

CONTENTS

• Introduction	1
Assignment	
Background	
Objective	
Coverage of the assignment	
Scope of work	
• Ward wise Summary of Heritage Buildings and Precincts	3
• Summary of Building Typologies:	4
Task III and Task IV	
• Summary of Architectural styles:	6
Task III and Task IV	
• Summary of Grading:	8
Task III and Task IV	
• Ward wise summary of Grading:	9
Task III and Task IV	
• Ward wise classification: Ward A to Ward G north	26
Brief Note	
Historical Localities	
Boundaries	
Broad Ethnic Composition	
Economic Composition	
Important Building Typologies	
Important Roads	
Important Railway Stations	
Architectural styles	
Highlights of the Ward	
• Criteria for Listing and Grading:	49
emerged during Output III meeting	
• Issues:	50
Emerged during the Listing Process	
• Annexures	52
Grading: Definitions as per Regulation 67	
Notes on Architectural styles	
Notes on Heritage values	
List of reference books	

FINAL REPORT OF THE FRESH LISTING AND GRADING OF HERITAGE BUILDINGS IN THE ISLAND CITY

INTRODUCTION:

The city of Mumbai has afforded a strong cultural and architectural mix, due to the historical process of its development and its geographical location. People moved in from many parts of the country, and one could say, the world. They brought with them their languages, their festivals and culture and their architecture. The city never dominated with one strong language or culture on its multifarious population, and hence it became the cauldron of many and never the empire of one!

The colonial city of Bombay was marked by planned segregation under the imperial rule. The southern tip of the land was fortified to create an insulated territory for the Colonial rulers. The northern part within the fortification included the elite 'native' Indians where as the white-collar workers and the working class lived outside the Fort walls in largely congested areas further segregated by class and regional identities. A journey from the southern tip of Mumbai, past the typologies of Gothic monuments, Neo-classical avenues and Art Deco residential precincts of the prosperous, to the central part of the city where textile mills are located seems to transport us into a different city altogether.

One can study or simply walk through the city, where types and types of buildings tell you about the migration patterns that the city grew with. Initially as a major trading port, the city flourished as a commercial centre on the strong foundation of industrial base. The industrial architecture created the skyline of the city by occupying the heart of the city. Towards south there are buildings that look like havelis from Rajasthan or the *po/s* of Gujarat. While Neo-Classical elements dot many buildings in Fort and other areas, timber craftsmanship of Gujarat is distinguishable from very functional working class chawls which proudly display their road facing facades decorated with Neo-classical ornamentation. Just as the architecture exemplifies the migrational mix in this city, it also often tells us about the class associations that existed in the city.

Today as we look at the city it becomes for us a literal historical record. Conservation is not to nostalgically praise architectural elements or styles but to understand the wealth of information embedded in the corners of this city. Conservation implies that it is not just the building as an isolated object but the people and communities that live in and around it, that need to be recorded and conserved in memory. At present Mumbai is going through confusing and cataclysmic changes in its drive for recasting itself as a world class metropolis. However the race towards globalization raises important issues regarding the role of heritage and history in planning the future of the cities.

The Assignment:

The assignment comprises of fresh listing and identifying Buildings / Structures / Sites and Precincts of Heritage significance in Wards A, B, C, D, E, F north, F south, G north and G south.

Background:

The Municipal Corporation of Greater Mumbai in 1995 formulated Heritage Regulations for Greater Bombay, by modifying the draft Development Control Rules no. 67 and 68. A List of Heritage Buildings and Precincts of historical, aesthetical, architectural and cultural values was prepared. However, the list is found to be inadequate, qualitatively and quantitatively. As a result the Mumbai Heritage Conservation Committee of Municipal Corporation of Greater Mumbai requested the MMR-Heritage Conservation Society to a) Review the existing list and b) undertake fresh listing in the Island City and Suburbs.

Objective:

The objective of this assignment is to develop a comprehensive and accurate inventory of Buildings / Structures / Sites and Precincts of heritage significance in Greater Mumbai. This inventory in the form of the heritage list would be formatted for easy and well-structured referencing for development permissions. This list will be considered by the Mumbai Heritage Conservation Committee of the Municipal Corporation of Greater Mumbai.

Coverage of the assignment:

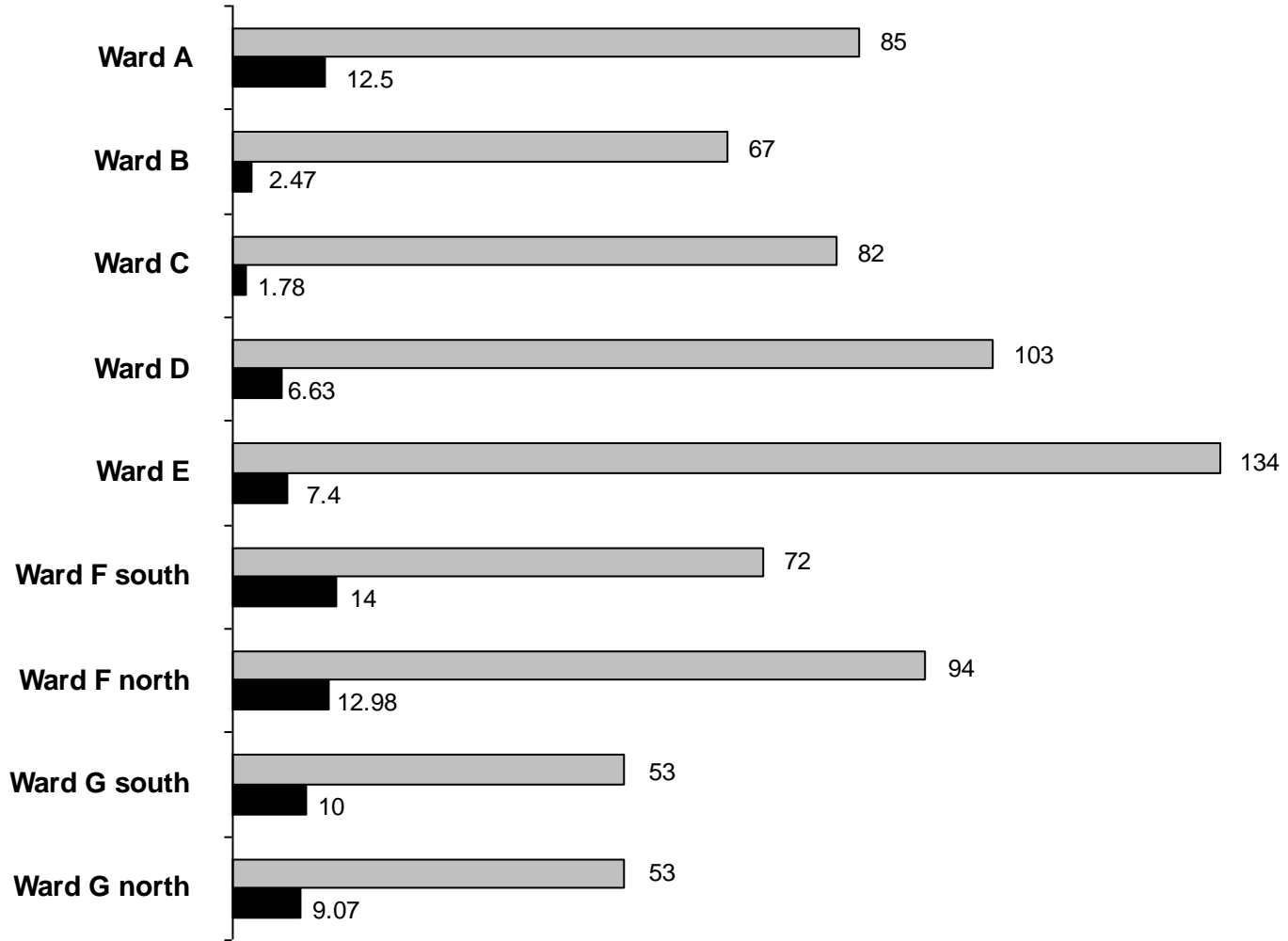
The consultancy assignment shall cover the following ward: Wards A, B, C, D, E, F south, F north, G south and G north including sites already identified by MMR HCS through its projects.

Scope of Work:

The scope of work for preparation of additional list of Heritage Buildings and Precincts in the Island city of Mumbai is as follows:

- a) To undertake fresh exercise of listing and identifying buildings / structures / sites and precincts of heritage significance.
- b) To identify areas with cohesive significance or group value worthy of defining as heritage precincts.
- c) To propose designation of heritage precincts with proper demarcation of boundaries, specifying the nature of existing pattern of buildings therein.

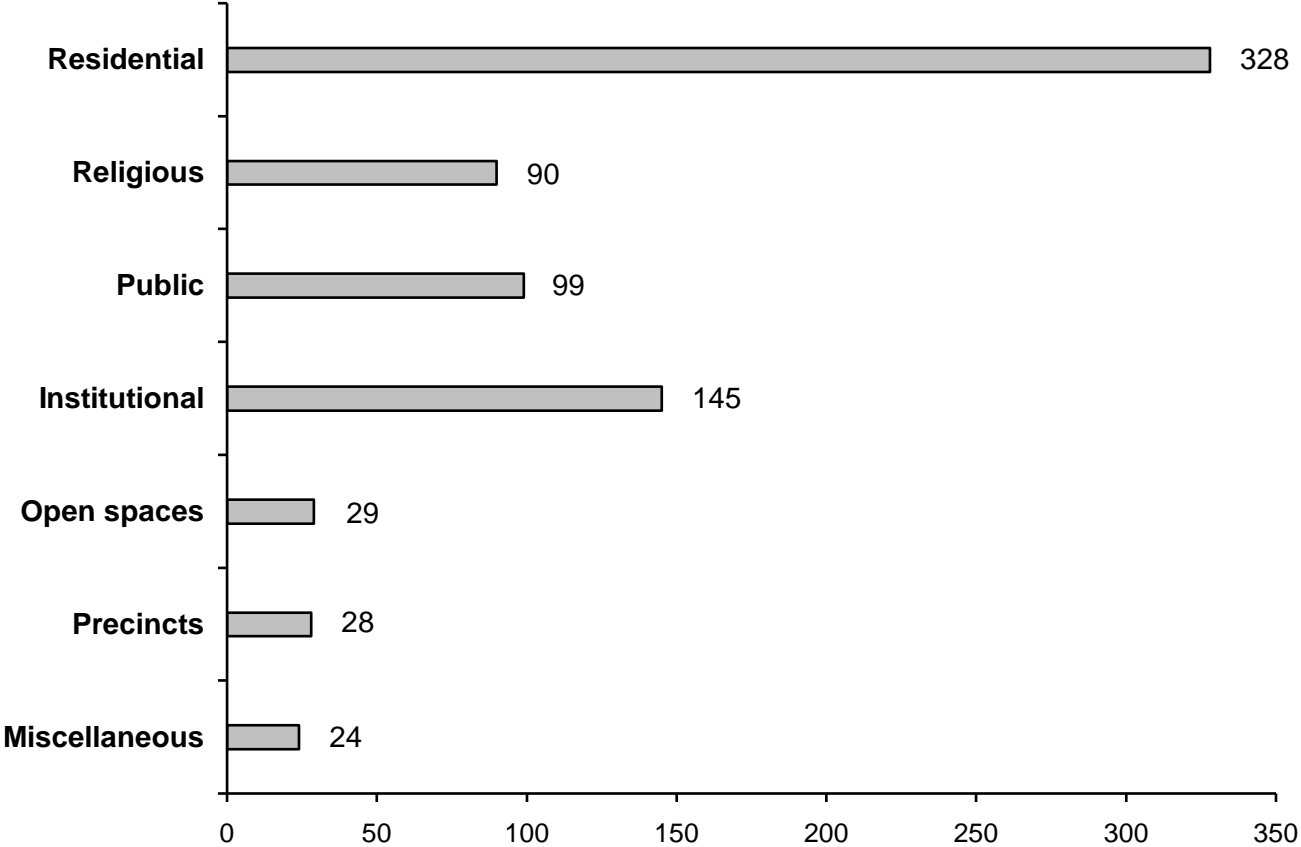
Ward wise Summary of Heritage Buildings and Precincts



