

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

**STAGE 6**

**CONSERVATION GUIDELINES FOR  
DEULWADI PRECINCT**

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To be submitted to

**Mumbai Metropolitan Regional Heritage  
Conservation Society**

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# Preparation of Action Plan for Conservation of Heritage Precincts in MMR

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## Deulwadi Precinct

### STAGE 6

### CONSERVATION GUIDELINES FOR DEULWADI PRECINCT

#### COMPONENTS:

- Context for Guidelines
- Core and Buffer Areas of the Precinct
- Listing & Grading of the buildings and elements in the precinct
- Building Plan approval process
- Draft guidelines for the conservation of heritage in the precinct.



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## Table of Contents

<i>List of Figures</i> .....	5
<i>List of Acronyms</i> .....	6
<i>Disclaimer</i> .....	7
<b>1. Introduction</b> .....	<b>8</b>
1.1. Project Background .....	8
1.2. Objectives of the Study .....	8
1.3. Scope of Work .....	8
1.4. Overview of Deulwadi Precinct .....	9
<b>2. Work Done So Far</b> .....	<b>13</b>
2.1. Stage-1: Inception Report .....	13
2.2. Stage-2: Detailed Condition Assessment .....	13
2.3. Stage-3 & 4: Assigning of significances and Identification of issues .....	13
2.4. Stage 5: Preparation of Action Plan .....	14
2.5. Stage 6: Conservation guidelines for Deulwadi Precinct .....	15
<b>3. Basic Definitions</b> .....	<b>16</b>
<b>4. Context for Guidelines</b> .....	<b>17</b>
4.1. Applicable provisions from the Development Control Regulations for MMR 1999 and the Development Plan .....	17
4.2. Purpose of the Guidelines .....	20
4.3. Users of the Guidelines .....	20
4.4. Extent of the Guidelines .....	20
<b>5. Core and Buffer Areas</b> .....	<b>21</b>
<b>6. Listing of Buildings &amp; Elements Falling in Core &amp; Buffer Areas</b> .....	<b>22</b>
<b>7. Grading</b> .....	<b>24</b>
<b>8. Building Plan Approval</b> .....	<b>25</b>
8.1. Building Plan Approval Process .....	25
8.2. Documents to be submitted .....	26
<b>9. Guiding Principles for Deulwadi Precinct Guidelines</b> .....	<b>27</b>
<b>10. Guidelines for the Deulwadi Precinct</b> .....	Error! Bookmark not defined.
10.1. Development Guidelines for the Core Area of the Deulwadi Precinct .....	29
10.1.1. Architectural/ Building Elements .....	29

10.1.2.	Building Utilities .....	36
10.1.3.	Public Works, Infrastructure and Other Elements .....	38
10.2.	<i>Development Guidelines for the Buffer Area of the Deulwadi Precinct</i> .....	42
10.2.1.	Architectural/ Building Elements.....	43
10.2.2.	Building Utilities .....	47
10.2.3.	Public Works, Infrastructure and Other Elements .....	48
<b>11.</b>	<b>Formation of ‘Heritage Cell’ and creation of ‘Conservation Corpus’ .....</b>	<b>50</b>
	<i>Bibliography</i> .....	52
	<i>Annexure -1</i> .....	53
	<i>Annexure -2</i> .....	55
	<i>Annexure -3</i> .....	57
	<i>Annexure -4</i> .....	58

## List of Figures

Figure 1 Location of Uran Tehsil (Source: <a href="http://www.regionalplan-mmrd.org">http://www.regionalplan-mmrd.org</a> ) .....	9
Figure 2 Location of Uran (Source: MMRDA - Regional Plan of MMR 1996-2011: Proposed Land use) .....	10
Figure 3 Aerial view of Uran (left) and Deulwadi Street (right) (Source: Google Earth).....	10
Figure 4 Deulwadi Precinct Boundary (Revised as of Mar.'12) (Source: UMC-Base Map of Deulwadi Precinct) .....	10
Figure 5 Major Highlights of Deulwadi Precinct (Source: UMC) .....	11
Figure 6 Way to Mora Dhakka from the sea (extreme left), Stambhas in Deulwadi Chowk (second from left) and Bhimala Talao campus (two images on right side) (Source: UMC) .....	11
Figure 7 Panoramic view of Bhimala Talao and surrounding area (Source: UMC) .....	12
Figure 8 Tree platforms in Deulwadi Chowk (left & centre) and landscape around Bhimala Talao (right) (Source: UMC) .....	12
Figure 9 Stambhas & Temples along the Deulwadi Chowk (left) & Ram Mandir (right) (Source: UMC) .....	12
Figure 10 Reports submitted till now (Stages-1, 2, 3 & 4 and 5) (Source: UMC).....	14
Figure 11 Core Area & Buffer Area - Deulwadi Precinct .....	21
Figure 12 Wooden Brackets in Ganpati Mandir (left), Brackets and Jalis in Temple Street (centre) & Typical Roofing style (right) .....	40
Figure 13 Typical grills (left), Carved wooden door - temple street (centre) & stone masonry - dispensary (right) .....	40
Figure 14 Deepstambha - Deulwadi Sansthan Chowk (left), Tulsi Kyara (centre) & Decorative Sculptures - Ram Mandir (right).....	40
Figure 15 Building opposite to Ganpati Chowk (left), Ganpati Chowk (centre) and road beside Dispensary (right).....	42
Figure 16 Native High School (left), Building beside Deulwadi Street entry (centre) & Commercial developments in the precinct (right) .....	42
Figure 17 Road leading to Swami Vivekanand Chowk (left), Old house beside Mehta Apts. (centre) & buildings adjacent to Dispensary (right) .....	42
Figure 18 Application for Building Permission as per Clause 44 of MRTP Act 1966 (Source: Uran Municipal Council) .....	58
Figure 19 Completion Certificate (Source: Uran Municipal Council).....	59

## List of Acronyms

<b>CIDCO</b>	City and Industrial Development Corporation of Maharashtra Limited
<b>DCR</b>	Development Control Regulations
<b>DP</b>	Development
<b>DPR</b>	Detailed Project Report
<b>DWMS</b>	Decentralized Wastewater Management System
<b>EOI</b>	Expression of Interest
<b>FSI</b>	Floor Space Index
<b>IEC</b>	Information – Education – Communication
<b>INTACH</b>	Indian National Trust for Art and Cultural Heritage
<b>MAP</b>	Mangroves Action Project
<b>MIS</b>	Management Information System
<b>MMR</b>	Mumbai Metropolitan Region
<b>MMRDA</b>	Mumbai Metropolitan Regional Development Authority
<b>MMR HCS</b>	Mumbai Metropolitan Region Heritage Conservation Society
<b>O &amp; M</b>	Operation & Maintenance
<b>ONGC</b>	Oil and Natural Gas Corporation Limited
<b>PPP</b>	Public Private Partnership
<b>TDR</b>	Transferable Development Rights
<b>UDRI</b>	Urban Design Research Institute
<b>ULB</b>	Urban Local Body
<b>UMC</b>	Urban Management Centre

## Disclaimer

MMR-HCS entrusted Urban Management Centre for the preparation of an Action Plan for the conservation of heritage precincts in the MMR – Deulwadi Precinct, Uran. The scope of this report entails the following:

1. Context for Guidelines
2. Core and Buffer Areas of the Precinct
3. Listing & Grading of the buildings and elements in the precinct
4. Building Plan approval process
5. Draft guidelines for the conservation of heritage in the precinct.

In the course of preparation of this report we were provided with both written and verbal information. Nothing has come to our attention to cause us to believe that the facts and data provided by Uran Municipal Council, MMR-HCS, and other stakeholders are not true or is incorrect. The data has been collected between March 2010 until October 2011; for the guidelines.

A meeting was conducted by the UMC team with the President, Chief Officer and Chief Engineer of Uran Municipal Council and a colleague from MMR-HCS on 26<sup>th</sup> April 2012. During the meeting the draft guidelines prepared for the project were discussed.

No investigation of the ownership title of the tangible and intangible assets has been conducted and claims made by Uran Municipal Council, MMR-HCS and other stakeholders have been assumed to be valid. Matters of legal nature relating to title of assets have not been considered.

With this report Urban Management Centre intends to provide only professional advice to MMR-HCS on conservation of Deulwadi Precinct and its related issues identified herein. The report also presents recommendations which Urban Management Centre believes are most suited solutions amongst various alternatives that may exist.

## 1. Introduction

### 1.1. Project Background

*Uran* is part of the *Navi Mumbai* city township in the *Raigarh* district near *Panvel* and *Karjat*. It is situated east of *Mumbai* across the *Dharamtar* Creek. *Uran* has developed over time and due to proximity to *Mumbai*. It is facing increasing urbanization 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*.

### 1.2. Objectives of the Study

The current project is intended-

- 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.

### 1.3. Scope of Work

Based on the above objectives, the scope of work for the project has been formulated as given below:

The *Deulwadi* precinct of *Uran* has been delineated by MMR HCS and for the said project an Action Plan is to be prepared for the management of the heritage precinct. This pilot project involves a precinct level study. As a part of the Action Plan it would suggest guidelines for the conservation of heritage in the precinct and would broadly propose physical interventions (alongwith block costs) required for the upkeep of the precinct. These physical interventions would be related to two aspects: a) Strengthening municipal infrastructure services and b) Conservation & restoration. These proposed physical interventions shall be have to be followed by the preparation of respective detailed project reports – a task to be undertaken by the ULB, which would suggest the exact amount and kind of repairs required in each of the built-form falling into the precinct boundary and the proposals for improvement of respective municipal infrastructure services. For the said purpose the ULB would have to invite EOI and appoint an agency or consultant accordingly for preparation of respective DPRs and execution of the same.

The current project report would thus focus on the regulatory and institutional reforms needed for the conservation of heritage in the precinct.

In the process of arriving at guidelines to be suggested and institutional reforms to be achieved, the project would provide the following:



- Recorded history and socio-cultural rituals and festivals - acquired from review of available literature and from the discussion with the stakeholders (which could be used as a written record of intangible heritage) (Stage-1 & 2)
- Detailed documentation of the temples in the *Deulwadi* Street (Stage-2)
- Assigning of significances & Identification of issues (Stage-3 & 4)
- Suggestions (Physical interventions alongwith block costs) related to infrastructure and conservation and restoration of the existing structures in the precinct (Stage-5)

#### 1.4. Overview of Deulwadi Precinct

Figure 1 Location of Uran Tehsil (Source: <http://www.regionalplan-mmrd.org>)

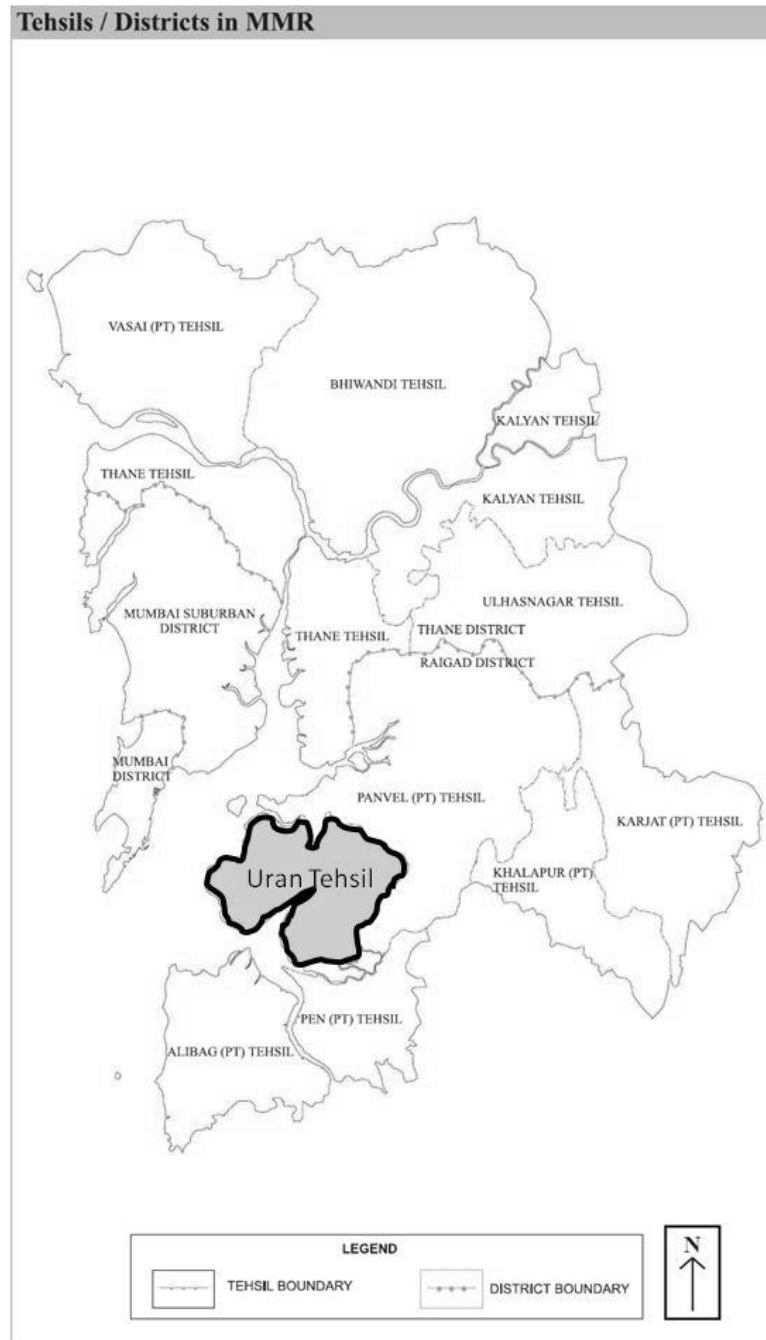


Figure 2 Location of Uran (Source: MMRDA - Regional Plan of MMR 1996-2011: Proposed Land use)

