

**Report- Rander Gamtal**  
**GIS Based Mapping of**  
**Living Heritage of Surat**  
**for**  
**Improved Heritage**  
**Management in Surat**

Submitted to

**Surat Municipal Corporation**

Submitted By

**Urban Management Centre**



**March 2009**

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## Chapter 1

# INTRODUCTION AND METHODOLOGY

### 1.1 Introduction

Surat is one the most dynamic and fastest growing cities of India in terms of its economy and culture. The city also has a magnificent heritage value as the one of the oldest port and with a history of having business linkages with more than 84 countries.

The Jawaharlal Nehru National Urban Renewal Mission (JNNURM) initiated by the Central Government of India, aims at addressing the challenges faced by cities of India and provides a significant funding for cities to access. The JnNURM also lays emphasis on urban renewal and heritage conservation in cities. Surat Municipal Corporation (SMC) is also a recipient of funds under the, JNNURM and it has proactively taken the initiative to protect and conserve its valuable heritage.

The heritage management work involves preparation of a heritage management policy by Urban Space Consultants. While the task of preparing a comprehensive list of heritage properties in the Rander ward and Central zone has been assigned to Urban Management Centre (UMC).

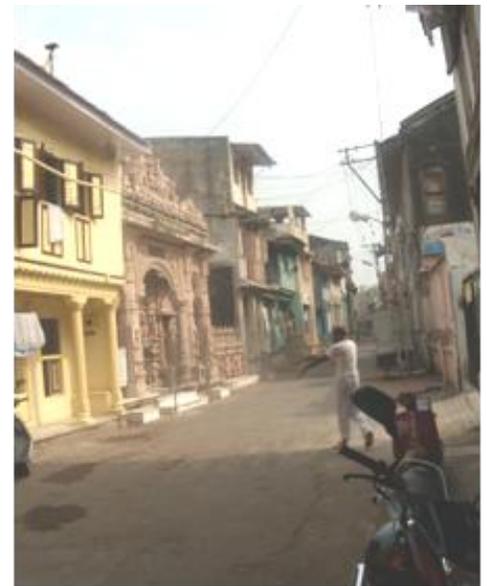
UMC recognizes the role of city governments in conservation of heritage not only in terms of preserving the sense of identity of a city but also in its contribution to enhancing local economic development and has initiated the study of GIS based mapping of living heritage of Surat, in Rander *Gamtal* and Central Zone, for the Surat Municipal Corporation.

### 1.2 Scope of Work for UMC

The scope of work for UMC for the documentation and listing of heritage properties in Rander and Central Zone of Surat includes:

- Preparation and finalization of the criteria of listing (as heritage fabric, zones and spots) in consultation with SMC.
- Listing will be done as manual and photo documentation (façade treatment, elements details, ornamentalions, street furniture, signage); collection of any documentation/data undertaken earlier by SMC.
- Finalization of the survey format

Figure 1: Glimpse from Rander



- Conduct secondary literature survey
- Preparation of a data entry tool so as to prepare a GIS ready MIS.
- Conduct the ground survey and submit draft and final reports.

### 1.3 Approach of the Documentation

The listing and documentation exercise intends to identify and undertake a detailed documentation of the living heritage assets and to overcome the issues related to the conservation of such heritage assets in urban areas.

With the changing pattern of cities and increasing demand of land, conservation of ancient heritage has been a challenge to all levels of governments and especially for local governments who are in direct contact with manifestations of this heritage. UMC believes that heritage structures and older areas of the city should be looked upon as assets rather than as liabilities because they represent the history of communities, embodying their tradition, heritage and culture through architecture and the urban form. City governments should act as facilitators in inner city revival. Most of the heritage places lie in the city centres and under the jurisdiction of city governments. The city governments have easy accessibility to these people, giving them the advantage to initiate heritage conservation.

For the purpose of documentation, the heritage assets includes the heritage fabric, zones and spots In the Central zone, which is the old city area and Rander *Gamtal* under Surat Municipal Corporation.

This report highlights the documentation and findings from Rander Ward of Surat.

### 1.4 Historical Importance of Rander

Rander, among the 34 election wards of SMC is perhaps the oldest and has served as a port even before the port at Surat was developed. It had trading connections with many countries in Africa, Middle East and Burma. It was the principal commercial center, south of Bharuch. It was a very ancient town where Arabs from Kufa<sup>1</sup> came and settled some time about 1225 A.D, overpowering the Jain population of the town

<sup>1</sup> A city now in Iraq, about 170 km south of Baghdad

Figure 2: Location of Rander and Central Zone

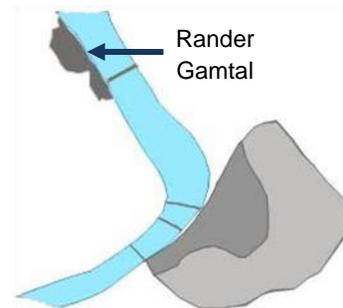
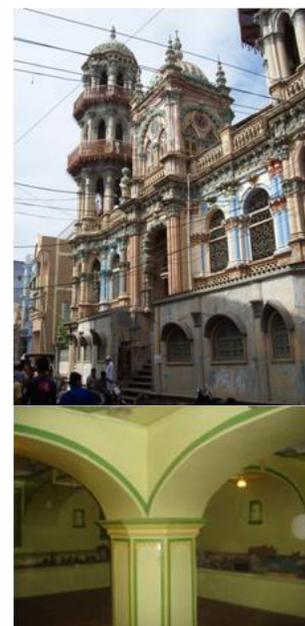


Figure 3: Ek-payawala Masjid in Rander

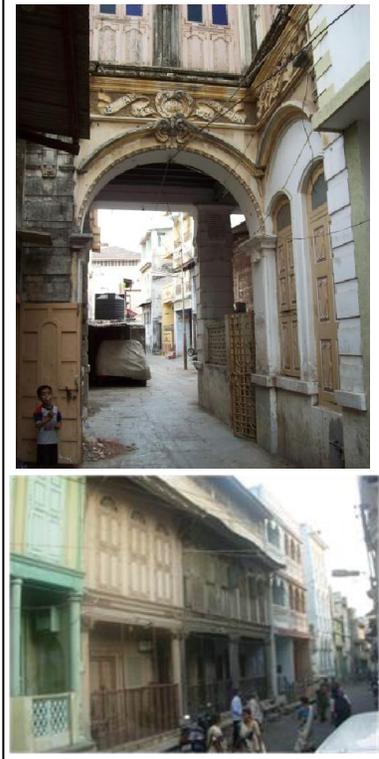


and became its rulers. They were enterprising navigators and successful merchants trading with Malacca<sup>2</sup>, China, Tenasarim<sup>3</sup>, Pegu<sup>4</sup> and Sumatra in spices, silk, musk, porcelain and other commodities. Their houses were well furnished and nicely decorated and exhibited excellent china work in their drawing rooms. As the prosperity of Rander declined in the 16<sup>th</sup> century on account of raids of the Portugese, Surat began to assume importance. The port of Surat enjoyed great prosperity in the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> century.”<sup>5</sup>

These trading connections influenced the living patterns as well as the architecture in Rander. These connections are still strong today with a large percentage of people who have migrated or are working abroad, but continue to retain their ancestral property here. There is a mix of Hindu and Muslim communities. The lifestyles of the residents is laid back and relaxed. In fact in spite of its close proximity with Surat, Rander seems to be almost frozen in time.

Besides the elaborate monumental buildings the morphology and architecture of the closely packed residential units form a distinct historic precinct, which is rich in character. For any conservation intervention it is essential to list all structures in Rander which are responsible in creating the historic matrix.

Figure 4: View of streets in Rander



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<sup>2</sup> is the capital city of the Malaysian state of Malacca

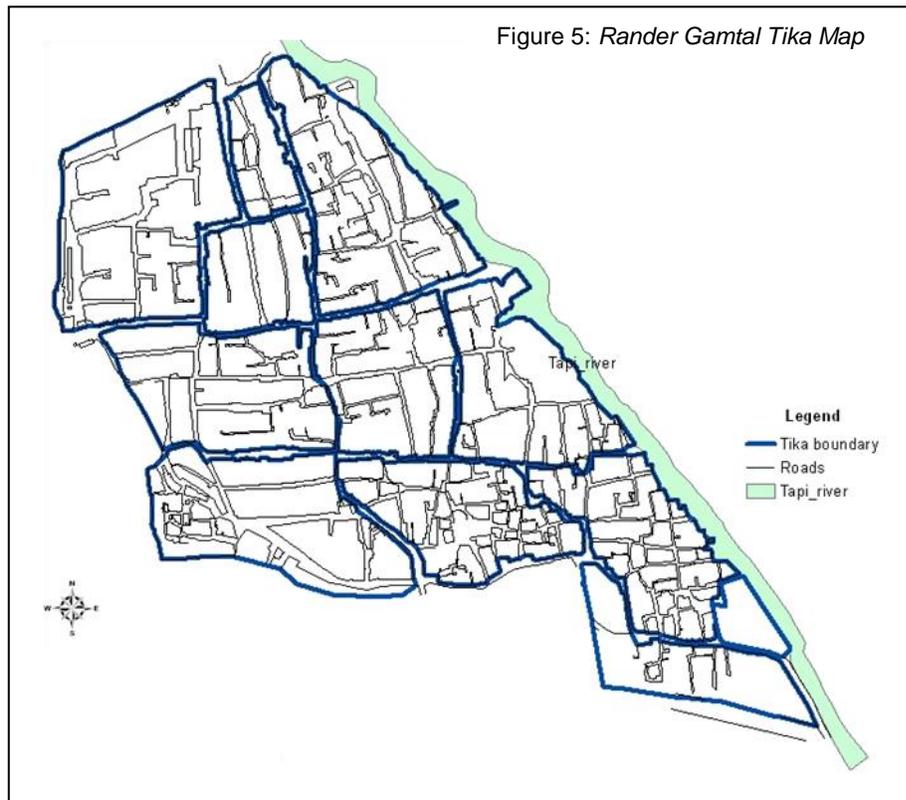
<sup>3</sup> Myanmaar

<sup>4</sup> Now called Bago is a city and the capital of Bago Division in Burma

<sup>5</sup> Surat Gazeteer -1962

“Overas” where the ships used to berth. Today women wash clothes on the steps. There are a large number of monumental educational and religious structures, which continue to be in active use even today.

## Rander in today's context



In 1970 Rander was added to SMC limits. According to Census 2001, Rander has a population of 86047, and is spread over an area of 5.12 sq. kms.. Rapid urbanization has increased the demand of space for new constructions. As a result of this the heritage buildings are limited to the *Gamtal* limits only. Rander *Gamtal* is divided into 11 *Tika*'s. Rander *Gamtal* has a very good pedestrian scale, one being able to easily walk across it. The main streets running east west reach the river and the newly developed areas connecting the main roads.

### 1.5 Methodology for Documentation

UMC has initiated the GIS based mapping of living heritage of Surat in Central Zone and Rander *Gamtal*. UMC and SMC discussed the timeline for the project and the data required for the same. A team from UMC also visited the study area and met eminent citizens from Surat for a better understanding of the history and heritage fabrics of the city.

To initiate the study in Surat, a kick-off workshop was organized at SMC office in Muglisara. The participants

included SMC officials, eminent citizens from various walks of life-such as conservation, heritage, history etc., who shared some case studies and experiences in heritage management. This workshop also provided a platform to discuss the issues related to the heritage management and their probable solutions. Shri Debashish Naik –Advisor, heritage department, Ahmedabad Municipal Corporation presented heritage management initiative undertaken by AMC. He highlighted the need for formation of a heritage cell within the Urban Local Body and various initiatives like documentation and financial incentives for citizens.

UMC, along with a team of experts from heritage management developed a methodology for the survey in Rander Gamtal. It was finalized through discussions with SMC officials that all old buildings with architectural significance would be documented in detail. The documentation would include household survey and photo documentation. For identification of such buildings a reconnaissance survey was done for each *tika*, prior to the household survey with the help of the maps provided by SMC. The purpose of the reconnaissance survey was to identify properties for detailed documentation. This also helped in the estimation of the number of buildings to be surveyed and the distribution of heritage assets in Rander Gamtal.

Simultaneously, a typology study was also initiated to provide a better understanding of the architecture, building types and inherent typologies specific to Rander. This involved identifying the buildings and conditions which are fundamental in creating the character and image of Rander. These conditions are being replicated to similar effect in different architectural idioms. Consequently this exercise enabled to establish an indicator for identifying historic fabric which needs to be listed and conserved. This would also assist in development of guidelines for new infill development which could be contemporary yet contextual. Measured drawing of a few typical houses was carried out and major typologies existing in Rander were identified.

In respect to plan the specific conditions which required to be understood were the nature and position of the open space in respect to the built form, location of the toilets to give an understanding of the infrastructure and the position of the staircase. It was also important to understand the relationship

Figure 6: Kick-off workshop in SMC



Figure 7: Measured drawings in Rander Gamtal





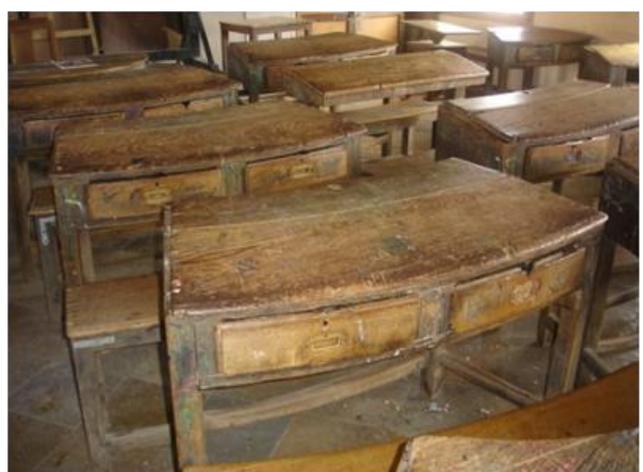
### 1.6 Limitations of the Documentation Process

In Rander *Gamtal*, total 565 buildings are surveyed in details out of 901 properties out of which numerous properties were highly dilapidated or have been demolished. These properties have not been considered for household survey. Numerous houses were locked, and could not be surveyed, although their facades have been photographed.

Due to several reasons, few household residents also did not allow internal photographs to be taken.

Additionally, it was observed that a few houses which were identified for detailed documentation were already demolished when the survey team went for conducting h/h surveys. These houses were also lost in the survey process.

Figure 10: Visits to Rander Gamtal



## CHAPTER 2: SURVEY RESULTS:

### 2.1 The survey

The Rander *Gamtal* which is divided into 11 *tikas* was surveyed over a two month period by a team of 23 surveyors and 7 UMC staff.

A total of 565 properties have been documented in detail. The following chapter highlights the findings from the surveys in terms of ownership, condition of houses as well as brings out the unique architectural features inherent to Rander.

The reconnaissance survey brought out further 333 properties which are either highly dilapidated or have been already demolished for new construction.

### 2.2 Architecture

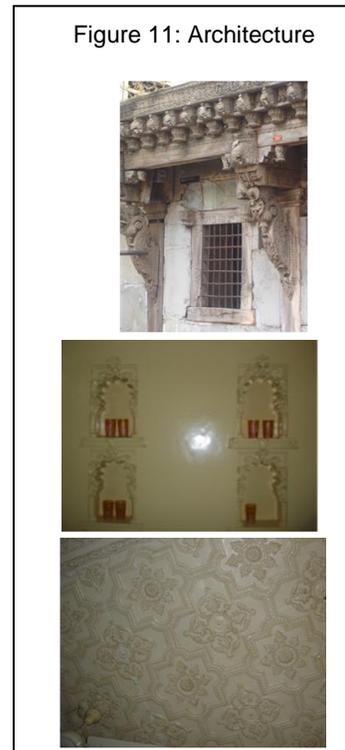
The architecture of Rander is rich and varied. There exists a fairly large amount of monumental structures which are evidences of trading links of Rander with other countries. Rander *Gamtal* is surrounded by Masjids at each corner.<sup>6</sup> Some of the older Masjids have strong influences from the Middle East reflected in the embellishments and plan of the mosque. Rander *Gamtal* can be divided into three main parts, according to the community and occupation. South-Eastern part was mainly occupied by *Vora* community. South-Western part mainly consists of Muslims and the sailors, ship-workers etc. while those directly related to shipping, settled in the Northern part of Rander.

The houses show enormous use of Burma teak wood.

### 2.3 Interior Finishes

Rander houses exhibit elaborate interior finishes. Intricate tiles, china mosaic, fine woodwork and cast iron railings are prominent.

