
	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-1	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> Not available	
	<b>B U Area:</b> Not applicable	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Lala Lajpatrai Garden	

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Lala Lajpatrai Garden	
1.2	Earlier Name	Not applicable	
1.3	Built in	Not applicable	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Lala Lajpatrai Marg	
2.2	Subsidiary	Keshavrao Khadye Marg	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Recreational, Public	
4.2	Past	Recreational, Public	
4.3	Usage	Regular public use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	A strategic location at a busy triangular traffic junction of Lala Lajpatrai Marg and Keshavrao Khadye Marg facing the Haji Ali sea front.	
5.2	Architectural Description	It is a wooded area with shrubs and large trees. Pathways paved in cement tiles divide the garden in many part covered with lawn.	
5.3	Intrinsic	Till 1970's the Haji Ali junction was a landscaped traffic island. In absence of this, the Lala Lajpat Rai Garden is the only landscaped Garden in the vicinity.	
5.4	Value Classification	I(sce), J	Recommended Grade   <b>II A</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Not applicable	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	
7.7	Articulation	Not applicable	

7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral wall in basalt stone with mild steel fencing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Ground covered with lawn and different kinds of shrubs and large trees.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for recreational ground on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

## Lala Lajpatrai Garden



View of garden from Keshavrao Khadye road.




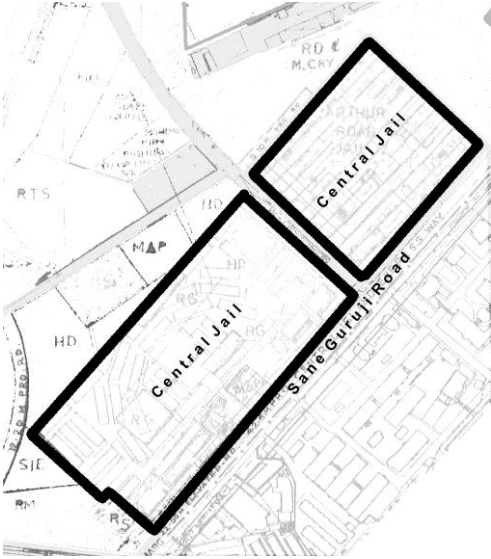
Corner view of garden from Keshavrao Khadye road showing Lala Lajapatrai statue



Inside view of garden from Keshavrao Khadye road




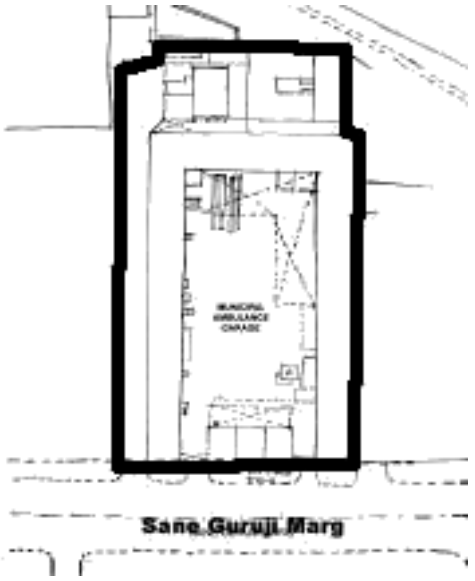
Inside view of garden from Keshavrao Khadye road

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-2	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> Not available	
	<b>B U Area:</b> Not available	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Central Jail Premises	

<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Central Jail Premises		
1.2	Earlier Name	Arthur Road Jail Premises		
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Sane Guruji Marg (Arthur Road)		
2.2	Subsidiary	J.R. Boricha Marg		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	Government		
3.2	Past	Government		
3.3	Status	Government		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Jail		
4.2	Past	Jail		
4.3	Usage	Jail		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Strategically located on the triangular junction of Sane Guruji Marg and J.R. Boricha Marg.		
5.2	Architectural Description	Access denied		
5.3	Intrinsic	Access denied		
5.4	Value Classification	A(arc), B(des), B(uu), C(seh), F	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Access denied		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Access denied		
7.2	Walls	Access denied		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Access denied		
7.6	Roofing	Access denied		
7.7	Articulation	Access denied		
7.8	Finishes	Access denied		
7.9	Interiors (Movable & Immovable)	Access denied		



7.10	Compound / Fence / Gate	High wall in basalt stone		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	Access denied		
8.4	Water Supply	Access denied		
8.5	Drainage (Plumbing and Sanitation)	Access denied		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Access denied		
9.2	Walls	Access denied		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Access denied		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Access denied	Maintenance level	Access denied
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Access denied		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	Access denied		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Jail on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-3	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> Not available	
	<b>B U Area:</b> Not available	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Municipal Ambulance Garage	

