu.



Janmashtami: Janmastmi is a major festival celebrated by Balaji temple. A three day *kirtan* is organized on Satam and Aatham and Navam days of Navratri. On the final day Navam, or the day of janmastami a lot of people come and join the festivities. A Brahman Bhoj is organized on this day where all Brahmins from Deulwadi Area are invited for Bhoj.

Ram-navmi: Ram navmi is organized by the Ram Mandir with great fervor. The temple opens at 4am for devotees to come and pay their devotions. A *palkhee* is taken out at 10 pm and it goes around the city. A kirtan program is organized for 2-3 hours post which temple closes for the day at 3 am. In Laxmi Narain Mandir a two hour program kirtan organized.

Dutta Jayanti: Dutta Jayanti is the biggest festival of Uran where over a lakh devotee's throng to the Dutta temple. Samajsewaks, Pujaris, Police, Sangameshwar Trust trustees, the Youth Group and the Vishwa Hindu Parishad get together to organize the festival. A *pandal* is put up and a *bhoj* organized for the visitors. A fair comes up during that time at Lal Maidan which is an added attraction. The area of Bajar peth sees enhanced activity during dutta jayanti time.

Hanuman jayanti: Hanuman Jayanti is main program celebrated by the hanuman Temple in which hundreds of devotees come to attend the puja.

Palkhee,: route – talao to bajar peth to hanuman mandir to Deulwadi. Procession happens at night. Starts @ around 10 pm and ends by 12midnight or 1 am.

Vaad Purnima- This day is very famous among women as they come and do *puja* of *Vaad Tree* for wellbeing and good health of their husband.

Mangla Gaur- Mangla Gaur is a special *Puja* performed by newly married couples for which they visit the Laxmi Narain temple.

Narali Purnima - This festival is celebrated on the full moon day of the month of Shravan in the Hindu calendar (around month of August). This is the most important festival for the coastal region as after the rainy season, the new season for fishing starts on this day. Fishermen and women offer coconuts to the sea and ask for peaceful season and pray the sea to get/remain calm. The same day is celebrated as Rakhi Poornima to commemorate the abiding ties between brother and sister. Narali Bhaat (sweet rice with Coconut) is the main dish on this day. Deshastha Brahmin men change their sacred thread (janve in Marathi) on this day.

Chapter 5

Architecture Details of Special Buildings

(a) Vitthal Mandir

Design: Vitthal temple was built in 1850. Rectangular plan consists of two major space; Hall and Garbhagriha. Vitthal Mandir is the one of the string of temples in Deulwadi sansthan. Temple has a Deepstambha; significant cultural elements for their festivities.

Plinth and walls: The plinth of the structure is raised on black basalt stone. The walls are made with stone and surfaces plastered with lime.

Entrance: The entrance of the temple is made out of wooden frames with inserted MS grills in vernacular styles.

Dome: The dome of Garbhagriha is built on an octagonal elevated drum. The dome is semicircular in shape with decorative leaves; this local design expresses local craftsmanship. The Core material of dome is built with stones and outer surface finished with cement plaster

Roof: Roof is made up of wooden rafters and covered with Mangalore tiles

Finishes: Interior surfaces painted with plastic paints and exterior temple paint with cement paint

Door window: Wooden double shuttered door and wooden framed M.S grilled window

Condition: Condition of temple is fair, inside hall plaster has deteriorated by seepage. Walls have darkened due to water seepage coming from roof

| | |
|--|---|
|  |  |
| View of Garbh-griha Dome | Building setting |
|  | Stone plinth |
|  |  |
| Elevated drummed dome | Vernacular wooden screen |
|  |  |
| Internal Dome finish | Wooden rafters and ridge beam |
|  | Seepage on wall |

(b) Sangmeshwar Mahadev Mandir:

Design and its setting: Sangmeshwar Mahadev Mandir was built in 1860 and modified in 1986.. The plan form of front Hall is rectangular with R.C.C frame structure.

Plan form: The plan of front hall is rectangular in form with R.C.C frame structure. Girbhagriha has a square plan with solid walls. It is a single storied structure.

Plinth and walls: The temple structure is built on a stone carved plinth. Primarily core material used is stones for Girbhagriha and bricks with cement plaster for outer hall

Flooring and wall finishes: White marble used for flooring and walls with tile cladding. Outer wall of hall is plastered in cement and coated with cement paint.

Roof: Flat slab made with R.C.C. stone has been used for the core material of Dome.

Dome: Semicircular in shape. Dome of the temple sits on an octagonal elevated drum surrounded by small carved decorative pillars.

Entrance: Doorway of Garbhagriha is framed with carved spend rail and chain.

Colour: There is a a unique colour combination of natural Geru and dark blue. Elevation of temple is painted with cement based paint.

Condition: Condition of structure is good. Later additions like tiles on inside wall and oil paints color and additions like electrical wires on Garbhagriha entrance has deteriorated its aesthetic value.

| | |
|---|--------------------------------|
|  | View of Urnavati devi temple |
|  | Decorative stone plinth |
|  | Entrance of Girbhagriha |
|  | R.C.C roof |
|  | Elevated drum dome |
|  | Entrance of Girbhagriha temple |
|  | Colour of Temple |

(c) Uranavati Devi temple:

Design and setting: Urnavati devi temple was built in 1860 and modified in 2002. The temple is located on Deulwadi sansthan chowk. This temple is a rectangular in plan and spaces are divided in two parts- Hall and Garbhgriha.

Plinth and wall: Temple plinth is made up of stone and the upper structure is built up with cement and brick wall. The structure is built up in circular series of column.

Flooring and finishes: Kota stone and marble has been used for flooring material. Front yard *otla* is made up of P.C.C. Garbhgriha wall has tile cladding and surface plastered with cement. Inner surface of Garbhgriha is coloured with oil paints and outer façade with cement based paint.

Roof: R.C.C slab on Hall is supported on column and beam

Dome: the dome sits on square elevated drum. Brick and stone is used as core material for dome structure.

Entrance: There is a small portico framing entrance space which is utilized as resting place before entering into the temple; stylistic feature of konkan architecture.

Door window: metal windows

Condition: Condition of temple is good, Newly renovated in 2002

| | |
|--|---------------------------|
|  | Wall and R.C.C column |
|  | Skeleton of the Structure |
|  | Portico |
|  | Side view of Dome |

(D) Vitthal Rukmani temple:

Design and setting: The building was built in 1900. It has retained its original form and structure. The building consists of a rectangular plan form and space divided into three parts; a hall, Garbhagriha and two rooms for priest. It depicts a unique composition made of various materials giving an evidence of very skillful craftsman.










Plinth and walls: temple sits on a stone plinth and walls are made of bricks and plastered with cement.

Roofing system: There is a four way sloping roof made with basic wood. Wooden ridge beams and rafters run through the structure and transfer the load to ground. Structure is covered with Mangalore tiles. Wooden columns and brackets are in front supporting overhanging structure.

Flooring and finishes: - Basic material of wood has been used for upper floor and stone is used for ground floor with rough finishes on surface. Outer surface on east and west facing walls are plastered with cement.

Column and beam: all wooden columns are based on carved pyramidal stone pedestal. Wooden beams and rafters connect through small bracket called 'Sharu and bharot.'

Wooden joinery: Tongue and groove joinery is used to join beams with columns and are finally overlapped with rafters. Wooden trusses are also joined with Tongue and groove joinery.

| | |
|--|---|
|  | Temple front façade with its setting |
|  |  |
| Stone plinth | Stone plinth |
|  |  |
| Overhanging roof with wooden joints | Wooden slab supported on beams and column |
|  | Wooden front screen with decorative MS grill |
|  | Stone flooring |
|  |  |
| Wooden bharot and Sharu detail providing structural support to wooden slab | Stone pedestal |

Entrance: The front façade of temple structure has wooden carved columns with carved brackets holding overhanging roof and wooden framed MS grilled *jali* that depicts the vernacular architecture. The lower part of the front screen is made out of cast iron designed grilled.

Doors and windows: Double shuttered wooden doors and window framed with 6 x 8cm thick wooden members and M.S *jali* inserted into frame.

Condition: structural stability is quite good, Later additions like cement plastering, electrical conduits on wall, deteriorating originality of stone and wood structure. Seepage can be seen at rear side of wall. Surface cracks have developed in inside hall window. Flaking of cement plaster on plinth.

| | |
|---|--|
|  | <p>Vernacular character of the facade</p> |
|  |  |
| <p>Double shuttered wooden door and window</p> | |
|  |  |
| <p>Plaster crack on interior surface</p> | <p>Bad use of cement plaster</p> |
|  | <p>External wooden wiring running on carved wooden member</p> |

(E) Dutt temple:

Design and setting: The Dutt temple was built in 1926. It is an 85 years old temple. The whole structure has been renovated in 2008. The temple space is divided into two parts; square hall and GarbhGriha. There is a tulsi kyara attached with the Dutt temple plinth.

Structural system: It is a column and beam structural system. Inverted concrete beams support column and transfer the load to the ground.

Roofing system: Flat slab made up with R.C.C and stone has been used to support dome.





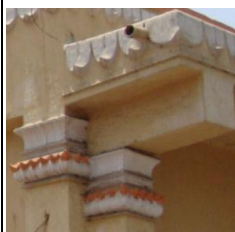

Dome: The 5 Mt heighted dome is elevated on a series of octagonal rings; provides a sense of huge volume from the outside.

Column: The structural columns are in stone with little carving. There is a unique typology observed in columns with three square capitals which connect the slab and shaft.

Entrance: There is a portico space covered by R.C.C lab supported by two columns creating a resting place before entering temple. Elephant and peacock are depicted on the main door that symbolize power and love.

Flooring finishes: Floor finishing is marble and granite tiles and walls are cladded with marble brown tiles.

Condition: Condition is good.

| | |
|--|---|
|  | View of temple |
|  |  |
| Dome | Articulated column detail |
|  | Entrance detail |
|  | Column And Beam detail |
|  | Marble flooring |

(F) Ganpati mandir:

Design and setting: Ganpati temple was built in year of 1800 and modified in 2006. It is a double storied structure. The Ganpati mandir is one of the cultural and architectural significant assets on this street.

Structural system: Wooden post and beam structural system




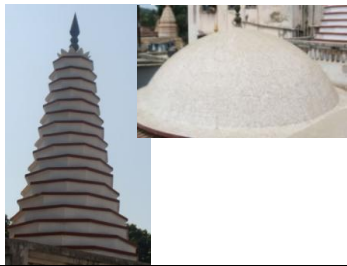



Plinth, wall, and railing: Walls are all modified with bricks and cement plaster. Wooden carved railing placed on a carved beam of Garbhagriha.

Dome: semicircular dome is placed over the Hall and triangulated domes over the Garbhagriha.

Entrance: The front façade entrance is built with carved wooden column and is carved with perforated wooden screens. Peacock and pineapples are depicted on wooden screen. Multi foliated arches represent Mughal influence.

Column and bracket: Carved brackets depict flowers and fish, reflecting local skilled regional knowledgeable craftsmanship. Front projections of the roof are supported by carved brackets.

Condition: Condition of structure is good.

| | |
|---|---|
|  | <p>Night time</p> |
|  |  |
| <p>Wooden railing</p> | <p>Decorative post</p> |
|  | <p>Semicircular Dome</p> |
|  |  |
| <p>Bracket with Beam junction</p> | |
|  | <p>Carving on Bracket</p> |

(G) Ram mandir:








Design: Ram mandir was built in 1910. It is one of the unique Haveli temples. The typology of temple comprises of a central courtyard with rooms all around used as residences.

