

Settlement pattern of Textile mills, Mumbai, Maharashtra.

Ar. Sangam Namwad

¹Department of Architecture and JNEC Aurangabad. Maharashtra

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Key Words:Textile mills, Redevelopment, Economy.

1.INTRODUCTION

There are two different opinions of the people of planning and the land owner of the textile mill land in city of Mumbai. According to planners the approach on the land is in macro scale, to the city. Which include People, public transport, vegetation, streets, space, cluster etc. my aim to understand how the development on textile mills land blend with current development fabric of the city. With that analyzing current textile land, its condition, scope of development, land potential and how it benefits the owner, developer, surrounding community and city.

The old buildings in the city have its own history, values can be seen through its physical form. The new development merge with old built form shows its simplicity yet complexity at the same time. Only the physical form of the structure shows the history of the growing city, its sprit. While developing the new infrastructure on the old land, if we completely wipe off the old cluster, its same as blanking off the whole era of the history. Somehow the structure is not completely useful in today's scenario, but it represents history of the city. Now on these mills land we have opportunity so save, Re-use the mill cluster with intervention of new proposal. Also approaching completely new user requirement like, Open space for community, public parking, cafeterias with new business hub including office space, hotels, shopping mall etc. which will boost the economy of the city and create job opportunities for the people.

In today condition it's not feasible for keep running the textile mills to match todays requirement. The land where the mills located plays important role in business district, this prime location of land drives political and economic forces.

The today's development in the city basically focuses on the making as much profit form the land like proposing Hotels, Highrise residential buildings etc. without concern about surrounding or neighborhood. Also, the mill land been divided into 3 parts MHADA, Amenities and new proposal. For development on such a land DCR has implemented such a norm to cater the surrounding mill workers community / Low income group, by providing housing facility. Also, amenities area reserved for the government and their upcoming projects. [1]

2. MUMBAI GEOGRAPHY

Mumbai is India's first and worlds sixth biggest growing city, also the financial capital, commercial, entertainment industry etc. including over 21 million peoples live in the most popular city in India. Possible job opportunities, higher living standards, basic requirements, health and education factor people started migrating in the

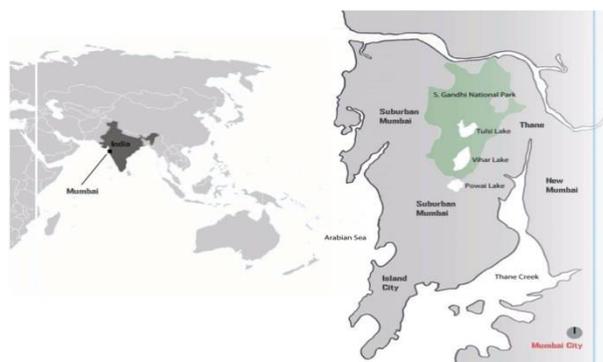


city. Topographically Mumbai has most important ports and gateways with western coast line connecting Maharashtra.

Figure: 01 South part of the city view [1]

Figure: 02 City Map [1]

Total land area of Mumbai city is 605sq.m with 200km



coastal line. Connecting Arabian sea to the west form's massive transportation line through sea to the world. On land there are Local trains, intercity bus transport with expressways connecting each part of the city. [1]

Mumbai also include biodiversity in Sanjay Gandhi national park near Borivali. It has 40 Sq.m of area around 1/6th size of the city. Mumbai also has lakes Tulsi, Powai and Vihar in forest area. Coastline of the city has lots of creeks and bays covered with mangroves and swamps. Now these were reclaimed and used for development of residential, commercial area.

