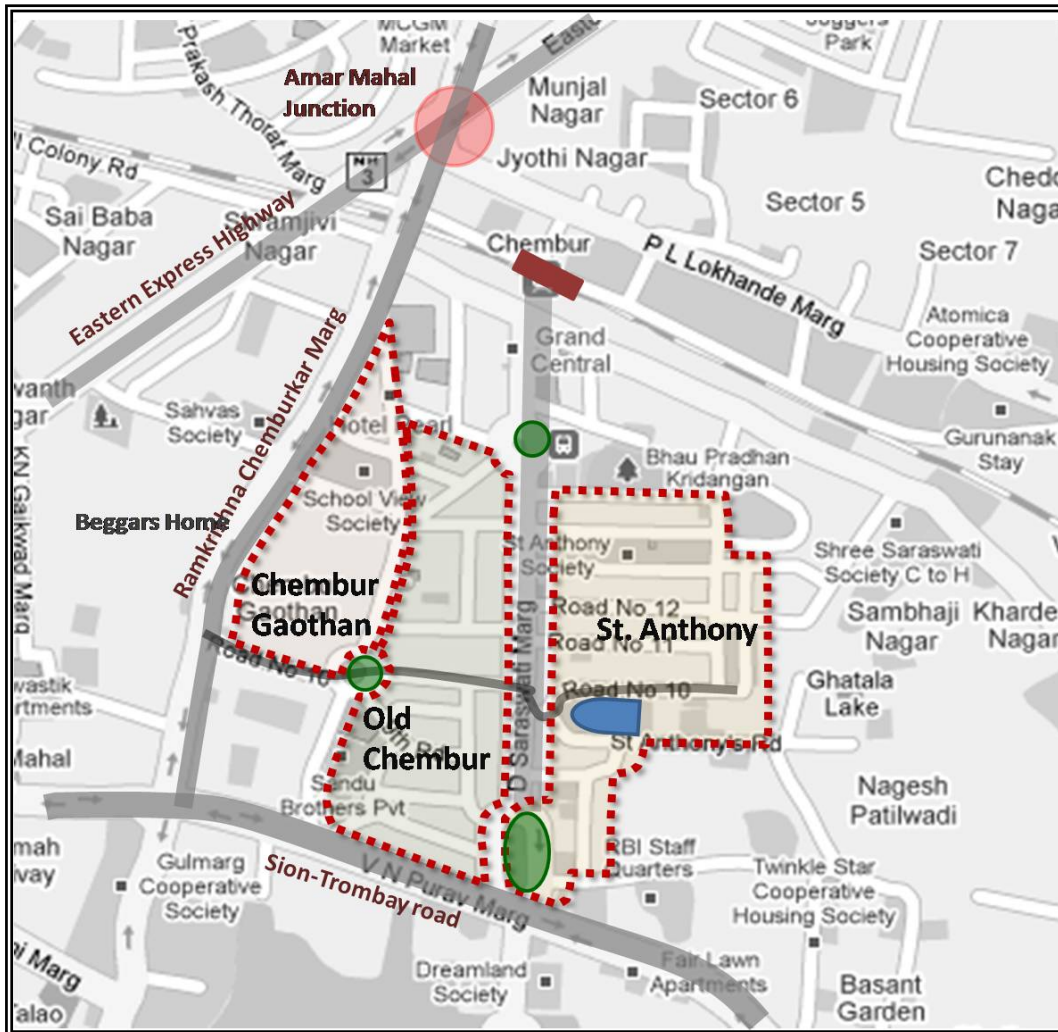


ACTION PLAN FOR CONSERVATION OF HERITAGE PRECINCTS IN MMR CHEMBUR SUB PRECINCTS

CHEMBUR GAOTHAN
ST ANTHONY'S SOCIETY
OLD CHEMBUR

STAGE 3 & STAGE 4 REPORT

April 21, 2011



CONSULTANTS

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SECTION 1

This is a combined report of Stage 3 and Stage 4 of the project to prepare an Action Plan for conservation of Heritage Precincts in Chembur. MMR-HCS has selected three Sub Precincts of Chembur for the above project: Chembur Gaothan, Old Chembur, and St. Anthony's Society. These precincts are adjoining each other, in the vicinity of Chembur suburban railway station and the North South roads namely D.K. Sandu marg and Dayanand Saraswati marg (Central Avenue).

Broad Objective of the Project

It is intended to prepare an action plan for conservation of these precincts. This project will be undertaken as a pilot to articulate steps that need to be included in the conservation of precincts. In order to prepare an action plan for management of the three heritage sub-precincts, a strategy would be adopted which broadens the prevalent notions of 'heritage conservation'. For this it is intended to argue that 'heritage conservation' is not only limited to the built forms but extends to include the socio cultural fabric and the environmental features cherished by the communities. This argument would lead to and be part of the larger guidelines for the future development of these precincts. Further such guidelines could form a significant component of the proposed Development Plan of Greater Mumbai.

Background of Stage 3 and Stage 4 Report

The Stage 2 report contained detailed documentation of the precinct:

1. Detailed plan of the precinct showing existing condition (neighborhood landmarks, nodes, street shrines, public spaces, open spaces, cultural practices, existing infrastructure, demographic characteristics, transformations, major activities)
2. Drawings showing the heritage characteristics (special architectural features, special buildings)
3. Establishing the common characteristics, features and elements.

Scope of Stage 3 and Stage 4: Evaluation Of Significance and Identification Of Issues

Assessment of Significance of heritage in terms of architectural, historical, cultural, social, technological, environmental, economic significance, others and grading of the same through local opinion. (what is it that needs to be conserved, why and to what extent ?)

Detailed and empirically argued identification of strengths and opportunities to heritage characteristics in economic, cultural (including demographic), regulatory, institutional and environmental aspects.

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

SECTION 2

Preamble To Stage 3 and 4 report

Chembur, known as Chimbour and Chimboor in the last century, enjoyed the reputation as the Queen of Suburbs of Bombay due to its neighbourhoods characterized by low rise and low density, further enhanced by the large green cover. Chembur today is a rapidly growing suburb because of its location – as the most important link between the city and the mainland. Once known for its green surroundings, with large open spaces and very peaceful, slow pace of life, it is trying to catch up with the growth impetus like the rest of the suburbs of Mumbai.

However, there are some localities of Chembur that still retain their heritage significance, both tangible and non tangible. It should be noted that this heritage significance goes beyond the presence of architectural characters of individual buildings. The heritage precinct displays a historical fabric, both built fabric as well as social and cultural fabric. Although weakened at places, it is important to preserve the historical characteristics of the past to the extent that it helps us plan the future of our cities in a more humane way. It is not intended to ‘museumise’ the precincts by freezing their future but to negotiate ways and means to preserve what is cherished by the resident communities, while meeting their needs and aspirations. The study of such heritage precincts in this context raises important issues like:

How much of the history is relevant?

How much of it is obsolete?

Most importantly, what is our vision of the future city?

Challenges

The communities in all the precincts, although different in their social and cultural patterns of living, share the consciousness as well the pride towards their respective individual cohesive social and built fabric which represents their respective histories. However the available FSI and the TDR encourages a development trajectory by which the cherished aspects of these precincts are threatened. The community too recognizes the vulnerability in retaining these cherished features in the current urban scenario. Externally, there is a pressure of by the Real Estate market and internally, by the community’s own familial and economic compulsions. Lack of regulations to control/ guide the future development, shortage of infrastructure, and management of resources further complicates the scenario. It is therefore a major challenge to prepare developmental guidelines that will preserve the cherished characteristics; while at the same time derive strategies to meet the pressures of the current development scenario. In short the future development needs to be planned at present, but keeping the past in mind.

Basis of this report

The Assessment of significance of various aspects of the precincts discussed in this report is based on both the documentation of the social and built fabric as well as the multilevel dialogue with the communities undertaken during this project period and which forms part of the earlier reports.

Brief Overview of the Common Significance of the sub precincts

The 'sub precincts' are adjoining each other and they also share a low scale development with abundant green cover. Yet they are very different in their heritage fabrics. Especially the distinct difference between the Chembur Gaothan and the St Anthony Precinct, divided only by the 'Central Avenue' road, makes a very significant and an interesting study. It shows how the multiple layers of housing settlements belonging to ethnically different migrant communities evolved their own specific social and cultural institutions; at the same time sharing a peaceful co existence, a quality cherished unanimously by all the residents. This should be seen as one of the unique characteristics of this project.

The Chembur Gaothan : The Chembur Gaothan portrays a social and built fabric associated with a village like organic settlement. The narrow streets in the core of Chembur Gaothan are lined with modest country tiled houses with verandahs and open stairs amidst a thick green cover. Most of the neighboring residents belong to a single community- SKP caste, which is one of the earliest communities of Mumbai. This is one of the main reasons for the social and cultural cohesiveness within the gaothan. The community nodes formed informally by the intersections of the pedestrian streets are used for several festivals. The Palkhi Utsav, celebrated in the node formed by the convergence of five streets, is an important cultural identity of the Gaothan.

St. Anthony's precinct : While the Gaothan represents an informal/asymmetrical built fabric embedded in the pre-modern era, the symmetrical 'grid iron' layout of the St Anthony's precinct is the outcome of modern city planning norms executed a century ago. This aspect of St Anthony's and of the Old Chembur precincts needs to be recognized as an important phase in the history of planning in the city. This layout itself therefore acquires a heritage status. TP Scheme no. III executed in the first decades of the 20th century in Chembur can be said to be one of the early Town Planning schemes executed after the TP schemes executed by the BIT at the turn of the 19th century.

The St Anthony's neighbourhood portrays a cohesive character because of its religious homogeneity with the Catholic Church at the apex. The early migrants from Goa in search of white collar jobs, built bungalows in the centre of the bounded plots of 500 sq mt. These plots abut the roads laid out at right angles to each other. These bungalows represent different architectural styles prevalent during the respective decades. The formal TP layout however does not create informal community nodes like the Gaothan. Therefore the Church with its surrounding open spaces and the OLPS/St Anthony's schools become the prime gathering areas for the community. The precinct also exhibits another era in the development; of the Co-operative societies built on the same sized plots with ground and 2 storeyed walkup apartments, owned by residents belonging to different communities.

Old Chembur : Although known as the Hindu precinct to distinguish it from the Catholic identity of St Anthony's precinct, the physical character is similar to the latter. There are also large open spaces, gardens, temples, schools. However in the absence of the religious and cultural control/guidelines in operation, unlike the Gaothan and St Anthony this neighbourhood is fast changing under the new norms of urban development.

SECTION 3

Precinct wise Heritage Significance

3 A : Chembur Gaothan :

The Gaothan is very conveniently located near the railway station, on the west side of Dayanand Saraswati Marg, known as the Central Avenue. The precinct boundaries were determined in the earlier study of MMR HCS by Ramakrishna Chemburkar Marg on the west, 15th road to the north, D. K. Sandu Marg on the east and 10th Road on the south. This area has nine entries two from the west, one from the north, four on the east and two on the south all culminating to the core of the Gaothan. In this project this Core is identified as the Heritage Precinct'.

1. Architectural Heritage : The Chembur Gaothan constitutes the inner core of the area broadly known as the Chembur Gaothan. While the outer area reflects the urban development in the last 50 years as a result of the Town Planning Schemes, the inner core of the Gaothan distinctly retains both, the social and the built fabric associated with a village like early organic settlements of Mumbai. The narrow lanes in the core of Chembur Gaothan are lined with modest country tiled houses amidst a thick green cover. The street pattern reflects the hierarchy that responds to the scale of the houses that abut them. The winding lanes unexpectedly intersect to create the community nodes that are often highlighted by open water wells. All this invariably creates a feeling of a time warp.

85% of the structures within the Gaothan exhibit pre industrial vernacular character of ground and ground plus one storied houses. The houses share many common architectural characteristics although they vary in scale, size and in the current structural status. All the vernacular houses have sloping roofs covered with mangalore/country tiles. Invariably the covered varandahs and/or open otlas/plinths create an interface with the streets and act as transition spaces between private and public spaces, especially for the women folk of the households .