Structural system: The ground floor has wooden columns supporting overhanging balconies on the upper floor. The basic structural system is beam and post and are made of brick, wood and stone. Part of upper floor is supported by triangulated trusses giving support to horizontal secondary beam

Roofing system: it's a two way triangulated slopping roof covered with Mangalore tiles. Overhanging slopping roof is supported by columns and brackets protecting direct rain and sunlight coming to balcony

Plinth and wall: plinth is originally on stones; Brick and lime plaster has been used as core material for walls and the skeleton is independent structure built in wood.

Courtyard: Courtyard typology is climatically responsive architectural asset in Indian architecture. Courtyard is surrounded by residential quarters and supports interaction between various families and gives secure open space where women can work freely. Wooden framed M.S grills with simple railing reflects vernacular features of articulation.

| | | |
|--|---|--------------------------------|
|  | | Central courtyard |
|  |  | Wooden Structural member |
|  | | Wooden rafters and beam joints |
| Mangalore Tiled roof | | |
|  | | |
|  |  | Stone plinth |
| | | Brick Wall |










Entrance: The entrance of temple depicts two Dwarpal symbolizing security; is one of the unique elements of Haveli temple.

Wooden joinery: This temple is architecturally very rich with its wooden detailing and the typology it represents. The upper floor has wooden columns and triangulated inclined members connected through 'miter joint' and wooden beams of courtyard connected with 'lap joints'. It reflects great understanding of craftsmanship who have embodied knowledge of structural systems and material

Column: all around the courtyard; the wooden columns are based on small stone pedestal which is inserted into plinth. It joins with the tenon and mortice joinery. The exterior upper floor surface consists of a series of stone pedestal columns depicting floral patterns; reflecting regional architectural influence.

Flooring and finishes: rough stone flooring on ground floor and first floor

Condition: structural deformation is observed on first floor. Foliation of color coat due to seepage coming from ground near Garbhgriha wall
Wooden joints loosened due to structural deformation
Flacking of plaster on external surface

| | | |
|---|---|---------------|
|  | Dwarpal | |
|  |  | |
|  | | |
| Miter joint | Lap joint | |
|  |  | |
|  | Stone Flooring | |
|  |  | |
| Seepage | Loosened | core material |

(H) Dispensary:

Design: The dispensary building was built in 1910 under the British period. Building is longitudinal in plan with six rooms and a large verandah attached with front yard. It is a single storied building with sloping roof.

Structural system: It is a load bearing structure built of dressed stones. There are some elements such as lap joined corner wall, no vertical joints, arch system used to protect from structural failure during earthquake.

Roofing system: Two ways sloping wooden rafters and trussed roof covered with Mangalore tiles.

Construction system: Building consists of fine semicircular and segmental arches built in stone with intricate details of wooden joineries. Stone segmental and semicircular arches with overlapping joinery at corner junctions represent good construction techniques of British era. Black basalt dressed stone with neat 'C' pointing on surface.

Plinths and wall: Plinth and walls originally built in stones

Floors and finishes: corridor consists of IPS flooring with yellow, green and red colour.

Doors and window: Wooden double shuttered door with M.S grills and glass inserted with frames
Explored articulation towards cast iron and M.S design with some geometric patterns

Condition: condition of structure is good
Flacking plaster from inside room wall

| | |
|---|---|
|  | <p>View of Structure</p> |
| <p>Corner junction</p>  |  |
|  | <p>Semicircular stone arch</p> |
|  <p>Basalt Plinth</p> | |
|  | |
|  |  |
| <p>Stained glass window</p> | <p>Foliation of Lime Plaster</p> |



(I) Hanuman Temple:

Design: Hanuman temple was originally built in 1800 and than renovated completely in 2008. Temple is rectangular in plan consisting of a two space division; Hall and Garbhgriha.

Structural system: the structure is built in framed structure with concrete column and beam system. Dome and slab is built with R.C.C

Flooring: Kotastone and marble strips used for flooring

Authenticity: The only original remains of its idol other than all have been replaced by contemporary buildings materials such as cement and concrete.

| | |
|---|-------------------------------|
|  | <p>View of Hanuman Temple</p> |
|  | |

(J) Laxminarayan temple:

Design: Laxminarayan temple was built in 1860 and jirnodhar was done in 2008. The plan consists of a Hall attached with a narrow staircase. It is rectangular in plan with two storied structure. There was lot of modification from the traditional building to the existing new concrete building. The placement of idol is only old.

Structural system: frame structure with concrete column and beam

Flooring and finishes: Mosaic tiles have been used for flooring material and cement based paint used for outer surface

Ornamentation: Ornamented balcony with small half semicircular dome on top

Condition: Condition is good

| | |
|--|--------------------|
|  | View of Temple |
|  | Tile flooring |
|  | Decorative balcony |

(K) Balaji Temple:

Design: The Balaji temple was originally built in 1826 and jirnodhar done in 1995. The plan consists of three spaces; Hall, Garbhagriha and storage space.






Structural system: Newly introduced concrete column supporting steel beams

Plinth and walls: stone is used for plinth and brick with cement plaster for wall. Ornamented semicircular foliated arches inside Garbhagriha wall is finished with oil paints

Doors and window: Ornamented exhaust window depicts floral pattern;

Railing and other details: Wooden Ornamented floral pattern

Condition: Flacking of colour coat due to seepage coming from roof at some places of Garbhagriha

| | |
|--|---|
|  | View of Temple shows structural members |
|  | Old idol |
|  | |
|  | Stone plinth |
|  | Later intervention of wires on external surface |

(L) Residence 1:

Design: Rectangular in plan with double floor sloping roof structure. These buildings consists of rooms for residents. Commando building built in Konkani style architecture. It has an articulated balcony with M.S grilled railing. The front façade is very light, elevated on a thin wooden column.






Structural system: Wooden column is based on stone pedestal attached to the upper floor with wooden beam and wooden rafters resting perpendicular to beam and above wooden planks and nailed with rafters. Similarly, on first floor the entire structure rests on column and the wall. Here the column of the balcony and walls of inner structure take the load majorly.

Roofing system: *papda pidia* construction techniques is used for ground floor; (stone slab) and for the first floor; wooden rafters running through structure. Structure is covered with Mangalore tiles

Plinth and wall: Building consists of stone plinth and brick used as core material

Flooring and finishes: Stone flooring joints with cementing material
First floor of the residence has kota stone flooring

Condition: condition of structure is good.

| | |
|---|-----------------------|
|  | View of the facade |
|  | Papda – Pidia floor |
|  | Pitch roof |
| MS metal Railing in bad condition | |
|  | Stone floor |
| Stone plinth | |
|  | Cracked beam junction |

(M) Residence 2:

Design: The plan form of this Residence is primarily square in form. The square box of upper floor is sitting on wide square base on ground floor expressing common element throughout the costal villages of the konkan region. This structure is stylistically very rich and expresses original regional architecture.

Structural system: Post and beam construction system transfers load from roof to bottom. Wooden horizontal members run through brick walls providing extra strength to the structure and it also reflects local cost effective construction system.

Roofing system: Branches of trees cut and placed to work as rafters that transfer the load. Use of local available material, techniques and skills of placement reflects vernacular architecture.

Plinth and wall: Structure is originally built on stone plinth and core material of walls is in brick. *Kankar* lime with *surkhi* mortar is used for brick masonry

Flooring and finishes: wooden planks are open to exterior surface on upper floor

Railing: Articulated wooden railing with very simple design reflects local architecture

| | |
|---|---|
|  | View of the residence |
|  | Birds view of the residence |
|  |  |
|  |  |
|  |  |
| Wooden roof | Stone floor |

(N) Residence 3:

Design: The plan form of this Residence is primarily in rectangular form. The square box of upper floor is sitting on wide base on ground floor expressing common element throughout the coastal villages of the konkan region. This structure stylistically expresses the original regional architecture.

Structural system: Post and beam construction system transferring load from roof to ground. The building stands on simple rectangular column grid and upper floor is built typically.




Roofing system: Branches of trees cut and placed to work as rafters transferring the load. Use of local available material, techniques and skills of placement reflects vernacular architecture. The roof of this house is covered with traditional Mangalore tiles supported on wooden rafters

Plinth and wall: Structure is originally built on stone plinth and core material of walls is in brick. The structure was originally plastered with lime mortar but later was renovated with cement plaster.

Flooring and finishes: the rooms are floored in tiles and outer plinth plastered with cement. The walls are plastered in cement. The outer façade is finished with cement paint and inner walls are finished in plastic paint.

Condition: condition of building is fair

Exfoliation of paint from outer surfaces due to heat is visible, Roofing material deteriorated due to water seepage from roof

| | |
|---|---|
|  | <p>View of the Residence expressing regional style</p> |
|  |  |
| <p>Wooden rafter</p> | <p>Roof covered with mangalore tiles</p> |

(O) Residence 4:

Design: The plan form of this Residence is primarily rectangular in form. It is a single storied structured supported by walls on both sides. The design of the structure and functions reflects a *Chawl* typology.


Structural system: the structure is supported on 14" thick wall

Roofing system: traditional two way sloping roof is supported on wooden rafters and battens. The covering material for structure is Mangalore tiles.

Plinth and wall: the plinth of the structure built with brick and floor surface plastered with cement

Condition: condition of building is poor

Water drips during the monsoons from roof, displacement of tiles due to poor maintenance

| | |
|---|---|
|  | <p>View of the residence</p> |
|  | <p>Later intervention of toilets built with contemporary material</p> |

(P) Residence 5:

Design: Commando building was built in 1910. The buildings consists of many rooms at the ground floor reflecting quarters where British commando was staying. The plan form is rectangular.

Construction system: The building is single storied, built with stone and wood with lime plaster on outer surface. The building is not architecturally very rich but reflects regional constructional systems and material expressions. The projections of upper floor supported on wooden bracket and column gives shade on the ground floor.






Plinth and walls: the structure was originally built on stone plinth. The walls are built with brick and *surkhi* used as admixture.

Roofing system: Two ways slopping roof covered with Mangalore tiles

Flooring and finishes: outer surface plastered with lime

Condition: bulging and flacking of plaster

Cornice detail broken and cracking plasters on outer surfaces due to poor maintenance.

| | |
|---|---|
|  | Square designed building |
|  |  |
| Supporting wooden bracket | Vertical bay of each rooms |
|  | |
| Lime plaster on outer surface | |
|  | |
| Triangulated roof covered with Mangalore tiles | |

(Q) Chabutara:




Design: the Chabutara structure was built in 1920. The plan form of the structure is based on a square form elevated up to 5mt height. The ground floor consists of one wooden staircase used by people to feed for birds. The function of the structure is unique located into residential area adjoining with private house. The opening of structure is framed with segmental arch.

Structural System: The structure is built in stone and brick transferring load to ground floor.

Plinth and Walls: The plinth was built in stone and brick and the core material for wall used as exposed brick work. The corner wall is built in stone acting as main structural member and walls built in exposed brick work (A class brick) with lime pointing on outer surface.

Finishes: the structure is built in exposed brick work and inside surface plastered with lime mortar.