3. MUMBAI COLONIAL

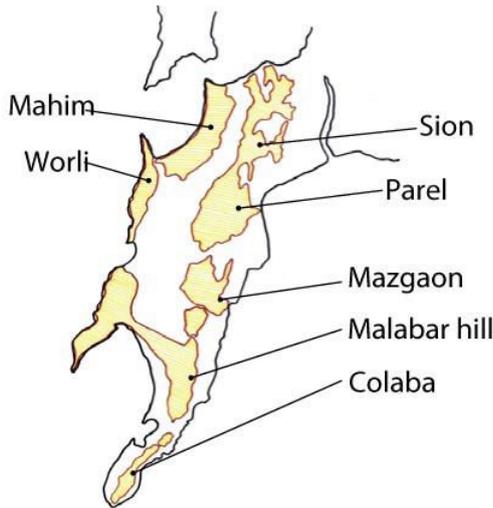


Figure: 03 - Seven separate islands form Mumbai city. [1]

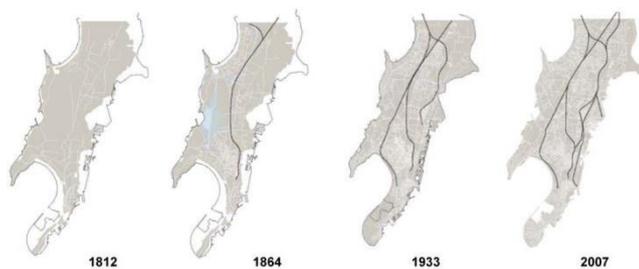


Figure: 04—Land Reclamation timeline [1]

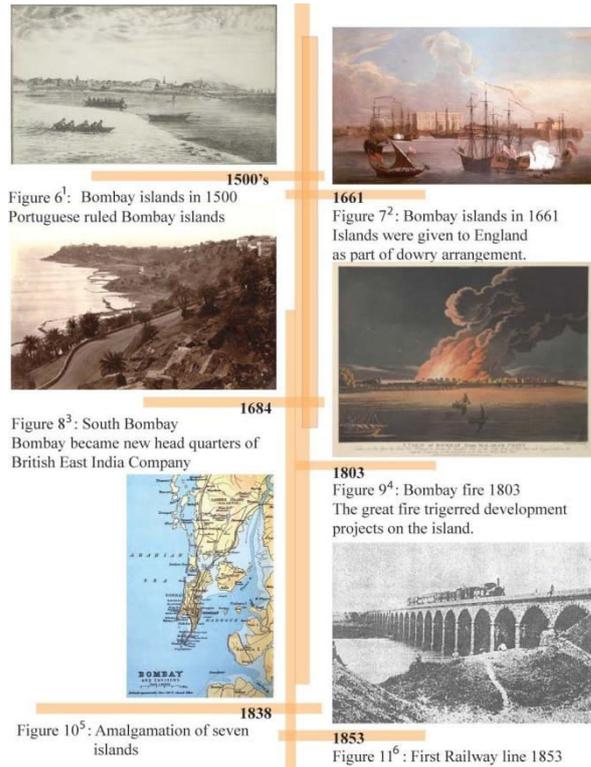
In the 16th century the Mumbai were hand over to England as dowery. Then britishers rule on the land till 18th century. They merge all seven islands in to one my reclamation of land. Till today city landform been growing with land reclamation. Basically, it forms over all-natural waterbody, mangroves and creek area.

In colonial area the planned over the English ideology of segregation of the activities. In the divination the south part of the Mumbai has colonial rulers and Pasri, bohars and Hindus with traders and industrialist were located in North part of the Mumbai. Other smaller category of people used to live outside the fort wall area with congested form with class, cast, regional segregation. All the new growth in the urbanization used to happen indie the fort area till hude fire in 1803, which cause land expansion more to extending fort boundary.

In the 18th century the major growth in textile industry has been started which create foundation of the economy. With that city development, open spaces, monuments, public buildings were developed with the

wealth greeted through textile mills industry. Also, in land reclamation, creating new destinations in north part of the city, closing the creeks etc, these projects required man power and it create job opportunities for the people. To take advantage of that people from small villages were started migrating in the city. Sooner city become one of the fastest growing cities with maximum capital accumulation and the most unequal distribution of land. Trading towns in the city now become new business hub which has most important head offices of banks, offices, transportation network. [1]

4. MUMBAI TIMELINE



1500's
Figure 6¹: Bombay islands in 1500 Portuguese ruled Bombay islands

1661
Figure 7²: Bombay islands in 1661 Islands were given to England as part of dowry arrangement.

1684
Figure 8³: South Bombay Bombay became new head quarters of British East India Company

1803
Figure 9⁴: Bombay fire 1803 The great fire triggerred development projects on the island.

1838
Figure 10⁵: Amalgamation of seven islands

1853
Figure 11⁶: First Railway line 1853



1960

Figure 16¹¹: New Mumbai
Plans for New Mumbai proposed by Architect Charles Correa.