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Municipal Ambulance Garage	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Sane Guruji Marg (Arthur Road)	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	MCGM	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Garage, Services	
4.2	Past	Garage, Services	
4.3	Usage	Regular vehicle repair works	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on Sane Guruji Marg near Arthur Jail	
5.2	Architectural Description	A complex consisting of low rise Vernacular style Black Basalt stone buildings in the typology of the modest government buildings in the colonial period. Main building facing Sane Guruji Marg is G + 1; all other buildings are ground floor structures planned around a central open parking space. The buildings do not have much ornamentation on façade, but the façade has an imposing quality due to the use of Black Basalt stone and contrasting plastered semi circular arches with prominent key stones. The buildings have Mangalore tiled sloping roofs with wooden trusses.	
5.3	Intrinsic	One of the old garages built for public utility during the British rule	
5.4	Value Classification	A(arc), B(uu), B(des)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Ground floor, G + 1	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.45m high dressed Black Basalt stone masonry plinth	
7.2	Walls	Black Basalt stone, ashlar masonry wall	
7.3	Floor	Wooden joist floor	
7.4	Stairs	Open-well wooden staircase	

7.5	Openings	Segmental arched openings with wooden frames and glass panels		
7.6	Roofing	Mangalore tiled sloping roof in office building and rest is asbestos sheets. Roof is in two levels		
7.7	Articulation	Windows having pediments and cornice bands. Wooden chajjas supported on wooden brackets. Wooden louvers below roof level		
7.8	Finishes	Externally exposed stone, internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Partly plastered brick wall with cast iron gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of open space for parking vehicles in the form of tar roads		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Mangalore tiled roofing replaced with asbestos sheets in part of the structure		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Municipal Transport Garage on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Notes: Needs stone cleaning, maintenance of roof. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

## Municipal Ambulance Garage



Municipal Ambulance Garage view from side lane on east side.



Municipal Ambulance Garage front façade from Sane Guruji road.



Municipal Ambulance Garage east block corner view from Sane Guruji road



Municipal Ambulance Garage office block view


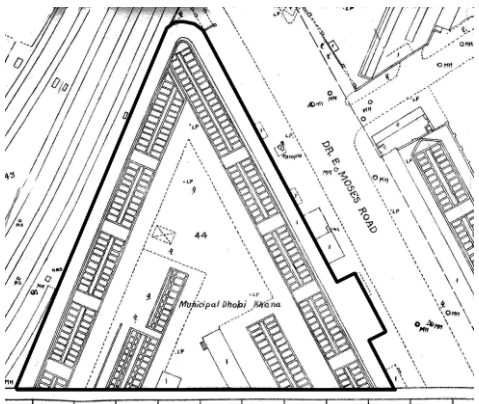


Municipal Ambulance Garage vehicular entrance and west block



Municipal Ambulance Garage office block window detail



	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-4			
	<b>Ward (Part):</b> G south-V			
	<b>CS No.:</b> 44			
	<b>Plot Area:</b> 12168.16 sq.m.			
	<b>B U Area:</b> Not applicable			
	<b>Date:</b> February, 2005			
	<b>Record by:</b> Keshav S, Gauri J			
	<b>Review by:</b> Arun Kale			
	<b>Internal:</b> As above			
<b>External:</b> As above				
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Dhobi Ghat, Mahalaxmi				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Dhobi Ghat, Mahalaxmi		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	A.S. Marg		
2.2	Subsidiary	G. Babu Sakpal Marg		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Public		
4.2	Past	Public		
4.3	Usage	Regular use for washing clothes		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Big open space at junction of A.S. Marg and G. Babu Sakpal Marg. Visible from Mahalaxmi station bridge. The Dhobi Ghat has been surrounded by slums on all the sides.		
5.2	Architectural Description	Large space with low height masonry platforms for washing clothes. Open channels have been provided on the black basalt stone floor to drain the water. Temporary rods have been provided for drying of clothes at some places.		
5.3	Intrinsic	It is the biggest Dhobi Ghat in Mumbai, now a major tourist attraction.		
5.4	Value Classification	A(arc), B(per), B(uu), C(seh), I(sce)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Brick masonry		
7.3	Floor	Black Basalt stone floor		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Externally exposed stone and internally plastered		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	High peripheral coursed stone wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Fair (No dampness observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Fair (Needs maintenance)		
9.8	Services	Fair (Channels need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Dhobi Ghat on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

## Dhobi Ghat, Mahalaxmi



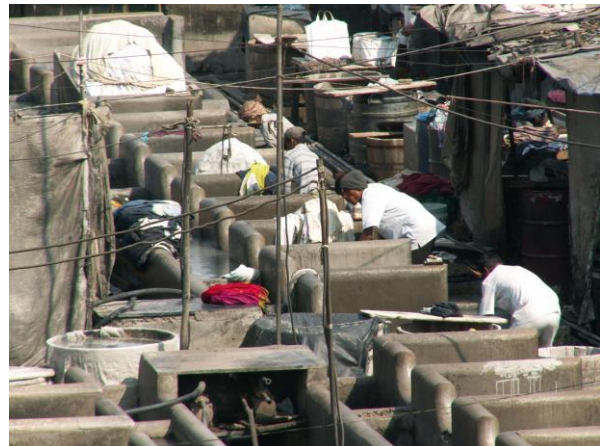
View of Dhobi Ghat from Mahalaxmi Bridge.



View of Dhobi Ghat from Mahalaxmi Bridge.



View of Dhobi Ghat from Main entrance from Bapurav Jagatap Marg.