Figure 11: Architecture



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<sup>6</sup> Source: Conversation with Chotubhai Kapadia, eminent citizen from Rander *Gamtal*

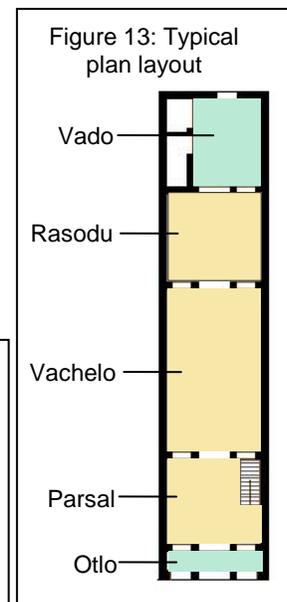
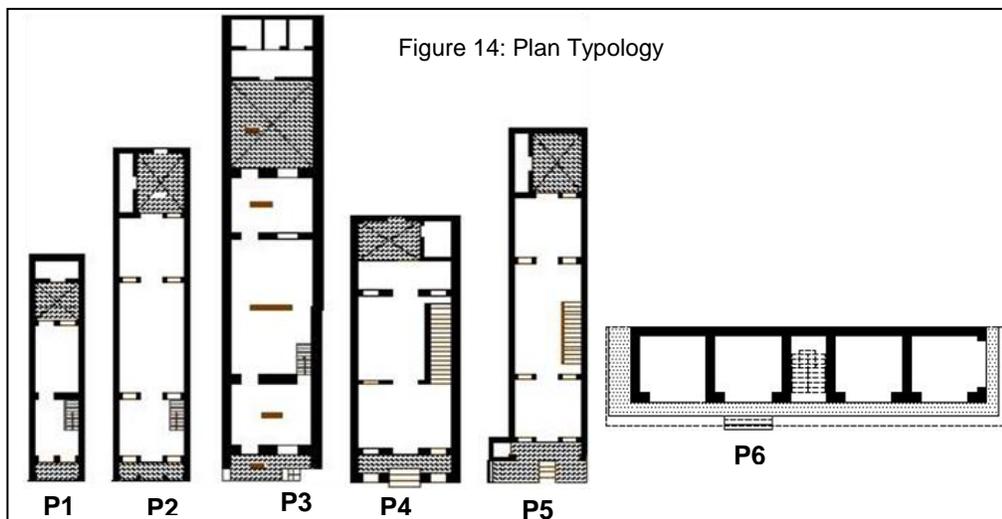


## 2.4 Typical conditions

### 2.4.1 Plan

Typologically, most houses are deep, with a narrow frontage which opens onto a narrow street. Along its longer sides, the house shares walls with the adjoining properties.

All plans are linear spaces with the living spaces sandwiched between the "otla"<sup>7</sup> and the "vado". The "otla" exists in some form in all the traditional building. The number of rooms may vary from one two three. Even in longer plots, the size of the rooms might increase but usually the number of rooms does not increase because of the limited light available only from



<sup>7</sup> Otla is a raised platform in front of the house and is a transition space between inside and outside. Depending on communities, otlas can serve various purposes like it can be an extremely busy area where several activities are carried on, or it may function just as an entrance.

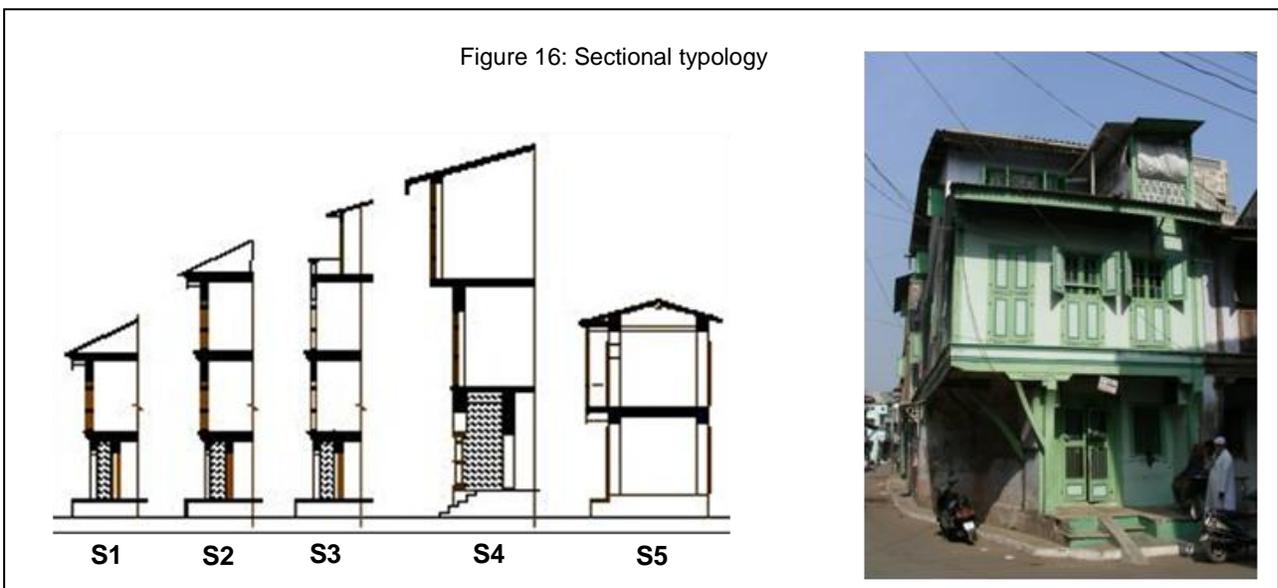
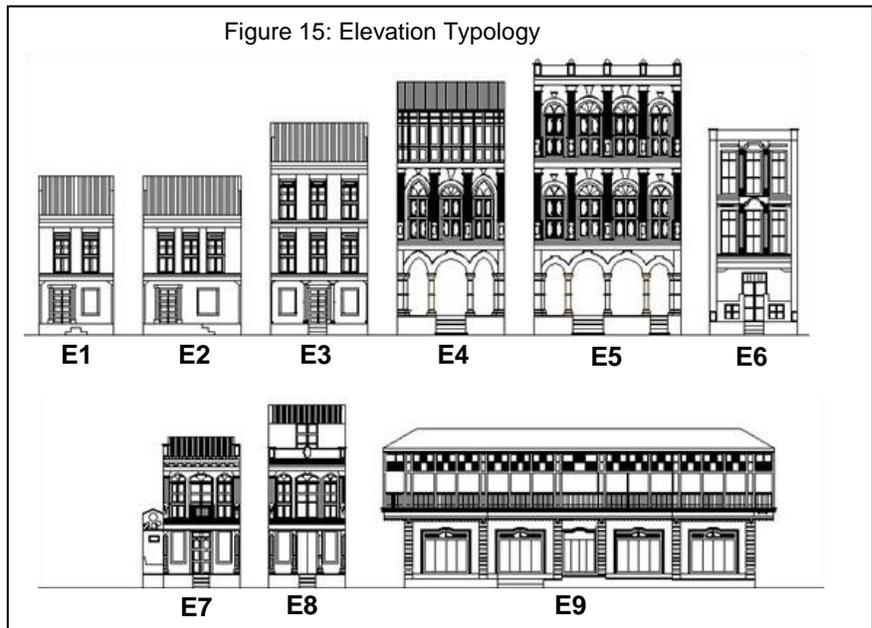
two sides. Sometimes there is an external entry from the street to the “*vado*”, which is used by the women. The toilets are always entered through the *vado*.

### 2.4.2 Elevation

The facade has the puncture on the ground floor owing to the recessed *otla* wall, on the first floor the tall window openings divide the facade into two, three or four bays. All the vernacular buildings have either two or three bays while the buildings with colonial influences have four bays. The horizontal band or architrave is observed in all traditional buildings articulate differently in vernacular and colonial.

The section through the front facade would define the degree of enclosure on the street. Three conditions exist in Rander. The porous ground floor edge enables interaction

with the street.



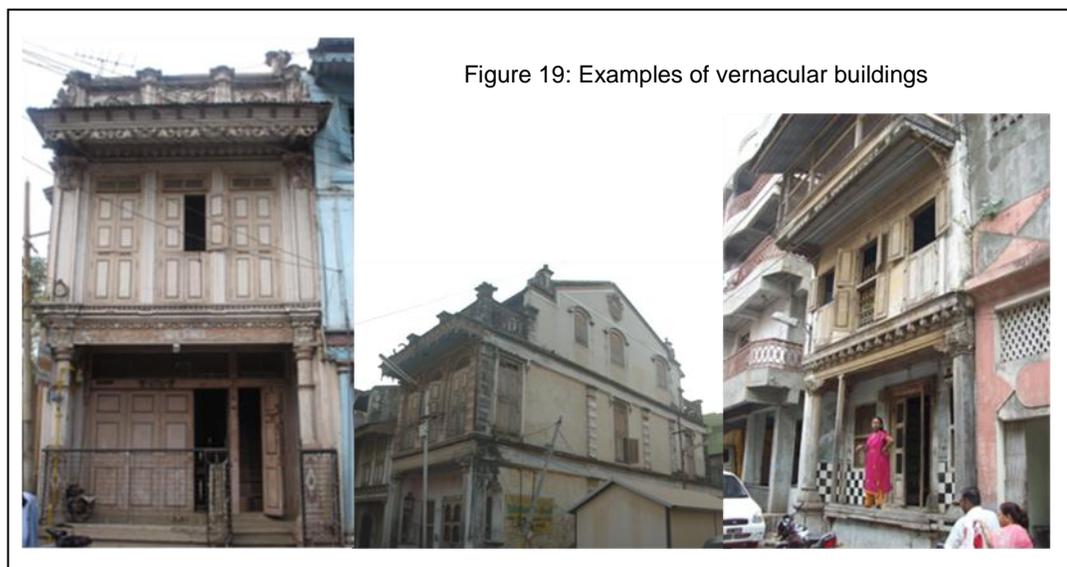
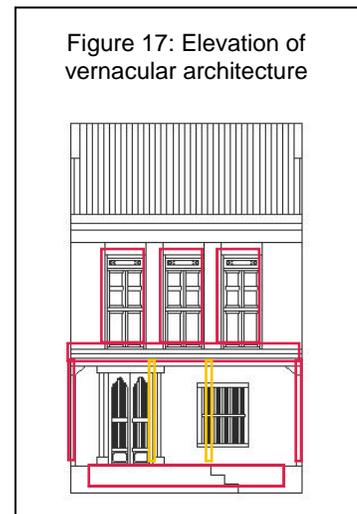
## 2.5 Architectural Language

In terms of architectural languages there are three distinct influences which are predominantly visible in Rander. They could be identified as: The vernacular, colonial and the arabesque. Some later buildings adopt the art deco.

### 2.5.1 Vernacular

In this language there is a profuse use of wood in facade and structure. The structure is a composite structure in wood and brick and lime as the bonding material.

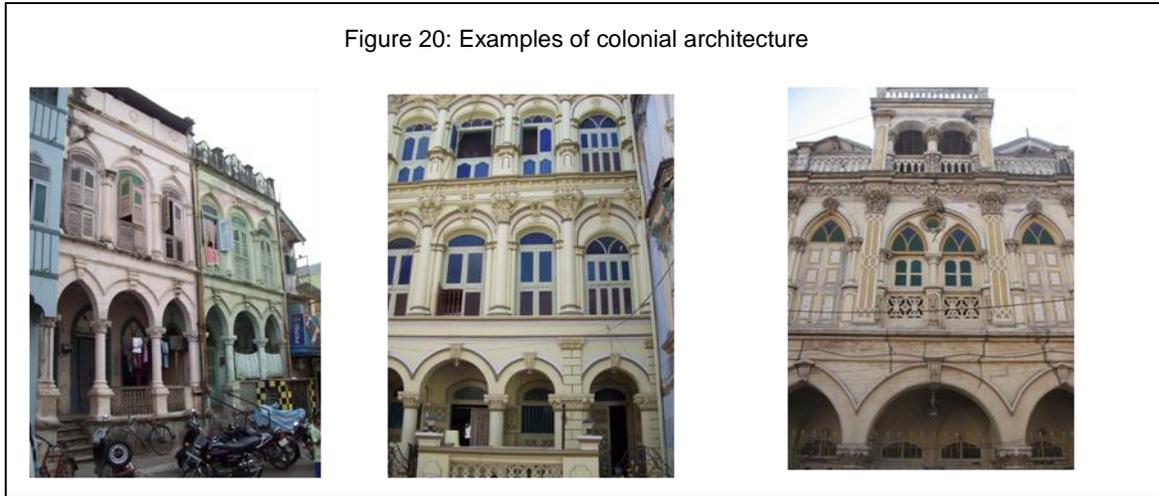
The wooden beam flooring is reflected in the facade in the form of a broad wooden architrave. It sometimes has large brackets and overhanging eaves.



### 2.5.2 Colonial

The colonial influences are characterized by the semicircular openings on first floor, round columns on ground floor “*otla*” and a simpler architrave. There is no variation in plan, though the facade could be divided into four bays. The system of construction is similar to the vernacular, except in large buildings some wooden members may be replaced by metal. A truss would carry the sloping tile roof.

Figure 20: Examples of colonial architecture



### 2.5.3 Arabesque

Pointed arches, stained glass windows, cast iron railings typify this facade. Except for the openings, there is no use of wood in the building which is made completely in brick and lime. Though it follows the same plan form, its plinth is taller and so are the floors.

Figure 21: Features of Arabesque architecture



### 2.5.4 Art Deco

This continues to use the facade divisions of the traditional buildings even though the building materials have changes to brick and concrete and there might not be structurally a need to retain those divisions. But by doing so sets an example of being contemporary but contextual.

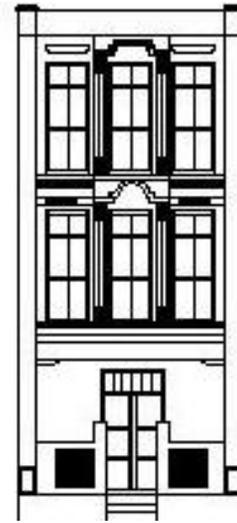
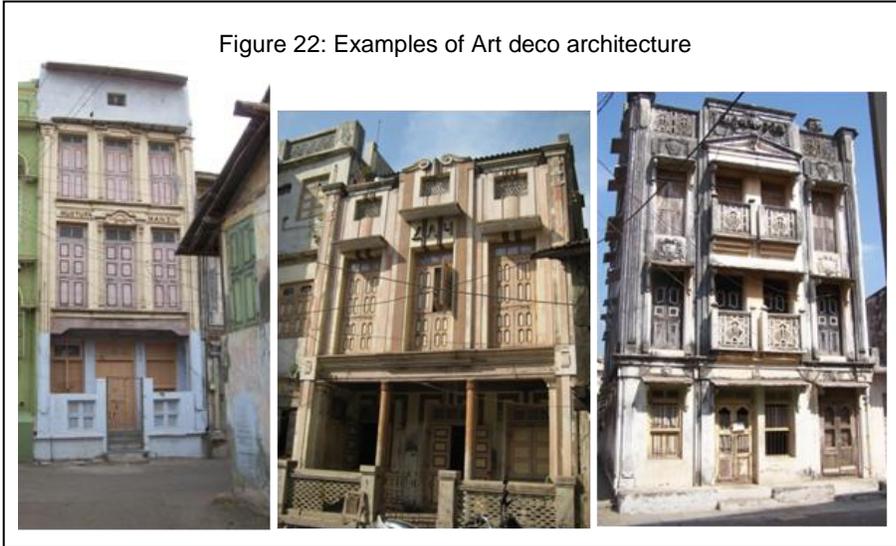


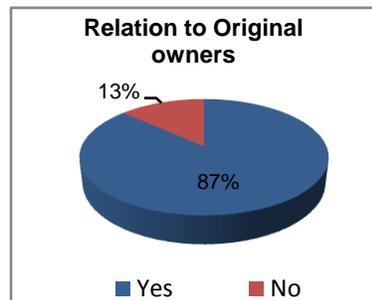
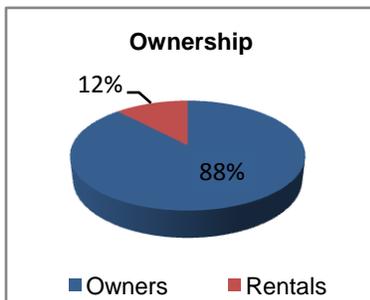
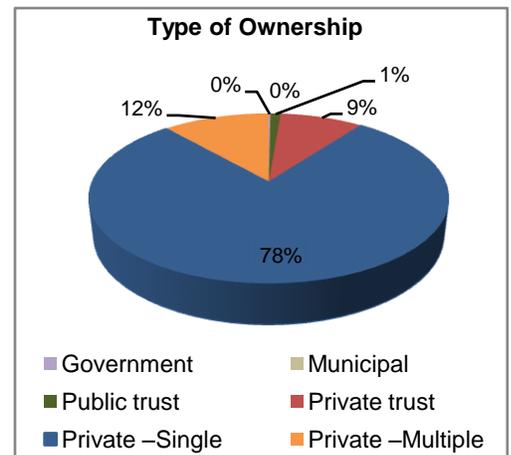
Figure 22: Examples of Art deco architecture