1970

Figure 17¹²: Marine Drive
Marine Drive was finished



1982

Figure 18¹³: India United Mill No.1
Mill Workers strike, decline of Mills

1996
Name of Bombay was changed to Mumbai



Figure 19¹⁴: Aerial view Parel, Mumbai
Mill land redevelopment, Reclamation salt pan lands and Mangrove forests.

2000



Figure 20 : Aerial view Girangaon (Author)
Today's Trend of Development

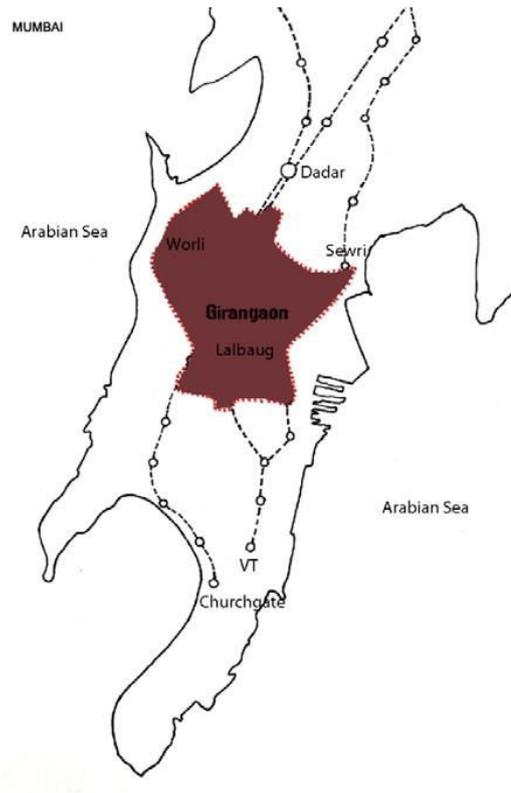
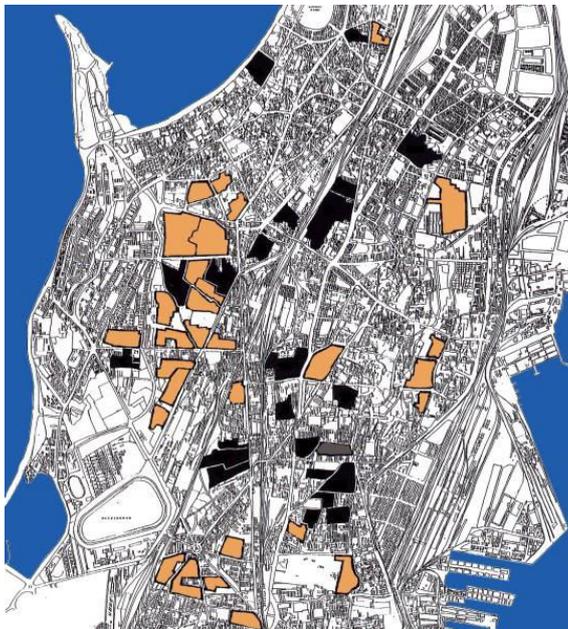


Figure :6 location of textile mills in the city. [3]

5. GIRANGOAN – THE MILL PRECIENT



5.1 Location

Figure 5: Girangaon map [1]

The name of the part of city where used to be lots of mills were present, also known as mill percent called “Girangaon”. It means village of mills in Marathi. Tis present has over 50 textile mills and the industrial era it follows can be seen through the architecture style. In 19th century mills very important source of economy for the city and country.