The most significant characteristic feature which constitutes the precinct's built fabric is the location of the staircases. They are located outside the house, accessible from the otlas and vary in their structural patterns.

The other elements of the architectural vocabulary that accentuate the visual quality of the fabric of the precinct are the timber posts supporting the varandahs, the geometrical wooden railings on the projecting balconies and the decorative wooden eaves.

The community nodes are formed by the intersection of the organic streets. They are paved and defined by a well or a platform, both used as immediately accessible meeting and festival spaces.

The inner core of Gaothan has so far retained most of its character in spite of the repairs and renovations. FSI still remains un-consumed, it is a very crucial time as market pressures are very strong and real estate prices are sky rocketing in Chembur as discussed earlier. Hence, it

is high time some interventions are made and special development rules are formulated to save the historically important built environment of the Gaothan. Nearly 40% to 50% of the houses display one or more elements of architectural significance.

Summary: Significant architectural vocabulary is woven by architectural characters consisting of low rise structures, sloping roofs, external staircases, verandahs, balconies, grills, railings, organic winding pattern of the streets and community nodes.

2. Historical Heritage: Social History: The Chembur Gaothan is one of the 8 Gaothans of Chembur that date back from one and half to nearly three centuries. The other Gaothans of Chembur are Ghatla, Charai, Borla, Wadhavli, Mahul. The land was owned by the original inhabitants who were farmers, predominantly from the Somavanshia Kshatriya Pathares (also known as Panch Kalshis caste of Marathi Hindus), along with Kolis, Agris and Sutars.

The history of the SKPs dates back to 12th century AD since a general Ambud, a Somavanshi Kshatriya Pathare from Anhilvaad, Gujarat, tried to attack a Shilahaar king. The Somavanshi sena from Dahanu then helped Yadavs to conquer North Konkan and defeat the Shilahaaras. The Yadav kings accommodated the Somavanshi Kshatriyas in Dahanu in return for their help to defeat the Shilahars. Later the king Bimbadev Rana got support from the old Gujarati Somavanshi Kshatriya who had settled in Sopara about a century ago. Bimbadev donated 66 villages to his 66 Sardars(Somvanshi Kshatriya) of the "Sasti" island. These Somavanshi were known as "Sashtikars". Bimbadev honoured and released orders in 1204 A.D. that the Somavanshi Kshatriyas are eligible to use "Chattra Sinhasana and 5 Kalashas". Thus since 1204 A.D. these Somavanshi Kshatriya clans (both from Orissa Somavanshi clan who had settled in Shurparak in 280 A.D. and Gujarati Somavanshi clan) came to be known as "Panchkalshis".

The Naiks from this caste are documented in the history of the Marathas in relation to the annexation of the Vasai Fort. The mapping of the Fort of Vasai by the Naiks helped the Marathas to create a base in the important Vasai and Sopara area, which was a major trading port in the times.

Land Use History: As per the older residents of Chembur, 500 mtrs on all sides of the Gaothan was reserved for agricultural use for the Gaothan farmers. Later when the Suburban Town Planning scheme III was introduced in the 1920s, the land around the Gaothan was acquired by the Government. Thus about 150 plots have A1 tenure which is ancestral private freehold. About 40 peripheral plots of the Suburban Town Planning scheme III have B1 tenure which are Collector leased. These 40 plots are outside the core Gaothan.

As per the precinct boundary given in the report prepared by M/s Designers, the area of Gaothan was 11.5 Ha. As per the tenure status the original Gaothan core is only about 4.5Ha and the total number of structures is 160. Hence the boundary of this precinct has been changed for this project, concentrating only on the core area which holds tenure A, A1, C, F and G. Tenure B1 type development is very similar to the Old Chembur precinct and can be included in that precinct.

S.No.	Tenure type	No. of plots	Description of Tenure
1.	A and A1	150	Original inhabitants, ancestral property, lifetime no revenue to be collected by any authority
2.	B1	40	Acquired by Government and sold to Co-op housing societies, property tax is levied
3.	C	7	Acquired and allotted for housing to individuals
4.	F	1	Government land (wells)
5.	G	2	Government land

3. Social Heritage: Somvanshi Kshatriya Pathare (SKP) community is one of the few original residents of Mumbai. SKPs share an important status in the history of this city as land owners and as a community which gave the city of Mumbai many architects, engineers, building contractors and visual artists. Their last names reflect the locations of the land they owned in the different parts of the city - Chemburkar, Dadarkars, Mahimkar, Goregaonkars, Paralkars, Chaulkar, Urankar, Jukar (Juhukar) etc. The Chogles were credited to be the navy builders of the Maratha Navy. They were rewarded by the ruling Marathas with land near Mumbai, which now constitutes Borivali and the surrounding suburbs. The SKPs are also based in the nearby places of Mumbai like Alibag, Uran, Chaul, Revdanda, Murud, Maap gaon, Kihim and others.

The community in the Chembur Gaothan is homogeneous with close ties although there is distinct physical demarcation of the sub-sect within the SKPs i.e. the Mhatres, Raotes and Puravs. The percentage is as follows: Mhatres are 45%, Raotes 35% and Puravs 20%. However, they marry within the sub-sects. The plan shows bands of these sects. With newer inhabitants coming in, this distinction is getting diluted. The Gaothan has a peaceful, harmonious environment and everyone is known there amongst the residents and they can identify houses in the plan by naming people. Most of them within the community are inter-related which provides a sense of security in the precinct. The community of the Gaothan also has strong links with the other caste members in the other Gaothans of Chembur.

There is no formal Caste Panchayat, but the disputes, both family and property related, are generally resolved by the elders of the community. The Bhulingeshwar Trust is an important social/religious body, registered with the Charity Commissioner which has 20 to 25 elected representatives from Gaothan. It manages and maintains the temple complex as also engages in some charity work.

4. Cultural Heritage: The Gaothan has a very strong socio-cultural identity and the residents are strongly affiliated to the Bhulingeshwar temple situated on the northern edge of the Gaothan. There are two main cultural/religious festivals associated with the Gaothan. The 'Palkhi festivals'- the Akkalkot Swami Palkhi and the Chaitra Palkhi of Saibaba. All the residents get together during these palkhis to have the 'bhandara'-celebrate, cook and listen to discourses by various prominent persons of their community. The common festivals like Gokulashtami, Navratri, Diwali, Holi, etc are also celebrated with great fervor and enthusiasm by the locals. All these festivals are celebrated in the main node of the Gaothan which is identified by the meeting of 4 streets and by a stage like platform which acts as a transition space between the node and a redeveloped ground plus 3 storied structure. A public address system is installed in this node to facilitate the communal activities. Many religious talks are organized at the Bhulingeshwar

temple by various scholars and Gurus. There are many Mitra Mandals which involve the local youth for social work. The important aspect is that all the festivals are celebrated in open spaces within Gaothan although these aren't designated open spaces but are incidental in nature.

5. Technological Heritage: Majority of the structures within the Gaothan i.e. 150 nos. (85%) exhibit pre industrial vernacular character of ground and ground and one storied with composite construction of load bearing walls and inbuilt timber frame work with timber sloping tiled roofs. Distinct characteristics of thick masonry white washed walls with timber posts along otlas, external staircases, projecting balconies and roof eaves with major and minor transformation. Distinct characteristics of window openings with timber shutters and ventilators are accentuated with a variety of timber railing usually in a state of disrepair. Further, the building fabric is characterized by projecting open staircases constructed in different materials – timber, steel, and masonry.

The old houses of Gaothan display a number of interesting technological details: some houses have used timber floors in combination with 'I' sections of steel. Most of the older houses are load bearing and have composite masonry, with stone and brick combination. Sloping roofs have timber understructure with clay roofing tiles. There are many houses with IPS flooring. There are high ventilators with timber frames.

6. Environmental Heritage: Chembur's prevailing huge green cover is the main savior for the neighbourhoods, from ammonia and other toxic gases which are released from the chemical and fertilizer factories situated in this area. The Gaothan precinct has a considerable amount of green cover in form of plants, trees, creepers and household potted plants, etc.

Rich flora of the place in terms of vegetables, fruits and flowers and trees like the guava, jamun, sitaphal, chickoo, ramphal mangagulmohar, neem, peepal, banyan; similarly, many types of birds, domestic and farm animals all co-exist here and contribute in a big way towards a quiet and rural character to the place in the midst of urban location. As one of the inhabitants, Architect Ramakant Patil said, "others wait for a break to go to their village but we are lucky as we come back to our village daily..." Environmental heritage is one of the most significant attributes of the Gaothan and the inhabitants are very proud of it.

As the roads are narrow, there is less vehicular traffic, resulting in better air quality and less noise pollution. There are totally 11 wells in the whole of Gaothan, out of which 3 are public and 8 are private. The water from these wells is used for washing and gardening, presently, but with some interventions it can be made potable in the future. In addition, there are 50 bore wells. The daily municipal water supply is for 3 hours which the residents find quite adequate. Some of the open wells have become polluted due to leakages in the sewer lines but are under repairs through the local corporatoo, Suresh Phatarphekar.

Large green zones like the Beggars' Home plot, Sandhu garden, Gandhi Maidan, Babasaheb Ambedkar Udyan, at the periphery add up to the precinct's advantage.

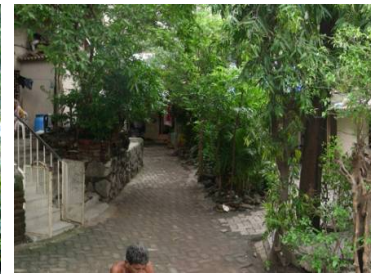
7. Economic Heritage: Traditionally, the inhabitants of Gaothan were cultivators till their land on the peripheries got acquired in early 1920s for the TP Suburban Scheme. Later the people found employment in the textile mills and the docks. Earlier, there were a few 'Kumbhar' families who were pursuing traditional pottery, but today some SKP families make and sell clay Ganesh idols. Some of the women of the community engage in home based production of food items like chakalis, masalas, til polis, chapattis etc. Apart from these there isn't any other special economic activity which is pursued here. The owners also restrict the tenants from undertaking any commercial activity or small scale production activity in the residential premise, hence there are no livelihood generating activities seen in the houses. There are some owners who pursue entrepreneurial activities such as fabrication of steel products like grills, gates etc. but it cannot be classified as a heritage economic activity.

IMAGES OF GAOTHAN



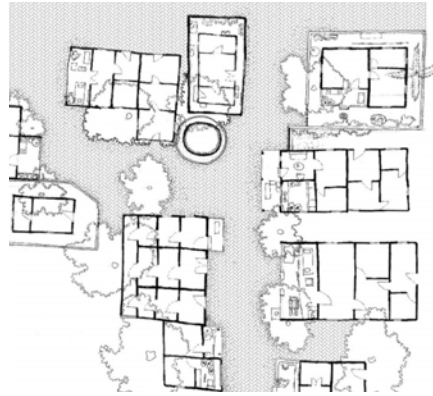
GAOTHAN

Houses, Stairs, Streets, Greenery



GAOTHAN

Cultural and Social Nodes, Wells



Precinct wise Heritage Significance

3 B : St. Anthony's Precinct

Located on the east of Dayanand Saraswati Marg, known as the Central Avenue, the identity of St Anthony's Society is its development under the Christian covenant of community development during the early 1920s.

1. Architectural Heritage: St. Anthony's precinct is significant because of its neighbourhood and architectural scale as well as the variety seen in the architectural styles and vocabulary in the bungalows and low rise developments. The development essentially consists of: 1. Plots under St. Anthony's Housing Society allotted to the Christians, 2a. Plots bought directly by both Christians and non-Christians when TP scheme came into being in 1920s, some of these have been made into co-operative societies/ownership of G+2 and 2b. Some owned by individuals and they have sold floors of their houses, hence making it the condominium typology. As the real estate prices are rising the market forces are compelling residents to redevelop, which is increasing the height and density of this area, leading to loss of identity and character of the area.

