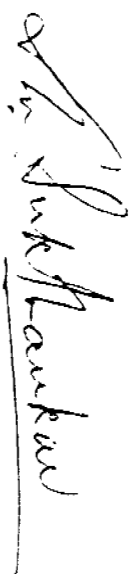


The members of the Study Group are pleased to present Part 1 of their Report to the Government of Maharashtra.



Chairman: Charles Correa - Architect / Planner



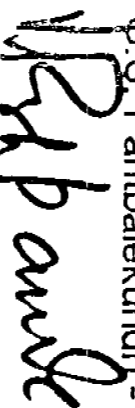
D. M. Sukthankar - Chairman, Mumbai Heritage Conservation Committee



Deepak Parekh - Chairman, HDFC



A. N. Kale - Director (E S & P), BMC

B. S. Pantbalekundri - Dy Secy, Urban Development Dept. (till April 1996)  
  
V. V. Deshpande - (from May 1996)



Convener: V. K. Phatak - Chief, Planning Division, MMRDA

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- 1. BACKGROUND**
- 2. METHODOLOGY**
- 3. TRANSPORT**
- 4. URBAN FORM**
- 5. OPEN SPACES**
- 6. EMPLOYMENT GENERATION**
- 7. DRAWINGS**
- 8. RECOMMENDATIONS**
- 9. THE NEXT STEPS**
- 10. APPENDICES:**
  1. Statement of Areas.
  2. Reports on Individual Mill Sites.
  3. Built form Studies & Recommendations
  4. Employment Generation.
  5. Financing Development of the Private Sector mills.

## 1.0 BACKGROUND:

1.1 There are 58 Cotton Textile mills in the city of Mumbai. Of these, 26 were deemed "sick" and were, therefore, taken over by the Government of India - 25 of which are managed by NTC (the National Textile Corporation) and 1 by MSTC (Maharashtra State Textile Corporation). The remaining 32 mills continue to be in the private sector.

1.2 Regulation 58 of the new Development Control Regulations, which came into force in March 1991 provides for development of lands of sick and/or closed Cotton textile mills on conditions that :

- a. One-third of the land is given to the BMC for public open spaces
- b. 27 to 37% (depending on the area of the site) is given to MHADA and PSUs for housing

The remaining land could then be developed by the owner for residential or commercial uses as may be permissible under the D.C. Regulations in force.

1.3 In short, the D.C. Regulations of 1991 intended to regulate the development / redevelopment of cotton textile mill lands so as to generate open spaces and public housing for the city, in a manner which would create coherent urban form. It is a truly unique opportunity for Mumbai - and that too in a congested area in the heart of the city which has long been neglected.

1.4 Unfortunately, in reality, this has not happened. On the contrary, the sickness and closure of mills has frightened the workers into a state of insecurity. And such re-development that has occurred has been in a piecemeal and haphazard manner on a totally commercial basis, without any portion of the land becoming available either for

low-income housing or for public amenities. This has happened for a variety of reasons - one of the most crucial ones being the lack of any overall planning and development strategy seeking to create coherent urban form, housing for low income groups and civic amenities, and generate new employment opportunities for workers thrown out of employment by the closure of the mills.

- 1.5 This is why the Government of Maharashtra by its notification dated 29 February 1996 set up our Study Group to prepare an integrated development plan for these textile mill lands on the basis of certain principles specified therein. The Study Group has undertaken this work in coordination with the Secretaries Committee of the Government which was simultaneously studying other aspects of the same problem.

## 2.0 METHODOLOGY:

2.1 Figs 1 & 2 (in the Drawings depicted in Section 7) show the locations of the 58 Cotton Textile mills in the city of Mumbai, and indicate which ones are with NTC and MSTC, and which are in the private sector. Appendix 1 provides a list of all these mills. As a first step, the Study Group appointed teams of architects, engineers and conservationists to visit the 58 mills and appraise and document the various structures and other prominent features in each of them. Reports on individual mills are given in Appendix 2.

2.2 Since the Study Group was denied access to the 32 mills in the Private sector (except for 3 which appeared to be extremely keen to sell some of their land right away), this Report deals principally with the 25 mills that are with NTC and so were reasonably accessible.

2.3 The strategy for evolving land-use plans for the NTC mill lands is briefly as follows:

- a. First of all, NTC identified those mill units which they felt were viable and whose lands should therefore be retained by them in toto.
- b. NTC also identified those mill units which they had deemed to be viable, but which had a certain amount of surplus land which could be disposed of.
- c. NTC felt that the land of the remaining mill units, should be disposed of.

Fig. 3 shows the location of each of these 3 categories of NTC mills.

2.4 The total of all the disposable land available as per 2.3.b and 2.3.c above is divided into 3 equal parts. One third (comprising of 7 sites) is proposed for being reserved for public housing to be developed by MHADA, one third (consisting of 4 sites and a portion of 4 others) for open spaces and public amenities; and the last third (consisting of 3 sites and a portion of 3 others) for development by NTC. (See fig 4 and para 8.1).

2.5 For each of the sites identified as per 2.3.b and 2.3.c above, a land-use plan has been prepared showing how each site can be developed (figs 5 to 17). Through this methodology, instead of a meaningless hodge-podge of development, large and viable parcels of land can be made available for each of the 3 land-uses specified, in a pattern which makes overall urban sense for the city.

2.6 The location of private mills is shown in figs 1, 2 & 18. Obviously, the piece-meal approach necessitated by the intransigence of the private mills denies to Parel the integrated development it needs. To indicate just how decisively beneficial results such mutual co-operation could provide (to the owners, as well as to the city), we have identified a triangular area between Matulya, Paragon and Mumbai Mills (see Fig 19), a sort of "Golden Triangle", on a scale slightly larger than the area between Bori Bunder, Horniman Circle and Flora Fountain (see fig 20). Since the holdings of these eight mills are contiguous, it would be an enormous advantage to all concerned if a way can be found and a mechanism could be devised to facilitate mutual cooperation for coordinated and integrated development of lands of all the mills involved (see para 8.8 and Appendix 5).

### 3.0 TRANSPORT

3.1 The majority of textile mills are concentrated in central Mumbai, served by the suburban railway stations of Lower Parel and Elphinstone Road on the Western Railway; Byculla, Chinchpokli and Curry Road on the Central Railway; and Dockyard Road, Reay Road and Cotton Green on the Harbour Line. The three major north-south arterial roads serving the area are Senapati Bapat Marg, N.M.Joshi Marg and Dr. Ambedkar Road. Fig 21 shows these existing transport arteries, together with the crucially important new connector roads which could be created. The re-development of this area also provides the opportunity to widen the capacity of the existing road and rail network (plans for which, the Study Group understands, are already being worked out).

3.2 Moreover, it must be emphasised that this re-development addresses an issue of critical importance in the mill area, viz. pedestrian movement, particularly from the railway stations to the mills and the proposed new employment centres. Lower Parel, Curry Road, Elphinstone Road and Parel are the most significant stations in this regard. Pedestrian plazas could be developed in front of these stations. In addition, covered shopping arcades for pedestrians may also be created along major roads like Senapati Bapat Marg, as an integral part of redevelopment. (See fig 22). In the vicinity of the railway stations, some of the roads can be reserved only for buses, as a large number of passengers is expected to interchange between buses and trains.

#### 4.0 URBAN FORM:

4.1 Any new building built in the historic heart of Parel must reflect its very special context. Several of the old existing mill structures are not only memorable and valuable enough to merit inclusion on the Heritage List, but also robust enough to be re-cycled as studios for artists, work places for fashion designers, computer software engineers, etc. Thus would come into being a new centre for Mumbai in the heart of the city, with its own distinctive character, vitality and ambience - a centre which adds another dimension to this vital metropolis.

4.2 To achieve this, some key design guide lines must be issued regarding Urban Form. In order to identify alternatives to the high-rise towers which are springing up indiscriminately in so many other parts of the city, the Group carefully studied what the basic "building block" for this area might be. These studies (See Appendix 3) compare the FSI obtained through high-rise buildings in existing areas like Nariman Point and New Cuffe Parade to that achieved by the low-rise compact form of Ballard Estate and Marine Drive - and they show vividly that the FSI of a building is not so much dependent on its height as on its footprint on the site. By allowing larger footprints, we can achieve the same FSI through far more economical yet more energy-efficient construction (as witnessed in Ballard Estate, or Jaipur or, for that matter in European cities like Paris and London) - and this approach has the added advantage of using the building facades to help define the streetscape.



## **5.0 OPEN SPACES**

5.1 The Public Open Spaces proposed (see fig 23) vary in size from large Maidans to small Neighbourhood Parks, so that a variety of different open-air activities can take place. In front of the Railway Stations, large Pedestrian plazas have been proposed, surrounded by shopping arcades (so that the people can pick up their vegetables and other purchases on their way home - a classic pattern found all over Mumbai). Then again, the principal roads can be widened and lined with trees, so that they are converted into leafy boulevards.

5.2 Fig 24 shows the resulting transformation of this area of the city into a pattern of green, comparable in scale and impact to that existing in the Fort area of the city.

## **6.0 EMPLOYMENT GENERATION**

6.1 By allowing some of the developable land to be used for new high-tech non-polluting industries like computers and the garment industry (the 1993 Industrial Location Policy allows such industries in the Island City of Mumbai), the number of semi-skilled jobs generated in Parel can be more than equal to those at present provided by the low-density patterns of the existing mills. Appendix 4 shows that if even half of the 18,000 workers at present working in NTC mills can be trained to acquire new skills, the remaining can easily be absorbed as semi-skilled workers in the new work centres - and this does not include the even greater number of semi-skilled jobs which will spring up in the support activities around, owing to the multiplier effect.

6.2 And while of course it is true that NTC would endeavour to continue the jobs of its present workers, any guarantee of permanent

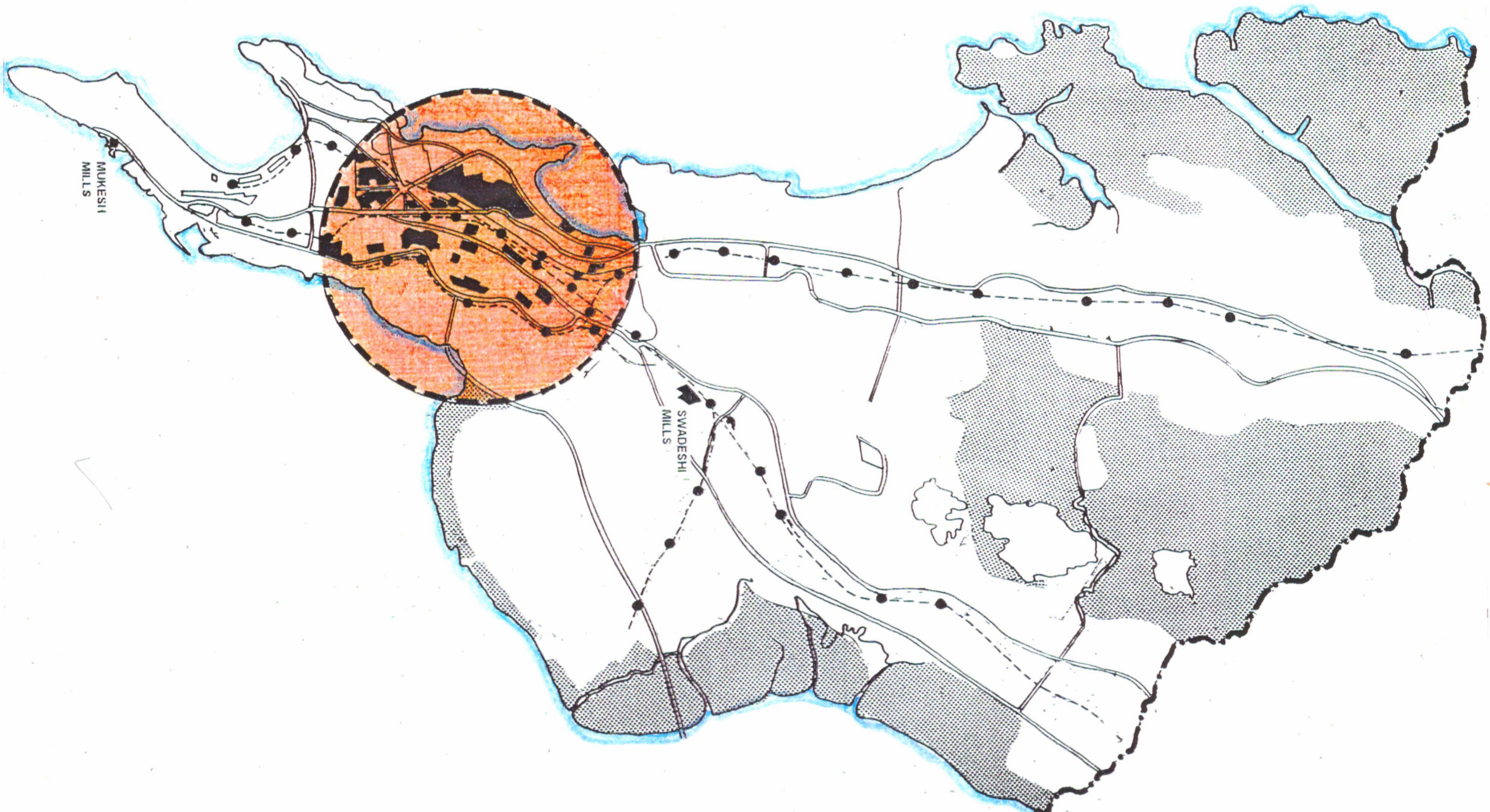
extension at the same level of employment may not be assured in the textile industry itself. Hence it is essential that job opportunities of a similar magnitude are created as a long term strategy.

6.3 In addition to the above, it should be noted that the 12,000 households coming to live in this area will also generate a large number of semi-skilled jobs. (see Appendix 4).

**7.0 DRAWINGS** The drawings in this Section are grouped as follows:

- Fig 1: Location of Mills in the city
- Fig 2: The Parel Area
- Fig 3 & 4: NTC and MSTC Mills
- Fig 5 to 17: Re-developing Individual Mill Sites
- Fig 18: Private Mills
- Fig 19-20: The Golden Triangle
- Fig 21-22: Transport Arteries
- Fig 23-24: Public Open Spaces

FIG.1



①

0 500 2500 5000 MT.

LAND USE



MILL LAND



NO DEVELOPMENT ZONE

LOCATION OF MILLS IN MUMBAI

FIG.2



①

0 100 250 500 1000 MT.

OWNERSHIP OF MILLS

■ N.T.C. MILLS   ■ PRIVATE MILLS   ■ M.S.T.C. MILLS

MILL LOCATION IN PAREL, BYCULLA, DADAR

DADAR

NTC MILLS

FIG.3



①  
0 100 200 300 400 MT.

CATEGORIES

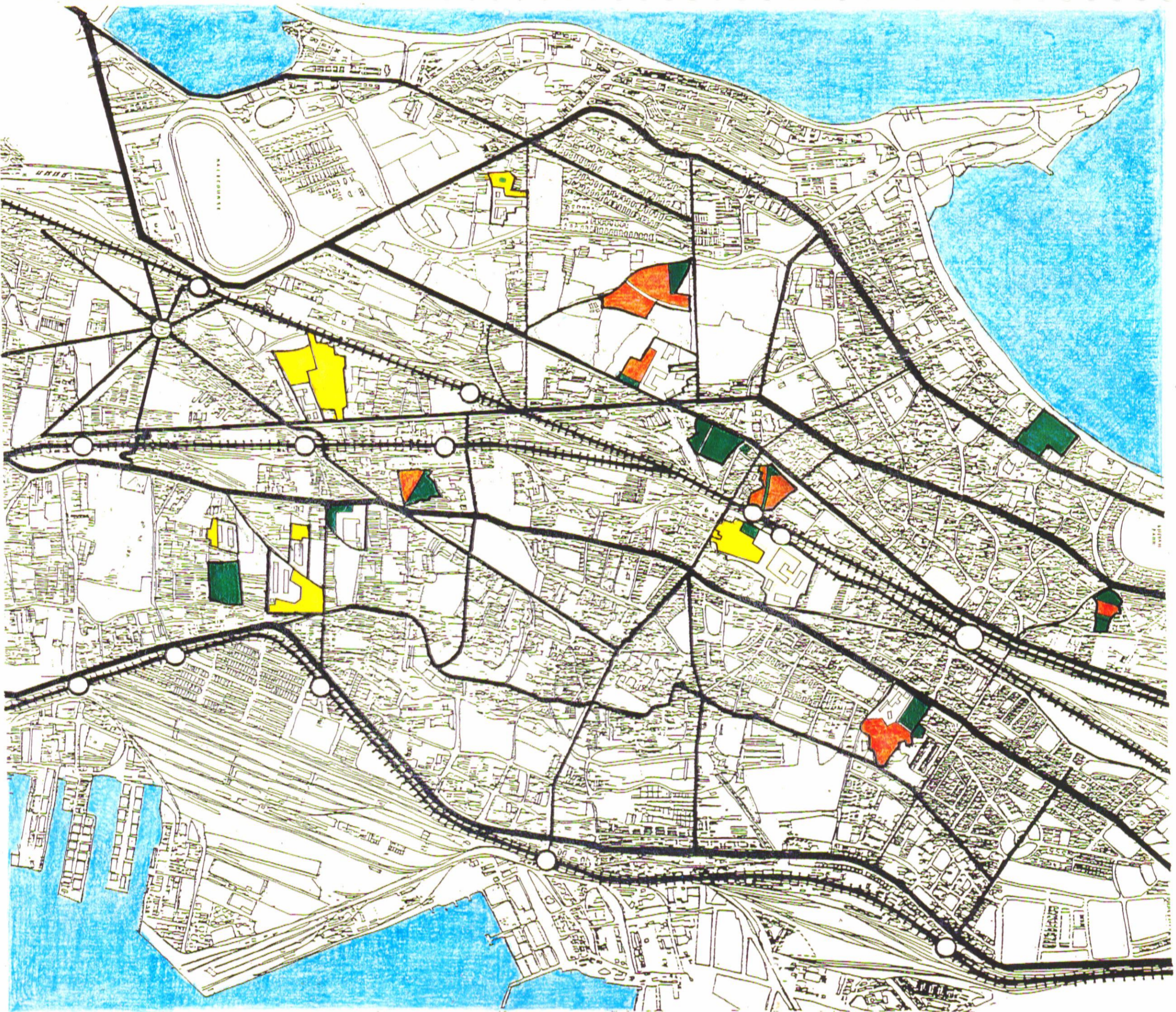
- FULLY DISPOSABLE
- PARTIALLY DISPOSABLE
- TO BE RETAINED AS MILLS

REDEVELOPMENT POTENTIAL

NTC MILLS

(SEE APPENDIX-1, TABLE 1.2)

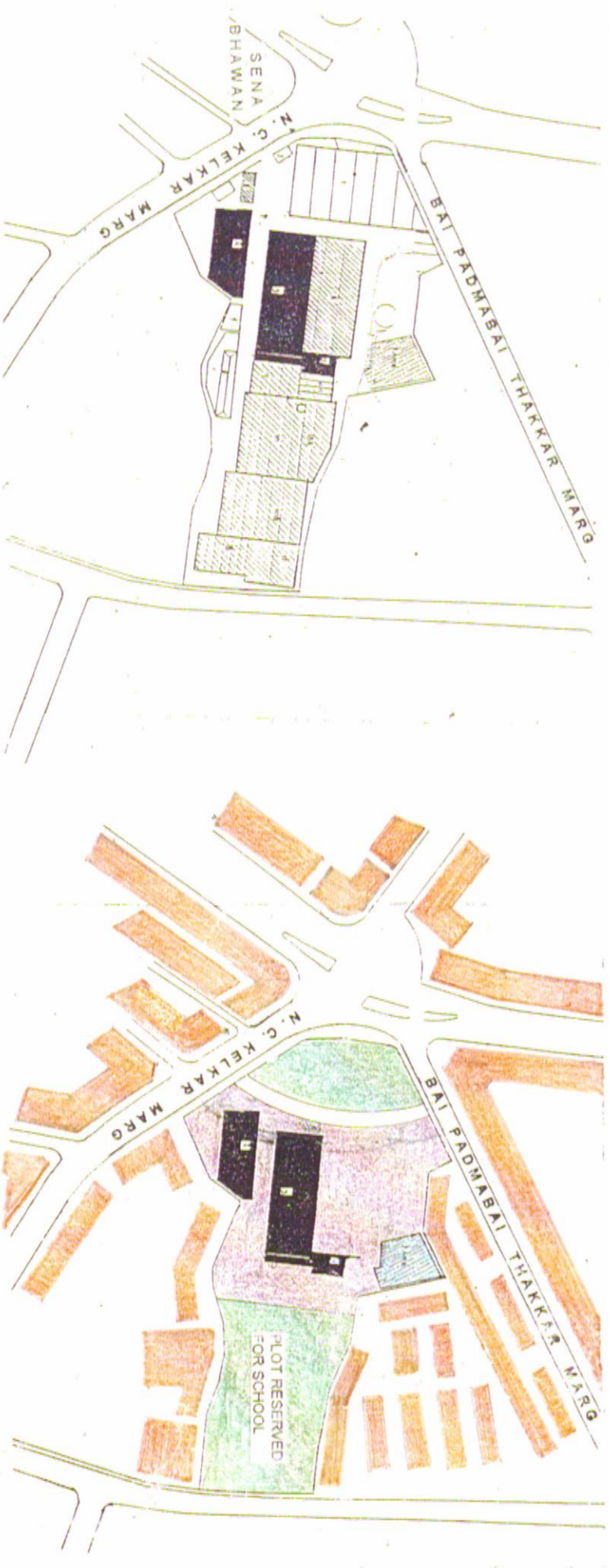
FIG.4



PROPOSED USES.



VIEW OF PLAZA NEAR SENNA BHAWAN ROUND ABOUT.

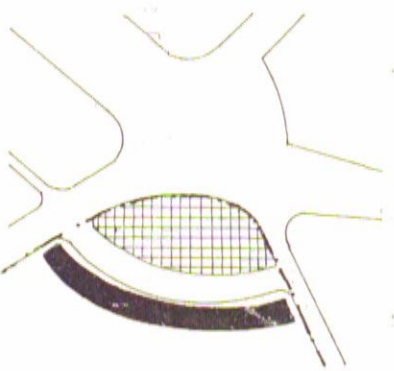


①  
0 25 50 100  
EXISTING PLAN  
TOTAL AREA- 20,492 SQM

STATUS OF STRUCTURES  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL

PROPOSED PLAN  
 AREA TO CITY - 10,246 SQM  
 AREA TO DEVELOPER - 10,246 SQM

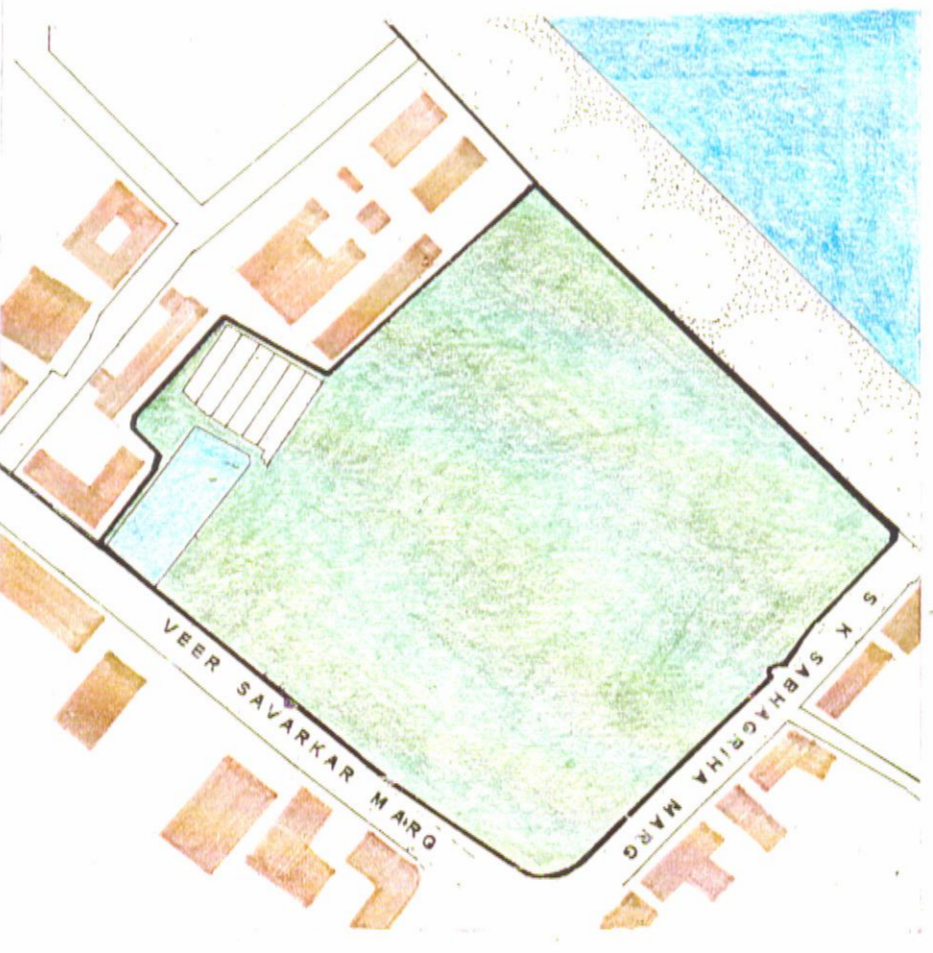
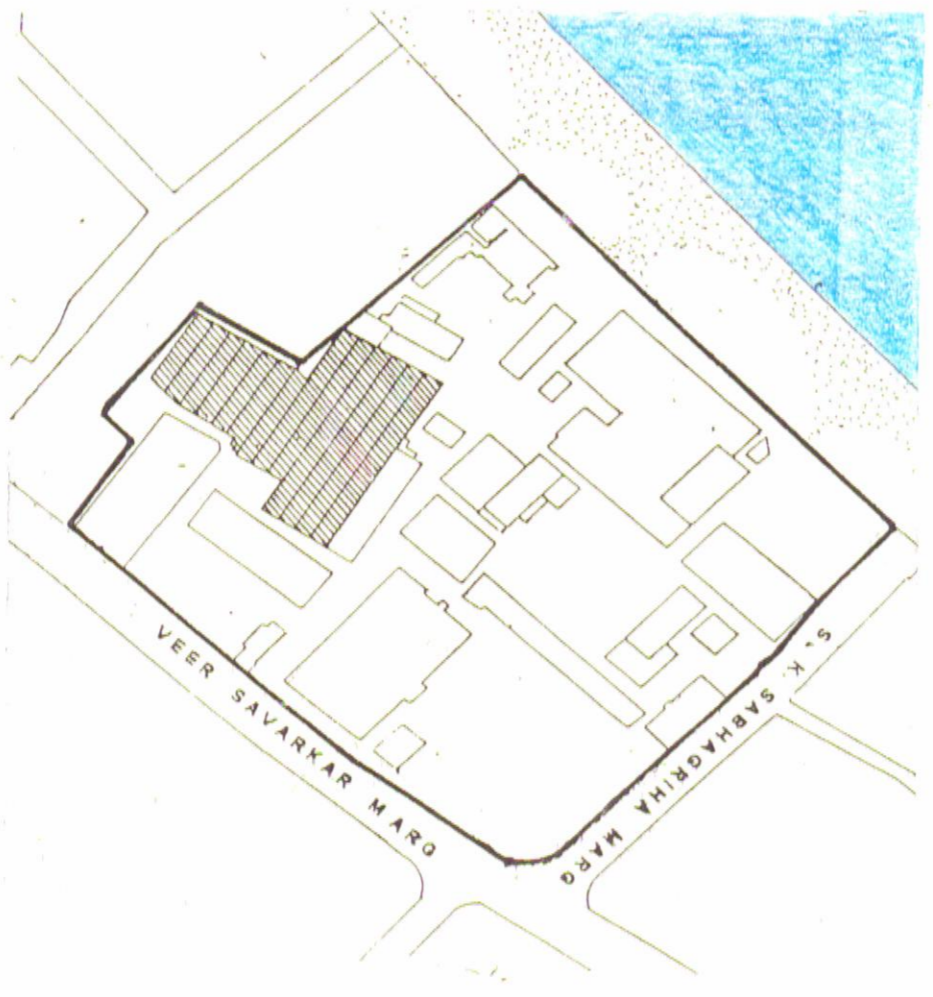
USE OF MALL PLOT  
 ■ PUBLIC USE  
 ■ DEVELOPER'S



The location offers prime land for shopping. The new development is setback so as to create a major plaza facing Sena Bhawan.



VIEW FROM CADELL ROAD AFTER REMOVING MILL WALL



**EXISTING PLAN**  
 TOTAL AREA - 48,414 SQM

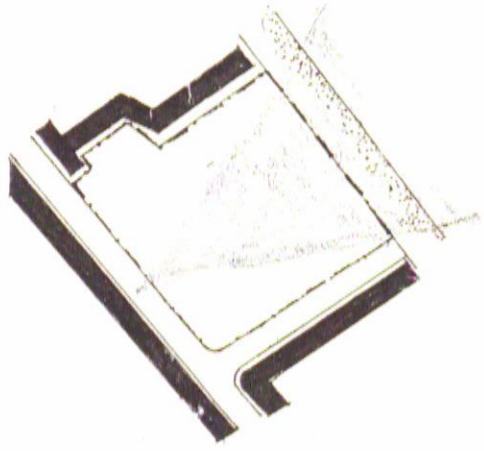
**STATUS OF STRUCTURES**  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL

**PROPOSED PLAN**  
 AREA TO CITY - 48,414 SQM

**USE OF MILL PLOT**  
 ■ PUBLIC USE



EXISTING VIEW OF MILL WALL

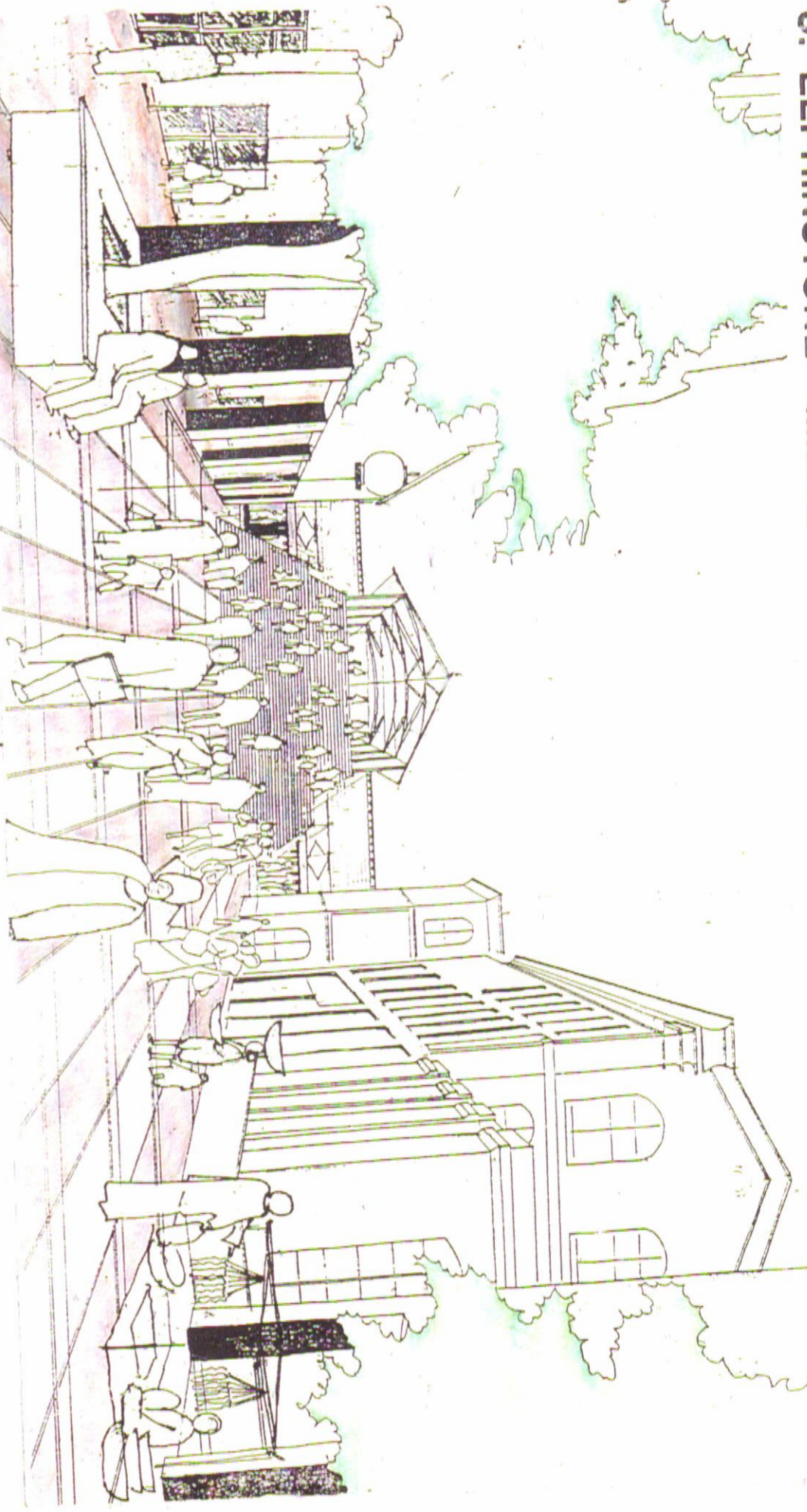


Mumbai island has waterfront only at three points - Marine Drive, Worli, and Mahim. In between the road runs through an asphalt jungle. For instance traveling along Cadell road one does not realize that the water front is less than 200 mts away. This is why the site is such an unique opportunity to have a new waterfront of 48,414 sqm., Which will be as vibrant to the city as Chowpatty.

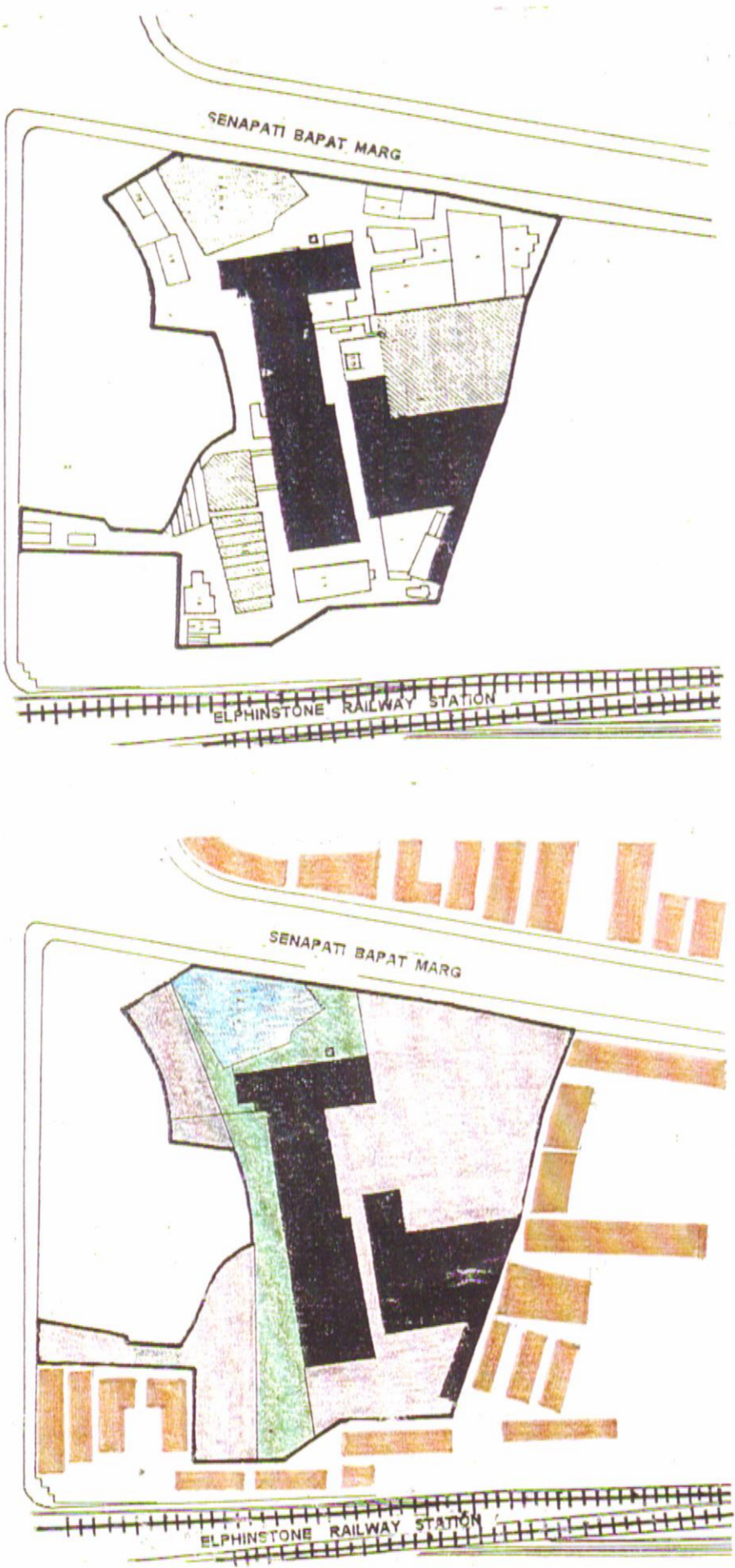


### 3. ELPHINSTONE MILLS

FIG.7



VIEW OF COMMERCIAL PEDESTRIAN PLAZA WHICH ORIGINATES FROM THE RAILWAY STATION.