Due to industrialization of the Girangaon, new job opportunities were created and people form the small villages started migrating and living in surrounding areas making their home for the families. These house follows unique style called “chowls” which emphasis the interaction, communication and social fabric.

5.2Origin

Textile smells integral part of Mumbai from 19th century. The first mill in the present was found by CowasjiDavar in 1856 with the help of leading industrialist.in 1862 4 more mills added to the present. In 20th century more than 50 textile mills were precinct in the Girangaon which transform trading town to the manufacturing center. Increase in Employment and job opportunities and demands more manpower due to which people from the small villages were coming in the city for the job. In the 1913 the half of the population in the city depend on textile mill industry.[1]

5.3Development

The development on the mill land where already start, converted into residential complex, institutions, commercial sectors it is also a new development plans

towards the north boundary of the city being modified and extending. I have the time to improve the economics of the city through textile mills the acres of land has given to the credit of owners by colonial government. these areas are located at the heart of the city and were still growing with adding new elements to the skyline of the city including chimneys and industrial structures.

5.4 Characteristics

Due to development of the more than 50 mills in the small precinct of the Girangoan the area becomes densely grounded, lively, dynamic hub. Almost all the workers were living in the surrounding area of the mills.

Such a dense population of people living in small areas which come from different backgrounds increase the social cultural factors between the people. Which Transformers to strong community tied each other with the strong network with physical and social infrastructure.

5.5 Social structure

The population of the Byculla and Parel has been doubled, with population of world and shewari has increased 5 times in 1890 to 1920. Due to textile industry booming migrants starting coming in the city not only from east and costal from Maharashtra also from Uttar Pradesh, Bihar, Rajasthan, Gujarat for the employment in the mills. Now the workers for the mills started living in nearby area, which include people from different cast and religion. In mean time they started building mosques, temples, community centers etc.

Initially in the migrant population, the men arrived alone in order to find employment. Later as they settled, they brought their families along. In 1875 when the textile industry was at its peak the housewives of workers too, started working in the mills for additional income. However, the male population among the workers community always dominated the female population.

Most of the single people came in the city for employment they started living in groups, so the housewife of the mill workers got new business of proving lunch and dinner for their people. The service called “khanaval”(Canteen). In the 19s there was more than 500 such canteens run by the housewives. with that other new shops were started growing like grocery, newspaper, flower, sweets shops, snack centers, ice-cream parlors, pharmacy, service shops like laundry shop, domestic flour mills etc. on street level.[1]



Figure 7: Streetscape

5.6 Housing

Due to migrants coming in city and forming their house originally, Bombay Development District (BDD) and Bombay Improvement Trust (BIT) deiced to housing society for these people. These building were 1-2 stories height with single and double room, placed in linear manner which are the end it has common toilets and bathroom. This scheme of houses called “chowls”

The planning principle was to invite community gathering, like it has central courtyard with surrounding houses made with stone or steel construction. At the central courtyard weddings, sports, festivals, community fairs and meetings used to happen.



Figure 8: Mill workers housing

5.6 Culture

The groups migrants who came in the city is search of jobs, they stayed in city sharing same cultural background, same religion, cultural outlook. Girangoan was very dense in population with huge amount of lower-class people. Most of them was not educated but blessed with unique talents like singing, dancing, arts etc.

In the mill prescient there were very talented versatile artists. People in the prescient celebrate every festival enthusiastically. During the festival sessions these chowls were decorated in most pleasant manner. The amount of simplicity, honesty, and believe in non-violence these community become benchmark and attraction point for the surrounding neighborhood.

These mills workers have talent in art and acting, in the Theater they meet and shared artforms like Lavani, Tamasha, Bajan, powdas etc. All these art forms narrated the stories of their life style, their social and political upheavals, the freedom struggle of the country and Samyukt Maharashtra Andolan.

Due to Girangoan or mill precinct Mumbai city has grown its economy at its heights over the past two decades. These mills were primary source of income and thousands of families were depending on it. But, at the time of decline of mills it mostly affects mills workers which leads to economic, social and political issues.