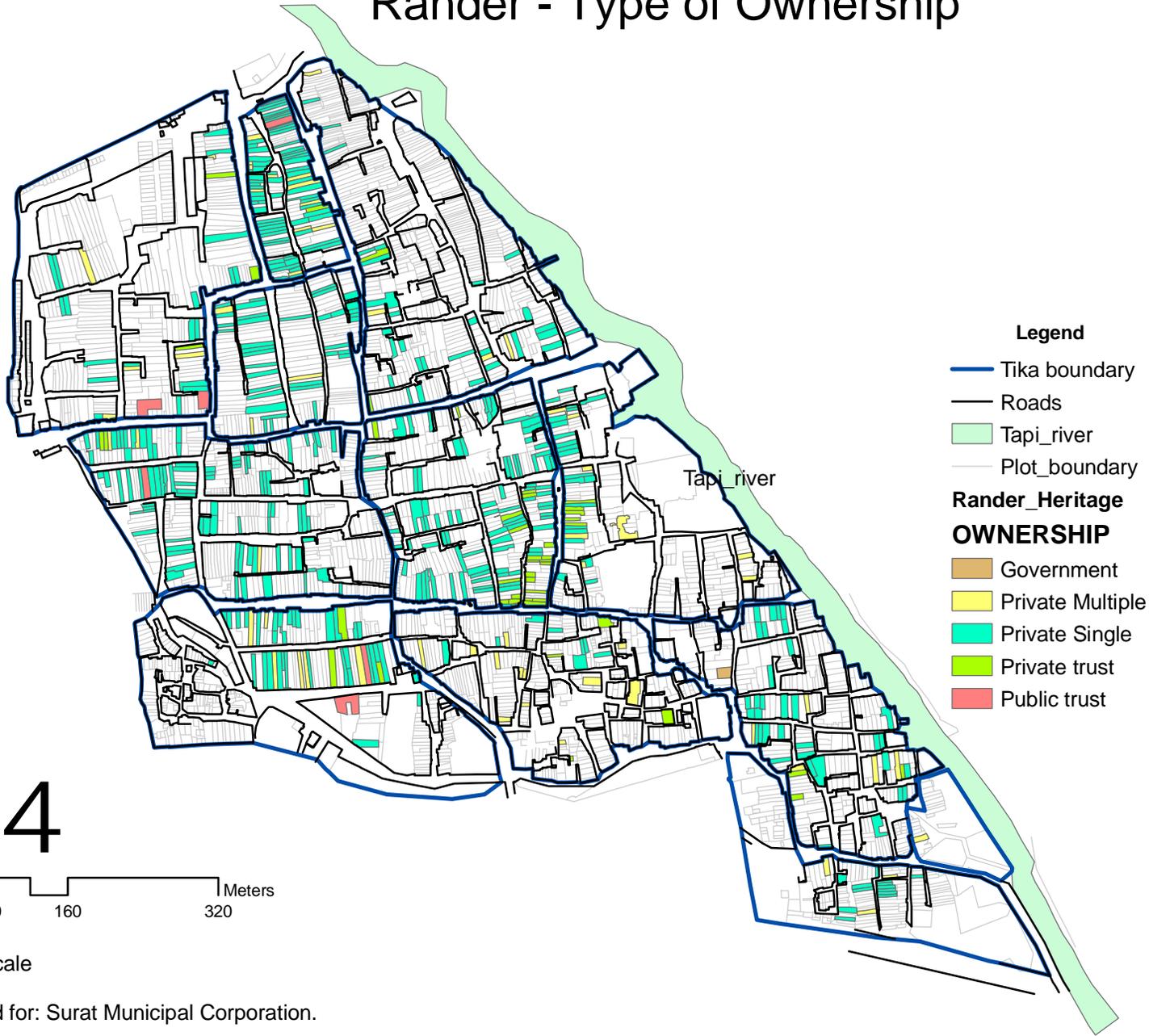
## 2.6 Analysis from the questionnaire

### 2.6.1 Ownership Details

From the survey, it is found that almost 90% of the heritage buildings are under private ownership. 78% of the total properties surveyed have single ownership where as only 12% are under multiple ownership. Due to poor economic conditions of the owners and lack of awareness and government fiscal supports, most of these buildings are not maintained properly. 9% of the total houses are under private trusts which include Jain trusts, Swaminarayan trust and Muslim trusts.



# Rander - Type of Ownership



## Legend

- Tika boundary
- Roads
- Tapi\_river
- Plot\_boundary

## Rander\_Heritage OWNERSHIP

- Government
- Private Multiple
- Private Single
- Private trust
- Public trust

4

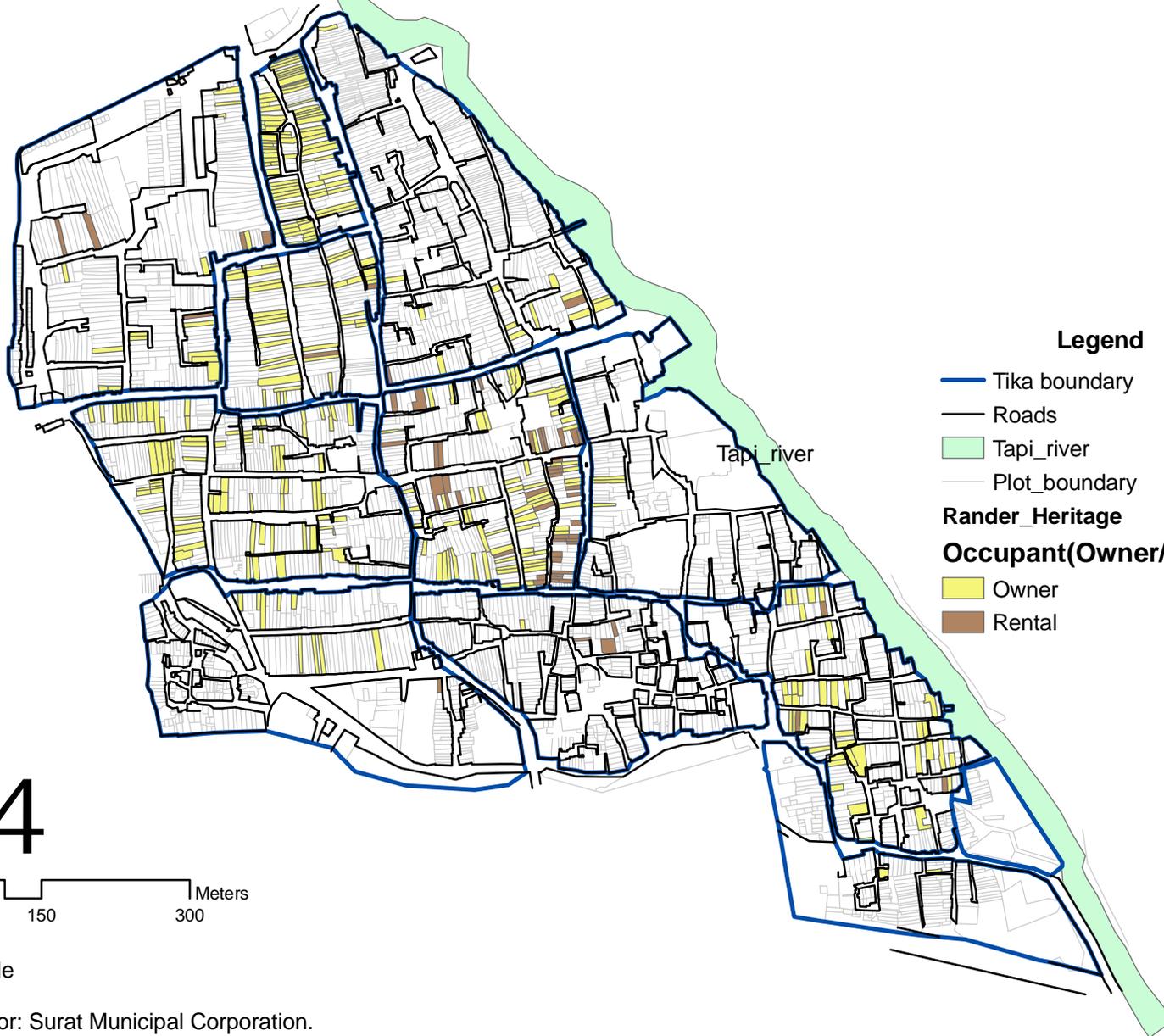
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Not to Scale

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# Rander - Occupant(Owner/Rental)



4

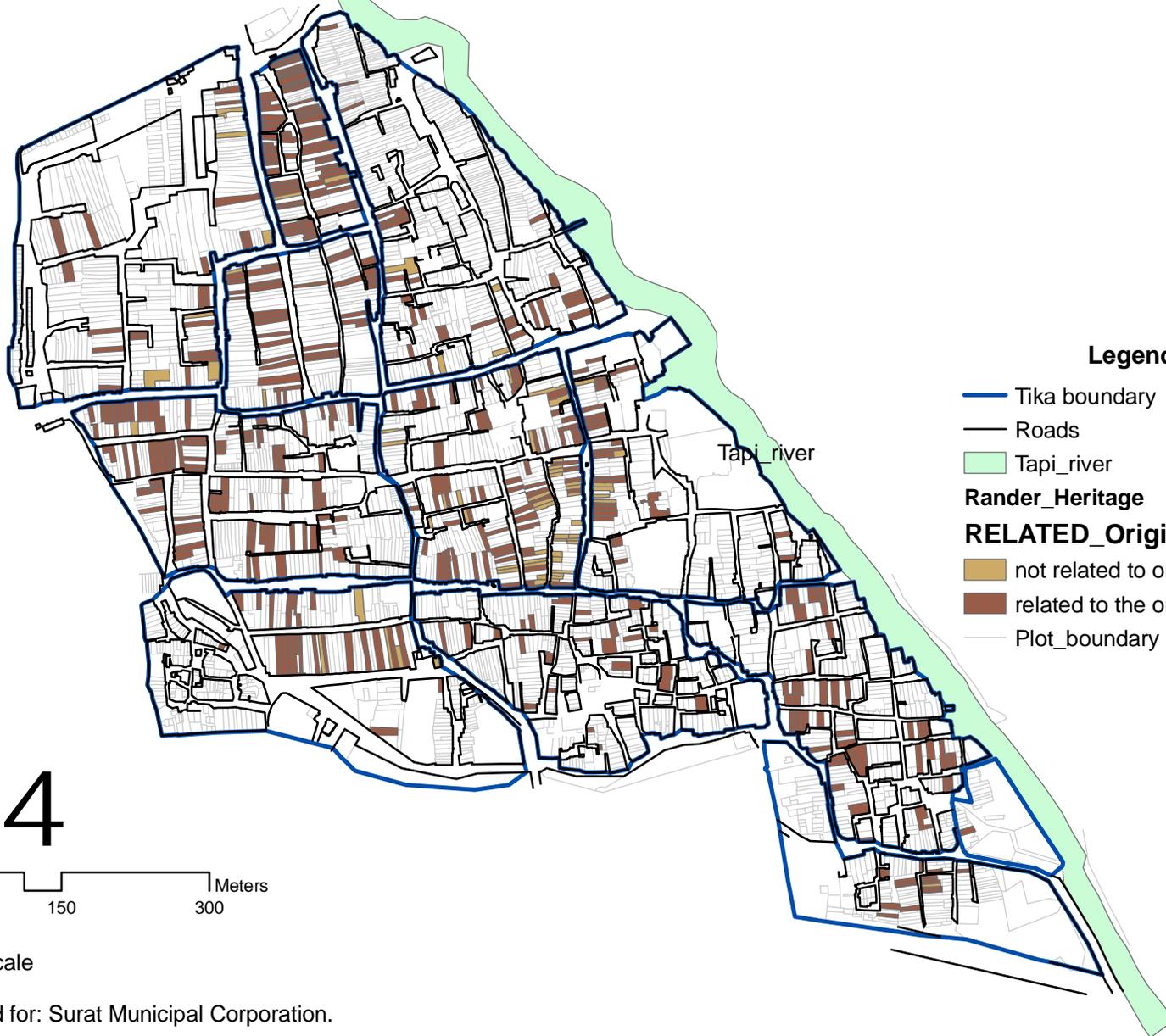
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# Rander - Relation to Original Owner



## Legend

— Tika boundary

— Roads

— Tapi\_river

### Rander\_Heritage

### RELATED\_Original Owner

— not related to original

— related to the original

— Plot\_boundary

4

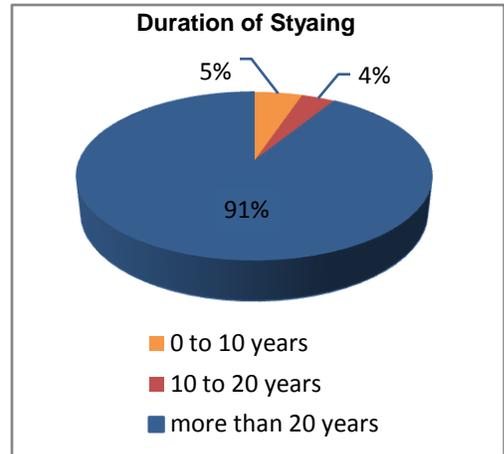
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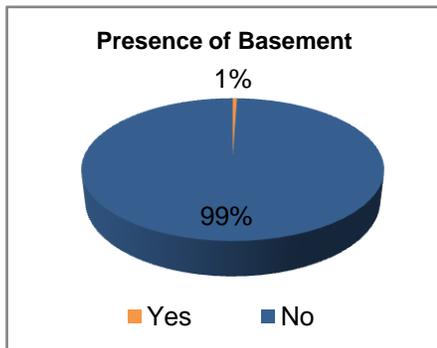
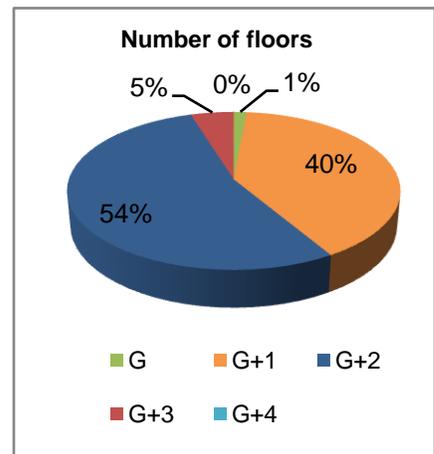
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It is also seen that in 88% households, the owners themselves occupy the houses while only 12% houses have been given on rent. It is also seen that almost 87% of the residents are directly related to original owners of the properties and that 91% of residents have been staying in Rander for more than 20 years. This builds a strong basis to be able to conserve the Rander precinct. Appropriate guidelines and incentives would motivate the households to invest in conserving their properties. The survey also shows that there are a lot of owners who do not permanently reside in Rander, but do visit their properties once a year and yet the houses are properly maintained.



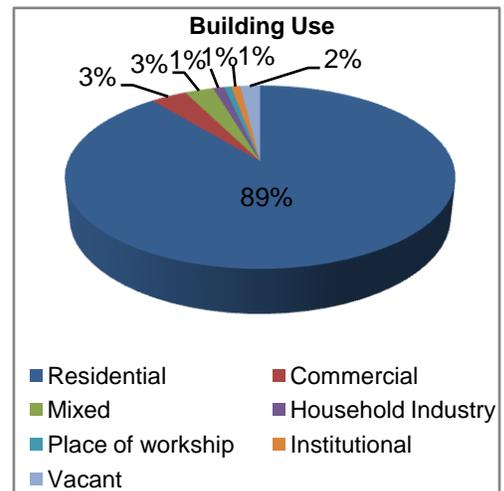
### 2.6.2 Building Information

From the survey it is found that most of the buildings are of G+1 and G+2 structures constituting 40% and 54% respectively. Maximum numbers of floors found in Rander are upto G+3 only, which also includes the attic. Unlike the central zone, houses in Rander do not have a basement. The survey results showed that only 1% of the total houses have basement.