The plots of 500 sq mts are symmetrically laid out along the grid iron pattern of roads of 9 mt width. The bungalows are located mostly in the centre of these plots. The surrounding areas of the plot are developed as gardens. The St. Anthony's precinct has many typologies of bungalows which have evolved in different eras, from 1920s onwards. The precinct enjoys houses which contribute to its claim as a heritage precinct. Though scattered in the entire precinct, these isolated bungalows can be classified into three categories:

Vernacular Goan style: Initially from 1920 till 1940s there were a lot of Christian habitants who had migrated from Goa; hence bungalows which initially came up in St. Anthony's precinct displayed similar vocabulary and style of construction. They are mainly ground storied structures with covered verandahs, load bearing walls with inbuilt timber posts as frames, multilevel sloping roofs clad with red tiles and the louvered windows and doors in wood with ventilators. Examples: The Grotto, Belvedere.

The Art Deco style: This typology of bungalows built during the 1940s and 50s, some up until 1960s; are identified by the construction material: RCC framed structure and or Brick masonry with curved corners and curved balconies, and with appreciable features like geometrical mild steel railings accentuated by curves set in the masonry parapet, or protecting the large windows. The window panes are made of rectangular divisions in timber mullions painted white. The accentuated curved staircase blocks, patterns with plaster mouldings, grooves and the use of pastel colours are also part of the Art Deco vocabulary seen elsewhere in the city especially in the island city.

The Modernist Style: This typology of Bungalows portrays the 1960s influence of the Modernist style comprising a ground and one storied RCC framed structure with stone clad vertical walls as distinct characteristic features and supporting horizontal RCC running chajjas

as bands highlighted using colours in contrast to the entire body of the structure which is distinctively in lighter colours and white. Flat roofed terrace, deep set verandahs/otlas, and partial stone masonry and external staircases with prominent handrails is distinctive of this genre.

The settlement is planned along a grid iron with roads such as the 11th, 12th, 13th, 14th and 16th as internal roads running in the east west direction. The covenant development led to the isolated two storied bungalows along large plots. Lush green trees line either side of the roads giving a distinct identity to the precinct of serenity.

The early migrants from Goa in search of white collar jobs built bungalows in the centre of the bounded plots of 500 sq mt each. These plots symmetrically abut the roads laid out at perfect right angles to each other. These bungalows represent different architectural styles prevalent during the respective decades. So we see the early houses built in the Vernacular Goan style, Art Deco houses of 1940s to 1950s and the modernist RCC houses built in the 1960s and 1970s. There are still 81 bungalows mostly owned by single families which have retained heritage characteristics.

2. Historical heritage: The Suburban Town Planning Scheme no. III, introduced in 1925 and executed in the 1920s in Chembur, can be said to be one of the early Town Planning schemes executed after the TP schemes executed by the BIT at the turn of the 19th century. This is a significant historical marker in the development of the city. During this time a number of Catholics jointly formed the St. Anthony's Homes. This body bought the plots and leased them to its members for 998 years. One of the pioneers was Mr Allyious Soares who built the bungalow Belvedere, now part of the government heritage list. Later, as the number of Catholic residents increased, Redemptorist Congregation of Bangalore established the church in 1956. All development which happened before 1964 followed the principle of either making stand alone bungalows or/and apartments with 1/3rd ground coverage. The precinct exhibits different eras in the development of the housing sectors of the city. There are many Co-operative societies built on the same sized plots with ground and 2 storeyed walkup apartments, owned by residents belonging to different communities. In 1964 the first D.P came into existence and it defined a FSI of 0.5 for Chembur. The architectural vocabulary later displayed all the DC rules which were applicable in that period.

3. Social Heritage: The St. Anthony's precinct is dominated by Christian community. It was earlier known as the 'Christian Colony' as different from the adjoining 'Hindu Colony' now known as Old Chembur. The Catholic Christians who migrated to Mumbai in search of employment were the predominant members of the apex body: St Anthony Homes. Later Mangalorian Christians and the East Indian (Christians) joined the society. The precinct subsequently received a significant number of members from of Keralite Christian community. The area has very old residents and therefore there is a lot of community/social awareness amongst the residents and they all are linked via the church. All of them belong to the same parish, are known well to each other and meet often at social occasions. There are many non-Christian residents at present, mostly occupying the apartments. The residents have a great sense of belonging to this area and are proud of its multi cultural and middle class fabric.

However the residents occupying the newly built towers are seen as those from the rich class, bringing in a consumerist culture.

4. Cultural Heritage: The Our Lady of Perpetual Succor (OLPS) church established by the Redemptorist Congregation of Bangalore in 1956 is the only important religious and cultural centre. It has an added significance because it conducts the Novena prayer service otherwise conducted only in the Mahim church.

Earlier there was no church but the parish had a Chapel which was located in the pavilion now part of the Our Lady of Perpetual Succor church, (OLPS). A primary school was operating in the same place. In the 1950s OLPS School and St. Anthony's School were established. There are 22 community groups which are part of the OLPS parish out of which 7 groups comprise residents of the St. Anthony's Housing Society. These social communities engage in various social, cultural and charitable activities like running free food programmes, funding needy students in the payment of fees, vocational activities for the disabled etc. Each group is overviewed by a member from the Parish.

The formal TP layout however has not designated formal/ informal community nodes like those in the Gaothan. Therefore the areas around the places of worship and small shops and hawking zones become spill out spaces for people to hang around. In St Anthony's precinct, the OLPS Church along with its surrounding open space and the OLPS and St Anthony's schools become the prime gathering areas for the religious festivals and cultural gatherings of the community. Other social and cultural nodes on the periphery of the precinct are the Saibaba temple, Hanuman temple, Sharda Math, AFAC School, Subhash Nagar Municipal School and the Chembur Gymkhana.

5. Technological Heritage: The old bungalows are load bearing with composite masonry, in random/dressed rubble and brick. There some stone clad walls and pilasters. Many houses have sloping roofs with timber understructures. RCC structures are seen in the Art Deco and Modernist style bungalows.

The infrastructure has been upgraded as earlier there were no drains for storm water, which were later made about 30 years ago. Similarly, earlier houses had either a septic tank or cess pools for sewage disposal, but about 40 years ago the BMC laid down the sewer and connected all the plots to it.

6. Environmental Heritage: As late as the 1960s, as one of the residents Mrs. Valerie has nostalgic memories of, a nalla flowed from the BARC hill and culminated in the marshy area between Chembur and Ghatkopar. It had crystal clear water as a result of the sparse occupation and large open areas. She remembers playing as a child on the small wooden bridges which were made indigenously to cross the nalla. There was a variety of flora and fauna and among them there were many frogs and snakes found here.

As a result of the tree plantations in the earlier decades there are a variety of indigenous trees which the entire area was dotted with like, tamarind, mango, peepul, jamun, gulmohar, laburnum, etc. There are many birds species also seen in this area out of which, parrots,

kingfishers, woodpeckers, egrets, koels are still seen among sparrows, pigeons and crows. The total area of the open spaces is about 2.1 Ha which is nearly 10% of the total area (21.7Ha) of the precinct. This is much higher than average residential neighbourhoods of Mumbai.

At the same time the 'Green Suburb' of Chembur is threatened by several environmental hazards due to the presence of the refineries, Atomic Energy complex and the armament depot all located in the same Municipal wards.

7. Economic Heritage: The precinct is dominated by middle class population mainly employed in service sector. Some Christian families operate home based bakeries which sell cakes and other home -made food items. There many skilled residents who conduct piano and guitar classes for children and adults. As there is a lot of greenery there are some plant nurseries here. Barring these few special entrepreneurial activities most of the other residents are employed in the tertiary sector.

ST ANTHONY'S IMAGES



ST ANTHONY'S IMAGES

Vernacular, Art Deco, Modern Bungalows,
G+2 Co operative societies, Social Nodes



Precinct wise Heritage Significance:

3 C : Old Chembur

Old Chembur: Although known as the Hindu precinct to distinguish itself from the Catholic identity of St Anthony's precinct, the physical character is similar to the latter. There are also large open spaces, gardens, temples, schools. However in the absence of the religious and cultural control/guidelines in operation, unlike the Gaothan and St Anthony, this neighbourhood is fast changing under the new norms of urban development linked to the Real Estate market. There are however 18 houses which have retained heritage characteristics.

This precinct is located between the three nodes mainly the Sandu garden, Ambedkar chowk and the renowned Diamond garden.

Old Chembur Precinct: Special Characters: Old Chembur precinct essentially comprises area which was the Suburban TP Scheme No. 3, which came into being in 1920s. Initially there were very few fully developed plots as most of the people had built only about 1/3rd of the plot and left open spaces all around. As recalled by old resident, Mrs. Rupali Balan that this area had a sleepy town laid back attitude with wadis around of different trees. There were essentially G or G+1 structures and a very cohesive settlement. In 1964 the DP was implemented and FSI 0.5 was given for development in old Chembur.

Old Chembur has actually seen the maximum transformation in the last two decades and had to bear the brunt of rising real estate prices and pressures of TDR. Most of the old bungalows and co-op housing societies are being eyed by builders and developers, who can see the un-used potential of these plots and are paying big money to the owners for development rights. As discussed earlier with the number of infrastructural projects coming in and around Chembur the property prices are rising astronomically.

In spite of the pressures, there are certain special characters of old Chembur which should be retained as they are cherished by the residents. There are some old bungalows which the owners are willing to retain and maintain. There is a lot of greenery and species of flora and fauna which are dominant in this area. There are a number of gardens and socio-cultural nodes which need to be preserved.

1. Architectural Heritage: Although under the pressures of transformation, driven by the real estate market in the last two decades during which many of the beautiful old structures have been replaced by high rise, there are some interesting features in Old Chembur which should be retained as they are cherished by the residents. There are some old bungalows which the owners are willing to retain and maintain. There is a lot of greenery and species of flora and fauna which are dominant in this area. There are no. of gardens and socio-cultural nodes which need to be preserved. Some of the structures/locations are:

- Ling Mahal, an Art Deco bungalow, with lovely balcony and banded RCC structure, timber painted window frames and mullions.

- Sandu Wadi where originally there was an ayurvedic pharmacy, still has some old structures with sloping roofs having timber understructures covered with clay tiles. The walls are composite of rubble and brick masonry. There are stand alone structures with open space between them leading from one part to another of the factory.
- The post office building is about 50 years old and is a simple curved structure of RCC. It is well maintained building which adds to the cultural identity of the place.
- There are some very old G+1 structures in load bearing brick masonry, and sloping roofs which require repairs and maintenance. These have long verandahs with otlas in the front leading to the rooms.
- There was also a typology of chawl like structures, very few of which exist today, which had long verandahs and small rooms with common toilets.

2. Historical Heritage: The term Old is a misnomer to the Old Chembur Precinct -which was earlier known as the Hindu Chembur to distinguish it from the St Anthony precinct's Christian character. Old Chembur precinct essentially comprises the area which was the Suburban TP Scheme III, which came into being in 1920s. Most of the plots are privately owned-under B1 tenure and are developed as Residential Co-operative Housing societies except for a few bungalows and Institutions such as the schools which would be under private Trusts. Initially there were very few fully developed plots as most of the people had built only about 1/3rd of the plot and left open spaces all around. As recalled by an old resident, Ms. Rupali Balan, this area had a sleepy town, laid back attitude with wadis around of different trees. There were essentially G or G+1 structures and a very cohesive settlement. In 1964 the DP was implemented and FSI 0.5 was given for development in old Chembur.

3. Social heritage: It is a very cosmopolitan neighbourhood unlike St. Anthony's Precinct and Gaothan. Initially there were Maharashtrians and Gujaratis who settled here followed by North Indians who came after partition. In the 1950s and 60s a lot members of South Indian middle class community made old Chembur their home, which led to the setting up of Ahobila Math in the 1960s. There are many Jains and Marwaris who came after the Jain temple was built on the 10th road. This multi ethnic community is largely middle class. However the new population has changed its class character drastically as can be seen in the new commercial outlets such as Banks, Restaurants, Health Clubs, Spas and high-end retail shops developed along the North-South Central Avenue.