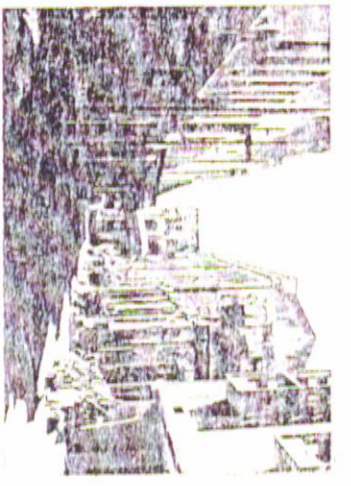


①  
0 25 50 100  
EXISTING PLAN  
TOTAL AREA - 34,382 SQM

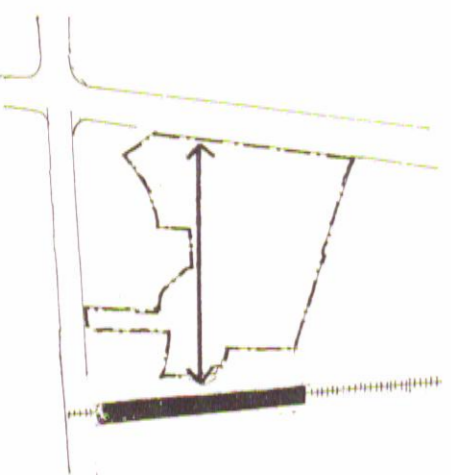
STATUS OF STRUCTURES  
■ MUST BE RETAINED  
▨ OPTIONAL

PROPOSED PLAN  
AREA TO DEVELOPER - 34,382 SQM

USE OF MILL PLOT  
■ DEVELOPER



EXISTING VIEW OF ROAD TO STATION

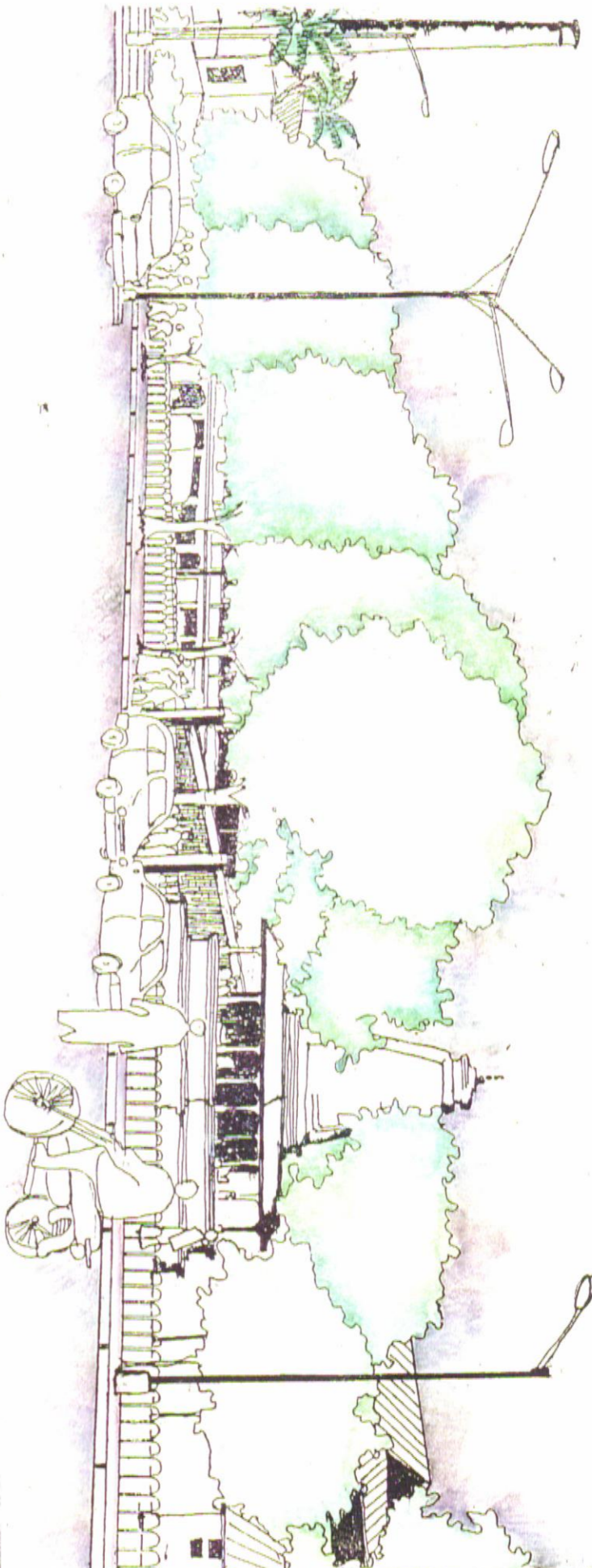


This is one of the two crucially important site which connects the railway station to a major artery. Commercial development suggested here brings the commuters directly from the railway station to the main thoroughfare along a shopping arcade.

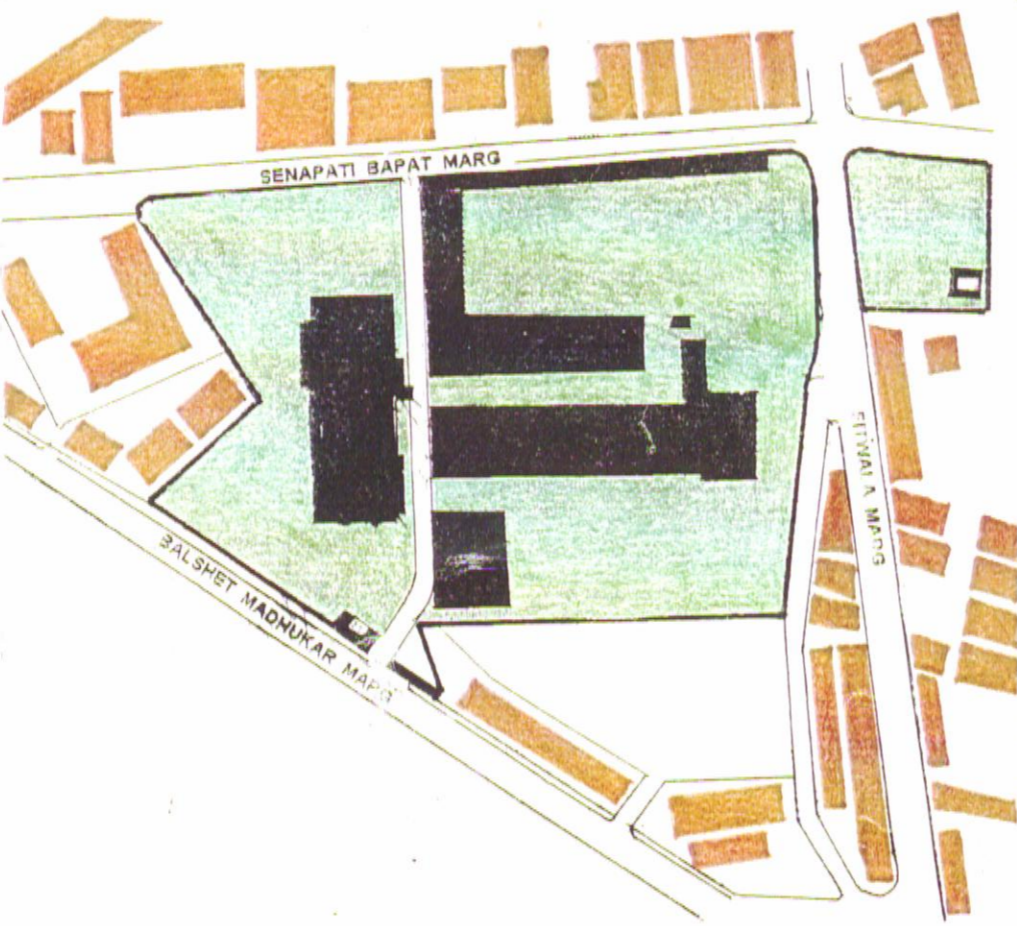
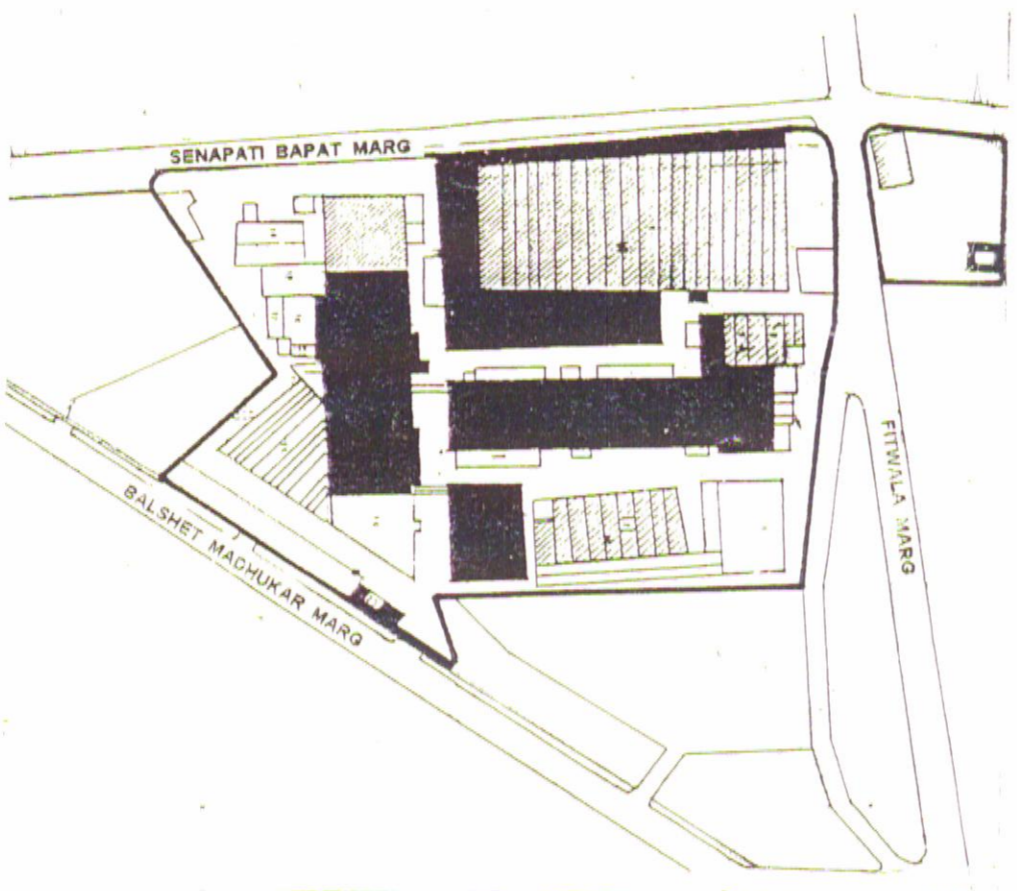
### REDEVELOPMENT OF N.T.C. MILLS

# 4. JUPITER MILLS

FIG.8



CREATING A PARK AROUND EXISTING TEMPLE AFTER REMOVING MILL WALL.



EXISTING PLAN  
TOTAL AREA - 44,164 SQM

STATUS OF STRUCTURES  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL

PROPOSED PLAN  
AREA TO CITY - 44,164 SQM

USE OF MILL PLOT  
 ■ PUBLIC USE



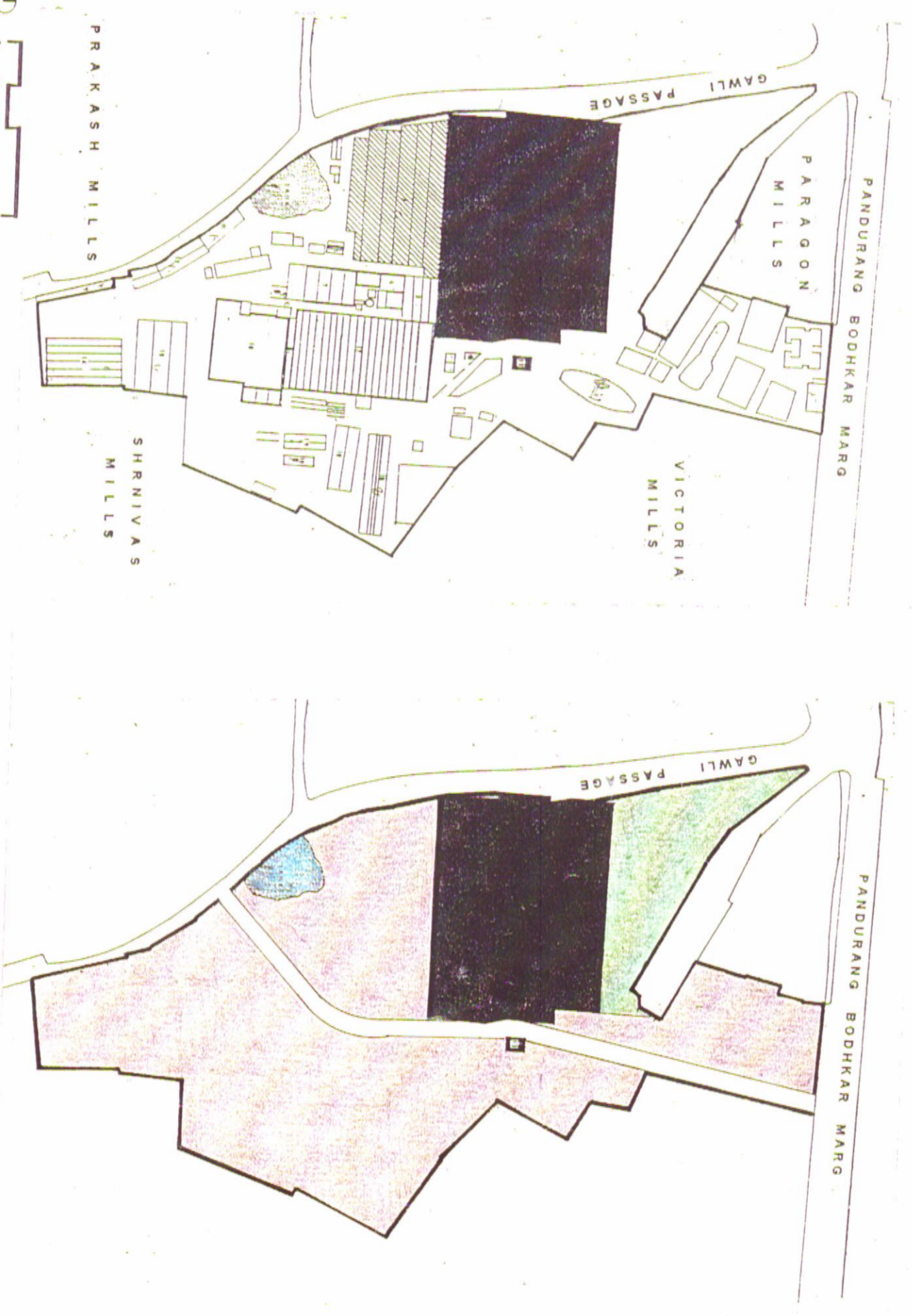
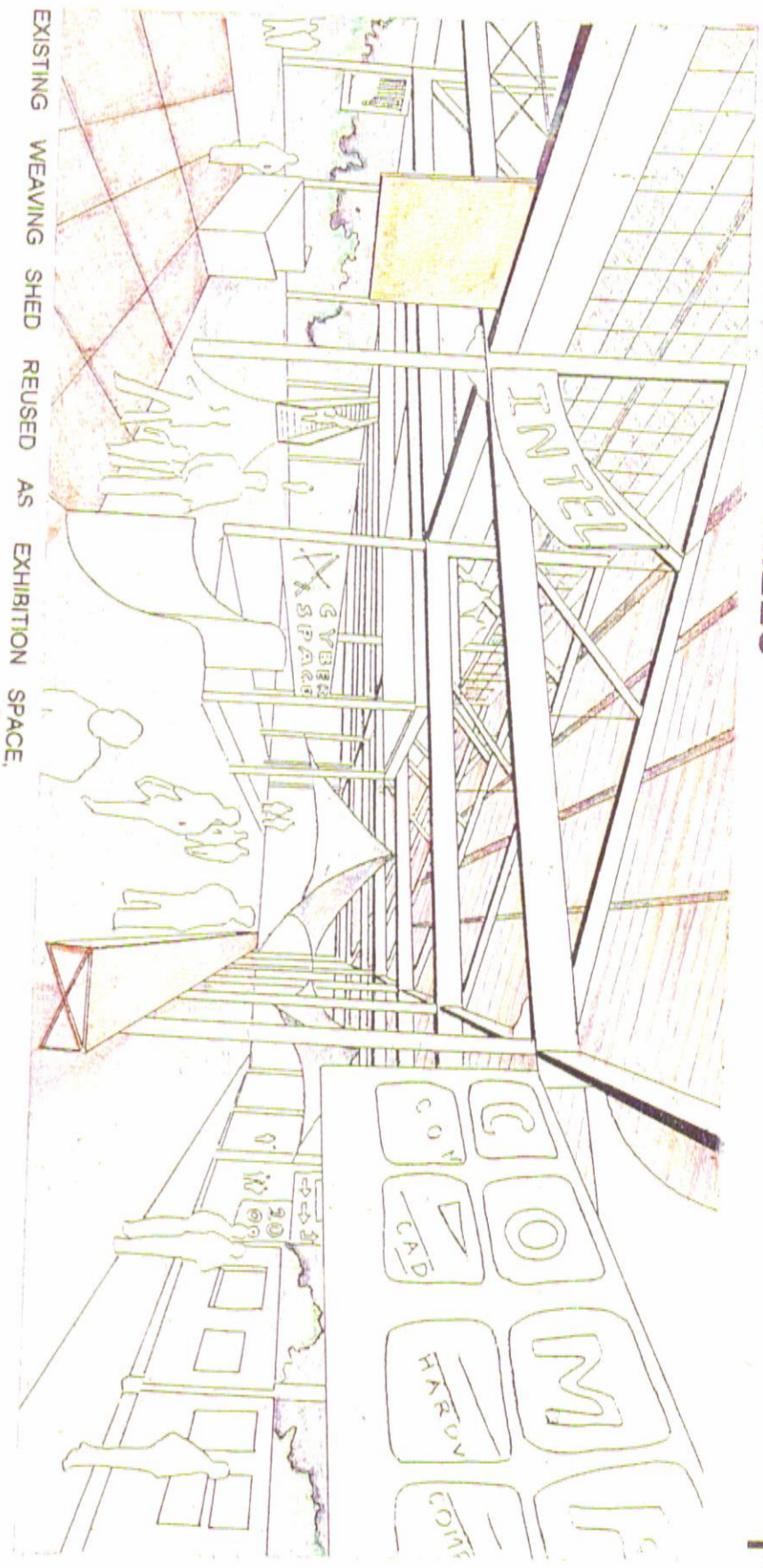
EXISTING VIEW OF MILL WALL

# REDEVELOPMENT OF N.T.C. MILLS

The existing site has been reserved as a public park. The existing structures which have heritage value will be converted into City Museum (focusing on history of Mumbai and of Parel in particular). Across the road, a small park of green surrounds an existing temple.

# 5. MADUSUDHAN MILLS

FIG.9

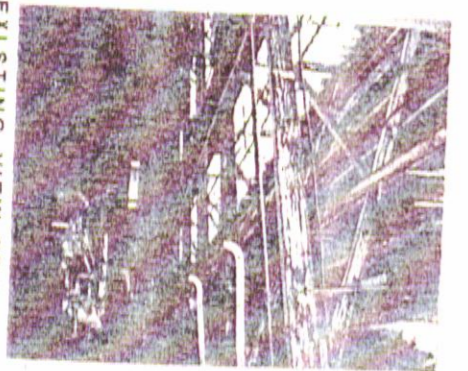


**EXISTING PLAN**  
TOTAL AREA - 73,248 SQM

**STATUS OF STRUCTURES**  
 MUST BE RETAINED  
 OPTIONAL

**PROPOSED PLAN**  
AREA TO DEVELOPER - 73,248 SQM

**USE OF MILL PLOT**  
 DEVELOPER



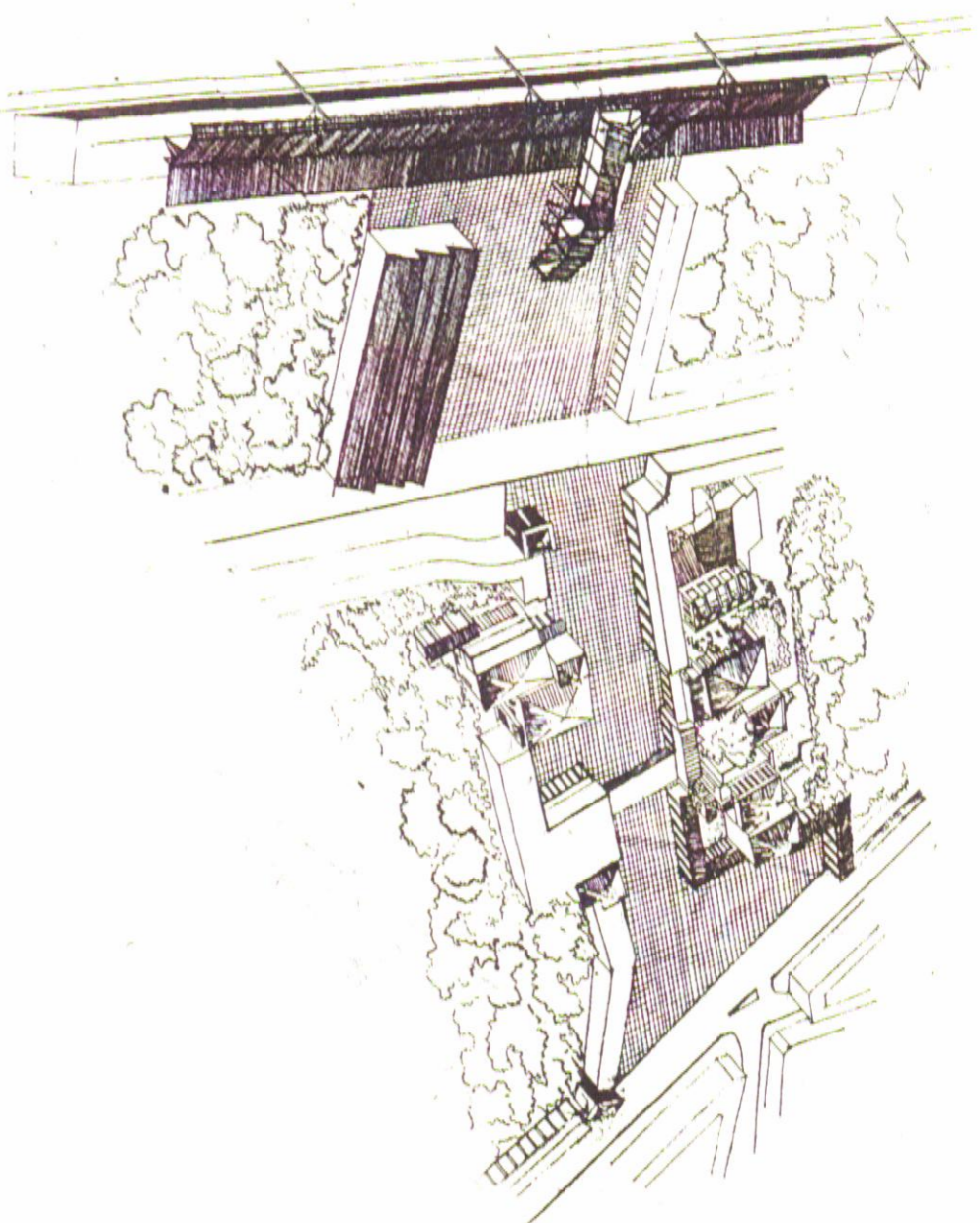
EXISTING VIEW OF WEAVING SHED

## REDEVELOPMENT OF N.T.C. MILLS

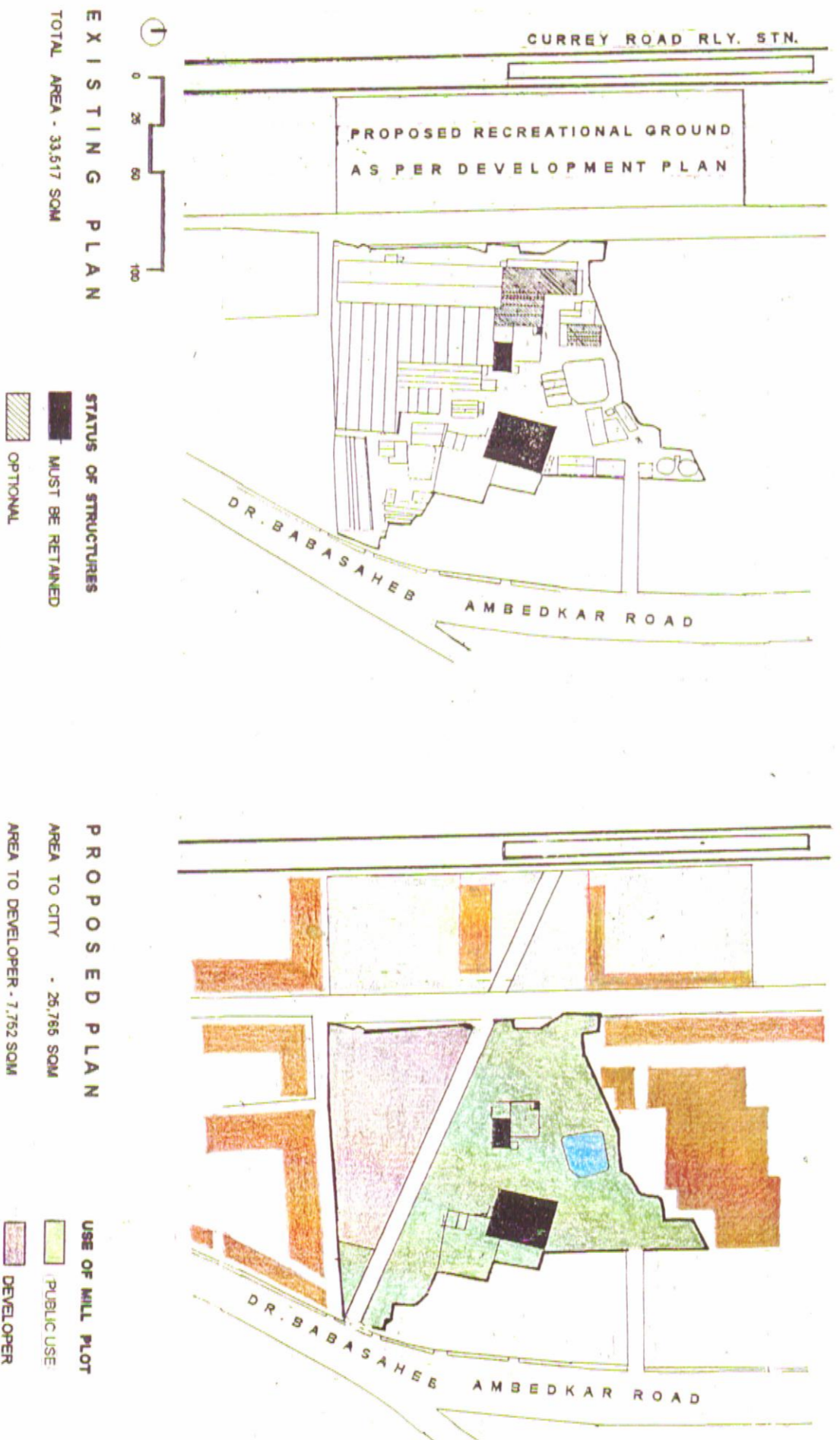
This site has been allocated to commercial development, with a 25% compulsory green in the corner abutting Pandurang Budhkar Marg to be maintained as city park. The north light structure can be used for exhibition purposes.

# 6. JAM MILLS

FIG.10



VIEW OF PEDESTRIAN PLAZA JOINING RAILWAY STATION TO ARTERIAL ROAD.



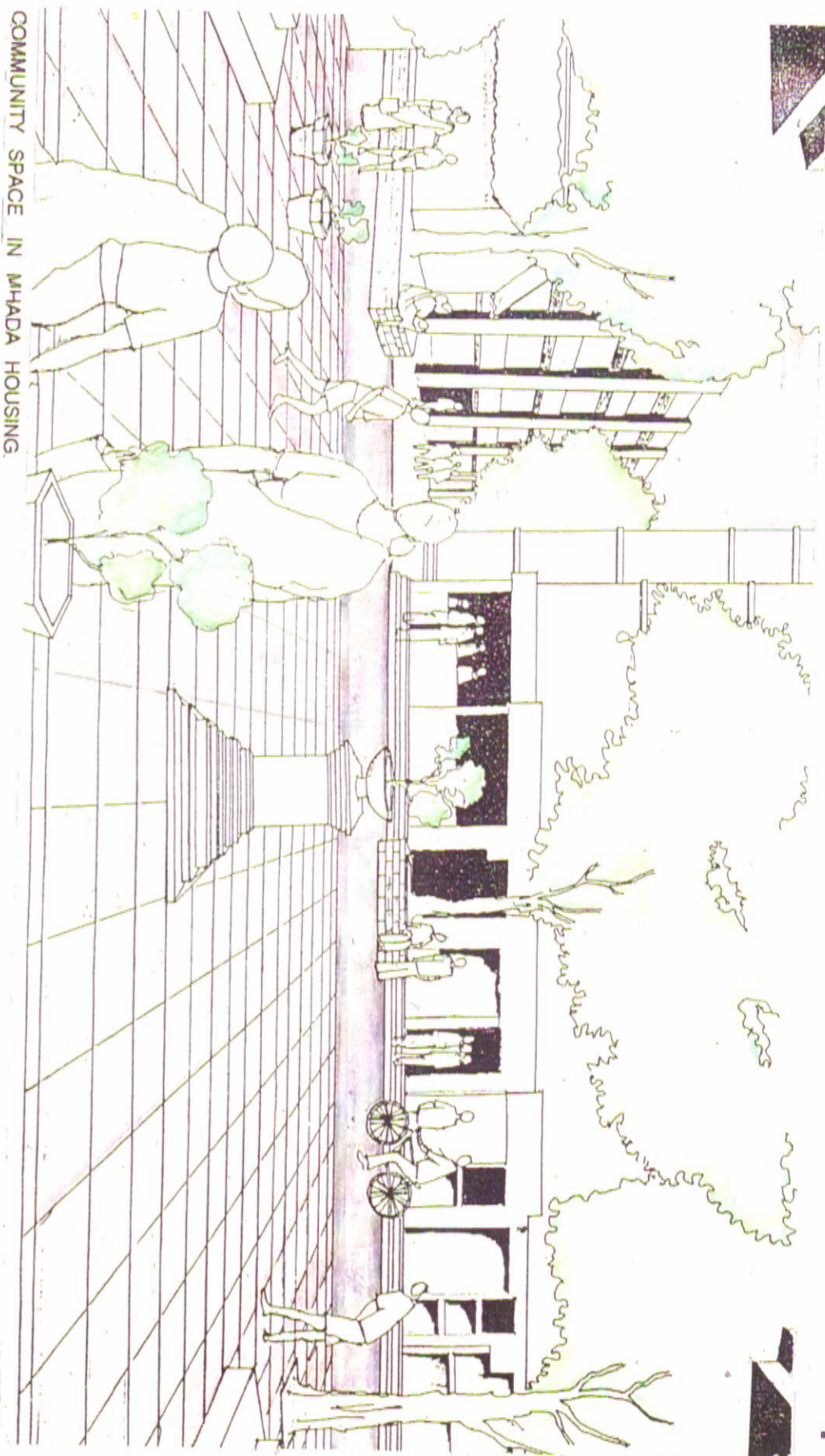
EXISTING VIEW OF WEAVING SHED

# REDEVELOPMENT OF N.T.C. MILLS

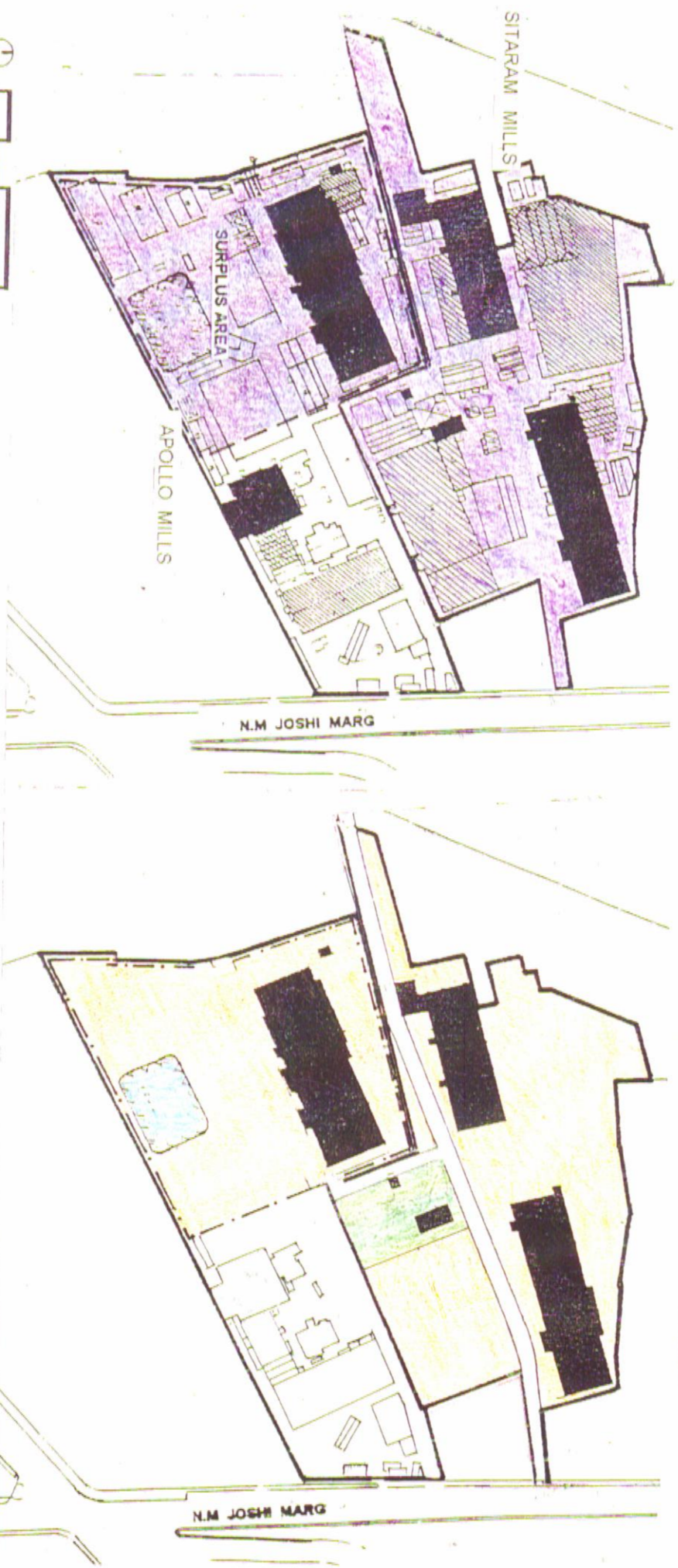
This site also connects the railway station to the main road like in mill no. 3. It is allocated to commercial development with a large right of way to the City.

**7. SITARAM MILLS** (TOTAL AREA-52,408)  
**15. APOLLO MILLS** (TOTAL AREA-55,308)

**FIG.11**



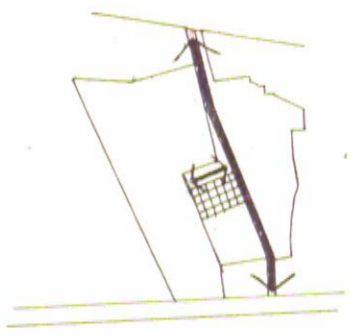
COMMUNITY SPACE IN MHADA HOUSING



**EXISTING PLAN**  
 SURPLUS AREA 38,501 (APOLLO MILLS)

**STATUS OF STRUCTURES**  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL

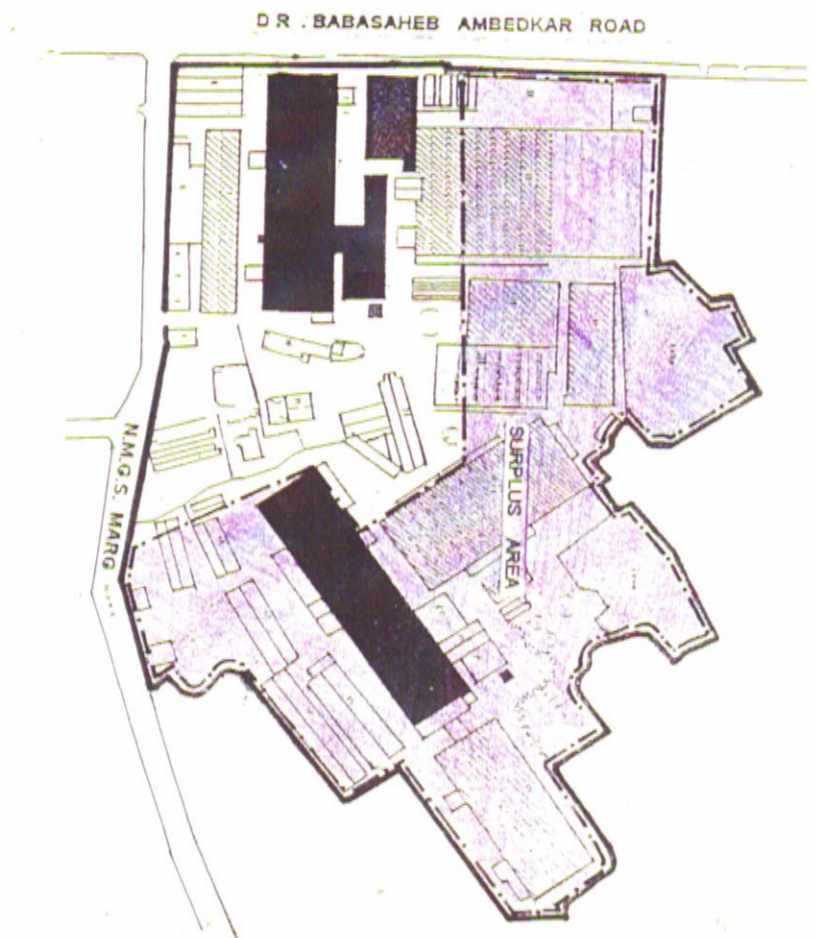
**PROPOSED PLAN**      **USE OF MILL PLOT**  
 AREA TO MHADA - 52,408 SQM (SITARAM MILLS)      ■ MHADA  
 AREA TO MHADA - 38,501 SQM (APOLLO MILLS)



These site have been allocated to MHADA with a 25% compulsory open space in form of an urban plaza abutting the access road.

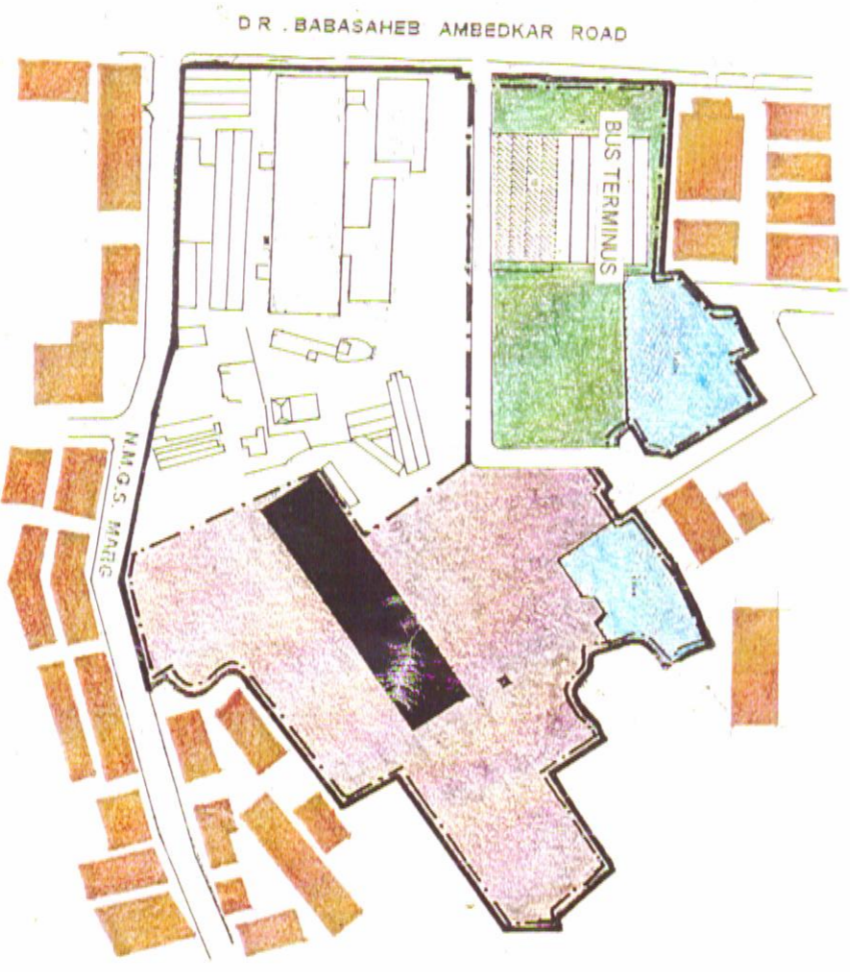


EXISTING WEAVING SHEDS TO BE USED AS BUS DEPOT.