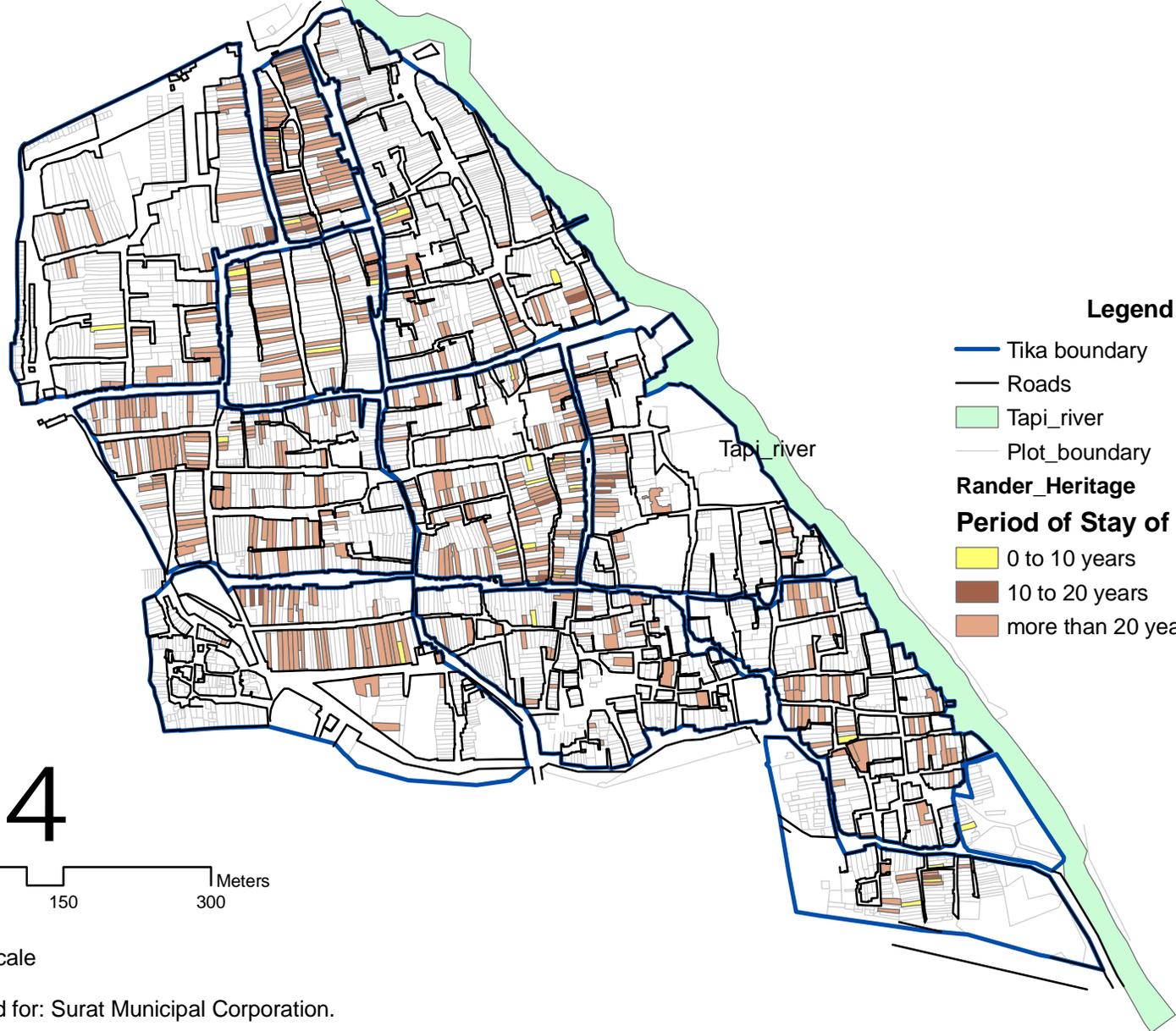


### Landuse

The landuse of the heritage properties surveyed is predominantly residential. It was found that 89% of the total surveyed houses are used for residential purposes while only 3% houses had changed landuse to accommodate some commercial activity –like small shops. 3% of the houses are being used as household industry, place of worship or institutions which includes banks, *madarssa*, community halls etc. 6% of the houses are vacant or not in use.



# Rander - Period of stay of occupant



## Legend

— Tika boundary

— Roads

— Tapi\_river

— Plot\_boundary

## Rander\_Heritage

### Period of Stay of Occupant

0 to 10 years

10 to 20 years

more than 20 year

4

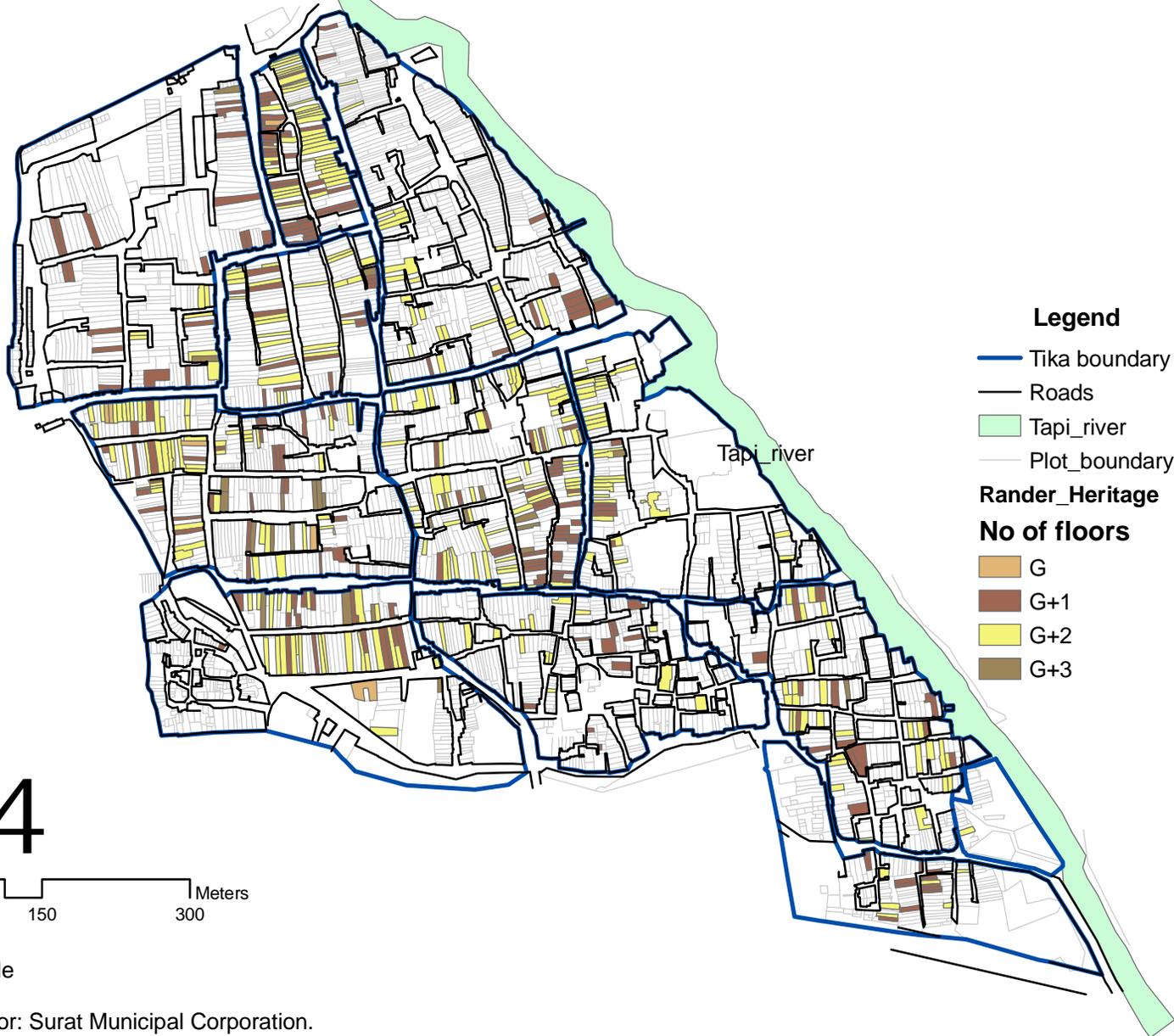
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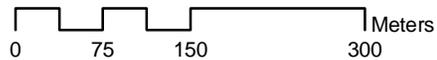
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# Rander - No of Floors map



4

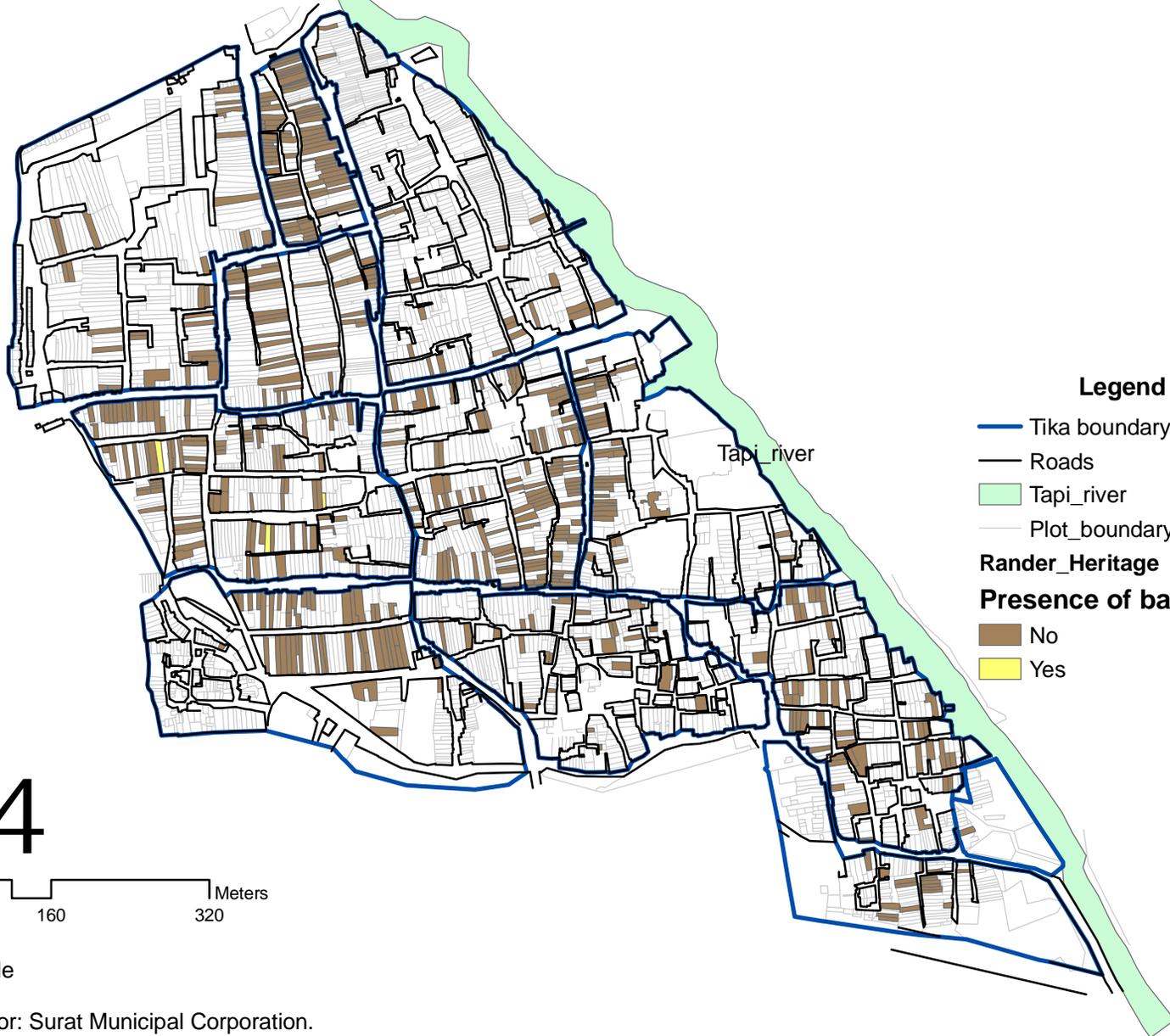


Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) **UMC**

# Rander - Presence of Basement



## Legend

- Tika boundary
- Roads
- Tapi\_river
- Plot\_boundary

## Rander\_Heritage

## Presence of basement

- No
- Yes

4

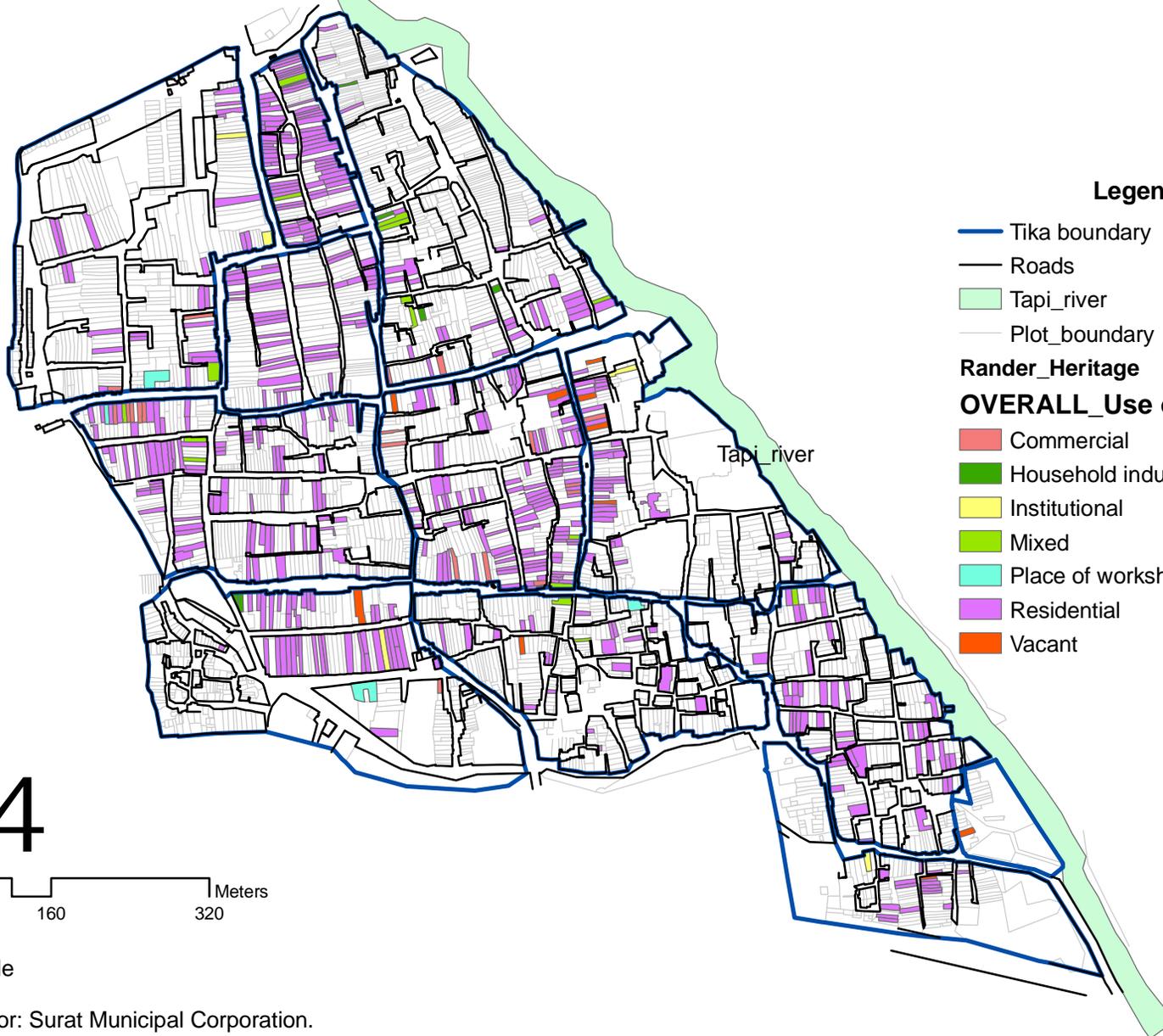
0 80 160 320 Meters

Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) 

# Rander - Overall use of buildings



4

0 80 160 320 Meters

Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) **UMC**

Extent of Use

Out of the total heritage houses surveyed only 69% building are being completely used and 25% are partly used. This could probably be attributed to the deteriorating conditions of houses and reduced family members.