Summary of Building Typologies : Task III and Task IV

Typologies	W A R D S									Total
	A	B	C	D	E	F south	F north	G south	G north	
Residential	33	22	45	74	37	30	54	5	28	328
Religious	1	11	8	5	34	3	5	13	10	90
Public	21	11	8	4	37	7	7	4	0	99
Institutional	16	10	12	12	25	21	13	25	11	145
Open spaces	3	3	7	0	0	4	7	3	2	29
Precincts	4	3	1	8	1	4	6	0	1	28
Miscellaneous	7	7	1	0	0	3	2	3	1	24
Total	85	67	82	103	134	72	94	53	53	743

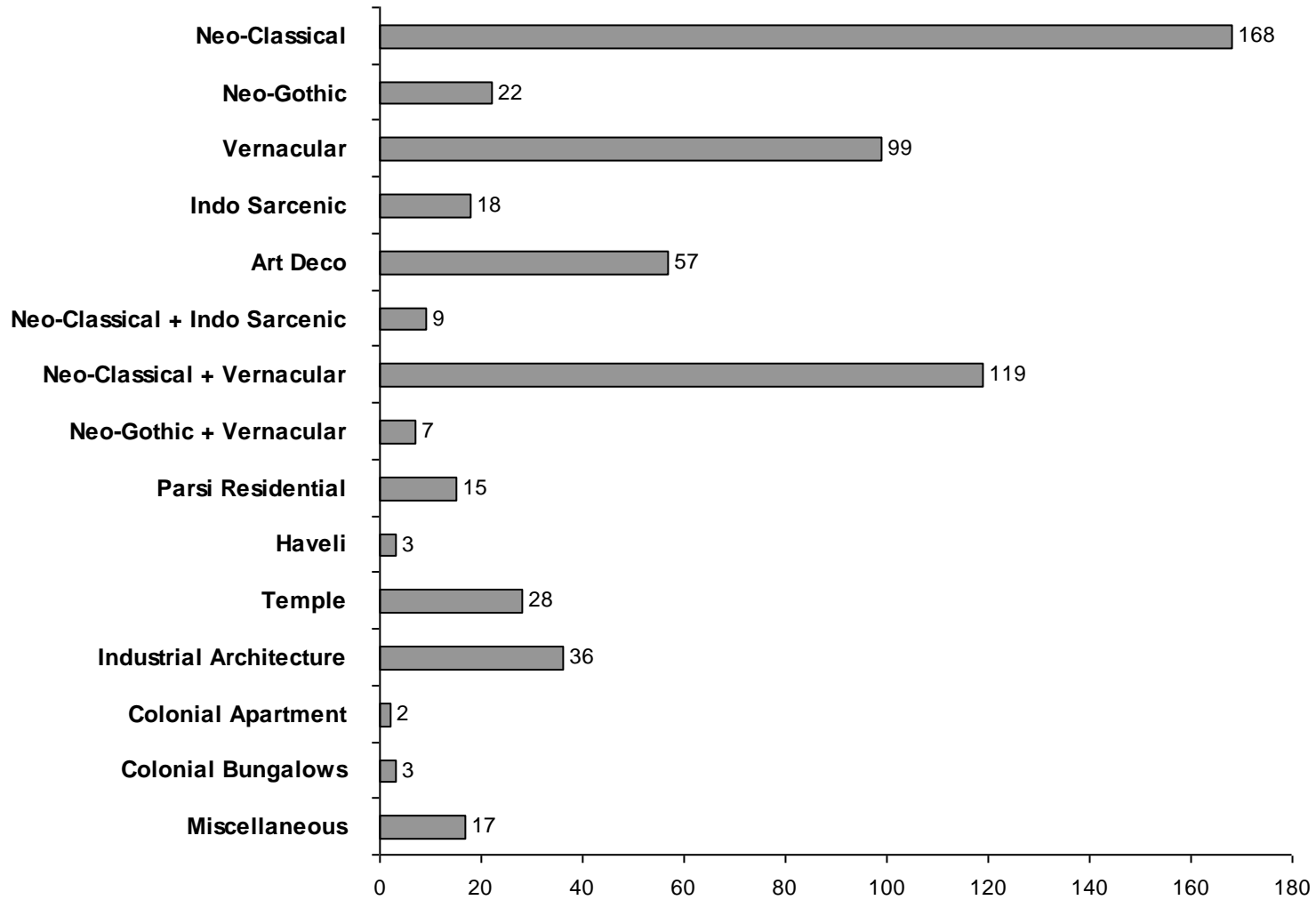
Summary of Building Typologies : Task III And Task IV



Summary of Architectural Styles : Task III and Task IV

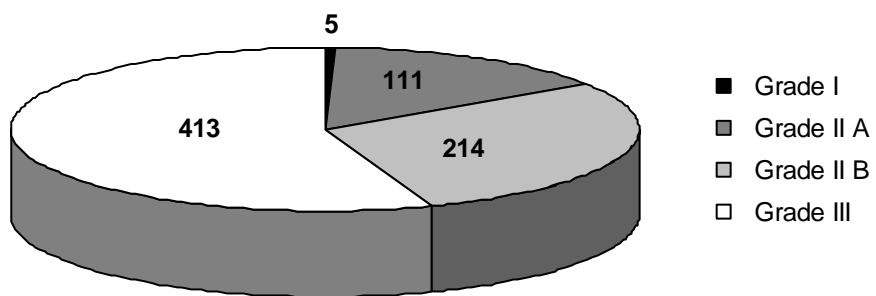
Styles	W A R D S									Total
	A	B	C	D	E	F south	F north	G south	G north	
Neo-Classical	27	23	31	38	18	14	5	5	8	169
Neo-Gothic	7	0	5	0	8	1	0	1	1	23
Vernacular	0	1	3	9	26	10	28	4	16	97
Indo Sarcenic	1	9	3	3	3	1	1	0	3	24
Art Deco	34	4	4	4	0	0	7	1	8	62
Neo-Classical + Indo Sarcenic	0	5	2	2	0	0	0	0	0	9
Neo-Classical + Vernacular	6	7	15	21	25	17	23	1	4	119
Neo-Gothic + Vernacular	0	0	1	4	2	0	0	0	0	7
Parsi Residential	0	0	1	5	1	0	8	0	0	15
Haveli	0	0	3	0	0	0	0	0	0	3
Temple	1	2	4	4	13	1	3	9	0	37
Industrial Architecture	0	0	0	0	17	17	3	23	7	67
Colonial Apartments	1	0	0	0	0	0	0	0	0	1
Colonial Bungalows	0	0	0	1	3	0	0	0	0	4
Miscellaneous	2	4	0	2	8	0	0	0	1	17

Summary of Architectural Styles : Task III And Task IV



Summary of Grading : Task III and Task IV

Grades	Total	W A R D S								
		A	B	C	D	E	F south	F north	G south	G north
I	5	0	0	0	0	0	1	1	1	2
II A	111	30	15	11	11	18	6	9	7	4
II B	214	16	21	18	8	55	28	22	34	12
III	413	39	31	53	84	61	37	62	11	35
Total	743	85	67	82	103	134	72	94	53	53



Ward wise Summary of Grading : Task III and Task IV

Ward A : 85 structures

Grade - I : 0 structures

Grade - II A : 30 structures

Card No.	Name of building
A-7d	Astoria Hotel
A-7e	Ritz Hotel
A-14	Mafatlal House
A-18a	AC Cement Building
A-20	Liberty Cinema
A-21	Musafir Khana
A-31	Police Head Quarters
A-36	Bombay House
A-38	Bombay Mutual Building
A-41	Commissariat Building
A-44	Terminus View
A-45	146, Mahendra Chamber
A-46	160, Esplanade School Building
A-47	174, Hornby Building
A-49	National Insurance Building
A-50	210, Taj Building
A-51	Empire House
A-52	222, Kodak House
A-53	224/26, Canada Building
A-54	230, General Assurance Building
A-55	240, Navsari Building
A-56	Cox Building
A-57	276, Lawrence and Mayo Building
A-59	Gulestan

A-60	9, Wallace Street / Commercial Union House
A-61	Jiji House
A-68	Seth Mancherji Khurshedji Langdana Agiary
A-70	Eros Cinema
A-71	Regal Cinema
A-74	Indira Dock

Grade - II B : 16 structures

Card No.	Name of building
A-6	Colaba Vanashree
A-8	Cricket Club Pavilion, Cricket Club of India
A-11	Mantralaya
A-15	Mantralaya Municipal Park
A-17	Sydneham College
A-18c	Aaykar Bhavan
A-23	Marine Drive Water front
A-30	Sorabjee Shapurjee Bengalee (CIE)
A-32	Children's Traffic Training Park
A-58	J.B. Petit School for Girls
A-62	Cross Maidan
A-63	Statue of Mahadev Govind Ranade
A-64	Statue of Sir Jamshedji Jeejeebhoy (First Baronet)
A-65	Statue of Gopal Krishna Gokhale C.I.E.
A-66	Statue of Hormusjee Cawasjee Dinshaw of Aden
A-67	Statue of Sir Dinsha Edulji Wacha

Grade – III : 39 structures

Ward B : 67 structures

Grade - I : 0 structures

Grade - II A : 15 structures

Card No.	Name of building
B-11	Mandvi Post and Telegraph Office
B-18	Sitaram Shenoy Udyan
B-19	Veer Sambhaji Maidan
B-25	Etz Hassan Building
B-26	Babulla Tank Maidan
B-27	Mughal Masjid
B-29a	Shia Imami Ismaili Muslim (Khoja) Kabrastan
B-29c	Diamond Jubilee High School for Girls
B-38	Ram Mandir
B-39	Balkrishna Temple
B-44	The Kessowjee Naik Fountain and Clock tower
B-47	Khoja Aga Khan Dar Khana
B-52	Carnac Bunder Pumping Station
B-53	Traffic Building and Red Gate
B-54	Prince's Dock Pier