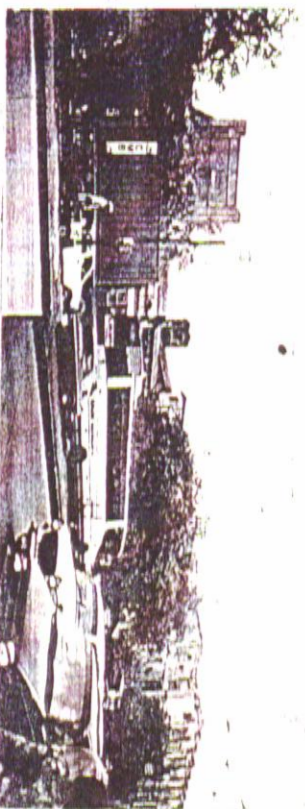
**EXISTING PLAN**  
 TOTAL AREA -87,932 SQM  
 SURPLUS AREA -58,007 SQM

**STATUS OF STRUCTURES**  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL



**PROPOSED PLAN**  
 AREA TO CITY -22,017 SQM  
 AREA TO DEVELOPER -36,030 SQM

**USE OF MILL PLOT**  
 ■ PUBLIC USE  
 ■ DEVELOPER



ROAD SIDE VIEW OF MILL

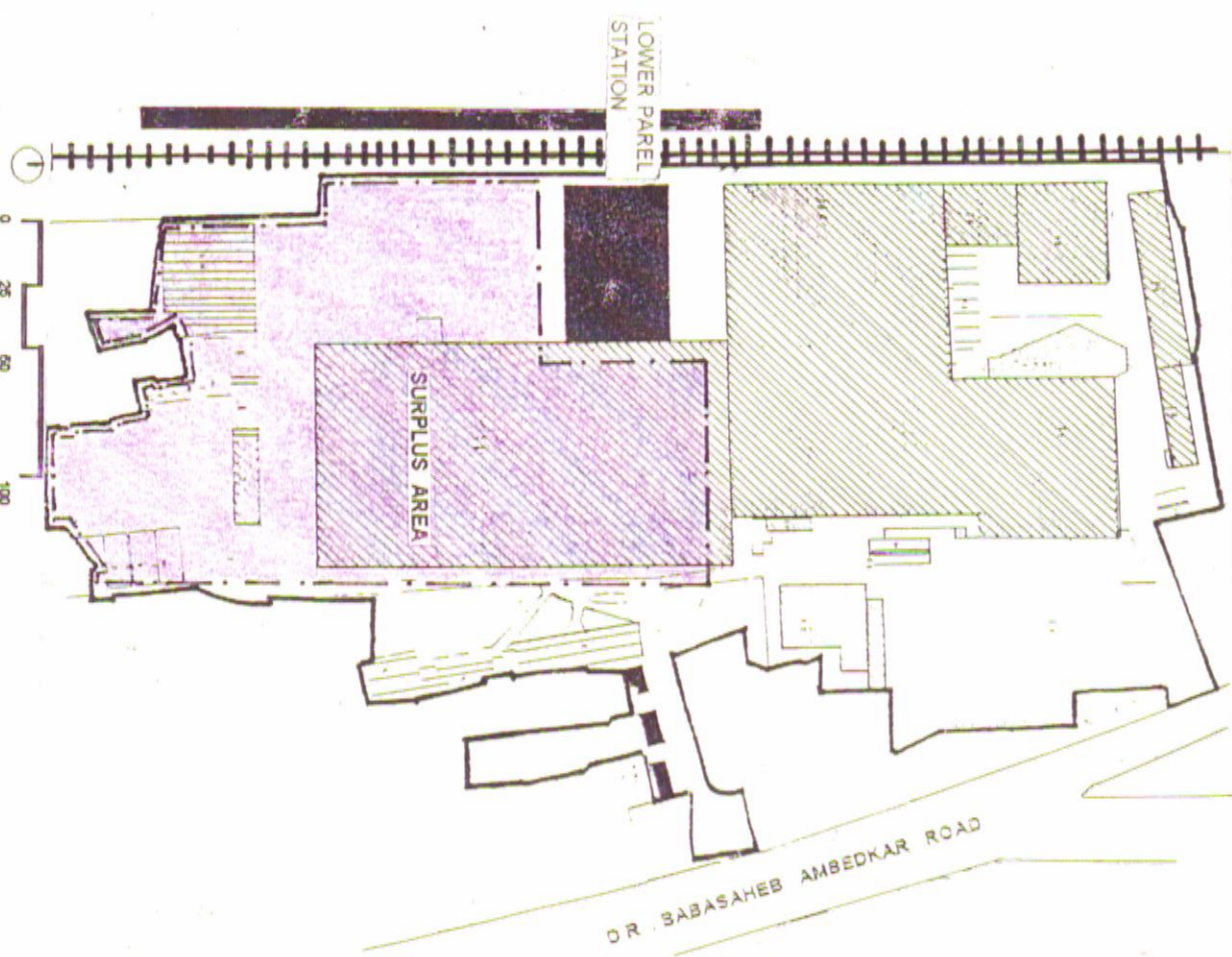
The existing Asaid Bus Stand on the Baba Saheb Ambedkar road which blocks easy movement of traffic has been shifted to the Kohinoor mill plot while the rest of the plot has been reserved for commercial development

# 11. TATA MILLS

FIG.13



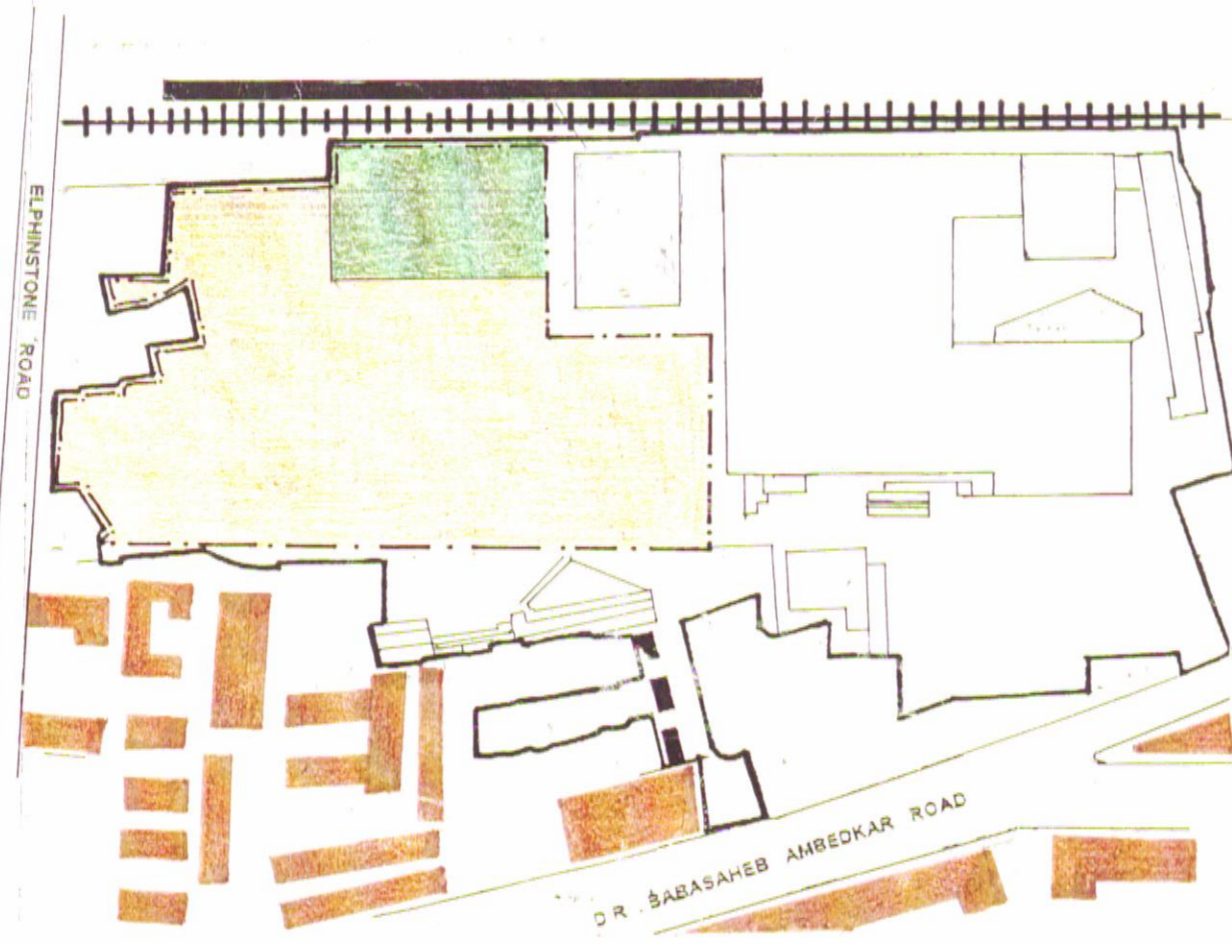
VIEW OF MHADA HOUSING IN SURPLUS AREA



## EXISTING PLAN

TOTAL AREA - 1,35,210 SQM  
SURPLUS AREA - 42,989 SQM

STATUS OF STRUCTURES  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL



## PROPOSED PLAN

AREA TO MHADA - 42,989 SQM

USE OF MILL PLOT  
 ■ MHADA

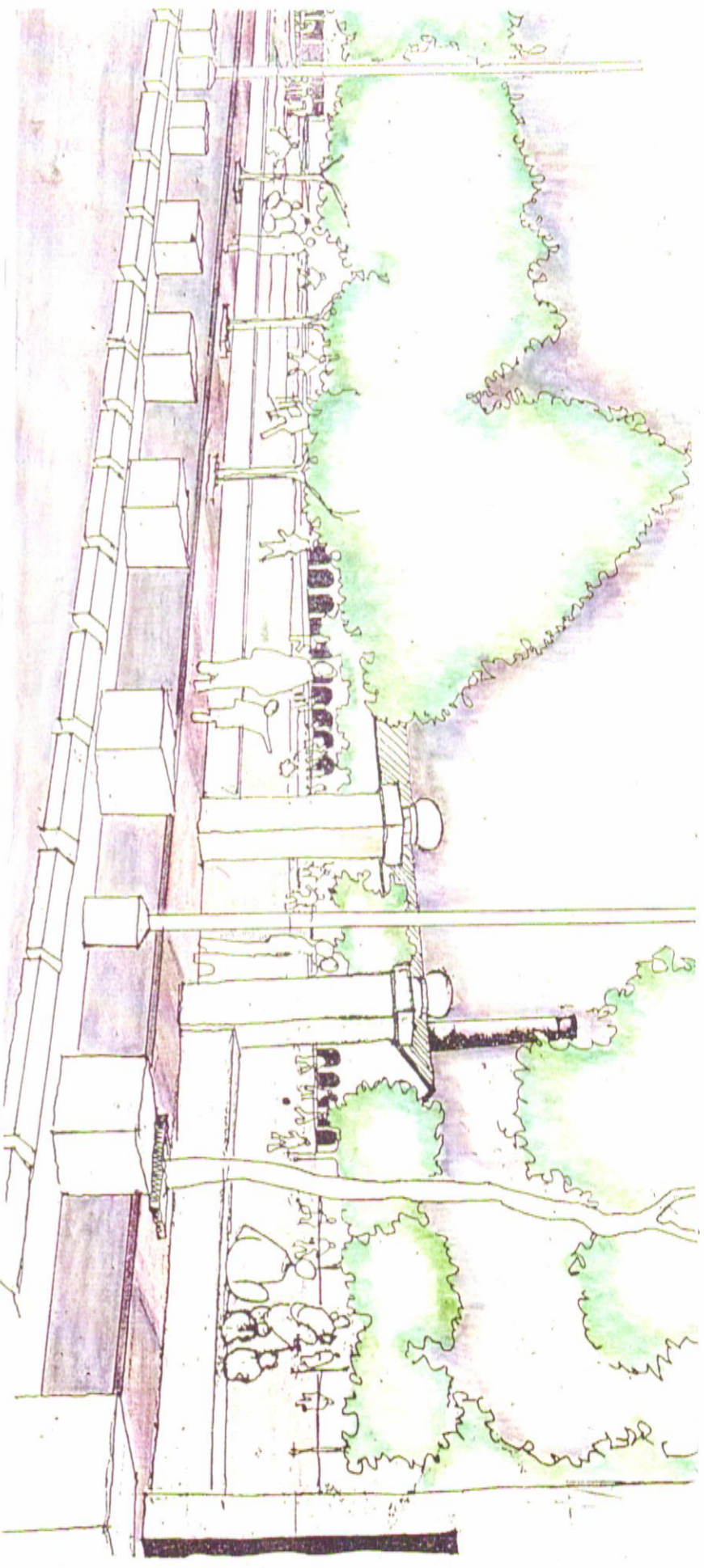


VIEW OF SURPLUS AREA IN MILL  
REDEVELOPMENT OF N.T.C. MILLS

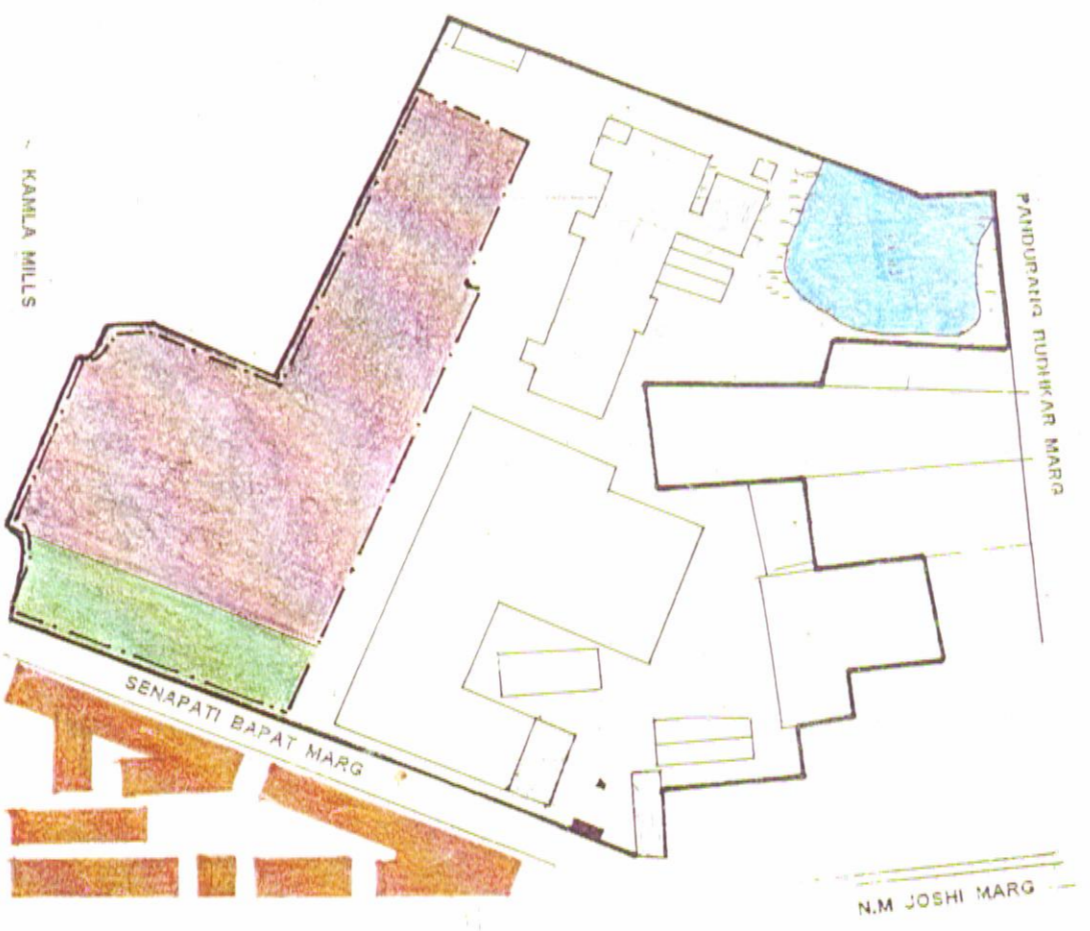
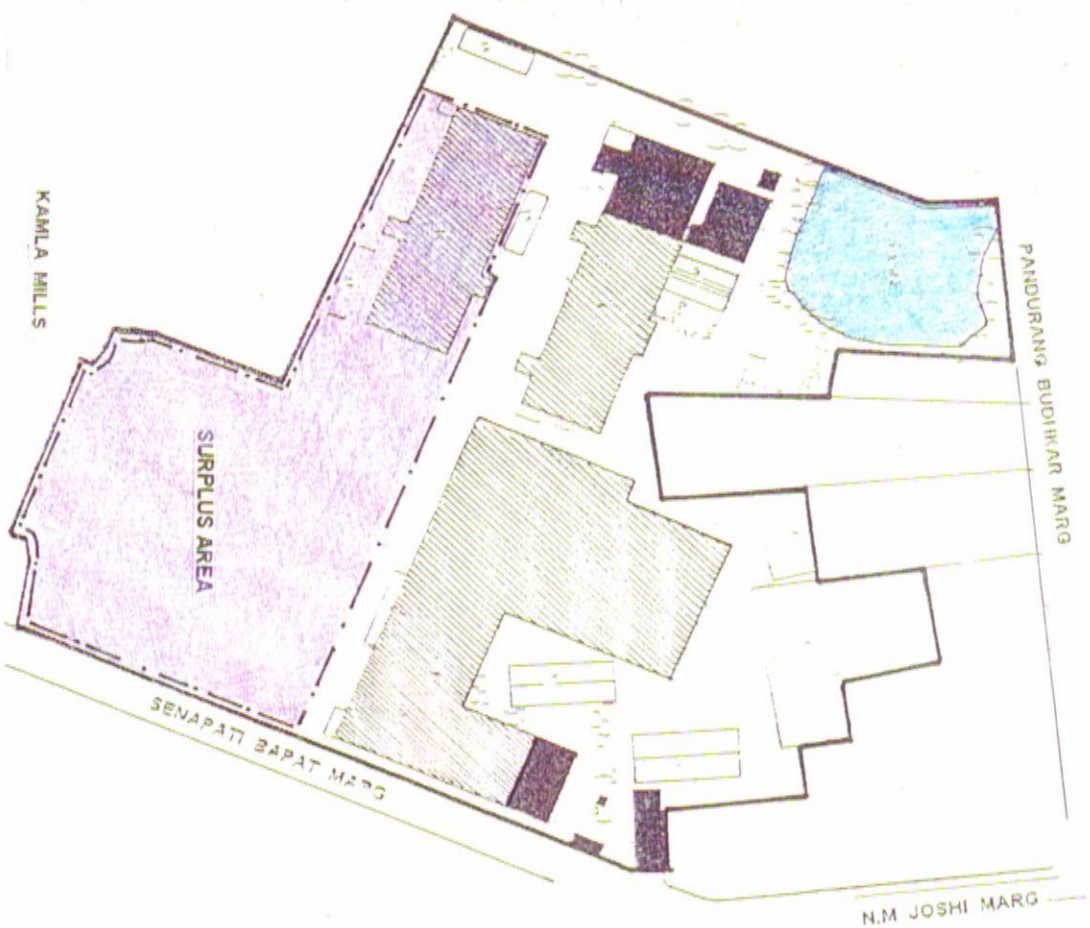
The site has been given a vehicular access through the Elphinstone bridge service road while the commuters can come directly from the railway station.

# 12. MUMBAI MILLS

FIG.14



VIEW OF PARK ALONG SENAPATI BAPAT MARG (MILL WALL REMOVED).



**EXISTING PLAN**  
 TOTAL AREA - 67,378 SQM  
 SURPLUS AREA - 27,933 SQM

**STATUS OF STRUCTURES**  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL

**PROPOSED PLAN**  
 AREA TO DEVELOPER - 27,933 SQM

**USE OF MILL PLOT**  
 ■ DEVELOPER



MILL WALL ALONG SENAPATI BAPAT MARG

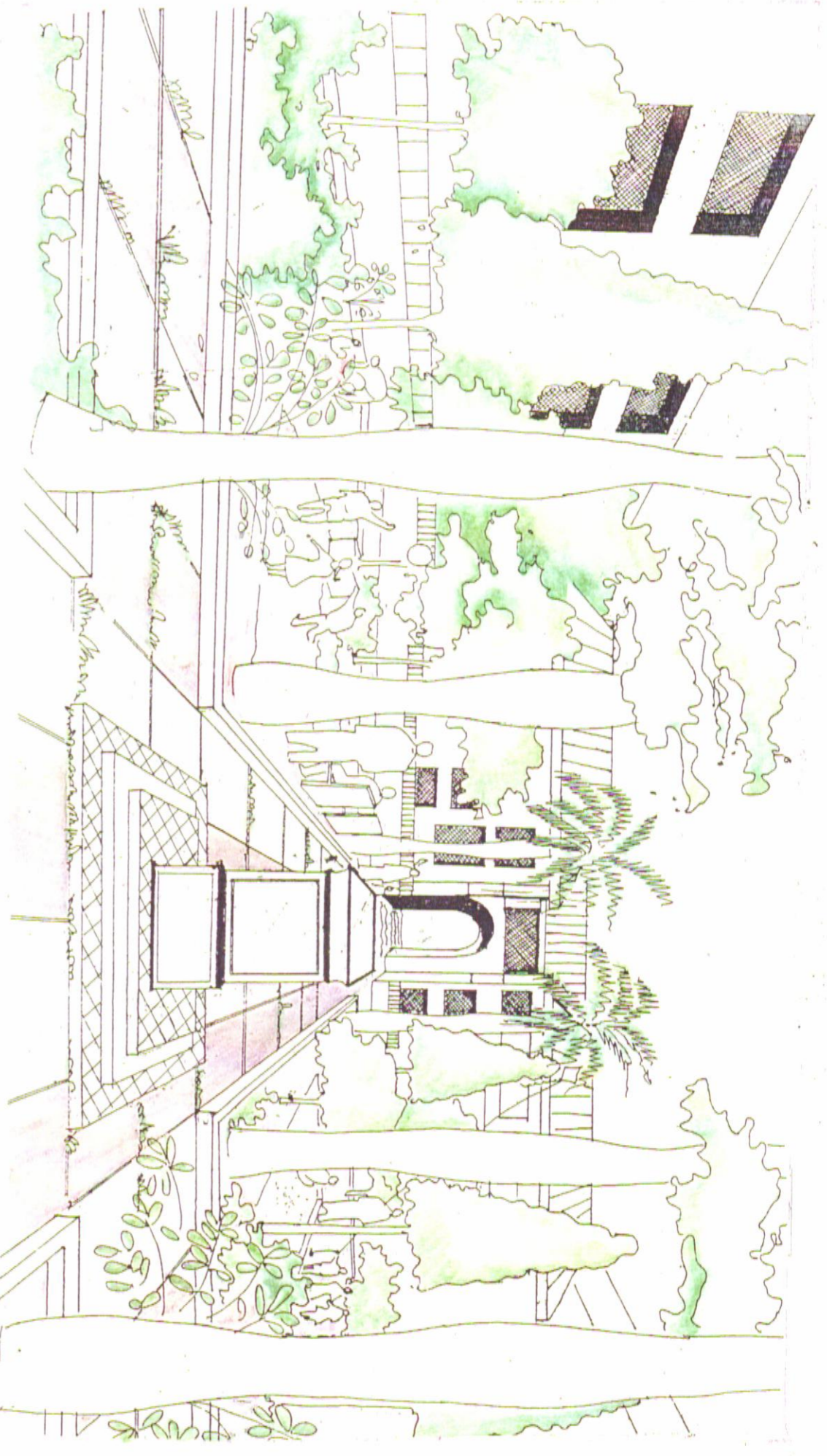
# REDEVELOPMENT OF N.T.C. MILLS

Only a portion of the site is available for development, of this 25% is assigned to a public park running parallel to Senapati Bapat Marg, and the rest is for commercial.



# 13. BHARAT MILLS

FIG.15



CREATING INTERNAL GARDEN IN RESIDENTIAL AREAS.

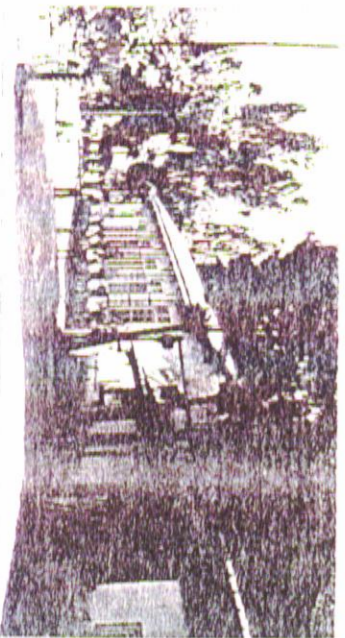


**EXISTING PLAN**  
 TOTAL AREA - 33,882 SQM  
 SURPLUS AREA - 9,595 SQM

**STATUS OF STRUCTURES**  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL

**PROPOSED PLAN**  
 AREA TO MHADA - 9,595 SQM

**USE OF MILL PLOT**  
 ■ MHADA



VIEW OF SURPLUS AREA IN MILL

This land is assigned to MHADA with a 15% open space as central courtyard.

# LALBAUG PRECINCT

FIG.16



STATUS OF STRUCTURES  
 ■ MUST BE RETAINED  
 ▨ OPTIONAL

### AREAS OF MILL PLOTS

NO.	NAME	TOTAL AREA SQM	SURPLUS AREA SQM
8.	NEW HIND TEXTILE MILLS	33,720	FULL
14.	DIGVIJAY MILLS	37,768	5,305
16.	INDIA UNITED MILL (4)	29,988	8,905
17,18.	INDIA UNITED MILL (2,3)	64,910	30,432
19.	INDIA UNITED (5)	22,501	5,706

### EXISTING PLAN OF N.T.C. MILLS IN LAL BAUG PRECINCT

# LALBAUG PRECINCT

## FIG.17



USE OF MILL PLOT  
 PUBLIC USE  
 MHADA

### AREAS OF MILL PLOTS

NO.	NAME	MHADA	CITY
8.	NEW HIND TEXTILE MILLS		33,720
14.	DIGVIJAY MILLS	8,905	5,305
16.	INDIA UNITED MILL (4)	30,432	
17,18.	INDIA UNITED MILL (2,3)		
19.	INDIA UNITED (5)	5,706	

In this precinct, three mills are to be used for public housing by MHADA and the remaining two are to be used as parks and plaza.

### REDEVELOPMENT OF N. T. C. MILLS IN LAL BAUG PRECINCT

PRIVATE MILLS

FIG. 18



① 0 100 250 500 1000 MT.

**CATEGORIES**

- PERMISSION GRANTED FOR DEVELOPMENT
- APPLIED FOR PERMISSION
- STATUS NOT KNOWN

REDEVELOPMENT POTENTIAL

GOLDEN TRIANGLE

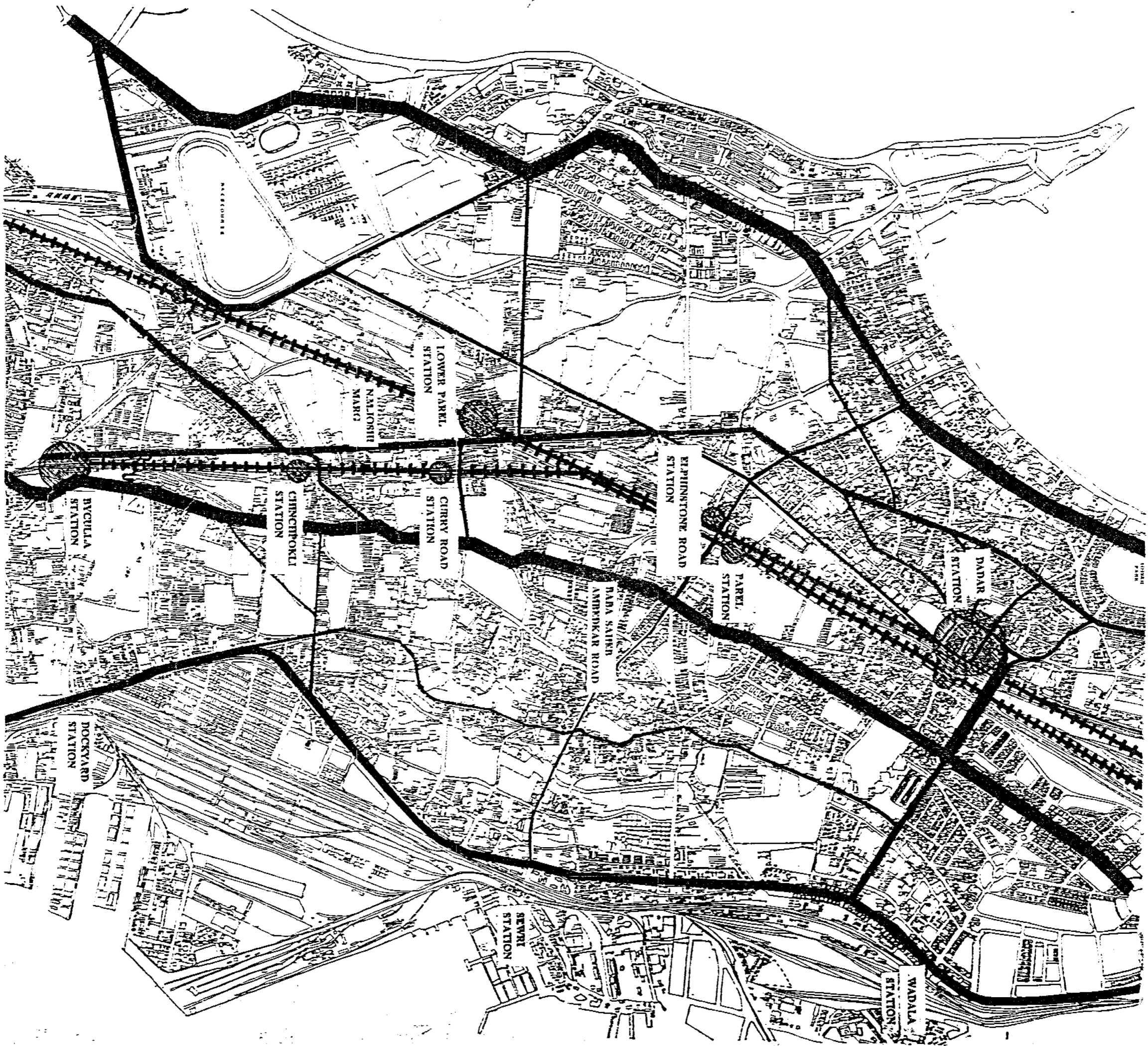
FIG.19



EXISTING TRIANGULAR CLUSTER OF MILLS IN PAREL AREA



COMPARABLE TRIANGULAR FORMATION IN THE FORT PRECINCT



①  
0 400 800 1000 MT.  
DADA LOWER PAREL, BYCULLA GENERAL HIGH VOLUME OF PEDESTRIAN TRAFFIC  
DR. ANNIE BESANT ROAD AND BABA SAHEB AMBEDKAR ROAD ARE THE PRESENT NORTH - SOUTH CORRIDOR OF THE CITY

EXISTING TRAFFIC PATTERNS



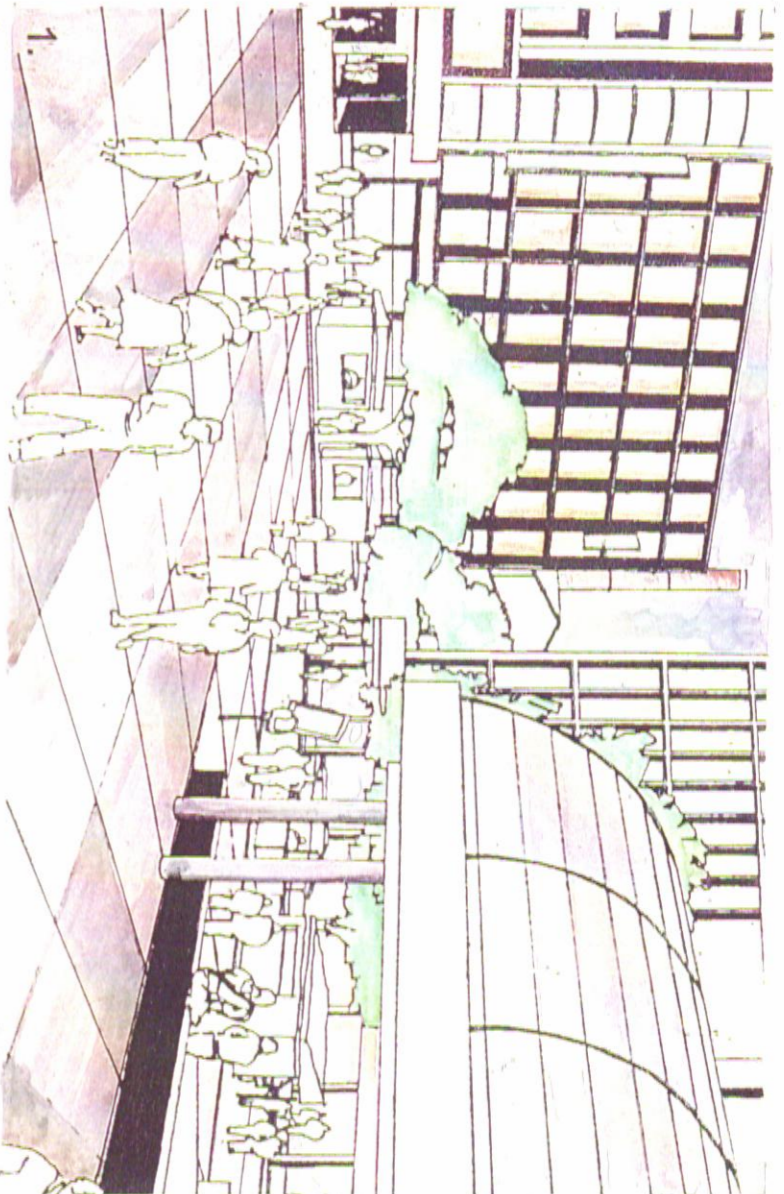
EXISTING TRANSPORT ARTERIES    PROPOSED ROAD WIDENING    PEDESTRIAN CONNECTIONS    NEW LINKAGES    RESERVED BUS ROUTES