Condition: exfoliation of plasters on outer surface
Water dripping from roof during monsoon season
Loosening of lime pointing work

| | |
|--|---|
|  | View of Chabutara |
|  | Internal wall with lime plaster finish |
|  | Loosened lime pointing from the core material |

Chapter 6

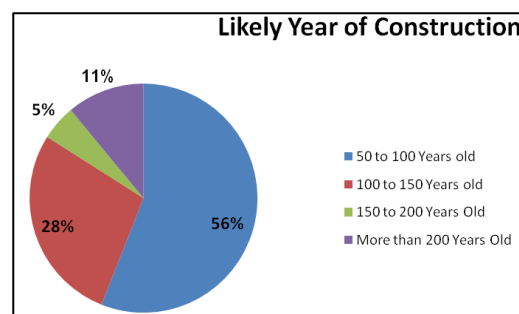
Household Survey of Heritage Buildings in Deulwadi Precinct

An intensive house hold survey was undertaken by the UMC team to collect the information regarding tenural status- owner occupied or tenant occupied buildings, occupation of the people, building heights and morphology, structural stability of the buildings and its significance of the Heritage precinct of the core zone. This survey includes only 18 buildings delineated as core area which has significant heritage value. The team collected details of property tax information from Municipal Council to authenticate the tenural status.

The survey form is presented in Annexure II. There is detailed information regarding likely year of construction to ascertain approximate age of the building, the survey also captures condition of the building, construction technologies and material specifications on each floors. The analysis of Household survey is presented in graphical format, to make it easily understandable.

The buildings have been modified in accordance to their needs of the owners. Most of the buildings have been renovated between 2000 to 2009. However, the buildings have been renovated in the same place, not much is encroached or extended.

The pie chart for the likely year of construction indicates that the age of buildings reflects historical significance. 56% of the buildings are 50 to 100 years old, 28% are 100 to 150 years old, 11% are 150 to 200 years old while 5% of the properties are more than 200 years old.



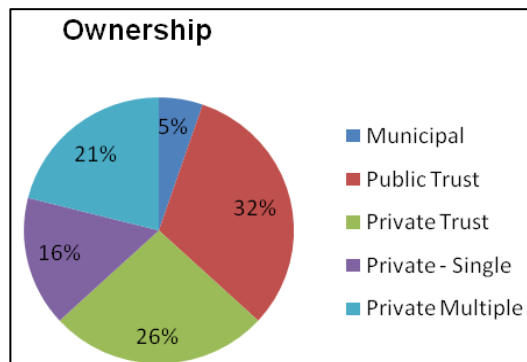
6.1 Ownership of Deulwadi Precinct

26% of the properties are under Private trust, 16% under private single ownership and 21% under private multiple ownership, 32% by Public Trust ownership and only 5% under Municipal Council of Uran.

This analysis is important to devise implementation strategies for the various ownership based properties.

This analysis when cross tabulated with condition of building highlights that the properties operated by private trusts and single private ownership are in good condition; with the exception of Ram Mandir and Shankar Chawl which are in a bad condition.

These two buildings are built with traditional construction technologies and architecturally more significant. The properties operated by Public Trust (Sanghmeshwar trust) are also in good condition.



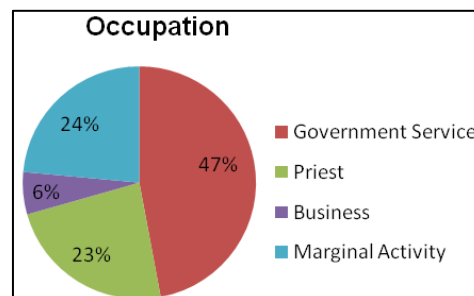
The discussion with owners during survey and several visits were made people more aware regarding importance of Heritage.

(Refer map of Ownership number – M7)

Occupation of the Deulwadi Precinct

50% people surveyed are employed in Government Service, 25% are priests who are involved in maintaining and running the temples, 19% are involved in activities like tailoring or are employed as truck drivers and only 6% are in food or catering business. The original owners of some of the temples have moved out of Uran and have undertaken business in Mumbai.

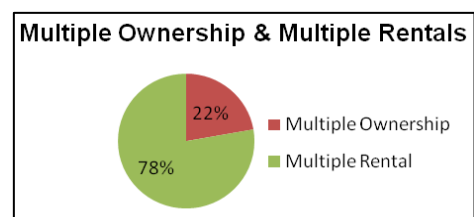
(Refer map of Ownership number – M8)



6.2 Ownership & Multiple Tenants of Deulwadi Precinct

78% properties house tenants- either single or multiple tenants; 22% of properties are occupied by multiple owners. The houses built by Sanghmeshwar Trust have been rented out who give a nominal rent of 50 Rs. to 100 Rs. per year. It was observed that the houses which have been given on rent are more than 100 years old.

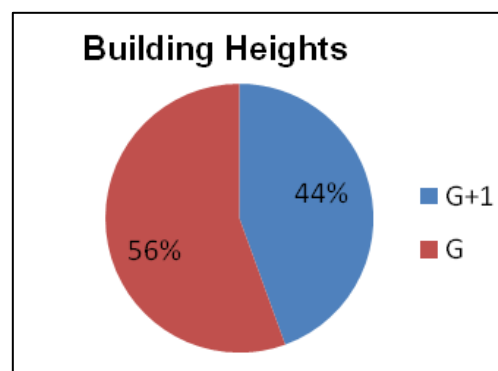
(Refer map of Ownership number – M9)



6.3 Building Heights of the Deulwadi Precinct

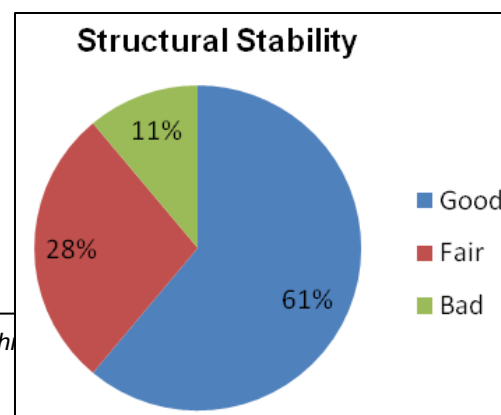
56% of properties are single storied, while 44% are double storied. The buildings which are mostly single storied are located in core area of Deulwadi Precinct. This area has been identified as congestion area according to Development plan and the FSI allowed is 1.8 but existing buildings have not utilized the allowable FSI or provision for height of 13.5 Mt. The area just outside of Temple Street appears denser and overall building height is more than G+2.

(Refer map of Ownership number – M10)



6.4 Structural Stability of the Deulwadi Precinct

This analysis was done based on observation of the UMC team. 61% properties are in good structural condition, 28% as fair while 11% properties have a bad structural condition and require immediate repairs. The analysis reflects that the buildings built with wooden traditional techniques are not maintained well. The buildings under Sanghmeshwar trust are in fair



condition. The buildings in good condition are the ones which have been renovated between 2003 to 2007 with contemporary materials.

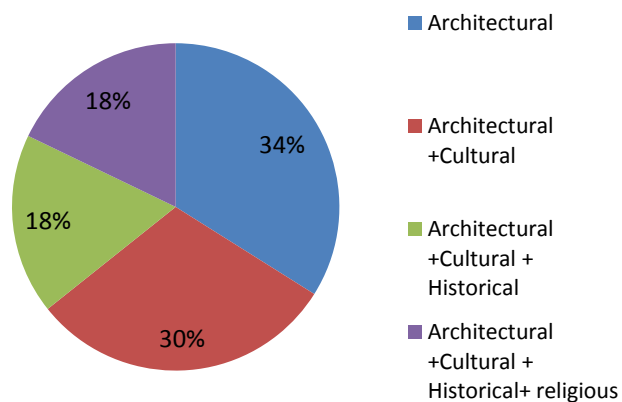
(Refer map for Structural Stability of the Deulwadi Precinct is following number – M11)

6.5 Significance of the Deulwadi Precinct

The Deulwadi core area consists of temples which have greater religious, historical, architectural and cultural values. 34% buildings have significant architectural value while of 30% of buildings have cultural value, 18% have historical significance.

(Refer map for Structural Stability of the Deulwadi Precinct is following number – M12)

Significance of Properties



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11. Draft Development Plan of Uran (revised), 1987.
12. Websites referred:

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Annexure

Annexure I: List of Stakeholders contacts

| Name of Local Stakeholders | Contact number |
|--|---------------------------|
| Mr. Hari Krishna Yelgatte, Chief Officer, Uran Municipal Council | 9969549091 02227222320 |
| Mr. Kamle, Chief Engineer, Uran Municipal Council | 9323859540 02227222320 |
| Mr. Suresh Narwekar, Councilor , Uran Municipal Council, resident – Deulwadi Sansthan & Trustee- Temple trust | 9594255258 02227222320 |
| Mr. Zaid Noor Mullah, Councilor, Uran Municipal Council & Resident - Masjid Mohalla | 9820038673 02227222320 |
| Mr. Santosh Pawar, Uran Municipal Council | 0989284527 02227222320 |
| Ms. Nahida Irfaan Thakur, Chairman, Construction Comitee. | 9969404424 02227222320 |
| Ms. Vaishali Sunil Banda <i>Karya adyaksh</i> , Uran Municipal Council | 02227222320 |
| Ms. Vasanti S. Thakur, Historian, Uran | 9892845278 |
| Mr. Tansukh P. Jain, Architect | 9320556641 |
| Mr. Raju Gupta, Shop Owner, Deulwadi precinct | 9619428787 |
| Mahendra Muladan, Resident, deulwadi Precinct | 9819280143 |
| Nand Kumar Lavlekar Resident, Deulwadi Precinct | 022-22986580 |
| Shekhar Lole Priest | 9967458887 |
| Vijay Sathe Caretaker of Hanuman Mandir | |
| Sunil Bairagi Priest.& owner- Dutta Mandir | 9619150511 |
| Anish Shankar Koli Lawyer & resident – Deulwadi Precinct. | 9920954749 |
| Nalini Suthar Priest – Shiv Mandir, & Resident, Deulwadi Sansthan | |
| Asha Parekh | 022-23805314 |

| | |
|--|----------------------|
| Harishwar R Tawealkar Resident – Deulwadi Sansthan | 9867051332 |
| Mohan Lal Gujjar Resident- Deulwadi Sansthan | |
| Harichandra Y. Juvekar Owner – house 1010A | |
| Ramesh D. Vastraj Priest, Balaji temple | C/o 022- 27222985 |
| Pradeep Shroff, Trustee, Balaji temple trust 9326654083 | |
| Dhananjay dinkar rao bhagwat Priest, Gnpati Mandir | |
| Bharat Bhai Rawat Priest – ram mandir & resident Deulwadi precinct Ph:- | |

Annexure II : Household Survey Forms

Form No: _____

City Survey No: _____

URAN - Heritage Buildings Inventory

Ward Name: _____

Name of the surveyor: _____

Date: _____

Name of the respondent: _____

Relation to the property: _____

I. Location of the building:

1. Name of the building: _____

2. Street name: _____

II. Ownership:

4. Type of Ownership:

- | | |
|--|--|
| <input type="checkbox"/> i. Government | <input type="checkbox"/> iv. Private trust |
| <input type="checkbox"/> ii. Municipal | <input type="checkbox"/> v. Private –Single |
| <input type="checkbox"/> iii. Public trust | <input type="checkbox"/> vi. Private –Multiple |

5. Name of the Owner or Organization: _____

6. Phone Number: _____

III. Original Owner:

8. Is the current owner the original owner?

I. Yes ☐ ii. No ☐

9. Relationship to the original owner: _____

10. Staying since how many years? _____

11. Contact details of the Original Owner _Address

Ph no: _____

IV. Occupant:

12. Name of the Occupant: _____

13. Occupation: _____

V. Multiple Owners & Tenants

| Sr. | | √ | Number |
|-----|--------------------|---|--------|
| i | (Multiple) Owner | | |
| ii | (Multiple) Rentals | | |