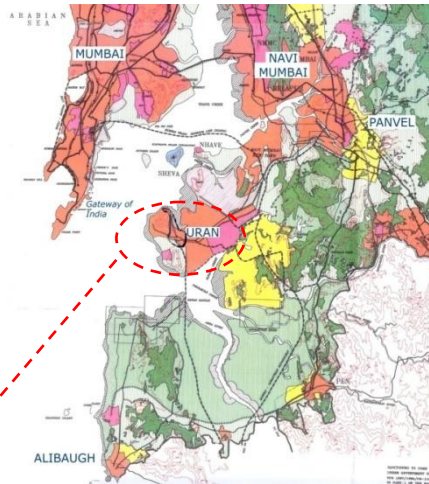
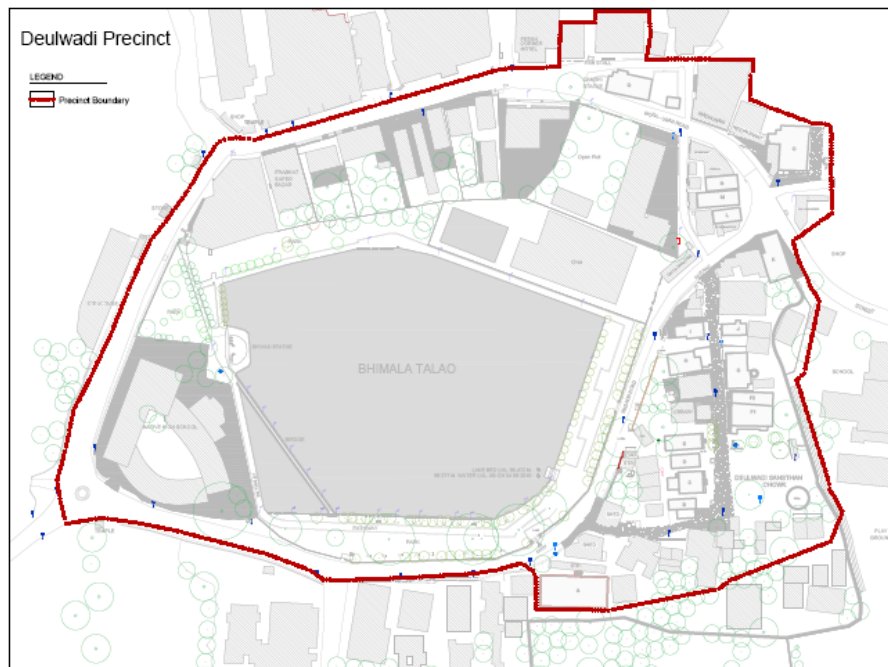


Figure 3 Aerial view of Uran (left) and Deulwadi Street (right) (Source: Google Earth)



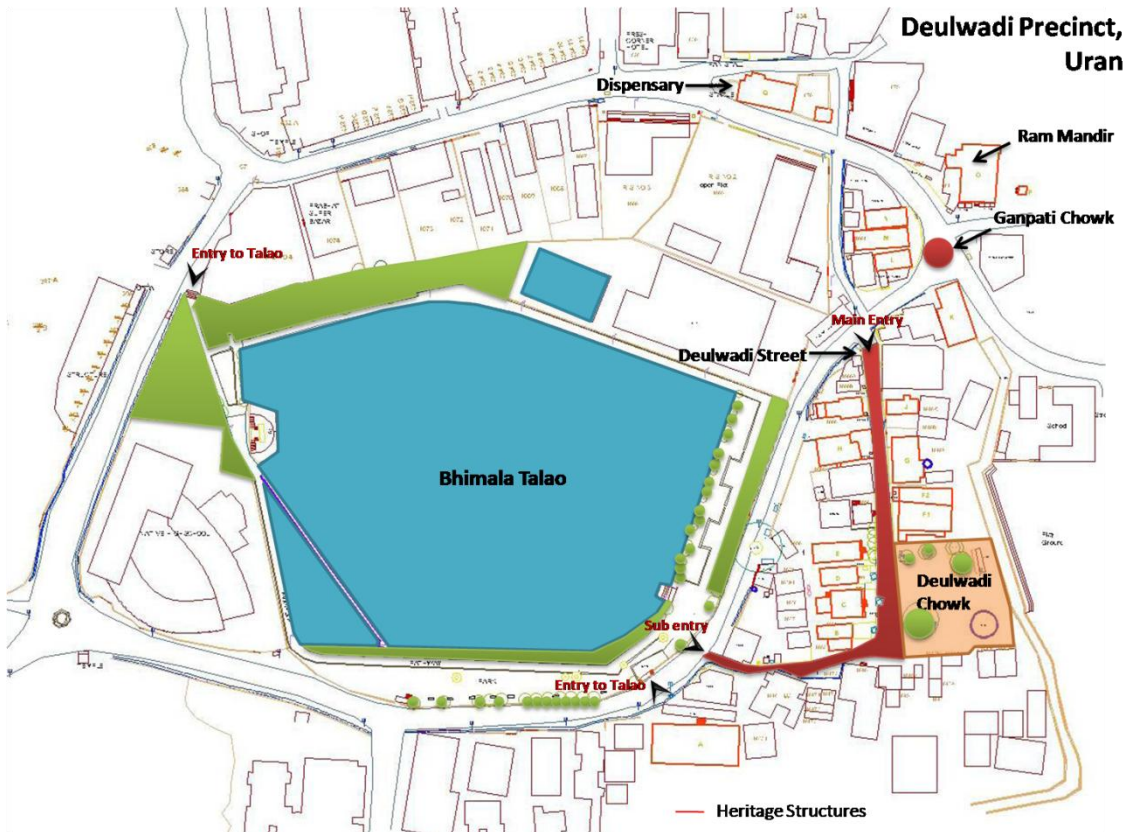
Figure 4 Deulwadi Precinct Boundary (Revised as of Mar.'12) (Source: UMC-Base Map of Deulwadi Precinct)



Uran is part of Navi Mumbai city in Raigarh district near Panvel. It is situated east of Mumbai across Dharamtar Creek. The Deulwadi precinct is a core and oldest area of Uran town located near Bhimala Talao as evident from the previous images. The precinct consists of the Deulwadi Sansthan

*Chowk*, a series of temples located in Temple Street, *Ganpati Chowk* and peripheral road of *Bhimala Talao*. The temple street has a series of temple specimens which possess a high religious value for people of Maharashtra. The ten temples set 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 imbedded in the socio-cultural aspect of the life of the people of *Uran*.

Figure 5 Major Highlights of Deulwadi Precinct (Source: UMC)



Total Area of <i>Uran</i> town:	229 hectares
Total Area of <i>Deulwadi</i> Precinct:	5.6 hectares
Total Area of <i>Bhimala</i> Talao:	2 hectares

Figure 6 Way to Mora Dhakka from the sea (extreme left), Stambhas in Deulwadi Chowk (second from left) and Bhimala Talao campus (two images on right side) (Source: UMC)



The natural heritage of the *Deulwadi* Precinct is evident from the following images:



Figure 7 Panoramic view of Bhimala Talao and surrounding area (Source: UMC)



Figure 8 Tree platforms in Deulwadi Chowk (left & centre) and landscape around Bhimala Talao (right) (Source: UMC)



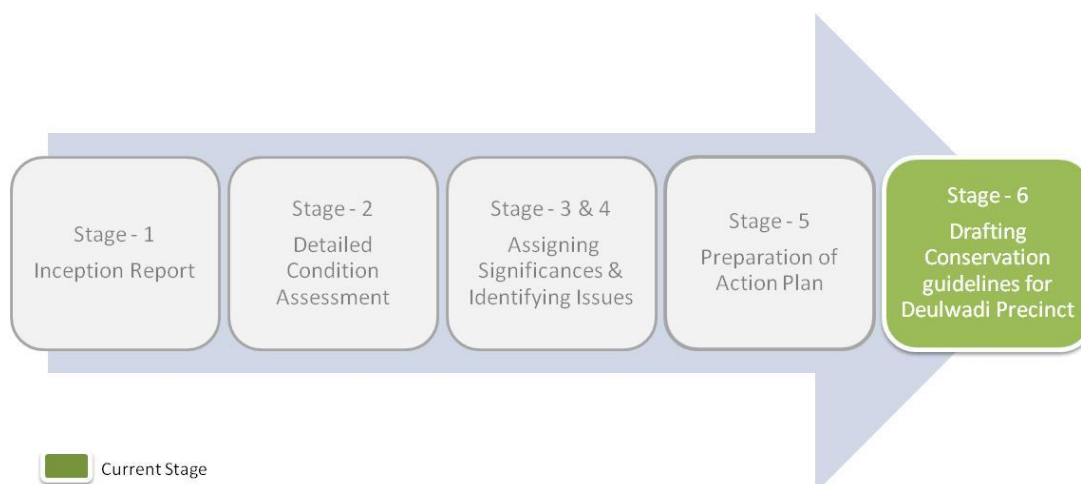
The built heritage of the *Deulwadi* Precinct is depicted through following images:

Figure 9 Stambhas & Temples along the Deulwadi Chowk (left) & Ram Mandir (right) (Source: UMC)



Thus as shown above, the character of this precinct is mainly defined by the Religious (Socio-cultural), Natural (Environmental) and the Built (Architectural) assets of the heritage. The main significance of this precinct for the pilgrims coming for all over Maharashtra lies in the temples of *Deulwadi*. All of these temples devoted to various deities date back to around 150 years ago.

## 2. Work Done So Far



The above flow diagram shows the stage-wise process.

The stage-wise details of work done so far are described in the subsequent paragraphs:

### 2.1. Stage-1: Inception Report

Understanding the *Deulwadi* Precinct: UMC mobilized a team for developing an understanding with the area, and with the stakeholders involved. A reconnaissance survey was undertaken and meetings with different stakeholders were done.

The teams also conducted primary and secondary survey on the history of the region and the precinct and built an understanding on the transformations in the built fabric.

### 2.2. Stage-2: Detailed Condition Assessment

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 surveyors conducted measured drawings and detail photographic documentation of each buildings. 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. 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.