View of Dhobi Ghat with aligned washing bays


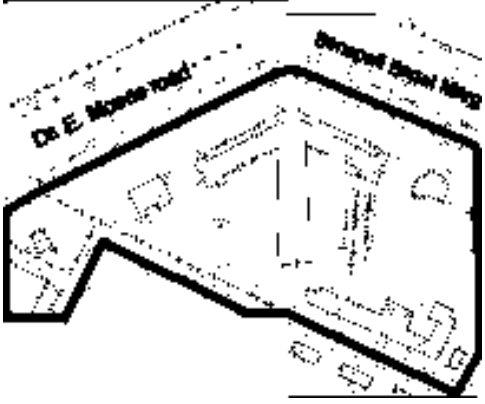


View drying yard with colorful cloths.



Detail of washing bays



	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-5		
	<b>Ward (Part):</b> G south-V		
	<b>CS No.:</b> 1/69		
	<b>Plot Area:</b> 30351.41 sq.m.		
	<b>B U Area:</b> 2370.00 sq.m.		
	<b>Date:</b> February, 2005		
	<b>Record by:</b> Keshav S, Gauri J		
	<b>Review by:</b> Arun Kale		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Anandashram			
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Anandashram	
1.2	Earlier Name	King George V. Memorial	
1.3	Built in	1932	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Dr. E. Moses Road (Haines Road)	
2.2	Subsidiary	Senapati Bapat Marg (Tulasi Pipe Road)	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Treasure of charitable endowments for the province of Bombay in the matter of King George V Memorial.	
3.2	Past	Treasure of charitable endowments for the province of Bombay in the matter of King George V Memorial.	
3.3	Status	Treasure of charitable endowments for the province of Bombay in the matter of King George V Memorial.	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Health Care, Education	
4.2	Past	Not available	
4.3	Usage	Regular health care, educational use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	A large wooded complex at the junction of Dr. E. Moses Road and Senapati Bapat Marg.	
5.2	Architectural Description	Ground floor modest structures with a central circular entrance foyer and two side wings fanning on either side. The building has an elongated colonnade with a projecting chhajja. Since access to the above premises was denied the information is not available in detail.	
5.3	Intrinsic	One of the very old institutions with social objectives. It offers various facilities like orphanage, N.G.O, offices, dispensary and a small hospital.	
5.4	Value Classification	A(arc), B(per), B(uu), D(bio)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 0	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Load bearing brick masonry walls	
7.3	Floor	Access denied inside	
7.4	Stairs	Access denied inside	



7.5	Openings	Four semi circular arched openings		
7.6	Roofing	Flat slab		
7.7	Articulation	Cornice band at terrace level		
7.8	Finishes	Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied inside		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of open space with lots of trees. Roads inside complex are of tar and partly concreted.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire hydrants provided		
8.7	Other (HVAC / BMS / Security Systems)	Window air-conditioning units at some places		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair (No settlement observed, cracks observed at a few places)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Access denied inside)		
9.4	Stairs	Access denied inside		
9.5	Openings	Poor (supported with iron girders)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Fair (Well maintained)		
9.8	Services	Fair (Drainage pipes need no replacement)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None.		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

**Anandashram ( King George V memorial )**



Left view of Main block from inside of the complex




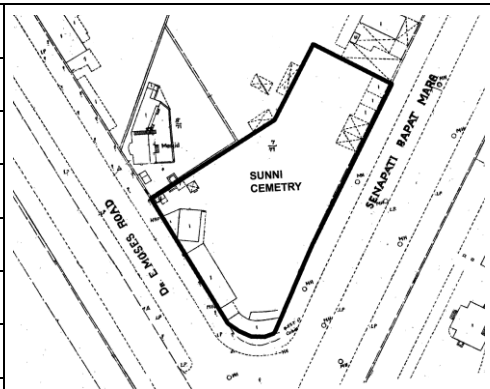
Front view from junction of Dr. E. Moses road And Senapati Bapat road



Front view of caretaker's office.

Access denied repetitively

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-6	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> 7/71	
	<b>Plot Area:</b> 836.12 sq.m.	
	<b>B U Area:</b> Not applicable	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Worali Sunni cemetery		



<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Worali Sunni cemetery	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Dr. E. Moses Road	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust ownership	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious, Public	
4.2	Past	Religious, Public	
4.3	Usage	Public use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Part of a complex of four cemeteries belonging to different communities, all located on Dr. E. Moses road, Worli.	
5.2	Architectural Description	Access denied	
5.3	Intrinsic	Cemetery belongs to the Sunni section of Muslim community.	
5.4	Value Classification	A(cul), C(seh), I(sce)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Not applicable	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	
7.7	Articulation	Not applicable	
7.8	Finishes	Not applicable	
7.9	Interiors (Movable & Immovable)	Access denied	

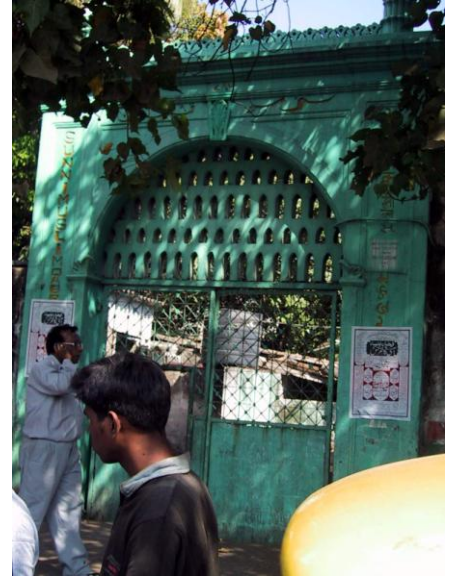
7.10	Compound / Fence / Gate	High brick masonry compound wall finished with cement plaster.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open ground with few trees. One small structure touching compound wall.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Access denied		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Cemetery on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Notes: Needs immediate cleaning. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		