PROPOSED TRAFFIC PATTERNS

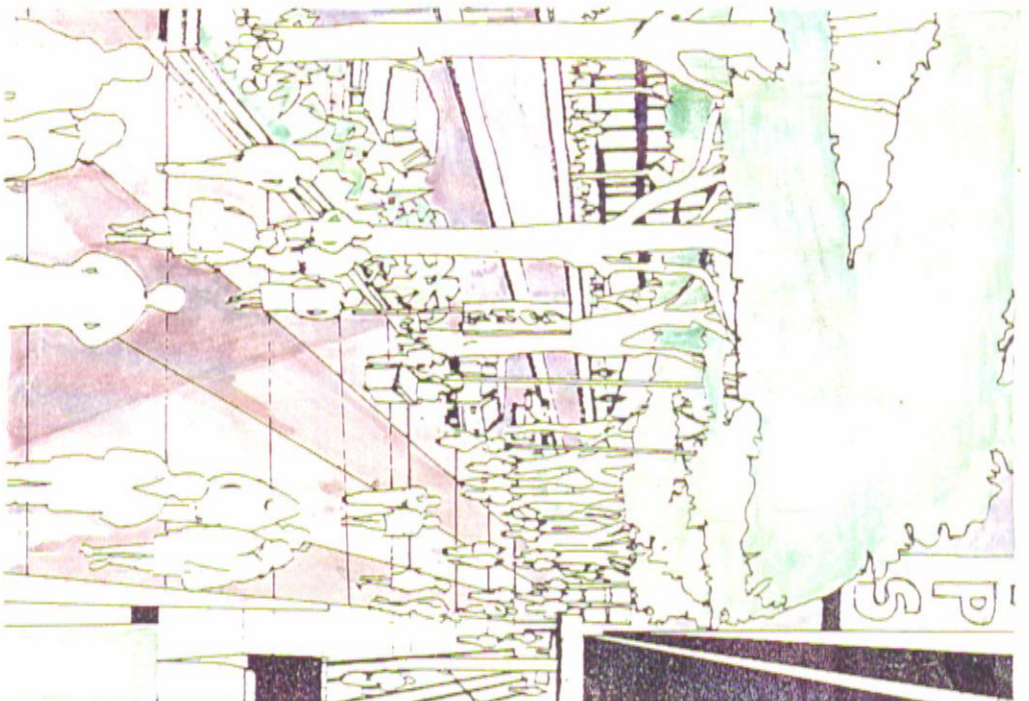


TYPES OF OPEN SPACES

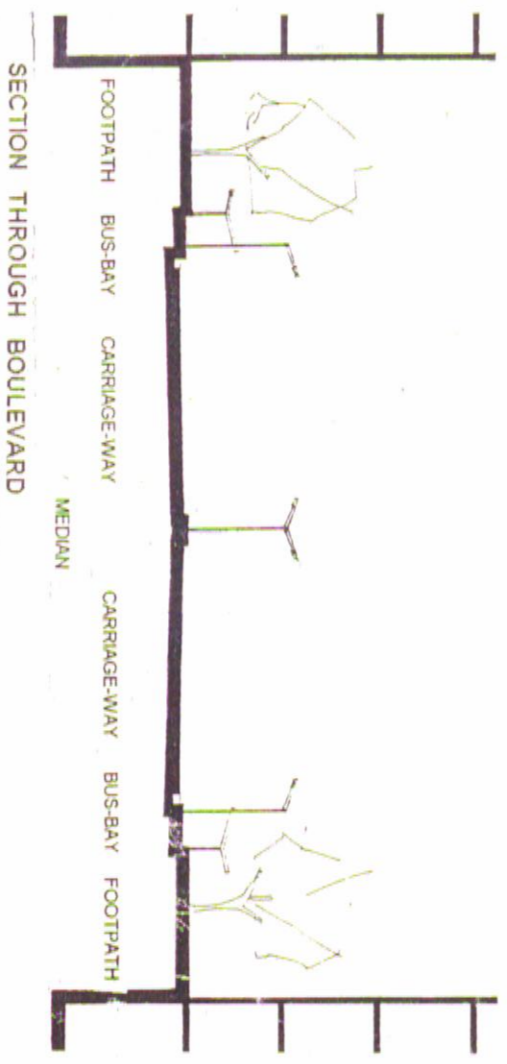
FIG.23



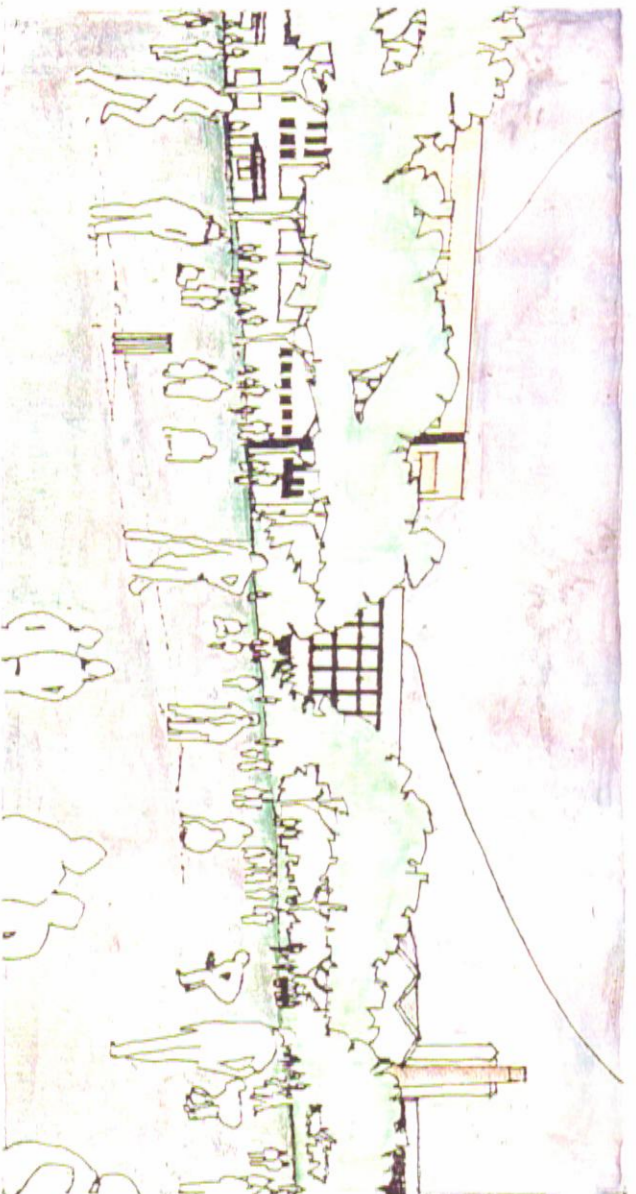
PEDESTRIAN PLAZA



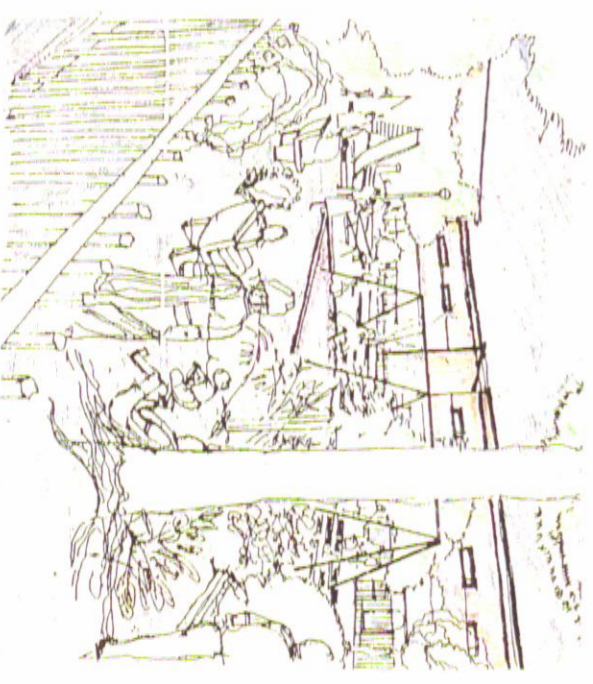
BOULEVARDS



SECTION THROUGH BOULEVARD



MAIDANS



NEIGHBOURHOOD PARK

OPEN SPACES

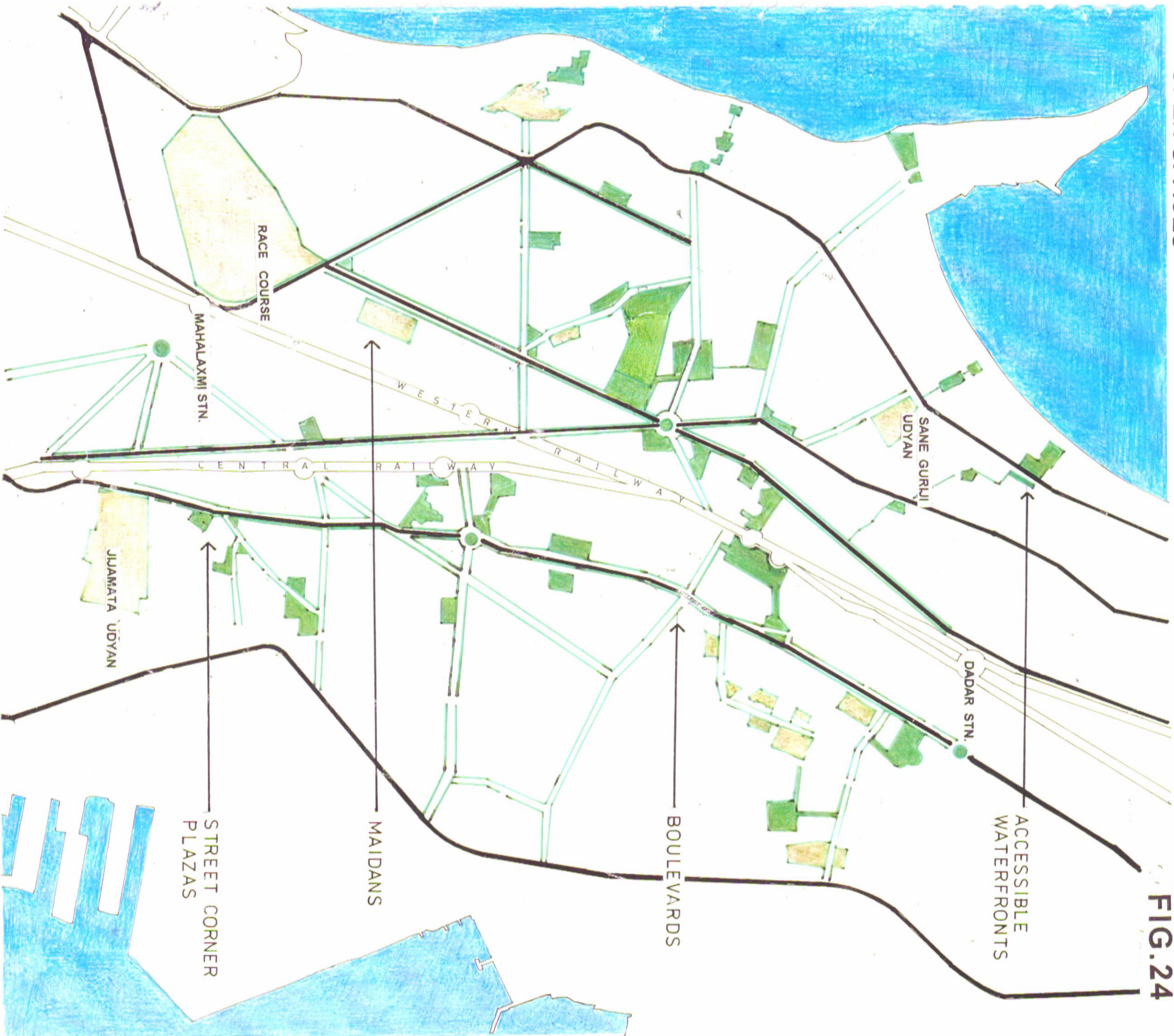


FIG.24

### **8.0 RECOMMENDATIONS:**

In conclusion, this Study Group further recommends:

- 8.1 The present division of land as stipulated in the Development Control Regulations discourages the amalgamation of plots, since the larger the area of land, the less can be retained by the owner. The Study Group therefore recommends that the division between the City, MHADA and the owner should be fixed at one-third each, regardless of the size of the site.
- 8.2 The use of the land which is retained by the mill owner should not be restricted just to housing (which will most probably end up at the luxury end of the market) but should also include use for setting up new high-tech industrial units which will generate employment in the area. The industrial location policy of Government allows such industries in the Island City. In addition, office activities (financial and other services) may also be permitted, as recommended by the Draft Regional Plan of the Mumbai Metropolitan Region 1996-2011. Some sites could also be developed for hotels and for Export Oriented Units of electronic industries. Properly done, such re-cycling of land (essential to the health and vitality of any of the world's cities), can generate at least as much semi-skilled and unskilled employment per hectare as exists in the present land-use (see Appendix 4).
- 8.3 The structures identified as having heritage value should be so designated by the Mumbai Heritage Conservation Committee, in order that they may be preserved - and perhaps recycled to accommodate studios and offices, as per the Regulations.
- 8.4 The present DC Regulations require that the land to be surrendered to BMC should be used only for the public open spaces. The Study Group however recommends that such land could also be used for

other social facilities like schools, clinics or community centres, depending upon the needs of the neighbourhood.

- 8.5 The present DC Regulations stipulate that the compensation for land surrendered to BMC and MHADA would be in the form of TDR which can only be used in the suburbs. The Study Group, however, recommends that the TDR of the land surrendered to the BMC may be made transferable to the one-third portion being retained by owner (as done for road-widening schemes, etc.). The TDR on the land transferred to MHADA would continue to be receivable only in the suburbs. Land for PSUs should be allotted through auction and since the proceeds will accrue to the mill owner, no TDR should be given for this.

- 8.6 The present DC Regulations require that the land made available to MHADA should be used for public housing. The Study Group recommends that such land should essentially be used for low income housing or for creating housing stock to facilitate reconstruction of dilapidated buildings or redevelopment of slums. Furthermore, MHADA should change its procedures to enable it to dispose of land by calling for tenders after laying down the size and density of dwelling units to be constructed; instead of undertaking the construction by itself.

- 8.7 Those Private Sector mills which are developing their land are selling only small portions of it on a piecemeal basis. This not only results in haphazard development of no benefit to the city, but (as per the rules) bypasses contributing the one-third shares of the City and of MHADA. Therefore, before preparing any redevelopment proposals, the private mills should be required to prepare an Outline Development Proposal (ODP), to include:

(a) a map showing the surrounding area with road network;

- (b) a plan showing existing structures, with an inventory and photographic coverage of these structures, leading to identification of the Heritage structures that need to be preserved;
- (c) land allocation for the three types of uses and an outline of the built form.

This ODP should be reviewed by a Committee to be specially appointed by Government for this purpose ( on the lines of the Heritage Committee). The directives of the Committee should be mandatory for developing the ODP into a detailed proposal.

- 8.8 In the case of Bandra-Kurla and Belapur in New Bombay, Government has allowed a higher FSI of 2.0 since they are well serviced by major city arteries. In order to facilitate comprehensive planning for the re-development of the Private Sector mills in the Golden Triangle, incentives have been suggested (See para 9.2 and Appendix 5). Obviously a further (and decisive) incentive would be to increase the FSI to 2.0 in this area - since, like Bandra-Kurla and Belapur, this Golden Triangle is well serviced by major transport arteries. By pooling these mill sites through the use of additional FSI, two crucial benefits would follow :

1. Large new public spaces (on the scale of Azad Maidan) could be created in the dense heart of the city.
2. The cluster of taller buildings generated by the additional FSI would create a visible landmark, recognisable across the city's skyline as a symbol of the regeneration of Parel - and with it, the city of Mumbai.

## 9.0 THE NEXT STEPS

- 9.1 The Government should start to implement the scheme right away by allowing NTC to proceed with the development as proposed above.
- 9.2 On obtaining access to the land held by the Private Sector mills, the Study Group will proceed with Part 2 of the Report. In this connection, the decisive advantages in pooling all the available NTC land together and allocating appropriate uses at a meaningful scale to each of the various plots should be kept in mind. By providing adequate incentives for pooling of land in order to rationalise the development, the Private sector units could co-operate among themselves to form a new financial umbrella organisation which would allow the kind of comprehensive development the Study Group has proposed for the NTC units. (See Appendix 5).
- 9.3 The work of the Study Group is limited just to the mill plots themselves, though some attention has been paid to the surrounding areas. To bring about more comprehensive and decisive urban renewal, detailed planning will have to be undertaken to address many problems of the area such as chawl reconstruction, housing for the pavement dwellers, parking of inter-city buses etc. This would also involve resolution of legal considerations like Rent Control and MHAD Act related to repairs and reconstruction of old buildings. Such an exercise would have been far beyond the resources of the Study Group. We would, however, like to strongly recommend that such comprehensive urban renewal plans for the whole Byculla-Parel-Dadar area be prepared without any further delay.

**ACKNOWLEDGEMENTS**

We wish to thank the following:

**SPONSORS : Urban Design Research Institute and  
HDFC**

**RESEARCH: Design Cell- Kamla Raheja Vidyanidhi Institute  
for Architecture**

**Project Advisor Charles Correa**

**Project Director Sen Kapadia**

**Project In-charge Anirudh Paul**

**Historian Sharada Dwivedi**

**Conservation Sandhya Savant  
Vikas Dilawari  
David Cardoz**

**Project Team Amit Sule  
Nemish Shah  
Manisha Agrawal  
Atul Kedia  
Leena Shanbag**

**Project Assistants Chintan Desai, Akansha Gupta,  
Prasad Shetty, Prashant Salvi,  
Namrata Advani, Rupali Gupta,  
Lavanya Shrinivasan, Sapna Singh,  
Supriya Gokhale**

## STATEMENT OF AREA

TABLE 1.1

SR. NO.	NAME OF MILLS	WARD	AREAS			NO. OF WORKERS	PRESENT STATUS
			sq. mt.	acres	ha		
1*	(N.T.C.) KOHINOOR (3)	G/N P-4	20482.00	5.06	2.04	NIL	TO BE SOLD FULLY
2	(N.T.C.) INDIA UNITED (6)	G/N P-3	48414.00	12.00	4.84		"
3	(N.T.C.) ELPHINSTONE MILLS	G/S P-3	34382.00	8.49	3.43		"
4*	(N.T.C.) JUPITER MILLS	G/S P-3	44164.00	10.93	4.41		"
5*	(N.T.C.) MADHUSUDAN MILLS	G/S P-3	73248.00	18.15	7.32		"
6*	(N.T.C.) JAM MILLS	F/S P-2	33517.00	8.30	3.35	1000	"
7*	(N.T.C.) SITARAM MILLS	G/S P-2	52408.85	12.99	5.24		"
8*	(N.T.C.) NEW HIND TEXTILE MILLS	E P-2	33720.00	8.35	3.37	1127	"
9,10*	(N.T.C.) KOHINOOR MILLS (1,2)	F/N P-6	87932.00	21.79	8.79	1150	58000 SQM TO BE SOLD
11*	(N.T.C.) TATA MILLS	F/S P-1	139210.7	34.52	13.92	1688	42900 SQM TO BE SOLD
12*	(N.T.C.) MUMBAI MILLS (SAKSERIA MILLS)	G/S P-3	67378.00	16.69	6.73		27933 SQM TO BE SOLD
13*	(N.T.C.) BHARAT MILLS	G/S P-2	33882.00	8.38	3.38	1217	9595 SQM TO BE SOLD
14*	(N.T.C.) DIGVIJAY MILLS	F/S P-2	37768.00	9.34	3.77	1450	5303 SQM TO BE SOLD
15*	(N.T.C.) APOLLO MILLS	G/S P-5	56308.00	13.96	5.63	1066	38500 SQM TO BE SOLD
16*	(N.T.C.) INDIA UNITED MILL (4)	E P-2	29998.00	7.41	2.99	1060	8905 SQM TO BE SOLD
17,18*	(N.T.C.) INDIA UNITED MILL (2,3)	E P-2	64910.00	16.09	6.49	1000	30432 SQM TO BE SOLD
19*	(N.T.C.) INDIA UNITED MILL (5)	E P-2	22501.00	5.56	2.25	880	5706 SQM TO BE SOLD
20*	(N.T.C.) GOLDMOHUR MILLS	F/S P-1	18325.00	4.78	1.93	1328	TO BE FULLY RETAINED
21*	(N.T.C.) PODAR PROCESSORS (EDWARD)	G/S P-2	9664.00	2.38	0.96	500 - 700	"
22*	(N.T.C.) INDIA UNITED MILL (1)	F/S P-2	81142.00	20.11	8.11	1870	"
23*	(N.T.C.) FINLAY MILLS	F/S P-2	42089.00	10.41	4.20	1900	"
24*	(N.T.C.) PODAR MILLS	G/S P-3	24471.00	6.04	2.44		"
25*	(N.T.C.) NEW CITY OF BOMBAY MFG. MILLS	E P-2	27105.00	6.72	2.71	1200	"
	<b>TOTAL</b>			<b>269.6</b>	<b>108.3</b>		<b>227274 (56.31 acres)</b>
26*	(M.S.T.C.) WESTERN INDIA SPG & WVG	F/S P-2	31406.25	7.78	3.14		
27	(M.O.A.) SWADESHI MILLS	G/S P-1	25000.00	6.2	2.50		PERMISSION TO DEVELOP
28	(M.O.A.) STANDARD MILLS (1)	G/S P-3	30312.50	7.51	3.03		"
29	(M.O.A.) MATULYA MILLS	G/S P-5	51875.00	12.84	5.18		"
30	(M.O.A.) PHOENIX MILLS	E P-1	53429.89	13.24	5.34		"
31*	(M.O.A.) MODERN MILLS	E P-1	35625.00	8.82	3.56		"
32,33	(M.O.A.) HINDOOSTAN SPG & WVG MILLS (1,2)	G/N P-4	20937.50	5.17	2.09		APPLIED FOR SALE OF LAND
34	(M.O.A.) RUBY MILLS	G/S P-3	41250.00	10.21	4.12		
35	(M.O.A.) HINDOOSTAN MILLS NO.3 (CROWN MILLS)	F/S P-3	142187.5	35.24	14.21		
36	(M.O.A.) VICTORIA MILLS	F/S P-3	37812.50	9.37	3.78		
37	(M.O.A.) GOKULDAS MORARJEE MILLS (1)	F/S P-5	29375.00	7.25	2.93		
38	(M.O.A.) SWAN MILLS	F/S P-2	61250.00	15.17	6.12		
39	(M.O.A.) MAFATAL MILLS (UNIT NO. 3)	G/S P-5	21250.00	5.24	2.12		
40	(M.O.A.) KHATAU MAKANI SPG & WVG MILLS	E P-1	45000.00	11.16	4.50		
41	(M.O.A.) CENTURY SPG. & WVG. MILLS	G/S P-3	121606.0	30.01	12.16		STATUS NOT KNOWN
42	(M.O.A.) BOMBAY DYEING & MFG. CO. LTD	G/S P-3	100000.0	24.80	10.00		"
43	(M.O.A.) PRAKASH COTTON MILLS	G/S P-2	48125.00	11.92	4.81		"
44	(M.O.A.) SHRINIWAS MILLS	G/S P-3	42500.00	10.54	4.25		NIL
45	(M.O.A.) KAMALA MILLS	G/S P-3	23000.00	5.70	2.30		
46	(M.O.A.) SHRIRAM MILLS	G/S P-2	46250.00	11.42	4.62		
47	(M.O.A.) GOCULDAS MORARJEE MILLS (2)	G/S P-3	32812.50	8.13	3.28		
48	(M.O.A.) DAWN MILLS	G/S P-3	25625.00	6.33	2.56		
49*	(M.O.A.) STANDARD (2)	F/S P-2	24843.75	6.15	2.48		1500
50	(M.O.A.) PIRAMAL SPG. & WVG MILLS	G/S P-3	17562.50	4.33	1.75		
51	(M.O.A.) RAGHUVANSHI MILLS	G/S P-3	62000.00	15.31	6.20		
52	(M.O.A.) NEW GREAT EASTERN SPG. & WVG MILLS	E P-2	23125.00	5.71	2.31	300	
53	(M.O.A.) SIMPLEX MILLS	E P-1	35462.75	8.76	3.54		
54	(M.O.A.) BRADBURY MILLS	E P-1	23750.00	5.86	2.37		NIL
55	(M.O.A.) MAFATAL MILLS (UNIT NO. 1,2)	E P-2	39062.50	9.67	3.90		
56,57	(M.O.A.) MUKESH TEXTILE MILLS						NIL
58							



### STATEMENT OF AREA OF NTC MILLS

The NTC. Mills in the city are classified as

- (a) the units of plots which fully can be disposed of
- (b) the units of plots which can be partly disposed of and
- (c) units of plots which have to be fully used for mill purposes.

The total surplus land of all mills is divided into three equal parts for BMC, for

MHADA. and for NTC's commercial exploitation. The details of mills in class

(a) and (b) are shown in Table 1.1 below.

#### (A) DISPOSABLE PLOT

SR.NO	NAME OF MILL	TOTAL AREA OF PLOT (SQ. MT.)	SURPLUS AREA (SQ. MT.)	AREA TO CITY. (SQ. MT.)	AREA TO DEVELOPER. (SQ. MT.)	AREA TO MHADA. (SQ. MT)
1.	KOHINOOR MILL (3)	20,492	FULL	10,246	10,246	
2	INDIA UNITED MILLS NO. 6	48,414	FULL	48,414		
3.	ELPHINSTONE MILLS	34,382	FULL		34,382	
4.	JUPITER MILLS	44,164	FULL	44,164		
5.	MADHUSUDAN MILLS	73,248	FULL		73,248	
6.	JAM MILLS	33,517	FULL	25,765	7,752	
7.	SITARAM MILLS	52,408	FULL			52,408
8.	NEW HIND TEXTILE MILLS	33,720	FULL	33,720		

Table 1.2

#### (B) PARTIALLY DISPOSABLE PLOTS

9,10	KOHINOOR MILLS (1,2)	87,932	58,007	21,977	36,030	42,989
11	TATA MILLS	1,39,210	42,989			
12	MUMBAI MILLS	67,378	27,933		27,933	
13	BHARAT PROCESSORS	33,882	9,595			9,595
14	DIGVIJAY MILLS	37,768	5,305	5,305		
15	APOLLO MILLS	56,308	38,501			38,501
16	INDIA UNITED MILL NO. 4	29,988	8,905			8,905
17,18	INDIA UNITED MILL NO. 2&3	64,910	30,432			30,432
19	INDIA UNITED MILL NO. 5	22,501	5,706			5,706
	GRAND TOTAL		5,67,718	1,89,591	1,89,591	1,88,536

The total surplus land is 567718 sq. m. which is divided into three parts :

BMC (for CITY Amenities)	1,89,591 sq. m.
Commercial Exploitation (DEVELOPER)	1,89,591 sq. m.
MHADA	1,88,536 sq. m.

**REPORTS ON INDIVIDUAL NTC MILL SITES :**

A systematic survey of structures in each mill plot was conducted by a team of Conservation Architects. This survey was conducted by visually examining all structures to identify their heritage significance, structural quality, construction technology and potential for their adaptive reuse. These surveys have been carried out visually. Future studies are required for conformation of structural construction. However, most of the privately owned mills delayed the permission for survey, restricting detailed analysis to only 28 out of 58 cotton textile mills in this phase.

Based on this survey, structures are graded in three categories: A, B, and C.

**Type A** stands for building which should be retained and adaptively reused.

**Type B** stands for structures which could be retained for their ensemble value, contributing to the character of the place.

**Type C** are structures which could be demolished.

The structural conditions of these buildings have been categorized as follows,

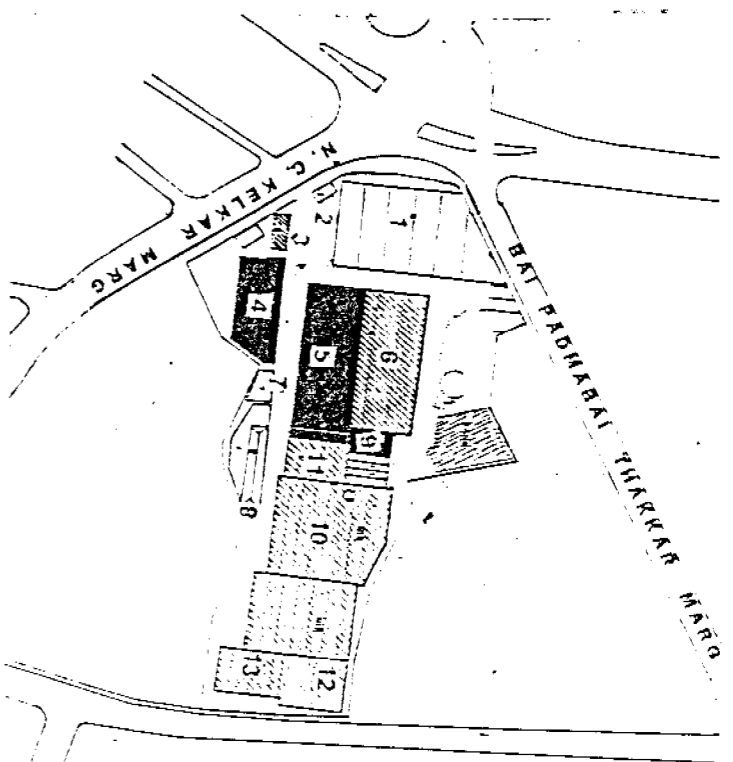
**Fair** : are structures which are in sound structural condition

**Moderate** : are structures which require a few localized repair so as to make them in fair condition.

**Poor** : are structures which require major structural repairs to strengthen them.

**1. KOHINOOR MILLS NO.3, NEAR SENNA BHAWAN, DADAR**  
 PLOT AREA : 20492.57 SQM, NO. OF STRUCTURES - 13

**FIG. 2.1**



**VIEW OF STRUCTURE NO.11**

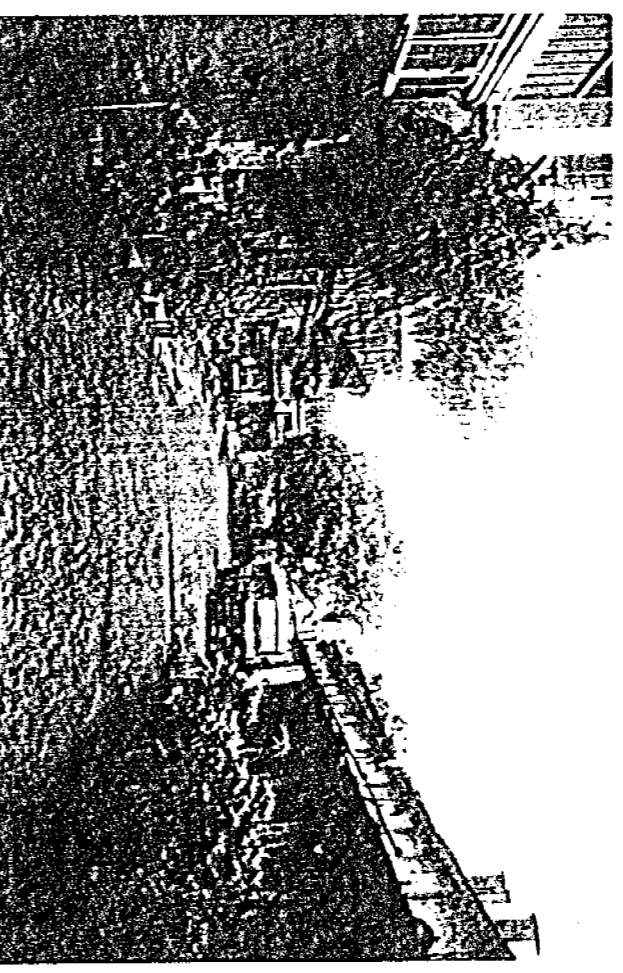
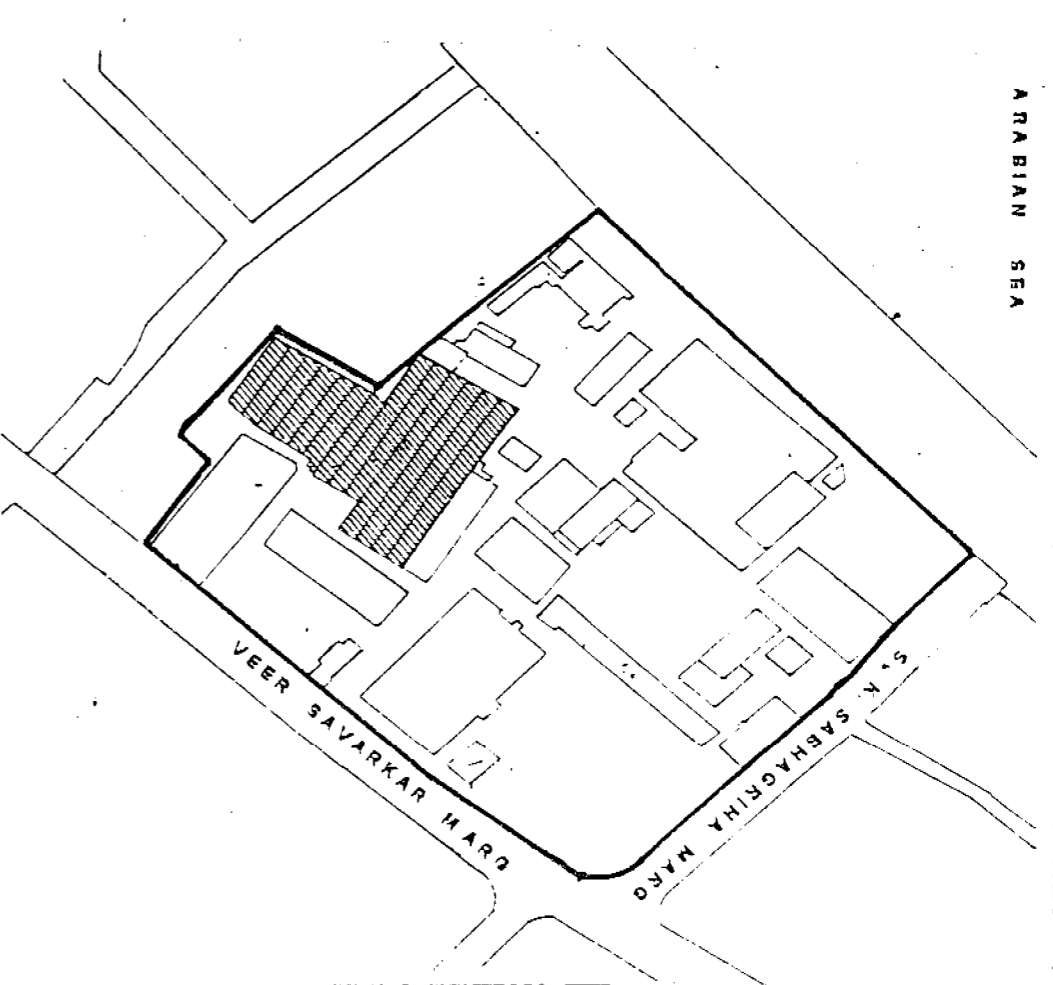
STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MM.)	WIDTH (MM.)	VENTILATION	GROUND COVER (SQ. MT.) B.U.A.	(SQ. M <sup>2</sup> ) CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Processing house	Recent	Partly Used as Shop	Moderate	Steel truss G.I. sheet	(G+10) 45	37	---	2257	2257	C
2	Office	Recent	Unused	Moderate	Wooden truss mangalore tiles	(G+10) 4.75	7	---	98	98	B
3	Office	Above 25	Unused	Fair	Steel truss Jack Arches mangalore tile	(G+11) 10.35	18.5	Fair	740	1480	B
4	Gr. Screen Print Office	Above 25	Unused	Fair	Wooden truss Mangalore tiles on timber boarding	(G+11) 10.35	20	Moderate	800	1600	A
5	Screen Printing & Rope Alley	Above 25	Unused	Moderate	Wooden truss mangalore tiles	(G+11) 10	25	Moderate	1500	3000	A
6	Auto Loom shed	Above 25	Unused	Moderate	Steel truss AC sheet	(G+10) 4.75	25	Moderate	1175	1175	B
7	Power house	Unused	Unused	Moderate	RCC	(G+11) 10.35	4.5	Poor	54	108	C
8	Forking	Above 25	Unused	Moderate	Jack Arches AC Sheet	(G+10) 9.2	11	Moderate	385	385	C

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MM.)	WIDTH (MM.)	VENTILATION	GROUND COVER (SQ. MT.) B.U.A.	(SQ. M <sup>2</sup> ) CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
9	Printing Dept	Above 75	Unused	Moderate	Jack Arches	(G+10) 8	12.5	---	312.5	312.5	A
9A	Roller house	Above 75	Unused	Moderate	Wooden truss C.I. Column	(G+10) 4.75	14	---	238	238	B
10	Weaving	Above 75	Unused	Moderate	C.I. Columns Steel truss G.I. Sheet	(G+10) 4.75	24	---	981	981	B
10A	Winding	Above 75	Unused	Moderate	C.I. Columns Steel truss G.I. Sheet	(G+10) 4.75	19.2	---	850	850	B
10B	Weaving	Above 75	Unused	Moderate	C.I. Columns Steel truss G.I. Sheet	(G+10) 4.75	32.4	---	1364.5	1364.5	B
11	Yarn Godown	Above 75	Unused	Moderate	North Light truss	(G+10) 7	31	---	1271	1271	B
12	Drying & Sizing	Unused	Unused	Fair	Wooden truss & C.I. Columns	(G+10) 4.75	15	---	307.5	307.5	B
13	Warping Dept	Above 50	Unused	Moderate	Steel truss C.I. Columns G.I. Sheet	(G+10) 7	18	---	639	639	B

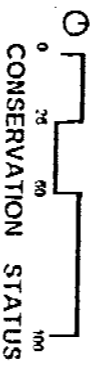
**2. INDIA UNITED NO. 6, CADELL ROAD OPP. PRABHADEVI EXCHANGE**  
 PLOT AREA : 48414.0 SQ.MT., NO. OF STRUCTURES- 14

ARABIAN SEA

**FIG. 2.2**



**VIEW FROM ENTRANCE**



CONSERVATION STATUS

TYPE A - To be retained

TYPE B - Could be retained

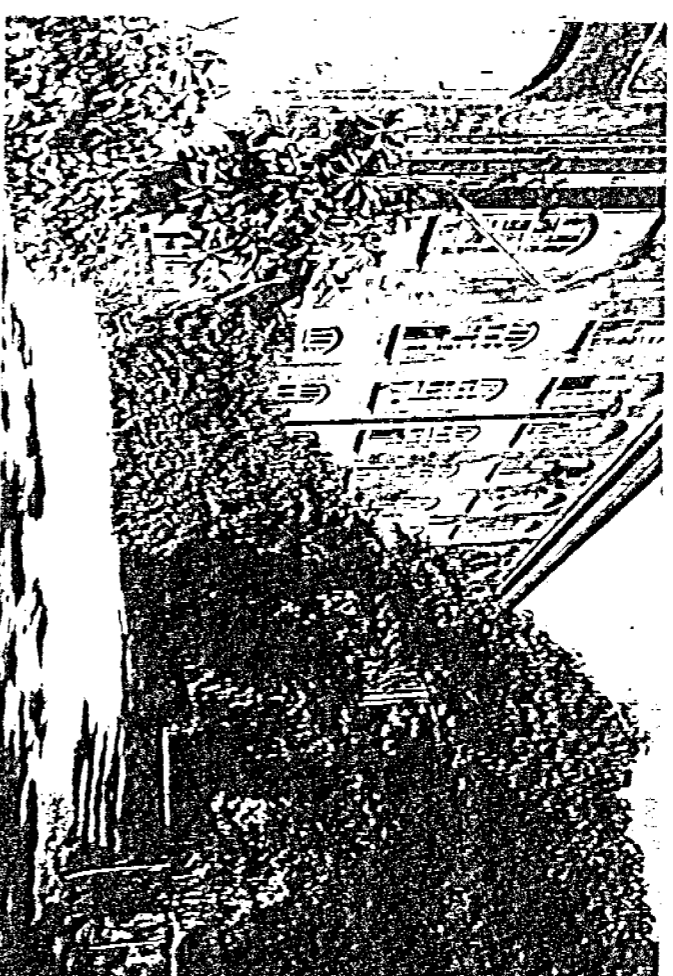
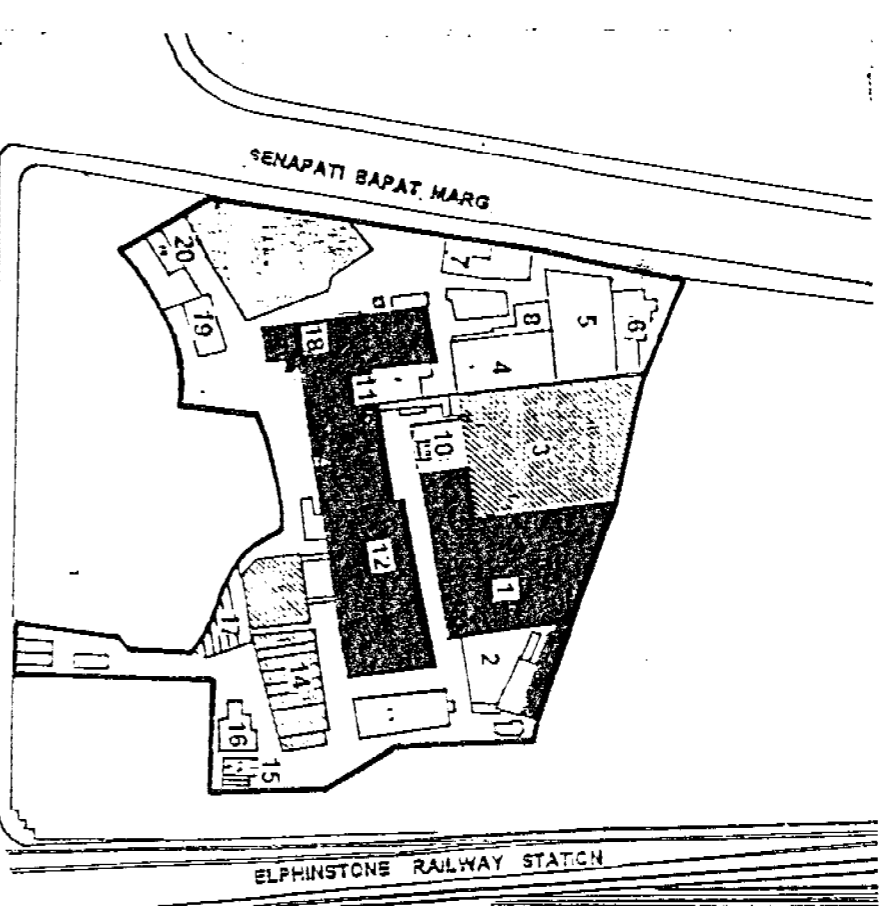
TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION PRESENT STATE STRUCTURAL STATUS CONSTRUCTION TECHNOLOGY	NO. OF STOREY HEIGHT (M.) WIDTH (M.) VENTILATION GROUND COVER (SQ. MT.) B.U.A. (SQ. MT.) CONSERVATION STATUS ADAPTIVE REUSE	1	2	3	4	5	6	7
1	Office Used Moderate Wood Roof and mangrove tiles	(G+1) 7-9 4 Moderate 52 104 C							
2	Godown Used Moderate	(G+0) 3-4.5 10 300 300 C							
3	Folding and finishing Partly used Moderate C.I Columns North Light	(G+0) 9-12 26 Moderate 1100 1100 B			Exhibition space				
4	Blanching Used Moderate Wood Roof and mangrove tiles	7 126 126 C							
5	Guest house Used Moderate Wood Roof and mangrove tiles	(G+0) 6-8 10 130 180 C							
6	Canteen Used Moderate Flat roof	(G+0) 4 5 90 90 C							
7	Dyeing Used Moderate North Light Timber truss	(G+0) 7-9 32 Moderate 1344 1344 C							

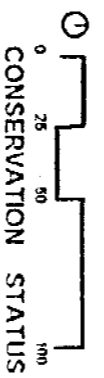
STRUCTURE NO.	FUNCTION PRESENT STATUS STRUCTURAL STATUS CONSTRUCTION TECHNOLOGY	NO. OF STOREY HEIGHT (M.) WIDTH (M.) VENTILATION GROUND COVER (SQ. MT.) B.U.A. (SQ. MT.) CONSERVATION STATUS	8	9	10	11	12	13	14
8	Boiler House Used Moderate A.C Sheet	(G+0) 9-12 12 Moderate 216 216 C							
9	Godown Used Moderate A.C Sheet	(G+0) 3-4.5 7 Moderate 112 112 C							
10	Godown Used Moderate	(G+0) 3-4.5 12 Moderate 312 312 C							
11	Godown Used Moderate Wooden Truss Mangrove tiles	(G+0) 12-15 6 Moderate 120 360 C							
12	Typing plant Used Moderate North Light	(G+0) 9-12 11 Moderate 500 500 C							
13	Printing department Used Moderate North Light	(G+0) 9-12 22 Moderate 750 750 C							
14	Admin Office Used Moderate Wooden Truss mangrove tiles	(G+0) 3-4.5 5 Moderate 45 45 C							