Grade - II B : 21 structures

Card No.	Name of building
B-15	Holy Cross Church
B-16	Noor Baug Complex
B-16a	Noor Baug Complex (Sheds) (2 nos.)
B-16b	Noor Baug Complex, Ration House Building
B-16c	Noor Baug Complex, Marriage Hall Building
B-17a	Dongri Police Station

B-17b	Dongri Police Station Quarters
B-21	St. Joseph Church and School
B-22	Habib Hospital
B-24	Jail Road Municipal Dispensary
B-28a	Karimabad Khoja Jamat Khana
B-29b	Dawoodbhoy Fazhalbhoy High School and Municipal Dispensary
B-29d	Dogri Police Officer's Quarters
B-30	Jafar Suleman Musafirkhana and Students Hostel
B-34	Nagdevi Street Masjid
B-37	Saat Taad Masjid
B-42	296, Samuel Street
B-43	Bakkar Kasaab Masjid
B-48	The Bombay Grain Dealers Association
B-50	Merewether Dry Dock
B-51	Prince's Dock

Grade - III : 31 structure

Ward C : 82 structures

Grade - I : 0 structures

Grade - II A : 11 structures

Card No.	Name of building
C-1	Market Hallai Memon Jamat (Community Centre)
C-2	Bohri Masjid (96, Abdul Rehman Street)
C-5	Shri Laxmi Narayan Temple
C-30	Swadeshi Market
C-36	Cotton Exchange Building
C-45	Police Residence
C-53	Police Chowky
C-64	Birla Dharmashala
C-65	Shri Venkatesh (Balaji) Devasthan
C-65a	Venkatesh Building
C-66	246, Ebrahim Rehmatulla Road (Masjid)

Grade - II B : 18 structures

Card No.	Name of building
C-4	Bhuleshwar Market
C-6	Islam Gymkhana Ground
C-7	P. J. Hindu Gymkhana Ground
C-8	Wilson College Gymkhana Ground
C-9	Grant Medical College Gymkhana Ground
C-10	Police Gymkhana Ground
C-14	Our Lady of Dolours Church
C-15	Karelwadi Hari Masjid
C-16	S. K. Patil Udyan
C-17b	Municipal T.B. Clinic
C-17e	Bai Manekji Gamadia Girl's High School

C-18	Students Literary and Scientific Society's Girls High School
C-25	Post and Telegraph Office
C-26	Edward Theatre
C-27	Shri Vyagreshwar Mahadev Mandir
C-52	Babu Pannalal High School
C-60	Seth Hirachand Gumanji Dharmashala
C-73	Durgadevi Udyan

Grade - III : 53 structures

Ward D : 103 structures

Grade - I : 0 structures

Grade - II A : 11 structures

Card No.	Name of building
D-24	Evrad Sorabji Hormusji Ranji Agiary (Adarian)
D-31	Alfred Cinema
D-43a	Seth Merwanji Maneckji Patel Agiary (Kadmi Adarian) (Mahela Patel Agiary)
D-66	Bai Soonabai Hirji Jivanji Agiary (Soonaji Adarian)
D-72	Boyce Dhunapatel Agiary (Adarian)
D-75	Seth Shapurji Sorabji Kappawala Agairy (Adarian)
D-80	Mitha Lodge
D-82	Victoria Memorial School for Blind
D-84	Seth Hirachand Gumanji Jain Boarding School
D-85	Prathamik Shikshan Karyalaya
D-86	Girgaum Chowpatty Water front

Grade - II B : 8 structures

Card No.	Name of building
D-3	Khetwadi Municipal Marathi School
D-15	Bhagini Samaj
D-16	Vanita Vishram School
D-18	Don Hatti (Two Elephants)
D-19	Lamington Road Police Station
D-39	B.M.C. T.B. Clinic on Balaram Street
D-55	Wilson College Students Hostel
D-56	Bhartiya Vidya Bhavan

Grade - III : 84 structures

Ward E : 134 structures

Grade - I : 0 structures

Grade - II A : 18 structures

Card No.	Name of building
E-5	Byculla Police Station
E-8	Hume Memorial Congregation Victoria Garden Church
E-9	P. S. Mandlik Bridge (S-Bridge)
E-22	Pochamma Devi Mandir
E-23a	Shri Mariamma Temple
E-28	Dutta Mandir
E-30	Padmakar Tukaram Mane Udyaan
E-38	Magen Hassidim Synagogue
E-48	Mohammed Hussain Play Ground
E-54	Agripada Police Station
E-62	Chinchpokli Jewish Cemetery
E-70	Seeyup Koon
E-77	Mazagaon Anjuman Batliwalla Agiary (Adarian)
E-78	Seth Framjee Nasserwanjee Patel Agiary
E-83	Rehmatabad Mughul Cemetery
E-84	Mazagaon Benne Israel Cemetery
E-85	Sir Adamjee Peerbhoy Kabrastan
E-111b	Lake, India United Mills 6

Grade - II B : 55 structures

Card No.	Name of building
E-1	Nagpada Police Hospital complex
E-2	Magen David Synagogue
E-3	Traffic Institute, Byculla

E-7	Palace Cinema
E-10	Seth Bomanji Merwanji Mewavalla Agiary (Adarian)
E-13	Shree Mammabai High School
E-15	Rasool Masjid
E-16	Hakim Daim Masjid
E-17	Dawood Masjid
E-18	Seventh Day Adventist Church
E-19	Hume Memorial Congregation Church
E-20	Nagpada Police Station
E-23	Telgu Munurwar Wadi Precinct
E-24	Dharmashala and Office of Telgu Munurawar Dyanti Ganga
E-25	Maharashtra Kamgar Kalyan Kendra
E-27	Ukkaji Aalkonde Maruti Devalaya
E-31	League of Mercy Children's Home
E-33	Taylor Memorial Methodist Church
E-34	Khoja Jamatkhana- Clare Road
E-35	Municipal Corporation of Greater Mumbai - E Ward Office (Old Building)
E-36	Robinson Memorial Methodist Church
E-39	Madanpura Municipal School
E-40	St. Andrew's Marathi Church and School
E-42	J Maidan
E-43	St. Joseph Home and Nursery premises, All buildings
E-44	Baby Garden
E-46	The Methodist Kindergarten School
E-60	St. Ignatius Church
E-61	Kastoorba Hospital Premises
E-64	Chistee Hindustani Masjid
E-65	Mankeshwar Temple
E-66	Club of St. Anthony

E-74	Chief Mechanical Engineer Office
E-75	Joseph Baptista Gardens / Bhandarwada Reservoir
E-76	Gramodyog Wadi
E-81	Mankeshwar Temple Precinct
E-82	Matar Pacady Club
E-86	Hasnabad (with Gate)
E-94b	St. Mary's school – North and East wing (St. Anne's Church, St. Mary's School premises)
E-94c	St. Mary's school – South wing, Brick building (St. Anne's Church, St. Mary's School premises)
E-94d	St. Mary's school – South wing stone building (St. Anne's Church, St. Mary's School premises)
E-98	Balaji Hospital
E-105	Ghodapdev Mandir
E-106	Rodef Shalom
E-110	New Hind Textile Mills
E-110a	Chimney, New Hind Textile Mills
E-111	India United Mills No. 5
E-111a	Chimney, India United Mills 5
E-112	India United Mills No. 4
E-113	India United Mills No. 2 and 3
E-113b	Ring Structure, Structure no 14, India United Mills 2 & 3
E-113c	Semi Auto loom and Sizing department, Structure no. 16, India United Mills 2 & 3
E-113d	Spinning, structure no. 19, India United Mills 2 & 3
E-113e	Time office, structure no 17, India United Mills No. 2 and 3
E-114	New City of Bombay Mills

Grade - III : 61 structures

Ward F south : 72 structures

Grade – I : 1 structures

Card No.	Name of building
F/s-59	Sewri Fort

Grade - II A : 6 structures

Card No.	Name of building
9	Kamgar Maidan
14	Railway Ground
16	Bhiwanji Nare Park
32	Ganesh Gully Maidan
45	Christian Cemetery
54e	Lake, India United Mills No. 1

Grade - II B : 28 structures

Card No.	Name of building
1	Mohammed Latif Sunni Masjid
5	Ramkunwar Dafftari T.B. Clinic
6	Dadar Fire Station
15	Railway Quarters
26	Bharatmata Theatre
34	Well, Ganesh Gully
38	Church of St. Mary Virgin
42	Sub-Police Hospital
44	Sunni Masjid Darga complex
47	Meghji Mathuradas Mansion
50	Post office
52	Kalachowky Police Station
53	Bhoiwada Police Station

54	India United Mills No. 1
54a	Godown Quarters, Structure no 12, India United Mills No. 1
54b	Spinning, Structure no 8, India United Mills No. 1
54c	Godown Spinning, Structure no 4, India United Mills No. 1
54d	India United Mills 1, Chimney, Structure no 5
55	Digvijay Mills Compound
55a	Dust Chimney, Digvijay Mills
56	The Jam Manufacturing Mills Compound
57	Tata Mills Compounds
57a	Lake, Tata Mills
58	Gold Mohour Mills Compound
58a	Shops & Store, Structure no 3, Gold Mohur Mills
58b	Chimney, Gold Mohur Mills
58c	Lake, Gold Mohur Mills
F/s-60	Cotton Exchange Building - Cotton Green

Grade - III : 37 structures

Ward F north : 94 structures

Grade - I : 1 structures

Card No.	Name of building
F/n-11m	129, Raj Griha

Grade - II A : 9 structures

Card No.	Name of building
F/n-1	N. C. Nariealvala Fire Temple
F/n-6	B. N. Maheshwari Udyan
F/n-31g	687, Seth Rustomji Naserwanji Rustomfarmana Agiary
F/n-32	559-60, 571-72, Central Institute for Research in Cotton Premises
F/n-33	Wadia Park
F/n-36	471-96, Khalsa College
F/n-43	Sion Circle Garden
F/n-46	Sion Tank Premises
F/n-47	Under ground way (tunnel)

GRADE - II B : 22 structures

Card No.	Name of building
F/n-9	Mumbai Lohmarg Police Karmachari Sahakari Patpedhi Ltd.
F/n-13	Vaidya Garden
F/n-14	720d, Bombay Electric Supply and Transport Workshop
F/n-16	Dadkar Garden
F/n-17	229-234, 244-246, Ramnarayan Ruia College
F/n-18	235-237, 241-243, Ramnirnan Anandilala Podar College of Commerce and Economics
F/n-22	311, Shree Lakhamshi Napoo Hall
F/n-24	395, Matunga Post and Telegraph Office
F/n-27	414-415, Byramjee Jeejeebhoy Home for Children Complex
F/n-29	F-North 3 and 4 Repairing Office & Municipal School