VI. Building Information:

14. Likely year of construction: _____

15. Name of the constructor: _____

16. Designed Use of Building: _____

Photograph of the building for identity:

_____**17. Floor Wise Details of the Building**

| Sr. | Floors | √ | Use | Status of Building | Structural Stability |
|-----|--------------|---|-----|--------------------|----------------------|
| i | Basement | | | | |
| ii | Ground Floor | | | | |
| iii | I Floor | | | | |
| iv | II Floor | | | | |
| v | III Floor | | | | |
| vi | IV Floor | | | | |

Use: R. Residential, C. Commercial, M. Mixed, H. Household industry, P. Place of worship I. Institutional, V. Vacant**Status of Building:** U. Use, PU. Partly used, V. Vacant**Structural Stability:** Good. Fair. Bad**VII. Modifications**18. Has the building been modified? i. Yes ☐ ii. No ☐

19. Chronology of modification:

| Sl.no | Type of Modification | Year of modification |
|-------|----------------------|----------------------|
| | | |
| | | |
| | | |

20. Reason for modification:

- ☐ i. Structural failure
☐ ii. Natural calamities
☐ iii. Vandalism
☐ iv. Change of use
☐ v. Aesthetics
☐ vi. Comfort
☐ viii. Larger family size,
☐ ix. sub-division of family,
☐ x. tenants,
☐ xi. Comfort
☐ xii. Others
(specify) _____

VIII. Significance of the building:

21. Significance of the building

| Sr. | | √ |
|------|---------------------|---|
| i | Architectural Value | |
| ii | Cultural value | |
| iii. | Historical value | |
| iv | Religious value | |

Comments on Historical/ Cultural/ Religious**Value:** _____

IX Typology**Morphology**

1. Organic
2. Street on both sides
3. Street in Front, building behind
4. Open space around the building
5. other

Typology

- ☐ i. Art Deco
☐ ii. Vernacular
☐ iii. Colonial
☐ iv. RCC with brick infill

Sketch here

X Building Materials and Finishes (Tick more than one material if applicable for each component)

| Sr. | Element | Material | | Any special feature- (Include details of finishes) |
|---------------------|----------|--|---|---|
| 1 | Basement | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> d. Others, specify_____ | |
| Ground Floor | | | | |
| 2 | Plinth | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> d Others, specify_____ | |
| 3 | Floor | <input type="checkbox"/> a. Wood <input type="checkbox"/> b PCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> d Others, specify_____ | |
| 4 | Wall | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c Lime <input type="checkbox"/> d. Stone | <input type="checkbox"/> e Wood <input type="checkbox"/> f Others, specify_____ | |
| 5 | Columns | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> d Wood <input type="checkbox"/> e Others, specify_____ | |
| 6 | Beams | <input type="checkbox"/> a. RCC <input type="checkbox"/> b. Stone | <input type="checkbox"/> c Wood <input type="checkbox"/> d Steel <input type="checkbox"/> e Others, specify_____ | |
| 7 | Roof | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime | <input type="checkbox"/> d. Stone <input type="checkbox"/> e Wood <input type="checkbox"/> f Others, specify_____ | |
| 8 | Doors | <input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel | <input type="checkbox"/> c Others, specify_____ | |
| 9 | Windows | <input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel | <input type="checkbox"/> c Others, specify_____ | |
| 1st floor | | | | |
| 10 | Floor | <input type="checkbox"/> a. Wood <input type="checkbox"/> b PCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> dmud/ramped earth <input type="checkbox"/> e. Others, specify_____ | |

| Sr. | Element | Material | | Any special feature- (Include details of finishes) |
|-------------------|---------|--|---|---|
| 11 | Wall | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime <input type="checkbox"/> d. Stone | <input type="checkbox"/> e. Wood <input type="checkbox"/> f. Others, specify_____ | <input type="checkbox"/> h. Tiles <input type="checkbox"/> i. Deco <input type="checkbox"/> j. Painting/stucco <input type="checkbox"/> k. mud/earth |
| 12 | Columns | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> d. Wood <input type="checkbox"/> e. Others, specify_____ | |
| 13 | Beams | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone <input type="checkbox"/> d. Composite | <input type="checkbox"/> e. Wood <input type="checkbox"/> f. Steel <input type="checkbox"/> g. Others, specify_____ | |
| 14 | Roof | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime | <input type="checkbox"/> d. Stone <input type="checkbox"/> e. Wood <input type="checkbox"/> f. Others, specify_____ | <input type="checkbox"/> g. Tiles <input type="checkbox"/> h. Deco <input type="checkbox"/> i. stucco <input type="checkbox"/> j. corrugated sheet |
| 15 | Doors | <input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel | <input type="checkbox"/> c.. Others, specify_____ | |
| 16 | Windows | <input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel | <input type="checkbox"/> c. Others, specify_____ | |
| IInd Floor | | | | |
| 17 | Floor | <input type="checkbox"/> a. Wood <input type="checkbox"/> b. PCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> d. Others, specify_____ | |
| 18 | Wall | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime <input type="checkbox"/> d. Stone | <input type="checkbox"/> e. Wood <input type="checkbox"/> f. Others, specify_____ | |
| 19 | Columns | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone | <input type="checkbox"/> d. Wood <input type="checkbox"/> e. Others, specify_____ | |
| 20 | Columns | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone <input type="checkbox"/> d. Wood | <input type="checkbox"/> e. Steel <input type="checkbox"/> f. Others, specify_____ | |
| 21 | Roof | <input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime | <input type="checkbox"/> d. Stone <input type="checkbox"/> e. Wood <input type="checkbox"/> f. Others, specify_____ | |
| 22 | Doors | <input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel | <input type="checkbox"/> e. Others, specify_____ | |
| 23 | Windows | <input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel | <input type="checkbox"/> c. Others, specify_____ | |

XII Categorizing the buildings

- ☐ Category I
- ☐ Category II
- ☐ Category III

XI Observations:

Owners Intention on the Building

- ☐ Broken down for renovation
- ☐ Make modifications
- ☐ Sale
- ☐ Change of Use
- ☐ Vacate and Move
- ☐ Others(Specify_____)

Photographs



XIII Infrastructure:

1. Water Supply_____
2. Sewerage system_____
3. Phone Cables_____
4. Cable TV wires_____
5. Dish TV_____
6. Electrical Cables
7. Open Drains
8. Solid waste
9. Public toilets
10. OD sites



Anecdote associated with the building interesting noting/ sketches

Annexure III : Household Survey Data Entry of Listed Heritage Buildings

BASIC INFORMATION OF THE BUILDINGS

| Form No | Ward name, no | Survey No | Name of the Surveyor | Date | Name of the respondent | Relation to the property | Name of the building | Street name |
|---------|--------------------|-----------|----------------------|----------|------------------------------|--------------------------|------------------------|-------------------------|
| 1 | Deulwadi- 16 | 1012 | Kirandeep | 5-May-10 | Harishwar R Tawealkar | Brother (Cousin) | N.A. | Deulwadi, Temple Street |
| 2 | Deulwadi - 16 | 1011 | Kirandeep | 5-May-10 | Ketan Ashok Narvekar | Tenant | Narvekar House | Deulwadi, Temple Street |
| 3 | Deulwadi - 16 | 1010 A, | Kirandeep | 5-May-10 | Manju Tailor | Sub Tenant | Mohanlal Gujar house | Deulwadi, Temple Street |
| 4 | Deulwadi- 16 | 1010 B | Kirandeep | 5-May-10 | Mohanlal Gujar | tenant | H Juvekar | Deulwadi, Temple Street |
| 5 | Deulwadi- 16 | 1054 | Kirandeep | 5-May-10 | Suvidha Sudhakai Naik | Owner / Trustee | Sheetla Devi Temple | Deulwadi, Temple Street |
| 6 | Deulwadi- 16 | 1053 | Kirandeep | 5-May-10 | Nalini Suthar | Priest | Shiv Mandir | Deulwadi, Temple Street |
| 7 | Deulwadi- 16 | 1055 | Avadesh | 5-May-10 | Shekhar Lole | Priest | Vitthal Rukmani Mandir | Deulwadi Sansthan |
| 8 | Deulwadi- 16 | 1059 | Avadesh | 5-May-10 | Ramesh D. Vatsaraj | Priest | Shri Balaji Temple | Deulwadi |
| 9 | Deulwadi- 16 | 1060 | Avadesh | 5-May-10 | Sunil B Bairagi | Priest / Owner | Dutta Mandir | Deulwadi |
| 10 | Deulwadi kamtha-13 | 1061 | Avadesh | 5-May-10 | Vijay Sathe | Caretaker | Hanuman Mandir | Ganpati Chowk |
| 11 | Deulwadi kamtha-13 | 1062 | Kirandeep | 5-May-10 | Dhanajay Dinakar Rao Bhagwat | Priest | Ganpati Mandir | Ganpati Chowk |
| 12 | Deulwadi kamtha-13 | 1063 | Avadesh | 5-May-10 | Vijay Sathe | Trustee | Laxmi Narain Mandir | Deulwadi, Temple Street |

| Form No | Ward name, no | Survey No | Name of the Surveyor | Date | Name of the respondent | Relation to the property | Name of the building | Street name |
|---------|--------------------|-------------|----------------------|----------|-------------------------|--------------------------|-------------------------------|-------------------|
| 13 | Deulwadi kamtha-13 | 1063 | Kirandeep | 5-May-10 | Nitesh Rawat | Priest | Ram Mandir Shankar | Ganpati Chowk |
| 14 | Deulwadi kamtha-13 | Unknown | Kirandeep | 5-May-10 | D.K. Shivde | Tenant | Chawl | opp. Bimala Talao |
| 15 | Deulwadi kamtha-13 | 1004 - 1006 | Avadesh | 5-May-10 | Pradip P Mukadam | Owner | Commando Building | Ganpati Chowk |
| 16 | Deulwadi kamtha-13 | 869 | Avadesh | 5-May-10 | Jagdish P Rathore | N.A. | Chabutra | Bazar Peth |
| 17 | Deulwadi kamtha-13 | 876 | Kirandeep | 6-May-10 | Santosh Pawar | N.A. | Narsi Zina Store of Medicines | Mora Road |
| 18 | Deulwadi kamtha-13 | 830 | Kirandeep | 6-May-10 | Neha Nandkumar Ramakant | Owner | Residence | Mora Road |
| 19 | Deulwadi- 16 | 1052 | Avadesh | 6-May-10 | Shekhar Lole | Priest | Vitthal Mandir | Deulwadi |