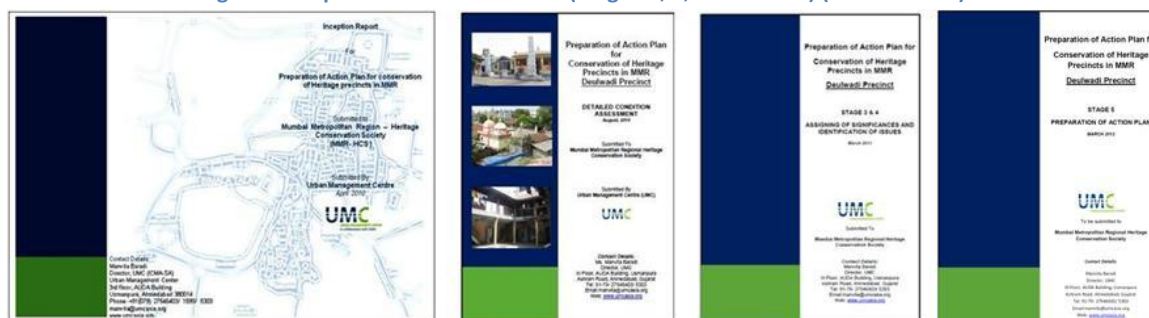
### 2.3. Stage-3 & 4: Assigning of significances and Identification of issues

In this stage the task of assigning of significances and identification of issues was done on the basis of the surveys and studies carried out which include condition mapping and interaction with the stakeholders. The task of assigning significances has been done on the basis of primary survey and discussions with owners to anchor understanding of its value. The team had also initiated numerous discussions with **Uran Municipal Council** to discuss the significance of the precinct.

## 2.4. Stage 5: Preparation of Action Plan

Stage 5 dealt with formulation of a vision for the precinct and strategies to achieve the vision. Actions were identified under three categories – Conservation & Restoration, Infrastructural improvements and Governance reforms. All the proposed interventions were supplemented by block cost estimates and possible sources of funding for execution of the proposed interventions. A framework for institutional mechanism was also defined in the process.

Figure 10 Reports submitted till now (Stages-1, 2, 3 & 4 and 5) (Source: UMC)



The list of stakeholders has been revised based on discussions with MMRHCS and include the following:

1. Property owners and possessors in Deulwadi precinct
2. Uran Municipal Council
3. MMR Heritage Conservation Society
4. INTACH
5. State Archaeology Department, Government of Maharashtra
6. Temple Trust(s)
7. State Tourism Development Corporation
8. Town Planning Department, Government of Maharashtra
9. CIDCO

In addition to the revised list of stakeholders, stakeholder responsibilities have been defined for each of the proposed intervention in Stage 5. The table below presents the same:

S. No.	Project/ Activity	Funding Stakeholder	Implementing Stakeholder	O&M Stakeholder
<b>Component A: Conservation and Restoration</b>				
A.1	Revitalisation of <i>Bhimala Talao</i>	Uran Municipal Council	Uran Municipal Council	Uran Municipal Council/ PPP/ CSR of any corporate
A.2	Revitalisation of Deulwadi Chowk	Uran Municipal Council	Uran Municipal Council	Uran Municipal Council
A.3	Conservation and Restoration of Heritage Structures	Owner/ possessor of individual building	Owner/ possessor of individual building	Owner/ possessor of individual building
A.4	Developing reference material and creating awareness	State Tourism Development Corporation	State Tourism Development Corporation	Uran Municipal Council/ State Tourism Development Corporation
<b>Component B: Infrastructural Improvements</b>				
B.1.	Water supply	Uran Municipal Council	Uran Municipal Council	Uran Municipal

				Council
B.2.	Sewerage	Uran Municipal Council	Uran Municipal Council	Uran Municipal Council
B.3.	SWM	Uran Municipal Council	Uran Municipal Council	Uran Municipal Council
B.4.	Electric cables	Uran Municipal Council	Uran Municipal Council	Uran Municipal Council
B.5.	Public Toilets	Uran Municipal Council/ PPP	Uran Municipal Council/ PPP	Uran Municipal Council/ PPP
<b>Component C: Governance Reforms</b>				
C.1	Guidelines for <i>Deulwadi</i> Precinct	Uran Municipal Council/ MMRHCS/ INTACH	Uran Municipal Council	-
C.2	Building Permission	Uran Municipal Council	Uran Municipal Council	-
C.3	Encroachments & Parking	Uran Municipal Council	Uran Municipal Council	

## 2.5. Stage 6: Conservation guidelines for Deulwadi Precinct

This stage aims at drafting guidelines for the conservation of the heritage in the Deulwadi precinct. It enlists the buildings, elements and properties falling into the precinct and grades them as per the definitions laid by Indian National Trust for Art and Cultural Heritage (INTACH). It gives a set of guidelines for the management of the newer developments coming up in the precinct. The guidelines provide constraints which manipulate the developmental activities in a sensitive manner towards the existing heritage fabric of the precinct. It would also regulate the repairs, additions or alterations planned to be carried out by the owners in the buildings or properties falling into the precinct.

The details of the current stage are described from the next section of the report:



### 3. Basic Definitions

- a) **“Heritage”** means buildings, artefacts, structures, areas, streets and precincts of historic or aesthetic or architectural or cultural or environmental significance and natural features of environmental significance and natural features of environmental or of scenic beauty including but not restricted to sacred groves, scenic points, walks, rides, paths, hills, hillocks, water bodies such as lakes, kayals (and the areas adjoining the same), open areas, wooded areas etc.(Chainani, 2007)
- b) **“Heritage building”** means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and / or preservation for historical and / or architectural and / or artisanary and /or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building. (Ministry of Urban Development, Government of India, 2010)
- c) **“Heritage Precincts”** means and includes any space that requires conservation and /or preservation for historical and / or architectural and/or aesthetic and/or cultural and/or environmental and/or ecological purpose. Walls or other boundaries of a particular area or place or building or may enclose such space by an imaginary line drawn around it. (Ministry of Urban Development, Government of India, 2010)
- d) **“Conservation”** means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these. (Ministry of Urban Development, Government of India, 2010)
- e) **“Preservation”** means and includes maintaining the fabric of a place in its existing state and retarding deterioration. (Ministry of Urban Development, Government of India, 2010)
- f) **“Restoration”** means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials. (Ministry of Urban Development, Government of India, 2010)
- g) **“Reconstruction”** means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.(Ministry of Urban Development, Government of India, 2010)



## 4. Context for Guidelines

### 4.1. Applicable provisions from the Development Control Regulations for MMR 1999 and the Development Plan

Before we proceed with the drafting of guidelines it is necessary to mention the following:

1. *Uran* is a **C - Class town** in *Raigadh* district of Maharashtra.
2. *Uran* falls under the **URBANISABLE ZONE 1 – U-1** as per the Land use Plan prepared by MMRDA and published as a part of **DEVELOPMENT CONTROL REGULATIONS FOR MUMBAI METROPOLITAN REGION 1999** (Planning Division (MMRDA), 1999) (See

3. Annexure -1)

4. Since the *Deulwadi* Street is a part of the **GAOTHAN AREA**, the development regulations for *Gaothan* and *Gaothan* Expansion are applicable to it as mentioned in the clause 15.11 of D.C.R for MMR 1999. (See

5. Annexure -1)
6. The *Bhimala Talao* is classified as a **NO DEVELOPMENT ZONE** as per the Development Plan.

Apart from the above applicable provisions, the delineated heritage precinct *Deulwadi* could be categorized as an **RTD ZONE** as defined in the **DEVELOPMENT CONTROL REGULATIONS FOR MUMBAI METROPOLITAN REGION 1999** (Planning Division (MMRDA), 1999) and could be regulated as per the clause 15.7 given in the D.C.R for MMR 1999. (See

## Annexure -1)

### **Other constraints:**

The Navy Armament Depot has declared 60 % of the area of Uran as a 'Safety Zone' since it has storage of missiles in the area. The Safety Zone is an area where no construction is allowed.

Remaining 40 % of the area of Uran is left for development. And recently a proposal for increasing the FSI to 4.0 is in the process of approval which is expected soon.

**Inference:** In such a situation, restrictive guidelines would receive a negative response.

**Political dynamics:** 1000 built residences (high end bungalows) in Safety Zone are under the risk of demolition. Their Demolition orders were given in December 2011 by the government.

## 4.2. Purpose of the Guidelines

The purpose of these Guidelines is to regulate and control the various developmental activities in such a way that any development/alteration/addition in the existing fabric of the precinct does not harm or disturb the character of *Deulwadi*.

## 4.3. Users of the Guidelines

The Guidelines drafted for the precinct are meant to be used by various user-groups for respective purposes, as mentioned below:

- By owners and designers of the buildings of the precinct for planning any new structures or modifying the existing ones.
- By Uran Municipal Council, MMR HCS and other development related bodies/organizations for advising any project planned in the precinct.

In conjunction with the above mentioned D.C.R for MMR 1999 the conservation guidelines for the *Deulwadi* Precinct have been drafted in this stage.

## 4.4. Extent of the Guidelines

The Guidelines apply to the entire *Deulwadi* precinct for new construction, reconstruction and also to repairs carried out to the buildings in the precinct. These Guidelines try to define the expected characteristics as objectively as possible. They have been formulated after studying the *Deulwadi* precinct and analysing the natural and built features, which define the character.

## 5. Core and Buffer Areas

The *Deulwadi* precinct has several buildings and areas that vary in terms of significance. The precinct can be analysed at two levels a) Core Area, and b) Buffer Area

### Core Area

The Core Area of the *Deulwadi* Precinct includes the *Bhimala talao* along with its built up edges, the temples in the *Deulwadi Street*, *Sansthan Chowk* and the *Ganpati chowk* and the Dispensary.

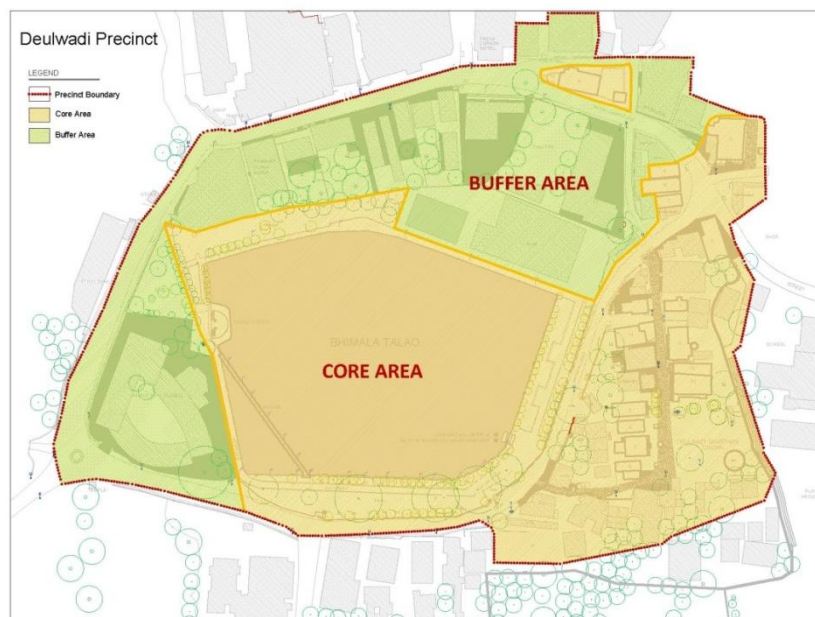
The Core Area comprises of buildings/elements which are of historic importance, natural water bodies, embodying excellence in architecture, material and construction techniques been use, associated with personalities or cultural events.

### Buffer Area

Buffer Area means a special regulated zone where protective measures would be enacted for the protection of the heritage precinct. The Buffer Area of the *Deulwadi* Precinct includes most of the residential, commercial and institutional buildings of the precinct excluding the Core area.

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. This also includes building or precinct of importance for townscape that evoke architectural, aesthetics or sociological interest.<sup>1</sup>

Figure 11 Core Area & Buffer Area - Deulwadi Precinct



<sup>1</sup> Normative Framework of UNESCO

## 6. Listing of Buildings & Elements Falling in Core & Buffer Areas

The *Deulwadi* precinct has been categorized as Core and Buffer Areas wherein the buildings, elements and natural features of higher importance have been delineated in the Core area and the remaining area has been demarcated in the Buffer Area.