**3. ELPHINSTONE MILLS, SENAPATI BAPAT MARG**  
 PLOT AREA : 34382.93 SQ.MT. , NO. OF STRUCTURES- 24

**FIG. 2.3**



**VIEW OF STRUCTURE NO.12A**



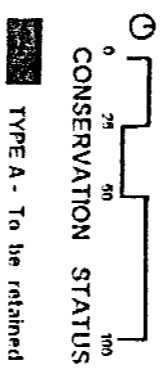
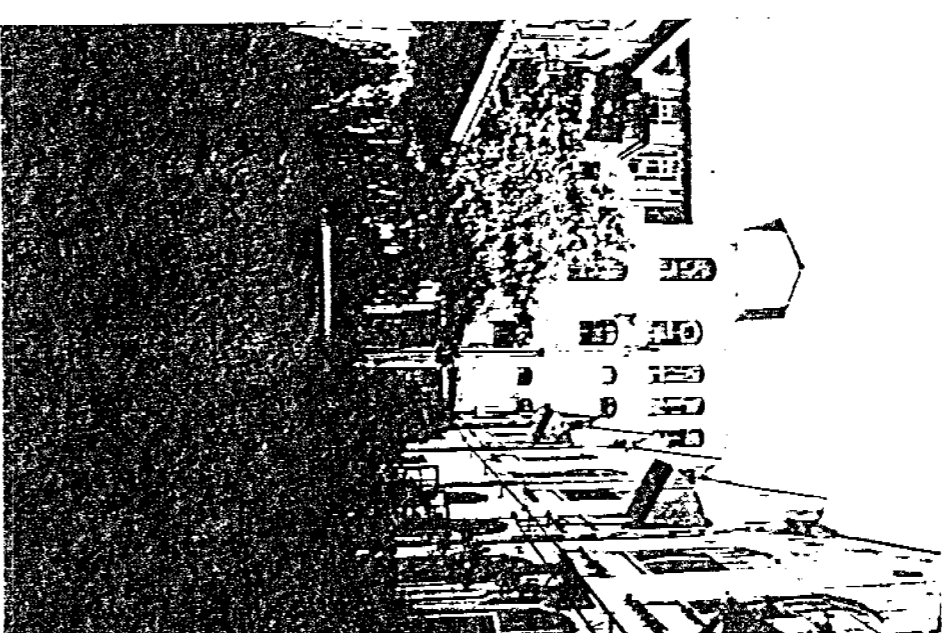
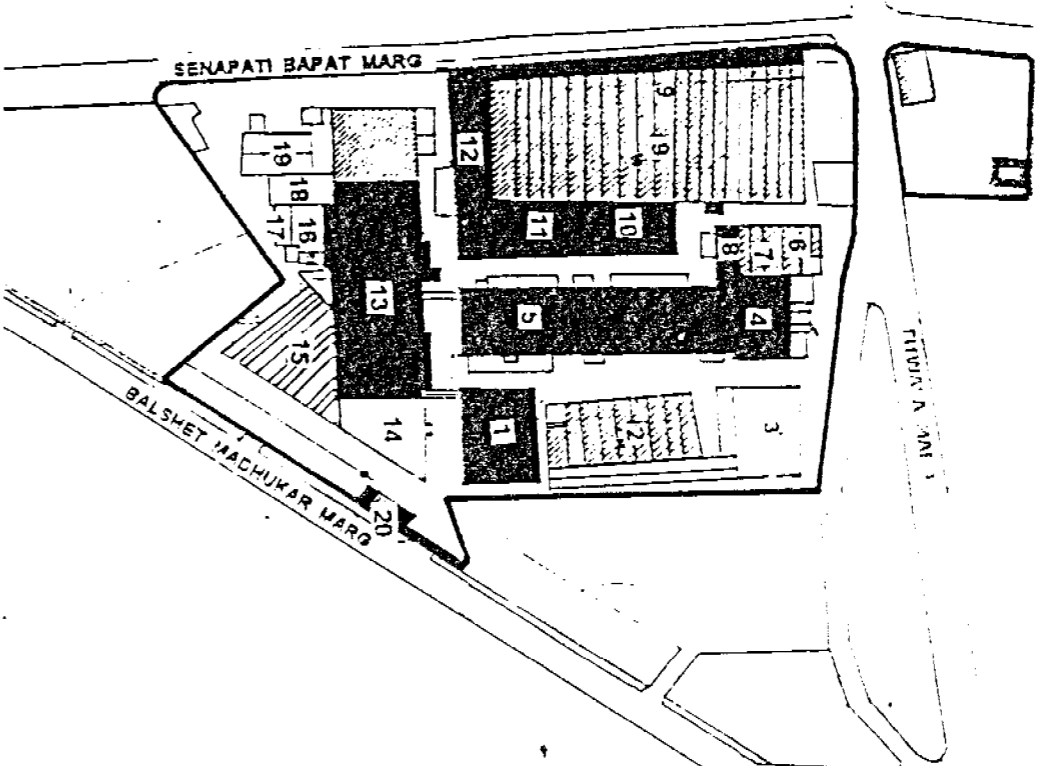
TYPE A - To be retained  
 TYPE B - Could be retained  
 TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATE	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE
1	Dyeing dept.	Above 75	Unused	Moderate	Wooden truss	(G+0)	10	9	Poor	970	870	A	
2	Boiler	Above 50	Unused	Moderate	Steel truss AC Sheet	(G+0)	8	11	Moderate	406.25	406.25	C	
3	Process dept.	Above 75	Used	Moderate	North light truss	(G+0)	6	48	Moderate	3480	3480	B	
4	Winding	Above 75	Used	Moderate	C.I Columns Jack arches	(G+2)	15	20	Moderate	800	2400	C	
5	Loom Shed	Above 75	Used	Moderate	North light truss	(G+0)	6	20	Moderate	900	900	C	
6	Above 50	Used	Moderate	R.C.C.	(G+0)	6	8	8	Poor	140	140	C	
7	Power house	Used	Fair	R.C.C.	(G+0)	3.5	15	15	Moderate	450	450	C	
8	Office	Used	Poor	lean to steel truss	(G+0)	9	14	14	Moderate	322	322	C	
9	Engg. Office	Used	Poor	Steel truss	(G+0)	9	20	20	Moderate	300	300	A	Office
10	Plain Loom	Above 75	Unused	Poor	Wooden truss	(G+0)	4.5					C	
11 / 12	Card dept.	Above 75	Used	Moderate	Wooden truss C.I Cols. M. tiles	(G+0)	6	30	Poor			A	

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS
13	Office Canteen	(G+0)	Used	Moderate	RCC	(G+0)	10	15	Moderate	562.5	1687.5	C
14	Store	(G+0)	Used	Fair	RCC	(G+0)	10	23	Moderate	967.5	967.5	B
15	Godown	Above 75	Used	Poor	Wooden truss	(G+0)	5	7	Poor	84	84	C
15A	Amhul ance rm.	Above 75	Used	Moderate	Wooden truss	(G+0)	4.5	4.5	Moderate	49.5	49.5	C
16	Offices	Above 50	Used	Moderate	RCC	(G+0)	11	14	Moderate	270	270	C
17	Stores	Above 75	Unused	Poor	Wooden truss	(G+0)	4.5-5.5	37	Moderate	314.5	314.5	C
18	Mixing Blow rm.	Above 75	Used	Moderate	C.I Cols. Wooden truss. M. tiles	(G+1)	6-7	23	Poor	736	1472	A
19	Collon Godown	Above 75	Unused	Moderate	Wooden truss	(G+0)	5-6	12	Moderate	180	180	C
20	Gatekeep er 5 rm.	Above 50	Used	Moderate	Wooden truss	(G+0)	4.5	3	Moderate	30	30	C
21	Godown	Above 75	Unused	Poor	Wooden truss	(G+0)	6-7	10	Poor	150	150	B
22	Coal own	Above 50	Unused	Moderate	RCC	(G+0)		23.5		655	655	B
23	Toilet	Above 75	Unused	Moderate	Wooden truss	(G+0)	3-4.5	5.5	Moderate	66	66	C
24	Offices	Above 75	Used	Poor	Steel truss	(G+0)	9-11	6	Moderate	60	60	C

**4. JUPITER MILL, ON SENAPATI BAPAT MARG, PAREL**  
 PLOT AREA : 44164 SQM, NO. OF STRUCTURES - 20

**FIG.2.4**



STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Printing Carthen	Above 75	Unused	Moderate	Wooden truss C.I Columns mangalore tile	(G+0)	4-8	28	Poor	1021.38	1021.38	A	
2	Cloth Goldown	Above 75	Unused	Moderate	Wooden truss C.I Columns mangalore tile	(G+0)	6		Poor			B	
3	Cotton Goldown	Above 75	Unused	Poor	Wooden rafter mangalore tile	(G+0)	4	24	Moderate	864	864	C	
4	Yarn Merchant	Above 75	Unused	Moderate	Wooden truss Mangalore tiles	(G+0)	11	21	Poor	630	630	A	
5	Grey & Bleach	Above 75	Unused	Moderate	C.I. Columns Joists	(G+0)	9	27	Poor	2884	2884	A	
5A	Office	Above 75	Used	Poor	Wooden truss C.I Columns mangalore tile	(G+0)	5	5	Moderate	135	135	A	
6	Mechanic Shop	Above 75		Moderate	Wooden truss Mangalore tiles	(G+0)	7	20	Poor	400	400	B	
7	Electric Winder	Above 75		Poor	Wooden truss Mangalore tiles	(G+0)	9	9	Poor	180	180	B	
8	Central Store	Above 75		Poor	Wooden truss Mangalore tiles	(G+0)	12	10	Poor	260	260	A	
9	Weaving	Above 75		Moderate	N.L. truss mangalore tile	(G+0)	7	35	Poor	6215	6215	B	Market
10	Sizing	Above 75		Moderate	Wooden truss Mangalore tiles	(G+0)	7	23	Poor	874	874	A	
11	Beaming Winding	Above 75		Moderate	Wooden truss mangalore tile	(G+0)	12	23	Poor	575	575	A	

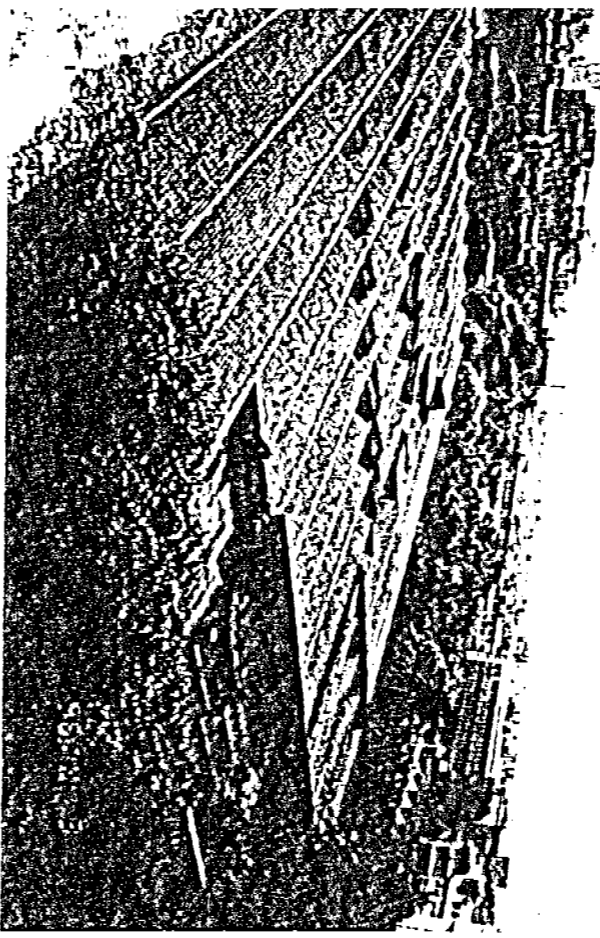
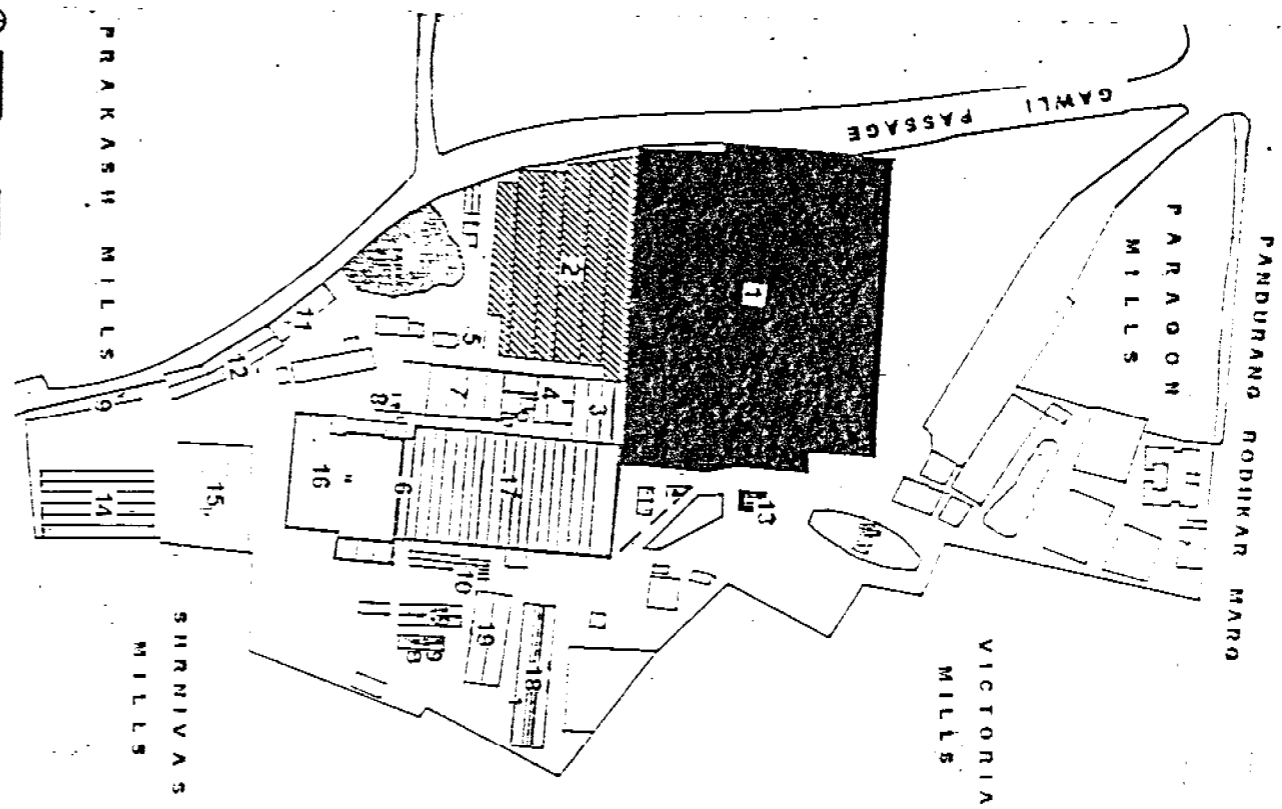
STRUCTURE NO.	FUNCTION	AGE	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A (SQ. MT.)	CONSERVATION STATUS
12	Weaving auto loom	Above 75	Moderate	Wooden truss mangalore tile	(G+0)	12	24	Poor	1725	1725	A
13	Carding	Above 75	Poor	C.I. Jack Arch	(G+3)	17	33	Poor	4092	16368	Part : A Rest : B
14	Printing Administ. ralion Offices	Above 25	Poor	RCC	(G+3)	17	21	Poor	882	3528	C
15	Finishing	Above 50	Fair	Steel truss	(G+0)	12	38	Moderate	1550	1550	C
16	Bleaching	Above 25	Fair	RCC	(G+0)	7	15	Moderate	225	255	C
17	Sizing	Above 25	Fair	RCC	(G+0)	7	7	Moderate	63	63	C
18	Bleaching	Above 75	Poor		(G+0)	11	11	Poor	242	242	C
19	Roller House	Above 75	Poor	Wooden truss	(G+0)	11	16	Poor	304	304	C
20	Time Office	Fair	Moderate	Wooden truss mangalore tile	(G+0)	4	8	Moderate	112	112	A

**5. MADHUSUDAN MILLS, ON PANDURANG BUDHIKAR MARG, PAREL**

PLOT AREA : 73248.00 SQM.

NO. OF STRUCTURES - 19

**FIG.2.5**



VIEW OF STRUCTURE NO. 1

STRUCTURE NO.	FUNCTION	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Weaving and office	Used	Moderate	Steel truss North Light Mangalore tile	6	(G+0)	150	Poor	13041	13041	A	Offices / Market
2	Processing	Unused	Moderate	Steel truss North Light Mangalore tile	7	(G+0)	58	Poor	4274.9	4274.9	B	Offices / Market
3	Wrenching Tacking	Unused	Moderate	Steel truss AC Sheet	5-7	(G+0)	25	Poor	489.76	489.76	C	
4	Office	Used	Moderate	Steel Slab	4	(G+0)	45	Moderate	128	128	C	
5	Power house	Used	Fair	Steel truss mangalore tile	5	(G+0)	7	Moderate	50	50	C	
6	Rope Alley	Used	Moderate	Steel Slab	20	(G+0)	5	Moderate	1050	1050	C	connected into various rooms
7	Roller house/ Workshop	Used	Moderate	Steel N1 truss AC Sheet	6-9	(G+0)	20	Moderate	800	800	C	
8	Carpentry Shop	Used	Moderate	Steel N1 truss AC Sheet	3	(G+0)	7	Moderate	70	70	C	
9	Spray Chawl	Used	Poor	Wooden truss AC Sheet	4	(G+0)	6	Moderate	287.06	287.06	C	
10	Tower House	Used	Fair	Steel truss mangalore tile	5	(G+1)	7	Moderate	154	154	C	
11	Steel Smith	Used	Poor	Wooden truss AC Sheet	6	(G+0)	3	Poor	413.43	413.43	D	
12	Store	Used	Fair	Steel truss P. AC req	6	(G+0)	4	Moderate	475.43	475.43	C	
13	Transformer house	Used	Fair	Steel truss mangalore tile	4-6	(G+0)	9	Moderate	90	90	A	
14	Godown	Used	Fair	Steel truss AC Sheet	9	(G+0)	11	Moderate	513.95	513.95	C	
15	Dyeing Dept	Unused	Fair	Steel truss North Light Mangalore tile	8	(G+0)	28.5	Poor	1025.62	1025.62	C	
16	Milking / Canning	Used	Fair	Jack arches Slab	16	(G+2)	43	Moderate	1849	1849	C	
17	Canning / Spinning	Used	Moderate	Jack arches AC Sheet	18	(G+3)	49	Moderate	4067	4067	C	
18	Canteen	Used	Fair	Steel truss AC Sheet	6	(G+0)	13	Moderate	793	793	C	
19	Godown	Used	Moderate	Steel truss AC Sheet	6	(G+0)	14	Moderate	560	560	C	
19A	Godown	Used	Moderate	Steel truss AC Sheet	6	(G+0)	12	Moderate	240	240	C	
19B	Godown	Used	Moderate	Steel truss AC Sheet	6	(G+0)	3	Fair	45	45	C	

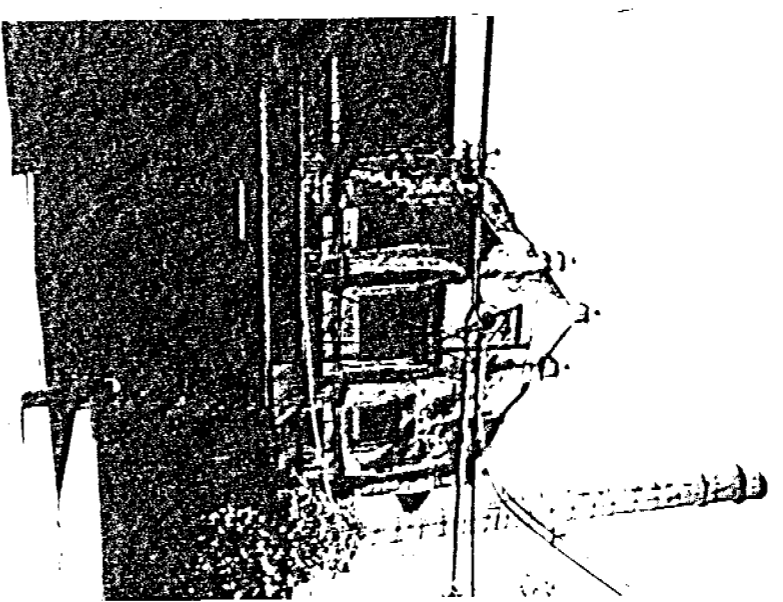
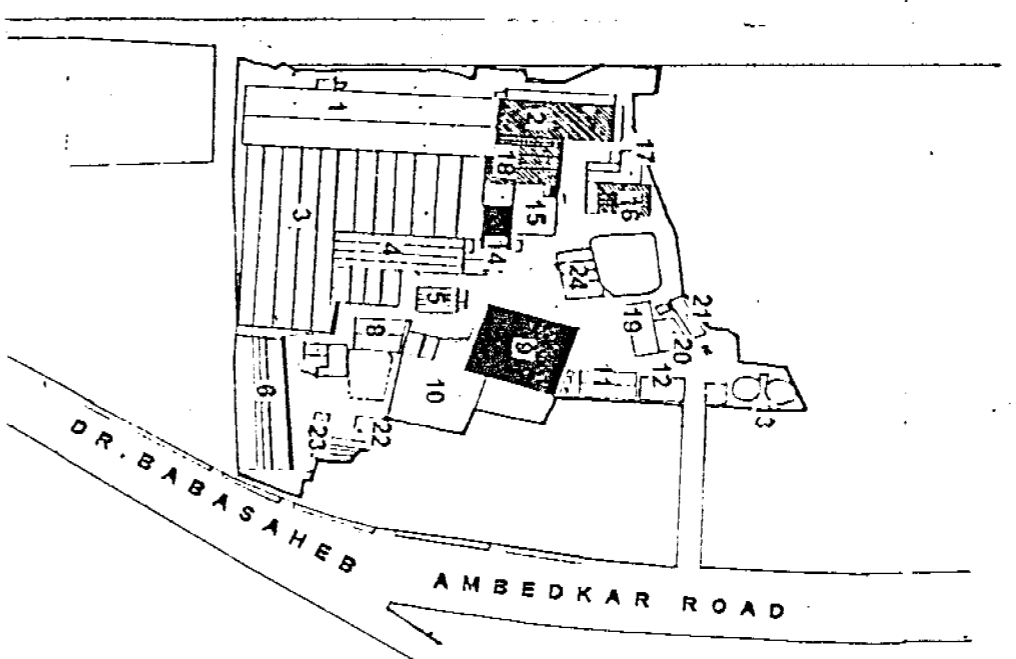
TYPE A - To be retained

TYPE B - Could be retained

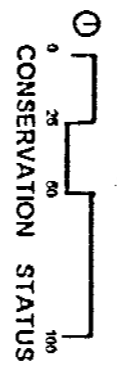
TYPE C - Could be demolished

**6. JAM MILLS, DR. BABASAHEB AMBEDKAR MARG, CURRY ROAD (E)**  
 PLOT AREA : 33517.44 SQM, NO. OF STRUCTURES - 24

**FIG.2.6**



VIEW OF STRUCTURE NO. 9



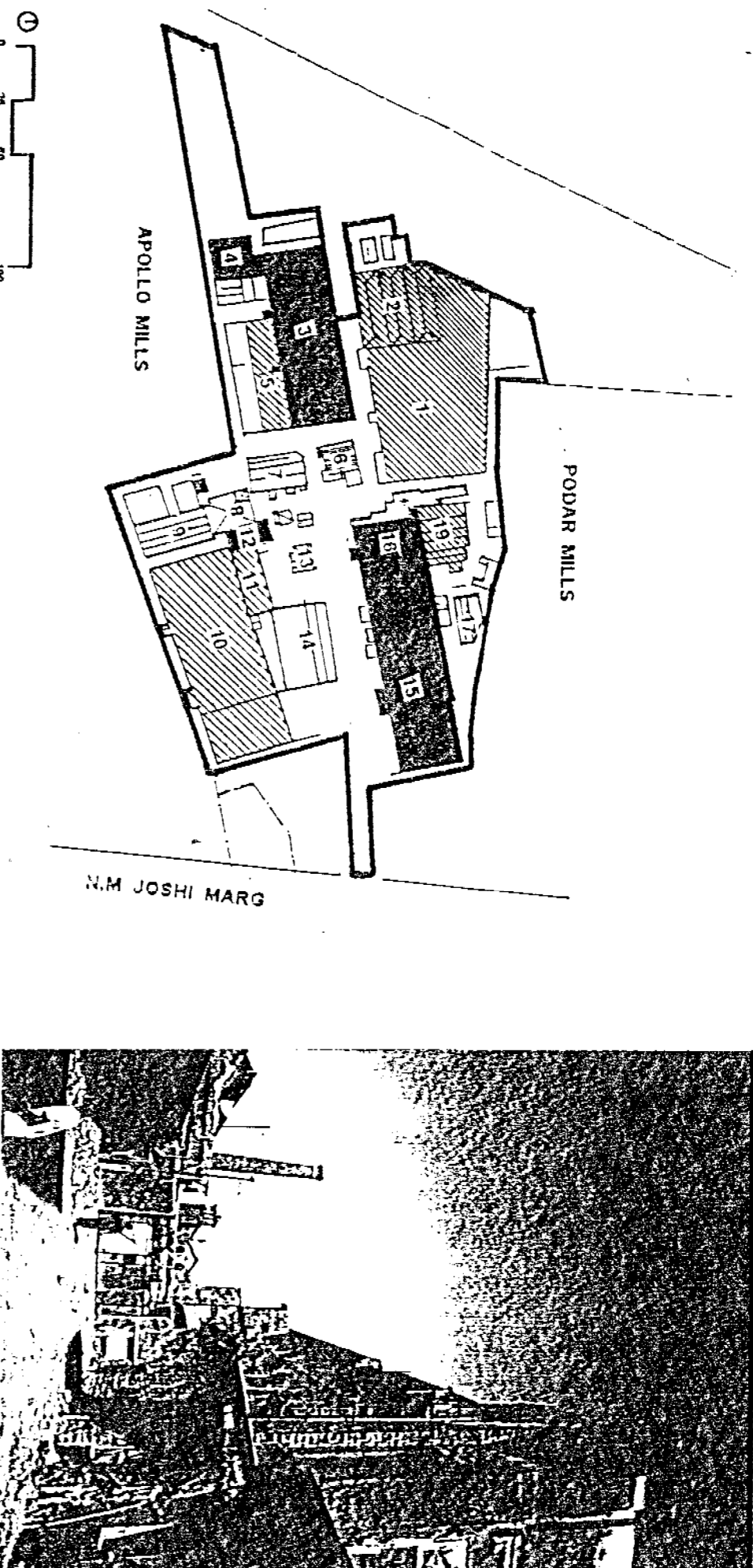
STRUCTURE NO.	FUNCTION	PRESENT STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Spinning	Used	Wooden truss	(G+2)	14	27.5	Poor	962.5	2889.5	C	
2	Spinning	Used	Wooden truss	(G+1)	10	21	Poor	892.5	1785	B	Offices
3	Weaving + Sizing	Used	North light truss	(G+1)	10	35	Poor	5432	10664	C	
4	Weaving	Unused	RCC North light	(G+1)	15	15	Poor	900	1800	C	
5	Power House	Used	Wooden truss	(G+0)	6	12.5	---	212.5	212.5	C	
6	Printing + Willow	Unused	RCC	(G+0)	7	16.5	Poor	1049.75	1049.75	C	
7	Main Office	Used	RCC	(G+0)	10	10	Moderate	125	125	C	
8	Grey Foliage	Unused	RCC Steel truss	(G+0)	13	15	Poor	277.5	277.5	C	
9	Process Finish	Unused	Steel truss with clear storey	(G+0)	6	32	Poor	1088	1088	A	Market
10	Folding	Unused	RCC Steel truss with pitch roof	(G+0)	13	30	Moderate	1200	1200	C	
11	Cartoon	Unused	RCC Steel truss with pitch roof	(G+0)	10	12.5	Moderate	268.75	268.75	C	
12	Godown	Used	Tim Shed	(G+0)	12	12	Moderate	240	240	C	
13	Pump room	Used	RCC	(G+0)	3	4	---	30	30	C	

STRUCTURE NO.	FUNCTION	PRESENT STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
14	Store	Unused	IB Wooden truss C.I. Columns	(G+0)	16	11	Poor	132	132	A	Restaurants / Hall / Office Market
15	Roller room	Used	IB Wooden truss	(G+0)	8	11	Poor	289	289	C	
16	Mechanic Shop	Used	Tim Shed	(G+0)	7	16.5	Poor	371.25	371.25	B	Offices, Market
17	Willow room	Unused	IB truss	(G+0)	7	8	Moderate	208	208	C	
18	Blow room	Used	IB Jack arches	(G+1)	11	22	Poor	484	968	B	Offices / Shops
19	Godown	Used	IB Wooden truss	(G+0)	7	8	Moderate	192	192	C	
20	Material Godown	Used	IB truss with sheet clanking	(G+0)	7	8-12	Moderate	146.25	146.25	C	
21	Roller	Used	---	(G+0)	5	5	Moderate	105	105	C	
22	Trucks	Unused	RCC	(G+0)	12.5	12.5	Moderate	268.75	268.75	C	
23	Yarn Godown	Used	IB Steel truss with clear storey	(G+0)	8	7	Moderate	42	42	C	
24	Dryer	Used	RCC	(G+0)	7	12	Moderate	264	264	C	



**7. SITARAM MILLS, ON N.M. JOSHI MARG, KALACHOWKI**  
 PLOT AREA : 52408 SQ.M. NO. OF STRUCTURES- 19

**FIG.2.7**

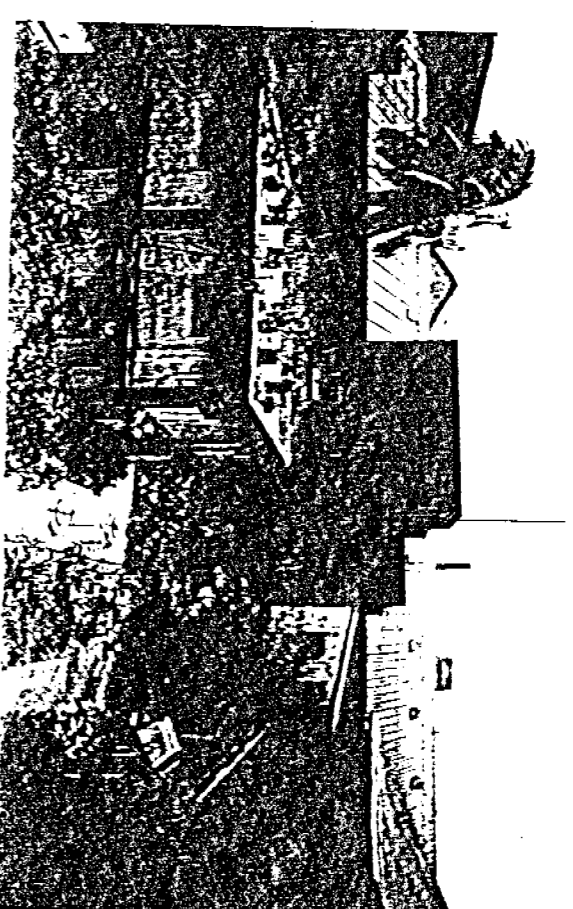
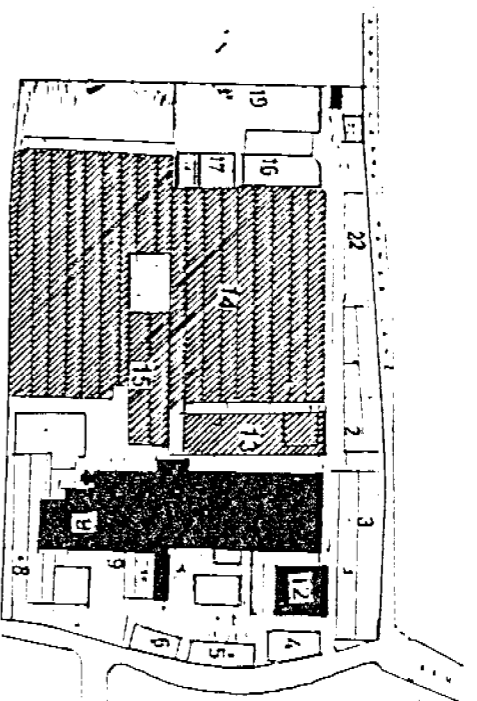


STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (Mtr.)	WIDTH (Mtr.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS
1	Loom Shed	Over 75	Unused	Moderate	Wooden truss C.I. columns mangalore tile north light	4-8	50	Moderate	4566	4566	B
2	Auto loom	Over 75	Unused	Moderate	Wooden truss C.I. stanchion mangalore tile north light	5-10	30	Moderate	1231	1231	B
3	Processing Mill no. 1	Over 75	Unused	Moderate/Poor	Stone facade RCC slab Steel truss mangalore tile	(G+2) 15	30	Moderate	2944	8983	A
4	Riaching	Over 75	Unused	Moderate	Wooden truss mangalore tile	(G+0) 15	15	Moderate	197	197	A
5	Cloth Dyeing	Over 50	Unused	Poor	Wooden truss mangalore tile	(G+0) 6-8	25	Moderate	550	550	B
6	Power House	Over 25	Used	Poor	Steel truss AC Sheet	(G+0) 5	12	Poor	255.5	255.5	C
7	Yarn Dyeing	Over 75	Unused	Moderate	Wooden truss mangalore tile	(G+0) 5-8	17	Moderate	446	446	C
8	Reeler House	Over 50	Unused	Poor	Wooden truss mangalore tile	(G+0) 4-6	17	Poor	631.9	631.9	C
9	Blow Room	Over 50	Used	Moderate	C.I. stanchion Jack Arch	(G+2) 15	17	Poor	892.9	2678.8	B
10	Limber Frames ring	Over 50	Used	Moderate	(Stone) C.I. Stanchion Wooden truss Wooden floor	(G+1) 12-15	40	Moderate	2947.9	5895.9	B

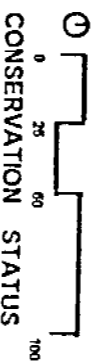
STRUCTURE NO	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (Mtr.)	WIDTH (Mtr.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
11	Card	Over 75	Used	Moderate	Wooden truss G.I. Ssteel	(G+0) 6-8	12.5	Moderate	446	446	B	B
12	Engine room	Over 50	Used	Fair	Wooden truss	(G+1) 12	10	Moderate	250	509	A	A
13	Office	Over 50	Used	Moderate	Stone Wooden truss	(G+1) 8	10	Moderate	113.8	277.5	B	B
14	Cotton Godown	Over 50	Used	Moderate	RCC/AC Ssteel Steel truss	(G+1) 12	25	Moderate	1250	2500	C	C
15	Spinning	Over 50	Partly Used	Moderate	Wooden truss mangalore tile C.I. columns	(G+1) 17	30	Poor	2109	4219	A	A
16	Sizing/ Carden	Over 50	Unused	Moderate	Wooden truss mangalore tile	(G+2) 12	15	Moderate	640	1320	A	A
17	Engineering Workshop	18/78	Used	Poor	Wooden truss mangalore tile	(G+0) 4-6	12	Moderate	300	500	C	C
18	Engineers Office	Recent	Used	Poor	RCC Structure	(G+1) 8	8	Moderate	160	320	C	C
19	Size/Mixing (Engine room)	18/78	Unused	Fair	Wooden truss mangalore tile	(G+1) 12	9/7.6	Moderate	300	600	B	B

**8. NEW HIND TEXTILE MILLS, ON TUKARAM BISAJI MARG**  
 PLOT AREA : 33125 SQM, NO. OF STRUCTURES - 21

**FIG. 2.8**



VIEW OF STRUCTURE NO. 9 & 12



TYPE A - To be retained

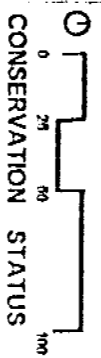
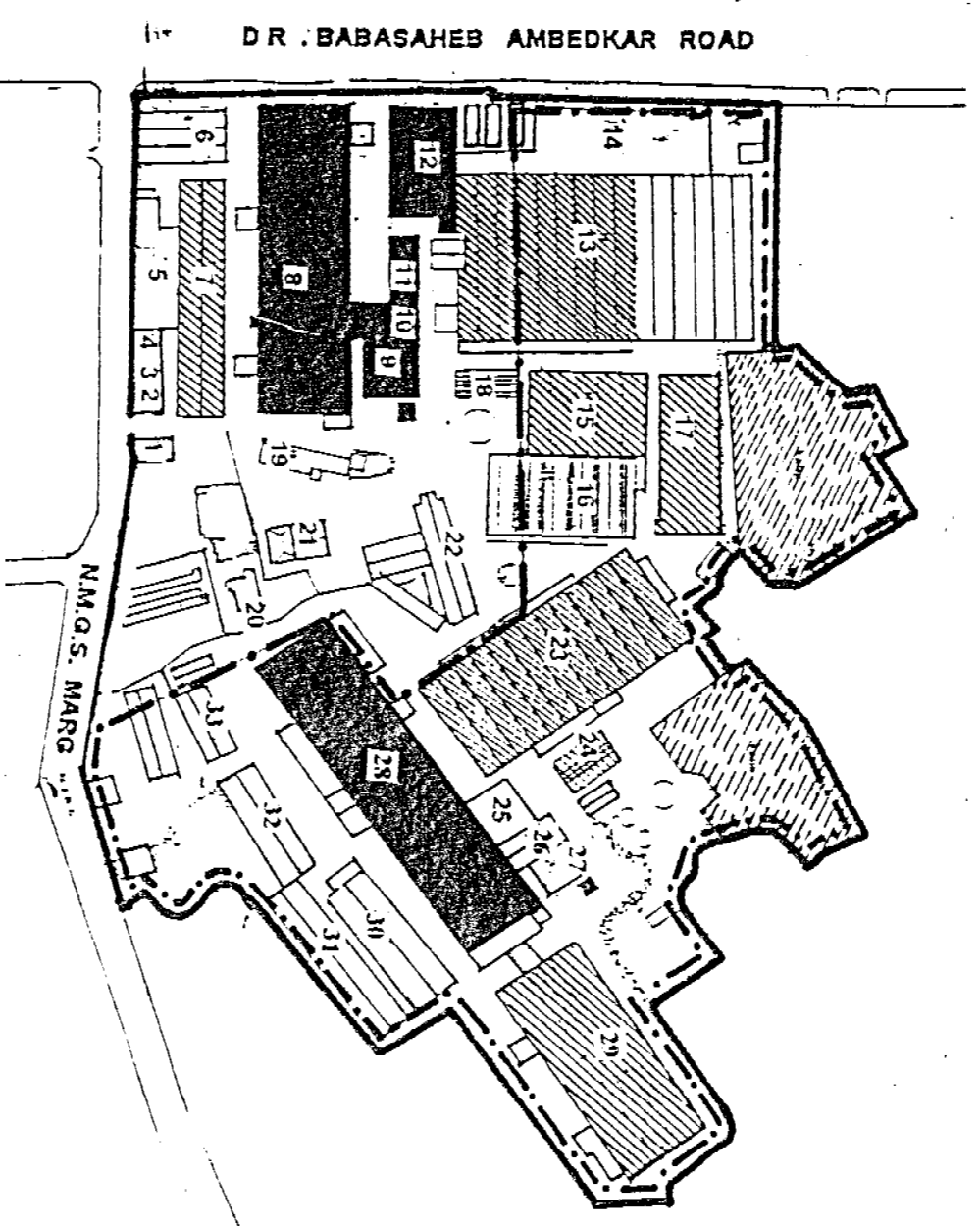
TYPE B - Could be retained

TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Spinn Shop Carleem	Partly Used	Partly Used	Partly Used	C.I. Col's Mangalore tile	(G+1)	12.5	12.5	525	1050	C	C
2	Mechanical Shop	Partly Used	Partly Used	Partly Used	Mangalore tile	(G+0)	15	15	450	450	C	C
3	Cloth Godown	Above 25	Used	Poor	RCC Mangalore tile	(G+1)	12	16.5	1031.25	2062.5	C	C
4	Power House	Above 25	Used	Fair	Flat roof	(G+0)	7	10	210	210	C	C
5/6	Administ-ration	Above 50	Used	Moderate	RCC Flat slab, Mulsion Com Col's.	(G+2)	10	9	507	1521	C	C
7	Administ-ration	Above 25	Unused	Poor	RCC Mangalore tile	(G+1)	6	12.5 - 15	850	1700	C	C
8	Spinning/Weaving	Above 75	Unused	Moderate	Steel truss, Mangalore tile	(G+0)	6	---	1900	1800	C	C
9a	Spinning	Above 75	Partly Used	Moderate	Wooden truss, Mangalore tile, C.I. columns	(G+1)	11	33	3864	7728	A	A
9b	Fly	-Do	-Do	-Do	-Do	(G+0)	8	10	210	210	A	A
10	U.G. Water Tank & Pump Room	Above 25	Used	Moderate	RCC Flat roof	(G+1)	8	8	88	176	C	C
11	U.G. Water Tank & Pump Room	Above 25	Used	Moderate	RCC Flat roof	(G+0)	6	---	---	---	C	C
12	Stores	Above 25	Used	Moderate	RCC Mangalore tile	(G+1)	12	20	600	1200	A	A
13	Unused	Unused	Unused	Moderate	Cast Iron Columns Flat roof	(G+1)	9	16	1120	2240	B	B
14	Weaving Shed	Partly Used	Partly Used	Poor	T.W truss, C.I. columns	(G+0)	6	9	10709	10709	B	B
15	Fabrics Mixing	Partly Used	Partly Used	Poor	Steel truss, C.I. columns, Jack arches	(G+2)	15	12	1369	4107	B	B
16	Godown	Used	Used	Moderate	Steel truss, AC: Shed	(G+0)	6	12	420	420	C	C
17	Above 25	Used	Used	Moderate	RCC Flat roof	(G+0)	6	---	155.25	155.25	C	C
18	Above 25	Unused	Unused	Moderate	RCC Flat roof	(G+1)	6	---	62.5	62.5	C	C
19	Godown	Used	Used	Moderate	Steel truss, AC: Shed	(G+0)	7	18	1206	1206	C	C
20	Residential	Used	Used	Moderate	Wooden truss, mangalore tile	(G+0)	5	7.5	82.5	82.5	C	C
21	Temple	(G+0)	---	---	---	(G+0)	---	---	---	---	A	A

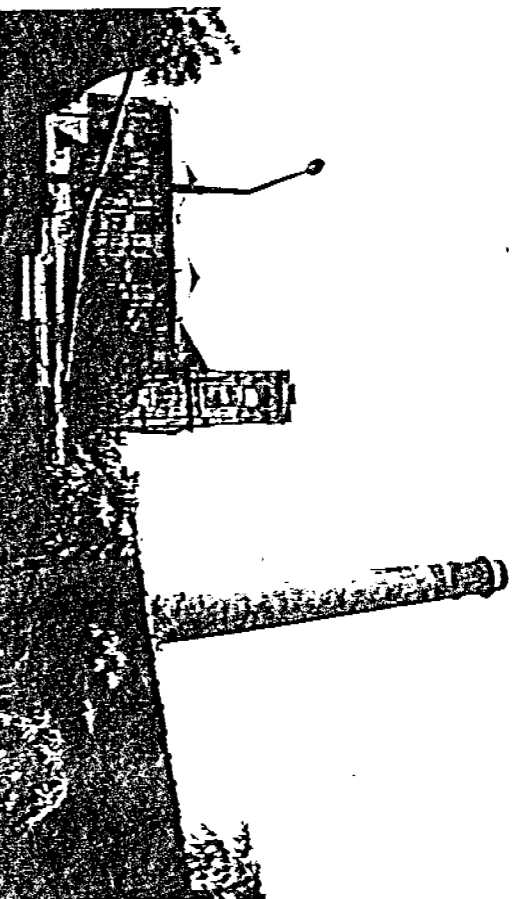
STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
12	Stores	Above 25	Used	Moderate	RCC Mangalore tile	(G+1)	12	20	600	1200	A	A
13	Unused	Unused	Unused	Moderate	Cast Iron Columns Flat roof	(G+1)	9	16	1120	2240	B	B
14	Weaving Shed	Partly Used	Partly Used	Poor	T.W truss, C.I. columns	(G+0)	6	9	10709	10709	B	B
15	Fabrics Mixing	Partly Used	Partly Used	Poor	Steel truss, C.I. columns, Jack arches	(G+2)	15	12	1369	4107	B	B
16	Godown	Used	Used	Moderate	Steel truss, AC: Shed	(G+0)	6	12	420	420	C	C
17	Above 25	Used	Used	Moderate	RCC Flat roof	(G+0)	6	---	155.25	155.25	C	C
18	Above 25	Unused	Unused	Moderate	RCC Flat roof	(G+1)	6	---	62.5	62.5	C	C
19	Godown	Used	Used	Moderate	Steel truss, AC: Shed	(G+0)	7	18	1206	1206	C	C
20	Residential	Used	Used	Moderate	Wooden truss, mangalore tile	(G+0)	5	7.5	82.5	82.5	C	C
21	Temple	(G+0)	---	---	---	(G+0)	---	---	---	---	A	A

**9,10. KOHINOOR MILLS 1 & 2 , ON BABA SAHEB AMBEDKAR MARG, NEAR DADAR T.T. FIG.2.9**  
 PLOT AREA : 87932.0 SQM. NO. OF STRUCTURES-33

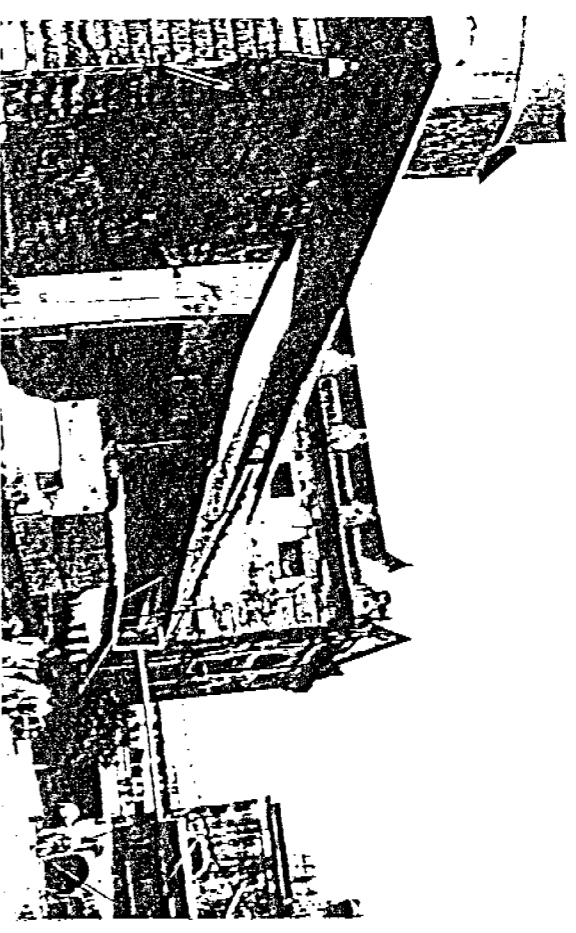


TYPE A - To be retained  
 TYPE B - Could be retained  
 TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (M.)	WIDTH (MM.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Cloth depot	Recent Used	Moderate	RCC Flat roof	(G+1) 8	8.5	---	104	208	C	
2	Watch man Gate	Recent Used	Moderate	RCC Flat roof	(G+0) 4	9	---	45	45	C	
3	Office	Over 25 Used	Moderate	steel truss Wooden posts AC sheet	(G+1) 8-10	9	Moderate	117	234	C	
4	Office	Over 25	Moderate	steel truss GI sheet	(G+0) 4	9	Moderate	148.5	148.5	C	
5	Cloth	Over 25	Moderate	steel truss mangalore tiles	(G+0) 4-8	12	Moderate	500	500	C	
6	Art & Fine Silk	Unused	Moderate	steel truss GI sheet	(G+0) 8-12	26	Moderate	742.49	742.49	C	
7	godown	Over 25 Used	Moderate/ Poor	Steel truss Jack Arch GI sheet	(G+1) 21	14.5	Moderate	1341	2682	B	Offices / Shops / Market
8A	Spinning & Ring	Over 50 GI if used S Unused	Poor	Cast Iron Columns Jack Arch Flat roof	(G+2) 28	33	Poor	2706	8298	A	Institution and Room mural special wood frame
8B	Carding	Over 50 GI if used S Unused	Moderate/ Poor	C.I. Cols. Wooden truss AC Sheet	(G+3) 8-10	33	Poor	1177	4708	A	
9	Roller house	Over 50 Unused	Poor	Wooden truss Mangalore tile	(G+0) 8-10	---	Moderate	613	613	A	Market
10	Turbine Recycling	Over 50 Unused	Moderate/ Poor	AC Sheet	(G+1) 15	---	Moderate	282	564	A	Offices / Shops / Market



VIEW OF STRUCTURE NO. 8A & 8B



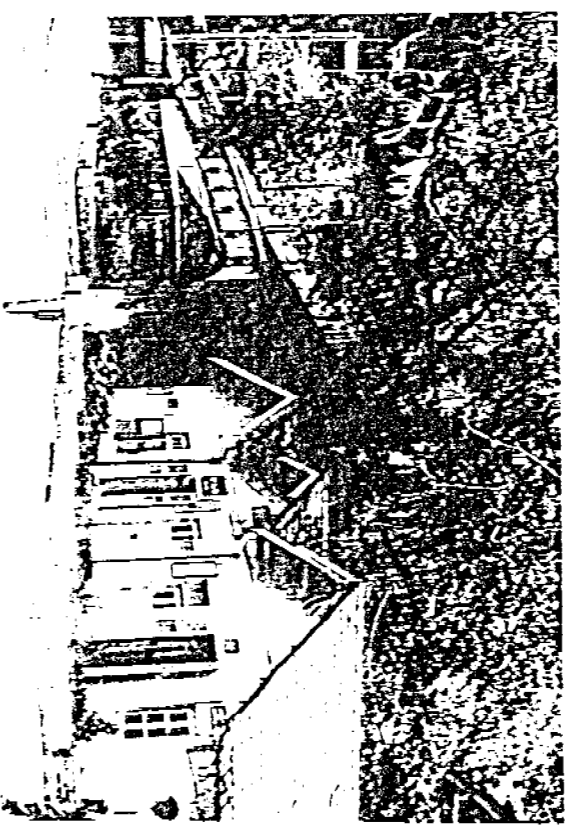
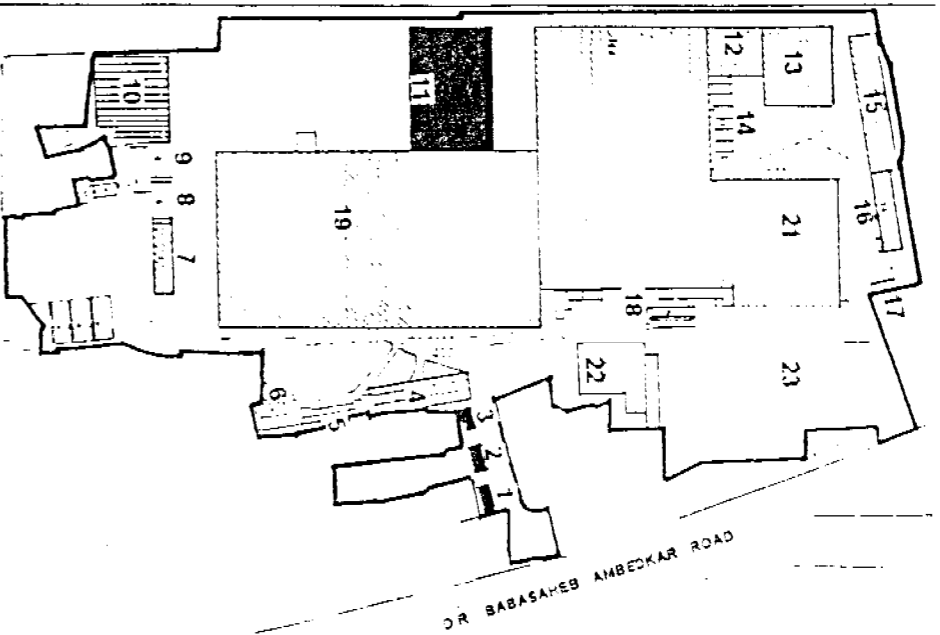
VIEW OF STRUCTURE NO. 9 & 10

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (ML.)	WIDTH (ML.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A.	(SQ. MT.) CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
11	Weaving	Unused	Moderate	Wooden truss Mangalore here	(G10) 8-10	---	Moderate	261	261	261	A	Shops/ Offices/ Weaving Lounge
12	Folding	Over 50	Unused	Poor	Unused	(G10)	23.5	Moderate	1033.83	1033.83	A	Shops/ Offices/ Weaving Lounge
13	Weaving bleaching	Over 50	Partly used	Moderate	Steel truss C.I. Gable	(G10) 6-10	67	Poor	7021	7021	B	Offices/ Shops/ Market
14	New bench house	Recent	Unused	Moderate	R.C.C. & A.C. Roof	(G10) 6-10	27	Poor	1327	1327	C	Offices/ Shops/ Market
15	Dye house	Over 25	Unused	Moderate	Steel truss A.C. Sheet	(G10) 6-8	32	Poor	1333	1333	B	Offices/ Shops/ Market
16	Dye house winding	Over 25	Unused	Moderate	Steel truss A.C. Sheet	(G11) 8	28	Moderate	1541	1541	C	Offices/ Shops/ Market
17	Extension	Recent	Unused	Moderate	R.C.C. Flat roof	(G10) 6	33.5	Poor	2093	2093	C	Offices/ Shops/ Market
18	Electric Sub-station	Over 25	Used	Moderate	Steel truss Mangalore here	(G10) 8-10	12	Moderate	325	325	C	Offices/ Shops/ Market
19	New Office	Recent	Used	Moderate	R.C.C. Flat roof	(G11) 8	6.5	Moderate	128.25	286.50	C	Offices/ Shops/ Market
21	Lab / Office	Used	Poor	Wooden truss Mangalore here	(Part G11) 5/10	14	Moderate	342	513	513	C	Offices/ Shops/ Market
22	Canteen	Over 25	Used	Poor	Steel truss A.C. Sheet	(G10) 5	---	Moderate	1000	1000	C	Offices/ Shops/ Market

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (ML.)	WIDTH (ML.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A.	(SQ. MT.) CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
23	Weaving	Unused	Poor	Steel truss with T.W. battens & purlins Mangalore here	(G10) 6-8	41	Poor	4151	4151	4151	B	Offices/ Shops/ Market
24	Transfer inter house	Unused	Moderate	Steel truss A.C. Sheet	(G10) 6-8	13	Moderate	215	215	215	B	Offices/ Shops/ Market
25	Mechanic Shop	Over 50	Unused	Moderate	Steel truss A.C. Sheet	(G10) 8	9	Moderate	193	193	C	Offices/ Shops/ Market
26	Generator room	Over 50	Unused	Moderate	Wooden truss Mangalore here	(G10) 12-15	10	Moderate	211	211	A	Offices/ Shops/ Market
27	Boiler Chimney	Over 50	Unused	Moderate	Wooden truss	(G10) 8-12	13	Moderate	271	271	B	Offices/ Shops/ Market
28	Spinning	Over 50	Unused	Moderate	C.I. Cols Jack arch steel truss Mangalore here	(G12) 18	31	Moderate	4174	4172	A	Offices/ Shops/ Market
29	Over 25	Unused	Moderate	Jack arches with Rik Pipe steel truss A.C. Sheet	(G13) 24	33	Moderate	2784	1130	1130	B	Offices/ Shops/ Market
30	Coalown	Unused	Moderate	Steel truss A.C. Sheet	(G10) 8-10	15	Moderate	933	933	933	C	Offices/ Shops/ Market
31	Coalown	Unused	Moderate	Steel truss A.C. Sheet	(G10) 12.5	10	Moderate	728	728	728	C	Offices/ Shops/ Market
32	Waste Package	Unused	Moderate	Steel truss A.C. Sheet	(G10) 10	12	Moderate	675	675	675	C	Offices/ Shops/ Market
33	Dyeing Dept	Used	Poor	Steel truss A.C. Sheet	(G10) 12	---	Good	302	302	302	C	Offices/ Shops/ Market

**11. TATA MILLS, NEAR PAREL STATION**  
 PLOT AREA : 139200.55 SQM. NO. OF STRUCTURES - 25

**FIG.2.10**



**VIEW OF STRUCTURE NO.1,2 & 3**

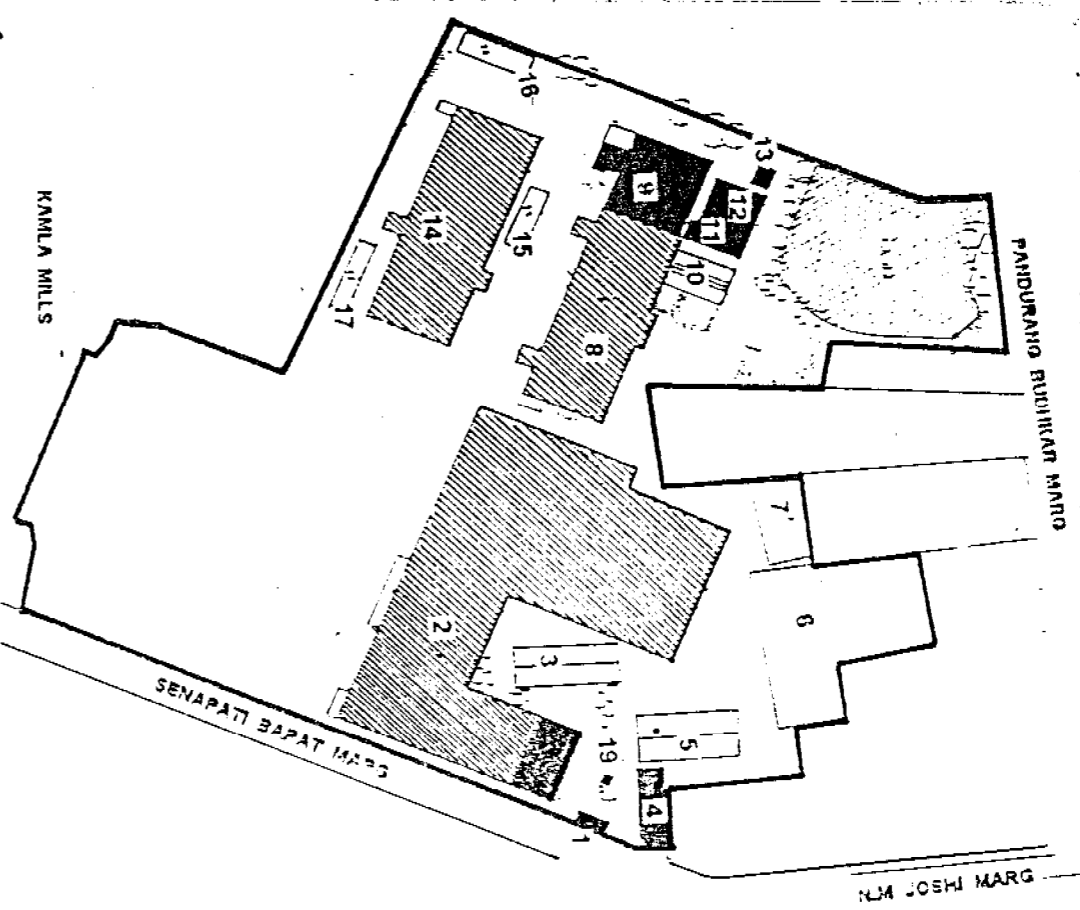
0 25 50 100  
**CONSERVATION STATUS**  
 TYPE A - To be retained  
 TYPE B - Could be retained  
 TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Godown Office	Used	Moderate	Wooden truss mangalore tile	(G+10)	4	10	Fair	240	240	A	Residential Offices
2	General Office	Used	Moderate	Wooden truss mangalore tile	(G+10)	6-8	8.5	Fair	102	102	A	Residential Offices
3	Dispensary	Used	Moderate	Wooden truss mangalore tile	(G+10)	6-8	7-9.5	Fair	127	127	A	Residential Offices
4	Workshop	Used	Fair	Wooden truss mangalore tile	(G+10)	6	17	Moderate	1190	1190	B	Large Shops Super Market
5	Kitchen	Used	Fair	Wooden truss mangalore tile	(G+10)	6	10	Moderate	440	440	C	
6	Dining Hall	Used	Fair	Wooden truss mangalore tile	(G+10)	6	12.5	Moderate	331.25	331.25	C	
7	Steel Shop	Used	Moderate	Wooden truss AC Steel	(G+10)	8	13	Moderate	624	624	B	Large Shops Super Market
8	Store	Used	Moderate	Steel truss AC Steel	(G+10)	4-6	13	Poor	312	312	C	
9	Godown	Used	Moderate	Steel truss AC Steel	(G+10)	6-8	13	Poor	329	329	C	
10	Cotton Godowns	Used	Moderate	Steel truss mangalore tile over AC Steel	(G+10)	6-8	50	Poor	2650	2650	C	
11	New Spinning	Used	Fair	RCC Stone Chabing	(G+12)	5	55	Moderate	4025	4025	A	Commercial Ind. Aft. Gallery Club
12	Drawing Reel	Used	Moderate	RCC Steel truss AC Steel	(G+10)	6-8	30	Poor	1200	1200	B	Commercial Ind. Aft. Gallery Club
13	Fabric Plant	Used	Moderate	RCC Steel truss AC Steel	(G+10)	6-8	45	Poor	2700	2700	B	Commercial Ind. Aft. Gallery Club

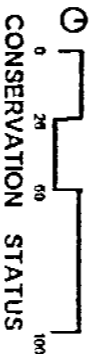
STRUCTURE NO.	FUNCTION	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
14	Diesel Eng Shed	Unused	Moderate	RCC Steel truss AC Steel	(G+10)	8-10	14	Moderate	350	350	C	Commercial Ind. Aft. Gallery Club
15	Godown	Used	Moderate	LB Steel truss mangalore tile over AC Steel	(G+10)	6-12	15	Poor	1300	1300	B	Commercial Ind. Aft. Gallery Club
16	Purifying Shed	Unused	Moderate	RCC Steel truss AC Steel	(G+10)	6-8	11	Moderate	572	572	B	Commercial Ind. Aft. Gallery Club
17	Godown	Used	Moderate	LB Steel truss AC Steel	(G+10)	6-8	20	Moderate	400	400	C	
18	Boiler House	Used	Moderate	LB Steel truss mangalore tile	(G+10)	7-12	15	Moderate	450	450	C	
19	Power House	Used	Moderate	LB Steel joists RCC Slab	(G+11)	15	8	Moderate	200	400	B	Commercial Ind. Aft. Gallery Club
20	Weaving	Used	Moderate	LB Steel truss mangalore tile	(G+10)	6-8	112	Poor	15800	15800	B	Commercial Ind. Aft. Gallery Club
20A	Weaving Ext	Used	Fair	RCC Steel truss AC Steel	(G+10)	6-8	20	Poor	2240	2240	B	Commercial Ind. Aft. Gallery Club
21	Folding	Partly Used	Poor	RCC Steel truss Mangalore tile over AC Steel	(G+11)	12	60	Poor	5400	10800	B	Commercial Ind. Aft. Gallery Club
22	Spinning	Used	Moderate	RCC Steel truss Mangalore tile over AC Steel	(G+10)	4-6	5	Moderate	1625	1625	B	Commercial Ind. Aft. Gallery Club
23	Process ing	Used	Moderate	LB Steel truss Mangalore tile	(G+10)	6-10	N/A	Poor	10250	10250	C	
24	Process ing	Used	Moderate	LB Steel truss Mangalore tile	(G+10)	6-10	115	Poor	23875	23875	C	

**12. MUMBAI TEXTILE MILLS, ON SENAPATI BAPAT ROAD, PAREL**  
 PLOT AREA : 67378 SQM, NO. OF STRUCTURES - 16

**FIG.2.11**



VIEW OF ENTRANCE



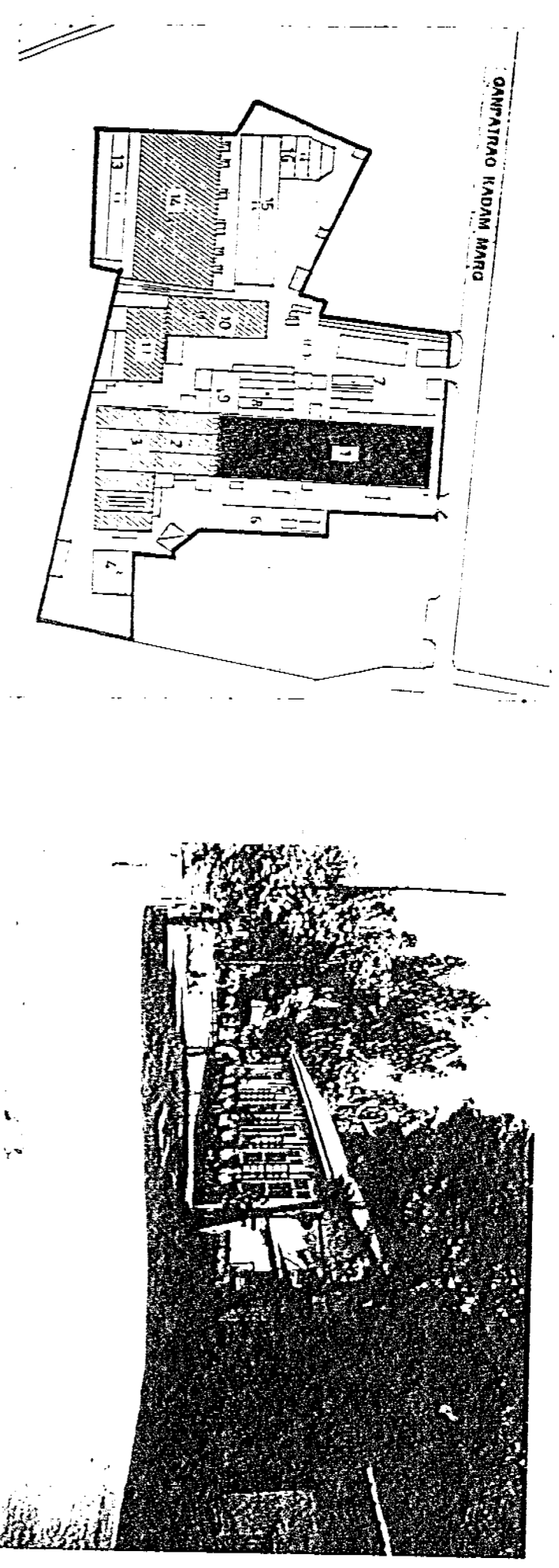
TYPE A - To be retained    
  TYPE B - Could be retained    
  TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER(SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Entry gate	Above 50	Used	Fair	Steel Iuss	(G+0)	6		---			A	
2	Weaving shed	Above 50	Unused (part used)	Fair	Steel Iuss G.I Sheet Mangalore tiles (N light)	(G+0)	6-8 Min. 31 Max 60		Poor	10957 10957		Partly A Partly B	
3	Office Bldg	Above 50	Part unused	Moderate	Wooden Iuss Mangalore tile & 1 W Posts (for verandah)	(G+1)	B 14		Moderate	560	1120	C	
4	Shed	Above 50	Used	Moderate	Wooden Iuss Mangalore tile	(G+0)	6 11		Moderate	330 330		A	Shed
5	Godown	Above 50	Used	Moderate	Steel Iuss AC Sheet	(G+0)	6 19		Moderate	1540 1540		C	
6	Transfer to other Agency		Used	Moderate	Steel Iuss G.I Sheet	(G+1)	6 26		Moderate	1300 2600		C	
7	Do-Now Jack (Durling Press)		Used	Moderate	Steel Sheet	(G+0)	6 17.5		Moderate	612.5 612.5		C	
8	Cr Whirling F/S Irk frame	Above 50	Cr Unused F. Used S. Used	Moderate	Cast Iron Coils Refrins RCC Slab (recent)	(G+2)	18 18 32.5		Moderate	3802.5 11407.5		Part : A Rest : B	
9	Willow Chimney	Above 50	Unused	Fair	Steel Iuss AC Sheet	(G+0)	30					A	
10	Carpenter Shop	Above 50	Used	Moderate	Steel Iuss AC Sheet	(G+0)	6 6					C	
11	Lancashire Boiler rm	Above 75	Unused	Moderate		(G+0)	18 13			Good	312	A	Restaurant, Super-Market
12	Shed	Above 75	Unused	Moderate	Mangalore tile	(G+0)	6-8 20			Moderate	490	A	
13	Chimney	Above 75	Unused	Moderate	Mangalore tile	(G+0)	42			NA	64	A	
14	Weaving/Warping	Above 50	Cr Unused F. Used Moderate	Moderate	Cast Iron Coils Refrins RCC Slab	(G+1)	13 35			Moderate	3360 6720	B	
15	Power House	Above 25	Used	Moderate	AC Sheet	(G+0)	6-8 10			Moderate	290	C	
16	Canteen	Above 25	Cr Unused F. Used Moderate	Moderate	RCC Flat Slab	(G+1)	8 12			Moderate	360	C	

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
9	Willow Chimney	Above 50	Unused	Fair	Steel Iuss AC Sheet	(G+0)	30					A	
10	Carpenter Shop	Above 50	Used	Moderate	Steel Iuss AC Sheet	(G+0)	6 6					C	
11	Lancashire Boiler rm	Above 75	Unused	Moderate		(G+0)	18 13			Good	312	A	Restaurant, Super-Market
12	Shed	Above 75	Unused	Moderate	Mangalore tile	(G+0)	6-8 20			Moderate	490	A	
13	Chimney	Above 75	Unused	Moderate	Mangalore tile	(G+0)	42			NA	64	A	
14	Weaving/Warping	Above 50	Cr Unused F. Used Moderate	Moderate	Cast Iron Coils Refrins RCC Slab	(G+1)	13 35			Moderate	3360 6720	B	
15	Power House	Above 25	Used	Moderate	AC Sheet	(G+0)	6-8 10			Moderate	290	C	
16	Canteen	Above 25	Cr Unused F. Used Moderate	Moderate	RCC Flat Slab	(G+1)	8 12			Moderate	360	C	

**13. BHARAT MILLS, ON GANAPATRAO KADAM MARG, PAREL**  
 PLOT AREA : 33882.83 SQM, NO. OF STRUCTURES - 16

**FIG.2.12**

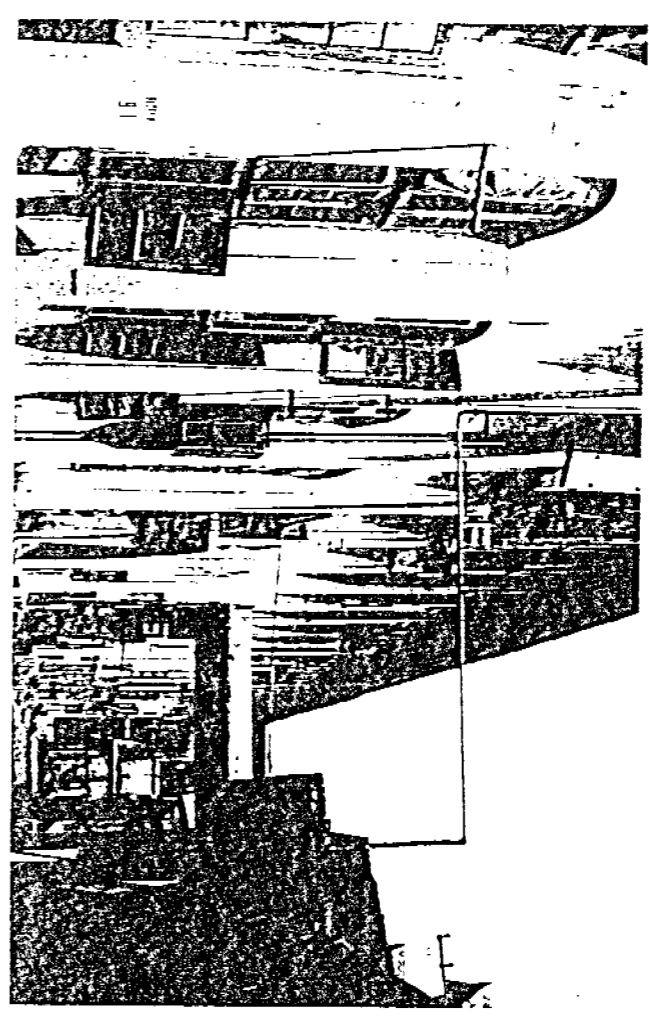
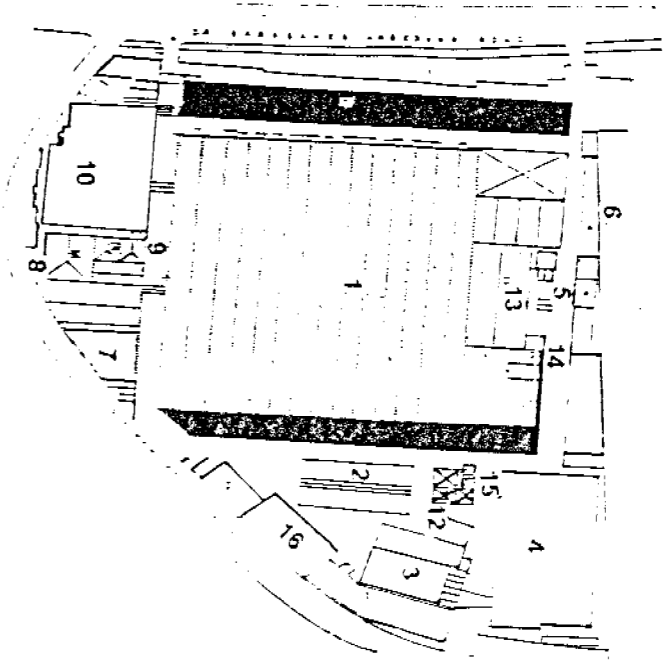


STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	R.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	a) Card & Finning b) Ring Office AC Plant c) Spinning / Recycling	Above 75	Partially used	Moderate	Steel Truss Jackarch flooring, CI Steel Stanchion	(G+2) 15 -17	34	Moderate	3230	9690	A	Industry
2	Blew room whirling Willow Dust	Above 75	Partially used	Moderate	Steel Truss Jackarch Flooring, CI Steel Stanchion	(G+2) 12 - 14	34	Moderate	1190	3570	B	Industry
3	a) Winding b) Sizing	Above 75	Not used	Moderate	Jackarch Flooring, Steel Truss, CI Stanchion, GI Sheets	(G+1) 12 - 14	29	Poor	1943	3886	B	Industry
4	Cotton Cordown	Above 75	Not used	Moderate	Steel Truss A.C. Sheets	(G+0) 9 - 10	20	Moderate	480	480	C	
5	Kamp Stone Cordown	Above 40	Used	Poor		(G+0) 6	10	Moderate	130	130	C	
6	Cotton Cordown	Above 50	Used	Poor	R.C.C. flat roof	(G+0) 5	12.5	Poor	112.5	112.5	C	
7	Mechanice strep & cyclo stair	Above 75	Change/use	Fair	Wooden Boarding, Wooden Truss, I R Mangalore Tiles	(G+0) 12 - 14	13	Moderate	195	195	C	
8	Boiler house / Office	Above 50	Used	Moderate		(G+0) 10	21	Moderate	624	624	C	
9	Mill store	Late 19th Century Not used	Moderate	Moderate		(G+1) 12	12	Moderate	312	624	C	
10	Folking department	Late 19th Century not used	Fair	Wooden Boarding, Wooden Truss, Steel Stanchion North Light	(G+0) 5-8	20	20	Moderate	1000	1000	B	Industry
11	Weaving	Late 19th Century not used	Moderate	Wooden Truss Steel Stanchion North Light	(G+0) 5-8	21	21	Moderate	987	987	B	Industry
12	Drawing & Reaming	Late 19th Century	Moderate	Wooden Truss Steel Stanchion	(G+1) 20 - 22	12	12	Moderate	348	696	C	
13	Auto Loom shed	Late 19th Century Partially used	Moderate	Wooden truss Boarding, Mangalore tiles, Steel Stanchion North Light	(G+0) 6-8	22	22	Moderate	1760	1760	B	
14	Weaving shed	Late 19th Century Not used	Moderate	Wooden Truss, Boarding, Mangalore tiles, Steel Stanchion North Light	(G+0) 6-8	40	40	Moderate	3800	3800	B	
15	Folking dept Cloth Cordown Store	Late 19th Century Not used	Moderate	I R & Wooden Truss	(G+0) 5-8	19	19	Poor	1615	1615	C	
16	Cloth Cordown	Late 19th Century Used	Poor	A.C. Sheet/ Steel Truss	(G+0) 5-8	20	20	Poor	400	400	C	

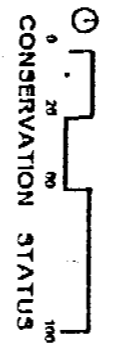
STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	R.U.A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
9	Mill store	Late 19th Century Not used	Moderate	Moderate		(G+1) 12	12	Moderate	312	624	C	
10	Folking department	Late 19th Century not used	Fair	Wooden Boarding, Wooden Truss, Steel Stanchion North Light	(G+0) 5-8	20	20	Moderate	1000	1000	B	Industry
11	Weaving	Late 19th Century not used	Moderate	Wooden Truss Steel Stanchion North Light	(G+0) 5-8	21	21	Moderate	987	987	B	Industry
12	Drawing & Reaming	Late 19th Century	Moderate	Wooden Truss Steel Stanchion	(G+1) 20 - 22	12	12	Moderate	348	696	C	
13	Auto Loom shed	Late 19th Century Partially used	Moderate	Wooden truss Boarding, Mangalore tiles, Steel Stanchion North Light	(G+0) 6-8	22	22	Moderate	1760	1760	B	
14	Weaving shed	Late 19th Century Not used	Moderate	Wooden Truss, Boarding, Mangalore tiles, Steel Stanchion North Light	(G+0) 6-8	40	40	Moderate	3800	3800	B	
15	Folking dept Cloth Cordown Store	Late 19th Century Not used	Moderate	I R & Wooden Truss	(G+0) 5-8	19	19	Poor	1615	1615	C	
16	Cloth Cordown	Late 19th Century Used	Poor	A.C. Sheet/ Steel Truss	(G+0) 5-8	20	20	Poor	400	400	C	

**14. DIGVIJAY MILLS, ON BABA SAHEB AMBEDKAR MARG, LALBAUG**  
 PLOT AREA : 37760.5 SQM, NO OF STRUCTURES - 16

**FIG. 2.13**



VIEW OF STRUCTURE NO. 11



TYPE A - To be retained    TYPE B - Could be retained    TYPE C - Could be demolished