OCCUPANTS AND MULTIPLE OWNERS & RENTALS

| Form No | Occupant | | Multiple Owners & Rentals | | |
|---------|----------------------------|-----------------------|---|-------------------------------|--------------------------------|
| | 12.Name of the occupant | 13.Occupation | 14.Presence of multiple Owners or rentals (column2) | 15.Number of owners (column3) | 16.Number of rentals (column3) |
| 1 | Harishwar R Tawalkar | driver (truck) | yes, | na | 6 |
| 2 | Councillar (M C) | government service | na | na | 1 |
| 3 | Manju tailor | tailor (business) | yes | na | 2 |
| 4 | Mohanlal Gujjar | private service | na | na | 1 |
| 5 | Suvidhas nai | priest | na | na | na |
| 6 | Suresh narvekar | government service | na | na | na |
| 7 | Shekhar lole | government service | na | na | na |
| 8 | Romesh D Vatsaroy | government service | na | 6 | na |
| 9 | Sunil B Bairagi | priest | na | 1 | na |
| 10 | Nitin chavate | business | na | na | na |
| 11 | Dhananjay dinkar bhagvat | priest | na | na | na |
| 12 | Vijay sathe | restaurant (business) | na | na | na |
| 13 | Bharat bhai rawat | priest | na | na | na |
| 14 | D.K.shivde | government service | na | na | 14 |
| 15 | Pradip P Mukadam | indian navy (g.s) | yes | na | 3 |
| 16 | Jagdish p rathore | tailor (business) | na | na | na |
| 17 | vacant | dispensary | na | na | na |
| 18 | Nandkumar Ramakant Lavekar | naval dockgard | na | na | 1 |
| 19 | Shekhar lole | government service | na | na | na |

OWNERSHIP DETAILS OF DEULWADI PRECINCT

| Form No | 4.Type of Ownership 1. Government 2. Municipal 3. Public Trust 4. Private Trust 5. Private Single 6. Private Multiple | 5.Name of the owner or organization | 6.Phone number | 8.Is the current owner, the original owner 1. Yes 2. no | 9.Relation to the original owners 1.Yes, 2.No | 10.Staying since how many years 1. 0 to 10 2.10 to 20 >20 | 11.Contact address of the Owner | 11.Phone no |
|---------|---|---|--------------------------|---|--|--|--|-----------------|
| 1 | Private Multiple | Kishore Ramchander Tawealkar | 9324853868 9867051332 | na | nephew | 70 years | kishore ramchander tawalkar, Bori, near civil hospital, Uran | na |
| 2 | Public Trust | Shree Sangmeshwar Trust | 9594255258 | yes | Trust | 50 | 563- A, deulwadi naka, sati gali, opp SBI ATM, URAN | 9594255258 |
| 3 | Public Trust | Shree Sangmeshwar Trust | 9594255258 | na | Grandson | 5 | haricHarichandra Y. Juvekar, Anand Nagar, Uran | 022 27232165 |
| 4 | Public Trust | Shree Sangmeshwar Trust | 022- 27232165 | yes | na | 100 | 0-22, temple street Uran | |
| 5 | Private Trust | Suvidha Sudakai Naik | 9930151520 | no | Great Grandson | 56 | 165, Uran-deulwadi, near bhimla talao, Uran | 9930151520 |
| 6 | Public Trust | Shree Sangmeshwar Trust | 9930151520 | yes | Trustee | 15 | 563- A, deulwadi naka, sati gali, opp SBI ATM, URAN | na |
| 7 | Private Trust | Asha Parekh | 022 23805314 | yes | Grandchild | 100 | na | 9967458887 |
| 8 | Private Multiple | Balaji Mandir Trust, (Pradip D Shroff, Harkishan Staff) | na | yes | Grandson | 143 | na | na |
| 9 | Private Single | Sunil B Bairagi | 9619150511 | yes | Grandson | 85 | na | na |
| 10 | Private Single | Nitin Chavate | na | yes | ancester | 200 | na | na |

| | | | | | | | | |
|----|------------------|---|-------------------|-----|------------------------------------|----|--|-------------------|
| 11 | Private Trust | ganpati devsthan Uran, hemchandra podmal family | 9869224742 | yes | priest | 4 | hemchandra podmal family, ganpati devsthan Uran, | 9869224742 |
| 12 | Private Trust | bramhan sobha Uran | 9870385163 | na | na | 70 | na | na |
| 13 | Private Trust | chandrakant bhai thakkar | na | na | priest | 25 | na | na |
| 14 | Private Single | anish sharkar kali | 9920954749 | na | na | 50 | owners lives at same place | 9920954749 |
| 15 | Private Multiple | pradip P Mukadam | 022- 27220403 | yes | grandson | 51 | na | na |
| 16 | Public Trust | ghoghari doshashri mali trustee, vipul survaiya | na | na | na | na | na | na |
| 17 | Municipal | na | na | no | na | na | na | na |
| 18 | Private Multiple | nandkumar ramakant lavekar | 022- 229865580 | no | bought from muslim family | 70 | nandkumar ramakant lalekar, mare road, Uram | 022- 229865580 |
| 19 | Public Trust | Shree Sangmeshwar Trust | 022- 25637737 | yes | na | na | na | na |

**BUILDING INFORMATION FOR LISTED BUILDINGS OF DEULWADI
PRECINCT**

| Form No | | | | 1.Basement 2.Ground Floor 3.I Floor 4.II Floor 5.III Floor 6.IV Floor | 1.Yes,2.No | R. Residential, C. Commercial, M.Mixed, H.Household industry, P. Place of worship I. Institutional, V-Vacant | | | | | |
|---------|--------------------------------|----------------------------|----------------------------------|--|--------------------------|--|--------------|---------|----------|-----------|----------|
| | 14.Likely year of construction | 15.Name of the constructor | 16.Designe d use of the building | 17.Maximum no. of floors | 17.Presenc e of basement | 17.Use | | | | | |
| | | | | | | Basement | Ground floor | I Floor | II Floor | III Floor | IV Floor |
| 1 | 1940 | bhagirti bhai C. Malwarkar | residential | g +1 | | na | R | R | na | na | na |
| 2 | 1935 | Malwarkar | residential | g +1 | na | na | R | R | na | na | na |
| 3 | 1916 | Javekar | residential | g +1 | na | na | R | R | na | na | na |
| 4 | approximate 100 years | Javekar | residential | g | na | na | R | na | na | na | na |
| 5 | 1860 | Gyano gurge | temple | g | na | na | P | na | na | na | na |
| 6 | 1860 | na | temple | g | na | na | P | na | na | na | na |
| 7 | 1900 | Gulabchand Parekh | temple | g | na | na | p | na | na | na | na |
| 8 | 1867 | na | temple, institutional | g | na | na | p | na | na | na | na |
| 9 | 1926 | Kondos M Bairogi | institutional | g | na | na | p | na | na | na | na |
| 10 | 1800 | Chavate family | temple | g | na | na | p | na | na | na | na |
| 11 | 1800 | Padmakar podural | temple | g +1 | na | na | p | p | na | na | na |
| 12 | 150 years | Mr. Upadhyay | institutional | g | na | na | p | na | na | na | na |
| 13 | 100 years | | temple | g +1 | na | na | p, r | R | na | na | na |

| | | | | | | | | | | | |
|----|-----------|-----------------------|-------------|------|----|----|-------|----|----|----|----|
| 14 | 1920 | Income tax department | office | g +1 | na | na | R | R | na | na | na |
| 15 | 100 years | na | residential | g +1 | na | na | M | R | na | na | na |
| 16 | 1920 | na | na | na | na | na | n | na | na | na | na |
| 17 | 1910 | british period | dispensary | g | na | na | m | na | na | na | na |
| 18 | 1910 | na | residential | g +1 | na | na | R + C | R | na | na | na |
| 19 | na | na | na | g | na | na | p | na | na | na | na |

BUILDING INFORMATION FOR LISTED BUILDINGS OF DEULWADI PRECINCT

| Form No | 17.Status of building (U. Use, P. Partly used, V.Vacant) | | | | | | 17.Structural stability(G-Good,F- Fair,B- Bad) | | | | | |
|---------|--|--------------|---------|----------|-----------|----------|--|--------------|---------|----------|-----------|----------|
| | Basement | Ground floor | I Floor | II Floor | III Floor | IV Floor | Basement | Ground floor | I Floor | II Floor | III Floor | IV Floor |
| 1 | na | U | U | na | na | na | na | F | F | na | na | na |
| 2 | na | U | U | na | na | na | na | F | F | na | na | na |
| 3 | na | U | U | na | na | na | na | F | F | na | na | na |
| 4 | na | U | na | na | na | na | na | F | na | na | na | na |
| 5 | na | U | na | na | na | na | na | G | na | na | na | na |
| 6 | na | U | na | na | na | na | na | G | na | na | na | na |
| 7 | na | U | na | na | na | na | na | G | na | na | na | na |
| 8 | na | U | na | na | na | na | na | G | na | na | na | na |
| 9 | na | U | na | na | na | na | na | G | na | na | na | na |

| | | | | | | | | | | | | |
|----|----|---|----|----|----|----|----|-----|------|----|----|----|
| 10 | na | U | na | na | na | na | na | G | na | na | na | na |
| 11 | na | U | v | na | na | na | na | G | G | na | na | na |
| 12 | na | U | na | na | na | na | na | G | na | na | na | na |
| 13 | na | U | v | na | na | na | na | bad | bad | na | na | na |
| 14 | na | U | v | na | na | na | na | bad | poor | na | na | na |
| 15 | na | U | v | na | na | na | na | F | F | na | na | na |
| 16 | na | n | na | na | na | na | na | n | na | na | na | na |
| 17 | na | U | na | na | na | na | na | G | na | na | na | na |
| 18 | na | U | v | na | na | na | na | G | G | na | na | na |
| 19 | na | U | na | na | na | na | na | G | na | na | na | na |

MODIFICATION AND SIGNIFICANCE OF LISTED BUILDINGS

| Form No | 18.Has the building been modified (Yes or No) | 19.Type of modification | 18.Year of modification | 19. Reason for modification 1. Structural failure 2. Natural calamities 3. Vandalism 4. Change of use 5. Aesthetics 6. Comfort 7. Others 8. Larger family size 9. ii.sub - division of family 10. iii. Tenants 11. Comfort 12. Others | 20. Significance of the building | | | |
|---------|---|--------------------------|-------------------------|---|----------------------------------|----------------|------------------|-----------------|
| | | | | | Architect ural Value | Cultural Value | Historical Value | Religious Value |
| 1 | yes | Additional rooms on G.F | 1985 | tenants | yes | yes | na | na |
| 2 | na | Plaster cement, flooring | 1980 | old plaster coming out | yes | yes | na | na |

| | | | | | | | | |
|----|-----|--------------------------|------|--------------------|-----|-----|-----|-----|
| 3 | yes | Building height increase | 2002 | security | yes | yes | na | na |
| 4 | yes | Wooden structure changed | 1995 | na | yes | yes | yes | yes |
| 5 | yes | Jirnodhar | 2002 | structural failure | yes | yes | na | na |
| 6 | yes | Jirnodhar | 1986 | structural failure | yes | yes | yes | yes |
| 7 | no | na | na | na | yes | yes | yes | yes |
| 8 | yes | Jirnodhar | 1995 | structural failure | yes | yes | yes | yes |
| 9 | yes | Jirnodhar | 2008 | structural failure | yes | yes | yes | yes |
| 10 | yes | Jirnodhar | 2008 | structural failure | yes | yes | na | yes |
| 11 | yes | Roof slab and dome | 2006 | structural failure | yes | yes | yes | yes |
| 12 | yes | Jirnodhar | 2008 | structural failure | yes | yes | yes | yes |
| 13 | na | no | na | na | yes | yes | yes | yes |
| 14 | na | na | na | na | yes | yes | na | na |
| 15 | na | na | na | na | yes | na | na | na |
| 16 | na | na | na | na | yes | na | na | na |
| 17 | na | na | na | na | yes | yes | yes | na |
| 18 | na | Plastering | 1990 | finishes only | yes | yes | na | na |
| 19 | no | no | no | no | yes | yes | yes | yes |