The list of buildings and elements falling into the Core and Buffer areas as recommended by UMC are tabulated as follows:

### Core Area Buildings

Sr. No.	Ward Name, No.	Survey No.	Name of the building	Street name
1.	Kamtha ramgalli -13	1044	Dharamshala (Shankar Chawl) (A)	Near Deulwadi Street
2.	Deulwadi -16	1052/1	Vitthal Mandir resi. (B)	Deulwadi Sansthan Street
3.	Deulwadi -16	1053 A	Mahadev Mandir (C)	Deulwadi Sansthan Street
4.	Deulwadi -16	1054 A	Urnavati Devi Mandir (D)	Deulwadi Sansthan Street
5.	Deulwadi -16	1055 A	Rukmani Mandir (E)	Deulwadi Sansthan Street
6.	Deulwadi -16	1011	Residence (F1)	Deulwadi Sansthan Street
7.	Deulwadi -16	1012	Residence (F2)	Deulwadi Sansthan Street
8.	Deulwadi -16	1010 A	Residence (G)	Deulwadi Sansthan Street
9.	Deulwadi -16	1010 B	Residence	Deulwadi Sansthan Street
10.	Deulwadi -16	1058	Balaji Temple resi. (H)	Deulwadi Sansthan Street
11.	Deulwadi -16	1055	Gopal Krishna Vachanalaya	Deulwadi Sansthan Street
12.	Deulwadi -16	1060	Dutta Temple resi.(I)	Deulwadi Sansthan Street
13.	Deulwadi -16	1060/A	Residence	Deulwadi Sansthan Street
14.	Deulwadi -16	1010 B	Residence (J)	Deulwadi
15.	Deulwadi -16	1010 C	Residence	Deulwadi
16.	Deulwadi -16	1013 A	Deulwadi Chowk	Deulwadi
17.	Deulwadi -16	"	Deep Stambha, Well, Peepal Tree, Banyan Tree	Deulwadi Sansthan Chowk
18.	Deulwadi -16	1013 B	Residence	Deulwadi
19.	Deulwadi -16	1009 C/2	Dasha Shrimali hall	Deulwadi
20.	Kamtha ramgalli -13	1061 (A)	Shop	Ganpati Chowk
21.	Deulwadi -16	1047/1	Residence	Na
22.	Deulwadi -16	1047/2	Residence	Na
23.	Deulwadi -16	1048/1	Residence	Behind Shiv Mandir
24.	Deulwadi -16	1049	Residence	Near Peepal Tree
25.	Deulwadi -16	1049/1	Residence	Behind Urnavati Devi Mandir
26.	Deulwadi -16	1049/2	Residence	Behind Shiv Mandir
27.	Deulwadi -16	1056	Quarter(Vitthal Rukmani Mandir)	Along Nagaon Road
28.	Deulwadi -16	1057	Open Plot	Behind Library
29.	Deulwadi -16	NA	Open Well	Deulwadi Sansthan Street
30.	Kamtha ramgalli -13	1061 B1/B2	Shivsena Office	Adjacent to Hanuman Mandir, Ganpati Chowk
31.	Deulwadi -16	1000 A	Commando Academy (K)	Ganpati Chowk
32.	Deulwadi -16	1004	"	"
33.	Deulwadi -16	1006	"	"
34.	Kamtha ramgalli -13	1061 A	Hanuman Mandir (L)	Ganpati Chowk
35.	Kamtha ramgalli -13	1062	Ganpati Mandir (M)	Ganpati Chowk

36.	Kamtha ramgalli -13	1063	Laxmi Narayan Mandir (N)	Ganpati Chowk
37.	Kamtha ramgalli -13	881	Ram Mandir(O)	Bazar Peth
38.	Kamtha ramgalli -13	869/3	Chabutra (Bird feeder) (P)	Beside Ram Mandir
39.	Kamtha ramgalli -13	876	Dispensary (Q)	Near Ganpati Chowk
40.	Deulwadi -16	1007	Apts. Beside Deulwadi Street – entry	Near Ganpati Chowk
41.	Deulwadi -16	1003 1/2/3	Structure Unknown	Near the School across Nala
42.	Deulwadi -16	1043 1/2/3/4	Structure beside Shankar Chawl	Near Deulwadi
43.	Deulwadi -16	1050	Shed	Beside entry to Deulwadi Street from Talao side
44.	Deulwadi -16	1018 1/2/3	Residence	Near Shankar Chawl (Deulwadi Street)
45.	Deulwadi -16	1017 1/2/3/4	Residence	Deulwadi
46.	Deulwadi -16	1016	Saraswati Niwas	Deulwadi Sansthan Street
47.	Deulwadi -16	1015	Na	Deulwadi
48.	Deulwadi -16	1015/X	Na	Deulwadi Sansthan Street
49.	Deulwadi -16	1014/3-A	Na	Deulwadi Sansthan Street
50.	Deulwadi -16	1014/3-B	Na	Deulwadi Sansthan Street
51.	Deulwadi -16	1014 A/X	Na	Deulwadi Sansthan Street
52.	Kamtha ramgalli-13	NA	Bhimala Talao	Along Nagaon Road

### Buffer Area Buildings

Sr. No.	Ward Name, No.	Survey No.	Name of the building	Street name
1.	Na	830	Residential Building	Near Gandhi Statue Junction
2.	Na	831 & 831 A	Building (G+2) (Shops on G.F & Flats above)	Opp. To Dispensary
3.	Kamtha ramgalli-13	875	Building (G+2) (Shops on G.F & Flats above)	Behind Dispensary (near Ganpati Chowk)
4.	Kamtha ramgalli-13	880	Jaylaxmi Restaurant & Sweets (G+1)	Beside Ram Mandir (Ganpati Chowk)
5.	Kamtha-ramgalli-13	1065/1	Sports club/Gym	Kamtha road
6.	Kamtha-ramgalli-13	1066-1 to 7	Dasha Shrimali Complex	Uran Mora road
7.	Kamtha-ramgalli-13	1067/1	Na	Uran Mora road
8.	Kamtha-ramgalli-13	1068	Modi Lodge	Uran Mora road
9.	Kamtha-ramgalli-13	1069	Anandi Bhavan & Janki niwas	Uran Mora road
10.	Kamtha-ramgalli-13	1070	Geet building	Uran Mora road
11.	Kamtha-ramgalli-13	1071	Mehta Apartment	Uran Mora road
12.	Kamtha-ramgalli-13	1072/B	Kiran kunj	Uran Mora road
13.	Kamtha-ramgalli-13	1072/A	Kotkar Family	Uran Mora road
14.	Kamtha-ramgalli-13	1073	Naik family	Uran Mora road
15.	Kamtha-ramgalli-13	Na	Native High School	Beside Bhimala Talao
16.	Kamtha-ramgalli-13	1074-1 to 6	Prabhat Super Market	Mora road
17.	Kamtha-ramgalli-13	1075 to 1077	Raj Mahal	Mora road

## 7. Grading

Buildings/Precincts with unique architectural or historic value are listed as **Grade I, II (II A & II B), and III** based on the criteria defined by **INTACH** (Indian National Trust for Architectural and Cultural Heritage) for grading of listed buildings/listed precincts.<sup>2</sup> (Chainani, 2007)

As per our understanding the Deulwadi Precinct can be graded as **GRADE III Heritage Precinct** based on definitions laid by INTACH.

The following structures/buildings of the *Deulwadi* Precinct can be categorized as **GRADE II B**:

Sr. No.	Listing	Name
1.	UN 1	Vitthal Mandir
2.	UN 2	Mahadev Mandir
3.	UN 3	Urnavati Devi Mandir
4.	UN 4	Rukmani Mandir
5.	UN 5	Balaji Mandir
6.	UN 6	Datta Mandir
7.	UN 7	Hanuman Mandir
8.	UN 8	Ganpati Mandir
9.	UN 9	Laxminarayan Mandir
10.	UN 10	Ram Mandir

Apart from the above ten temples, the *Deep Stambhas*, the *two tree - platforms* and the well in the *Deulwadi Sansthan Chowk* could be categorized as **GRADE II B**. Rest all the buildings and elements falling into the *Deulwadi* Precinct (in core or buffer) are suitable to be categorized as **GRADE III**. The only remarkable significance possessed by the precinct is socio-cultural and religious. The precinct is a religious hub for pilgrims from all over *Maharashtra*.

<sup>2</sup> Note: Listing does not prevent change of ownership or usage. But, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.



## 8. Building Plan Approval

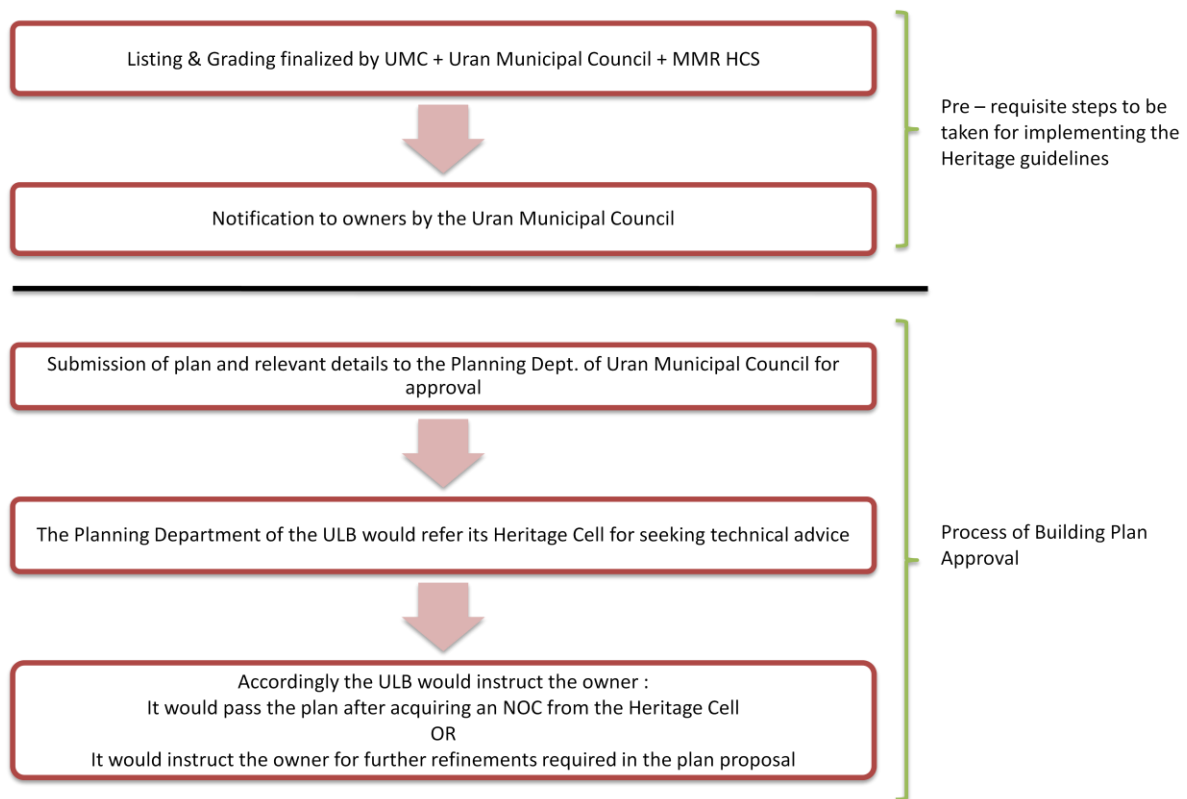
### 8.1. Building Plan Approval Process

All buildings falling within the precinct would have to follow the procedure for submission and review as per the Development Control Regulation (D.C.R) book.

For all buildings, which form a part of this precinct, proposals should be submitted for review to the Uran Municipal Authority if any of the following are proposed:

- i. If a new construction is undertaken on any plot within the precinct.
- ii. If reconstruction is planned to be undertaken for any building.
- iii. Changes in the interior – if they are going to affect the street facing façade.
- iv. Alterations for services like air conditioning, lights etc. – if they are going to have a visual impact on the main street facing façade.
- v. If any repairs to the building will have a visual impact on the street facing façade.

The process of Building Plan Approval from the Local Authority is shown as follows:



## 8.2. Documents to be submitted

The documents which are to be submitted to Uran Municipal Council for approval of any development and the completion certificate issued by the Municipal Council are shown in Annexure -4

In case of owners of heritage properties, who have received notification: The Application to the Municipal authorities for any changes or modifications intended by the owner; should comprise of documents enlisted in Checklist given in Annexure -4

## **9. Guiding Principles for Deulwadi Precinct Guidelines**

The following guiding principles have been kept in mind while drafting the guidelines for the precinct:

1. Care should be taken that minimal intervention or alteration is made to the building structure or site and its immediate environs.
2. The peculiar original elements, features or architectural character of a building or site and its environment, if any, should not be destroyed. Even removal or alteration of any historic material or special architectural features, if any, should not be permitted.
3. Changes, which may have taken place in due course of time, are evidences of history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and so they should be respected.
4. Deteriorated architectural features should be repaired rather than replaced, wherever possible.