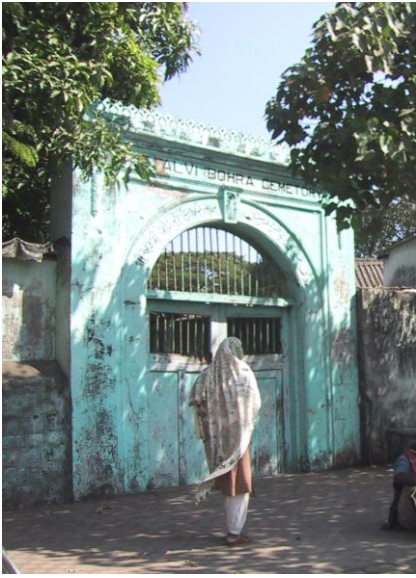
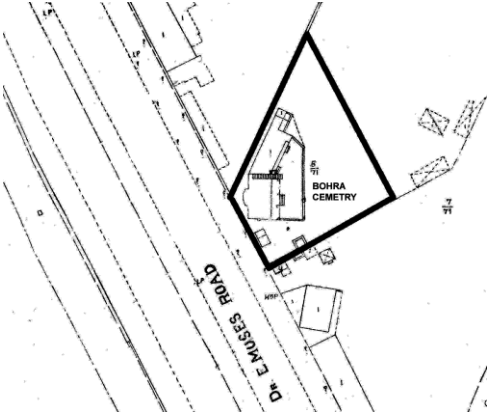
**Worali Sunni cemetery**



Front view of from Dr. E. Moses road.



Main gate of from Dr. E. Moses road.

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-7	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> 5/71	
	<b>Plot Area:</b> 836.12 sq.m.	
	<b>B U Area:</b> Not applicable	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Worli Bohra Cemetery		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Worli Bohra Cemetery	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Dr. E. Moses Road (Haines Road)	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Municipal Co-operation of city of Bombay, Fakruddin Shamsuddin Fidally Hayat Ali.	
3.2	Past	Municipal Co-operation of city of Bombay, Alia Bohra community	
3.3	Status	Trust ownership	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious, Public	
4.2	Past	Religious, Public	
4.3	Usage	Occasional public use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Part of a complex of four cemeteries belonging to different communities, all located on Dr. E. Moses road, Worli. Trapezoidal plot next to Sunni cemetery.	
5.2	Architectural Description	Access denied	
5.3	Intrinsic	Cemetery belongs to the Bohra section of Muslim community.	
5.4	Value Classification	A(cul), C(seh), D(bio), I(sce), E, F	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Not applicable	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	
7.6	Roofing	Not applicable	
7.7	Articulation	Not applicable	
7.8	Finishes	Access denied	

7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	High brick masonry compound wall finished with cement plaster.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open ground with few trees. One small structure touching compound wall		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Access denied		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Cemetery on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		



## Bohra Cemetery



Front view of Bohara cemetery from Dr. E. Moses road.



View of structure inside compound wall of Bohara cemetery from Dr. E. Moses road.





View of dome against compound wall of Bohara cemetery from Dr. E. Moses road.



Detail of parapet wall of cemetery from Dr. E. Moses road.

Access denied repetitively



	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-8	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> 71	
	<b>Plot Area:</b> 16692.09 sq.m.	
	<b>B U Area:</b> Not applicable	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Worli Catholic Cemetery	

<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Worli Catholic Cemetery		
1.2	Earlier Name	Not applicable		
1.3	Built in	1920 -1930	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Dr. E. Moses Road (Haines Road)		
2.2	Subsidiary	Drainage Channel Marg		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	Trustees for the Improvement of City of Bombay		
3.2	Past	Trustees for the Improvement of City of Bombay		
3.3	Status	Trust owned		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Religious, Public		
4.2	Past	Religious, Public		
4.3	Usage	Public use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Part of a complex of four cemeteries belonging to different communities, all located on Dr. E. Moses road, Worli. Irregular shaped plot at junction of Dr. E. Moses Road (Haines Road) and Drainage Channel Marg.		
5.2	Architectural Description	Access denied		
5.3	Intrinsic	Cemetery belongs to the Catholic community.		
5.4	Value Classification	A(cul), C(seh), I(sce)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		

7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open ground densely wooded and one small structure in the plot.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Access denied		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Cemetery on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

## Worli Catholic Cemetery



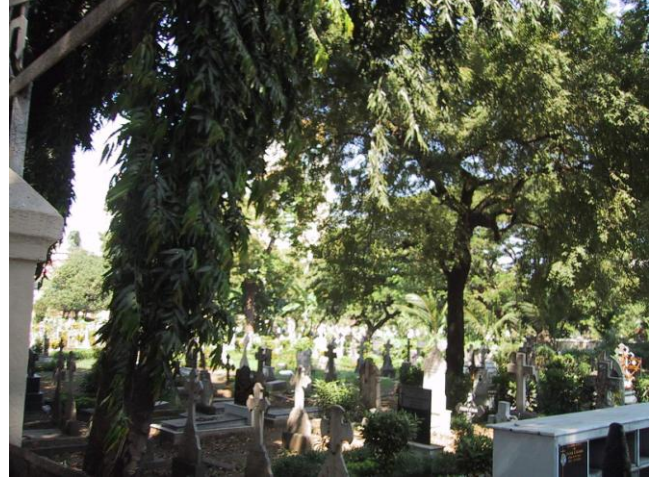
Front view of Catholic cemetery from Dr. E. Moses road.