F/n-31z	605-606, Parsi Gymkhana
F/n-34	Acworth Municipal Hospital for Leprosy Premises
F/n-35	501-09, Veermata Jijamata Technical Institute Premise
F/n-37	Assistant Commissioner of Police & Special Executive Magistrate, Matunga Division Premises (All buildings)
F/n-39	Chinese cemetery, Antop Hill
F/n-41	Ismail Sanatorium Premises
F/n-45	Seth Ranchoddas Varjivandas Precinct
F/n-45a	Seth Ranchoddas Varjivandas Sanatorium
F/n-48	Kohinoor Mills 1 and 2 compound
F/n-48a	Carding, Structure 8B, Kohinoor Mills No. 1 & 2
F/n-48b	Spinning & Ringing, Structure 8B, Kohinoor Mills No. 1 & 2

Grade - III : 62 structures

Ward G south : 53 structures

Grade - I : 1 structures

Card No.	Name of building
G/s-37	Worli Fort

Grade - II A : 7 structures

Card No.	Name of building
G/s-1	Lala Lajpatrai Garden
G/s-18	Nipponzan Myohaji Buddhist temple complex
G/s-24	Mahatma Gandhi Maidan
G/s-25	Shree Papvimochan Shankar Mandir
G/s-26	Lal Bahadur Shastri Garden and Reservoir
G/s-31a	Processing Unit, Structure No. 3, Sitaram Mills
G/s-31b	Chimney, Sitaram Mills

GRADE - II B : 34 structures

Card No.	Name of building
G/s-2	Central Jail Premises
G/s-3	Municipal Ambulance Garage
G/s-4	Dhobi Ghat, Mahalaxmi
G/s-5	Anandashram
G/s-6	Worli Sunni cemetery
G/s-7	Worli Bohra cemetery
G/s-8	Worli Catholic Cemetery
G/s-9	Worli Jewish Cemetery
G/s-10	N. M. Joshi Marg Police Station
G/s-11	Haji Saboo Siddick Masjid and Madaresa

G/s-14	Senior Railway Institute premises
G/s-15	Deepak Cinema
G/s-16	Love Grove Complex
G/s-17	Kedareshwar Mahadev Mandir Complex
G/s-19	Nilkantheshwar Temple complex
G/s-21	Holy Cross Church
G/s-22	Worli Church Complex
G/s-29	Shree Prabhadevi Mandir Complex
G/s-30	Apollo Mills compound (Now Demolished)
G/s-31	Sitaram Mills compound
G/s-31c	Spinning, Structure No. 15 , Sitaram Mills
G/s-31d	Office, Sitaram Mills
G/s-31f	Size mixing / Engine room, Structure No 19, Sitaram Mills
G/s-31g	Sizing, Structure no.16, Sitaram mills
G/s-32	Podar Mills compound
G/s-33	Bharat Textile Mills compound
G/s-33a	Chimney, Bharat Textile Mills
G/s-33b	Blow room 2, Bharat Textile Mills
G/s-33c	Carding and Framing Structure No.1, Bharat Textile Mills
G/s-34	Madhusudan Mills compound
G/s-34a	Weaving and Office Structure, Madhusudan Mills
G/s-34c	Transformer house structure, Madhsudan Mills
G/s-35	Mumbai Textile Mills compound (Now Demolished)
G/s-36	Jupiter Mills compound (Now Demolished)

Grade - III : 11 structures

Ward G north : 53 structures

Grade - I : 2 structures

Card No.	Name of building
G/n-31a	Maqdam Mohammad Mahimi Dargah (Shrine)
G/n-41	Kala Killa

Grade - II A : 4 structures

Card No.	Name of building
G/n-12	Shivaji Park
G/n-22	Kashi Vishweshwar Mandir
G/n-31b	Maqdam Mohammad Mahimi Dargah (Complex)
G/n-40	St. Michael's Church Cemetery

Grade - II B : 12 structures

Card No.	Name of building
G/n-1	Seth G.M. Jain Hostel
G/n-11	Kitte Bhandari Building
G/n-15	Gurudwara Khalsa Sabha
G/n-17	David Sasoon Reformatory School
G/n-42	Mahim Sunni Muslim Cemetery
G/n-44	Sane Guruji Park
G/n-45	India United Mills No. 6 Compound
G/n-45b	Guest house, India United Mills No. 6
G/n-45c	Chimney, India United Mills No. 6
G/n-46	Kohinoor Mills No. 3 compound (Now demolished except for Chimney)
G/n-46a	Chimney, Kohinoor Mills No. 3
G/n-47	Elphinstone Mills Compound (Now Demolished)

Grade - III : 35 structures

Wardwise classification of data

Ward A

Ward A occupying the southern tip of the island city was the seat of administration and, Army, Navy establishments since the colonial period as well and of commercial buildings of Fort and the Art Deco residential precincts. The existing heritage list (under DCR 67) has covered this ward extensively. A cosmopolitan ward comprises of a wide typology of buildings, road fronts open spaces and artefacts.

D.N. road, Sir P. M. road and the Ballard Estate precinct lined with impressive Neo classical buildings are still awe inspiring. However the famous 'Queen's Necklace' once studded with stylish Art Deco block of flats has lost its style due to the insensitive alterations like enclosing the open balconies and due to worn out faded facades.

The eastern waterfront area and the historic dry and wet docks (access and photography was denied in the dry docks) controlled by the Mumbai Port trust has some of the excellent buildings associated with the dock typology like clock towers, godowns ballasts and movable bridges, as well as imposing administrative structures in Neo-classical style.

Historical Localities : Upper Colaba, Lower Colaba, Fort (South), Fort (North), Esplanade, Ballard Estate, areas around Oval Maidan, Dhobi Talao, Apollo Bunder, Bora Bazar, are some of the significant areas.

Area	12.5 sq. km.
Population	2,07,514 (As per census 2001)
No. of properties	4392
No of buildings listed	85

Boundaries :

East	Dock Area, Ballard Estate, P. D'Mello Road, Carnac Bridge, Colaba Military Area, Shahid Bhagatsingh Road (Colaba Causeway)
West	Netaji Subhash Marg (Marine Drive sea front), 'D' Road to Navi Nagar
North	'F' Road to Carnac Bridge, P. D'Mello Road, Anandilal Poddar Marg (Marine Street),

South	Lokmanya Tilak Marg (Carnac Road) and 'F' Road Colaba (Military area)
Broad Ethnic Composition	: A Cosmopolitan ward which has a wide range of ethnic communities and economic classes. Anglo Indians, Parsi and Catholics in Colaba Fort Market and areas around Dhobi Talao. The Hindu trading communities from Gujrat and Rajasthan around are settled Bazargate and Bora Bazar. Original Koli (fishermen) settlements are seen along the coast of Colaba and Cuffe Parade.
Economic Composition	:
Upper Class	Cuffe Parade, Colaba and Marine Drive, Churchgate, Backbay reclamation, Nariman point.
Upper-Middle Class	Churchgate, Marine Lines, New Marine Lines, parts of Colaba.
Lower-Middle Class	Bora Bazar, Bazargate, around Carnac Bunder, Marine street.
Working Class	P D'Mello Road, Cuffe Parade south (slums), Marine street, Colaba market.
Important Building Typologies	: Elaborate Commercial Buildings, Magnificent Institutional buildings, express grandeur in Neo classical, Neo Gothic, Indo Sarcenic and Art Deco styles. Dr. Dadabhoy Nowroji Road, Ballard Estate, Planned town planning schemes by Bombay Improvement Trust – Ballard Estate, Backbay reclamation scheme, Marine Drive. Art Deco residential buildings – Churchgate, Marine Lines, New Marine Lines, Colaba Causeway. Vernacular high rise high density buildings – Bora Bazar, Bazargate, Defense quarters and defense structures. Old churches mainly in Neo- Classical and Neo- Gothic styles – Colaba coast and around, Bombay Port Trust structures, Seafronts and Docks, Churches, Synagogue, Temples, Agiaries.

- Recreational Grounds** : Cross Maidan,
Mantralaya Municipal Park,
Traffic Training Institute (Park) for Children,
Cooperage Maidan
- Important Roads** : Dr. Dadabhoy Nowroji Road (Honrby Road),
Mahatma Gandhi Road (Esplanade Road),
Shahid Bhagatsingh Marg (Colaba Causeway),
Maharishi Karve Marg (Queen's Road),
Netaji Subhash Marg (Marine Drive),
Nathalal Pariekh Marg (Wodehouse Road),
Prakash Pethe Marg (Cuffe Parade Road),
Lokmanya Tilak Marg (Carnac Road)
- Important Railway Stations** :
- | | |
|---------------------------|---|
| Central / Harbour Railway | Chatrapati Shivaji Terminus (Victoria Terminus) |
| Western Railway | Churchgate |
- Highlights of Ward A** : Eros Cinema
Regal Cinema
Sheikh Sariya
Canada Building
Lawrence and Mayo
Police Headquarters
Crawford Market
Bombay Mutual Insurance
Pandey Sanatorium
Esplanade School
Mancherji Khorshadji Agiary
(Marine Drive corner building)

Ward B

This ward is almost totally ignored in the existing heritage list of under DCR 67. It has a wide range of heritage buildings and precincts belonging to a variety of architectural typologies, used for variety of functions. This ward has many Mosques, *Dargas*, *Dharmashaalas*, and residential buildings in vernacular, Neo- classical and Art Deco style. Trading areas near Docks and the streetscape of Mohammed Ali Road display a wide range of architectural styles.

The road front of Muhammad Ali Road, a major north south artery was constructed in 1905 to open up an avenue (one of the longest avenues) from Crawford Market to Byculla. New buildings which came up on this road, then known as Sydeham Road, offeres a journey through buildings adorned with features from various architectural styles- from Neo classical, Indo Sarcenic, Traditional Haveli and many variations of Art Deco. The recently built 2.5 km long J.J. flyover on Muhammad Ali Road however has destroyed the sky line and the vision line of this interesting this road front. On the west side of this road known as western Nagdevi are high density residential and trading buildings belonging to majority Hindu trading community, marked by Vernacular and traditional ornamentations from Gujrath and Rajasthan. The other Gujarati communities were the Banias, who specialized as textile traders and Jains as bankers and money lenders. The Hindu Merchant class establishments of Gujratis and Kutchis arriving from the port of Surat, are seen at Dana Bunder, Chinch Bunder and Masjid Bunder, The minority Bohris and Jewish residences are seen around Issaji Street, where as in Umarkhadi close to the eastern water front, a very small Christian original fisherfolks who migrated from Uran across the harbour still have their settlements along with a church and an educational institute. Kasaab Muslims (Butcher) built their own mosque in Khadak area known as Bakkar (goats) Kasaab Masjid. Imamwada is identified with Irani Muslims to which is identified the exquisitely detailed Moghul Masjid. The Muslim Gujaratis were the Bohras and Khojas, who were involved in retail trade of textiles and many other goods who are largely located in Southern Dongri where as Maharashtraian Muslims essentially the distinctive Konkani Muslims, who worked in the docks and ship yards, and as seamen are also in Dongri.