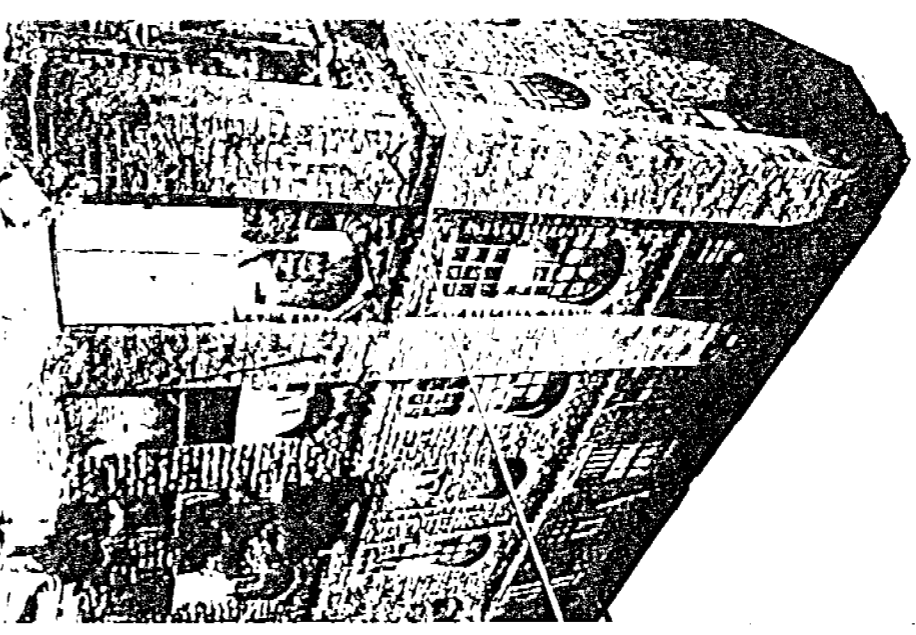
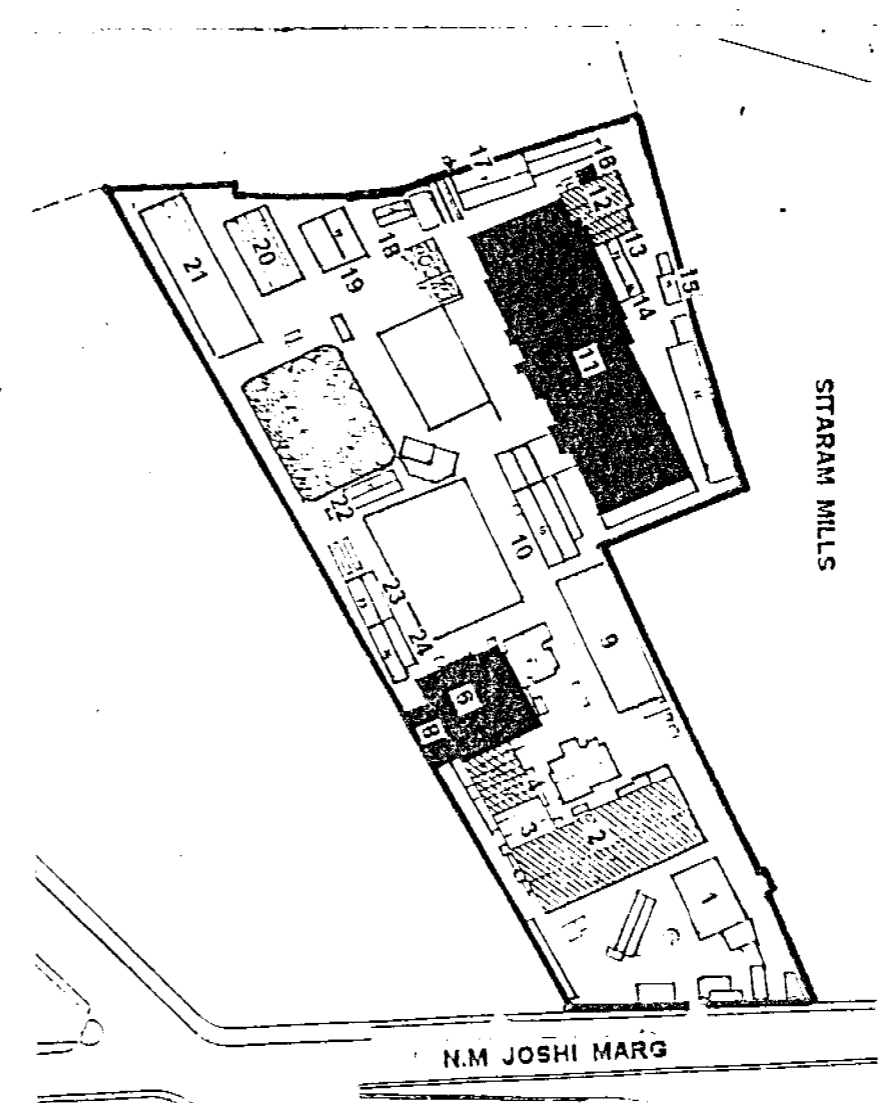
STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (Mtr.) WIDTH (Mtr.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Frame & Spinning Weaving	Over	Used	Fair	Part Wooden & Part Steel truss, Cast Iron Columns	(G+10) 8 117	Poor 13650	13650	13650	A: one bay B: rest C: Market Shop	
2	Transfer mer house	Over 50	Used	Fair	Steel truss AC sheet	(G+10) 10 20	Poor 880	880	880	B C	Restaurant and Hall Market
3	Canteen	Over 25	Used	Moderate	RCC + With tiled pitched roof	(G+1) 10 25	Poor 510	1020	1020	C	
4	New process house	Over 25	Used	Moderate	Flat Slab with masonry columns	(G+2) 14 30	Fair 1800	5400	5400	C	
5	Store		Unused	Poor	Wooden truss	(G+10) 6 7	Poor 238	238	238	C	
6	Store		Unused	Poor	Wooden truss	(G+10) 6 5	Poor 162	162	162	C	
7	Small loom shed		Used	Moderate	Flat Roof	(G+1) 11 Max 30 Min 13	Fair 1050	2100	2100	B	Office
8	Weaving store		Unused	Moderate	Wooden truss Mangalore tiles	(G+1) 6.5 20	Fair 300	600	600	C	
9	Weaving Store		Used	Moderate	Wooden truss Mangalore tiles	(G+1) 6.5 20	Fair	340	680	B	Office
10	Small loom shed		Used	Moderate		(G+10) 9 40	Poor	1065	1065	C	
11	Carey Folding		Used	Moderate	Cast Iron & Wooden beams Mangalore tiles	(G+1) 12 18	Fair	2500	5000	A	Institution Export house
12	Willow room		Used	Moderate	Wooden truss Mangalore tiles	(G+10) 6 5	Poor	50	50	B	
13	Roller		Used	Moderate	Cast Iron Columns & Steel roof	(G+10) 7 25	Poor			C	
14	Mixing		Used	Moderate	Steel truss Cast Iron Columns AC Sheet	(G+10) 20 10	Poor	300	300	C	
15	First Chimney		Fair			(G+0) 10				B	
16	Loom Shed		Used	Moderate		(G+1) 14-15 12-35	Poor	1465	2930	C	



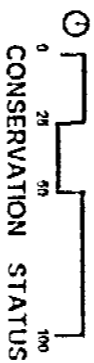
# 15. APOLLO MILLS, ON N.M. JOSHI MARG,

PLOT AREA : 56327.36 SQM, NO. OF STRUCTURES - 25

## FIG.2.14



VIEW OF STRUCTURE NO. 11



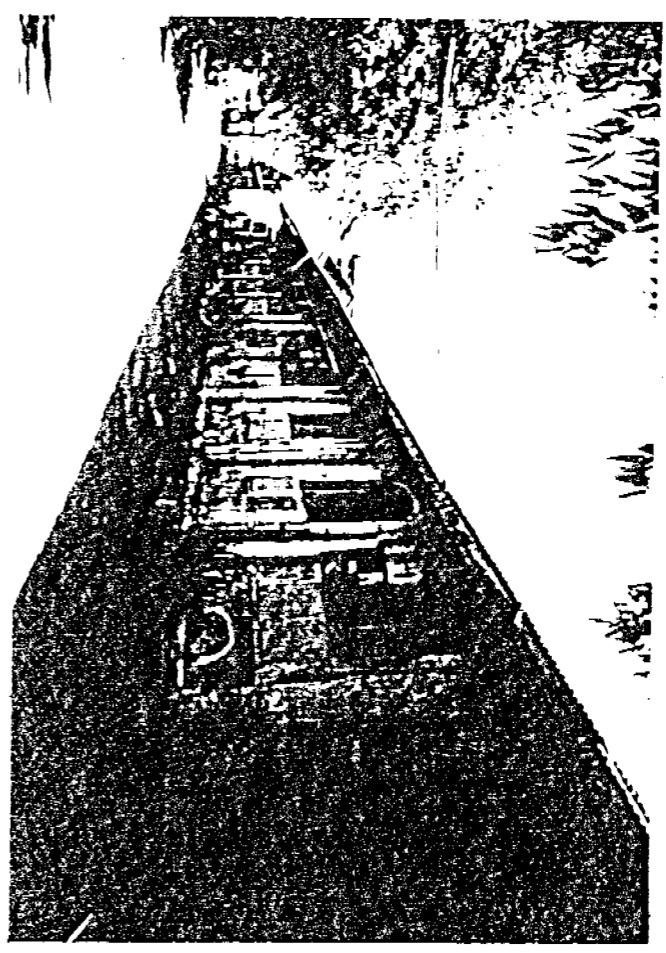
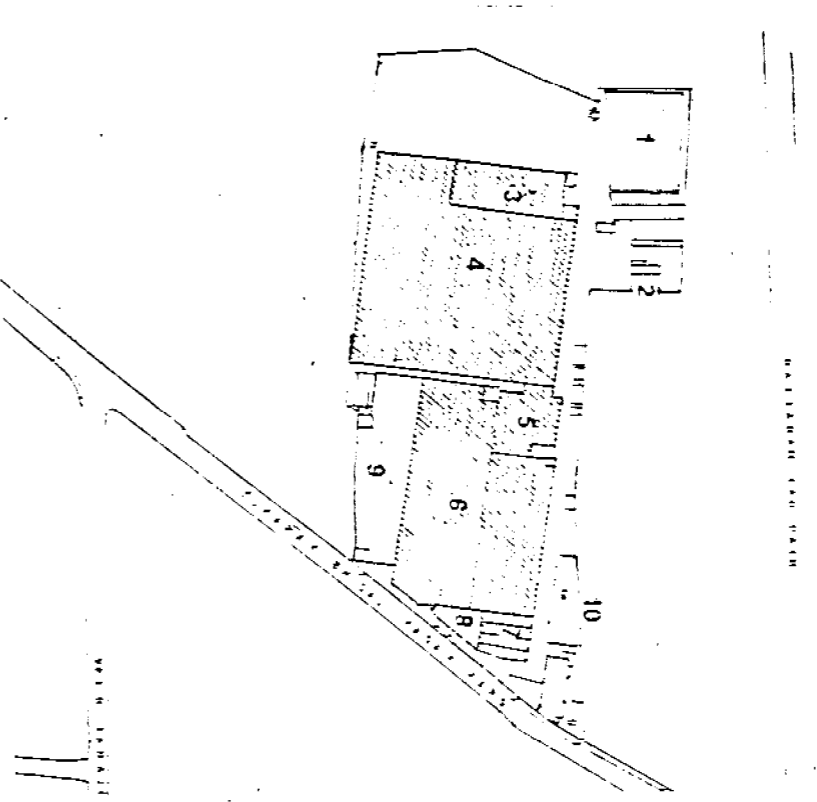
TYPE A - To be retained    TYPE B - Could be retained    TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER	B.U.A. (SQ.M.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Office	Above 75	Used	Moderate	RCC Flat roof	(G+2)	10	21	Moderate	598.5	1795.5	C	
2	Car/d/ Rung Spg	Above 25	Used	Fair	Wooden truss RCC floors	G.I. Roof	18	31.5	Good	2214	6642	B	Industrial
3	Canning + Spinning	Above 75	Used	Moderate	steel truss Cast Iron Column	AC sheet	15	12.5	Moderate	231.25	693.75	C	
4	Bale breaker	Above 75	Used	Moderate	Jack Arches mangalore tile		9-12	9	Moderate	171	342	B	
5	Blow room + Mixing	Above 75	Used	Moderate	Cast Iron Column Jack arches mangalore tiles		8	20	Moderate	500	1000	B	
6	Stores + Lab	Above 75	Used	Fair	Wooden truss & beams mangalore tiles		12	33	Fair	1303.5	2607	A	Institut ion / Exhib ition Space
7	Mechanic Shop	Above 25	Used	Moderate	R.C.C AC sheet		5	13.25	Poor	291.5	291.5	C	
8	Willow room	Above 25	Used	Fair	RCC Flat roof		4	7.5	Moderate	297.5	297.5	A	
9	Yrthing Dept	Above 75	Unused	Fair	Wooden truss mezzanine		5-8	12.5	Moderate	883.25	883.25	C	
10	Finishing Dept	Above 75	Unused	Fair	Wooden truss Part mangalore tiles		4-7	15	Moderate	1012.5	1012.5	C	
11	Wearing Shed	Above 75	Used	Fair	Wooden truss C.I. Beams + Columns mangalore tiles		12	39	Fair	4812	9624	A	
12	Boiler house	Above 75	Used	Poor	Steel truss Cast Iron Beams + Columns mangalore tiles		7.5	15	Fair	375	375	B	

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER	B.U.A. (SQ.M.)	CONSERVATION STATUS
13	Electric store	above 50	Used	Fair	Wooden truss mangalore tiles	(G+0)	6.5	15		450	450	C
14	Old Motor	above 50	Unused	Poor	Wooden truss AC Steel	(G+0)	12	4.5		100	100	C
15	Store Shed	Recent	Used	Floor	Wooden truss	(G+0)	4.5	6	Poor	47.5	47.5	C
-- Do --	-- Do --	above 50	Used	Floor	Wooden truss	(G+0)	4.5	5	Poor	60	60	C
16	Carteen	above 50	Used	Floor	RCC Flat roof	(G+0)	4.5	10.5	Poor	813.7	813.7	C
17	Dyeing	Recent	Used	Poor	Wooden truss & AC Steel	(G+0)	6-8.5	15.5/8	Fair	636.25	636.25	C
18 / 24	Godown	above 50	Used	Floor	Tim Shacks	(G+0)	4	7.5/15	Poor	318.75	318.75	C
19	Godown	Recent	Used	Moderate	Steel truss AC Steel	(G+0)	5	19	Poor	475	475	C
20 / 21	Generator house Godown	Used	Moderate	Wooden truss mangalore tiles		(G+0)	6	15.5/16.5	Moderate	1660.5	1660.5	C
22	Store	above 50	Unused	Floor	Stone	(G+0)	3.5-5	10	Poor	225	225	C
23	Waste Godown	Unused	Floor	Tim Shacks		(G+0)	4	12	Poor	300	300	C
25	Comber Dept	Used	Moderate	Steel truss AC Steel		(G+0)	9	15	Moderate	352.5	352.5	C

**16. INDIA UNITED MILLS No. 4, ON TUKARAM BHISAJI MARG, LALBAUG**  
 PLOT AREA : 29988 SQM, NO. OF STRUCTURES - 10

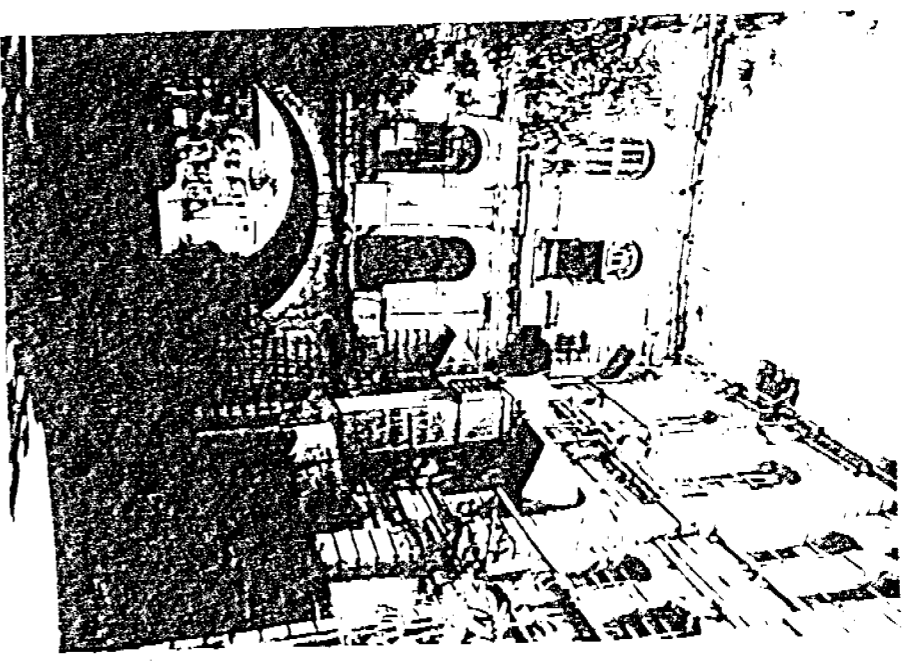
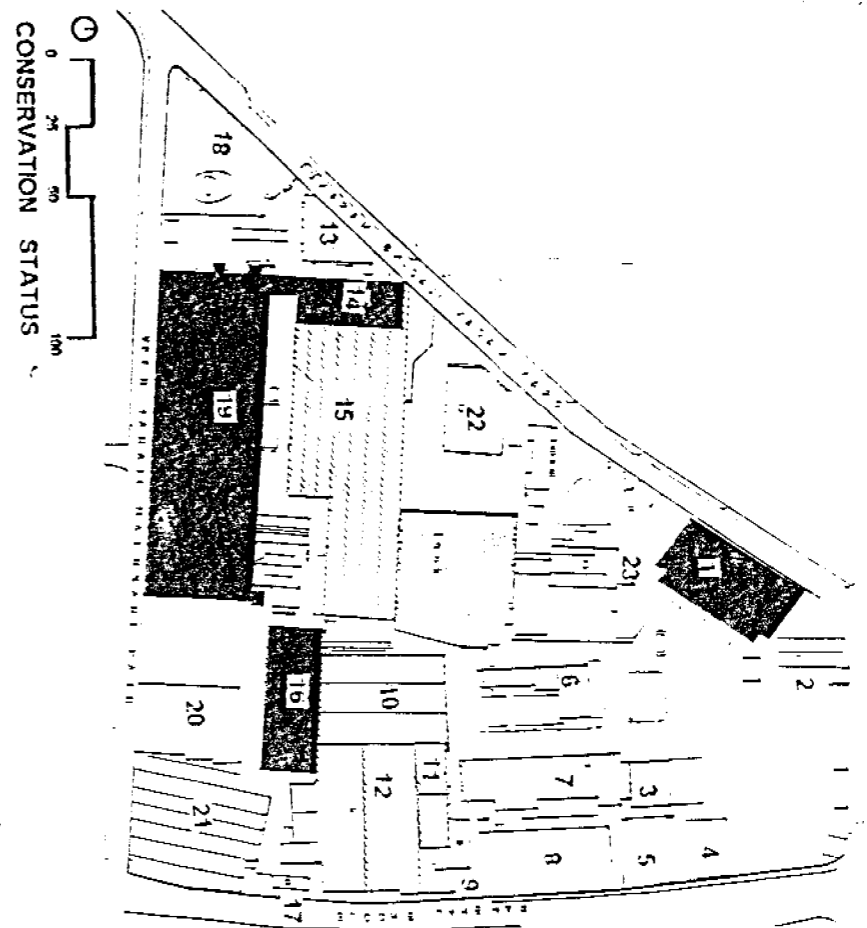
**FIG. 2.15**



STRUCTURE NO	FUNCTION	AGE PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	R. U. A. (SQ. MT.)	CONSERVATION STATUS
1	Godown	Over 75 Used	Moderate	Steel truss AC Sheet RCC Columns	(G+0) 6-9	28.75	Poor	1398.69	1398.69	C
2	Transfarm. er house	Over 75 Used	Moderate	Wooden truss Mangalore tile over G.I Sheet	(G+0) 6-9	12.5	Poor	134.54	134.54	C
3	Auto loom Shed	Used	Moderate	Wooden truss C.I Columns Mangalore tile	(G+0) 7-9	18.75	Poor	608.41	608.41	B
4	Weaving Shed	Used	Moderate	Wooden truss C.I Columns Mangalore tile	(G+0) 4-7	7.5	Poor	1235.69	1235.69	B
5	Spinning Block	Used	Moderate	Wooden truss Mangalore tile	(G+0) 7-12	25	Poor	728.52	728.52	B
6	Weaving Shed	Used	Moderate	Wooden truss C.I Columns Jack arch Mangalore tile	(G+0) 4-6	62.5	Poor	961.63	961.63	B
7	Cloth Godown	Used	Moderate	Wooden truss C.I Columns Jack arches Mangalore tile	(G+0) 12-15	18.75	Poor	679.63	679.63	B
8	Administr. rathou	Used	Moderate	1 Beam Flat roof	(G+0) 6	18.75	Poor	679.37	679.37	B
9	Winning	Over 75 Unused	Moderate	Jack Arches C.I Columns Flat roof	(G+1) 5	18.75	Moderate	1689.27	3378.58	C
10	Store	Over 75 Used	Poor	Wooden truss Mangalore tile	(G+0) 6-8	12.50	Poor	600	600	C

**17,18. INDIA UNITED MILL 2 & 3. ON TUKARAM BHISAJI MARG, LALBAUG**  
 PLOT AREA : 64910 SQM, NO. OF STRUCTURES - 23

**FIG.2.16**



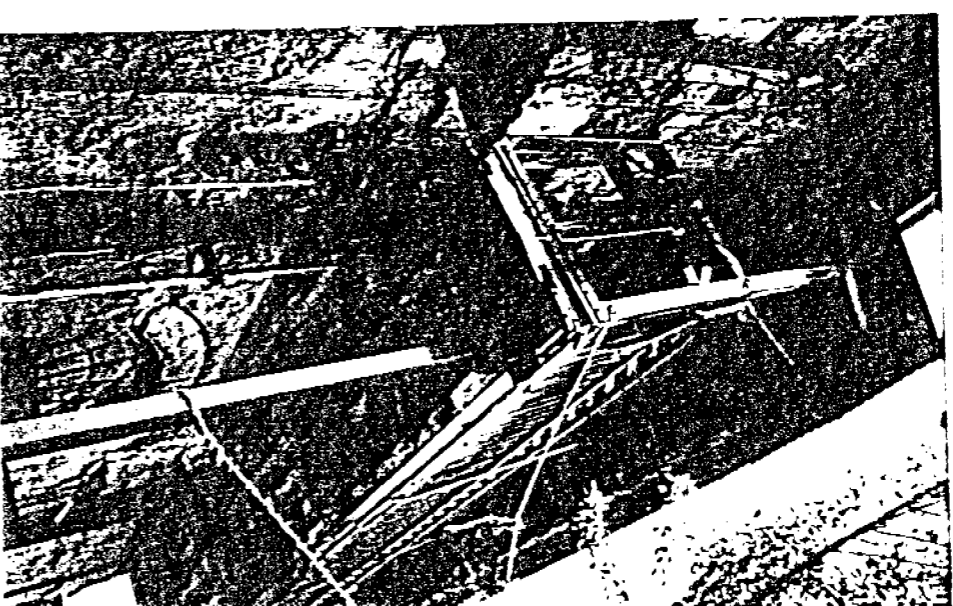
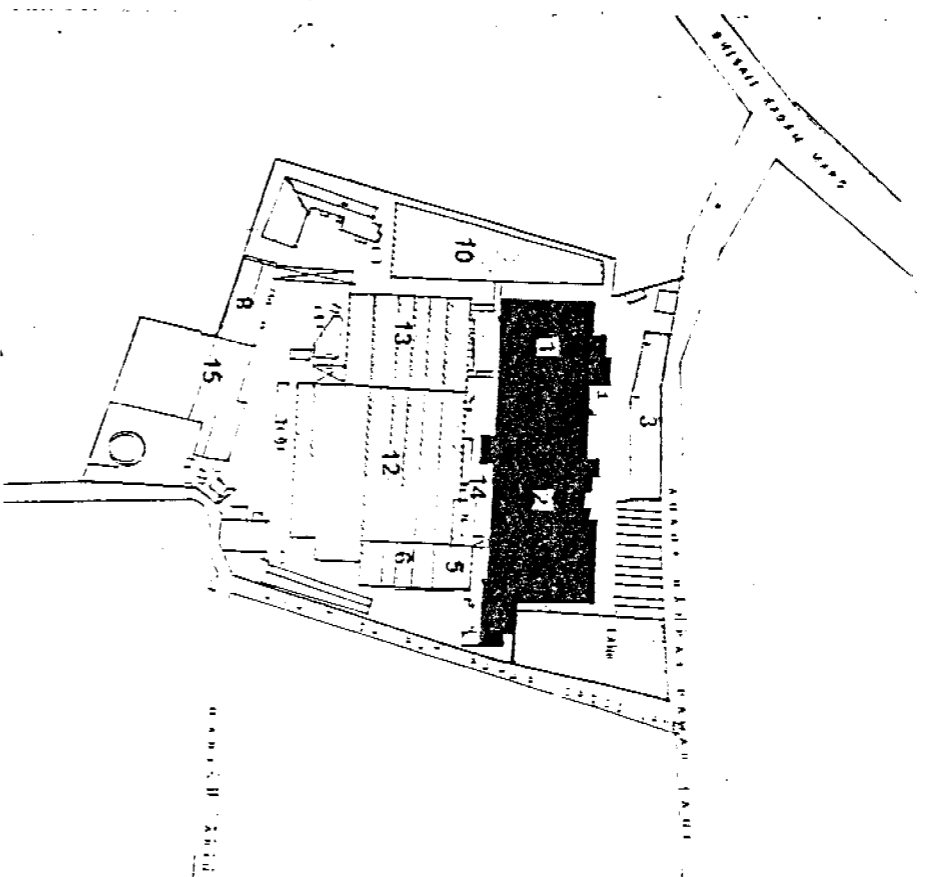
**VIEW OF STRUCTURE NO.16**

STRUCTURE NO.	FUNCTION	AGE PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	R. U. A (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Heald & Reed Dept	Over 50	Vacant	Steel truss mangalore tiles over G.I. Sheet	(G+0) 12-16	27.3	Moderate	1378.9	1378.9	A	Institution Assembly hall
2	Brush Making Grain Godown	Over 25	Whistle Godown	Wooden truss mangalore tile over G.I. Sheet	(G+0) 6-9	20	Poor	508	508	C	
3	Electric & Switch gear	Over 50	Used	Jack arches	(G+3) 16	14.4	Poor	259	1036.8	C	
4	Godown	Over 50	Used	Wooden truss Mangalore tiles	(G+0) 6-9	17.2	Moderate	495	495	C	
5	General Stores	Over 75	Used	Jack arches	(G+0) 9	21.6	Poor	622	622	C	
6	Canteen	Over 25	Used	RCC Slab	(G+0) 5	14.4	Moderate	540	540	C	
7	Candling & Blow room	Over 75	Used	Jack arches flat roof	(G+0) 6	21.6	Poor	1303.5	1303.5	B	
8	Ring & Spinning	Over 75	Unused	Wooden truss mangalore tile	(G+2) 18	28.8	Poor	1451.5	4354	B	
9	Workshop Transformer	Over 50	Used	Wooden truss AC Sheet	(G+0) 7-9	15.84	Poor	310	310	C	
10	Weaving	Over 75	Used	Wooden truss mangalore tile	(G+0) 7-9	36	Poor	1814	1814	B	Market / Institution
11	Weaving Shed	Over 50	Used	Wooden truss	(G+0) 7-9	19.44	Poor	658	658	B	Market / Institution
12	Weaving	Over 75	Used	Wooden truss mangalore tile	(G+0) 9-12	32.4	Poor	2099	2099	B	Market / Institution

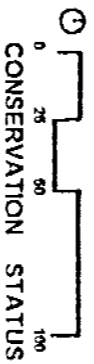
STRUCTURE NO.	FUNCTION	AGE PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	R. U. A (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
13	Office	Over 25	Used as office	Moderate Flat roof	(G+0) 8	32.4	Moderate	583	583	C	
14	Ring Spinning	Over 75	Partly used	Moderate Wooden beams flat roof	(G+2) 15	21.6	Poor	855	2566	A	Institution / Office
15	Weaving Shed	Over 75	Unused	Moderate Steel truss	(G+0) 6	6.5	Poor	4789	4789	B	Institution / Office
16	Semi auto kom & sizing dept	Over 50	Used	Moderate Wooden truss Mangalore tile over	(G+3) 24-27	28.8	Moderate	1762	7050	A	
17	Time office	Over 50	Used	Moderate Wooden truss Mangalore tiles	(G+1) 10-12	8.6	Moderate	148.6	297.2	B	
18	Office	Over 25	Used	Moderate Steel truss AC Sheet Cast Iron Column	(G+0) 6-9	38.16	Poor	618	618	C	
19	Spinning	Over 75	Used	Poor Wooden truss Mangalore tiles	(G+1) 10	39.6	Poor	583	1166	A	
20	Godown	Over 50	Used	Poor Wooden truss Mangalore tiles	(G+0) 6-9	32.4	Poor	1257	1257	C	
21	Ranking Dept Warehouse Catering & lodging	Used		Moderate Wooden truss	(G+0) 7-9	30.6	Moderate	2138	2138	C	
22	Waste Godown	Unused			(G+0) 5	25.2	Poor	310	310	C	
23	Staff qts	Over 75	Used	Moderate Wooden truss Mangalore tiles	(G+0) 5-7		Moderate	11547	11547	C	

**19. INDIA UNITED MILLS NO.5, ON ANAND GANPAT PAWAR MARG, LAIBAUG**  
 PLOT AREA : 22538 SQM, NO. OF STRUCTURES - 15

**FIG.2.17**



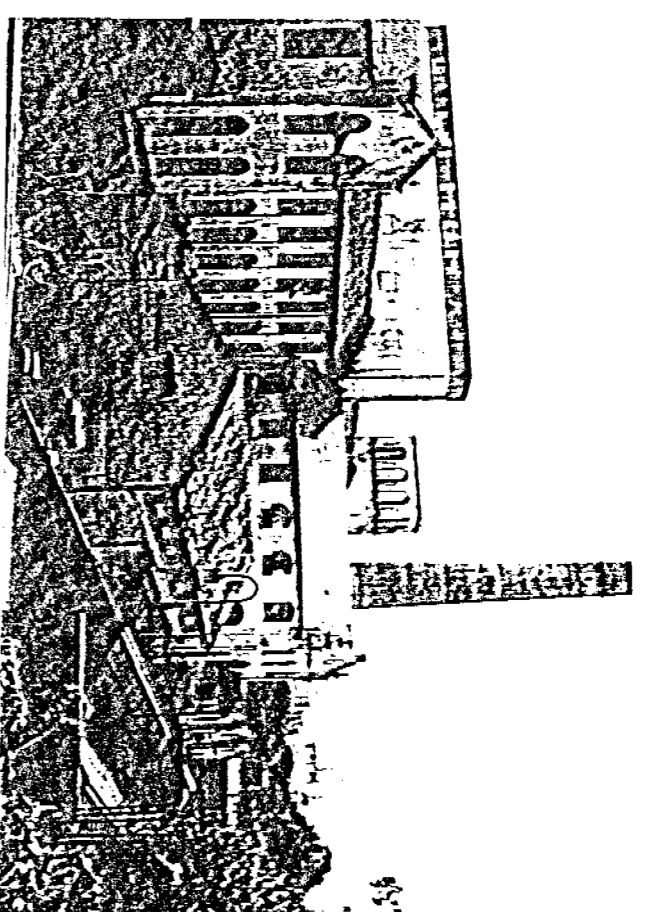
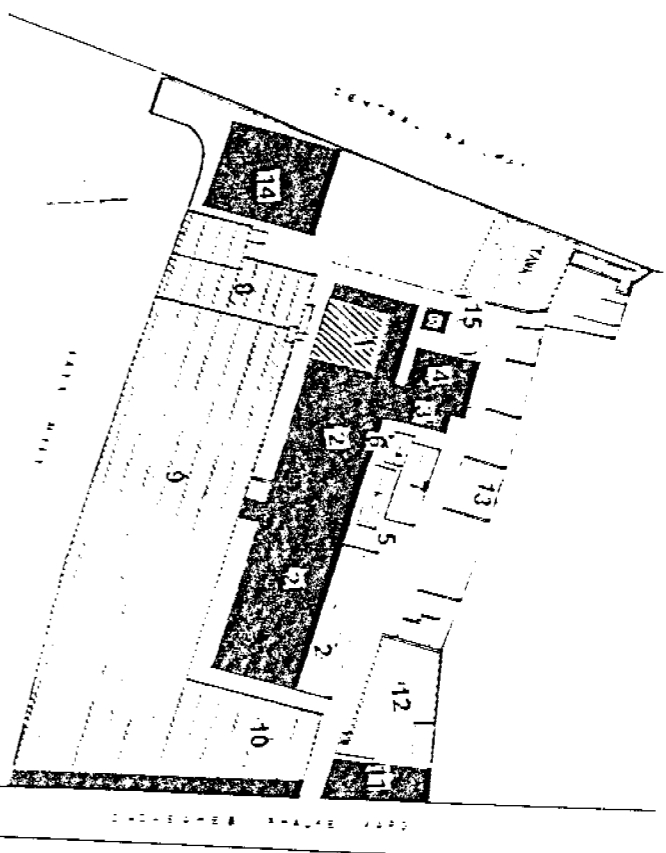
VIEW OF STRUCTURE NO. 1



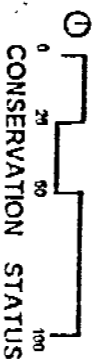
STRUCTURE No.	FUNCTION	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (MT.)	WIDTH (MT.)	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Spinning	Used	Moderate	Wooden truss mangalore tile C.I. columns	(G + 1)	12	30	840	1680	A	Service Indirectly / Office
2	Spinning	Used	Moderate	Wooden truss mangalore tile C.I. columns	(G + 1)	12	30	2340	4680	A	
3	Godown	Used	Poor	Wooden truss mangalore tile	(G + 0)	6	10	1108	1108	C	
5	Store	Unused	Moderate	Wooden truss mangalore tile	(G + 0)	6	14	195	195	B	
6	Sizing Dept	Unused	Moderate	Wooden truss mangalore tile	(G + 1)	6	14	465	930	B	
7	Weaving Shed	Used	Moderate	Wooden truss mangalore tile C.I. columns	(G + 0)	10	30	1242	1242	B	
8	Canteen	Used	Poor	Wooden truss mangalore tile	(G + 1)	6.5	10	290	580	C	
9	Administ-ration	Used	Poor	Wooden truss mangalore tile	(G + 1)	10	9	334	334	C	
10	Finishing Calendering	Unused	Poor	Wooden truss mangalore tile C.I. columns	(G + 1)	11-5	8-25	1225	1225	B	
11	Administ-ration	Used	Moderate	RCC	(G + 1)	6.5	4	32	64	C	
12	Weaving Shed	Unused	Moderate	Wooden truss mangalore tile C.I. columns	(G + 0)	6	28	1620	1620	B	
13	Weaving Winding	Used	Moderate	AC Steel C.I. columns	(G + 1)	8	30	990	1980	B	
14	Sprinklers & W Tank	Unused	Poor	RCC	(G + 2)	12	36	98	294	C	
15	Cotton Godown	Unused	Poor	Wooden truss mangalore tile	(G + 0)	6	40	960	960	C	

**20. GOLD MOHUR MILLS, ON DADA SAHEB PHALKE MARG, DADAR**  
 PLOT AREA : 19325 SQM, NO. OF STRUCTURES - 15

**FIG.2.18**



VIEW OF STRUCTURE NO. 7, 2 & 3



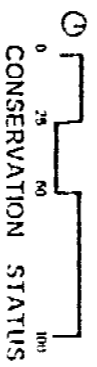
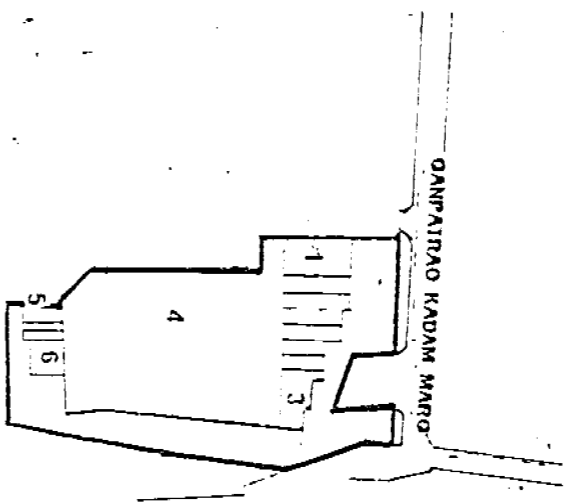
TYPE A - To be retained | TYPE B - Could be retained | TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Blow tm. milking / Bale Bts	Above 50	Used	Moderate	Wooden truss Mangalore tile	(G+2) 20	32.5	Moderate	786	2370	<b>A(facade) B(rest)</b>	Dispen- sary/los- pita/Rest- aurant
2	Carding Frames rewiners	Above 50	Used	Moderate	Steel truss Wooden fir Mangalore tile	(G+2) 20	32.5	Poor	2996	8991	<b>A</b>	Shops / Godown gain
2A	Carding Frames		Used	Moderate	Wooden truss Mangalore tile over AC Sheet roof	(G+0) 8-12	9	Poor	463	463	<b>C</b>	
3	Store and shop	Above 50	GI: Used F: Unused	Moderate	Steel truss Mangalore tile	(G+2) 28	10	Moderate	181	543	<b>A</b>	
3A	Electric room	Above 50	Used	Poor	Wooden truss Mangalore tile	(G+0) 3-5	5	Moderate	2536	2536	<b>C</b>	
4	Boiler house	Above 50	Used	Moderate	Wooden truss Mangalore tile	(G+0) 6-8	14.5	Moderate	3472	3472	<b>A</b>	Shop / Club
5	Power house		Used	Moderate	Steel truss AC roof	(G+0) 4-6	7	Poor	97	97	<b>C</b>	
6	Diesel Engine house		Used	Moderate	LB & Steel truss GI Sheet roof	(G+0) 6-8	7	Moderate	58	58	<b>C</b>	
7	New Sub-station	Above 25	Used	Moderate	RCC Steel truss Mangalore tile	(G+0) 4	10.5	Moderate	261	261	<b>C</b>	
8	String Winding/ Winding		Used	Moderate	Steel Arch N. L. truss AC Sheet	(G+2) 20	24.5	Moderate	1255	3765	<b>B</b>	Shop Club
9	Looms, Stores & Shops		Used	Poor	LB with Wooden N. L. truss mangalore tile over AC.	(G+0) 4-6	44	Poor	7756	7756	<b>A(facade) B(rest)</b>	
10	Looms		Used	Moderate	LB with Wooden N. L. truss mangalore tile over AC.	(G+0) 6-8	36 avg	Moderate	1591	1591	<b>A(facade) B(rest)</b>	Market. Shops. Car park, Instal. gain
11	Store Office Resi- dts		Used	Moderate	LB with Wooden truss mangalore tile	(G+2) 18	12-10.5	Fair	450	1360	<b>A</b>	Offices, Shops, Residien- tial
12	Godown		Used	Moderate	LB & Jack arches Slab	(G+0) 5	25-33	Moderate	1239	1239	<b>B</b>	Commonly Fair
13	Store and Godown		Used	Moderate	LB with Wooden truss AC Sheet	(G+0) 4-6	9-15	Moderate	1196	1196	<b>C</b>	
14	Carthen Dining		Used	Moderate	LB with Wooden truss Mangalore tile	(G+0) G-8	31.5	Moderate	1114.8	1114.8	<b>A</b>	
15	Chimney		Used	Fair	Stone		30	8 dia at base.			<b>A</b>	Lampark