## 10. Guidelines for the Deulwadi Precinct

The following guidelines shall apply to the buildings in the *Deulwadi* Precinct only and shall be read in conjunction with the Development Control Regulations for Mumbai Metropolitan Region, 1999(Planning Division (MMRDA), 1999)

As defined in Figure 11 Core Area & Buffer Area - Deulwadi Precinct, we have categorized *Deulwadi* Precinct into two categories – Core & Buffer. The guidelines have been proposed respectively, as follows:

## 10.1. Development Guidelines for the Core Area of the Deulwadi Precinct

### 10.1.1. Architectural/ Building Elements

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Amalgamation/ sub-division of plots	<b>Section 15.5.3 of DCR, MMR 1999.</b>  <b>Amalgamation:</b> No reference.  <b>Sub-division:</b> Minimum plot size for residential use is 25 sqm while for retail shopping/ restaurant is 40 sqm. (Table 15.3).	Amalgamation allowed only for creation/ expansion of parks/ gardens.  Sub-divisions allowed as per DCR, MMR 1999.	Amalgamation allowed subject to a maximum size of 250 sqm for construction. No restriction for amalgamation for creation/ expansion of parks/ gardens.  Sub-divisions allowed as per DCR, MMR 1999.	Amalgamation allowed subject to a maximum size of 250 sqm for construction. No restriction for amalgamation for creation/ expansion of parks/ gardens.  Sub-divisions allowed as per DCR, MMR 1999.	Amalgamation to be regulated to avoid large building footprints and high traffic generating large buildings such as cinema theatres, shopping malls, vehicle service stations, etc. Typically, plots larger than 250 sqm can support such activities.  However, bye-laws shall allow creation of large parks, gardens, playground and other open spaces for public use with no restrictions on the maximum size of the amalgamated plot.
Balconies, overhangs, <i>chajjas</i>	No reference.	No balconies, overhangs, <i>chajjas</i> allowed in the front margin on Deulwadi street. Balconies shall be allowed around <i>Bhimala Talao</i> .	No balconies, overhangs, <i>chajjas</i> allowed in the front margin on Deulwadi street. Balconies shall be allowed around <i>Bhimala Talao</i> .	No balconies, overhangs, <i>chajjas</i> allowed in the front margin on Deulwadi street. Balconies shall be allowed around <i>Bhimala Talao</i> .	Width of Deulwadi street is narrow and any projections may hamper with the visual character of the street.

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Basement/ cellar	No reference.	Allowed as per DCR, MMR 1999 or NBC or other applicable building standards.	Allowed as per DCR, MMR 1999 or NBC or other applicable building standards.	Allowed as per DCR, MMR 1999 or NBC or other applicable building standards.	No archaeological remains in the precinct, hence earth excavations for buildings allowed subject to approval from other applicable acts, rules and regulations.
Bathroom/ toilet	No reference.	Allowed as per DCR, MMR 1999 or NBC or other applicable building standards.	Allowed as per DCR, MMR 1999 or NBC or other applicable building standards.	Allowed as per DCR, MMR 1999 or NBC or other applicable building standards.	Basic services such as water, sanitation, electricity, etc. should be provided in a manner which is sensitive to heritage precincts.
Building colour	No reference.	No colour specification.	No colour specification.	No colour specification.	Colours of buildings do not provide a unified identity to Deulwadi precinct.
Building material (walls)	No reference.	No specification.	No specification.	No specification.	In Deulwadi precinct, building materials do not contribute to a unified identity and hence need not be regulated.

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Built-up area/ FSI	<p><b>Section 15.11.6.2 of DCR MMR 1999</b> allows FSI consumption of upto 1.0 in Gaothan, Gaothan Expansion Schemes and Development within 200m from Gaothan boundary.</p> <p>However, for Uran, FSI of 4.0 has been proposed and is yet to be approved.</p>	FSI to be frozen to its existing consumption at plot level in the core area. TDR mechanism may be used and appropriate receivable zones may be identified within Uran Municipal Area.	FSI to be frozen to its existing consumption at plot level in the core area. TDR mechanism may be used and appropriate receivable zones may be identified within Uran Municipal Area.	FSI to be frozen to its existing consumption at plot level in the core area. TDR mechanism may be used and appropriate receivable zones may be identified within Uran Municipal Area.	<p>Core area has significant unconsumed FSI as compared to the proposed FSI of 4.0, encouraging demolition and reconstruction of existing structure. This may potentially destroy the heritage value of the precinct and hence, FSI should be frozen to existing consumption at plot level in the core area only.</p> <p>Tradable FSI concept can be introduced after a study of receivable zones within Municipal area</p>
Chimney (kitchen)	No reference.	No specification.	No specification.	No specification.	There are very few restaurants/ eateries in the precinct and use of coal and firewood was not found. Hence, no potential damage can be envisaged to the precinct and no regulation is required for kitchen chimney.

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Compound wall, gate and railing	No reference.	<p>No compound walls (including opaque walls, perforated walls, grills, railings, etc.) allowed for plots other than residential. Any existing compound walls above 0.6 m from the ground level shall be removed.</p> <p>For residential plots, no compound walls permitted higher than 2 feet from the ground for plots facing Deulwadi street. Any existing compound walls above 0.6 m from the ground level shall be removed.</p>	<p>No compound walls (including opaque walls, perforated walls, grills, railings, etc.) allowed for plots other than residential. Any existing compound walls above 0.6 m from the ground level shall be removed.</p> <p>For residential plots, no compound walls permitted higher than 2 feet from the ground for plots facing Deulwadi street. Any existing compound walls above 0.6 m from the ground level shall be removed.</p>	<p>No compound walls (including opaque walls, perforated walls, grills, railings, etc.) allowed for plots other than residential. Any existing compound walls above 0.6 m from the ground level shall be removed.</p> <p>For residential plots, no compound walls permitted higher than 0.6 m from the ground for plots facing Deulwadi street. Any existing compound walls above 2 feet from the ground level shall be removed.</p>	Traditionally, houses had verandahs or front yards as interactive spaces and are a crucial element for socio-cultural interactions. Compound walls threaten to destroy this interaction and hence shall not be permitted.
Courtyard	No reference.	No specification.	No specification.	No specification.	Courtyards although were an integral part of the vernacular architecture of the region, its existence or absence, would not hamper the heritage value of the precinct. Suggestion is to encourage as an element, if so desired by the owner/user



Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Verandah	No reference.	A verandah of minimum width of 1.2 m within the plot shall be provided for plot sizes of more than 100 sq m.	A verandah of minimum width of 1.2 m within the plot shall be provided for plot sizes of more than 100 sq m.	A verandah of minimum width of 1.2 m within the plot shall be provided for plot sizes of more than 100 sq m.	Traditionally, houses had verandahs as interactive spaces and should be encouraged to improve interaction between the street and buildings.
Fenestration design	No reference.	No specification.	No specification.	No specification.	-
Foundation	No reference.	No specification.	No specification.	No specification.	-
Front, side & rear margin/ setback	No reference.	No specification.	No specification.	No specification.	-
Garage (Private)	No reference.	No specification.	No specification.	No specification.	-
Height of building	<b>Section 15.11.6.2 of DCR MMR 1999</b> allows a maximum height of the buildings to be 13.5m in Gaothan, Gaothan Expansion Scheme and Development within 200m from Gaothan boundary.	As per DCR MMR 1999.	As per DCR MMR 1999.	As per DCR MMR 1999.	-
Minimum size of dwelling unit	No reference for dwelling unit. However, <b>Section 15.5.3.6 of DCR MMR 1999</b> defines the minimum residential plot size to be 25 sqm.	No specification.	No specification.	No specification.	-

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Parapet wall	No reference	To be included in the permitted building height.	To be included in the permitted building height.	To be included in the permitted building height.	Overall permissible height of the structure shall be restricted to 13.5 m only.
Parking	<b>Section 15.5.2.3 of DCR MMR 1999</b> parking arrangements shall be indicated in the application for Development Permission for organised development. However, no standards/ specification have been provided in DCR MMR 1999.	Common car parking provisions for core area shall be made by Uran Municipal Council with passes for residents of Deulwadi street and the street shall be declared a pedestrian street. Two-wheelers can be parked by the residents within premises.	Common car parking provisions for core area shall be made by Uran Municipal Council with passes for residents of Deulwadi street and the street shall be declared a pedestrian street. Two-wheelers can be parked by the residents within premises.	Common car parking provisions for core area shall be made by Uran Municipal Council with passes for residents of Deulwadi street and the street shall be declared a pedestrian street. Two-wheelers can be parked by the residents within premises.	Deulwadi street attracts large number of pedestrians as it is a ceremonial street. Parking on Deulwadi street shall be prohibited and appropriate provisions be made by the ULB to provide common parking space at a suitable location. It has been observed that most of the households own a two-wheeler. Common parking shall be provided at 1 ECS per 100 sqm of floor area.  Traffic & parking management plan shall be prepared to regulate parking around <i>Bhimala Talao</i> during festive and non-festive times.
Plinth	No reference.	No specification.	No specification.	No specification.	-
Projections in margins/ setbacks	No reference.	No projections allowed in margins except window <i>chajjas</i> of upto 0.6 m or roof overhang in case of sloping roofs of upto 0.6 m.	No projections allowed in margins except window <i>chajjas</i> of upto 0.6 m or roof overhang in case of sloping roofs of upto 0.6 m.	No projections allowed in margins except window <i>chajjas</i> of upto 0.6 m or roof overhang in case of sloping roofs of upto 0.6 m.	Projections in the margin allowed only for weather protection.

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Rain water harvesting (tank, pits, etc.)	No reference.	Allowed within plot boundary.	Allowed within plot boundary.	Allowed within plot boundary.	Allowed for delivering basic services such as water, sanitation, electricity, etc. and to encourage rain water harvesting.
Ramp	No reference.	Ramps allowed to make buildings accessible to all (including wheelchairs) as per standards laid by Ministry of Social Justice and Empowerment, Government of India <sup>3</sup> .	Ramps allowed to make buildings accessible to all (including wheelchairs) as per standards laid by Ministry of Social Justice and Empowerment, Government of India.	Ramps allowed to make buildings accessible to all (including wheelchairs) as per standards laid by Ministry of Social Justice and Empowerment, Government of India.	Mandatory compliance with 'Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995'.
Roof design/ type	No reference.	No specification.	No specification.	No specification.	-
Roof projections (water tanks)	No reference.	Excluded from the permissible building height.	Excluded from the permissible building height.	Excluded from the permissible building height.	Exclusion allowed for delivering basic services such as water, sanitation, electricity, etc. in a manner sensitive towards heritage precincts.
Roof projections (staircase well/ mumties/ lift machine room)	No reference.	Excluded from the permissible building height upto a maximum area of 4 sqm (non habitable)	Excluded from the permissible building height upto a maximum area of 4 sqm (non habitable)	Excluded from the permissible building height upto a maximum area of 4 sqm (non habitable)	Access to terraces shall be allowed and use of rooftop spaces may be encouraged.

<sup>3</sup> Refer: CPWD (1998) Guidelines and Space Standards for Barrier Free Built Environment for Disabled and Elderly Persons, Central Public Works Department, Ministry of Urban Affairs and Employment, Government of India. (now Ministry of Urban Development). Weblink: <http://urbanindia.nic.in/writereaddata/GuideLines%20of%20Scemes/92.pdf>; Accessed on: October 08, 2012.

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Septic Tank/ Soak- away pit	No reference.	Allowed within property	Allowed within property	Allowed within property	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Underground water storage tank (other than rain water harvesting tank)	No reference.	Allowed within property	Allowed within property	Allowed within property	Allowed for delivering basic services such as water, sanitation, electricity, etc.

#### 10.1.2. Building Utilities

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Air conditioning	No reference.	Allowed	Allowed	Allowed	-
Automatic fire sprinkler system	No reference.	Allowed	Allowed	Allowed	-
Diesel Generator Set	No reference.	Not allowed in Deulwadi street. Allowed in other core areas.	Not allowed in Deulwadi street. Allowed in other core areas.	Not allowed in Deulwadi street. Allowed in other core areas.	Air and noise pollution generated by diesel generator sets may destroy the sanctity of the Deulwadi street

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Dish antenna	No reference.	Allowed on terraces/ roofs at a height below the top of the parapet. For sloping/ other roofs, dish antennas shall be placed below the topmost part of the roof.	Allowed on terraces/ roofs at a height below the top of the parapet. For sloping/ other roofs, dish antennas shall be placed below the topmost part of the roof.	Allowed on terraces/ roofs at a height below the top of the parapet. For sloping/ other roofs, dish antennas shall be placed below the topmost part of the roof.	Dish antennas shall not cause visual hindrance in the skyline of the precinct.
Earthing for lightning	No reference.	Allowed	Allowed	Allowed	Essential for safety of the occupants.
Electric shaft	No reference.	As per National Building Code	As per National Building Code	As per National Building Code	Allowed for delivering basic services such as water, sanitation, electricity, etc. However for new construction such as security cabin/ guard room/ toilet, electric cables shall be provided without a dedicated shaft.
Fire safety equipment & systems	No reference.	As per National Building Code	As per National Building Code	As per National Building Code	Essential for safety of the occupants.