Historical Localities	: Umarkhadi, Dongri, Dana Bunder, Chinch Bunder, Masjid Bunder, Carnac Bunder, Nagdevi, Mandvi, Khadak, Part of Pydhonie
Area	2.47 sq. km.
Population	1,40,481 (As per census 2001)
No. of properties	3220
No of buildings listed	67

Boundaries	:	
East		P. D'Mello Road
West		Ibrahim Rahimtulla Road, Abdul Rehman Street
North		Ramchandra Bhatt Marg (Babulla Tank Road), Jivabhai Mulji Rathod Marg
South		Lokmanya Tilak Marg (Carnac Road)
Board Ethnic Composition	:	B ward is a Majority Muslim neighbourhood, Bohris, Jewish around Issaji Street and a very small Christian population in Umerkhadi, Hindu Merchant class settlements (Gujrati and Kutchi) are seen at Dana Bunder, Chinch Bunder, Masjid Bunder as well as In Western Nagdevi. Kasaab Muslims (Butcher) are in Khadak where as Irani Muslims and Khojas are located in Imamwada. Southern Dongri, Khojas in Nagdevi, Mandvi has Khoja settlements.
Economic Composition	:	
Upper Class		A Merchant class is scattered in the ward.
Middle Class		Umerkhadi, Nagdevi, Mandvi, Chinch Bunder, Imamwada, Carnac Bunder, Tantanpura, Issaji Street, Samuel Street.
Lower-Middle Class		Dongri, Imamwada, Umerkhadi, Masjid Bunder, Bhat Bazar.
Working Class		P D'Mello Road, Khadak, around Sandhurst Road Station.
Important Building Typologies	:	Community precincts, Residential Precinct (Khojas), Dwelling units (Christians – Umerkhadi) High density multistoried housing (Muslim, Hindu middle and lower middle class). Planned housing schemes - Umerkhadi (Nowroji hill). Colonial Industrial Housing - BIT chawls, Sandhurst Road station. Street fronts - Mohammed Ali Roadfront), Sardar Vallabhai Patel Roadfront (from Mohammed Ali Road to Sandhurst Road station junction), Samanthbhai Nanji Roadfront (Dongri Streetfront). Cemeteries - Khoja Burial Ground at Dongri. Temples, Mosques, Synagogues, Churches, Jamatkhanas.

Artifacts - Pyav, Stone plaques on bridges.
Bombay Port Trust - Sea fronts, docks, dry docks, Port administrative buildings.

Recreational Grounds : Babulla Tank Maidan, Sitaram Shenoy Park,
Veer Sambhaji Maidan

Important Roads :
North-South Mohammed Ali Road, Ibrahim Rahimtulla Road,
P D'Mello Road, Keshavji Naik Road (Chinch Bunder Road)
East-West Sardar Vallabhai Patel Road (Sandhurst Road),
Yusuf Meher Ali Road

Important Railway Stations :
Central Railway Sandhurst Road, Masjid Bunder
(Main and Harbour Line)

Highlights of Ward B : Khoja Aga Khan Dar Khana, Dongri
Karimabad Khoja Jamatkhana
Mughal Masjid
St. Joseph Church and School
Prince's Dock
Merewether Dry Dock
Kessowjee Naik Fountain and Clock Tower
Etz Hassan Building
Jail Road Municipal Dispensary
Carnac Bunder Pumping Station

Ward C

The mixed land use of this 'Native town' has resulted in an integrated mix of commercial and residential development. Although geographically the smallest ward of the entire city, it is one of the most densely populated areas in the world. Residential precincts called *Wadis* and chawls, large market areas and highly decorative temples and shrines are the highlights of this ward.

Historically significant areas in this ward are Dhobi Talao, Phanaswadi, Bhuleshwar, Kumbharwada, Khara Talao, Girgaum, Lohar Chawl. This ward is marked by one of the highest density areas of Bhuleshwar and Kalbadevi. The Gujarati communities, the Banias, and the Bhatias who specialized as textile traders and Jains as bankers and money lenders settled in the above areas. The predominant architectural styles observed in this area are Neo classical and Vernacular blended with decorative features from traditional Haveli style from Gujrath and Rajasthan. This area is broadly separated from the Maharashtrians areas of Girgaum by the Jagannath Shankarseth road (earlier known as Girgaon Back road). The street connecting the Girgaon Back road and Kalbadevi road called the Cavell Street (Now Vegas Street) has a large Catholic settlement along with the educational, religious and community institutions for the catholic community. The Pope Town (not in existence now) and Bishop town are elegant residential precincts for the upper class Catholics and unlike the general hostile attitude of the occupants towards the heritage value of the premises, these residents expressed their disappointment for not getting listed in the existing heritage list. Another unique typology of the catholic neighbourhoods were the 'clubs' usually including a chapel as well, which served as the temporary lodging places for the immigrants as well as for the persons working on the ships found on Cavell street, Dhobi Talao, and Byculla area. The Trading establishments of Lohar Chawl occupy ground floors of residential buildings which create a vista characterised with a blend of Vernacular and Neo classical.

Historical Localities	:	Dhobi Talao, Phanaswadi, Bhuleshwar, Kumbharwada, Khara Talao, Girgaum, Cavel Street, Lohar Chawl
Area		1.78 sq. km.
Population		1,90,672 (As per census 2001)
No. of properties		Private 5510 to Municipal : 164
No of buildings listed		82

Boundaries	:	
East		Ibrahim Rahimtulla Road, Abdul Rehman Street
West		Netaji Subhash Road sea front

North	Maulana Shaukatali Road, Trimbak Parshuram St., Ardeshir Dady Jaykar St., Vitthalbhai Patel Road, Babasaheb J. Marg
South	L. T. Marg, Vasudeo Balwant Phadke Marg, Anandilal Poddar Marg, F-Road Marine Road
Broad Ethnic Composition	: Gujratis in Kalbadevi and Bhuleshwar. Maharashtrians and Gujratis in Girgaum. Catholics and Marathis in Cavel. Muslims in Lohar Chawl.
Economic Composition	:
Upper Class	None
Middle Class	Girgaum, Thakurdwar.
Lower-Middle Class	Kalbadevi, Cavel Street.
Working Class	Lohar Chawl.
Important Building Typologies	: Temples with ornamental features, buildings with intricate and articulated facades - Kalbadevi and Cavel, Chawls and Wadis in Kalbadevi. High rise high density housing around Dhobi Talao, Commercial and high density residential buildiongs – Abdul Rehman Street, Sheikh Memon Street, Lohar Chawl, Bhuleshwar, Null Bazar. Markets – Bhuleshwar Market, Mulji Jetha Market, Swadeshi Market, Mangaldas Market, Cowsaji fountain on Maulana Shaukat Ali Road (Grant Road).
Important Roads	:
North-south	Maharishi Karve Road (Queen's Road), Netaji Subhash Marg – part (Marine Drive)
East-west	Shamaldas Gandhi Marg (Princess Street), Kalbadevi Road, Jagganath Sunkerset Road (Girgaum Road), Bhuleshwar Street, Lokmanya Tilak Marg (Carnac Road)

Important Railway :

Stations

Western Railway Marine Lines

Highlights of Ward C :

- Cotton Exchange
- Swadeshi Market
- Chandabhoy Building
- Babu Pannalal High School
- Chapsey Building
- Police Residence
- Venkatesh Devsthan
- Devkaran Mansion
- 128 - 132 Cavel Street
- Mulji Jetha Building

Ward D

The built environments in this ward cuts across all the economic and ethnic groups. The elite Neo– classical and Mansions off Nepean sea Road and Walkeshwar Art Deco style bungalows of Walkeshwar, Altamount Road and Carmichael Road, Edwardian style precincts of Opera House, upper class residential precincts in vernacular styles of Gamdevi and middle class Chawl precincts in Girgaum, large number of Parsee and Hindu temples in the densely populated areas of Khetwadi are just a few examples that speak of the heritage significance of the D Ward. This ward is poorly represented in the existing heritage listing. There are some examples of heritage building and precincts already listed but which are already demolished, The large Edwardian / Neo classical demolished mansion called Samudra Villa is already demolished, Similarly the Gamdevi precinct, an excellent example of a group of buildings that appropriately scaled and which shares a cohesive character with the three lined road is violated.

Historical Localities : Malabar Hill, Teen Batti, Grant Road, Khetwadi, areas around Opera House, Girgaum, Gamdevi, Cumball Hill, Girgaum Chowpaty, Babulnath, Lamington Road, Walkeshwar

Area 6.63 sq. km.

Population 3,78,602 (As per Census 2001)

No. of properties 8480

No of buildings listed 103

Boundaries :

East Sardar Vallabhai Patel Road (Sandhurst Road), Ardeshir Dadi Street, Trimbak Parshuram Street, Shukhalaji Street

West Up to Govt. Printing Press, Netaji Subhash Road (Marine Drive), D. N. Purandare Marg, Band Stand, Walkeshwar Road, B. Indrajit Road, Bhulabhai Desai Road (Warden Road) upto Haji Ali

North Jehangir Boman Behram Marg (Bellasis Road), Sane Guruji Marg (Aurthur Road), Tardeo Road, Keshavrao Khade Marg

South B. Jaikar Marg upto Bhuleshwar Naka, Crossing M. K. Road upto Seashore

Broad Ethnic Composition : Gujratis at Malabar Hill, Napean Sea Road, Cumballa Hill, Babulnath, areas around Sardar Vallabhai Patel Road (Sandhurst Road), areas around August Kranti Marg. Marathis in Girgaum and Khetwadi, Parsis and Marathis at Tardeo, Muslims and Gujratis around Maulana Shaukat Ali Road (Grant Road).

Economic Composition :

Upper Class Napean Sea Road, Malabar Hill, Walkeshwar, Cumballa Hill, Carmichael Road, Warden Road, Pedder Road, Huges Road, Babulnath, Altamount Road.

Middle Class Areas around Sardar Vallabhai Patel Road Sandhurst Road), Girgaum, Tardeo, Khetwadi.

Lower-Middle Class Khetwadi

Working Class Areas around Maulana Shaukat Ali Road (Grant Road), Sukhlaji Street, Patthe Bapurao Marg (Falkland Road).

Important Building Typologies : Large Bungalows and apartments around Carmichael Road. Large Resident apartments around Cumballa Hill, Napean Sea Road, Warden Road, Huges Road. Chawls, Wadis and Precincts in Khetwadi, Girgaum, Grant Road and Tardeo.