## 21. PODAR PROCESSOR, ON GANPATRAO KADAM MARG, PAREL

PLOT AREA : 9664.0 SQ.M. , NO. OF STRUCTURES - 6

FIG.2.19



TYPE A - To be retained



TYPE B - Could be retained

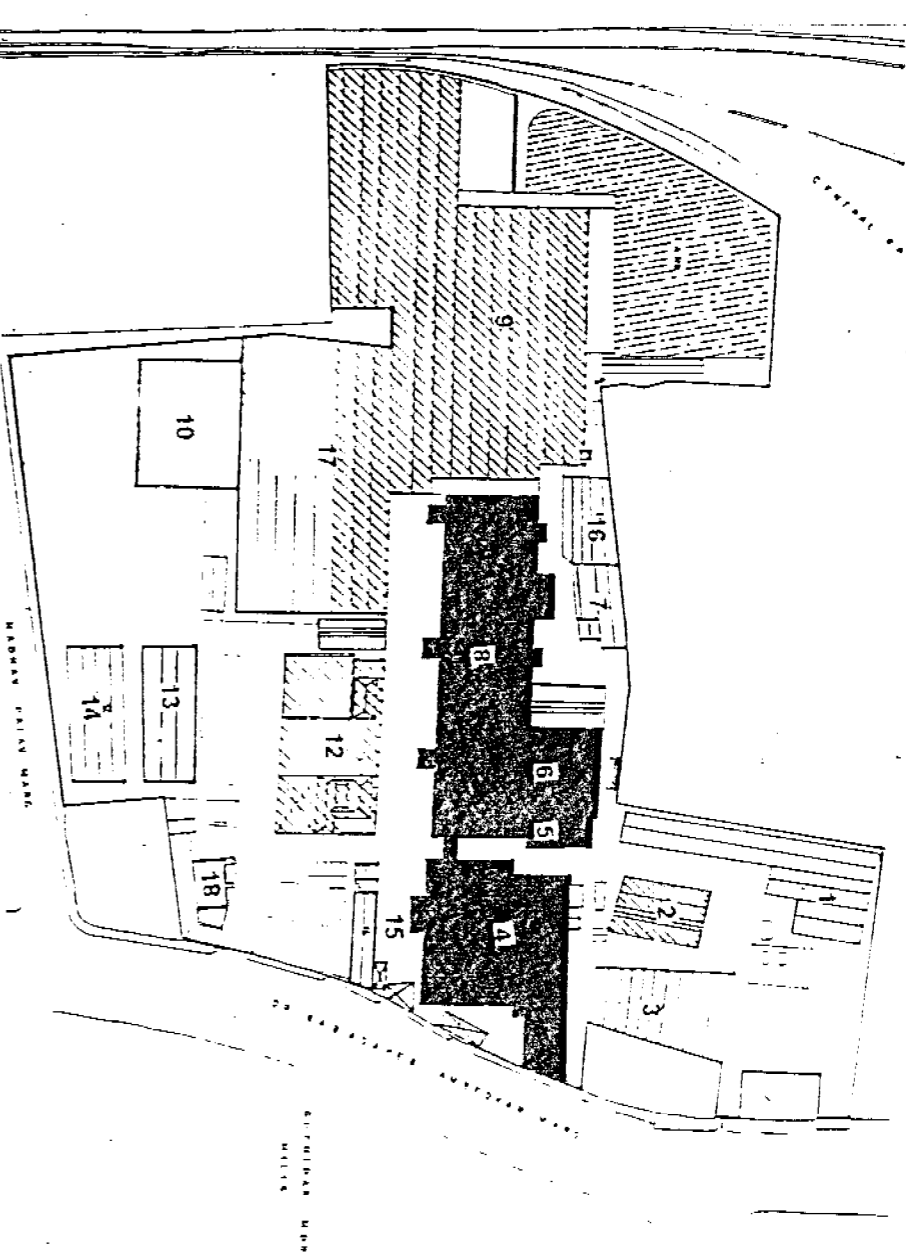
TYPE C - Could be demolished

STRUCTURE NO.	1	2	3	4	5	6
FUNCTION	1	2	3	4	5	6
AGE	Above 25	Above 25	Above 25	Above 25	Above 25	Above 25
PRESENT STATE	Used	Used	Used	Used	Used	Used
STRUCTURAL STATUS	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
CONSTRUCTION TECHNOLOGY	RCC. C.I. Columns Rack arches	RCC	North Light Stanchion A.C. Sheet	North Light A.C. Sheet	A.C. Sheet Wooden truss	Flat roof
NO. OF STOREY	0x2	0x2	0x0	0x0	0x0	0x0
HEIGHT (MT.)	7.9	7.9	5.7	5.7	5.7	4
WIDTH (MT.)	18	18	10	48	7.5	13
VENTILATION						
GROUND COVER (SQ. MT.)	360	689	220	3840	120	169
R.U.A. (SQ. MT.)	1080	2052	220	3840	120	169
CONSERVATION STATUS	C	C	C	C	C	C

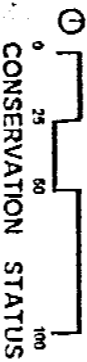
# 22. INDIA UNITED MILLS NO. 1, ON AMBEDKAR ROAD, NEAR BHARAT MATA

PLOT AREA : 81142, NO. OF STRUCTURES - 18

## FIG. 2.20



VIEW OF STRUCTURE NO. 8



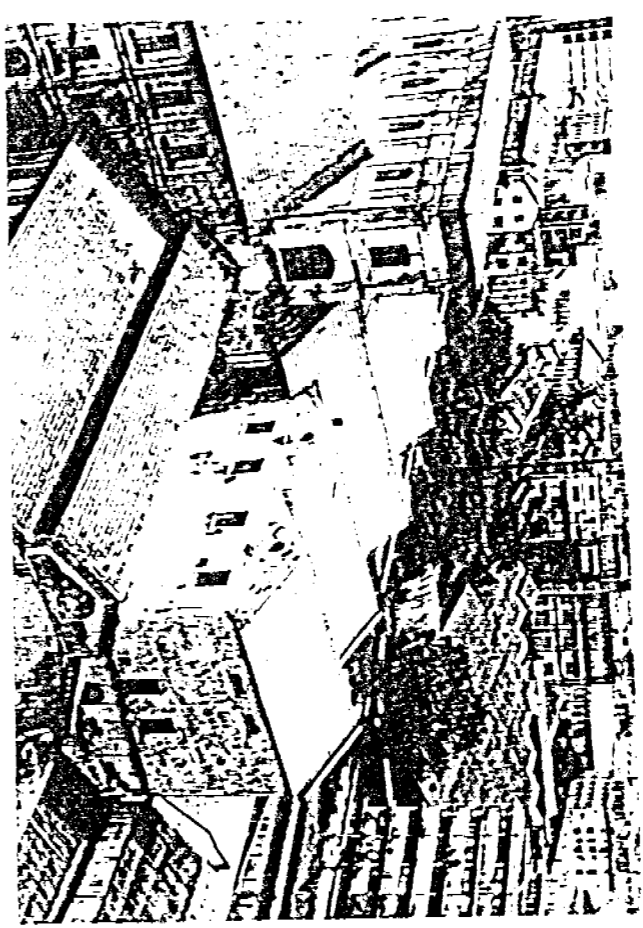
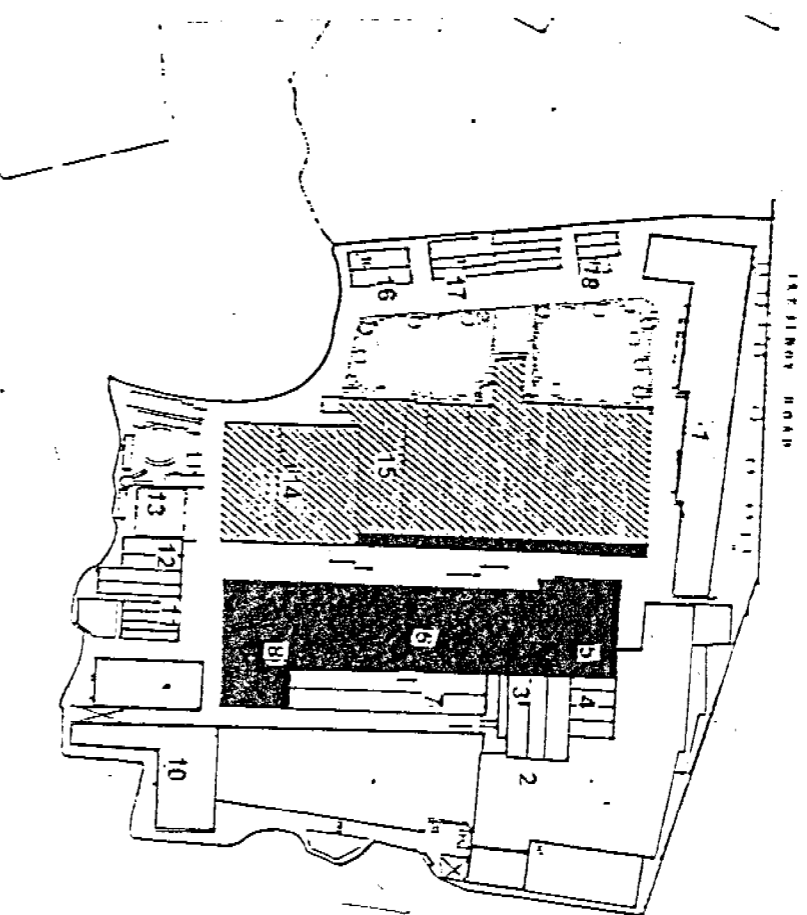
TYPE A - To be retained    TYPE B - Could be retained    TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Workshop	Over 50	Partly as godown	Poor	Steel truss AC Sheet	(G+0) 6	12-35	Moderate	1628	1628	C	
2	Machine Shop	Over 50	Unused	Moderate	Wooden truss G.I. Sheet	(G+0) 6	20	Cool	602	682	B	Market/Contn-truly Hall
3	Waste godown	Over 50	Used	Moderate	Wooden truss G.I. Sheet	(G+0) 6	21-35	Moderate	1317	1317	C	
4	Godown spinning	Over 75	Gr.Used F. Unused	Moderate	Steel truss, N.L. roof, G.I. Coils Mangalore tile	(G+3) 16	51	Moderate	3332	13338	A	Offices/Industrial Estate
5	Chimney	Over 75		Fair	Brick Structure	(G+0) approx. 30		Fair	144	144	A	Heritage Landmark
6	Boiler room	Over 75	Used	Moderate	Steel truss mangalore tile	(G+0) 8-10	26	Moderate	1352	1352	A	
7	Canteen	Over 50	Used	Moderate	Wooden truss mangalore tile	(G+0) 6	18	Moderate	1460	1460	C	
8	Spinning	Over 75	Used	Moderate	Flat roof Jack arch C.I. Coils	(G+4) 21	34	Poor	4420	22100	A	
9	Weaving shed	Over 75	Part dem-olished Unused	Moderate	Steel truss N.L. Roof Mangalore tile	(G+0) 8	120 max	Moderate	15790	15790	B	
10	Auto loom shed		Used	Fair	RCC structure Flat roof	(G+0) 4	35	Poor	1800	1800	C	

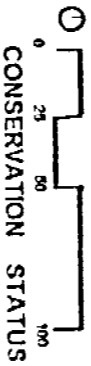
STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS
11	Electric sub-station	Over 75	Used	Moderate	Wooden truss Mangalore tile	(G+0) 7	11	Moderate	243	243	C
12	Godown, Quarters	Over 75	Used 1st Unused	Moderate	part Flat roof with partly Mangalore tile	(G+11) 7/10	35	Moderate	2885	4327.5	B
13	Training centre	Over 50	Used	Moderate	Wooden truss Mangalore tile	(G+0) 4	18	Moderate	1200	1200	C
14	Godown	Over 50	Used	Moderate	Wooden truss Mangalore tile	(G+0) 6	18	Moderate	1200	1200	C
15	Office	Over 25	Used	Poor	flat roof partly Mangalore tiles	(part G+1) 4.8/8	8	Moderate	420	720	C
16	Cotton dyeing		Unused	Moderate	Steel truss AC Sheet	(G+0) 6/8	16	Moderate	448	448	C
18	Lab Offices Shop	Over 25	Part Used	Moderate	RCC Flat Roof	(G+0) 5/8	12	Moderate	900	900	C

**23. FINLAY MILLS, ON JEEJIBOY ROAD.**  
 PLOT AREA : 42089.76SQM, NO. OF STRUCTURES - 18

**FIG.2.21**



**VIEW OF STRUCTURE NO.3,4,5 & 6**



TYPE A - To be retained    TYPE B - Could be retained    TYPE C - Could be demolished

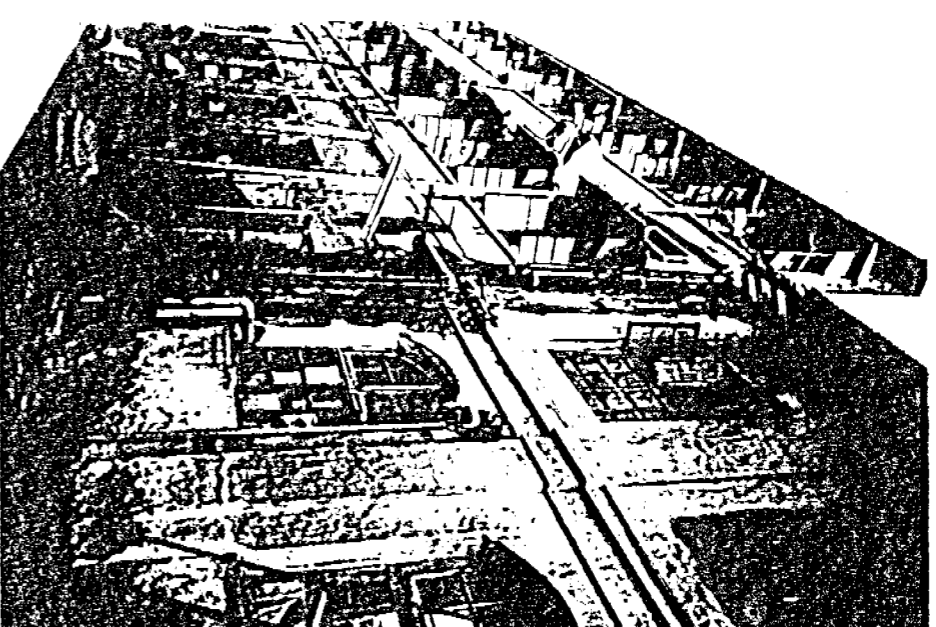
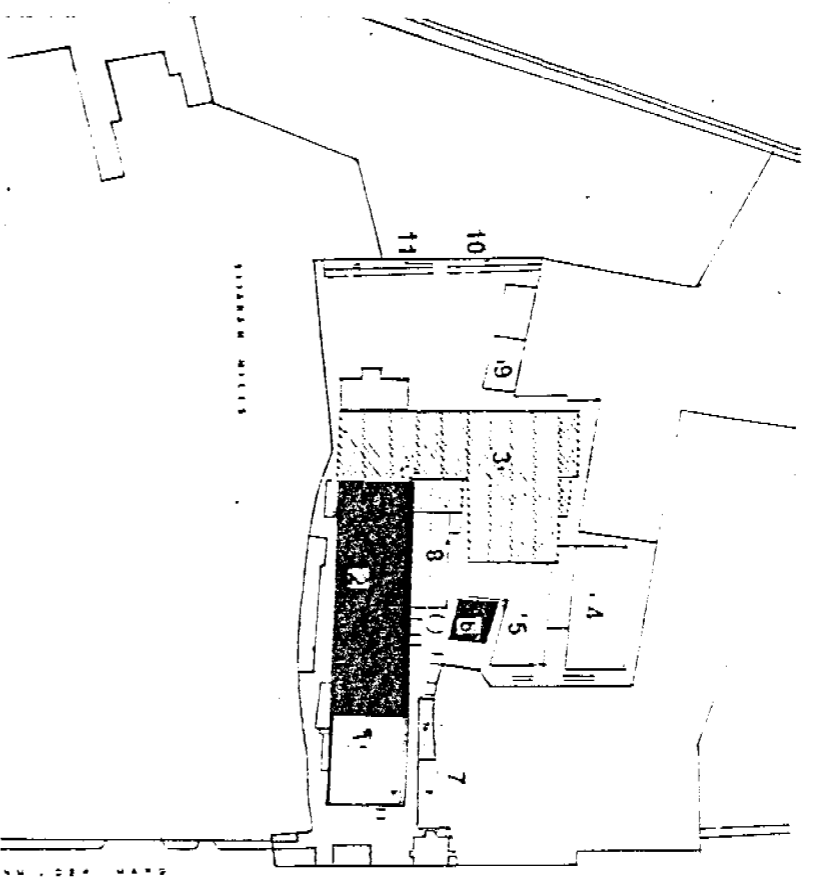
STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A.	(SQ. MT.) CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Office / Godown Recent		Used	Fair	RCC + Steel truss	(G+2) 12	18	Fair	2034.75	6104.25	C	
2	Folking		Used	Moderate	Steel North Light truss	(G+0) 4-6	25	Poor	4775	4775	C	
3	Electric Sub Station		Used	Fair	Steel truss Mangalore tile	(G+3) 16-18	29	Moderate	551	2204	C	
4	Godown Bleach		Used	Fair	Steel truss Mangalore tile	(G+3) 20-22	15	Moderate	315	1260	C	
5	Dust Cellar		Used	Fair	Steel truss Mangalore tile	(G+3) 20-22	23	Moderate	690	2480	A	Institution, Offices
6	Spinning		Used	Fair	Steel truss Mangalore tile	(G+3) 20-22	27	Moderate	1944	7776	A	Institution, Offices
7	Spinning		Used	Fair	Steel truss Mangalore tile	(G+0) 4-6	15	Moderate	900	900	C	
8	Weaving		Used	Fair	Wooden truss RCC	(G+3) 20-22	21	Moderate	861	3444	A	Institution, Offices
9	Weaving		Used	Moderate	Steel truss Mangalore tile	(G+0) 4-6	15	Fair	480	480	C	

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (M.)	WIDTH (M.)	VENTILATION	GROUND COVER (SQ. MT.)	B.U.A.	(SQ. MT.) CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
10		Above 25	Used	Moderate	Steel N Light AC Sheet	(G+0) 4-6	8	Fair	760	760	C	
11		Used	Moderate	Wooden truss Mangalore tile	(G+0) 4-6	11	Fair	198	198	198	C	
12		Used	Moderate	Steel truss AC Sheet	(G+0) 4-6	19	Fair	490	490	490	C	
13		Used	Moderate	RCC Flat Slab	(G+0) 4-6	15	Fair	355	355	355	C	
14	Folking Sizing	Above 50	Used	Fair	N.L. Steel truss AC Sheet	(G+3) 18-20	38	Moderate	1444	5776	B	Institution, Offices
15	Weaving	Above 50	Used	Fair	Steel North Light truss Mangalore tile	(G+0) 6-8	48	Fair	4128	4128	A (facade) B (rest)	Offices
16		Used	Moderate	Steel truss AC Sheet	(G+0) 4-6	11	Moderate	264	264	264	C	
17		Used	Moderate	Steel truss AC Sheet	(G+0) 4-6	8	Fair	279	279	279	C	
18		Used	Moderate		(G+0) 4-6	11	Moderate	1215	1215	1215	C	

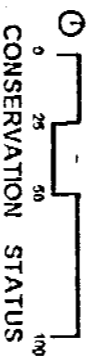


**24. PODAR MILLS, ON N.M. JOSHI MARG,  
PLOT AREA : 24471.16 SQM, NO. OF STRUCTURES - 12**

**FIG.2.22**



**VIEW OF STRUCTURE NO. 2**



TYPE A - To be retained

TYPE B - Could be retained

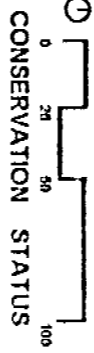
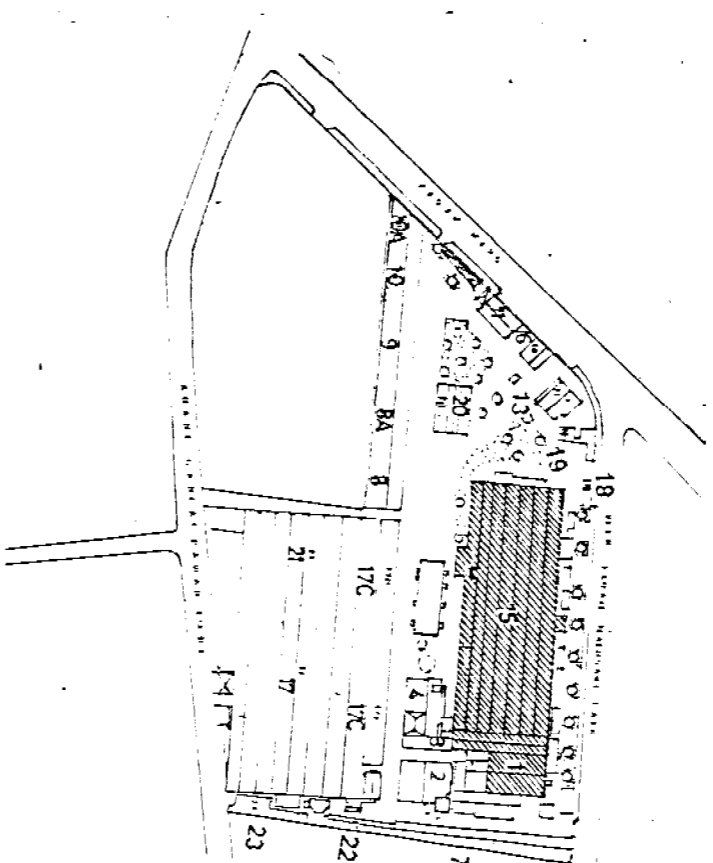
TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	AGE	PRESENT STATUS	STRUCTURAL STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY HEIGHT (M)	WIDTH (M <sup>+</sup> )	VENTILATION	GROUND COVER (SQ. MT.)	D.U.A. (SQ. MT.)	CONSERVATION STATUS
1	Power house Godown	Above 25	Used	Moderate	RCC Flat roof	(G+2) 10	30	Moderate	1200	3600	C
2	Ring Spinning	Above 25	Used	Poor	LB Wooden truss C.I. columns	(G+2) 10	30	Poor	3450	10350	A
3	Loom Shed	Above 50	Used	Moderate	LB Wooden truss C.I. columns	(G+1) 8	34	Poor	3498.6	6996	B
4	Auto loom Shed	Above 50	Used	Poor	LB Wooden truss	(G+0) 5	25	Poor	1500	1500	C
5	Folding Dept.	Above 50	Used	Poor	LB Wooden truss RCC	(G+0) 9	29	Poor	1357	1357	C
6	Godown	Above 50	Used	Poor	LB with AC Roof	(G+0) 9	15	Poor	817.5	817.5	C
7	Godown	Above 25	Used	Poor	L3 with G.I sheet	(G+0) 4-6.5	6.5	Poor	81.25	81.25	C
7A	Godown	Above 25	Used	Poor	LB with G.I sheet	(G+0) 3.5-2.5	5	Poor	160	160	C
8	Office	Above 50	Used	Moderat <sup>e</sup>	LB Wooden truss	(G+0) 4	14	Poor	560	560	C
9	Godown	Above 50	Used	Poor	LB Wooden truss AC Roof	(G+0) 6-9	15	Poor	810	810	C
10	Godown	Above 50	Used	Poor	LB with G.I sheet	(G+0) 6-9	11	Poor	401.5	401.5	C
11	Godown	Above 50	Used	Poor	Tin Shed	(G+0) 6-9	8.5	Poor	378.25	378.25	C
12	Loom Shed	Above 25	Used	Good	RCC Flat roof	(G+1) 7	14	Moderate	1114.8	2229.65	C

# 25. NEW CITY OF BOMBAY, ON GANPATRAO KADAM MARG, LOWER PAREL

PLOT AREA : 27105 SQ.M, NO. OF STRUCTURES - 21

## FIG.2.23



TYPE A - To be retained

TYPE B - Could be retained

TYPE C - Could be demolished

STRUCTURE NO.	FUNCTION	PRESENT STATUS	CONSERVATION STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS	ADAPTIVE REUSE POTENTIAL
1	Blow rm Mixing room	Used	A	Cast iron Column Jack Arch floor	(G+2)	5	14	Poor	533.75	1476.25	B	Offices Institution
2A	Boiler house	Used	A	Steel truss	(G+2)	14	14	Poor	266	798	C	
2B	Engineering office	Used	A	Wooden truss	(G+0)	5	5	Moderate	75	75	C	
3A	Oil godown	Used	A	Lean to	(G+0)	3	5.5	Poor	49.5	49.5	C	
4	Mechanical	Used	A	Wooden truss C.I. columns Jack arches	(G+0)	7	12.5	Poor	312.5	312.5	C	
5	Spinning	Used	A	Wooden truss C.I. columns M.S. beams	(G+2)	11-12	32.5	Moderate	3656.25	10968.75	B	Service industry Institution
7	Godown	Used	A	Wooden truss	(G+0)	6.5	8.75	Moderate	300.63	300.63	C	
8,8A	Godown	Used	A	Steel truss AC roof	(G+0)	7	15	Poor	735	735	C	
9	Godown	Used	A	Wooden truss	(G+0)	7	15	Poor	607.5	607.5	C	
10,10A	Godown	Used	A	Wooden truss	(G+0)	7	15	Poor	446.25	446.25	C	
11	Creche	Used	A	RCC Flat roof	(G+0)	7	9	Moderate	175	175	C	
12	Office	Used	A	RCC Flat roof	(G+0)	7	10.5	Moderate	315	630	C	Offices

STRUCTURE NO.	FUNCTION	PRESENT STATUS	CONSERVATION STATUS	CONSTRUCTIONAL TECHNOLOGY	NO. OF STOREY	HEIGHT (MT.)	WIDTH (MT.)	VENTILATION	GROUND COVER (SQ. MT.)	B. U. A. (SQ. MT.)	CONSERVATION STATUS
13	Time/Keep ping Office	Used	C	LB Pitch roof	(G+0)	4.5	11	Moderate	165	165	C
14	Carpen-ter Record room	Used	C	LB & Steel Purllins	(G+0)	8	5	Poor	50	50	C
16	Grain Shop	Moderate	C	LB Pitch roof	(G+0)	4.5	6	Moderate	54	54	C
17	Sizing loom shed folding	Uniced	C	LB & Steel truss M.S. columns	(G+0)	7.5	50	Poor	4162.5	4162.5	C
17B	Power house	Used	C		(G+0)	6	7.5	Poor	80.5	80.5	C
17C	Generator room	Uniced	C	LB & Steel truss	(G+0)	7.5	8	Poor	60	60	C
17D	Generator room	Uniced	C	LB & Steel truss	(G+0)	7.5	8	Poor	157.5	157.5	C
18	Labour Office	Used	C	LB with Wooden truss Pitch roof	(G+1)	4.5	3	Moderate	85.75	171.5	C
19	Society office	Fair	C	RCC	(G+0)	3.5	6	Moderate	42	42	C
20	Power house	Used	C	LB & Steel truss	(G+0)	7-8	12.5	Poor	250	250	C
21	Cinco weaving & Auto room	Used	C	LB & Steel truss	(G+0)	7	42	Poor	2730	2730	C

## **BUILTFORM STUDIES & RECOMMENDATIONS**

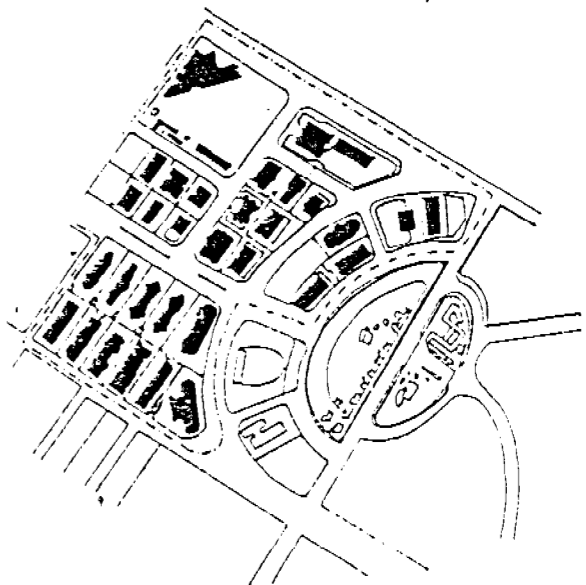
A comparative study of Nariman Point and Ballard Estate is made, the former is a high rise low foot print development whereas the latter is a low rise high foot print development. But the resultant global F.S.I. in both the cases is nearly the same. Yet Ballard Estate provides a more cohesive and street responsive architecture as opposed to Nariman Point. This is illustrated in fig 4.1 and 4.2.

While assuring full F.S.I benefits and flexibility of design to the developer, it is desirable to provide an urban design framework of development to ensure a cohesive built form. An additional set of guidelines therefore need to be introduced to ensure horizontal continuous street-scape with ingredients like arcades, uniform height on street fronts, restricted facade treatments and street furniture. This is illustrated in Fig 4.3 to Fig 4.5. The specific details for each plot will have to be developed separately.

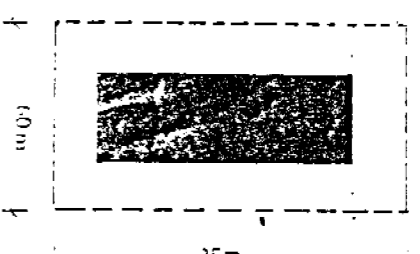
COMPARITIVE STUDY OF GLOBAL F.S.I. AND PLOT F.S.I.

FIG. 3.1

1. NARIMAN POINT



- PLAN OF NARIMAN POINT
1. TOTAL AREA - 2,57,735 SQM
  2. TOTAL BUILT UP - 5,67,037 SQM

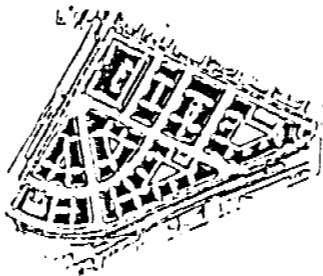


- PLAN OF TYPICAL PLOT
1. PLOT AREA - 4250 SQM
  2. PUNJI AREA - 1200 SQM
  3. FOOT PRINT COVER - 30%
  4. BUILT UP AREA - 18000 SQM

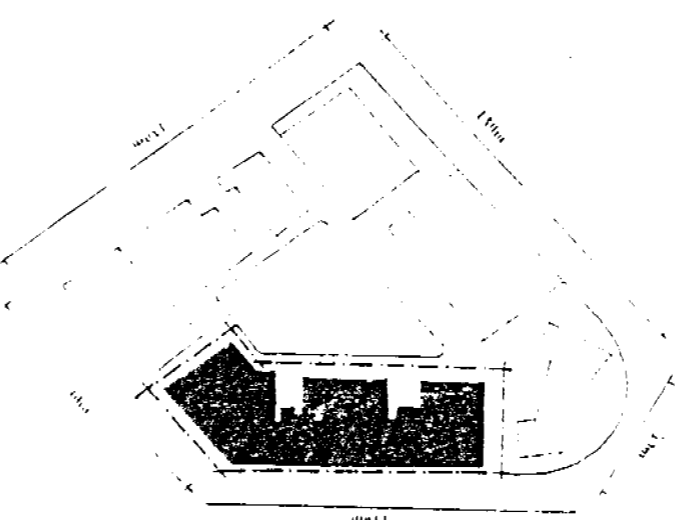
GLOBAL F.S.I. (2/1) - 2.2

F.S.I. ON PLOT (4/1) - 3.5 to 4.5

2. BALLARD ESTATE



- PLAN OF BALLARD ESTATE
1. TOTAL AREA - 70,000 SQM
  2. TOTAL BUILT UP - 1,26,000 SQM



- PLAN OF TYPICAL PLOT
1. PLOT AREA - 1875 SQM
  2. PUNJI AREA - 1375 SQM
  3. FOOT PRINT COVER - 88%
  4. BUILT UP AREA - 0250 SQM

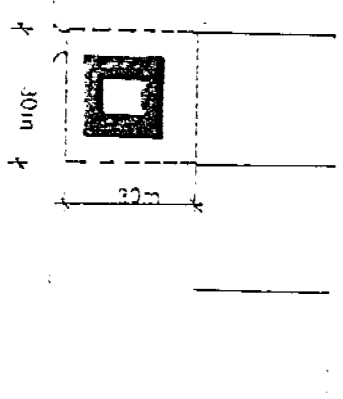
GLOBAL F.S.I. (2/1) - 1.8

F.S.I. ON PLOT (4/1) - 4.5

3. MARINE DRIVE



- PART PLAN OF MARINE DRIVE
1. TOTAL AREA - 7000 SQM
  2. TOTAL BUILT UP - 12600 SQM



- PLAN OF TYPICAL PLOT
1. PLOT AREA - 900 SQM
  2. PUNJI AREA - 360 SQM
  3. FOOT PRINT COVER - 40%
  4. BUILT UP AREA - 2250 SQM

GLOBAL F.S.I. - 1.8

F.S.I. ON PLOT (4/1) - 2.5 ;

**EMPLOYMENT GENERATION**

1.0 Cotton textile industry in Mumbai provided at one stage, employment to nearly 300,000 workers. The employment has now reduced to about 75000. The process of mergers, modernisation and recycling of land is bound to affect the employment potential of the industry. It is therefore necessary to ensure that while facilitating the process of recycling of land, job opportunities for comparable skills are also created.

2.0 The data on current employment in the NTC mills is summarised in the table below,

SrNo	Name of Mill	Area (Ha.)	Workers	Density
1	Jam Mills	3.35	1000	299
2	New Hind Textile Mills	3.37	1127	334
3	Kohinoor Mills (1& 2)	8.79	1150	131
4	Tata Mills	13.92	1688	121
5	Bharat Mills	3.38	1217	360
6	Digvijay Mills	3.77	1450	385
7	Apollo Mills	5.63	1066	189
8	India United Mill 1	8.11	1870	231
9	India United Mill 2,3	6.49	1000	154
10	India United Mill 4	2.99	1060	355
11	India United Mill 5	2.25	880	391
12	Goldmohur Mills	1.93	1328	688
13	Podar (Edward) Mills	0.96	600	625
14	Finlay Mills	4.2	1900	452
15	New City of Bombay	2.71	1200	443
	Total	71.85	18536	258
	Area per Worker (sq.m.)		39	

It may be seen from the above table that the density of workers in textile mills at present is about 258 per hectare; or, in other words, plot area per worker is around 39 sq.m.

3.0 Total plot area proposed to be developed for other than mill purposes for the NTC mills is summarised in the next page,

SrNo	Name of Mill	Developable Area Sq.m.
1	Kohinoor 3	20492
2	India United 6	48414
3	Elphinstone Mills	34382
4	Jupiter Mills	44164
5	Madhusudan Mills	73248
6	Jam Mills	33517
7	Sitaram Mills	52408
8	New Hind Textile	33720
9	Kohinoor Mills 1,2	58007
10	Tata Mills	42989
11	Mumbai Mills	27933
12	Bharat Mills	9595
13	Digvijay Mills	5305
14	Apollo Mills	38501
15	India United Mill 2,3	30432
16	India United Mill 4	8905
17	India United Mill 5	5706
	<b>Total</b>	<b>567718</b>

Total developable plot area of NTC mills is thus 567,718 sq.m. Its use-wise distribution would be as given in table below. In the present regulations, the permissible floor space on land uses at sr. nos. 1 & 2 can be availed of by the mill only as TDR. In the table shown below, it is assumed that the floor area permissible on land use 1 would be allowed to be used on plot area of land use 3.

SrNo	Land Uses	Area sq. m.	Floor Space
1	BMC : Open space/	189239	
2	MHADDA , PSU,Housing	189239	251688
3	Commercial Exploitation	189239	503377
	<b>Total</b>	<b>567718</b>	<b>755065</b>

4.0 It may be assumed that 50 percent of the floor area available for commercial exploitation is used for residential purposes and 50 percent for offices, clean industries and shopping and commercial activities. In that case the number of high income households and employment opportunities created would be as estimated in the following table,

SrNo	Use	Floor Area sq.m.	Area/HH	Household/ Workers
1	Residential	251688	75	3356
2	Office/industry/shops	251688	10	25169
		503377		

Thus, as against the present workers' strength of about 18000 in NTC mills 32000 new jobs can be created. It is true that NTC would continue to endeavour to provide jobs to its present workers. However continuation of the same level of employment over a long term may not be assured in the textile industry itself. In the long run, it may be assumed that nearly 50% of the existing workers may opt for voluntary retirement schemes, but remaining 50% can be retrained for new jobs. Job opportunities of similar magnitude therefore need to be created as a long term strategy. Admittedly the new jobs will demand a skill profile different from that of the present textile workers. However amongst the 25000 new jobs a significant proportion would be semi skilled in nature (about 25 to 30%). Similarly nearly 12000 household ( 3500 high income households and 8500 household on MHDA and PSU land ) would also support some low and semi skilled jobs.

5.0 This analysis is based on the NTC mills where data about existing employment and developable surplus land has been available.

### FINANCING REDEVELOPMENT OF PRIVATE SECTOR MILLS

Many of the Textile Mills in Mumbai own huge plots of land located in the center of the city. The land is not being put to productive use since some of these Mills have closed down and some others are operating at only a small part of their total capacity. A proportion (about two thirds) of the land owned by these Mills could be recycled and better utilized for the provision of the much needed open spaces, widening of existing roads and accesses as well as provision of new ones, provision of public housing along with social facilities and amenities in the congested areas in the heart of the city. By commercially exploiting (a) the redevelopment rights bestowed as compensation for the land diverted for public interest users as mentioned above and (b) the residual land (about one third) left to be developed/redeveloped by the landowners themselves, substantial funds can be generated not only for the rehabilitation of those mills which are potentially viable and can be restored to health by appropriate reorganization but also for retraining of textile workers rendered unemployed, and promotion of non-polluting industries and services sector activities.

The key factor in this process is finance. In order to enable the textile Mills to provide vacant possession of the land, (which is a pre-requisite for the sale of the land), immediate funds are required by the Mill owners primarily for the following purposes :

- i) To pay compensation to the existing workers of the Mills who are to be laid off.
- ii) To purchase land at an alternate site where the Mill could shift its existing plant and machinery. and
- iii) To pay the dues of financial institutions

The above would require a large outlay of funds which have to be at the disposal of the Mills almost immediately. Many of the textile mills in Mumbai are loss making, and in fact are carrying accumulated losses in their books. Some of them are already under the purview of BIFR. Many of them, therefore, do not have at their disposal the funds required for paying the compensation to their workers and for buying the alternate



land. The single largest asset belonging to many of these Mills is the land on which they are located. Whilst it is true that this land is worth a lot, its full value cannot be actually realised unless the encumbrances on the land are removed.

Land laws in India are so complex that it is unlikely that any bank or financial institution would provide finance to these Mills to pay off their workers and buy alternate land to shift the plant, unless vacant possession and clear title to the land is provided by the Mill owners. Under the circumstances, the present state of impasse would continue and the Mills would be unable to shift their location.

In this context, the State Government has a role to play. It must create a corpus for providing finance to the Mills. This corpus could be created through a consortium of banks and financial institutions (including SICOM, housing finance institutions and infrastructure companies). The consortium in turn would provide the funds that are immediately required by the textile Mills for enabling them to shift to another site.

The funds could be provided by the consortium against the purchase of FSI from the Mills. The Mills in turn would have to vacate that part of the land for which they wish to sell the FSI. This could be done by shifting the existing plant and machinery, to an adjoining area thereby providing vacant possession in respect of a part of the land - for which the FSI could be sold.

The State Government would have to provide an assurance to the consortium that the necessary permissions for redevelopment of the land (on the lines recommended in the Study Group's Report) would be forthcoming as and when required.

Alternatively, a separate financial institution could be set up by the State Government for this purpose. The new institution could be 100% owned by the State Government and could receive funding support from various financial intermediaries. The primary objective of the new institution would be to provide finance to textile mills by purchasing the FSI from them.