TYPOLGY OF THE BUILDINGS

| Form No | Morphology | Typology 1. Vernacular 2. Art Deco 3. Colonial |
|---------|--------------------------------|---|
| 1 | street on both side | Vernacular |
| 2 | na | Vernacular |
| 3 | open space around the building | Vernacular |
| 4 | open space around the building | Colonial |
| 5 | open space around the building | R.C.C with brick infill |
| 6 | open space around the building | Vernacular |
| 7 | na | Art deco |
| 8 | na | na |
| 9 | na | R.C.C with brick infill |
| 10 | open space around the building | R.C.C with brick infill |
| 11 | open space around the building | na |
| 12 | street on both side | R.C.C with brick infill |
| 13 | na | Vernacular |
| 14 | open space around the building | Vernacular |
| 15 | open space around the building | Vernacular |
| 16 | na | na |
| 17 | open space around the building | Colonial |
| 18 | street on both side | Vernacular |
| 19 | na | Vernacular |

DETAILS OF BUILDING MATERIAL AND FINISHES

| | 1. Brick 2. RCC 3. Stone 4. Composite 5. Others | 1. Brick 2. RCC 3. Stone 4. Composite 5. Others | Any Special Feature -Include details of finishes | 1. Wood 2. PCC 3. Stone 4. Composite 5. Others | Any Special Feature -Include details of finishes | 1. Brick 2. RCC 3. Lime 4. Stone 5. Composite 6. Wood 7. Others | Any Special Feature -Include details of finishes | 1. Brick 2. RCC 3. Lime 4. Stone 5. Composite 6. Wood 7. Others | Any Special Feature -Include details of finishes | 1. RCC 2. Stone 3. Composite 4. Wood 5. Steel 6. Others | Any Special Feature -Include details of finishes | 1. Brick 2. RCC 3. Lime 4. Stone 5. Composite 6. Wood 7. Others | Any Special Feature -Include details of finishes | 1. Wood 2. Steel 3. Composite 4. Others | 1. Wood 2. Steel 3. Composite 4. Others |
|------------|---|---|--|--|--|---|--|---|--|--|--|---|--|--|--|
| Form No | Base ment | Ground floor | | | | | | | | | | | | | Window s |
| | | Plinth | | Floor | | Wall | | Columns | | Beams | | Roof | | Doors | |
| 1 | na | brick | | p.c.c | | brick and lime plaster | Lime plaster | wood | | wood | | wood | | wood | wood |
| 2 | na | | | stone | terrazzo | brick | cement plaster 1980 | wood | | wood | | wood | Mangalore tiles | wood, steel | wood, steel |
| 3 | na | | p.c.c | | terrazzo | brick, lime + jaggery | | wood | | wood | | wood | | wood | wood |
| 4 | na | na | | | | | | | | | | | | | |
| 5 | na | brick | plastered | stone | kota | brick | cement plaster | R.C.C | | R.C.C | | R.C.C | | wood | steel |
| 6 | na | R.C.C | | | tiles | brick | | R.C.C | clad with tiles | R.C.C | | steel | | steel | steel |
| 7 | na | brick | | wood | | lime | | | wood | | wood | | wood | wood, steel | wood, steel |
| 8 | na | | p.c.c | | tiles | brick | | R.C.C | | R.C.C | | R.C.C | | wood, steel | wood, steel |
| 9 | na | stone | | | tiles | R.C.C | R.C.C | R.C.C | | R.C.C | | R.C.C | | wood, steel | steel |

| | | | | | | | | | | | | | | | |
|----|----|-------|-------------|-------|----------------|-------|-------------------|-----------|--|-----------|--|----------------|-----------------|-------------|-------------|
| 10 | na | | p.c.c | | tiles | brick | | brick | | R.C.C | | R.C.C | | wood, steel | wood, steel |
| 11 | na | stone | | stone | marble | brick | cement plaster | wood | | wood | | wood | | wood | wood |
| 12 | na | brick | plaster | | tiles | brick | plastered | R.C.C | | R.C.C | | R.C.C | | wood, steel | Wood steel |
| 13 | na | na | | stone | | brick | tile clad | wood | | wood | | wood | | wood, steel | wood steel |
| 14 | na | stone | | stone | rubble stone | brick | cement plaster | wood | | wood | | | | wood | wood |
| 15 | na | stone | | | tiles | brick | | wood | | wood | | wood | | wood | wood |
| 16 | na | stone | | P.C.C | | brick | | plastered | | plastered | | R.C.C | | wood | wood |
| 17 | | stone | | stone | dress ed stone | stone | plaster ed inside | | | wood | | wood | Mangalore tiles | wood | wood steel |
| 18 | na | brick | lime mortar | stone | kota | brick | cement plaster ed | wood | | wood | | wood | | wood | wood |
| 19 | na | brick | plaster ed | P.C.C | | brick | | wood | | wood | | wood, asbestos | | wood | wood |

DETAILS OF BUILDING MATERIAL AND FINISHES

| | Any Special Feature Include details of finishes | 1. Brick 2. RCC 3. Lime 4. Stone 5. Composite 6. Wood 7. Others | Any Special Feature Include details of finishes | 1. Brick 2. RCC 3. Stone 4. Composite 5. Wood Others | Any Special Feature Include details of finishes | 1. RCC 2. Stone 3. Composite 4. Wood 5. Steel 6. Others | Any Special Feature Include details of finishes | 1. Brick 2. RCC 3. Stone 4. Composite 5. Wood Others | Any Special Feature Include details of finishes | 1. Wood 2. Steel 3. Composite Others | Any Special Feature Include details of finishes | 1. Wood 2. Steel 3. Composite Others | Any Special Feature Include details of finishes |
|---------|---|---|---|---|---|--|---|---|---|---|---|---|---|
| Form No | First Floor | | | | | | | | | | | | |
| | Floor | Wall | | Columns | | Beams | | Roof | | Doors | | Windows | |
| 1 | wood | brick and lime plaster | | wood | | wood | | wood | | wood | | wood | |
| 2 | wood | brick | | wood | | wood | | wood | | wood | | wood | |
| 3 | P.C | brick and lime | | wood | | wood | | wood | Mangalore | wood | | wood | |
| 4 | na | na | | na | | na | | na | | na | | na | |
| 5 | na | na | | na | | na | | na | | na | | na | |
| 6 | na | na | | na | | na | | na | | na | | na | |
| 7 | na | na | | na | | na | | na | | na | | na | |
| 8 | na | na | | na | | na | | na | | na | | na | |
| 9 | na | na | | na | | na | | na | | na | | na | |
| 10 | wood | brick | cement plaster | wood | | wood | | R.C.C | | wood | | wood | |
| 11 | na | na | | na | | na | | na | | na | | na | |
| 12 | wood | brick | plaster with cement | wood | | wood | | wood | Mangalore tiles | wood, steel | wood with M.S rods | wood, steel | wood with M.S rods |

| | | | | | | | | | | | | | | |
|----|-------|--|-------|----------------|------|--|------|--|-----------------------|-----------------|------|--|------|--------------------|
| 13 | stone | | brick | cement plaster | wood | | wood | | wood, Mangalore tiles | | wood | | wood | |
| 14 | wood | | brick | | wood | | wood | | wood | | na | | na | |
| 15 | na | | na | | na | | na | | na | | na | | na | |
| 16 | na | | na | | na | | na | | na | | na | | na | |
| 17 | wood | | brick | | wood | | wood | | wood | Mangalore tiles | wood | | wood | wood with M.S rods |
| 18 | na | | na | | na | | na | | na | | na | | na | |

OBSERVATIONS

| Form No | Owners Intention on the building | Infrastructure | | | | | | | | |
|---------|--|----------------|----------------------------------|--------------|---------|-------------------|-------------|--------------------------|----------------|---------------------------------|
| | 1. Broken down for renovation 2. Make modifications 3. Sale 4. Change of Use 5. Vacate and Move 6. Others (Specify) | Water supply | Sewerage system | Phone cables | Dish tv | Electrical cables | Open drains | Solid waste | Public toilets | OD sites |
| 1 | make modification | municipal tap | bathroom personal, public toilet | no landline | no | yes | yes | municipal collection van | proximity | close to toilet, small children |
| 2 | broken down for renovation | municipal tap | septic tank | mobile | na | yes | yes | municipal collection van | na | na |
| 3 | broken down for renovation | municipal tap | public toilet, dirty water | mobile | yes | yes | yes | municipal collection van | na | na |
| 4 | make modification | municipal tap | na | yes | yes | na | na | municipal collection van | proximity | na |
| 5 | reconstructed in 2002 | municipal tap | na | no landline | na | yes | na | municipal collection van | public toilets | na |

| | | | | | | | | | | |
|----|-------------------|---------------|-------------|--------|-----|-----|---------------------|--------------------------|-----------|----|
| 6 | make modification | municipal tap | open drain | na | na | yes | yes | municipal collection van | yes | na |
| 7 | nothing | municipal tap | na | na | na | yes | yes | at collection point | yes | na |
| 8 | nothing | municipal tap | na | na | na | yes | yes | at collection point | yes | na |
| 9 | nothing | municipal tap | na | na | na | yes | yes | at collection point | yes | na |
| 10 | nothing | na | na | na | na | yes | yes | at collection point | yes | na |
| 11 | drainage issues | na | open drain | na | na | yes | yes | at collection point | proximity | na |
| 12 | nothing | municipal tap | na | na | na | yes | yes | at collection point | yes | na |
| 13 | nothing | municipal tap | open drain | mobile | na | yes | yes | at collection point | private | na |
| 14 | change of use | municipal tap | open drain | na | na | yes | yes | at collection point | yes | na |
| 15 | make modification | municipal tap | na | yes | na | yes | yes | at collection point | na | na |
| 16 | na | na | na | n | na | n | na | n | na | na |
| 17 | change of use | na | na | n | na | yes | na | n | na | na |
| 18 | nothing | municipal tap | septic tank | yes | yes | yes | yes | at collection point | yes | na |
| 19 | nothing | na | na | n | na | yes | no drain connection | at collection point | yes | na |