Recreational Grounds : Willington Sports club ground, Kamla Nehru Udyaan (Hanging Gardens), August Kranti Maidan (All Listed)

Important Roads :

North-South Gopalrao Deshmukh Road (Pedder Road), Sitaram Patkar Marg (Warden Road), August Kranti Marg (Gowalia Tank Road), L. Jagmohandas Marg (Napean Sea Road), Dadasaheb Bhadkamkar Marg (Lamington Road)

East-West Maulana Shaukat Ali Road (Grant Road), Sardar Vallabhai Patel Road (Sandhurst Road), Pnadi Madan Mohan Malviya Marg (Tardeo Road)

Important Railway :

Stations

Western Railway Grant Road

Highlights of Ward D :

- Forjett House
- Cassinath Building
- Dil Pazir
- Mitha Lodge
- Victoria Memorial Blind School
- Nawroz Building
- Sarkar Building
- Alfred Cinema
- Tardeo Chambers

Ward E

Located in the central part of the island city, comprises of Mazgaon and Byculla areas which were originally part of the residential suburbs used by Colonial rulers. Today it is mixed use ward, represent ethnic groups like Chinese, Jews, Kamathis. This ward is rich in buildings and typologies which are unique in their functions and characters.

This list included some of the modest structures which although not architecturally or historically significant represent the life style of the community. For example an isolated bar and restaurant building in Mazgaon very close to the docks is a journey into the built forms and environment as existed in the period just around independence.

Historical Localities	:	Mazagaon, Ghodapdev, Byculla, part of Kalachowkie, Nagpada, Agripada, Madanpura, Kamathipura, part of Kumbharwada, Saatrasta (Jacob Circle), Chichpokli
Area		7.40 sq. km.
Population		4, 39,393 (As per census 2001)
No. of properties		7513
No of buildings listed		134

Boundaries	:	
East		Sea front Barrister Nath Pai Marg (Reay Road)
West		Sane Guruji Marg (Arthur Road), Western Railway, Jahangir Boman Behram Marg (Bellasis Road), Sukhalaji Street
North		Dattaram Lad Path (Kalachowkie Road)
South		Ramchandra Bhatt Marg (Babulla Tank Road), Wadi Bunder, Maulana Shaukatali Road (Lamnigton Road-part)

Broad Ethnic Composition	:	Majority Christian and Muslim neighbourhoods. Parsi Baugs and Precincts, Christians, Muslims, Khojas and Jews in Mazagaon. Christians in Byculla, Parsi precincts in Byculla. Lower middle class Parsis near Mumbai Central. Hindus, Muslims, Christians, Khojas in Agripada. Working class Muslims in Nagpada, Madanpura. Hindus in Chinchpokli and around Saatrasta (Jacob Circle). Kamathis in Kamathipura.
---------------------------------	---	--

Economic Composition	:	
Upper Class		Mazagoan, Byculla, Agripada, Mumbai Central.
Middle Class		Mazagaon, Byculla, Mumbai Central.
Lower middle Class		Nagpada, Kalachowkie, Chinchpokli.
Working Class		Kamathipura, Madanpura, Areas around Maulan Azad Road (Rippon Road), Nagpada, Kalachowkie.
Important Building Typologies	:	<p>Sprawling and Modest bungalows in Mazagaon and Byculla Clubs in Mazagaon.</p> <p>Community precincts, Parsi Residential Precincts (Baugs for upper class, colony for lower middle class, community housing for Khojas).</p> <p>Urban village (Christians – Mazagaon), Wadis (Ambawadi at Mazagaon, Telgu Munurwar Wadi at Kamathipura).</p> <p>Planned housing schemes – Agripada, Byculla.</p> <p>Colonial Industrial Housing: BIT chawls, Agripada, N. M. Joshi Road (Dilisle Road).</p> <p>Old Telgu and Kamathi settlements with temples at Kamathipura.</p> <p>Industries, Textile Mills – Kalachowkie.</p> <p>Churches and Schools – Mazagaon, Byculla.</p> <p>Social service and public welfare societies – Byculla, Nagpada, Madanpura.</p> <p>Cemeteries - Jewish cemeteries at Byculla and Mazagaon, Muslim cemeteries at Mazagaon, Catholic cemetery at Mazagaon.</p> <p>Temples, Chinese Temple, Mosques, Synagogues, Churches, Jamatkhanas.</p> <p>Artifacts - Gates, Bridges, Stone plaques on bridges.</p>
Recreational Grounds	:	Joseph Baptista Gardens / Bhandarwada Reservoir, Mohammed Husain Play Ground (Wansi Maidan)

Important Roads

:

North-South

Sir J. J. Road, Dr. Babasaheb Ambedkar Road,
Barrister Nath Pai Marg (Reay Road),
Dr. Mascarenhas Road (Mount Road),
Shivdas Champs Road (Mazagaon Road),
Maulana Azad Road – north (Rippon Road)

East-West

Ramchandra Bhatt Marg (Babulla Tank Road),
Sardar Balvantsingh Dhody Marg (Nesbit Road),
Sant Savta Marg (Victoria Road),
Dataram Lad Path (Kalachowkie Road)

Important Railway

:

Stations

Central Railway(Main Line)

Byculla

Central Railway (Harbour Line)

Dockyard Road, Reay Road

Western Railway

Mumbai Central

Highlights of Ward E

:

Traffic Institute- Byculla
Magen David Synagogue
St. Anne's Church and St. Mary's School
Gardens Bridge (S- Bridge)
Rustum Baug
Hasnabad
Gramodyog Wadi
Ambawadi Precincts
Sir Elly Kadoorie School
Clare Road Khoja Jamathkhana and Housing Complex
Taylor Memorial Methodist Church
Hume Memorial Congregation Victoria Garden Church
Palace Cinema
Telgu Munurwar Wadi
The Retreat
Kastoorba Hospital premises
Chinchpokli Jewish cemetery
Chistee Hindustani Masjid
Chinese Temple
E.E.N.D. office MbPT. (E 73) A neat Vernacular example

Ward F south

Parel and Sewri in F-south is basically an industrial and working class district. Comprising of many textile mills. The residential neighbourhoods of chawls surround these mills, both often sharing the façade ornamentation style. Although the mills are closed, the industrial architecture is of high heritage significance associated with the social and political history of the city. The water bodies and large wooded areas of the mill lands need to be preserved for the environmental benefits of the city as a whole. The road fronts of Ambedkar road at Lalbaug, the chawl precinct and – are to be noted specially.

Historical Localities	:	Eastern Sea front, Sewri, Wadala, Naigaum, Dadar, Lalbaug, Parel Cotton Green, Parel Gaothan
Area		14 sq. km.
Population		3,95,627 (As per census 2001)
No. of properties		6035
No of buildings listed		72
Boundaries	:	
East		Sewree Sea-Front
West		Central Railway
North		Mumbai Marathi Granth Sangrahalaya Road, Road NO. 26
South		Dattaram Lad Marg, Kalachowky
Broad Ethnic Composition	:	Majority Maharasrtian Hindus. Minority Muslim population (shift in population resulted after the 92, 93 Babri Masjid riots towards majority Muslim areas)
Economic Composition	:	
Upper Class		Wadala, Dadar, S. S. Rao Road.
Middle Class		Sewri, Dr. Ambedkar Road, G. D. Ambekar Road.
Lower-Middle Class		Currey Raod, Ganesh Gully, Lalbaug.
Working Class		Naigaon, Parel Gaon, Parel Station, Lalbaug.
Important Building Typologies	:	Chawls, Wadis, Precincts (Marathi working class, Marathi middle class and Parsi lower middle class). Colonial Industrial Housing: BIT and BDD chawls, Private chawl precinct, Industrials (Textile mills).

Street fronts - Dr. Ambedkar Road- from ITC to Parel naka and St. Paul Street front.

Cemeteries - Catholic cemetery at sewri).

Temples, Mosques.

Artifacts - Water fountains, Gas batti, Mile stones.

Recreational Grounds : Kamgar Maidan,
Nare Park,
Railway ground

Important Roads :

North-South Dr. Babasaheb Ambedkar Road, Dadasaheb Phalke Road,
G.D. Ambekar Road, Rafi A. Kidwai Marg

East-West Acharya Donde Marg, Jerbai Wadi Road,
Mumbai Marathi Granth Sanghralaya Road,
Dattaram Lad Path (Kalachowkie Road)

Important Railway Stations :

Central Railway (Main Line) Parel
Central Railway (Harbour Line) Sewri
Western Railway Lower Parel, Elphinstone

Highlights of Ward F south : Church of St. Marry The Virgin
Railway Board Building
Christian Cemetery
India United Mill no.1
Ganesh Galli
Haji Kasam Chawl Precincts
Cotton Exchange Building
Meghji Mathuradas Mansion
Bharatmata Theatre
Kamgar Maidan

Ward F north

Ward F North still has many traces of built and natural environs which can bring alive the memories of the pre-industrial villages like Sion. The eastern parts of this ward were largely occupied by the saltpans, many of them either are highly polluted or reclaimed at present. The largest ward of the island city is occupied by migrants from Sindh after the partition, Matunga till early 19th century had an European artillery – station, later Occupied by Matunga labour camps. A large area of this ward. Dadar, Matunga and Sion was part of the B I T suburbs housing scheme in late 19th century and early 20th century, which was undertaken with a view to expand the city and create more housing for the increasing migrant population. Hindu and Parsi colonies in vernacular style at Dadar and Tamil colonies at Matunga prominent, planned low rise middle class urban settlements, with ample green areas and with a good network of roads. Hindu and Parsi colonies both highlights of this ward are however rampantly demolished for high rise reconstruction under DCR 33(7).

Historical Localities	:	Dadar east of railway line, Dadar Matunga estate which includes Hindu colony, Parsi colony, Matunga Estate, Sion Bahndarwada, Koliwada, Earlier Agripada, Sion Fort, Antop Hill, Wadala Gaothan
Area		12.98 sq. km.
Population		5,26,839 (As per census 2001)
No. of properties		13,470 (As on 31-3-1994)
No of buildings listed		94

Boundaries	:	
East		Thane Creek
West		Central Railway
North		N. S. Mankikar Marg
South		Mumbai Marathi Granth Sangrahalaya Marg and Road No. 26, Scheme No. 57, There after straight line up to creek.