## 10.1.3. Public Works, Infrastructure and Other Elements

Parameter/ Element	Bye-Law	Rationale
Hoardings (advertisement boards)	Not allowed	-
Heritage/ Tourism/ Information Signage	As per signage guidelines to be prepared by State Archaeology Department, Government of Maharashtra/ MMR HCS.	-
Borewell (Public and Private)	Allowed	No archaeological remains in the precinct, hence earth excavations for buildings allowed subject to approval from other applicable acts, rules and regulations.
Culverts	Allowed	-
Electric transformer	Not allowed in core area.	Electricity services in the core area can be served by transformers placed in buffer area.
Erection of temporary kiosk/ <i>pandal</i>	Allowed with permission from Uran Municipal Council	Due to large scale social, cultural and religious activities, temporary kiosks are essential and hence shall be allowed.
Excavation (public facilities)	Allowed with permission	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Fire hydrants in public places	Allowed with permission	Essential for safety of the public.
Footpath	Allowed with permission	Basic need for mobility and crucial for safety of the public.
Fuel stations and service stations	Not allowed	Fuels & service stations generate large volume of traffic and hence, shall not be allowed.
Gas pipeline	Allowed with permission	Allowed for delivering basic services such as water, sanitation, electricity, etc.
HT line	Not allowed	HT Lines can be re-aligned to avoid passing through the precinct. HT lines are undesirable visually.
Landscape	Allowed as per building plan permission parameters.	-
LT line	Only underground with permission	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Mining, quarrying and kiln	Not allowed	Mining, quarrying and kilns generate large volume of traffic and may be detrimental to environmentally sensitive areas.
Mobile network tower	Not allowed in the precinct.	Mobile network towers are undesirable visually in the study area and the ones existing in core area shall be relocated beyond the precinct.

Parameter/ Element	Bye-Law	Rationale
Public Parking	Surface parking allowed as per Parking & Traffic Management Plan (to be prepared)	<i>Bhimala Talao</i> forms a crucial recreational place for the city and attracts visitors from all parts of the city and hence vehicles. Parking provisions must be made for such visitors.  During festivals, large numbers of people visit from the state, hence, parking provisions shall be made, preferably outside the precinct to regulate traffic & crowd control.
Public toilet/s	Allowed	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Secondary Collection Point (MSW)	Not allowed	Door to door MSW collection shall be implemented as soon as possible and need for secondary collection points/large community bins shall be removed.
Space for vending	Allowed as per Vending Policy (to be prepared by Uran Municipal Council (as per national vendors policy)	Vending forms an integral part of the socio-cultural significance of the precinct apart from livelihood for many. Retaining the same shall be effectively done with the help of vending policy.
Street light	Allowed(put cables underground)	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Telecom/ Cable TV line	Allowed underground	Allowed for delivering basic services such as water, sanitation, electricity, etc.

### Architectural Features & Other Special Elements

- Architectural merits in this precinct can be listed as follows:  
Wooden Brackets in *Ganpati Mandir* at *Ganpati Chowk*, Typical Roof-scape observed in temples and residences in *Deulwadi Street* and few other buildings in the Buffer Area such as the Commando Academy, special elements like *tulsi kyara*, *deepstambha*, old buildings like dispensary, decorative grills, etc.

Figure 12 Wooden Brackets in Ganpati Mandir (left), Brackets and Jalis in Temple Street (centre) & Typical Roofing style (right)



Figure 13 Typical grills (left), Carved wooden door - temple street (centre) & stone masonry - dispensary (right)



Figure 14 Deepstambha - Deulwadi Sansthan Chowk (left), Tulsi Kyara (centre) & Decorative Sculptures - Ram Mandir (right)



- Apart from the few typical building elements, it is the scale of the buildings that form a character in the Temple Street. Hence any proposed intervention in the form of an addition, alteration or reconstruction or repairs to a building should be consistent in scale and design with the precinct in general and the original architectural vocabulary of the adjoining buildings that have not been reconstructed.

The proposed modifications should maintain the ambience of the precinct and incorporate the peculiar features such as front porch, platform and verandah, wooden railings or iron grills, *jalis*, brackets, etc. of similar design as the adjoining and surrounding buildings and also as per the original structure.



Features such as street edge, sloping Mangalore-tiled roof profile, projecting porch (such as in *Shankar Chawl*), position and style of doors and windows and their shutters, etc. should be retained and incorporated in any proposal for development.

#### **Change of Activity and Use**

- Deulwadi is a predominantly **socio-cultural** and **religious** hub with a series of temples adjoining each other and forming a group. Commercial activity attracting heavy traffic, storage depots and warehouses of chemical materials, etc. would not be permitted in the Core Area.
- However, limited change of use is permitted, as given below:
  - Residential to Guest houses (for promoting cultural tourism)

## 10.2. Development Guidelines for the Buffer Area of the Deulwadi Precinct

The BUFFER AREA includes buildings which are of lesser significance as compared to the Temples & Residences of the Temple Street in the Deulwadi precinct or the *Bhimala Talao*. They are shown in the below photographs:

Figure 15 Building opposite to Ganpati Chowk (left), Ganpati Chowk (centre) and road beside Dispensary (right)



Figure 16 Native High School (left), Building beside Deulwadi Street entry (centre) & Commercial developments in the precinct (right)



Figure 17 Road leading to Swami Vivekanand Chowk (left), Old house beside Mehta Apts. (centre) & buildings adjacent to Dispensary (right)



As evident from the above images almost all the buildings in the BUFFER AREA have **commercial, residential, mixed or institutional usage**.

The guidelines for the Buffer Area would specify provisions for activities in the Buffer Area of the precinct, as follows:

- Street markets apart from the formal markets could be arranged for festival times.
- Specific measures for Traffic control could be exercised during festival times.

### 10.2.1. Architectural/ Building Elements

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Amalgamation/ sub-division of plots	Same as core area	Same as core area	Same as core area	Same as core area	Same as core area
Balconies, overhangs, <i>chajjas</i>	No reference.	Balconies, overhangs, <i>chajjas</i> may be allowed in the margins in buffer area.	Balconies, overhangs, <i>chajjas</i> may be allowed in the margins in buffer area.	Balconies, overhangs, <i>chajjas</i> may be allowed in the margins in buffer area.	Areas in buffer area are facing severe developmental pressures and protecting built-open relationship is of utmost importance.
Basement/ cellar	No reference.	Same as core area	Same as core area	Same as core area	Same as core area
Bathroom/ toilet	No reference.	Same as core area	Same as core area	Same as core area	Basic services such as water, sanitation, electricity, etc. should be provided in a manner which is sensitive to heritage precincts.
Building colour	No reference.	No colour specification.	No colour specification.	No colour specification.	Colours of buildings do not provide a unified identity to Deulwadi precinct.
Building material (walls)	No reference.	No specification.	No specification.	No specification.	In Deulwadi precinct, building materials do not contribute to a unified identity and hence need not be regulated.

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Built-up area/ FSI	<b>Section 15.11.6.2 of DCR MMR 1999</b> allows FSI consumption of upto 1.0 in Gaothan, Gaothan Expansion Schemes and Development within 200m from Gaothan boundary.  However, for Uran, FSI of 4.0 has been proposed and is yet to be approved.	For buffer area, <b>Section 15.4.4 of DCR MMR 1999</b> prevails.	For buffer area, <b>Section 15.4.4 of DCR MMR 1999</b> prevails.	For buffer area, <b>Section 15.4.4 of DCR MMR 1999</b> prevails.	Buffer area may take up development at par with the rest of the city without destroying the heritage value of the precinct. The FSI consumption maybe undertaken subject to compliance with other applicable acts, rules and regulations.
Chimney (kitchen)	No reference.	No additional specifications for buffer area. However, it shall be in compliance with all applicable acts, rules and regulations.	No additional specifications for buffer area. However, it shall be in compliance with all applicable acts, rules and regulations.	No additional specifications for buffer area. However, it shall be in compliance with all applicable acts, rules and regulations.	There are very few restaurants/ eateries in the precinct and use of coal and firewood was not found. Hence, no potential damage can be envisaged to the precinct and no additional regulation is required for kitchen chimney.
Compound wall, gate and railing	No reference.	Opaque compound walls may be allowed upto a height of 1.0 m from the ground with grill/ railing above that.	Opaque compound walls may be allowed upto a height of 1.0 m from the ground with grill/ railing above that.	Opaque compound walls may be allowed upto a height of 1.0 m from the ground with grill/ railing above that.	Retaining/ re-establishing visual relation between public and private domain (i.e. properties and streets/ roads) is desirable as it has been observed in vernacular buildings.
Courtyard	No reference.	Same as core area	Same as core area	Same as core area	Same as core area
Verandah	No reference.	Same as core area	Same as core area	Same as core area	Same as core area

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Fenestration design	No reference.	No specification.	No specification.	No specification.	-
Foundation	No reference.	No specification.	No specification.	No specification.	-
Front, side and rear margin/ setback	No reference.	No specification.	No specification.	No specification.	-
Garage (Private)	No reference.	No specification.	No specification.	No specification.	-
Height of building	Same as core area	Same as core area	Same as core area	Same as core area	-
Minimum size of dwelling unit	Same as core area	Same as core area	Same as core area	Same as core area	-
Parapet wall	No reference	Same as core area	Same as core area	Same as core area	Same as core area
Parking	<b>Section 15.5.2.3 of DCR MMR 1999</b> parking arrangements shall be indicated in the application for Development Permission for organised development. However, no standards/ specification have been provided in DCR MMR 1999.	Parking provisions shall be made at 1 ECS per 100 sqm of floor area.	Parking provisions shall be made at 1 ECS per 100 sqm of floor area.	Parking provisions shall be made at 1 ECS per 100 sqm of floor area.	-
Plinth	No reference.	No specification.	No specification.	No specification.	-
Projections in margins/ setbacks	No reference.	Same as core area	Same as core area	Same as core area	Same as core area

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Rain water harvesting (tank, pits, etc.)	No reference.	Same as core area	Same as core area	Same as core area	Same as core area
Ramp	No reference.	Same as core area	Same as core area	Same as core area	Same as core area
Roof design/ type	No reference.	No specification.	No specification.	No specification.	-
Roof projections (water tanks)	No reference.	Same as core area	Same as core area	Same as core area	Same as core area
Roof projections (staircase well/ mumties/ lift machine room)	No reference.	Same as core area	Same as core area	Same as core area	Same as core area
Septic Tank/ Soak- away pit	No reference.	Same as core area	Same as core area	Same as core area	Same as core area
Underground water storage tank (other than rain water harvesting tank)	No reference.	Same as core area	Same as core area	Same as core area	Same as core area

### 10.2.2. Building Utilities

Parameter/ Elements	Rule as per DCR MMR 1999 or approved Uran Development Plan (whichever is applicable)	New construction/ reconstruction (by demolition of existing buildings)	Expansion/ modification of existing building	Repair/ renovation of existing building	Rationale
Air conditioning	No reference.	Allowed	Allowed	Allowed	-
Automatic fire sprinkler system	No reference.	Allowed	Allowed	Allowed	-
Diesel Generator Set	No reference.	Allowed subject to compliance with other applicable acts, rules and regulations.	Allowed subject to compliance with other applicable acts, rules and regulations.	Allowed subject to compliance with other applicable acts, rules and regulations.	-
Dish antenna	No reference.	Same as core area	Same as core area	Same as core area	Dish antennas shall not cause visual hindrance in the skyline of the precinct.
Earthing for lightning	No reference.	Allowed	Allowed	Allowed	Essential for safety of the occupants.
Electric shaft	No reference.	As per National Building Code	As per National Building Code	As per National Building Code	Allowed for delivering basic services such as water, sanitation, electricity, etc. However for new construction such as security cabin/ guard room/ toilet, electric cables shall be provided without a dedicated shaft.
Fire safety equipment & systems	No reference.	As per National Building Code	As per National Building Code	As per National Building Code	Essential for safety of the occupants.