Inside view of Catholic cemetery from main gate.


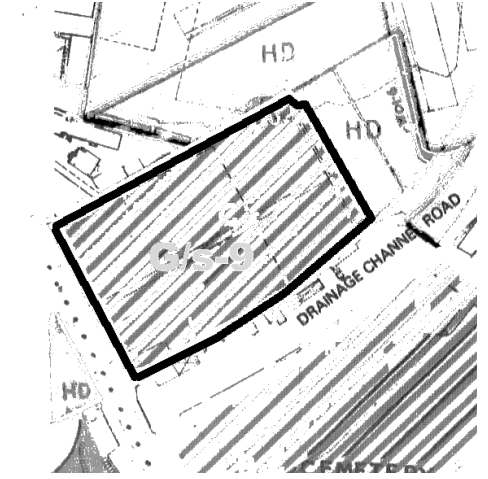


View of second gate of Catholic cemetery on Dr. E. Moses road.



Inside view of Catholic cemetery from main gate.

Access denied repeatedly

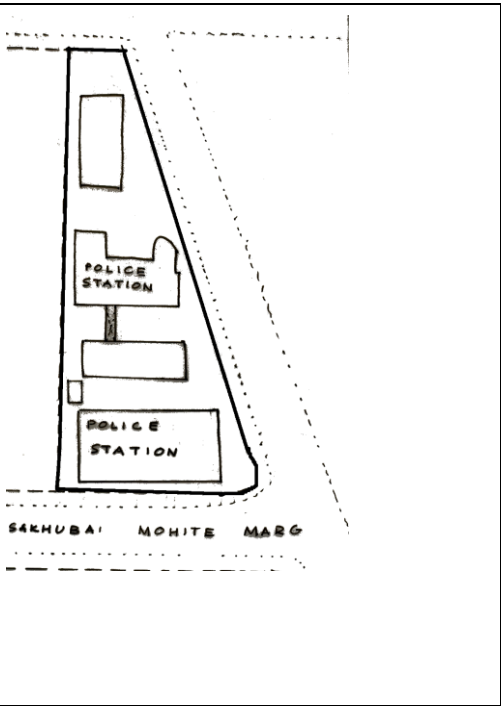
	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-9			
	<b>Ward (Part):</b> G south-V			
	<b>CS No.:</b> 1A/110			
	<b>Plot Area:</b> 8361.27 sq.m.			
	<b>B U Area:</b> Not applicable			
	<b>Date:</b> February, 2005			
	<b>Record by:</b> Keshav S, Gauri J			
	<b>Review by:</b> Arun Kale			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Worli Jewish Cemetery				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Worli Jewish Cemetery		
1.2	Earlier Name	Not applicable		
1.3	Built in	1927	Extension Date (if any)   Not applicable	
<b>2.0</b>	<b>Access</b>			
2.1	Main	Dr. E. Moses Road (Haines Road)		
2.2	Subsidiary	Drainage Channel Marg		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	Abraham Sinre		
3.2	Past	Dr. Elijah Moses, Samuel Judah, Ezekiel Moses, Auron Benjamin, Soloman Elijah Rebuen		
3.3	Status	Not available		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Religious, Public		
4.2	Past	Religious, Public		
4.3	Usage	Occasional public use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Part of a complex of four cemeteries belonging to different communities, all located on Dr. E. Moses road, Worli. Irregular shaped plot at junction of Dr. E. Moses Road (Haines Road) and Drainage Channel Marg.		
5.2	Architectural Description	This cemetery has graves constructed after 1927. Some graves have Hebrew inscriptions on plaques. The cemetery has paved pathways and trees planted on either side of it. Since access to the above premises was denied the information is not available in detail.		
5.3	Intrinsic	This is the third cemetery built for Jewish Community in Mumbai. At present, although the capacity of the cemetery is nearly full, it is still being used for burials.		
5.4	Value Classification	A(cul), C(seh), I(sce)	Recommended Grade   <b>II B</b>	
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		



7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Huge open ground, densely wooded. One small structure with Mangalore tiled sloping roof.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Access denied		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Cemetery on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Notes: The Worli Jewish cemetery is operating from 09-01-1927 and was opened after the capacity of the Mazgaon Cemetery was full. This land was acquired specially for Jewish Cemetery. Opened after Chinchpokli Jewish Cemetery and Mazgaon Jewish Cemetery, this is the third Jewish Cemetery in Mumbai. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		