Broad Ethnic Composition	:	Hindu middle and upper middle class prominently Maharastrians (Hindu colony on west of Ambedkar Road). Parsi on east of Ambedkar Road. South Indians, Tamilians, Keralites, Gujratis in Matunga. Kolis and Bhandaris in Koliwada. Kamatis transit camp in Antop hill. Sardars and Punjabis beyond Sion.
---------------------------------	---	---

Economic Composition	:	
Upper-Middle Class		Hindu Colony, Parsi Colony.
Middle Class		Matunga
Important Building Typologies	:	Town Planning scheme, Precincts, Hindu Colony, Parsi Colony Dadar Matunga Estate, Sanatoria, Matunga Gymkhana, Parsi Gymkhana. Open spaces - 5 Gardens, Pockets in Parsi Colonies, Dadkar Ground, Maheshwari salt pans. Hill - Antop Hill, Sion Hill, Wadala Hill. Street Fronts - Ambedkar Road opposite Asiad.
Important Roads	:	
North-South		Ambedkar Road (Vincent Road), Rani Laxmibai Road (Sion Road), Katrak Road, Nathabhai Parekh Marg
East-West		Mumbai Marathi Granth Sanghralaya Road, Tilak Road (Road no. 23), Naigaon Road
Important Railway Stations	:	
Central Railway (Main Line)		Dadar, Matunga, Sion
Central Railway (Harbour Line)		Wadala, Guru Teg Bahadur Nagar
Highlights of Ward F north	:	Raj Griha Dastoor House Khorshed Villa Parsi Gymkhana Chinese Cemetery, Antop Hill Seth Ranchoddas Verjivandas Sanatorium Sion Tank Premises Veermata Jijamata Technical Institute Premise Seth Rustomji Nesarwanji Rustomfarmana Agiary Philonmena

Ward G south

Ward G south is one of the wards in the island city that is vertically divided into two ends of the economic spectrum by the three north south artery. *Comprising of* On the east is the working class belt comprising of industries and industrial housing in the Lower Parel and on the western sea fronts are the bungalows and apartments of the elites in Worli Sea Face. Interestingly the “Lower Parel” area historically associated with the working class culture has been ‘upgraded to “upper Worli” to change its class character after the real-estate boom of the mill lands.

This ward boasts of one of the oldest settlements of fisherfolks called worli Koliwada which also includes a strategically located fort. One of the largest open spaces in the island city, the Mahalaxmi race course adjoining the causeway Hornby Vellard Road (now Lala Lajpatrai Marg) had served as a dyke which prevented the flooding of some of the low lying area of the interior. Dhobi Ghat is a historically and socially significant complex apart from being a tourist attraction, has been included in the proposed list.

Historical Localities	:	Worli, Worli Village, Worli Koliwada, part of Prabhadevi, Lower Parel
Area	:	10.00 sq. km.
Population	:	4, 57,095 (As per census 2001)
No. of properties	:	5801
No of buildings listed	:	53

Boundaries	:	
East	:	Central Railway
West	:	Sea front of Worli
North	:	Veer Savarkar Marg (Cadell Road), Kashinath Dhuru Marg to Kakasaheb Gadgil Marg
South	:	Keshavrao Khadye Marg, Sane Guruji Marg (Arthur Road) to Western Railway

Broad Ethnic Composition	:	Marathi speaking Hindus at Worli village and around Senapati Bapat Marg (Tulsi Pipe Road). Kolis in Worli Koliwada. Marathi speaking Muslims and Marathis at Lower Parel. Marathi speaking Hindus around Sayani Road.
---------------------------------	---	--

Economic Composition	:	
Upper Class		Worli, Worli Sea face, Prabhadevi, areas around Mahalaxmi Race course.
Middle Class		Areas around Anne Besant Road.
Working Class		Worli village, Worli Koliwada, Lower Parel, Worli B.D.D. Chawls, areas around Sayani Road and Sane Guruji Marg (Arthur Road).
Important Building Typologies	:	Bungalows along Worli sea face large apartment buildings along Worli Sea face and Anne Basent Road. B.D.D. Chawls at Worli, Vernacular settlements in Worli village and Koliwada. Chawls and Government built industrial housing (BDD) around Sayani Road and N. M. Joshi Marg (Dilisle Road).
Recreational Grounds	:	Gandhi Maidan (Jamborie Maidan), Lala Lajpatrai Garden, Lal Bahaddur Shastri Udyaan
Important Roads	:	
North-South		Anne Basent Road, R. J. Thadani Marg, Veer Savarkar Marg, N. M. Joshi Marg (Delisle Road)
East-West		Sayani Road
Important Railway Stations	:	
Central Railway (Main Line)		Dadar
Western Railway		Lower Parel, Mahalakshmi
Highlights of Ward G south	:	Railway Institute Lower Parel Patel Building Bawla Masjid Arthur Road Jail Municipal Ambulance Garage Deepak Cinema Paapvimochan Mandir Worli Church Dhobi Ghat

Ward G north

Situated on the north-west of the island city, this ward is vertically divided by the three north-south arterial roads and by the Western railway line. The west of the railway line is predominantly occupied by the middle class population very often reflected in the typology of Co-operative societies (a complex of 5 – 10 buildings planned a community open ground) which belonged to different regional / caste communities of Hindu, Catholic, Parsi and Muslims. Dadar, Matunga and Mahim have many such societies. On the east of the railway lines however is the low lying and dense slums of Dharavi, amidst is which is hidden a few remains of the Reva fort. Mahim is the one of the oldest islands of the city (ruled by Rana Bhimdev before the Portugese) with historically important sites, like the Dargah of Mahim and (the Mahim Fort which is include in the earlier list).

Historical Localities : Mahim, Shivaji Park, Dadar, Matunga (West), Prabhadevi (North)

Area 9.07 sq. km.

Population 5,90,609 (As per census 2001)

No. of Properties 5656

No of buildings listed 53

Boundaries :

East Senapati Bapat Marg (Tulsi Pipe Road)to Sion Culvert along with Dharavi

West Sea-shore

North Mahim Causeway, Mumbai Agra Road

South Kakasaheb Gadgil Marg and Kashinath Dhuru Road

Broad Ethnic : Marathis at Shivaji Park.

Composition Kolis, Muslims and very few Maharashtraian Hindus at Mahim. Catholics at Mahim.

Economic :

Composition

Upper-Middle Class Prabhadevi

Middle Class Shivaji Park, part of Mahim, Matunga.

Lower-Middle Class Mahim, parts of Dadar.

Working Class Dadar, Dharavi, Matung.

Important Building Typologies	:	Middle class apartments at Shivaji Park and Saraswat Colony, Mahim, Chawls in Dardar, Mahim, small and mid-size bungalows belonging to Catholics at Mahim.
Recreational Grounds	:	Shivaji Park, Nardulla Tank Maidan
Important Roads North-South	:	Veer Savarkar Marg (Cadell Road), Lady Jamshedji Road, Senapati Bapat Marg (Tulsi Pipe Road), N. M. Gokhale Road
Important Railway Stations	:	
Central Railway (Main Line)		Dadar
Central Railway (Harbour Line)		Mahim
Western Railway		Elphinston Road, Dadar, Matunga, Mahim
Highlights of Ward G north	:	Seth G. M. Hostel Kitte Bhandari David Sassoon School and Reformatory Ferreira Mansion Maqum Mohammad Mahimi Dargah Hearts Ease Marianella

Criteria for Listing and Grading : as emerged during Output III Meeting

In the Output III presentation all the listed buildings were shown to the sub -committee. Following criteria emerged during the meeting.

- a) Buildings in bad structural conditions but with architectural heritage value should be listed. (e.g. Panday Parsi Sanatorium, Colaba, Imperial Cinema)
- b) Buildings in bad structural conditions and poor architectural value but with high historical / social value to be included. (e.g. Gramodyogwadi in Ward E, where Tricolour National Flags were made in the pre-independence period, Building where legendary artiste Bal Gandharva spent his last days)
- c) Monuments / buildings of high historical value and which are in high public use but face complications due to its congested surroundings, to be graded as **II A** even if they otherwise would have deserved **Grade I**. (e.g. Maqdoomia Dargah at Mahim, Ward G north)
- d) Individual buildings within a precinct can have different grades if necessary. (e.g. Karimabad Housing, Imamwada in Ward B, which has a Jamatkhana graded **II B** where as the surrounding housing is of **Grade III**)
- e) In certain wards, a large number of buildings share similar typology and architectural style. Instead of listing all such buildings, a broad criterion was followed for the selection Buildings those abut major roads, those define and those which exceptionally stand out in the row of similar architectural character were chosen. (e.g. Bye lanes of Mohamad Aill road, Junction of Parel .)
- f) A large number of buildings have lost their heritage character, because of number of structural or cosmetic interventions. These buildings are not part of the list.

Issues: which emerged during the Listing Process

1. Threat of reconstruction under 33 (7) and demolition under 58(1)

The Heritage Conservation Legislation if juxtaposed with the Urban Development policies, exposes inherent contradictions. Survival of DCR 67 against DCR 33(7) and DCR 58 is a direct challenge. Nearly 60% of the Grade III buildings in the earlier list face the threat of reconstruction under DCR 33(7). Similarly in the proposed list of grade III, a large percentage would be under the category of the Cessed buildings and are under the direct threat of reconstruction. At present the mill lands have become a battleground between DCR 67 and DCR 58 a battle between conservation and demolition. The builder/ mill owners' nexus is vociferously playing down the heritage value of the industrial architecture.

2. Apathy of citizens towards heritage protection:

On one hand there is an increasing awareness towards the concept of heritage buildings that goes beyond the criteria of 'monumentality'. There is also a concern for the protection of historically / architecturally valuable buildings. On the other hand, ironically the concern stops at one's own doorsteps. Our experience over last 18 months have shown 99% of people owning personal residences do not want their buildings to be included in the heritage list. The two important reasons are:

- i) Maintenance of such a building is expensive. Lack of the sensitivity of Municipal Authorities towards the heritage value limits their role to creating barriers even if the owner wants to undertake the repairs.
- ii) The owners feel that they are deprived from 'exploiting the real estate potential' which other buildings in their neighbourhood enjoy.

3. Violation of protection guidelines for precincts:

Precincts at Gamdevi (Laburnum Road) in Ward D and Parsi Colony in Ward G north are two prominent examples where it was observed that the real estate development is happening in a large scale without any consideration for existing skyline as well as the scale and footprint of the precinct. Similarly the high profile Marine Drive has lost its charm because of unscrupulous enclosure of the balconies, there by destroying its primary (if not only) Art-Deco character.

4. Proactive Actions: There needs to be an awareness created in the citizens groups to act as watch dogs to report any violation of heritage protection norms.

Notes on the important classification in the proforma

Townscape:

Townscape gives geographical context and locational importance with respect to the roads, junctions, neighbourhood and important landmarks in the close proximity like railway stations, playgrounds, seafronts, road fronts and significant buildings. The building itself could be a landmark, historically or by its location (e.g. its scale, forming vista, defining a corner). Townscape also helps locating the building exactly on a road which could be cutting across many neighbourhoods.

Architectural Description:

Architectural Description elaborates on the architectural /aesthetic value with respect to the architectural style, typology and scale. It also highlights the elements that contribute towards its heritage value. It is to be noted that classification as a 'style' is not a comprehensive categorisation. The various architectural styles as seen in Mumbai are predominantly expressed mainly as façade vocabulary and rarely an entire built form is conceived in that particular style. This is truer in the styles like Neo-classical, Neo-Gothic and to a lesser extent in the Art Deco buildings. Noted exception is public buildings like the Town Hall or University Libraries and Churches. Very often there is a blend of architectural ornamentation originating from more than one style.