Annexure IV : Household Survey of Documented 61 buildings of Deulwadi precinct
BASIC INFORMATION OF DEULWADI PRECINCT

| Form No | Ward name, no | Survey No | Name of the Surveyor | Date | Ownership | 1.Name of the building | 2.Street name |
|---------|---------------|-----------|----------------------|----------|------------------|--------------------------|--------------------------|
| 1 | Deulwadi - 16 | 1052/1 | Awadhesh & Kiran | 4-May-10 | private trust | Vitthal Mandir residence | Deulwadi Sansthan Street |
| 2 | Deulwadi - 16 | 1016 | Awadhesh | 4-May-10 | private single | Sarswati Nivas | Deulwadi Sansthan Street |
| 3 | Deulwadi- 16 | 1015 | Awadhesh | 4-May-10 | private single | na | Deulwadi |
| 4 | Deulwadi- 16 | 1015/X | Kiran | 4-May-10 | private single | na | Deulwadi Sansthan Street |
| 5 | Deulwadi- 16 | 1014/3-A | Kiran | 4-May-10 | private single | na | Deulwadi Sansthan Street |
| 6 | Deulwadi- 16 | 1014/3-B | Awadhesh | 4-May-10 | private single | na | Deulwadi Sansthan Street |
| 7 | Deulwadi- 16 | 1014 A/X | Kiran | 4-May-10 | private single | na | Deulwadi Sansthan Street |
| 8 | Deulwadi- 16 | 1013 B | Kiran | 4-May-10 | private single | na | |
| 9 | Deulwadi- 16 | 1058 | Awadhesh | 4-May-10 | na | Balaji temple residence | Deulwadi |
| 10 | Deulwadi- 16 | 1055 | Awadhesh | 4-May-10 | na | Gopal Krishna Vachnalaya | Deulwadi |
| 11 | Deulwadi- 16 | 1060 | Awadhesh | 5-May-10 | private single | Dutta temple residence | Deulwadi |
| 12 | Deulwadi- 16 | 1060 / A | Awadhesh | 5-May-10 | Private-Multiple | Residence | Deulwadi |
| 13 | Deulwadi- 16 | 1010 C | Kiran | 4-May-10 | na | Residence | Deulwadi |
| 14 | Deulwadi- 16 | 1009 C/2 | Awadhesh | 4-May-10 | private single | Dasha Shrimali hall | Deulwadi |
| 15 | Deulwadi- 13 | 1061 B(1) | Awadhesh | 5-May-10 | Private trust | Shivsena house | Ganpati chowk |
| 16 | Deulwadi- 13 | 1061 (B2) | Awadhesh | 5-May-10 | private single | na | Ganpati chowk |
| 17 | Deulwadi- 16 | 1010 B | Kiran | 5-May-10 | private single | Residence | temple street |

| | | | | | | | |
|-------|--------------|----------|----------|----------|------------------|----------------------------------|---------------------|
| 18 | Deulwadi- 16 | 1044 -X | Kiran | 5-May-10 | private single | Quarters | opp.Bhimla talao |
| 19 | Deulwadi- 16 | 1044 | Kiran | 5-May-10 | Municipal | Dharamshala | opp.Bhimla talao |
| 20 | Deulwadi- 13 | 1061 (A) | Kiran | 5-May-10 | private single | shop | Ganpati chowk |
| 21 | Deulwadi- 16 | 1045 | Kiran | 5-May-10 | na | na | opp.Bhimla talao |
| 22 | Deulwadi- 16 | 1050 | Kiran | 5-May-10 | private single | Residence | opp.Bhimla talao |
| 23 | Deulwadi- 16 | 1047 / 1 | Kiran | 5-May-10 | private single | Residence | na |
| 24 | Deulwadi- 16 | 1047 / 2 | Kiran | 4-May-10 | na | Residence | na |
| 25 | Deulwadi- 16 | 1017 / 3 | Kiran | 4-May-10 | na | Residence | na |
| 26 | Deulwadi- 16 | 1017 / 4 | Kiran | 4-May-10 | na | Residence | na |
| 27 | Deulwadi- 16 | 1017 / 1 | Awadhesh | 4-May-10 | Private trust | Residence | Deulwadi |
| 28 | Deulwadi- 16 | 1017 / 4 | Awadhesh | 4-May-10 | private trust | Residence | Deulwadi |
| 29 | Deulwadi- 16 | 1048/1 | Kiran | 5-May-10 | Public trust | Residence | back of shiv mandir |
| 30 | Deulwadi- 16 | 1049 / 2 | Kiran | 5-May-10 | Public trust | Residence | back of shiv mandir |
| 30(A) | Deulwadi- 16 | 1049 | Kiran | 5-May-10 | Public trust | Residence | Near pipal tree |
| 31 | Deulwadi- 16 | 1049 / 1 | Kiran | 5-May-10 | Public trust | Residence | Behind temple UN3 |
| 32 | Deulwadi- 16 | 1056 | Kiran | 5-May-10 | Public trust | Quarter (vitthal rukmani mandir) | na |
| 33 | Deulwadi- 13 | 880 | Kiran | 5-May-10 | private single | Jai Laxmi Restaurant | Ganpati chowk |
| 34 | Deulwadi-13 | 881 A | Kiran | 5-May-10 | private single | Vardhman jewellers | Ganpati chowk |
| 35 | Deulwadi-13 | 934 | Kiran | 4-May-10 | Private Multiple | na | Ganpati chowk |
| 36 | Deulwadi-13 | 831 A | Kiran | 4-May-10 | private single | na | na |

| | | | | | | | |
|--------|----------------------|---------------|----------|-----------|--------------------|--------------------------|-------------------|
| 37 | Deulwadi-13 | 831 | Kiran | 4-May-10 | private single | na | MORA ROAD |
| 38 -1 | Ganpati chowk-13 | 875 /1 | Kiran | 4-May-10 | Private Multiple | Madhuram | MORA ROAD |
| 38 - 2 | Ganpati chowk-13 | 875 /2 | | | | | |
| 38 -3 | Ganpati chowk-13 | 875 /3 | | | | | |
| 38 - 4 | Ganpati chowk-13 | 875 /4 | | | | | |
| 38 - 5 | Ganpati chowk-13 | 875 /5 | | | | | |
| 39 | Ganpati chowk-13 | 1064 | Kiran | 5-May-10 | Private Multiple | Mahavir Jewellers | Ganpati chowk |
| 40 | Deulwadi-16 | 1018 / 1 | Awadhesh | 6-May-10 | private single | na | Deulwadi |
| 41 | Deulwadi-16 | 1018 /2 | Kiran | 6-May-10 | private single | na | Deulwadi |
| 42 | NA | 833 | Kiran | 6-May-10 | Private Multiple | na | behind dispensary |
| 43 | Deulwadi-16 | 1008 / 1007 | Kiran | 6-May-10 | private single | na | na |
| 44 | NA | 862 | Kiran | 6-May-10 | Private Multiple | na | na |
| 45 | NA | 869 /3 | Kiran | 6-May-10 | Private Multiple | na | na |
| 50 | kamtha - ramgalli-13 | 1065 | Awadhesh | 30-Jun-10 | Private - Multiple | Inamdar House | Uran, Mora road |
| 46 | kamtha - ramgalli-13 | 1065 /1 | Awadhesh | 30-Jun-10 | Municipal | Sports club | kamtha road |
| 47 | kamtha - ramgalli-13 | 1065 /2 | Awadhesh | 30-Jun-10 | private single | Inamdar house, open plot | uran mora road |
| 48 | kamtha - ramgalli-13 | 1066 - 1 to 7 | Awadhesh | 30-Jun-10 | Public trust | Dasha Shrimali Complex | Uran Mora road |
| 49 | kamtha - ramgalli-13 | 1067 / 1 | Awadhesh | 30-Jun-10 | private multiple | na | uran mora road |
| 50 | kamtha - ramgalli-13 | 1067 / 2 | Awadhesh | 30-Jun-10 | Private - Multiple | na | uran mora road |
| 51 | kamtha - ramgalli- | 1068 | Awadhesh | 30-Jun-10 | private single | Modi lauge | uran mora road |

| | | | | | | | |
|----|----------------------|---------------|----------|-----------|--------------------|-----------------------------|--------------------------|
| | 13 | | | | | | |
| 52 | kamtha - ramgalli-13 | 1069 | Bhaves | 1-Jul-10 | private single | Anondi Bhavan & Janki Nivas | uran mora road |
| 53 | kamtha - ramgalli-13 | 1070 | Bhaves | 1-Jul-10 | Private multiple | Geet building | uran mora road |
| 54 | kamtha - ramgalli-13 | 1071 | Bhaves | 1-Jul-10 | Private multiple | Mehta Appartment | uran mora road |
| 55 | kamtha - ramgalli-13 | 1072 / B | Bhaves | 1-Jul-10 | Private multiple | Kiran Kunj | uran mora road |
| 56 | kamtha - ramgalli-13 | 1072 / A | Bhaves | 1-Jul-10 | private multiple | Kotkar family | uran mora road |
| 57 | kamtha - ramgalli-13 | 1073 | Bhaves | 1-Jul-10 | private multiple | Naik family | uran mora road |
| 58 | na | na | Awadhesh | 30-Jun-10 | Private trust | Native High School | na |
| 59 | kamtha - ramgalli-13 | 1074- 1 to 6) | Awadhesh | 30-Jun-10 | private - multiple | Prabhat Super Market | Mora road |
| 60 | kamtha - ramgalli-13 | 1075 to 1077 | Awadhesh | 30-Jun-10 | private - multiple | Raj Mahal | Mora road |
| 61 | Deulwadi-16 | NA | Awadhesh | 30-Jun-10 | public trust | open well | Deulwadi Sansthan Street |

INFORMATION OF BUILDING USAGE AND STATUS OF BUILDING

| Form No | 16.Design use of the building | 17.Maximum no. of floors | 17.Presence of basement | 17.Use | | | | | | 17.Status of building | | | | | | 17.Structural stability | | | | | |
|---------|-------------------------------|--------------------------|-------------------------|-----------|---------------|----------|-----------|------------|-----------|-----------------------|---------------|----------|-----------|------------|-----------|-------------------------|---------------|----------|-----------|------------|-----------|
| | | | | Base ment | Groun d floor | I Flo or | II Flo or | III Flo or | IV Flo or | Base ment | Groun d floor | I Flo or | II Flo or | III Flo or | IV Flo or | Base ment | Groun d floor | I Flo or | II Flo or | III Flo or | IV Flo or |
| 1 | Residential | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 2 | Residential | G+1 | na | na | R | R | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 3 | Residential | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |

| | | | | | | | | | | | | | | | | | | | | | |
|----|------------------|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 4 | Residential | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 5 | Residential | G+1 | na | na | R | R | na | na | na | na | U | U | na | na | na | na | F | F | na | na | na |
| 6 | Residential | G+1 | na | na | R | R | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 7 | Residential | G | na | na | R | NA | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 8 | Residential | G+2 | na | na | R | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 9 | library | G | na | na | I | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 10 | NA | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 11 | Residential | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 12 | Residential | G+1 | na | na | M | R | na | na | na | na | U | U | na | na | na | na | F | F | na | na | na |
| 13 | Shop | G | na | na | C | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 14 | Shop & residence | G+3 | na | na | C | C | R | R | na | na | U | U | U | U | na | na | G | G | G | G | na |
| 15 | institution | G+1 | na | na | I | I | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 16 | C | G+1 | na | na | C | C | na | na | na | na | U | U | na | na | na | na | F | F | na | na | na |
| 17 | Residential | G | na | na | R | NA | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 18 | Residential | G | na | na | R | NA | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 19 | | G | na | na | R | NA | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 20 | C | G+2 | na | na | C | C | C | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 21 | NA | N | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| 22 | Rside ntial | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |

| | | | | | | | | | | | | | | | | | | | | | |
|-----------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 23 | na | na | na | na | NA | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| 24 | na | n | na | na | NA | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| 25 | na | G+1 | na | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na |
| 26 | na | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 27 | na | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 28 | na | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 29 | na | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 30 | na | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 30 (A) | na | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 31 | na | G+1 | na | na | V | V | na | na | na | na | V | V | na | na | na | na | B | B | na | na | na |
| 32 | na | G | na | na | R | na | na | na | na | na | V | na | na | na | na | na | B | na | na | na | na |
| 33 | na | G+1 | na | na | C | R | NA | na | na | na | U | U | na | na | na | na | G | F | na | na | na |
| 34 | na | G | na | na | C | na | na | na | na | na | U | na | na | na | na | na | G | na | na | na | na |
| 35 | na | G+1 | na | na | C | na | na | na | na | na | U | V | na | na | na | na | G | F | na | na | na |
| 36 | na | G+2 | na | na | C | R | R | na | na | na | U | U | U | na | na | na | F | F | F | na | na |
| 37 | na | G+2 | na | na | C | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 38 -1 | na | G+2 | na | na | C | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 39 | na | G+1 | na | na | C | C | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 40 | na | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | na | na | na | na |
| 41 | na | G | na | na | R | NA | NA | na | na | na | U | na | na | na | na | na | F | na | na | na | na |