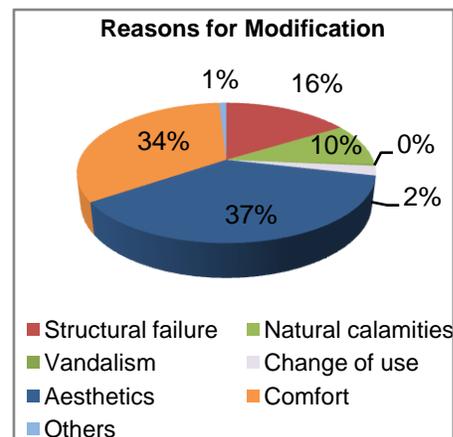
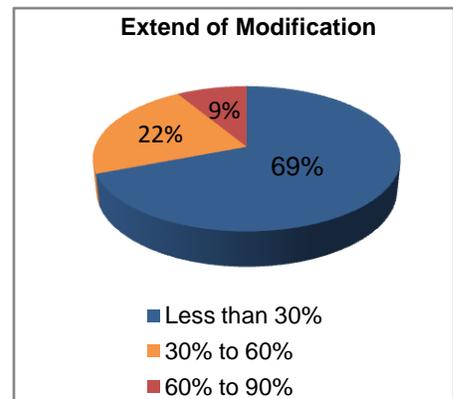
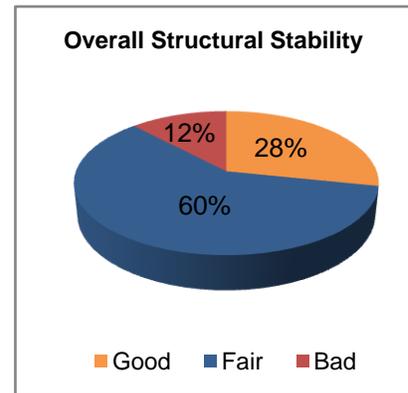
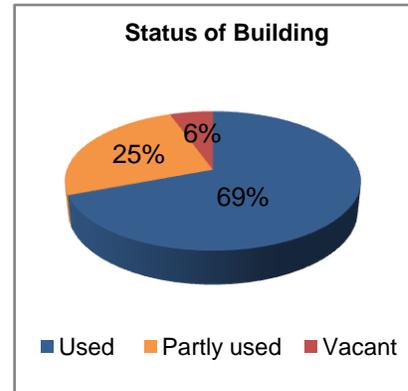
Structural Stability

From the survey it is also revealed that only 28% houses are structurally stable where as 60% are in fair condition which suggests that restoration of these houses to their original state could be possible with few inputs.

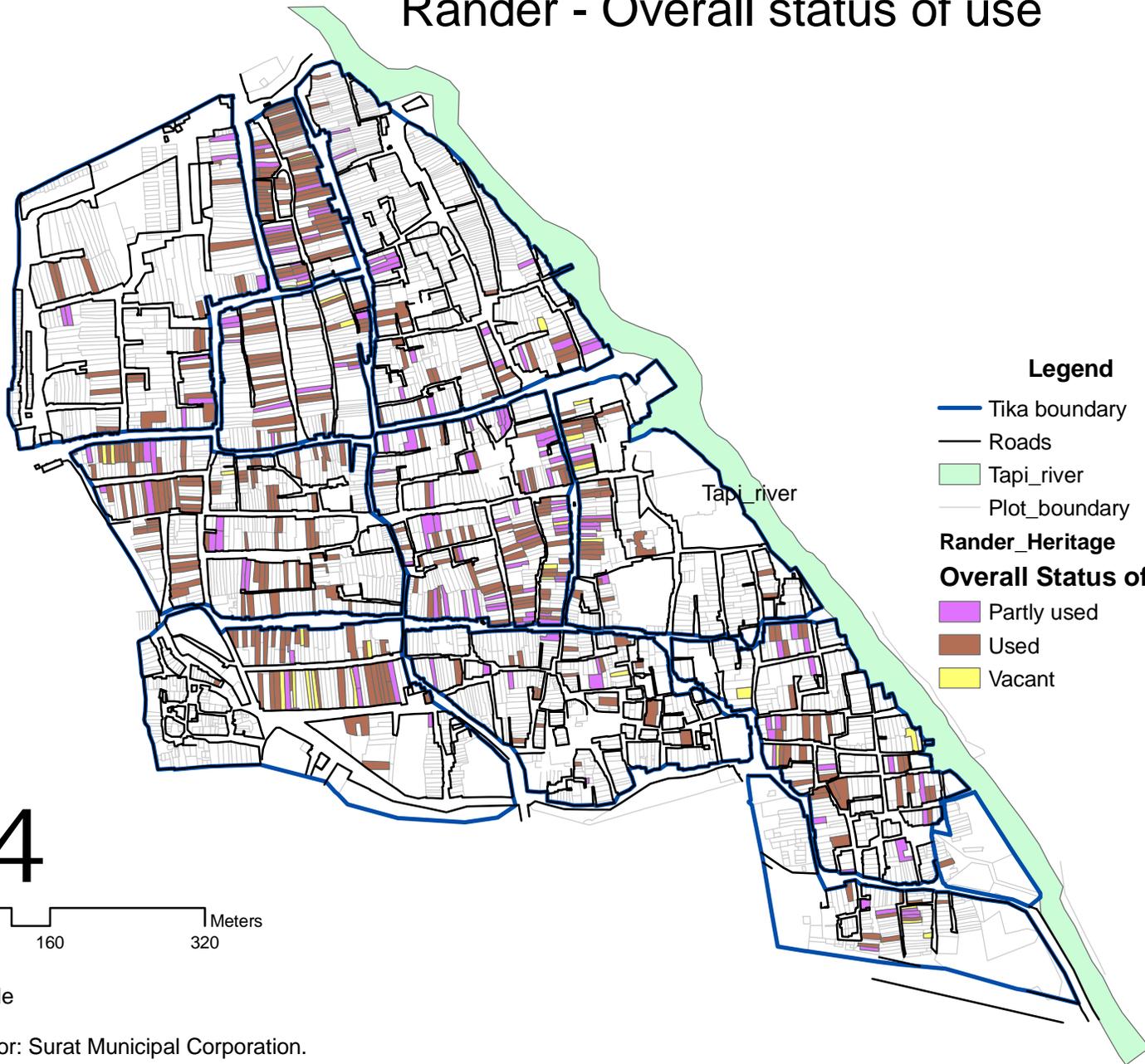
However, 12% of the houses had structurally poor conditions suggesting that these should be given the priority for conservation.

Extent of Modification

From the survey it is evident that despite rapid urbanization, Rander Gamtal has managed to retain its rich heritage. Only 9% of the houses have been modified more than 60%, where as 69% houses are modified less than 30%. The main reasons for modification have been aesthetics and comfort (37% and 34% respectively), which include modification in floorings, walls, openings etc. Only 26% are modified due to structural failure and damage of the building caused by the termites, floods and earthquake. In many houses, the wooden beams have been replaced but iron girders or beams. Even though most of the houses are not structurally stable, the percentage of structural modification is less, which may be due to the poor financial condition of the residents and lack of willingness and awareness.



# Rander - Overall status of use



4

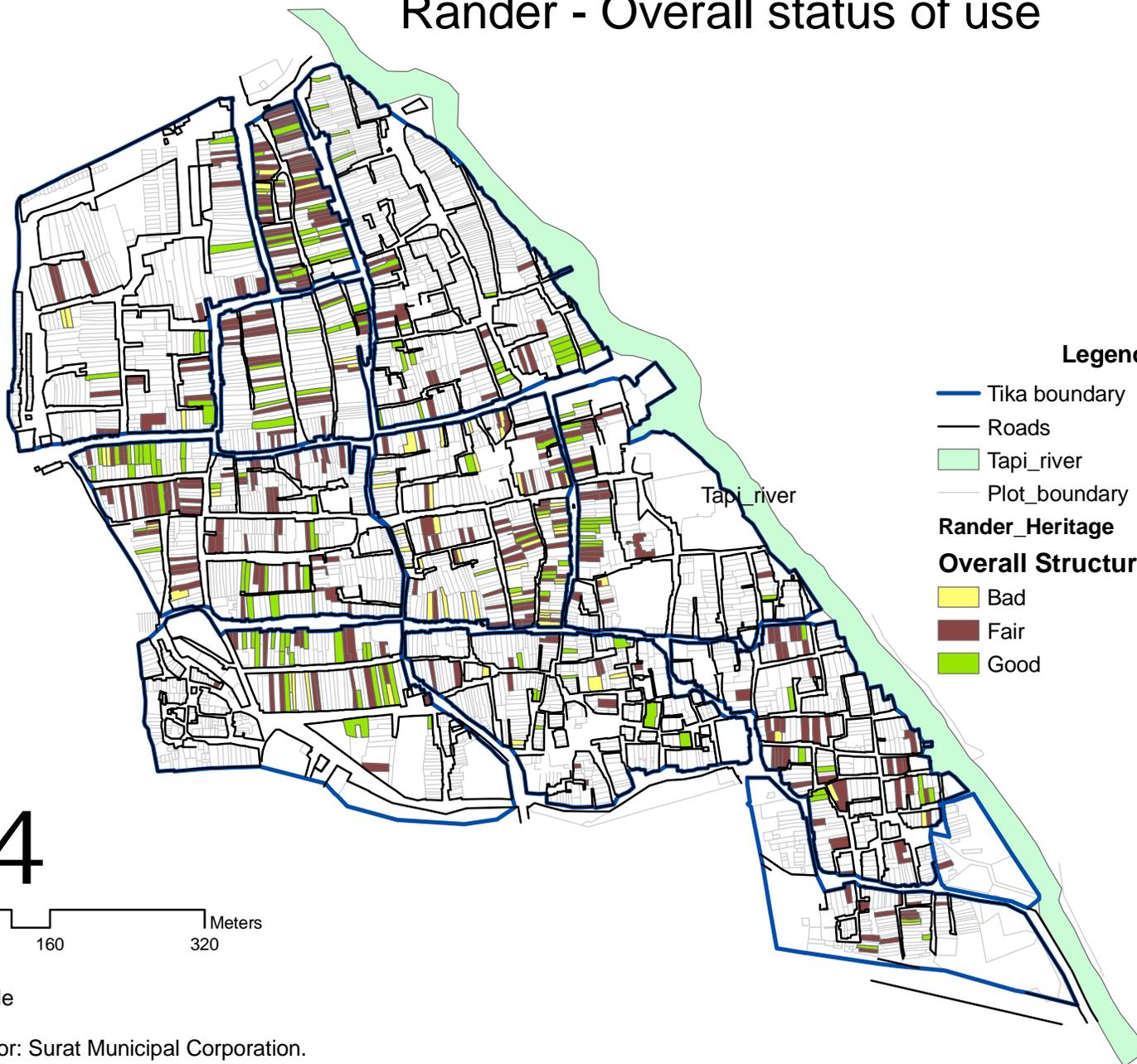
0 80 160 320 Meters

Not to Scale

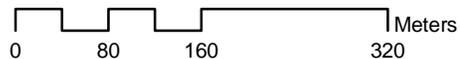
Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) **UMC**

# Rander - Overall status of use



4

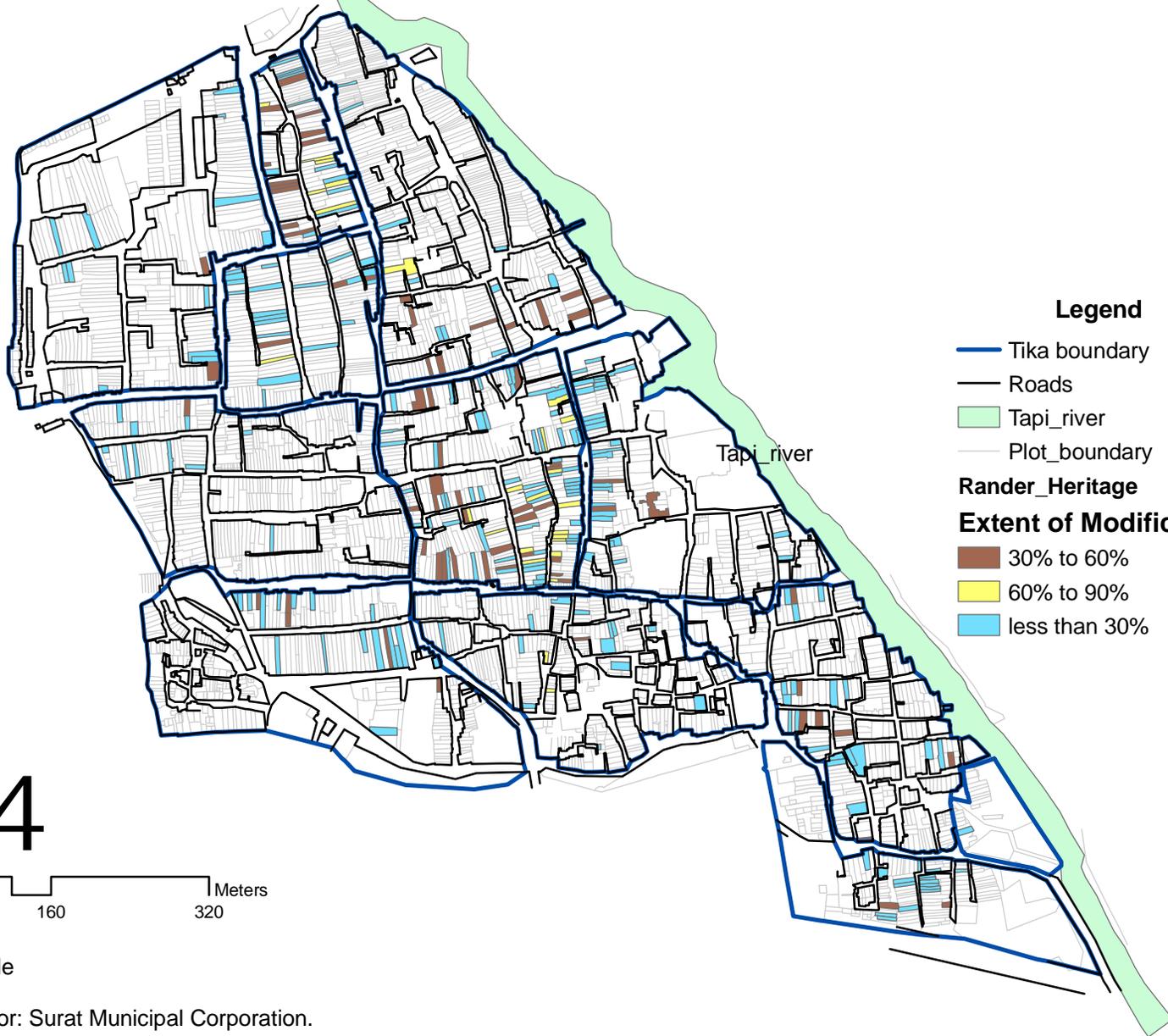


Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) **UMC**

# Rander - Extent of modification



4

0 80 160 320 Meters

Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) **UMC**

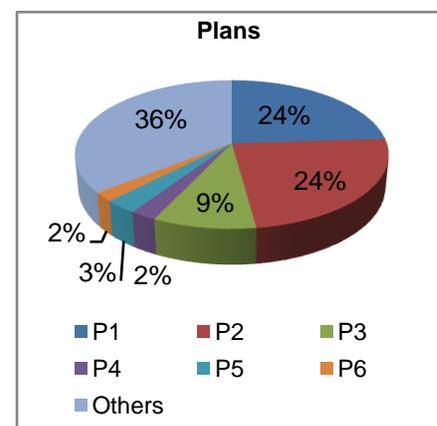
Figure 23: Examples of modifications done



## 2.7 Typology

### 2.7.1 Plan:

The houses in Rander are mostly having vertical linear layout, which is thin and long, with *vada* is present at the end. The entry to the *vada* from house and from *vada* to infrastructure is same for all houses. The size of the *vada* can change according to the plot size or position of street outside, from where *vada* can also be accessed. Due to the presence of different cultures in Rander and as many houses are modified, about 36% of the houses have different plans which do not fall in any of the category identified. The plans with two rooms, stairs at the first room and a *vada* before toilet (P1) and three rooms, stairs at the first room and *vada* beside toilet (P2) is the next common plan found in Rander, which is almost 48% of the total houses surveyed. Only 9% of the houses have two rooms, stairs at the second room and *vada* before the utility



room (P3). 3% houses have three rooms extended, stairs in the second room and *vada* beside toilet (P5) and 2% have two rooms, stairs in the second room and *vada* beside utility (P4). Only 2% of the houses have a horizontal linear arrangement of rooms (P6).

**2.7.2 Elevation:**

In elevation it is found that 75% of the houses have typical vernacular architecture with single bay (E1) as 39%, two bays (E2) as 21% and three bays (E3) as 15%. 5% of the houses have three bay (E4) and five bay (E5), pointed arches. 2% are three bays ornamental houses in which 1% has G+1 floor (E7) and 2% have G+2 floors (E8). Only 1% of the houses are typical art-deco with single bay (E6). 2% of the Houses have five bays, linear typology (as in P6), (E9) 14% of the houses do not fall in any categories identified.