<b>Common Ref. No.:</b>
<b>Card No.:</b> G/s-10
<b>Ward (Part):</b> G south-V
<b>CS No.:</b> Not available
<b>Plot Area:</b> Not available
<b>B U Area:</b> Not available
<b>Date:</b> February, 2005
<b>Record by:</b> Keshav S, Gauri J
<b>Review by:</b> Arun Kale
<b>Internal:</b> As above
<b>External:</b> As above
<b>Photo Ref.:</b> T-IV-Gs:Ward G south N.M. Joshi Marg Police Station



<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	N. M. Joshi Marg Police Station	
1.2	Earlier Name	Dilisle Road Police Station	
1.3	Built in	1925	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	N. M. Joshi Marg (Delisle Road)	
2.2	Subsidiary	Sakubai Mohite Marg	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	State Government	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Police Station, Public	
4.2	Past	Police Station, Public	
4.3	Usage	Frequent Public use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on junction of N.M. Joshi Marg and Sakhubai Mohite Marg, on a small road leading to B.D.D. Chawl precinct.	
5.2	Architectural Description	Vernacular style building having two side bays with gable wall with recessed verandah and balcony. The building exhibits a typology of police stations built in early 20 <sup>th</sup> century. Ground floor has a semi-circular arched verandah, above which is a balcony with plain wooden railing and bar tracery. The building has a Mangalore tiled sloping roof in interesting profile.	
5.3	Intrinsic	One of the typical police-station buildings built during the British rule, as an amenity adjoining the B.D.D. chawl precinct. Most of the police stations in the Island City are built in this typical vocabulary. Easily identified as a Police station in the collective memory of the citizens.	
5.4	Value Classification	A(arc), B(per), B(uu), B(des), C(seh)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 1	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Black Basalt stone coursed masonry - 0.6m high plinth	
7.2	Walls	Brick load bearing wall	
7.3	Floor	Timber joist floor	

7.4	Stairs	Wooden dog legged staircase with plain handrail		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Sloping roof with Mangalore tiles supported on wooden truss		
7.7	Articulation	Cornice band at floor level. Wooden brackets and railing to balconies. Pediments to windows, bar tracery on balcony.		
7.8	Finishes	Internally and externally lime plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick wall with cast iron gate		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open space paved with Shahabad tiles. Few trees.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Sagging observed at few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Recently repaired, Mangalore tiles changed)		
9.7	Articulation & Finishes	Good (Recently repaired)		
9.8	Services	Good (Well maintained)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Police Station on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

**N. M. Joshi Marg Police Station**



Front view of building from Sakhubai Mohite Marg



Front view of building from Sakhubai Mohite Marg



corner view of building from Sakhubai Mohite Marg



Detail of façade with wooden railing on first floor

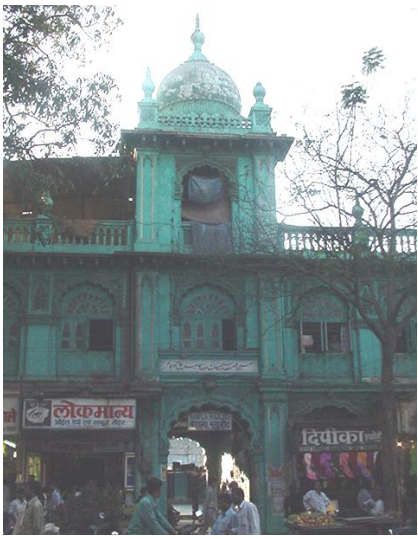
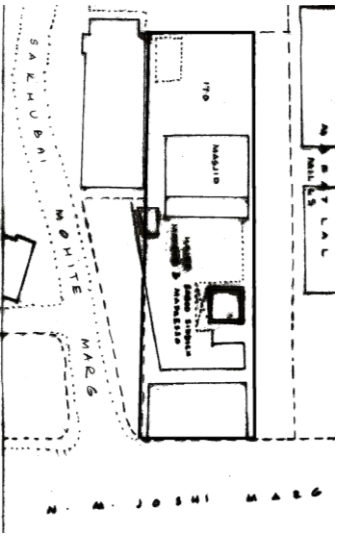


Semi circular arched opening for verhanda



Window detail of building



	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-11	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> 170	
	<b>Plot Area:</b> 2427.09 sq.m.	
	<b>B U Area:</b> 2180.20 sq.m.	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Haji Saboo Siddick Masjid and Madaresa		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Haji Saboo Siddick Masjid and Madaresa	
1.2	Earlier Name	Bawala Masjid	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	N. M. Joshi Marg (Delisle Road)	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious, Educational, Residential	
4.2	Past	Religious, Educational, Residential	
4.3	Usage	As a regular worship and educational place	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on N.M. Joshi Marg (old Delisle road), one of the major north-south roads of the city near the junction of Currey Road bridge and N.M. Joshi Marg.	
5.2	Architectural Description	A large scale mosque with typical features likes minarets, carvings, and Moorish arches on the façade. The entrance is demarcated by a large Moorish arched gateway and dome with a pinnacle on top. The entrance leads to a central court with water body and prayer hall. Since access to the above premises was denied the information is not available in detail.	
5.3	Intrinsic	The mosque is located in the neighborhood which now has a scanty population of Muslim community. A substantial Muslim population left this neighbourhood after the various communal riots over years, the latest being 1992/93 post Babri Masjid demolition.	
5.4	Value Classification	A(arc), A(cul), C(seh)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 1	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Black Basalt stone masonry plinth, 0.6m. high	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Access denied	