After the declines of mills textile industry still become the second highest employer after agriculture. It accounts for a fifth of industrial production and employs 18 million directly. If one adds all those engaged in related industries, like textile machinery, dyes and chemicals, marketing, transport - not counting the millions of farmers

growing cotton-then independent on it goes up substantially.

Mumbai textile mills used to make one of the finest cloths in the country. After led by the textile mills, several other large and medium scale industries were established in the post-independence era and the development plans made provision for the same through earmarking industrial zones for manufacturing, trade and logistics operations. Mumbai has shown how to build the enormous potential in industrial production and almost became one of the country's backbones of industries and economy.

6. MUMBAI URBAN

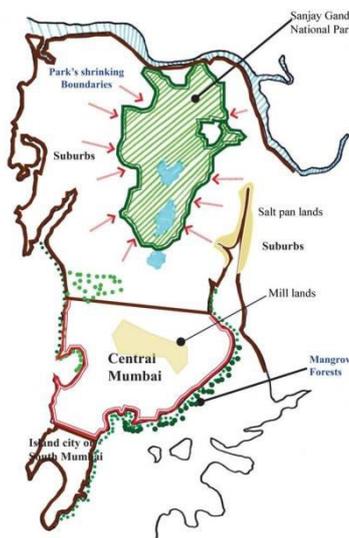
The Mumbai city basically developed in organic manner, which grows with reclamation of land, mangroves, introducing new policies. There are no sector division of the spaces which causes chaos in the city while maneuvering. In one neighborhood there is a mixture of residential development, commercial sector, education district etc. due to which city has vibrant character.

In the year of 1853, city introduced the suburban trains, today known as Mumbai local. Which consist of major three division called Central line, Western line and harbor line also small part of Trans harbor connecting Thane to Panvel. Due to massive network local has connected to each part of main city and satellite town and still growing. Compare to any city in India maximum number people use public transport or walk to work more than using private transport. This local train works more than 20hr a day 7 times a week for convenience to passengers.

Mumbai has different cultural background consist of all the religion; all the festival was celebrated in community with great enthusiasm. City has hot and humid climate which keeps natural environment active all the time. Due to which all the hangout places, beaches, public parks, marine lines etc. mostly visited at each time of year. [1]

7. MUMBAI URBAN ENVIRONMENTAL ISSUES

As a rapid growth started in the city, it also faces the environment issues with it. mangroves in the city are the topographical element and landscape part. Mumbai city



used to surround by the more than 500 acres of the mangrove's swamps, but due to rapid development and land requiring to accumulate the population these mangroves were reclaimed and land been used for development. Now more than 40% of reclaimed land used for construction. As same as mangroves the city also has dedicated land for the salt production. But due to

rapid development this land has been used under development for residential and commercial area. this salt land is the barrier between the sea and land, if we use the land it creates problem like flooding in the city.

Textile mill land: central part of the Mumbai has over 600 acres of textile mill land which were used for strengthening the economy of the city. Now in today's scenario, this mill land developed by private owners, governments etc. due to organically developed town, and no sector management it adding more confusion and traffic problem in city.

7.1 Forest Depletion: The only has one part known as national Park near Borivali, but due to the illegal development, in this area it affects the richness and uniqueness of the forest, green cover, carbon sink day by day.

7.2 Rapid land reclamation: we used to have creeks, water bodies, mangroves, start land around the city. But due to rapid development these areas were traded out and used for residential and commercial purposes. Search excessive amount of coastal land being reclaimed not very good for the city and its biodiversity.

Due to migration, increasing population and the position it creates, which causes the lack of space is the major problem in the Mumbai. These issues mainly lead to the environmental degradation as per study. Which causes landslides, abnormally high temperature in summer, major rainfall, environmental imbalance, bursting city etc. in short Mumbai has fallen in to its own creation

8. CONCLUSIONS

Study shows the timeline of the textile mills in Mumbai, from start to peak of business to decline. Which help us to understand how city been evolved around the textile mills throughout the century. In today's condition, these mill land plays important role for the upcoming redevelopment project which caters the upcoming future requirement of the city.

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