Road front:

The cohesive appearance of a road front is achieved by the uniform height and uniform footprint as well as by the permutations of similar elements in different compositions. D. N. Road in Fort is a rich example. But interestingly, the road front of Dr. Babasaheb Ambedkar Road in Lalbaug and Parel displays facades with Neo-classical ornamentations behind which are the modest chawls with one room tenement and common toilets. The industrial facades of the textile mills in the same vicinity of Parel interestingly also have such ornamentations. This together gives an architectural cohesiveness to the neighbourhood.

Intrinsic:

The historical, sociological or cultural value of the heritage building is described under this heading. A long historical account if any is given under the heading 'notes', at the end of the proforma.

Annexure 1

GRADING : DEFINITIONS AS PER REGULATION 67

Grade-I

Definition

Heritage Grade-I comprises of buildings and precincts of national or historical importance, embodying excellent in architectural style, design, technology and material usage, they may be associated with a great historical event, personality, movement or institution. They have been and are, the prime landmark of the City.

Objective

Heritage Grade-I richly deserves careful preservation.

Scope of changes

No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging, the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential minimal changes would be allowed and they must be accordance with the original.

Procedure

Development permission for the changes would be given by the planning Authority on the advice of the Heritage Conservation Committee to be appointed by State Government.

Vistas / Surrounding Development

All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from, Heritage Grade-I.

Grade-II

Definition

Heritage Grade-II (A & B) comprises of buildings, of regional or local importance, possessing special architectural or esthetical merits, cultural or historical value, though of lower scale than in Heritage Grade. They are local landmark, contributing to the image and identity of the city. They may be the work of master craftsmen, or may be model of proposition and ornamentation or designed to suit particular climate.

Objective

Heritage Grade-II deserves intelligent conservation.

Scope of Changes

Grade-II A

Internal changes, and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.

Grade-II B

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

Procedure

Development permission for the changes would be given by the Planning Authority consultation with a sub-committee of the Heritage Conservation Committee

Grade-III

Definition

Heritage Grade-III comprises of buildings and precincts of importance for town scape; they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute determine the character of the locality, and can be representative of life style of a particular community or region and, may also be distinguished by setting on a street line, or special character of the façade and uniformity of height width and scale.

Objective

Heritage Grade-III deserves protection of its unique features and attributes.

Scope of Changes

External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precinct especially in terms of height and / or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available.

Reconstruction may also be allowed in case of those buildings, which attract the provisions of Regulations 33(6), 33(7), 33(9) and Appendix II and Appendix III of development Control Regulations, 1991.

Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA.

However, unless essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List.

Procedure

Development permission would be given for changes by the Planning Authority itself but in consonance with guidelines, which are to be laid down by Government in Consultation with the Heritage Conservation Committee.

Annexure 2

ARCHITECTURAL STYLES

It is to be noted that in the proposed list classification of the heritage buildings as a 'style' is not a comprehensive categorisation. The various architectural styles as seen in Mumbai are predominantly expressed mainly as a façade vocabulary; rarely the built form as a whole volume is conceived in a particular architectural style. The exceptions are the public 'monumental' buildings in the Fort area like CST railway stations or the University library, the Town Hall and some churches. The styles like Neo-classical and Neo-Gothic are not historically and culturally evolved in the region, they were imported (influenced by the 19th century eclecticism in Europe). during the colonial rule for image making and as a symbol of power. As a result various architectural features associated with these 'powerful' styles were used rampantly as ornamentations in different combinations on the façade particularly the road facing façade irrespective of what it concealed behind. The working class chawls of Parel and modest tenements in the bye lanes of Mohammad Ali road are interesting examples. This has imparted a cohesive character to such road fronts. The Art Deco style to some extent represented the cultural aspirations of the Nuevo riche in the city in the 30s and 40s

This created the appropriate patronage for the introduction of this new style. and therefore it penetrates the façade to create an Art Deco ambiance in the interiors as well. The Vernacular style on the other hand is an architectural response to the climate and the cultural links of the migrants. The Indo Sarcenic style initiated in Bombay by John Begg (1866-1937) characterized by the synthesis of architectural elements associated with the Indian monumental structures, were used for the public buildings was an alternative to the totally imported Neo classical and neo Gothic styles.

The city also displays a blend of architectural ornamentations originating from more than one style in numerous buildings and precincts. This is a special characteristic of the built environments of Mumbai.

Main characteristics of various styles as seen in the city:

Neo-Gothic style

- Exposed black basalt masonry accentuating the imposing scale of the built form,
- Steep sloping roofs often with spires and with Dormer windows.
- Delicate, floriated and elaborate sculptural scheme for windows, vaults, capitals and buttresses.

- Highly ornamental ironwork, on staircase railing, finial.
- Pointed arches often highlighted with bands in white plaster.
- Extensively designed tile work
- Rose windows
- Balustrade for terrace parapets

Neo-Classical style

- Constructed in a mixture of brick and rubble work faced with lime stucco.
- A range of elements like decorative friezes, Corinthian and Doric column capitals as façade ornamentations.
- Ground floor arcades with rusticated stone bands along.
- Semi circular arches with multilayer architraves prominent keystone.
- Pediments to highlight the top floors.
- Cornice bands defining floors.
- Rectangular pilaster with flutings.
- Balustrade on the balconies and terraces.

Vernacular style

- Low rise, Ground +1 to 3 floors
- Sloping roof with Mangalore tiles
- Verandahs, balconies with cast iron or wooden railings and weather sheds in wooden louvers or coloured /stained glass.
- Semicircular or segmental arches
- Construction load bearing in brick or stone masonry.
- Wooden brackets supporting balconies.

Art Deco style

- Typologies of apartment , theatres, co operative residential societies, private residences built in RCC .
- flat roofs with high parapets, stucco facades as plain as foolscap paper tightly stretched, balconies projecting beyond the face of walls.
- Painted in one monochromatic colour.
- Stepped profiles of the façade at the corners
- curved corners defining a junction sometimes in a concave form.

- Pavilion at the top of the terrace above the staircase block mostly located at the corner
- Large long balconies often curved at the corners with no brackets for support.
- Balcony and terrace parapet in masonry or in the typical pattern of metal railing or in combinations of both.
- Long Chajjas (thin concrete weather shades projecting even beyond balcony fronts.) on the rectangular windows with rectangular divisions of mullions and sash bars.
- Motifs in plaster, railings, compound walls and in the interiors, furniture, lighting in the typical vocabulary of Art Deco.

The Indo-Saracenic style

- Mostly public buildings in symmetrical built forms
- Imposing scale
- Synthesis of Domes, minarets, Moorish arches.
- Victorian towers
- Traditional brackets as like temples/mosques for the balconies, terraces and chajjas

Annexure 3

Notes on Heritage values

1. Value for Architectural, Historical and Cultural reasons : A
 - Architectural : A(arc)
 - Historical : A(his)
 - Cultural : A(cul)
2. The Date and / or Period and / or Design and / or Unique use of the building or Artefact : B
 - Period : B(per)
 - Design : B(des)
 - Use : B(uu)
3. Relevance to Social or Economical history : C(she)
4. Association with Well-known Persons or Events : D(bio)
5. A building or group of buildings and / or areas of distinct architectural design and / or style, historic period or way of life having sociological interest and / or community value : E
 - Style
 - Historical
6. The Unique Value of a building or Architectural Features or Artifacts and / or being part of a chain of Architectural Development that would be broken if it were lost : F
7. Its value as a part of a group of buildings : G(grp)
8. Representing forms of Technological Development : H(tec)
9. Vistas of Natural / Scenic Beauty or Interest, including Water front areas, Distinctive and / or Planned Lines of Sight, Street Line, Sky-line or Topographical : I(sce)
10. Open spaces sometimes Integrally Planned with their associated areas having a distinctive way of life and for which are and have the Potential to be area of recreation : J

Annexure 4

List of reference book

Dwivedi, Sharada Mehrotra Rahul

Bombay The Cities Within

Acharya, Balkrishna Bapu & Shingne, Moro Vinayak

Mumbaicha Vritanta, Bombay 1889.

Dossal, Mariam

Imperial Designs and Indian Realities; the planning of Bombay city 1845-1875, Oxford University Press, Bombay 1991.

Kosambi, Meera

Bombay in Transition, the Growth and Social Ecology of a Colonial City 1880-1980 Almquist & Wiksell International, Stockholm 1986.

Mehrotra , R

Responses to a Tradition – A Study of Architectural Attitudes during the British Intervention in India, unpublished Bachelor of Architecture Thesis, School of Architecture, CEPT, Ahmedabad, 1985.

Municipal Corporation Of Greater Bombay

Bombay: A Photorama – Photography exhibition about the Rise and Growth of Bombay from the year 1661 to 1931, Tata Press Ltd. Bombay 1981.

Savant, Sandhya

Conservation Guidelines for Opera House Precinct Mumbai - MMR Heritage Conservation Society, Mumbai 2002

Tikekar, Arun

Sthal-Kaal Mauj Prakashan Griha, Mumbai 2004

Rohtagi, Pauline Godrej, Pheroza & Mehrotra, Rahul

Bombay to Mumbai – Changing Perspectives, Marg Publications, Mumbai 2001

David, Mohan D

Aik Mumbai Tujhi Kahani, Piyan Prakashan, Thane 1993

Raikar, Yashwant

Mumbai Dnyat Adnyat, Rajhans Prakashan Pune 1999

Jacob, Elijah Samuel, Ruben & Ezekiel, Leora

Jewish Landmarks in Bombay & Thane, Jewish Religious Union Youth Group Publication, Mumbai

Ranade, Pheroz & Ranade, Lashmi

Mahima Mumbaicha, Mumbai 2004

Pinto, Jerry & Fernandes, Naresh

Bombay - Meri Jaan, Penguin Books India 2003

Watkin, David

A History of Western Architecture, Laurence King Publishing London, Great Briton 1992

Curl, James Steven

A Dictionary of Architecture, Oxford University Press, New York 1999

Raghunathji, K.

The Hindu Temples of Bombay, Fort Printing Press, Mumbai 2004

Lambah, Abha Narain

Dr. Dadasaheb Naoroji Road, Mumbai – Design Handbook for a Heritage Streetscape
Guidelines for Street Furniture & Signage MMR Heritage Conservation Society, Mumbai

Feilden, Bernard

Guidelines for Conservation, Raj Press, New Delhi 1989

Municipal Corporation Of Greater Mumbai

Known Your Ward (2002-2003)

Phatak, N.R.

Mumbai Nagari, Bruhanmumbai Mahanagarपालिका Shatabdi Prakashan, Mumbai 1981

Iyer, Kamu Buildings that shaped Bombay