**2.7.3 Columns:**

From the survey it is found that, particular column cannot be attributed to one particular architectural style. We often see it being used in different architectural styles in diff time periods. 41% of houses have sleek and rectangular (C4) columns. 31% columns do not fall in the defined categories, which may be due to the modifications done in the columns. 19% of the houses have wooden cylindrical (C1) columns, which are mostly found in vernacular houses. Only 4% have C5, 3% have C2 and 2% of the houses have C3 type of columns.

Figure 24: Location of vada and utility

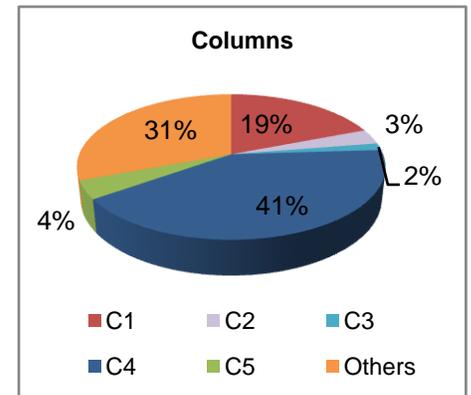
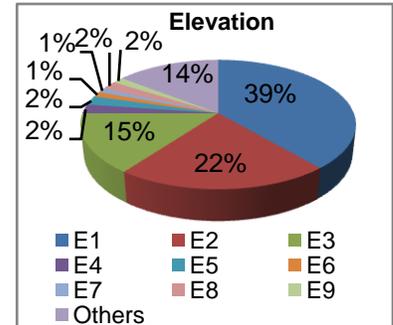
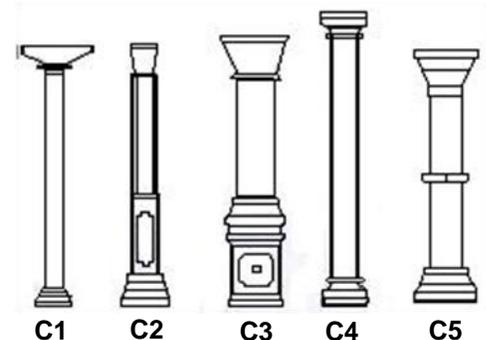


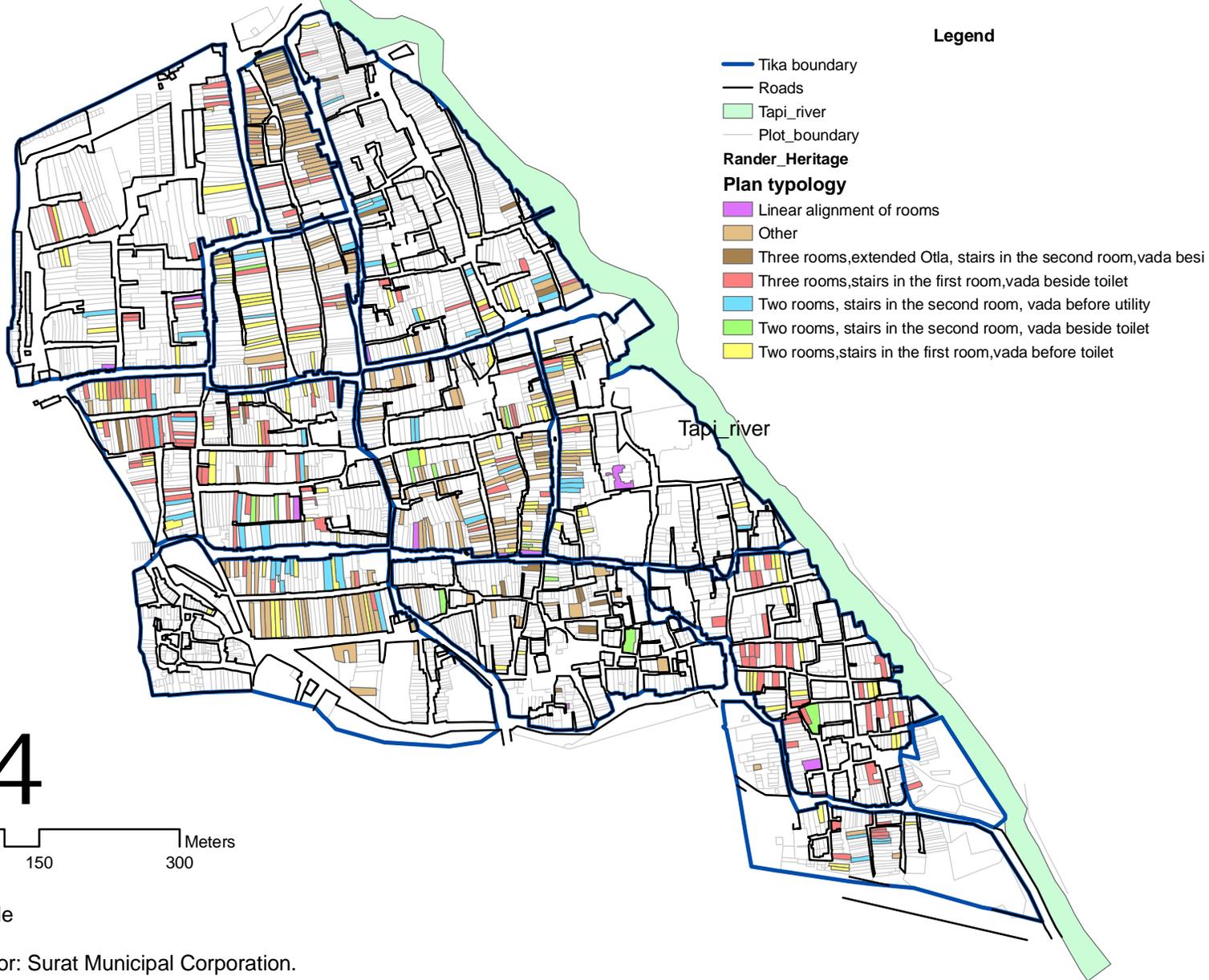
Figure 26: Examples of Columns



Figure 25: Column Typology



# Rander - Plan typology



4

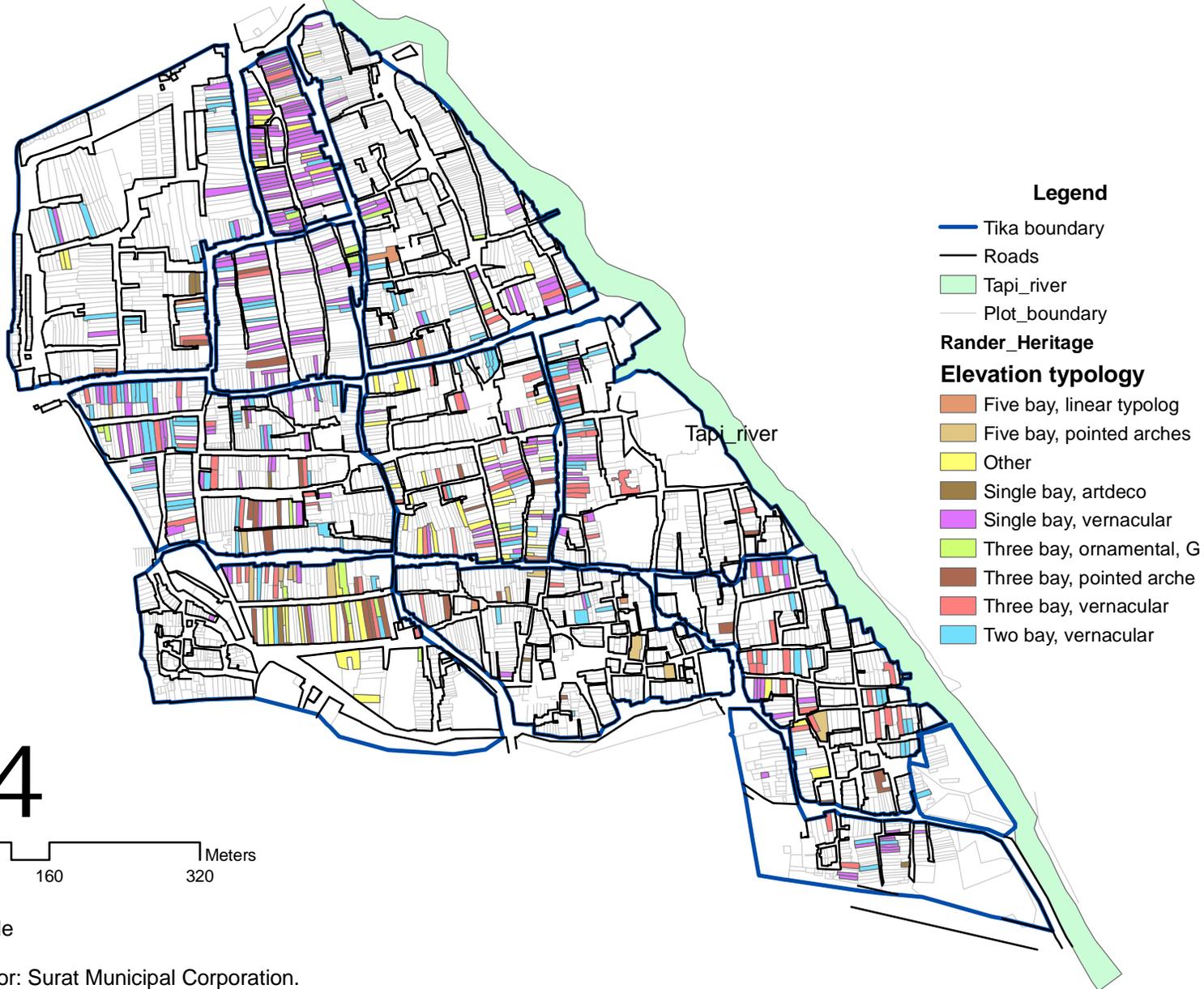
0 75 150 300 Meters

Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) **UMC**

# Rander - Elevation typology



4

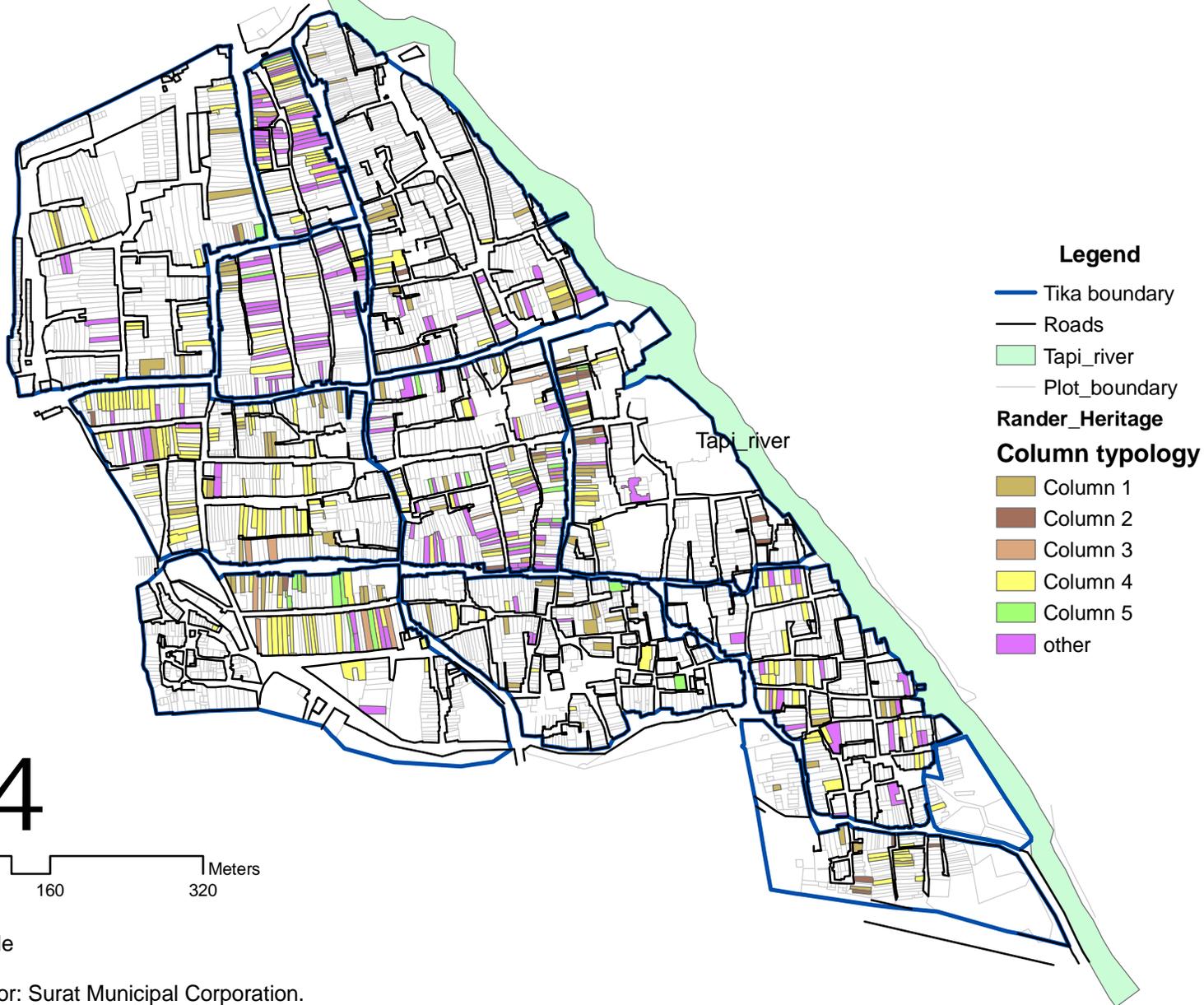
0 80 160 320 Meters

Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) 

# Rander - Column typology



4

0 80 160 320 Meters

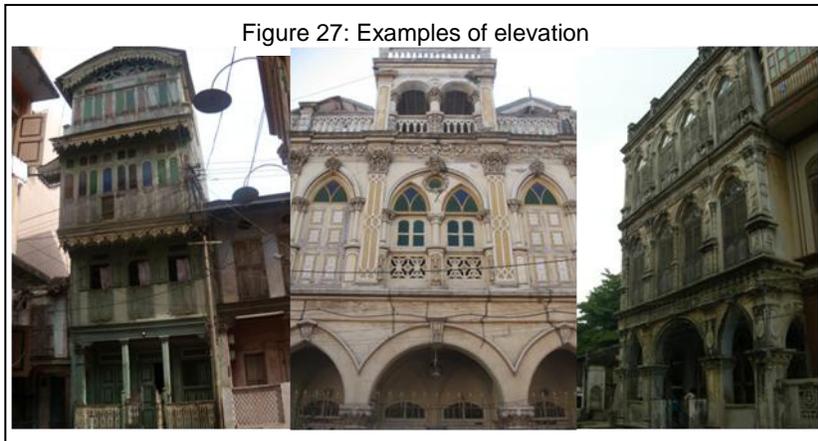
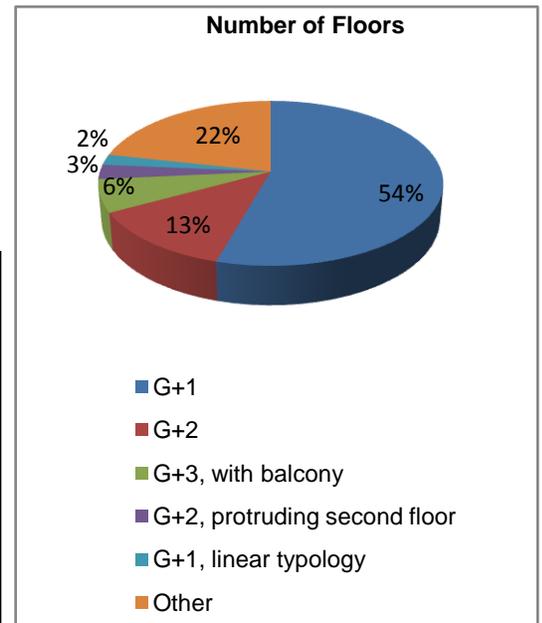
Not to Scale

Prepared for: Surat Municipal Corporation.