7.4	Stairs	Access denied		
7.5	Openings	Rectangular, Semi circular arch and Moorish arch opening with wooden frame and glass panels		
7.6	Roofing	Access denied		
7.7	Articulation	Floral motifs on façade of gateway with multifoil or Moorish arches. Decorative minarets at the corners and decorative floral motifs all over façade.		
7.8	Finishes	Externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Marginal open space around		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Good (external observation)		
9.6	Roofing	Good (external observation)		
9.7	Articulation & Finishes	Good		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Sign-boards added to some shops on ground floor.		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>			
		None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>			
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

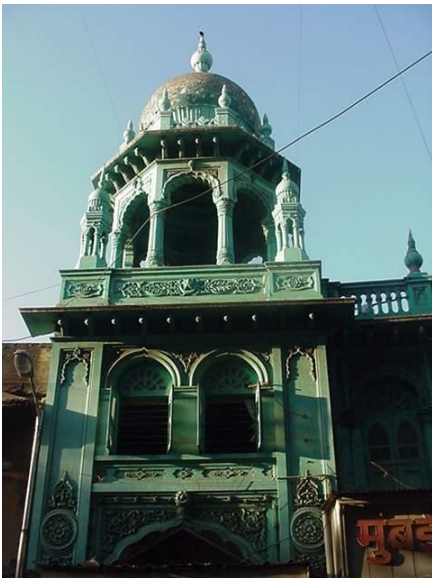
Haji Saboo Siddick Masjid and Madressa (Bawala Masjid)



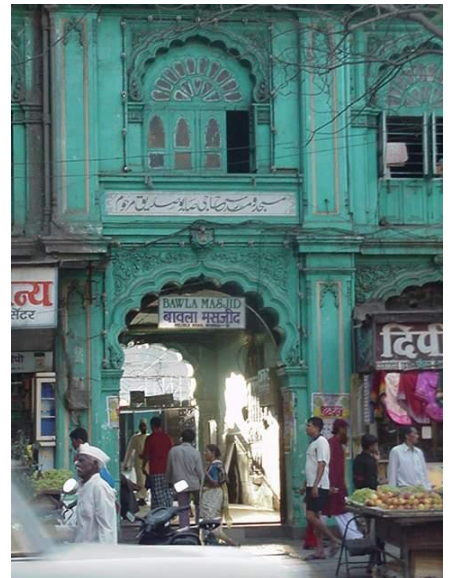
Front view of Bawala Masjid from N.M. Joshi



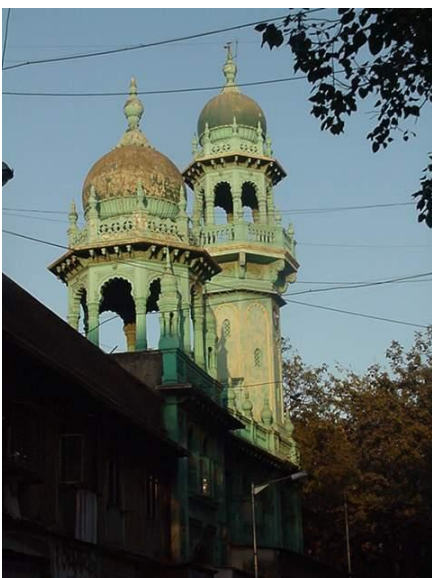
Detail of north minarate of Bawala Masjid



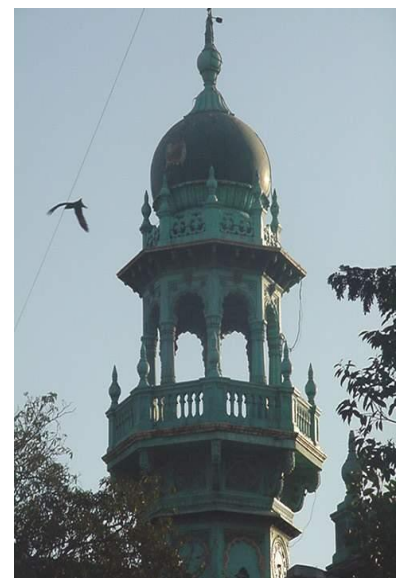
Detail of minarate over main entrane of Bawala Masjid




Detail of main entrane of Bawala Masjid

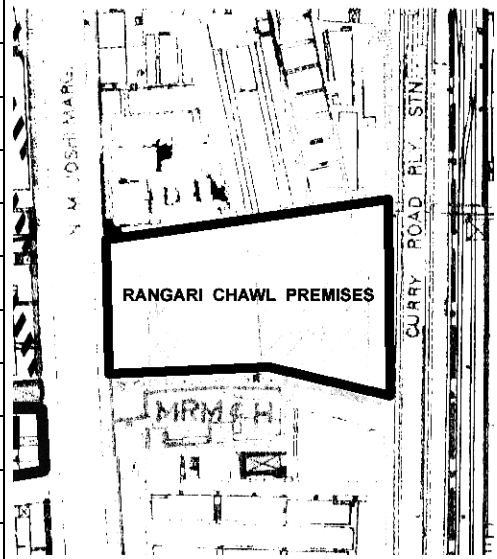


Left view of Bawala Masjid.