## 10.2.3. Public Works, Infrastructure and Other Elements

Parameter/ Element	Bye-Law	Rationale
Hoardings (advertisement boards)	Not allowed	-
Heritage/ Tourism/ Information Signage	As per signage guidelines to be prepared by State Archaeology Department, Government of Maharashtra/ MMR HCS.	-
Borewell (Public and Private)	Allowed	No archaeological remains in the precinct, hence earth excavations for buildings allowed subject to approval from other applicable acts, rules and regulations.
Culverts	Allowed	-
Electric transformer	Allowed with permission.	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Erection of temporary kiosk/ <i>pandal</i>	Allowed with permission from Uran Municipal Council	Due to large scale social, cultural and religious activities, temporary kiosks are essential and hence shall be allowed.
Excavation (public facilities)	Allowed with permission	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Fire hydrants in public places	Allowed with permission	Essential for safety of the public.
Footpath	Allowed with permission	Basic need for mobility and crucial for safety of the public.
Fuel stations and service stations	Not allowed	Fuels stations and service stations generate large volume of traffic and hence should not be allowed.
Gas pipeline	Allowed with permission	Allowed for delivering basic services such as water, sanitation, electricity, etc.
HT line	Not allowed	HT Lines can be re-aligned to avoid passing through the precinct. HT lines are undesirable visually.
Landscape	Allowed as per building plan permission parameters.	-
LT line	Only underground with permission	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Mining, quarrying and kiln	Not allowed	Mining, quarrying and kilns generate large volume of traffic and may be detrimental to environmentally sensitive areas.
Mobile network tower	Not allowed in the precinct.	Mobile network towers are undesirable visually in the study area and the ones existing in buffer area shall be relocated beyond the precinct.



Parameter/ Element	Bye-Law	Rationale
Public Parking	Surface parking allowed as per Parking & Traffic Management Plan (to be prepared)	<i>Bhimala Talao</i> and its environs form a crucial recreational place for the city and attracts visitors from all parts of the city and hence vehicles. Parking provisions must be made for such visitors.  During festivals, large volume of people visit from within the region and state and hence appropriate parking provisions shall be made, preferable outside the precinct to regulate traffic and exercise crowd control.
Public toilet	Allowed	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Secondary Collection Point (MSW)	Not allowed	Door to door MSW collection shall be implemented as soon as possible and need for secondary collection points/large community bins shall be removed.
Space for vending	Allowed as per Vending Policy (to be prepared by Uran Municipal Council (as per national vendors policy)	Vending forms an integral part of the socio-cultural significance of the precinct apart from livelihood for many. Retaining the same shall be effectively done with the help of vending policy.
Street light	Allowed	Allowed for delivering basic services such as water, sanitation, electricity, etc.
Telecom/ Cable TV line	Allowed underground	Allowed for delivering basic services such as water, sanitation, electricity, etc.

## 11. Formation of ‘Heritage Cell’ and creation of ‘Conservation Corpus’

For the conservation of the buildings in the Heritage Precinct, inspections are necessary to preserve them in good condition.

The structures listed in the published heritage list need to be reviewed not only in terms of their description, but should be revised to enlist or delist depending upon their individual merits as proposed in these guidelines.

**Formation of ‘Heritage Cell’** is an essential step in this direction which needs to be undertaken at the earliest. It shall act as a tourist information centre as well. The constitution of the ‘Heritage Cell’ can be done as per the guidelines of INTACH and instructions of MMR HCS. The Heritage Cell could include Historians, Architects, representative of MMR HCS, social activists, etc. Deulwadi trusts under the guidance of Heritage Cell be involved in the process creating consensus and undertaking communication campaign with the community.

The role of the Heritage Cell should include:

- Evaluating any proposal with respect to the heritage guidelines and issuing an NOC for approval of the same
- Providing Technical advice to the owners of heritage properties (related to conservation)
- Providing advice to Municipal Council on listed buildings and communication with the temples trusts
- Providing funds for maintenance of heritage structures and properties

**Creation of a Conservation Corpus** is very essential to maintain the structures in a good condition over a period of time. Initial repairs for the damages identified in the report can be carried out with the help of the grant provided by MMR HCS. But eventually the periodic Operation & Maintenance (O & M) would require a Conservation Corpus or Fund / Repair Fund as mentioned here.

The fund shall be accessible through the Heritage Cell as mentioned above. In addition to the above, an INTACH *Uran* – Chapter could be initiated to further this initiative of Heritage Management in Uran.

**INTACH (Indian National Trust for Art and Cultural Heritage)** is India's largest non-profit membership organization set up in 1984 dedicated to conservation and reservation of India's vast natural, cultural, living, tangible and intangible heritage (INTACH, 2009). INTACH was registered as a society (hereinafter referred to as society/trust) under the Registration of Societies Act, 1860.

The Memorandum of Association and the Rules and Regulations (Appendix A) spell out its objectives and the manner in which these objectives are sought to be realized. Clause 3 of the Memorandum of Association of the Indian National Trust for Art and Cultural Heritage (INTACH) states the objectives for which the Society/Trust (INTACH) is formed.

One of the main objectives of INTACH is to constitute or cause to be constituted Regional Chapters at convenient centres in India to promote the objectives of the Society/Trust (INTACH). The governing council of INTACH has power to set up centres (chapters) in India or elsewhere as and when deemed necessary for furthering the objectives of INTACH. The said council has power to close a Chapter as well. A Chapter can be established for any geographical area, be it a State, a Region, a District or a City or any other that may be considered convenient. Any chapter thus created would be an organic part of INTACH and legally it has no independent existence of its own. Each Chapter has a convener whose nomination is approved by the Chapters Division of INTACH. The convener should propose the name of a co-convener or co-conveners and obtain approval from the Chapters Division of INTACH

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## Annexure -1

### DEVELOPMENT CONTROL REGULATIONS FOR MUMBAI METROPOLITAN REGION 1999

(Forming part of the Regional Plan for Mumbai Metropolitan Region Sanctioned under Government Notification Urban Development Department No.TPS-1297/1094/CR-116/97/UD-12 dated 23<sup>rd</sup> September, 1999)

The Development Control regulation for **U-1 zone** given in Chapter-15 Development Control Regulations for Mumbai Metropolitan Region, 1999 is quoted as follows:

#### **15.4 Urbanisable Zone-1 (U-1)**

15.4.1 The lands in U-1 Zone may be developed for residential, commercial, industrial, warehousing or other urban uses. Such development shall be in conformity with the detailed land use provisions of the Development Plan, Planning Proposals, Town Planning schemes, Layout proposed as a part of the final Regional Plan 1973. For area of Wangani and Neral and the related Development Control Regulations may be enforced by the concerned planning authorities for their respective areas.

15.4.2 The development of lands in U-1 zone for which no Development Plan Planning Proposal, Town Planning Scheme or Development Control Regulations exists shall be regulated in accordance with the provisions of Regulation 15.5 until Development Plan or separate Development Control Regulations are enforced for the area.

#### **15.7 Recreational and Tourism Development Zone (RTD Zone)**

15.7.1 Notwithstanding anything stated in regulation 15.5, 15.6, 15.8, 15.9 and 15.12, developments in the Recreational and Tourism Development Zone shall be regulated in accordance with the following regulations.

15.7.2 For the purposes of these Regulations, the recreational and tourism Zone shall consist of:

- a) Areas specifically marked in the Regional Plan as RTD Zone;
- b) Places of recreational and tourism value, such as,
  - i) Forts;
  - ii) Archaeological and historical monuments;
  - iii) **Major religious places;**
  - iv) Objects, features, structures and places of architectural, **natural** and scientific interest, and educational value;
- c) A belt of 500 meters around the places mentioned in b) above, but **excluding existing gaothans.**
- d) **Hilly areas, plantation areas, forest areas, areas of natural scenery or other areas having recreational or tourism value;**

Provided that the places or areas mentioned in b) and d) above are either shown in the regional Plan or subsequently identified by the government in consultation with Maharashtra Tourism Development Corporation and MMRDA.

15.7.3 No development of the type mentioned in Regulation 15.7.4 shall be permitted within the places mentioned in regulation 15.7.2 b) or within 100 m. therefrom except for the purposes of restoration, conservation, improvement, maintenance and management of the places of recreational and tourism value as mentioned in regulations 15.7.2 b) and d).

15.7.4 Subject to Regulations 15.7.3, following developments shall be permitted in the land situated in the Recreation and Tourism Development Zone or in accordance with a plan prepared for the particular RTD Zone.

- a) Gaothan and Gaothan expansion scheme as provided for in Regulation 15.7.2 b).
- b) Hotels, tourist resorts, holiday homes, motels and club houses.
- c) Retail shops, restaurants and banks.
- d) **Religious places and allied activities.**
- e) Parks, gardens, play fields, golf courses, camping grounds, swimming pools, facilities related to water sports, race courses, amusement parks, theme parks.
- f) Temporary constructions for limited period, such as, during fairs, ceremonies, etc.
- g) Essential public services and utilities such as public toilets, water and sewage treatment facilities, electricity sub-station and bus shelters.
- h) Access roads, bridges, vehicle parking areas, jetties, ropeways.
- i) Petrol pumps, servicing and repair services.
- j) Film and Video Shooting sites on land not less than 5 ha. on the condition that the permanent built up facilities shall not cover more than 10 % of the gross land area. Where the investment is large, the built up area shall be allowed to the extent of 50 % with a previous approval of Government. And by charging premium as decided by the Government.

Provided that in RTD Zone, the existing gaothan and its periphery upto 200m for natural expansion of gaothan shall be permitted subject to Regulation 15.7.3 and in accordance with the regulation of 'B' & 'C' Class Municipal Councils prescribed by the State Government, Provided also that Hill Station Development as per Urban Development Department Notification No. TPS/1896/1231//CR-123/96/UD-13 dated 26<sup>th</sup> November, 1996 shall also be permitted.

#### 15.11 Gaothan & Gaothan Expansion

15.11.1 Notwithstanding anything stated in Regulation 15.5 (Urbanisable Zone-2 (U-2)), 15.6 (Industrial Zone (I-Zone)) and 15.7 (Recreational and Tourism Zone (RTD Zone)) the developments within the boundary of the existing gaothan (village site) and the gaothan expansion scheme (GES) situated in other than U-1 Zone and I-Zone shall be governed by the following Regulations.

15.11.2 For the purpose of these Regulations, the boundary of the existing gaothan shall be as shown in the revenue maps prepared on or before the date of coming into force of these Regulations.

15.11.3 The lands in **gaothan** may be used for any of the following purposes:

- a) Residences
- b) Retail shops, restaurants and banks, personal service establishments and repair service establishments;
- c) Schools;
- d) Community centres and other social institutions;
- e) Religious places;
- f) Clinics, dispensaries, health centres;
- g) Essential public services and utilities including local Government offices.
- h) Stables for domestic animals subject to limit of 5 animals on each plot.
- i) Traditional household industries;
- j) Storage of crop, fodder, manure, agricultural implements and other similar needs;
- k) Parks and playground;
- l) Fishing, fish and net-drying, boat storage, boat repairs and servicing, storage of fuel;
- m) Public conveniences;

15.11.4 The development in the nature of expansion of existing gaothan shall be permitted within 200 m from the existing boundaries of the gaothan.

15.11.5 The lands included in gaothan expansion shall be used for the following;

- a) All uses stated in Regulation 15.11.3, items a) to m).
- b) Service industries class 'A' as stated in the standardized bye-laws and D.C. Rules sanctioned by the State Government for 'B' and 'C' class municipal councils.
- c) Warehousing and cold storage on plot not more than 0.20 ha.

15.11.6 Width of Access, Plot sizes, Floor Space Index (FSI), Maximum Height

15.11.6.1 The minimum width of access, pathways and roads, in Gaothan Expansion Scheme shall be as stated in Regulations 15.5.3.2 and minimum plot size shall be as stated in Regulation 15.5.3.3.

15.11.6.2 The maximum permissible FSI, maximum number of storeys and maximum height of the buildings in gaothan and gaothan expansion schemes shall be as given in Table – 15.11.