Chembur has one of the most successful ALMs (Advanced Locality Management) which are operational in the old Chembur area, around diamond garden. There is a chapter of Bombay First initiative of AGNI called Chembur First which came into being about 3 years ago. The citizens are very active and take pride in partnering with Government agencies for the up-keep and development of their neighbourhood.

4. Cultural Heritage: There are cultural nodes in and around the precinct for every community, which adds to the overall richness of social fabric. Some of the religious nodes are:

- Bhulingeshwar temple which is about 150 years old and a part of the Gaathan, is a very important hub for the Hindu's of this precinct as well.
- Ahobila Math: is a very important religious and cultural centre for the South Indian community
- Jain temple: for Gujratis, Jains and Marwaris
- Gandhi Maidan is a very important social node where a number of sports competitions are organized. Many festivals are celebrated here and the residents organize Ramleela performance during Navratri festivals.

-

Some socio –cultural nodes are:

- The Vinayak Bhawan where Ganesh Utsav, Navratri and Ramleela are celebrated with great fervor.
- Durga Pooja is organized at the Chembur High by the Bengali community during Navratri.
- There is a Mahila Mandal on the periphery of the precinct boundary, which undertakes many social, economic and cultural activities
- Balvikas is another very important socio-cultural node as it is a primary school but its premises are used for conducting many types of classes and for organizing public meetings, music festivals etc.
- Fine Arts Society is on the periphery but needs a mention here as it is a city level cultural node.

There are many informal meeting and hanging out places which also add to the socio- cultural richness of the locality. These are in and around Sandu Garden, Diamond Garden and its periphery, in and around Ambedkar Garden. The main North South Road between Diamond Garden and Ambedkar Chowk is abundantly shaded, with ever-green trees that create an ambience truly characteristic of Chembur. This road enjoys many activities, thereby making it a public spine.

5. Economic Heritage: There is no major economic heritage activity except the Sandu Pharmaceuticals which has shut down its unit now.

The Mahila Mandal is engaged in various home based cottage industries such as catering, making chapattis, pickles, papad etc. which empowers women. There are many play schools and nurseries in Old Chembur area, run by private organizations or individuals. Many types of coaching classes and hobby classes are active in old Chembur and add to the socio-cultural richness of the area.

6. Environmental Heritage: There many gardens and maidans in this area and the green cover is very dense. There are many indigenous trees, shrubs and fauna of this area similar to the St. Anthony's precinct. Important open spaces/gardens are: 1. Ambedkar Garden, 2. Sandu Garden, 3. Gandhi Maidan 4. A small garden maintained by Balvikas.

The total area of open spaces is 1.72 Ha which is about 8% of the total area (21.5Ha) and relatively higher than average neighbourhoods of Mumbai. Other environmental attributes are similar to the St. Anthony's precinct.

There are serious threats to M ward.

- a) BARC with potential radiation hazard.
- b) Mahul – Trombay Industrial Belt comprising
 - Refineries - HPCL & BPCL
 - Fertiliser / Chemical Plant – RCF
 - Tata Power Plant

All these have extensive storage of hazardous materials and are therefore a potential pollution and explosion / fire hazard

- c) Naval Armament Depot, Mankhurd is a potential fire / explosion hazard
- d) Dumping Ground at Deonar, with a bio-medical waste disposal unit within it, is a potential health hazard.

OLD CHEMBUR IMAGES



OLD CHEMBUR

Bungalows, Green Cover, Towers, Institutions



SECTION 4

Empirical Data Base : Community Interactions

Introduction:

About 60 residents from all the 3 precincts participated in the community dialogue conducted in the three meetings, and 2 sets of personal interviews. Our interaction with the communities has very strongly brought to the surface two facts. Firstly, a strong desire to preserve the tangible and intangible heritage that they cherish and secondly the need to economically survive in the present context. Both the communities look forward to a way which will resolve this reality which at present seems contradictory. However since such contradictions are representative of some of the other neighborhoods of the city, it is a challenge that should be taken up.

The communities in all the precincts, although different in their social and cultural patterns of living, share the consciousness as well the pride towards their respective individual cohesive social and built fabric which represent the respective histories. At the same time they recognize the vulnerability in retaining these cherished features in the current urban scenario dominated externally by the Real Estate market and internally by their own familial and economic compulsions.

In the past, the physical fabric has reflected the provisions of the byelaws and Development Control Rules and thus affected densities and green cover. In the past two decades drastic changes in the FSI/TDR due to vested interests have initiated rapid transformation. Communities are not happy with the impact of the new development on certain cherished characteristics of the existing fabric such as green cover, traffic, parking problems, overcrowding, security, harmony, disaster management and the like.

A new set of guidelines which fulfill both, the current expectations of the communities and need to conserve the history of the city- which now aspires to become a global city-, is a difficult and challenging task. We strongly feel the need to evolve special guidelines for such special precincts even though it might give an impression that it is too late. Our documentation shows not 'all is not lost' and a lot still exists. Most important is the will and expectations of the communities of these neighbourhoods.

Although the citizens at large have lost faith in the intentions of the authorities, and although the goal may not be achieved fully, a joint effort by the authorities, the expertise of the consultants and the democratic participation of the local people can go a long way in charting a more humane, culturally, economically and environmentally sustainable path towards future development.

Methodology

Community Participation was done in three main stages:

1. The first stage consisted of individual interactions in all the three precincts through personal interviews with the known residents who were professionals, old residents, and owners of heritage houses, members of educational, religious and financial institutions.
2. The second stage consisted of a joint meeting of the residents from all the three precincts held in the community hall of Bal Vikas Sangh. These were the key stakeholders identified through the earlier personal interviews and through the documentation undertaken by us, of the social capital. Some of them represented the local community groups, ALMs, Institutions etc.
In the meeting we explained the Project Objectives, the role of MMRDA/MMRHCS and of the Consultants. We urged them to see the project an opportunity to participate in the process of deciding the future of their own neighbourhood.
A visual presentation was shown to them based on our documentation of the local heritage of Chembur in general and the three precincts in detail, under different categories, namely Architectural, Historical, Cultural and Environmental.
3. In the Third Stage separate meetings were held in the community hall within the precinct or in the close vicinity, with the communities through the distribution of Fliers, posters in Gaothan and through the announcements during the church mass for the St Anthony and Old Chembur residents.

3(a) Gaothan group meeting: September 30, 2010.
3(b) St Anthony and Old Chembur meeting: October 28, 2010
3(c) Owners of Heritage houses: November 16, 2010

Stage 1 of Community Participation : Initial Identification

We identified residents from the three precincts on the basis of their association with the respective precinct. Our selection was based on the cross section of caste, class gender and professions. For this stage we tried to establish contact with members of the community who are part of stakeholder groups. We interviewed following people from the 3 precincts, for a preliminary discussion about the project and their future role in the process.

Gaothan : 1) Ramakant Patil (senior resident and practicing artist and architect), 2) B.K.Mhatre (practicing architect), 3) Puravji (trustee of Bhulingeshwar Temple Trust, 4) Geetanjali Chile (domestic help and active resident)

Old Chembur : Rajkumar Sharma (member of Agni), Anil Nagrath (architect, member chembur First), Rupali Balan (Old resident and house maker)

St. Anthony Society: 1) Valerie Louis Desouza (senior resident, ex-teacher and active member of the community), 2) Nickle Britto (Secretary St. Anthony's Co-operative Housing society), 3) Derich Desouza (member of the Parish).

Stage 2 of Community Participation : Common meeting of 3 precincts

Venue: Balvikas Sangh, Gandhi Maidan Old Chembur

June 10, 2010; 5:30 pm to 7:30 pm

List of Participants:

1. Ms.Valerie De Souza – Old resident of Chembur
2. Ms. Celia Nazareth – Principal, Sevadaan Special School, Chembur
3. Mr.Homi K. Clubwala – Chairman, 11th Road (E) Residents' Forum
4. Dr. A. Soares – President, SAHC Society, Chembur
5. Mr. V. Srinivasan Ayenkar – Ahobilla Mutt, Chembur
6. Mr. Ajay Raote – Resident of Chembur Gaothan
7. Mr. K. Nunes – Resident of Old Chembur
8. Mr. P.S. Ranade – Bal Vikas Sangh
9. Mr. Ramakant G. Patil – Architect & Townplanner and an old resident of Gaothan
10. Mr. Ashok Chalke – Member, Kunbi Seva Sangh
11. Mr. Rajkumar Sharma – AGNI, ALMANAC
12. Mr. A.G. Mandavkar - – Member, Kunbi Seva Samaj
13. Mr. Avinash R. Tambe - – Member, Chembur Education Society
14. Mr. Virouhan Raote - – Resident of Chembur Gaothan
15. Ms. Gangi Raote – Resident of Chembur Gaothan

Aim of the First Meeting: A broad aim was to facilitate a process by which the residents, owners, users and others of the neighborhood will work together to identify physical, social, cultural, economic features of the neighborhoods which need to be retained and still others which may be needed to be curtailed and in this process suggest develop regulations for the neighborhood. The objective of the meeting was to explore what the residents think about Chembur in general and what they particularly cherish about their respective precincts. It was part of the 'Discovery' stage of our programme, which would then lead us to the 'Dream' stage.

Representation : In all there were 15 members of the community, representing Chembur Gaothan, Old Chembur & St. Anthony's Society and representing the cross section of the population.

Discussion : Initially there appeared to be a lot of skepticism amongst the participants about the usefulness of such a meeting. Several residents commented on the apathy of the authorities such as the State Govt., the BMC, and MMRDA etc.

A brief introduction of the project accompanied by a slide show was given by us. This helped the community members realize that their participation in the process of identifying the various aspects like environmental, built forms, socio-cultural practices, would play a significant role in the future development of their precincts

Interactions: What the residents think about the various features of their respective precincts:

1. Environmental features and serious threats:

Members from all 3 precincts agreed that the extensive Green cover is a very important asset in their specific precincts and in the whole of Chembur in general. In the 1960s it was called the Queen of Eastern Suburbs.

But it was commonly felt that there is serious environmental threat to the entire

M(E) & M(W) wards. It was pointed out by a senior professional and activist Mr Clubwala that within 5km radius of this area, there are potentially hazardous industries and infrastructural projects viz:

- a) BARC with potential radiation hazard.
- b) Mahul-Trombay Industrial Belt comprising
 - Refineries – HPCL & BPCL, Fertiliser / Chemical Plant – RCF
 - Tata Power Plant

All these have extensive storage of hazardous materials and are therefore a potential pollution and explosion / fire hazard. Naval Armament Depot, Mankhurd is a potential fire / explosion hazard. Dumping Ground at Deonar, with a bio – medical waste disposal unit within it is a potential health hazard.

2. Built form :

- a) The residents appreciate the low rise developments and the bungalows especially in St. Anthony's Society. It was unanimously felt that the current development is however, unregulated leading to monstrosities. The high rises mushrooming in Old

Chembur and St. Anthony's Society are destroying the 'openness' and threatening the safety and security. Many examples were given to convey that the 'homely' feel of the Central Avenue has vanished.

- b) The ratio of street widths to building heights is skewed due to the towers built with the TDR.

3. Socio – cultural features :

- a) The boom in construction activity has led to a change in the existing social strata. There is also an increase in the migrant population.
- b) There is a feeling of 'harmony, peace and security' in Gaothan. Even today, the people leave their main doors open during day time.
- c) Gaothan has a lot of temples. It has a village like atmosphere where most of the residents are closely known to each other.
- d) The three precincts put together have many educational institutions.

Old Chembur & St. Anthony's Society have a cosmopolitan character. The residents from all the precincts were proud of the multicultural and harmonious character of Chembur. Festivals of all the communities like Ganesh utsav, Durga Mata utsav, Ayyappa festival, Christmas are celebrated and appreciated.