| | | | | | | | | | | | | | | | | | | | | | |
|----|-----------------|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 42 | NA | G+3 | na | na | C | R | R | R | na | na | U | U | U | U | na | na | G | G | G | G | na |
| 43 | NA | G+2 | na | na | C | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 44 | NA | G+2 | na | na | R | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 45 | NA | G+2 | na | na | R | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 50 | Mixed | G+1 | na | na | C | M | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 46 | comm ercial | G+1 | na | na | C | C | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 47 | NA | n | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| 48 | comm ercial | G+1 | na | na | c | c | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 49 | Mixed | G+1 | na | na | C | R | na | na | na | na | U | U | na | na | na | na | F | F | na | na | na |
| 50 | reside ntial | G+2 | na | na | R | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 51 | Mixed | G+1 | na | na | C | R | na | na | na | na | U | U | na | na | na | na | B | B | na | na | na |
| 52 | Mixed | G+1 | na | na | M | R | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 53 | mixed | G+3 | na | na | C | R | R | R | na | na | U | U | U | U | na | na | G | G | G | G | na |
| 54 | mixed | G+2 | na | na | C | R | R | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 55 | Mixed | G | na | na | M | na | na | na | na | na | U | na | na | na | na | na | F | NA | na | na | na |
| 56 | reside ntial | G | na | na | R | na | na | na | na | na | U | na | na | na | na | na | F | NA | na | na | na |
| 57 | reside ntial | G+1 | na | na | R | R | na | na | na | na | U | U | na | na | na | na | G | G | na | na | na |
| 58 | institu tion | G+2 | na | na | I | I | I | na | na | na | U | U | U | na | na | na | G | G | G | na | na |
| 59 | Mixed | G+1 | na | na | C | R | na | na | na | na | U | U | na | na | na | na | F | F | na | na | na |
| 60 | comm ercial | G+1 | na | na | C | C | na | na | na | na | U | U | na | na | na | na | B | B | na | na | na |
| 61 | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |

Annexure V : Property Tax Information of Deulwadi Precinct (Uran Municipal Council)

| Sr No | City Survey No. | Name of the building (as observed) | Name of the owner or organization (as per our Survey) | Name of the owner or organization (as per property tax information) | Property Tax Number | Category for Property Tax as per Municipal Council Records (Residential/ Commercial/Industrial/ Trust) | Property Tax per year (in rupees) | Is there any rebate for property tax? Yes/No | Reason for Rebate | Municipal Water Connection (Yes/No) |
|-------|-----------------|--|---|---|----------------------|--|-----------------------------------|--|-------------------|-------------------------------------|
| 1 | 1011 | Narvekar House | Shree Sangmeshwar Madav Sansthan | Surekha Suresh Narvekar | 563F | Residential | 1840 | No | - | - |
| 2 | 1012 | N.A. (Residence) | Kishor Ramchandra Tawasalkar | Bhagirathibai Chintaman Malvankar | 149 | -/- | 147/- | - | - | - |
| 3 | 1010/B | | Sushila Ramkrishna Juvekar | | 144A | | | | | |
| 4 | 1010/A | N.A.(Residence) | Yashwant Keshav Juvekar | | 145 | - | | - | - | - |
| 5 | 1009 C/2 | Dashashri Mali Commity Hall | Yashwant Keshav Juvekar | | 142 | | | | | |
| 6 | 1009 B | Parvatibai Pandharinath Mukadam / 96 sqm. | | Pandharinath Dwarkanath Mukadam | 138 B | Resident | 45/- | | | |
| 7 | 1007 -08 | Jari Mari Dev (Narayan Patil) / 16.75 sqm. | Narayan Patil | Narayan Sahadev Patil | 150 | Temple | | | | |
| 8 | 1004 -06 | N.A.(Residence) | Pradip P. Mukadam | Shankar D. Mukadam | 138 138A, 138B | Residential, commercial | 112 | No | - | Yes |
| 9 | 1005 | N.A.(Residence) | Pradip P. Mukadam | Pandharinath Mukadam | | | | | | |

| | | | | | | | | | | |
|----|--------|--|--|--------------------------------------|---------|---------------------|------|-----|--|-----|
| 10 | 1004 | N.A.(Residence) | Pradip P. Mukadam | Shrikant Mukadam | | | | | | |
| 11 | 934 | | Shantilal Hirachand Jain | | 206 | | 2373 | No | | Yes |
| 12 | 1000 A | Nirmala Jagannath Pandit / 158.86 sqm. | | | | | | | | |
| 13 | 1062 | Ganpati Mandir | Ganpati Devsthan Uran (Hemchandra Podmal family) | Ganpati Mandir | 561 | Mandir | 19 | Yes | Maharashtra Municipal property tax act 1969, as per clause no.10(2) | No |
| 14 | 1061 | Hanuman Mandir | Nitin Chavate | Marutiche Mandir Bhargav W.Kolkar | 553 | Mandir | 9 | Yes | | No |
| 15 | 1061 | Shiv sena building | | - | 146A | - | - | - | -- | - |
| 16 | 1061 | Commercial building | | - | 147,148 | | | | | |
| 17 | 1060 | Dutta Mandir | Sunil B. Bairagi | Datta Mandir | 146-A | Residential | 41 | Yes | Maharashtra Municipal property tax act 1969, as per clause no. 10(2) | No. |
| 18 | 1059 | Shri Balaji Temple | Balaji Mandir Trust, (Pradip D. Shroff, Harkishan Staff) | Balaji Mandir | 147 | Mandir, Residential | | | | |

| | | | | | | | | | | |
|----|--------|---|---------------------------|---|-------|---------|------|-----|--|-----|
| 19 | 1058 | Library | | | 152-A | Library | 41 | Yes | | No |
| 20 | 1058/1 | Balaji temple/residence | | | 148 | | 56 | | | |
| 21 | 1057 | Open plot | Parekh | | - | | | | | |
| 22 | 1056 | Residents | Asha Parekh | | 152 | | 50 | | | |
| 23 | 1055 | Vithal Rukmani Mandir | Asha Parekh | Bhagawan Umarshi Sheth Parekh, Trusty Dhirajlal Gulabchand Parekh | 151 | Mandir | 30 | Yes | Maharashtra Municipal property tax act 1969, as per clause no. 10(2) | No |
| 24 | 1054 | Sheetla Devi Temple | Suvidha Sudakar Naik | Uranvati Deol | 153 | Mandir | 13 | Yes | | No |
| 25 | 1053 | Shiv Mandir | Suresh Narvekar (Trustee) | Shankar Mandir | 154 | Mandir | 27 | Yes | | No |
| 26 | 1052 | Vithal Mandir | Vasant Phatak | Vitthal Mandir | 155 | Mandir | 19 | Yes | | No |
| 27 | 1052/1 | Vitthal Mandir/Residence | Vasant Pathak | -/- | - | - | - | - | - | - |
| 28 | 1050/1 | Residence | | | | | | | | |
| 29 | 1050/2 | Residence | Suvidha Sudhakar Naik | Residence | 165/A | | 21 | | | |
| 30 | 1049 | Residence | Sashikala Moreshwar Patil | -/- | 165 | | 104 | | | |
| 31 | 1048 | Residence | Sakharam Dinanath Sutar | -/- | 164 | | 1144 | | | |
| 32 | 1048/1 | Sangmeshwar Devsthan Tryambak Mohiniraj Marathe & other /26.8 sqm | | | | | | | | |
| 33 | 1047/ | -/- 15 sqm. | Savitribai | | 163 | | 81 | No | | Yes |

| | | | | | | | | | | |
|----|---------|--|--|--|----------|-------------|------|----|---|-----|
| | 1 | | Babaji Bhuvad | | | | | | | |
| 34 | 1046 | 148 sqm. | | | | | | | | |
| 35 | 1045 | Uran Municipal Taki/ 6.7 sqm. | Gangubai Kushaba Patil | | 167 | | 572 | | | Yes |
| 36 | 1044 | Municipal Dharmashala / 278.4 sqm. | Hansraj Mahadik & Shankar Balodra & Rajesh Solanki | | 166 | | Nil | | | Yes |
| 37 | 1018 | Sangmeshwar Trust Tryambak Motiraj Marathe / 53.5 sqm. | Laxmibai Bhikaji Mhatre | | 160 | | 429 | No | | Yes |
| 38 | 1018/ 1 | -/- 23.4 sqm. | | | | | | | | |
| 39 | 1018/ 2 | -/- 6.7 sqm | | | | | | | | |
| 40 | 1018/ 3 | -/- 8.4 sqm. | | | | | | | | |
| 41 | 1018/ 4 | -/- 23.4 sqm. | | | | | | | | |
| 42 | 1017 | -/- 10 sqm. | Rukmanibai Balkrishna Hadkar | | 161 | Residential | 489 | - | - | Yes |
| 43 | 1016 | -/- 239.1 sqm. | Laxmibai Bhikaji Mhatre | | 160 A | | 1062 | | | Yes |
| 44 | 1015 | -/- 225.7 sqm. | Bhagirathibai Bhiku Jadhav | | 157 | | 56 | | | Yes |
| 45 | 1014/ 1 | -/- 1278.4 sqm. | Bhiku Laxman Bhuvad | | 159 | | 687 | | | Yes |
| 46 | 1013 | -/- 177.3 sqm. | Boman Gopal Karmarkar | | 157B | | 1714 | | | Yes |
| 47 | 829 | Residence | | | | | | | | |
| 48 | 828/5 | Residence | | | 525 | | | | | |
| 49 | 828 A | Jayprakash Jaywant Barve | | | Building | | | | | |

| | | | | | | | | | | |
|----|---------|--------------------------------------|----------------------------|--|-----------------------|--------------------------|--------------|----|--|-----|
| | | 143.8 sqm | | | | | | | | |
| 50 | 830 | N.A.(Residence) | Nandkumar Ramakant Lavekar | Sushila Ramakant Lavekar Prakash Ramakant Lavekar Nandkumar Ramakant Lavekar | 548 | Commercial & residential | 988 | No | | Yes |
| 51 | 831 A | Dayas Inas Desouza | | | 547 | | | | | Yes |
| 52 | 832 | Pradeep Babare/ 154.7 sqm. | | Pradeep P. Babare | 547 A | Residential | 425 | | | Yes |
| 53 | 833 | Mrs. Vijaya Jayesh Mehta / 58.5 sqm. | | Vijay Mehta | 543 | | | | | Yes |
| 54 | 834 | Varsha Nilesh Shaha / 71.9 sqm. | | Jayprakash Jagannath Thakur | 542 A 540 A | Residential | 224 7751 | | | Yes |
| 55 | 880 | Ramkishor Gupta / 40 sqm. | | Ramkumar Ramkishor Gupta | 207 | Commercial & residential | 492 | | | |
| 56 | 881 | Ram Mandir | Chandrakant Bhai Thakkar | | 208A,208 A shop | Commercial | 1686 2027 | No | | Yes |
| 57 | 862 | Godawari | | Mayur Mehta | 243 | " | 12340 | | | |
| 58 | 869 | Chabutra | | Mayur Mehta | 243 | - | - | | | No |
| 59 | 876 | Narsi Zina Store of Medicines | Municipal Council | MC | 555 | - | 212 | | | No |
| 60 | | Shankar Chawl | Anish Shankar Koli | | 170,170A , 170B | | 1789 | no | | Yes |
| 61 | 1065/ 1 | GYM (Sports club) | | MC | | | | | | |