Prepared by: Urban Management Center, [Info@umcasia.org](mailto:Info@umcasia.org) 

### 2.7.4 Number of Floors:

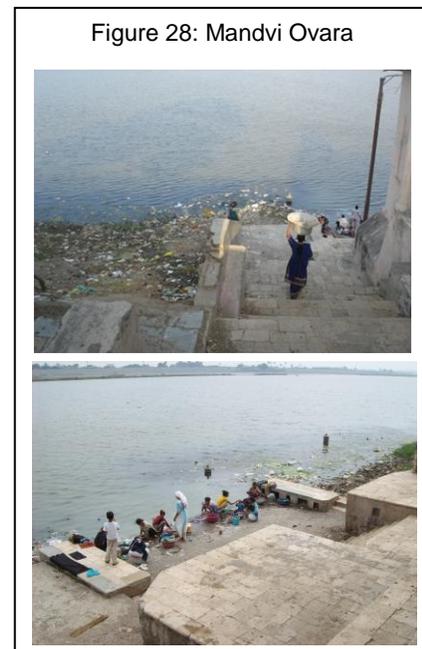
In Rander, 56% of houses are only G+1 structures, including 2% linear typology houses. 16% houses are G+2 structures, in which only 3 % has a protruding 2<sup>nd</sup> floor. There are very few houses, around 6% which are G+3 structures and has a balcony also. 22% of the houses do not fall in any of these categories. With time and additions to the family, more floors were added to the original G+1 structures.



## 2.8 Other Significant Structures in Rander

### 2.8.1 Mandavi Ovara on Tapi River, in Rander

Mandavi *ovara* is the only *ovara* present in Rander, which was in use before Surat was developed as port. This was the biggest *ovara*, with boats being anchored here. In past it was used as a harbor for the ships coming from various countries. Around the 9<sup>th</sup>-10<sup>th</sup> century the usage of Rander *ovaras* declined.<sup>8</sup>



<sup>8</sup> Source: Conversation with Chotubhai Kapadia, senior eminent from Rander Gamtal

### 2.8.2 Kavi Narmad school near Mandvi Ovara in Rander

Veer Kavi Narmad, one of the legendary poets, was born in Surat. His first poetry was titled 'Aatmabodh'. He wrote poetries on Nature, Love, Independence, patriotism etc. He also published the first ever dictionary in Gujarati titled 'Narmakosh'. It is said that Kavi Narmad used to visit this school near Mandavi Ovara, on the bank of Tapi.

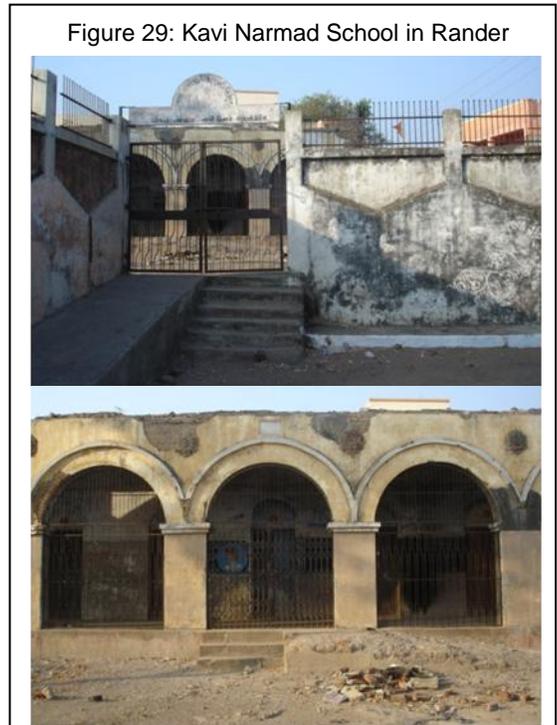


Figure 29: Kavi Narmad School in Rander

### 2.8.3 Botawala House

Botawala was one of the Vora businessmen who came to Rander for trading. In 1888, he donated Rs. 4 Lacs for provision of water and sanitation lines. After this, most of the houses were connected to water and sanitation lines and electricity connections were provided. It was the only village having electricity connections at that time. At present, the house of Botawala is being used as a public dispensary, by a trust, giving services in very subsidized rates.<sup>9</sup>



Figure 30: House of Botawala, now converted into dispensary

### 2.8.4 Nagarseth Haveli

Rander Nagarseth Haveli is one of the most prominent buildings in *Mota falyu*, *Kabutar Khana*. The nagarsheth belongs to Jain community, but typical vernacular features of Jain culture cannot be seen in the house. His *haveli* resonates the importance and influence of the Nagarsheth. The scale of this house is much larger than usual vernacular house.

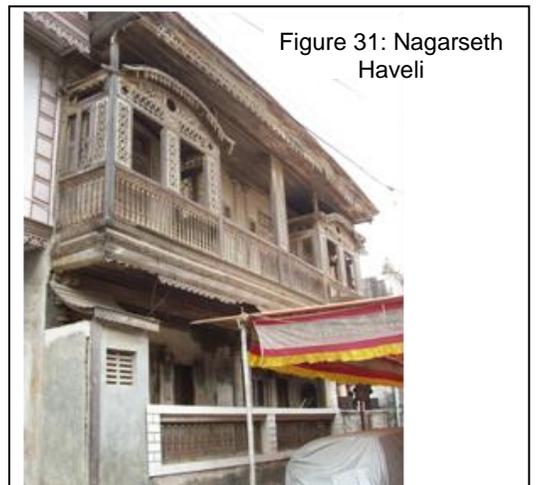


Figure 31: Nagarseth Haveli

<sup>9</sup> Source: Conversation with Chotubhai Kapadia, senior eminent from Rander Gamtal

# **ANNEXURES**

City Survey No: \_\_\_\_\_

Form No: \_\_\_\_\_

Name of the surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

**Surat - Heritage Buildings Inventory**  
**RANDER**

Name of the respondent: \_\_\_\_\_  
Relation to the property: \_\_\_\_\_

**I. Location of the building:**

1. Name of the building: \_\_\_\_\_  
2. Street name: \_\_\_\_\_  
3. Property Tax No: \_\_\_\_\_

**II. Ownership:**

4. Type of Ownership:

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

5. Name of the Owner or Organization: \_\_\_\_\_

6. Phone Number: \_\_\_\_\_

7. Is the owner related to original builder of the house?  
i. Yes  ii. No

8. Staying since how many years?  
i. 0 to 10  ii. 10 to 20  iii. >20

9. In case of rental: Name of the occupant: \_\_\_\_\_

10. Contact details of the Owner \_Address \_\_\_\_\_

Ph no: \_\_\_\_\_

**11.**

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

**III. Building Information:**

12. Likely year of construction: \_\_\_\_\_

13. Name of the constructor: \_\_\_\_\_

14. Designed Use of Building \_\_\_\_\_

Photograph of the building for identity)

**15. Floor Wise Details of the Building**

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

**Use:** R. Residential, C. Commercial, M. Mixed, H. Household industry, P. Place of worship I. Institutional, V- Vacant

**Status of Building:** U. Use, PU. Partly used, V. Vacant

**Structural Stability:** Good, Fair, Bad

16. Likely Year of modification /extension: \_\_\_\_\_

**17. Extent of Modification**

- i. < 30%  
 ii. 30%-60%  
 iii. 60%-90%

**18. Reason for modification:**

- i. Structural failure  
 ii. Natural calamities  
 iii. Vandalism  
 iv. Change of use  
 v. Aesthetics  
 vi. Comfort  
 vii. Others (specify) \_\_\_\_\_

**19. Reason for extension:**

- i. Larger family size,  
 ii. sub-division of family,  
 iii. tenants,  
 iv. Comfort  
 v. Others (specify) \_\_\_\_\_

**IV. Significance of the building:**

**20. Significance of the building**

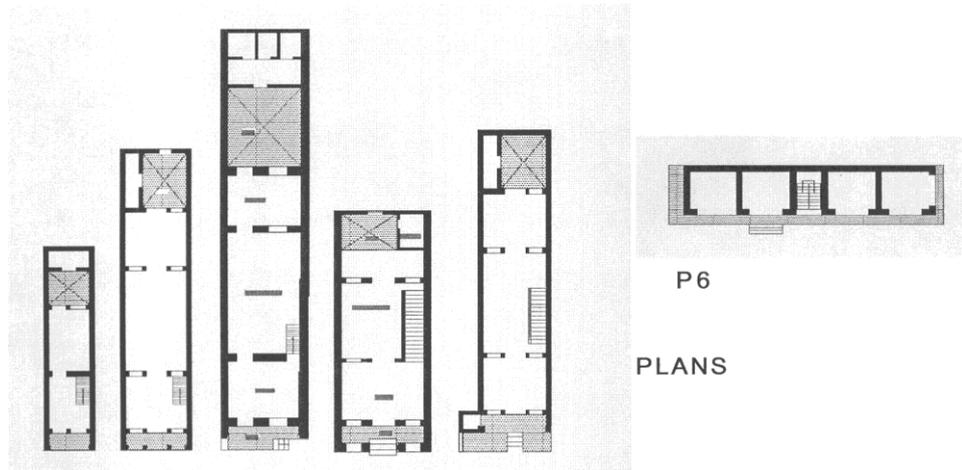
Sr.		√
i	Architectural Value	
ii	Cultural value	
iii.	Historical value	
iv	Religious value	

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

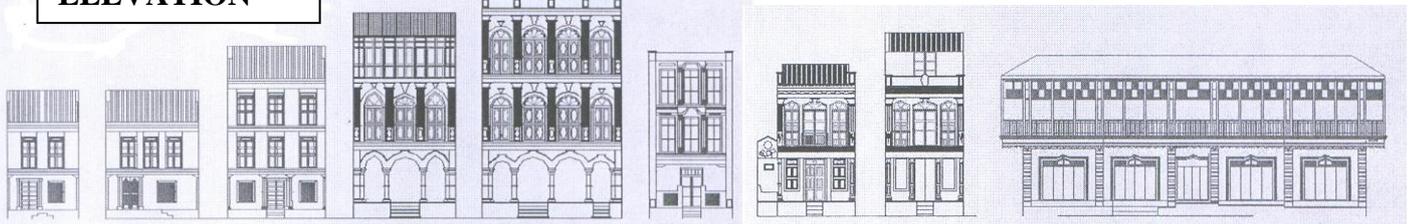
**V Typology**

**PLANS**



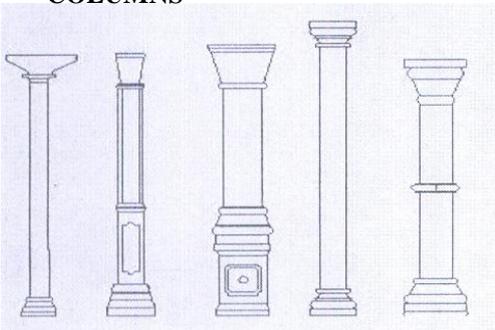
P1	P2	P3	P4	P5	P6

**ELEVATION**



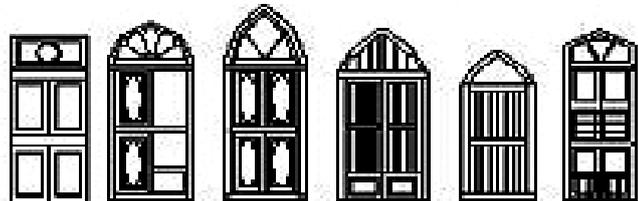
E1	E2	E3	E4	E5	E6	E7	E8	E9

**COLUMNS**



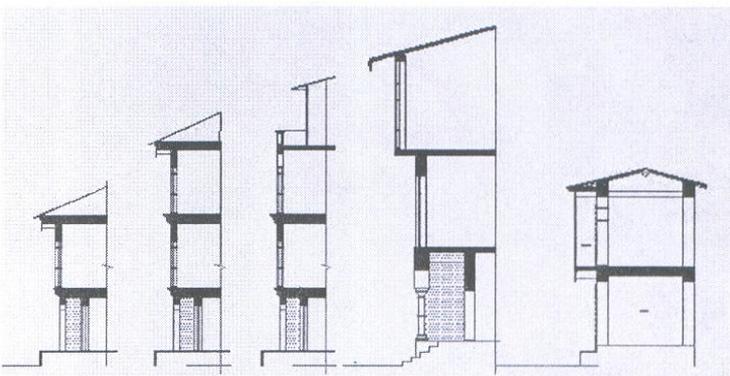
C1	C2	C3	C4	C5

**OPENINGS**



O1	O2	O3	O4	O5	O6

**SIDE ELEVATION**



S1	S2	S3	S4	S5

**VI Building Materials and Finishes**

Sr.	Element	Material	Any special feature- (Include details of finishes)
1	Basement	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Others, specify_____
<b>Ground Floor</b>			
2	Plinth	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Others, specify_____
3	Floor	<input type="checkbox"/> a. Wood <input type="checkbox"/> b. PCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Others, specify_____
4	Wall	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime <input type="checkbox"/> d. Stone	<input type="checkbox"/> e. Composite <input type="checkbox"/> f. Wood <input type="checkbox"/> g. Others, specify_____
5	Columns	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Wood <input type="checkbox"/> f. Others, specify_____
6	Beams	<input type="checkbox"/> a. RCC <input type="checkbox"/> b. Stone <input type="checkbox"/> c. Composite	<input type="checkbox"/> d. Wood <input type="checkbox"/> e. Steel <input type="checkbox"/> f. Others, specify_____
7	Roof	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime	<input type="checkbox"/> d. Stone <input type="checkbox"/> e. Composite <input type="checkbox"/> f. Wood <input type="checkbox"/> g. Others, specify_____
8	Doors	<input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel	<input type="checkbox"/> c. Composite <input type="checkbox"/> d. Others, specify_____
9	Windows	<input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel	<input type="checkbox"/> c. Composite <input type="checkbox"/> d. Others, specify_____
<b>I floor</b>			
10	Floor	<input type="checkbox"/> a. Wood <input type="checkbox"/> b. PCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. mud/ramped earth <input type="checkbox"/> e. Others, specify_____
11	Wall	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime <input type="checkbox"/> d. Stone	<input type="checkbox"/> e. Composite <input type="checkbox"/> f. Wood <input type="checkbox"/> g. Others, specify_____
			<input type="checkbox"/> h. Tiles <input type="checkbox"/> i. Deco <input type="checkbox"/> j. Painting/stucco <input type="checkbox"/> k. mud/earth
12	Columns	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Wood <input type="checkbox"/> f. Others, specify_____
13	Beams	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone <input type="checkbox"/> d. Composite	<input type="checkbox"/> e. Wood <input type="checkbox"/> f. Steel <input type="checkbox"/> g. Others, specify_____
14	Roof	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime	<input type="checkbox"/> d. Stone <input type="checkbox"/> e. Composite <input type="checkbox"/> f. Wood <input type="checkbox"/> g. Others, specify_____
			<input type="checkbox"/> h. Tiles <input type="checkbox"/> i. Deco <input type="checkbox"/> j. Painting/stucco <input type="checkbox"/> k. corrugated sheet
15	Doors	<input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel	<input type="checkbox"/> c. Composite <input type="checkbox"/> d. Others, specify_____
16	Windows	<input type="checkbox"/> a. Wood <input type="checkbox"/> b. Steel	<input type="checkbox"/> c. Composite <input type="checkbox"/> d. Others, specify_____
<b>II Floor</b>			
17	Floor	<input type="checkbox"/> a. Wood <input type="checkbox"/> b. PCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Others, specify_____
18	Wall	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Lime <input type="checkbox"/> d. Stone	<input type="checkbox"/> e. Composite <input type="checkbox"/> f. Wood <input type="checkbox"/> g. Others, specify_____



## Annexure 2

### Manual for the Surat Heritage buildings inventory format

#### 1. Introduction

The Surat heritage buildings inventory format is devised for listing and grading of heritage buildings in central zone and Rander in Surat. The manual provides step by step explanations to the format and explains the intricacies and procedures of conducting the survey. The manual also serves as a handbook for training the surveyors. The manual contains images of the survey form with the explanations on the questions alongside.

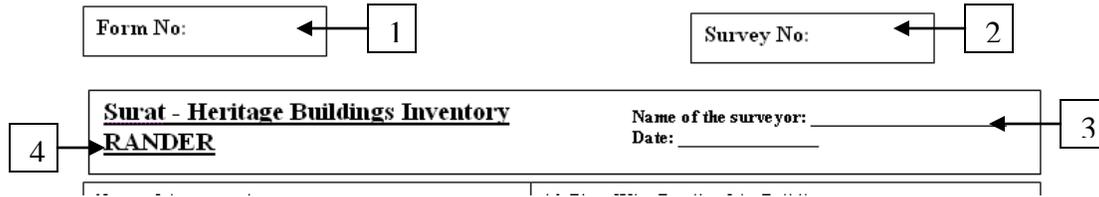
#### Guiding maps

Specific number of survey forms and guiding maps are provided to the surveyor by the supervisor for the day. The guiding maps contain the location of all the building to be surveyed, it also contains plot boundaries, street names and the plot nos. The plot nos in the surveyor to the buildings to be surveyed for the day. The surveyor is expected to fill in the survey nos in the survey form cross referring the map and on the site.