I. CONCLUSION :

The discussion was layered with both, nostalgia and skepticism about the role of the various agencies. However the meeting ended with the participants being optimistic about their role in identifying what is worth preserving in their respective precincts. They were unanimous about preserving the greenery and the open spaces, their concern for unregulated development and maintaining the cosmopolitan character of Chembur at large.

Stage 2 Community Meeting, June 10, 2010 at Balvikas Hall, Chembur



Mr. Homi Clubwalla chairman 11th Road Residents Forum



Venue of the first Community Meeting



Ms.Celia Nazareth owner of a Heritage bungalow in St. Anthony's Precinct



Mr Nunes owner of the heritage Pioneer Cottage in discussion



Architect and a prominent resident of Gaothans – Ar. Ramakant Patil Representatives of Adarkar Associates in discussion with members of the community

Stage 3 (a) of Community Participation: Precinct wise:

Gaothan Precinct

September 30th 2010; 5:30 pm to 7:30 pm

Venue: Balvikas Sangh, Gandhi Maidan, Old Chembur

List of Participants:

1. Rajendra B. Mhatre - Resident
2. Vinod Raote - Resident
3. Sagar J. Naik - Resident
4. Ramakant G. Patil - Architect/Resident
5. Hema H. Joshi - Resident
6. P.S Ranade - Resident
7. Kusumakar P. Chogale - Resident
8. Ajay Raote - Resident
9. Sujatha Subraman - Resident
10. Dattatrey Patil - Resident

Aim of the meeting:The aim of the meeting was to explore what the residents think about the Chembur Gaothan in general and what they particularly cherish about their precinct. It was continuation of the 'Dream' stage of the project which emphasizes on the pros and cons of the current scenario in the precinct and the needs of the residents for arriving at a mutual solution in enhancing their socio- cultural milieu.

Representation:In all there were 10 members of the community belonging to the different areas within the Chembur Gaothan of different age groups into a stride to strike solutions to their needs by safeguarding the essence of the precinct. All the owners of the Gaothan belong to the same caste of – Somavanshi Kshatriya Pathare, which was the common link in the subjects brought forth. These people were senior citizens, architects, activists, owners and tenants belonging to the Chembur Gaothan precinct.

Discussion:

A. Introduction: A brief introduction of the project accompanied by a slide show was given by us. It highlighted various special characteristics of the precinct like the scale and elements like staircases, pathways, community nodes etc. This helped the community members realise that their participation in the process of identifying the various aspects like environmental, built forms, socio-cultural practices, would play a significant role in the future development of their precinct.

B. Interactions An informal discussion showed what the residents think about the various features of their locality.

Preferences indicated by the residents:

- The residents prefer the smaller ground storied houses instead of towers because existing social benefits due to horizontal interaction are valued.
- They prefer division of any future developments on terms of construction and infrastructure.
- As the expansion of the internal roads would affect their properties, they should receive benefits by selling the portions of their properties.
- Since in many occasions two or more houses share common walls, such houses can undergo joint/ cluster redevelopment.
- There should be uniform development throughout the precinct.
- Average plot size should be 200- 250 sq.m with a 50- 100% increase in area. The current average area of the houses is 1100 sq.ft which can be increased to 2200 sq.ft.
- The unused wells should be well utilized as common places or chowks fit for usage by the general public.
- The F.S.I can be increased to uniformly share the maintenance costs.
- The road widening benefits can be in terms of F.S.I.
- Controlled vertical development should be introduced in the locality to ensure optimized open spaces, where the current height of the houses is limited to 10m.
- The residents are willing to develop their own properties and would not prefer any builder interference.
- They prefer cluster development to find a common path by maintaining the village atmosphere and the horizontality and facilitate infrastructural developments.
- Some of the residents also prefer taking up builder standards where, an already planned Gaothan can be acquired to formulate the policy making.
- The property rights are to be maintained and the tenure should remain the same.
- The peripheral definition of the Gaothan is to be looked into and it is to be safeguarded from external schemes by having by lanes and no main roads to access the precinct.
- They prefer the next meeting to be within the Gaothan itself so that there is more resident participation.
- The residents are to be educated about their rights and their properties so that they are not exploited.
- A consultancy cell should be formulated to answer the resident queries.
- The narrow roads which hamper the ambulance access into the area. The Gaothan has not been considered in the DCR (33/9). This precinct has always remained sidelined for improvement proposals. The current problem is of the space crunch wherein, every family is expanding but there is not enough space to accommodate the newer members which is resulting in people moving out of the area. There is collective gradual reduction in the area of the precinct generated out of the surrounding developments. The wells in the precinct are left unused. A majority of such wells are currently filled with dirty water. There were 15 wells in the precinct out of which just 4- 6 of them remain currently. These wells are used only when the residents face shortage of water.

Stage 3 (b) of Community Participation: Precinct wise:

St. Anthony and Old Chembur

28th October, 2010, 7.30PM

Venue: Sevadaan, Near ULPS Church, St Anthony's Society.

List of Participants:

- | | |
|----------------------|-------------------------|
| 1. Celine Vieira | 12. Celia Nazareth |
| 2. Charlotte Dsouza | 13. J Dsouza |
| 3. Shyam Sundar Iyer | 14. Barbara Dsouza |
| 4. Danny Dsouza | 15. Joseph Peter Dsouza |
| 5. KGS Viswanathan | 16. R. J. Extross |
| 6. Anoop Gupta | 17. Jacob John |
| 7. Anish Gupta | 18. Royston Fernandes |
| 8. N. Rajagopal | 19. Anil Darshetkar |
| 9. Tejas M. Sidnal | 20. Rajkumar Sharma |
| 10. Arun Mokashi | 21. R. Rodrigues |
| 11. Valerie DSouza | |

Aim: The aim was to get the community's views on the current development scenario and further get some concrete suggestions for preserving the cherished features of the precincts.

Methodology: The participants were given blank questionnaire to reply to the above 5 questions.

The answers were supposed to be descriptive and qualitative and not just objective responses in the form of *yes /no*.

1. What characteristics of your neighbourhood do you cherish?
2. What characteristics of your neighbourhood would you like to preserve?
3. What characteristics of your neighbourhood do you dislike?
4. How to preserve the existing context?
5. What are the reasons of redevelopment?

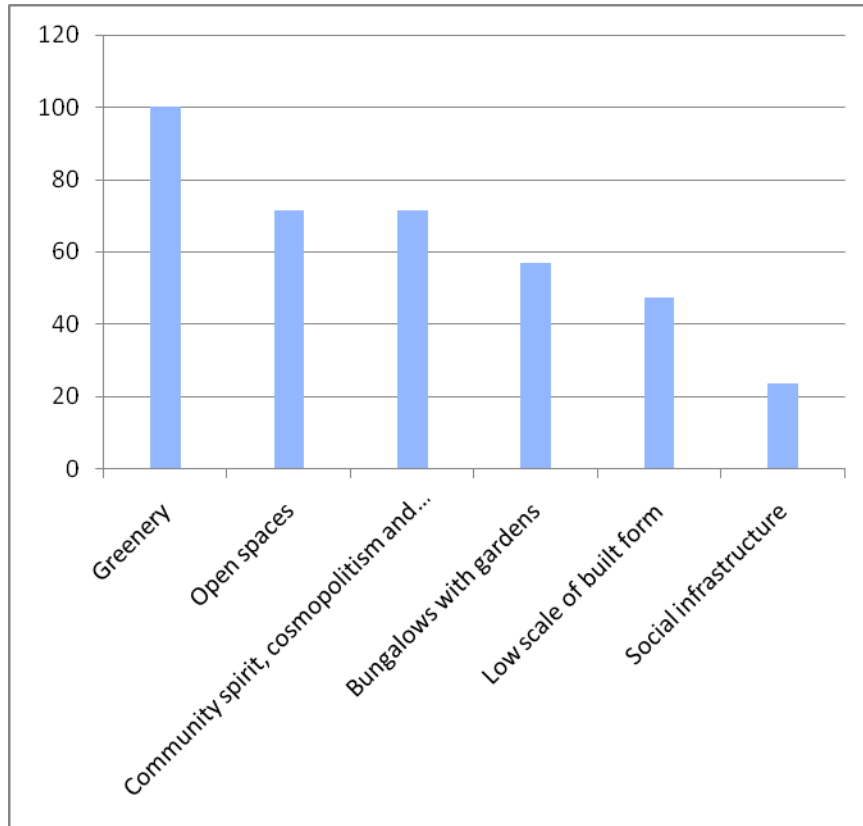
Summary Table of the documented answers.

Important Issues Highlighted in the Community Meeting as Held on 28th October 2010. Venue: Sevadaan , Chembur				
Characteristics you Cherish	What to you want to preserve?	What do you Dislike	How you Preserve?	Reasons for Redevelopment:
Greenery	Greenery	Bungalows & Co-operative Housing Society even though good, are going for redevelopment.	Subsidy / Tax benefit for Older Buildings	High Maintenance Cost
Low Scale	Buildings with height upto 7 to 8 storeys	Cottage <-> Towers transition	Plant trees instead of concreting	Not getting good contractor
Community Spirit	Old religious places	Inadequate water supply & electricity because of new development	Restricting commercial premises within the area	Lack of lift for seniors
Chirping of Birds	Vernacular Bungalows	Hawkers on the footpath	Beggar's Home should not be developed	High cost of living
Peaceful atmosphere	Environmental balance	Buildings too close the road	Stop pace of redevelopment	Low maintenance funds
Recreational open spaces for the residents		Garbage dumped along plot boundaries	Stop cutting trees	
School's in the community		Increasing Traffic in mornings	Less towers & more open spaces - Between Buildings for better ventilation	
Common spaces & worship places		Dust	Specific Norms to be formulated. Streamline cabling	
Cosmopolitanism		Gas leakages in some instances.	More community centres	
Religious & Cultural Co - existence		Lack of accountability in local governing body.	Inclusive development	
Mixed activities		No planning throughout the precinct.	Maintain Transition spaces	
Low density of population		Stray Dogs & Cats	Better monitoring process	

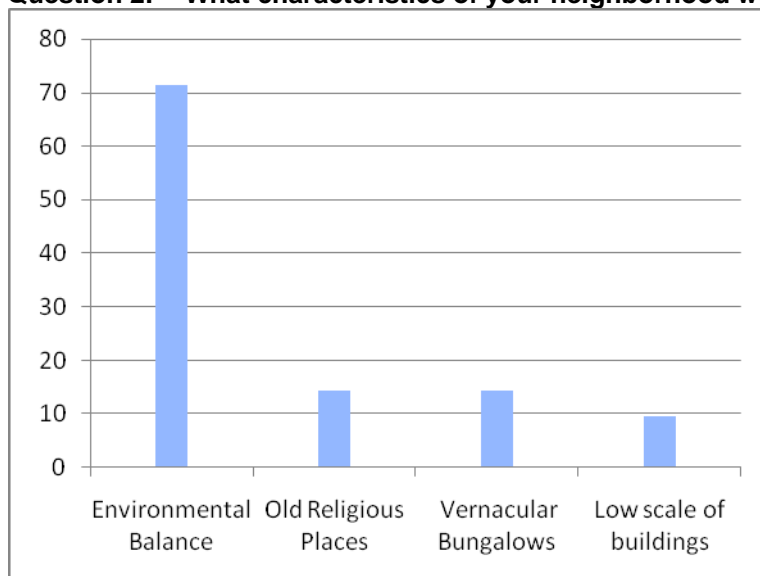
Friendly neighborhood		Plastic Bags being dumped	Sharing achievements & failures with residents	
Proximity to amenities		High footpaths	Affordable price of new flats	
Modern settlements with vintage look.		Over development creates rift between neighbors	Community spirit & cultural harmony like 1930s	
Social character, cleanliness & safety		No improvement in infrastructure	Low compound walls	
Bungalows with gardens & backyards that attract different birds.		Builder - politician Nexus	More security	
Middle class - residential character			Separate area for Hawkers Market to be created	
Good infrastructural facility			Free walk towards Chembur station	
Self - sufficiency			Maintaining minimum of 30m distance between 2 Towers	
			Well lit streets	
			Parking - Not along streets	
			Good Transportation System	
			By making a masterplan for development	
			Development rules to be transparent	
			Manage Garbage dumping	
			Manage Noise	
			Reverse redevelopment	
			Controlled use of TDR	
			Following development pattern like pre - 1991	
			More walkways for pedestrians	
			Maintain present structure of built form	