Location	FSI	No. of storeys	Max. Height
1. Gaothan	1.0	G+II or stilt with III	13.5 m
2. Gaothan Expansion Scheme	1.0	G+II or stilt with III	13.5 m
3. Development within 200 m from gaothan boundary	1.0	G+II or stilt with III	13.5 m

15.11.6.3 The maximum permissible FSI shall be calculated on the Gross area of the plot.

15.11.6.4 Where the owner surrenders to the Planning Authority, Local Authority or the Collector or an agency nominated by them, free-of-cost, any land for main roads, social facilities and amenities public utilities and services, an additional incentive FSI of 0.2 of the land so surrendered shall be permissible in Gaothan and Gaothan Expansion.

15.11.6.5 Other features of the development shall conform to the standardised bye-laws and Development Control rules recommended by the Government for 'B' and '**C' class municipal councils.**

## Annexure -2

### HERITAGE CONSERVATION: LEGISLATIVE AND ORGANIZATIONAL POLICIES FOR INDIA – SHYAM

CHAINANI

BOMBAY ENVIRONMENTAL ACTION GROUP

The Annexure III Model Regulation for Conservation of Heritage Sites (Both Natural and Man Made) explains in no. 16.

#### **GRADING OF THE LISTED BUILDING/LISTED PRECINCTS:**

In the last column of the said list of heritage buildings, Heritage precincts, “Grades” such as I, II or III have been indicated. The meaning of these Grades and basic guidelines for development permissions are as follows:

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

#### **Grade I**

**Definition:** Comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. They have been, and are, the prime landmarks of the city. All natural sites shall fall within Grade I.

**Objective:** Heritage Grade I richly deserves careful preservation.

**Scope for changes:** No interventions be permitted either on exterior or interior of the heritage building or natural feature unless it is necessary in the interest of strengthening and prolonging, the life of the building/s or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original.

**Procedure:** Development permission for the changes would be given by the Municipal Commissioner on the advice of the Heritage Conservation Committee to be appointed by the State Government.

**Vistas/Surrounding Development:** All development in areas surrounding Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade I.

#### **Grade II (A and B)**

**Definition:** Comprises buildings of regional or local importance, possessing special architectural or aesthetic merit, cultural or historical value, though of a lower scale than in Heritage Grade I. They are local landmarks, contributing to the image and identity of the City. They may be the work of master craftsmen, or may be models of proportion and ornamentation, or designed to suit a particular climate.

**Objective:** Heritage Grade II deserves intelligent conservation.

**Scope for changes:**

#### **Grade II (A)**

Intelligent changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade II.

#### **Grade II (B)**

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

In short, Grade II-B allows development of additional buildings within the same plot.

**Procedure:** Development permission for the change should be given by the Municipal Commissioner on the advice of the Heritage Conservation committee to be appointed by the State Government.

**Vistas/Surrounding Development:** All development in areas surrounding Heritage Grade II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade II.

#### **Grade III**

**Definition:** Comprises buildings and precincts of importance for townscape; they evoke architectural, aesthetic or sociological interest though as not as much in Heritage Grade II. These contribute to determine the character of the locality, and can be representative of lifestyle of a particular community or region and, may also be distinguished by their setting on a street-line or special character of the facade and uniformity of height, width and scale.

**Objective:** Heritage Grade III deserves the intelligent conservation (though on a lesser scale than Grade II and special protection to unique features and attributes.

**Scope for changes:** Internal changes and adaptive re-use may by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.

**Procedure:** Development permission for the changes would be given by the Municipal Commissioner on the advice of the Heritage Conservation Committee to be appointed by the State Government.

**Vistas/Surrounding Development:** All development in areas surrounding Heritage Grade III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade III.



## Annexure -3

List of Graded buildings within the precinct: As per UDRI list

### Grade II A

1. *Vitthal Rukmani Mandir, Deulwadi*
2. *Hanuman Mandir, Deulwadi*
3. *Ganesh Mandir, Deulwadi*
4. *Laxmi Narayan Mandir, Deulwadi*
5. *Ismail Bhaiji House, Masjid Mohalla*
6. *Mukri House, Masjid Mohalla*
7. *Bakshi House, Masjid Mohalla*
8. *Nerekar House, Masjid Mohalla*
9. *Ekveera Mandir, Uran Mora Road*

### Grade II B

1. *Ram Mandir, Deulwadi*
2. *Havabibi Dispensary, Masjid Mohalla*
3. *Tungekar Manzil, Masjid Mohalla*
4. *Umrigar Agiyari, Mora*
5. *The Church of Our Lady of Purification*

### Grade III

1. *Vitthal Mandir, Deulwadi*
2. *Sangameshwar Mahadev Mandir, Deulwadi*
3. *Uranvati Mandir, Deulwadi*
4. *Balaji Mandir, Deulwadi*
5. *Datta Mandir, Deulwadi*
6. *Mukri Manzil, Masjid Mohalla*
7. *Thakur Niwas, Masjid Mohalla*
8. *Moosa Manzil, Masjid Mohalla*
9. *Citizen High School, Masjid Mohalla*
10. *Kanya Shala, Vaani Ali*
11. *Jain Satsang, Vaani Ali*
12. *Sarvaiya House, Vaani Ali*
13. *Bhivandiwala Estate, Building No.-1*
14. *Bhivandiwala Estate, Building No.-2*
15. *Bhivandiwala Estate, Building No.-3*
16. *Bhivandiwala Estate Gate*
17. *Rice Meal, Uran, Mora Road*
18. *Government Dispensary, Uran Mora Road*
19. *Aziz Waterworks No.-1, Uran Mora Road*
20. *Salt Commissioner's residence, Uran Mora Road*
21. *Salt Commissioner's office, Uran Mora Road*
22. *Bhawara Masjid, Uran Mora Road*
23. *Ganesh Mandir, Uran Mora Road*
24. *Custom's Chowki at Mora on Hill*
25. *Mora Pier*
26. *Shekhar Mhatre House, Boripokadi*
27. *Municipal Council Building*

## Annexure -4

Figure 18 Application for Building Permission as per Clause 44 of MRTP Act 1966 (Source: Uran Municipal Council)

महाराष्ट्र प्रादेशिक नगर रचना कायदा १९६६ चे कलम ४४नुसारे विकास (बांधकाम जागेची आखणी) करणेसाठी परवानगी करिता करावयाचा अर्ज :-

जागेचे मालाकचे नांव व पूर्ण पत्ता :-

प्रति,

मा. मुख्याधिकारी

नगरपालिका उरण,

मला उरण नगरपालिकेचे हद्दीतील वार्ड नं.

स. नं.

म्युनिसिपल घर नं.

या जगेत महाराष्ट्र प्रादेशिक नगर रचना कायदा १९६६ चे कलम ४४ आणि महाराष्ट्र विकास रचना नियम १९७० यातील नियमा खालील तरतुदीनुसारे खाली नमूद केलेले प्रमाणे विकास (बांधकाम, आखणी, बांधकामात वाढ) करावयाची आहे.

(जे बांधकाम अगर आखणी करावयाची असेल ते नमूद करावे )

Title Owner

१)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

२) मी खालील कागदपत्र सोबत दाखल करित आहे

अ) विकास करावयाचे जागेचे ठिकाण दाखविणाऱ्या सिटी सर्व्हे कडील नकाशाच्या ४ प्रती

ब) विकास करावयाचे जागेवरील बांधकाम दाखविणाऱ्या नकाशाच्या ४ प्रती

क) विकास करावयाचे जागेसंबंधी मालकी हक्काबद्दल प्रॉपर्टी रजिस्टर दाखले २ प्रती

Property Registration  
Card (2 copies)

4 copies of city  
survey map showing  
your location

Building Plan (4  
copies)

टीप :- ज्यावेळी जागेची आखणी करून उपविभाग करावयाचे असतील अशा वेळी जागेचे उपविभाग क्षेत्रफळ, चतुःसिमा, रस्त्याची रुंदी, मोकळी जागा तसेच सदर जागेकडे वापर दाखविणारा नकाशा वगैरे बाबत माहिती दाखल केली पाहिजे.

६) मी विनंती करतो की, मला नमूद केलेले विकास(बांधकाम, आखणी, बांधकामात वाढ ) करणेची परवानगी मिळावी.

तारीख

जागेचे मालकाची सही

टीप - दुरुस्तीसाठी परवानगी काढावयाची असल्यास करावयाचे कामाचा स्पष्ट उल्लेख करावा, फक्त दुरुस्ती अगर रिपेअर असे लिहू नये

Figure 19 Completion Certificate (Source: Uran Municipal Council)

## APPENDIX E

(Bye-law No. 13.1)

### Form for completion certificate

To,  
The Chief Officer  
Uran Municipal Council  
Raigad, Maharashtra

Sir,

I here by certify that the development work/erection,, re-erection or material alteration in/of building/part building ..... on /in Plot No. .... C.T.S. No. .... situated in Colony ..... Road/ Street ..... Town No. .... has been supervised by me and has been completed on ..... according to the plans sanctioned, vide No. .... dated, ..... The work has been completed to my best satisfaction, the workmanship and all the materials, (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of the Building Bye-laws , no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. The building is fit for use for which it has been erected, re-erected or altered, constructed and enlarged. I request that the occupancy certificate for the premises may be issued.

Signature of Architect/Engineer/Supervisor .....

Name of Architect/Engineer/Supervisor .....

(in block letters)

Licence No. .. ..

Address of Architect/Engineer/Supervisor

Date : .....

**CHECKLIST TO BE PROVIDED FOR BUILDING PLAN MODIFICATIONS FOR HERITAGE BUILDINGS****(As listed by Heritage Cell)**

1. Case Number:
2. Date:
3. Property owner Name:
4. Address:
5. City Survey Number, City Survey Ward:
6. Plot area as per records:
7. Plot area on site as per survey :
8. Grading as per the Uran Municipal Council Heritage Cell Listing:
9. Details of road / approach widths, road line cutting, etc. to be clearly demarcated
10. Existing and Proposed Plans / separate sheets (soft and hard copies)

<b>EXISTING</b> ( always north up, same orientation as on site plan, key plan)	<b>PROPOSED</b> ( always north up, same orientation as on site plan, key plan)
Key plan 1:1000	Key plan 1:1000
Site plan 1:200/1:500 –Details of adjoining properties including survey numbers and other features like chowks, tulsi kyara, trees, lanes, etc.	Site plan 1:200/1:500 –Details of adjoining properties including survey numbers and other features like chowks, tulsi kyara, trees, lanes, etc.
Floor wise plans (1:100) All existing structural elements to be clearly demarcated including common wall thicknesses, openings, stairs, toilets, etc.	Floor wise plans (1:100) Differences between existing to be clearly demarcated
Structural system clearly shown	Structural system clearly shown
Uses of all existing spaces / rooms to be clearly mentioned on plans	Uses of all existing spaces / rooms to be clearly mentioned on plans
All existing Heritage elements to be clearly demarcated (separate colour) including heritage terminology and should be cross-referenced by use of photographs and/or drawings of such elements	All existing Heritage elements to be clearly demarcated (separate colour) including heritage terminology and should be cross-referenced by use of photographs and/or drawings of such elements
Section (at least 2 sections for a rectangular building; additional sections to represent the full building and show the important elements as listed)	Section (at least 2 sections for a rectangular building; additional sections to represent the full building and show the important elements as listed.)
Photos of exiting – all elements All rooms/spaces (atleast two corner angles, stair, balcony, verandah)	Drawing of the same elements to be retained
Elevations of all exposed/visible sides with details of important elements as listed	Elevations of all exposed/visible sides with details of important elements as listed
Services- water supply line, sewerage line, electrical, TV/Telephone cable	Services- water line, sewerage line, electrical, TV/Telephone cable

11. Important Elements in your building which are being affected by the repairing process:

<b>Elements</b>	<b>Tick</b>		<b>Tick</b>	<b>Elements</b>	<b>Tick</b>
Stair Case		Columns		Compound wall	
Balcony		Chajja		Tulsi kyara	
Brackets		Doors		Tree	
Roof		Windows			
Verandah/platform		Grills			
Courtyard		Flooring			
Cornice		Ceiling			

**PROCESS**

1. Public announcement of the listing by the authority
2. Submit in Drawing format to *Uran Municipal Council*
3. Approve and send to applicant with guidelines of monitoring
4. Progress monitoring report to be submitted to the authority
5. After heritage committee approval, grants/incentives released in installments
6. After Building Use (BU) issue property tax rebates /T.D.R/etc. certificates

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End of document.