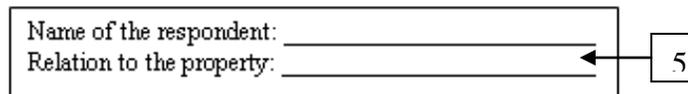
Guiding maps for the surveyors, the buildings to be surveyed are hatch



**Heritage buildings inventory format**



1. surveyor. The form no is a sequence of numbering given to the forms by UMC to facilitate GIS processes.
2. . The number is marked on the highlighted property on the map provided; the surveyor is expected to cross check with the number on the house during the survey and report if there is any difference.
3. The surveyor is supposed to fill in his/her full name in the blank provided along ting the survey. The name and date are to be filled before the start of the survey.
4. The survey is conducted for Rander and the central zone; hence the heading central zone mention the ward name also.



5. The first part of the format is to capture the name of the respondent and his/her relation to the property. It is necessary to fill in the full name of the respondent. The respondent is usually a member of the family in case of residential buildings. In case of public and institutional building, the official capable of furnishing the fullest information has to be approached after careful enquiry. His/her designation can be entered in the blank along .

<p><b><u>I. Location of the building:</u></b></p> <p>1. Name of the building: _____</p> <p>2. Street name: _____</p> <p>3. Property Tax No: _____</p>
---

**I. Location of the building**

This section is devised to capture in detail the locational aspects of the building.. Appropriate questions need to be asked in local language to capture the needed information.

**Q.no.1**

Enter the name of the building if applicable. The heritage buildings may be named after the owner, family, community or the location.

**Q.no.2**

Enter name of the street in which the building is located.

**Q.no.3**

Enter property tax number for the building.

**II. Ownership**

This section is devised to capture the ownership details of the building. Fill in the correct answers in the blanks and tick in the appropriate boxes based on the answers from the respondent.

<b>II. Ownership:</b>			
4. Type of Ownership:			
<input type="checkbox"/> i. Government	<input type="checkbox"/> iv. Private trust		
<input type="checkbox"/> ii. Municipal	<input type="checkbox"/> v. Private -Single		
<input type="checkbox"/> iii. Public trust	<input type="checkbox"/> vi. Private -Multiple		
5. Name of the Owner or Organization:			
6. Phone Number: _____			
7. Are they related to original owners of the house?			
i. Yes <input type="checkbox"/> ii. No <input type="checkbox"/>			
8. Staying since how many years?			
i. 0 to 10 <input type="checkbox"/> ii. 10 to 20 <input type="checkbox"/> iii. >20 <input type="checkbox"/>			
9. In case of rental:			
Name of the occupant: _____			
10. Contact details of the Owner			
Address			
_____			
Ph no: _____			
11.			
Sr.		√	Number
i	(Multiple) Owner		
ii	(Multiple) Rentals		

**Q.no.4**

*Type of Ownership*

Tick the relevant answer for the type of ownership of the building.

- Government buildings are those belonging to the state and central government.
- Municipal buildings belong to Surat Municipal Corporation they are ward offices, zone offices etc.
- Public trust buildings are owned by charitable or religious associations.
- Private trust is formed by association of people or a single person.
- Private -Single buildings are the rest of the buildings privately owned and owned by a single owner
- -

those owned by more than one owner.

**Q.No.5**

Enter the full name of the owner or the organization owning the building.

**Q.No.6**

**Q.No.7**

It is necessary to probe the relation of the current owner to the original owner. These questions

**Q.No.8**

This questions probes on the period of stay of the present owner in the house. Tick appropriate year interval given in the options.

**Q.No.9**

If the house is rented, enter the full name of the occupant.

**Q.No.10**

It is important to enquire and enter the name of the owner residing in a different place and if available along with the contact address and the phone number of owner.

**Q.No.11**

Tick in the column provided based on whether the building is occupied by multiple owners or rentals. Also enter the number of multiple owners or rentals in the column provided

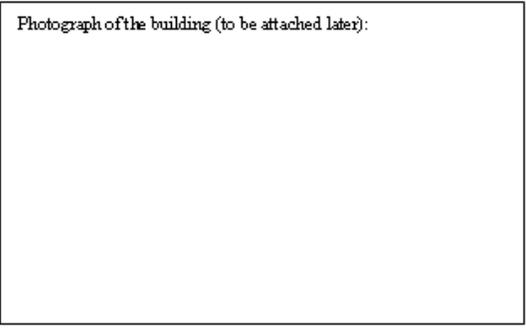
**II. Building Information:**

12. Likely year of construction: \_\_\_\_\_

13. Name of the constructor: \_\_\_\_\_

14. Designed Use of Building \_\_\_\_\_

Photograph of the building (to be attached later):



**III .Building Information**

This section contains questions regarding the building, the usage and its maintenance.

**Q.No.12**

Enter the likely year of construction of the building. Enter the approximate year of construction if the reply is vague from the respondent.

**Q.No.13**

Enter the name of the original constructor of the building if available. The original constructor of the building is generally the name of the grand father of the respondent or the original owner, in some cases the mason/architect of the period of

construction of the building may be known.

**Q.No.14**

Building was built.

Fill in the answer using the abbreviations in the key provided below Q.No.15.

**15. Floor Wise Details of the Building**

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

**Use:** R. Residential, C. Commercial, M.Mixed, H.Household industry, P. Place of worship I. Institutional, V.Vacant

**Status of Building:** U. Use, PU. Partly used, V.Vacant

**Structural Stability:** Good, Fair, Bad

**Q.No.15**

The table is devised to capture information on use, status of the building and the structural stability of the building floor wise. Fill in the answers based on observation and answers from the respondent. Tick in the third column to ensure the presence of basement and the floors, mark cross if the floors are not present in the building.

**Use**

Enter the use of the building in the fourth column. Fill in using the abbreviations provided in the key below the table. The

probable uses of the building are residential, commercial, mixed (residential cum commercial), household, industry, place of workshop, institutional and vacant.

*The status of the building*

Refer to the second key below the table to fill in the answers. The probable status of

oor is not

under use.

### Structural stability

Refer to the third key below the table to fill in the answers. The structural stability of the maintained regularly and no threats are found or any restoration attempted. The term denotes that the serious structural defects are found in the building, like large cracks along the columns and beams.

16. Likely Year of modification /extension: _____
17. Extent of Modification
<input type="checkbox"/> i. < 30%
<input type="checkbox"/> ii. 30%-60%
<input type="checkbox"/> iii. 60%-90%
18. Reason for modification:
<input type="checkbox"/> i. Structural failure
<input type="checkbox"/> ii. Natural calamities
<input type="checkbox"/> iii. Vandalism
<input type="checkbox"/> iv. Change of use
<input type="checkbox"/> v. Aesthetics
<input type="checkbox"/> vi. Comfort
<input type="checkbox"/> vii. Others (specify) _____
19. Reason for extension:
<input type="checkbox"/> i. Larger family size,
<input type="checkbox"/> ii. sub-division of family,
<input type="checkbox"/> iii. tenants,
<input type="checkbox"/> iv. Comfort
<input type="checkbox"/> v. Others (specify)

### Q.No.16

Enter the year of modification or extension lastly made in the building.

### Q.No.17

The respondent is questioned in detailed regarding the modifications. Estimate the percentage of modifications done to the whole building and tick the appropriate percentage interval. It is necessary to walk around and observe the modifications before making an estimate of the percentage modified. The answer plays an important role in categorizing the buildings for conservation.

### Q.No.18

The probable reasons for the modifications are listed; tick the box near the appropriate answer. The word modification in the question denotes reconstruction activities.

- -modifications done due to structural failure of the building.
- -modifications done to repair effects of natural calamities like floods or earthquake.
- -Unlawful destruction of property due to riots etc.
- - Modifications done to the building for change of use from residential to commercial for example.
- - Addition of certain elements to beautify the elevation etc.
- - Modifications done for addition of elements for comfort. Examples, modernization or addition or alterations of kitchen, toilets etc.
- -Specify if there are any other reasons for modification than mentioned here.

### Q.No.19

The probable reasons for the extension are listed; tick the box near the appropriate answer.

- - extension to accommodate a larger family.
- -Extensions to accommodate more sub divisions in the family. Sub divisions in a family leads to need more number of dwelling units.
- -Extensions done to accommodate tenants or more number of tenants.

- -Addition of space for better comfortable living.
- -Specify if there are any other reasons for extension.

**IV. Significance of the building:**  
 20. Significance of the building

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**IV. Significance of the building**

**Q.No.20**

Tick one or more reasons for the significance of the building based on the response. The significance of the building is determined by the architectural value, cultural value, historical value and religious value.

- Architectural value – It is initially determined by the presence of

architectural elements in the façade and probed in much detail in the later parts of the survey form.

- Cultural value – The building holds a cultural value if it is intertwined with any of the social and cultural practices. For example the pols which are a symbol of communal living hold a strong cultural value.
- Historical value –The building holds historical value if it has been a part of a historical event or has been an abode of a prominent person with known contribution to the society.
- Religious value – The building holds religious value if it is a place of workshop or belongs to a religious trust and used for their purpose.

Enter additional comments on the significance of the building in the place provided below.

**V. Typology** Select the suitable typology of architectural elements provided as per the sketches provided

**VI. Building materials and finishes**

The building materials and finished used in the building has to be probed in detail. The surveyor is expected to walk in and around the building observe and fill in the necessary information. The table provides probable building materials used in the different elements of the building like basement, plinth, floor, wall, columns, beams, roof, doors and windows. Tick the appropriate building material used for the various elements of the building. The building elements are tabulated separately for different floors of the building. It is necessary to observe the materials used in each of the floors separately in order to capture differences in the materials used for construction.

VI Building Materials and Finishes				
Sr.	Element	Material		Any special feature
1	Basement	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Others, specify _____	
	Ground Floor			
2	Plinth	<input type="checkbox"/> a. Brick <input type="checkbox"/> b. RCC <input type="checkbox"/> c. Stone	<input type="checkbox"/> d. Composite <input type="checkbox"/> e. Others, specify _____	

The building materials are listed in column three and four. Column five in the table is presented write short notes on the special features and appropriately mark the typology of the elements classified in section IV.

## VII Observations

1	<p><b>VII Observations:</b></p> <p><b>Owners Intention on the Building</b></p> <p><input type="checkbox"/> Broken down for renovation</p> <p><input type="checkbox"/> Make modifications</p> <p><input type="checkbox"/> Sale</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Vacate and Move</p> <p><input type="checkbox"/> Others(Specify _____)</p>	<p><b>Comments:</b></p>
2	<p><b>VIII. Categorizing the buildings</b></p> <p><input type="checkbox"/> Category I</p> <p><input type="checkbox"/> Category II</p> <p><input type="checkbox"/> Category III</p>	

3

1. **Owners Intention on the building:** It is necessary to capture the intention of the building. Tick the appropriate intention provided. The probable intentions of the owner are to bring down the building for renovation, to make modifications in the building, to sell the building, to change the use of the building or to vacate the building in the near future. Mention if there are any other intentions than mentioned here.
  
2. **Categorizing the buildings:** The surveyor is expected to grade the building based on the importance of the building towards conservation.
  - **Category I:** Category I buildings are heritage zones in the city which are of national importance and have social, cultural or religious value and possess good architectural value contributing to the townscape.
  - **Category II:** Category II buildings are buildings with importance at the ward level and have social, cultural or religious value and possess good architectural value contributing to the townscape.
  - **Category III:** Category III buildings are buildings with importance at the mohalla or pol level and have social, cultural or religious value and possess good architectural value at contributing to the streetscape and townscape.
  
3. **Comments:** Provide suitable comments on grading of the building and other related issues, mention any other features not covered so far. This section is for subjective observations.



# જાહેર જનતા જાણકારી જોગ



સુરત આજે ઔદ્યોગિક અને આધુનિકરણની દ્રષ્ટિએ એક આર્થિક કેન્દ્ર તરીકે વિકાસ પામી એક ખૂબ જ સમૃદ્ધ અને સુંદર શહેર તરીકે ઓળખ ઊભી કરી છે અને તેથી તેને ગુજરાતનું આર્થિક પાટનગર ગણવામાં આવે છે. ભૂતકાળમાં પણ ૧૬મી અને ૧૭મી સદી દરમ્યાન આંતરરાષ્ટ્રીય વ્યાપાર માટે આયાત-નિકાસનું મુખ્ય બંદર હતું. સુરત દુનિયાના મોટા વ્યાપારી કેન્દ્રો સાથે જળમાર્ગે જોડાયેલું હતું જેના લીધે સુરત બંદરે ચોર્યાસી વાવટા ફરકતા હોવાની ઉકિત પ્રચલિત હતી. જ્યાં સુધી મુંબઈ બંદરનો ઉદય નહોતો થયો ત્યાં સુધી સુરત વેપાર માટેનું મહત્વનું બંદર તથા શહેર ગણાતું હતું. સુરત શહેરમાં ઘણાં ઐતિહાસિક સ્તંભો છે અને બેનમૂન છે. ૧૬મી સદીથી ૨૦ સદી સુધીનો કેટલાક ઐતિહાસિક વારસો આજે પણ જળવાઈ રહ્યો છે જે સુરત માટે આનંદ અને ગૌરવની બાબત છે. તેમાં મુખ્યત્વે જાહેર મિલકતો/સરકારી ઈમારતો તથા ઘણી ખાનગી મિલકતો આ ધરોહર ધરાવે છે. આ ઈમારતો સૂરતનાં ભવ્ય ઈતિહાસનો જીવંત પુરાવો પૂરો પાડે છે. આ ઈમારતોનો અભ્યાસ કરી તે અંગે માહિતી એકત્ર કરી, શહેરના વારસાની માહિતીને જાળવી રાખી શકાય અને ભાવિ પેઢીને સુરતના આ વારસાની યોગ્ય ઓળખ મળી શકે તે માટે આવી ઈમારતો/મિલકતોનું સર્વે કરી તેની સાર સંભાળ અને યોગ્ય પ્રસિદ્ધિ માટે ચોક્કસ નીતિ બનાવવાની કામગીરી હાથ ધરેલ છે.

- આવી ઐતિહાસિક વારસાવાળી મિલકતોનું એક સર્વે સુરત મહાનગરપાલિકા દ્વારા કરવામાં આવી રહ્યું છે. આ સર્વે યોગ્યતા ધરાવતા આર્કિટેક અને સંરક્ષણકારો કરાવી રહી છે.
- સર્વેની ટુકડી આ મિલકતોના રહીશોની મુલાકાત લેશે અને વિગતો એકત્રિત કરતો આ સર્વે લગભગ ૩૦ થી ૪૦ મિનિટનો રહેશે.
- અમે આપને વિનંતી કરીએ છીએ કે તમે સર્વે ટીમને તમારો પૂરતો સહકાર આપશો અને તેમના દ્વારા પૂછાયેલા સવાલોના જવાબો યોગ્ય રીતે આપશો તથા તેમને તમારી મિલકતોને જોવા માટે, ફોટાઓ પાડવા માટે તથા ચિત્રો/આકૃતિ બનાવવા દેશો.
- સુરત મહાનગરપાલિકા દ્વારા કરાતા આ સર્વે આધારિત હેરીટેજ મિલકતો માટે નીતિ બનાવશે તથા તે અંતિત સ્વરૂપ આપતા સમયે સંબંધિતો સાથે ચર્ચા/વિચારણા પણ કરવામાં આવશે. આ સર્વેથી આપની માલિકી ઉપર કોઈ બંધન આવનાર નથી. આ સર્વે ફક્ત અભ્યાસ અને દસ્તાવેજીકરણ માટે જ છે.
- જો તમને આ સર્વે અંગે કોઈ પ્રશ્નો હોય તો તમે સુરત મહાનગરપાલિકાના આસી. કમિશનરશ્રીને ફોન નં. ૯૭૨ ૪૩ ૪૫૦૦૮ ઉપર સીધો સંપર્ક સાધી શકો છો.
- સુરત મહાનગરપાલિકા તરફથી આવેલી ટીમને તમોએ આપેલા સાથ અને સહકાર માટે આભાર

નં. પી આર ઓ/૪૭૧/૨૦૦૮-૦૯  
તા. ૧૭/૧૨/૨૦૦૮

મ્યુનિસિપલ કમિશનર  
સુરત મહાનગરપાલિકા