Summary of the Qualitative Responses to Questions: *(the answers were descriptive and not in the form of yes/no)*

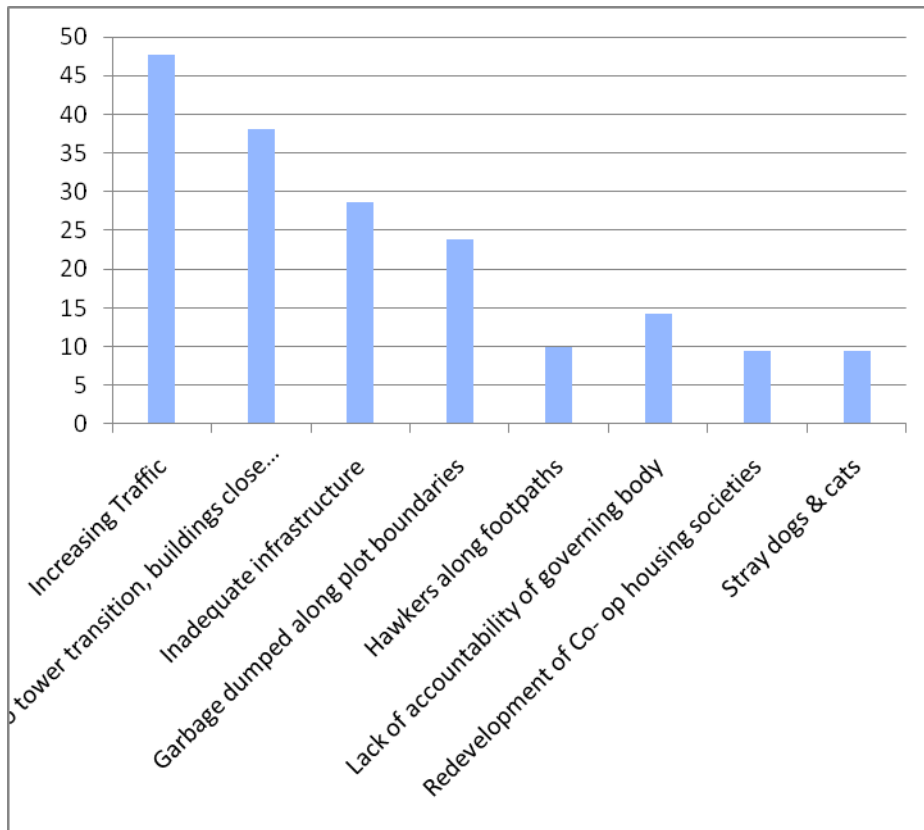
Question 1:- What characteristics of your neighborhood do you cherish?



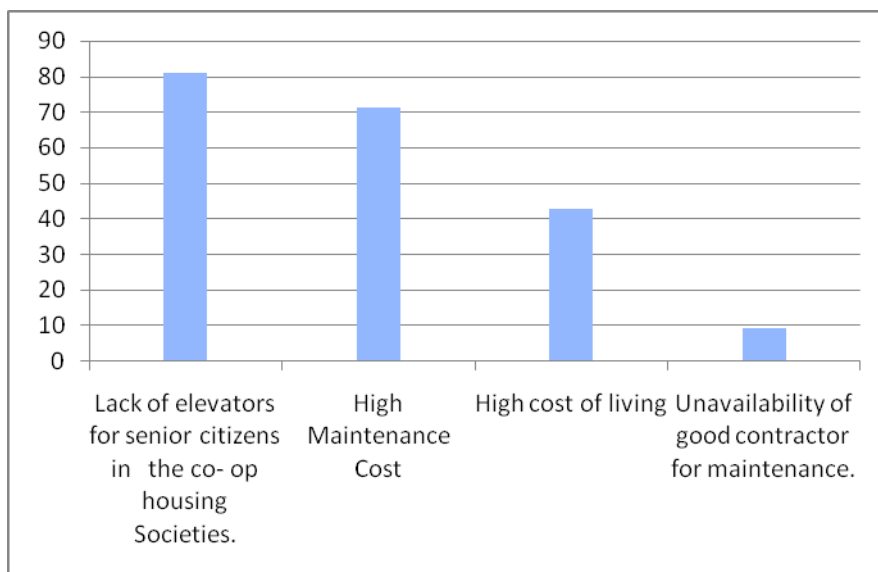
Question 2:- What characteristics of your neighborhood would you like to preserve ?



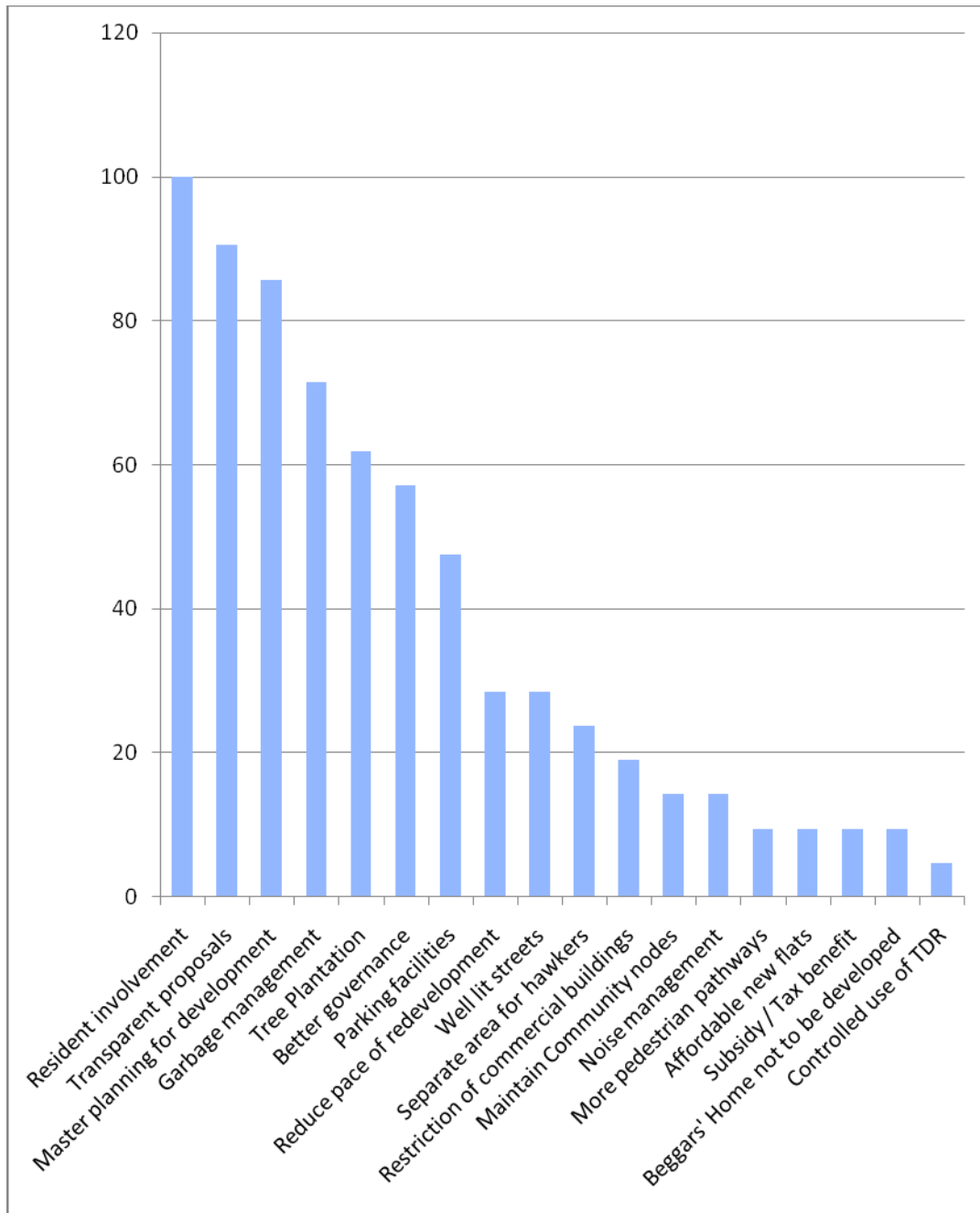
Question 3 :- What characteristics of your neighborhood do you dislike?



Question 4:- What are the reasons for going Redevelopment?



Question 5 :- How to preserve the existing context ?



**Community Meeting, St. Anthony Precinct & Old Chembur Oct 28, 2010
at Sevadaan, Chembur**



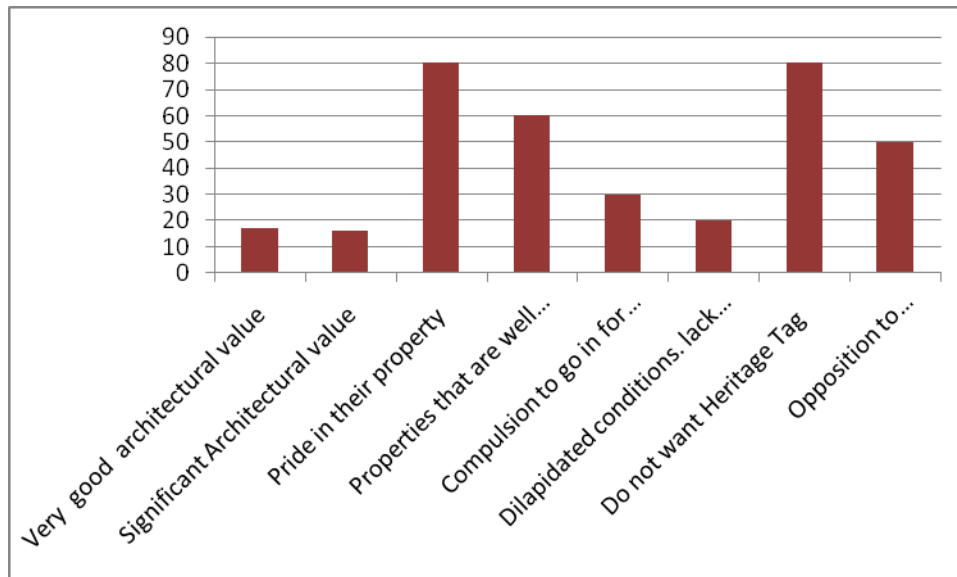
**Community Meeting
St. Anthony Precinct & Old Chembur**



Stage 3 (c) Dialogue with owners of important heritage bungalows

There are 75 bungalows in St. Anthony’s precinct, pre-1950. Interviews were conducted with the owners of 12 bungalows having heritage significance owners to identify issues related to their properties:

Very good Architectural value	17.33 %
Significant Architectural value	16 %
Pride in their property	80 %
Properties that are well maintained. Spend 1 lakh rs per year	60 %
Compulsion to go in for Redevelopment. Issues of maintenance and of safety and security for senior citizen	30 %
Dilapidated conditions. Need structural interventions. Lack of resources	20 %
Do not want Heritage Tag. Will lose out on the future flexibility.	80 %
Opposition to Builder / Developer driven redevelopment. Experience of others in the locality not good, a raw deal from the builders. But no other choice because of complications in the existing legal and technical procedures	50 %



SECTION 5

Grading of What needs to be preserved, Why and To what extent

No.	What needs to be conserved	Precinct	Why	To what extent		
				Full	Partial	Minimum /Symbolic
1	Houses which are identified as having heritage value	All	Important Historical and Urban significance Rated high by community			
2	Community nodes - cultural and religion	Gaothan St. Anthony	Significant for a precinct Community spirit is important to community. Graded high			
3	Low scale character of built form	All	Heritage and Architectural value Appreciated by community			
4	Green Cover : trees, permeable surfaces	All	Most significant characteristic of all the three precincts Graded highest by community			
5	Environmental Balance	All	Disaster threats from hazardous industries and Armament store Graded high by community			
6	Cultural Co-existence	St. Anthony Old Chembur	Pride of the Precincts Graded high by community			
7	Gardens around houses / building	All	Will lead to enhanced guidelines for marginal open space around building Graded high by community			
8	Open spaces	All	Important for quality of life in the current development trend Graded high by community			
9	Social / religious infrastructure temples, mitra mandals, churches, schools	All	Act as important places of community interaction			

10	Cleanliness	All	Concern of the community with respect to garbage dumping			
11	Existing ratio of marginal open space between the building and the road	St. Anthony Old Chembur	The community dislikes the new towers built close to the road line. Significant Urban quality			
12	Accountability of the governing authorities both, local and state	All	Major demand from the community Community dislikes builder - politician nexus			
13	Peaceful atmosphere	Gaothan St. Anthony	The community resents high and thorough traffic			
14	Existing 'A' tenure in Gaothan	Gaothan	Community is highly possessive			
15	Low scale of streets and lanes	Gaothan St. Anthony	Important for the identification of the precinct for community fabric.			
16	Architectural vocabulary like external staircases, verandahs, otas as interfaces between private and public	Gaothan	Defines the precinct fabric			
17	Winding pattern of the streets in Gaothan	Gaothan	Defines the essence of any village type Gaothan's identity			
18	Caste character	Gaothan	Significant essence of Gaothan's social identity			
19	Wells in Gaothan	Gaothan	Prominent element of a Gaothan Defines community nodes			
20	Examples of all styles of bungalows, vernacular, art deco and modernish bungalows	St. Anthony Old Chembur	Significant Architectural heritage			

SECTION 6

SWOT of Economic, Cultural, Regulatory, Institutional and Environmental aspects : Precinct wise

6a : Chembur Gaothan

Gaothan Precinct : Economic SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Land tenure, A and A1, exemption from paying any revenue to the government.2. FSI is 1.5 while rest of Chembur has FSI 13. Mixed economic strata co-exists peacefully4. 20 families involved in small scale household based eatables business.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. Rented properties not maintained, rents are very low, owners have no interest in up keep.2. Heritage character structures have no access to special funds for any repair, maintenance.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. TDR is not available for Gaothans, but extra FSI of 0.5.2. Extra space due to additional FSI can be leased, money can be used for maintenance.3. Dilapidated properties can be redeveloped and extra space sold within the community.4. Establishing economic resource (soft loans, grant etc) for owners to carry out repairs, additions/alterations.5. Financial resources can be generated by conducting special "Festivals Of Chembur Gaothan".	<p>THREATS</p> <ol style="list-style-type: none">1. Very high Market prices hence opportunity cost of land and existing structures very high. 7 new building have come up.2. Economic activities are intra-gaothan in case of gentrification they will find it difficult to survive.3. No special funds are available for the heritage precincts, maintenance becomes difficult.

Gaothan Precinct : Cultural SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none"> 1. Social cohesiveness. Sub-castes: Mhatres, Puravs and Raotes, related to each other 2. Socio-culturally the gaothan emulates a rural character. 3. For disputes peers are consulted to settle issues, community ties are very strong. 4. Well knit socio-cultural nodes which are informal and organic; house all religious and social activities. Well utilized and preserved by the locals. 5. Bhulingeshwar Temple unities the community; is a major hub of religious and socio-cultural activities. 6. 80% residents belong to the SKP community 20% peacefully co-exist. Participate in all the festivals and socio-cultural activities. 	<p>WEAKNESSES</p> <ol style="list-style-type: none"> 1. The residents are not realizing the potential of their cultural richness and uniqueness. 2. Introvert community; not conducting any festivals/special fairs which can help show case culture and help to raise funds for the community.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none"> 1. Show case cultural uniqueness and have “Festival of Chembur Gaothan”, which will help them to keep their traditional way of life alive. 2. The Mitr mandals have important role in carrying forward the cultural essence of gaothan. 3. Enhance cultural nodes both functionally and visually by way of urban design intervention. 	<p>THREATS</p> <ol style="list-style-type: none"> 1. Cultural heritage at risk with increased building activity and inflow of new residents 2. Residents have sense of social security, which will be threatened with new residents coming in. 3. Socio-cultural fabric will be altered with newer inhabitants coming in large numbers. 4. Due to lack of space, newer generation moving out; fear of losing out the identity due to the social set up of the original gaothan.

Gaothan Precinct : Regulatory SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none"> 1. Tenure – A, most important regulatory strength considered a privilege; exempts levy of any taxes and land revenue. 2. No TDR can be applicable for gaothan. 3. FSI -1.5 while the rest of Chembur is FSI-1 4. DCR special regulations for the Gaothan restricts the height to 10 mtrs., 75% ground coverage; low rise settlement pattern. 5. Tenants benefits from the Rent Control Act, pay a nominal rent. 6. The additions/alterations/repairs of structures has not altered built fabric of the gaothan till now. 	<p>WEAKNESSES</p> <ol style="list-style-type: none"> 1. Rented properties not maintained rents are very low; owners have no interest in their up keep. 2. No controls/guidelines to help retain built form/footprint of existing structures. 3. Privately owned land not available for infrastructural development. 4. Residents not aware of Gaothan being a heritage precinct.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none"> 1. Residents want to retain low rise typology; develop guidelines on those lines 2. Existing architectural elements, can be incorporated in new buildings and repairs/alterations. 3. Residents can explore land sharing and cluster development; some part of the land can be given for infrastructure upgradation or road widening etc. 4. Residents to retain tenure; not keen on inviting builders, self development preferred. 	<p>THREATS</p> <ol style="list-style-type: none"> 1. FSI is 1.5 while it is 1 for the rest of Chembur. Perceived as a potential threat for the low rise built form of the area. 2. DCR pertaining to Gaothan not detailed out to preserve the heritage character of the precinct.

Gaothan Precinct : Institutional SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Number of Mitr mandals in Gaothan.2. Bhulingeshwar Temple Trust, manages the temple complex, comprising of elected members.3. No formal body/organization, informally problems are addressed.4. Residents do not subscribe to the views of any particular political party.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. No Panchayat or formal organized body to settle issues/problems.2. No forum or citizen group which can take forward the concerns and grievances of the residents to the public bodies.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. Wells can be rejuvenated, water can be treated to make it potable.2. Mitr mandals can be engaged in the action plan for betterment of the precinct.3. Bhulingeshwar Temple Trust can be given additional responsibilities.4. Gaothan has a very cohesive social structure, community can be organized in a formal way.	<p>THREATS</p> <ol style="list-style-type: none">1. No formal body of the gaothan it might be difficult to devolve any funding here till such body comes into existence.2. Difficult to have a dialogue with the community in the absence of organized local body.

Gaothan Precinct : Environmental SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Residents cherish green, open, village like atmosphere of gaothan.2. Flowering and fruit trees are loved by the locals and they take care of these. Due to the variety of flora many birds are found here.3. Wells are still functional; technological input can revive them for drinking purposes.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. Wells are not maintained; water is contaminated2. Roads are very narrow; emergency vehicles don't have access to individual houses.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. Residents are proud of their environment; good entry point for interventions at community level.2. Rich flora fauna can be utilized to plan cluster plantation to attract more no. of birds of different species and other fauna.3. Wells can be rejuvenated to augment water for the community.	<p>THREATS</p> <ol style="list-style-type: none">1. Built density is increasing the flora and fauna is at threat.2. Permeable surface decreasing; adversely affecting the flora and fauna3. The village like rural feel at risk, if special guidelines don't control new development.

6 (b) St. Anthony's Precinct : Economic SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none"> 1. Traditional entrepreneurs, home based bakeries, music and other hobby classes etc. add to the character. 2. Precinct has a good mix of different economic stratas. 3. Old bungalow owners have resources to maintain properties which is gives the precinct its distinctive character. 	<p>WEAKNESSES</p> <ol style="list-style-type: none"> 1. Real estate prices very high; tempts owners to sell their properties. 2. Owners vulnerable are old/single/widows or widowers/part of a joint ownership/part heirs. 3. Existing middle class will be replaced by upper middle class or rich section of the society.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none"> 1. Precinct can raise resource for up keep, of public spaces and green open areas. 2. Cross subsidization for maintenance of old structures. Redevelopment can contribute towards a cess for the betterment of their neighbourhood. 3. Buildings redeveloped by builders, not happy with the compensation received, fall short of promised incentives. 	<p>THREATS</p> <ol style="list-style-type: none"> 1. Real estate prices increasing very rapidly. Poses serious threat to low rise low density neighbourhoods. 2. TDR can be bought thus a total 2 FSI can be utilized; increases the profitability of the builders. 3. Traditional small scale household based economic activities will be lost if the old residents move out of here due to gentrification.

St. Anthony's Precinct : Cultural SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Religious and socio-cultural unity in the neighbourhood. Many non-Christians respect each other's religion and festivals.2. Vast number of amenities in and around it makes it a good neighbourhood to stay in.3. Christian community belong to the same Parish; members of the different communities which work in socio-cultural areas. Raise funds for various charitable activities.4. Residents have strong sense of belonging; feel safe and secure, proud to be residents of this area.5. Precinct has household based special activities which add to the cultural richness.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. Plots under St. Anthony's Housing Society leased to Christians only, now residents bent the law and are selling flats on those plots to non-Catholics as well.2. Socio-cultural character is changing with the new residents, coming here due to redevelopment.3. Lack of informal cultural nodes.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. The precinct still has residents willing to maintain its old world charm.2. The Church is a major magnet for old residents and helps in keeping them here.3. Social cohesiveness in the neighbourhood people can be brought together to form a citizens body.	<p>THREATS</p> <ol style="list-style-type: none">1. Culture at serious threat due to newer residents coming to stay here; will dilute the richness and close knit ties.2. Small scale cultural enterprises at risk if old residents leave the precinct.3. Large no. of houses occupied by vulnerable groups; security and maintenance issues. Prefer to stay in flats which has single point entry exit and is manned by security personnels. Onus of maintenance of common areas is not with them but the society.

St. Anthony's Precinct : Regulatory SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none"> 1. St. Anthony's Homes restricted sale of Christian owned properties to non-Christian. This slowed down the advent of builders and other investors. 2. The older buildings had a set-back of 4.5 mtrs which added to the openness of the precinct. 	<p>WEAKNESSES</p> <ol style="list-style-type: none"> 1. The TDR is adding to the density of built form and also putting pressure on existing infrastructure. 2. Earlier the set-back as per norms 4.5 mtrs from the road; now the developers exploit norms and use FSI free areas; set back reduces to only 1.5 mtrs from the road. 3. No special DCRs and guidelines for sensitive precincts with high socio-cultural and historic importance and heritage value structures. 4. Lack of awareness amongst the residents regarding the special status.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none"> 1. Regulated TDR and FSI can reduce the densification; less lucrative for the developers 2. Self redevelopment needs to be incentivized and made lucrative for the owners. 3. The Christians owned properties, can be monitored closely by the St. Anthony's Homes 	<p>THREATS</p> <ol style="list-style-type: none"> 1. Market prices are a major threat and they are bound to increase as mentioned earlier 2. Old residents have to give share of the properties to their off springs or siblings hence compelled to sell their properties. 3. Present FSI is 1 and the builders can buy TDR of 1; tremendous pressure on the existing physical and social infrastructure. Disturbs the scale of the area and the proportion of built vs. un-built.

St. Anthony's Precinct : Institutional SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none"> 1. The Church is a very important and powerful institution of this precinct. 2. St. Anthony's Homes Co-operative Society came into existence in 1930s still plays a key role in managing the plots under it. 3. Chembur Citizen's Welfare Forum, which has members from both St. Anthony's precinct and old Chembur. 4. Being members of the same Parish the residents have a common outlook, part of the various communities of the Parish. 5. There are number of schools and other religious institutions in this precinct. 	<p>WEAKNESSES</p> <ol style="list-style-type: none"> 1. The Church doesn't have the preservation of socio-cultural heritage as a part of its agenda. 2. St. Anthony's Homes has failed to stop sale of Christian properties to Non Christians as people have found loop holes to bend the rule. 3. There is no existing citizen body of this precinct. 4. No registered citizen's forum which could deliberate on future development plans and understand the problems of the residents; help maintain the existing character of the neighbourhood. 5. Parking is an issue as most of the roads are narrow with double parking they become very congested.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none"> 1. The Church can play important role in creating awareness and getting people together for the implementation of special guidelines. 2. The citizen can form a body exclusively of this precinct and address all special issues. 3. The St. Anthony's Homes can be involved in implementation and monitoring of guidelines for the precinct. 4. Other existing institutions can be made more proactive for creating awareness and monitoring of the precinct. 	<p>THREATS</p> <ol style="list-style-type: none"> 1. The Church might not like to get involved in the real estate issue. 2. The citizen's forum can have vested interest of speculators. 3. Builder lobby can pose a threat.

St. Anthony's Precinct : Environmental SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none"> 1. Vast variety of trees and other flora fauna which makes it a very green livable area 2. The residents cherish the openness and the green cover of their locality. 3. Older built properties had a lot of open spaces all around plot sizes were big; had only 50% ground coverage. 4. A lot of area is still soft landscaped which adds to environmental richness. 5. Residents cherish the quality of environment both built and unbuilt; very proud to be staying in such green serene surroundings. 6. They realize that this type of neighbourhood is becoming a rarity in the city of Mumbai. 	<p>WEAKNESSES</p> <ol style="list-style-type: none"> 1. Number of old, low rise structures going in for redevelopment the quality of environment is deteriorating and number of trees are getting cut for new building activities. 2. Soft landscaped areas are reducing. 3. There are no special rules to preserve the green heritage of these special precincts
<p>OPPORTUNITIES</p> <ol style="list-style-type: none"> 1. Interventions in time and special guidelines can preserve the green open environment of this locality. 2. Residents cherish environmental quality the most in their neighbourhood they can be made partners in maintaining it. 3. Some of the old nallahs can be revived in order to attract more species of birds. Cluster plantation can also help in doing the same 	<p>THREATS</p> <ol style="list-style-type: none"> 1. The rich flora and fauna is at threat because of intense building activity due to redevelopment of old structures 2. Lack of sensitivity of the newer residents towards the environment. 3. Old residents recall sighting of many more species of birds and frogs etc. which are reducing as the soft marshy land is reducing. 4. Built and unbuilt proportion is changing which is adversely affecting the green cover and openness of this precinct.

6 (c) Old Chembur : Economic SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Cosmopolitan society with a good mix of people from all economic strata.2. Old heritage bungalows few in number are well maintained by the residents; inspite of high recurring costs.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. No major traditional household based livelihoods2. No access to any special funds for up keep of this special precinct.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. Co-operative housing societies and old apartment buildings should be given incentive for self-redevelopment.2. Cross subsidization can be explored to raise resource for maintenance of old structure.3. Properties going for redevelopment can contribute towards a cess for the betterment of their neighbourhood.	<p>THREATS</p> <ol style="list-style-type: none">1. Rising real estate prices are a major economic threat, tempting owners of low rise built form to redevelop their properties into towers.2. Newer residents coming in, the overall economic strata is bound to change from mixed to upper middle class upwards.3. TDR which can be bought and used here is adding to the real estate pressure.

Old Chembur : Cultural SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Old time residents identify with the locality; cherish their memories of sleepy village like atmosphere.2. Very cosmopolitan neighbourhood.3. Socio- cultural unity and all the residents get together to celebrate festivals of every community.4. Social nodes exist here; well endowed neighbourhood, many amenities and good physical infrastructure.5. Different religious institutions and temples add to the cultural richness.6. Social institutions like Balvikas, Gandhi Maidan, YMCA etc exist here; carry out many cultural activities.7. Many film industry stalwarts hail from Chembur, their families are still associated with Chembur even if they have moved out of here.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. There is no special festival of Chembur which celebrates the uniqueness of Chembur2. Streets are over-crowded with public and private vehicles; disturbing the peace of the locality and also affects the personal interaction of people.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. The neighbourhood has a very open outlook and displayed tolerance towards all communities.2. Secure and safe atmosphere due to the presence of old residents.3. Owners of the old houses can try to recycle space by creating interesting cultural hubs in their old bungalows	<p>THREATS</p> <ol style="list-style-type: none">1. The old village like feel is at stake with more and more buildings undergoing redevelopment.2. Higher built density will attract many new residents thus the cultural identity due to old residents is at risk.

Old Chembur : Regulatory SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Chembur had FSI 0.5 till 1991 when it got changed to 0.75 and later it increased to 1. This lead to low rise development.2. Older properties had a set -back of 4.5 mts from the road. This added to the openness of the precinct.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. New construction utilizes free of FSI area to add to the builtform; reduces the set back and now buildings are leaving only 1.5mtrs.from the road.2. There are many loop holes in the present DCR and the builders exploit that to maximize profit3. There are no special Rules/ guidelines for special precincts like these in the city.4. Loading of TDR in this area without the necessary back up of infrastructure is adding to chaos and also to the built area.5. Fast track towards transformation, wherein the old low rise structures are giving way to high rise built form and lack of special guidelines.6. Most of the housing societies are not willing to redevelop on their own but are getting tempted by the proposals made to them by the builders and developers.
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. TDR and FSI can be reviewed and should be able to get backed up with infrastructure development2. There is a need to develop special guidelines for this area.	<p>THREATS</p> <ol style="list-style-type: none">1. Additional TDR which can be utilized here, this poses a threat for special character neighbourhoods.2. Lack of special guidelines allows insensitive development3. The Free of FSI built up area sanctioned adds to the already dense built environment.4. No special incentives for self redevelopment, hence residents don't get motivated to go through the process on their own.

Old Chembur : Institutional SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. ALMs of Old Chembur are very active and were seen as model for the ALM movement.2. The Chembur Citizens Forum is another active institution here which is bringing3. There are many schools and religious institutions in old Chembur.4. There are many Social institutions also in old Chembur5. Many financial institutions are also located here such as banks and finance companies.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. ALMs and Citizens' Forum are two separate organizations2. There seems to be a political bent in the Chembur Citizen's Forum
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. Citizens' forum can be involved in creating awareness of the special status of the area.2. It can play a part in implementation and monitoring of the special guidelines developed for the precinct.3. Other social and religious institutions can also be involved for the same.4. The Citizens' forum strengthened in order to facilitate the interaction between public agencies and the residents.	<p>THREATS</p> <ol style="list-style-type: none">1. The political agenda of different parties can hijack the purpose of these bodies and decrease credibility.2. The ALM movement is slowing down, and it might deter other residents body.

Old Chembur : Environmental SWOT

<p>STRENGTHS</p> <ol style="list-style-type: none">1. Tree lined avenues, with footpaths, good green cover and openness cherished by the residents2. Diversity of flora and fauna adds to the charm of living here3. Old structures still have 50% ground coverage and the rest is open soft landscape.4. There are many special species of birds and frogs sighted here.	<p>WEAKNESSES</p> <ol style="list-style-type: none">1. Many old houses are being redeveloped which is decreasing the green cover and affecting the flora fauna.2. Soft landscaped area is decreasing which is affecting the environment
<p>OPPORTUNITIES</p> <ol style="list-style-type: none">1. Special guidelines can help retain the openness and green cover of the precinct2. Unbuilt environment should also get special heritage status.3. The old bungalows can be conserved which help to break the skyline and monotony of development.4. Cluster plantation can help to increase the number of birds and other species to thrive here.5. As the residents cherish the environment they can be made responsible for the upkeep of the same.	<p>THREATS</p> <ol style="list-style-type: none">1. Redevelopment of old low rise bungalows into high rise towers is adversely affecting the environment of old Chembur.2. Lack of Special Development Control Rules and guidelines for sensitive areas put it into danger of irreversible change.3. The new residents are coming in large numbers and may not be as sensitive as the older ones.

FSI AND DENSITY STATEMENT OF THE PRECINCTS

CHEMBUR GAOTHAN	FSI	Gross Density P/Ha	Population	Built Up Area Sq.mt.
EXISTING	0.58	511	2453	24000
PROJECTED	1.5	1068	5125	61500

ST. ANTHONY'S PRECINCT	FSI	Gross Density P / Ha	Population	Built Up Area Sq.mt.
EXISTING	0.55	291	7008	87000
PROJECTED	2.0	711	17160	343200

OLD CHEMBUR PRECINCT	FSI	Gross Density P / Ha	Population	Built Up Area Sq.mt.
EXISTING	0.49	223	5472	80000
PROJECTED	2.0	713	17450	34900

The above statement shows the projected demographic transformation in the 3 precincts, if the precincts are developed on the basis of the FSI available at present. The FSI in all the three precincts was proposed as 0.5 after the DP (1964). Excluding the Gaothans, it was increased to 0.75 in March 1991 and later to 1.0 in Sept 1998. Subsequently it was increased to 1.5 in the Gaothan areas. At present the TDR facility is available in Chembur upto 1.0 (excluding the Gaothan areas). This has increased the total potential FSI to 2.0.

While the Gaothan residents are not yet willing for the transformation (both, physical and cultural) that this increase in the FSI will bring in, the other two precincts are in the process of exploiting the real estate value offered by the additional FSI and TDR. If the potential FSI of 2.0 is fully exploited the population and the density will increase to more than 3 times. On the other hand, the infrastructural network of 10 mt wide roads as well as the open spaces and social amenities designed to cater to the lower population due to the 0.5 FSI, will have a devastating effect on the environmental and cultural features of these sub precincts of Chembur. In the imagination of the resident communities today, these very features define the heritage identity of these precincts.

SECTION 7

Identification and Catagorisation of Issues

	IDENTIFICATION OF ISSUES FOR ALL PRECINCTS	Urgent Attention	Significant Attention	Minimum Attention
	Community Perception with respect to the Project			
1	Apprehensions with respect to MMRDA's intentions			
2	Apprehensions about Consultants' capacity to influence the Authorities			
3	Apprehensions about implementation of the suggested Action Plan			
4	Consultants' role seen as that of the agents of the Developers/Builders			
5	Consultants' role seen as 'Heritage Conservationists'-Anti-development			
	Conflict between Heritage Conservation and Future Development			
6	Integration of Heritage guidelines in the overall development vision			
7	Market pressure especially due to TDR			
8	Economic pressure for maintenance of old property and increase in taxes			
9	Familial pressure with respect to property disputes			
10	Threat to the existing cultural / caste / religion and social fabric			
	Increasing density due to the current trends of development			
11	Pressure on the carrying capacity of physical infrastructure			
12	Existing road network planned for low density			
13	Increase in vehicular traffic and on street and off street parking			
14	Pressure on the carrying capacity of social infrastructure			
15	Changes in the class structure			

16	Changes in the social / religion / cultural fabric			
17	Safety and security of the vulnerable sections of the community (senior citizens, children, physically challenged etc.)			
	Identifying and formulation of appropriate representatives organization / group / body			
18	To participate in the project to address current issues			
19	To participate in the project to formulate future guidelines			
20	To create awareness in the community at large			
21	To carry forward the Action Plan			
	Regulatory Complexities			
22	Tenure A system in Gaothan exempting from taxes			
23	Controlled access to St. Anthony based on religion			
24	Lack of financial incentives for conserving the built heritage			
25	Lack of incentives for Self Redevelopment (could better the quality of life)			
	Environment Vulnerability :			
26	Loss of green cover			
27	Loss of flora fauna			
28	Reduction in permeable cover due to future development			
29	Possibility of appropriation of open spaces			
30	Air pollution due to industries (fertilizers and refineries) and through traffic of heavy vehicles.			
31	Disaster threat due to BARC, Armament store and refineries and fertilizer plants.			

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