Detail of south minarate of Bawala Masjid

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-12	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> 175, 1/175, 2/175	
	<b>Plot Area:</b> 2910.75 sq.m.	
	<b>B U Area:</b> 5437.50 sq.m.	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Rangari Chawl Premises		



<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Rangari Chawl Premises	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	N. M. Joshi Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Hasham Bhika Lorgat	
3.2	Past	Kabiruddin Ebrahim Jetha, Noor Mohammad Cassam Khatri, Ahmed Kasim Khatri, Abdvi Rehman Khatri, Abdul Karim Khatri, Abdul Rashid Khatri, Abdul Aziz Khatri, Wagma Cassam Khatri, Gulashan Cassam Khatri, Jehnara Siddick Khatri.	
3.3	Status	Tenanted	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and commercial use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on N.M. Joshi Marg, one of the North-South arterial roads in Mumbai, in the vicinity of the textile mill district.	
5.2	Architectural Description	Low rise, modest group of three chawls in vernacular style, laid out around a rear open space. The building has a balcony with plain wooden railing and segmental arched windows, plain cornice bands are provided at slab levels. The buildings have a Mangalore tiled sloping roof with timber truss. Four chawls forms big open space inside which gives a typical character to this premises.	
5.3	Intrinsic	One of the chawls built integrally with open space used by the working class families of workers, specially the textile workers employed in the textile industry which flourished as a part of the neighbourhood.	
5.4	Value Classification	A(arc), C(seh), J	Recommended Grade   III
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 2	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.6m. high basalt stone plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Concrete on wooden planks supported on joists	



7.4	Stairs	Wooden dog legged staircase		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Sloping roof with Mangalore tiles supported on wooden trusses		
7.7	Articulation	Cornice band at floor level, pediments to windows		
7.8	Finishes	Externally and internally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space in the backyard		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks and dampness observed at some places)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Wooden panel broken, some windows replaced by aluminum windows)		
9.6	Roofing	Poor (Mangalore tiles broken, leakage observed at some places)		
9.7	Articulation & Finishes	Fair (Replastering done at some places)		
9.8	Services	Poor (Leakage observed in many places)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Some windows replaced by aluminum windows.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Replastering done at some places.		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

## Rangari Chawl Premises



View of Rangari Badak Chawl no. 3 and front open space



Front view of Rangari Badak Chawl no. 3.



Front view of Rangari Badak Chawl no. 1 from N.M. Joshi road.



Back view of Rangari Badak Chawl no. 1 from open space.



Entrance through chawl no.1 to open ground




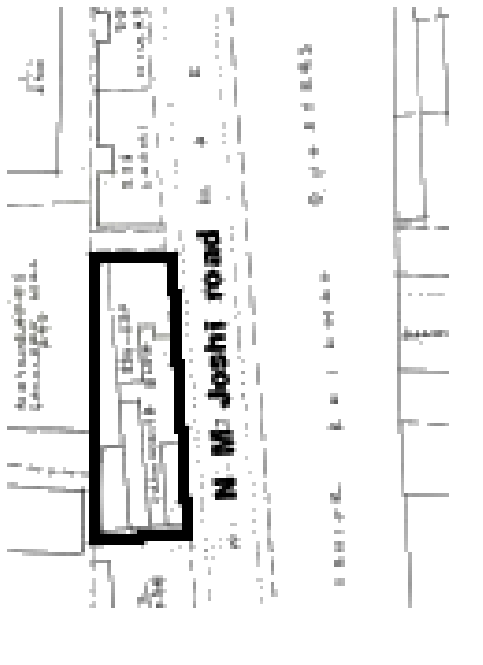
Detail of wooden staircase and segmental arch.



Front view of Rangari Badak Chawl no. 1 from N.M. Joshi road with window detail



Front view of Rangari Badak Chawl no. 1 from N.M. Joshi road with window detail

	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-13		
	<b>Ward (Part):</b> G south-III		
	<b>CS No.:</b> 236, 237		
	<b>Plot Area:</b> 592.81 sq.m.		
	<b>B U Area:</b> 2121.22 sq.m.		
	<b>Date:</b> February, 2005		
	<b>Record by:</b> Keshav S, Gauri J		
	<b>Review by:</b> Arun Kale		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Patel Building			
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Patel Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	1930's	Extension Date (if any)   Not available
<b>2.0</b>	<b>Access</b>		
2.1	Main	N. M. Joshi Marg (Delisle Road)	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Villu Jehangir Mistry	
3.2	Past	Ratanji Mahekaji Patel, Meherbai Mahekaji Patel, Parvez Ruttomshaw Patel.	
3.3	Status	Private ownership	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular residential and ground floor commercial use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located near the bridge on N.M. Joshi Marg, one of the north-south arterial roads in the vicinity of the textile mills.	
5.2	Architectural Description	Building with façade clad in Malad stone expressing horizontality. The building frontage exhibits windows at equal intervals with neo classical motifs and carvings in plaster. The central staircase bay is highlighted in the façade with a pediment over the window on original top floor of the building. Cornice band runs at third floor level. With the top floor added later on, the structure has a combination of flat roof and Mangalore tiled sloping roof. Central staircase bay leads to the corridor connecting rooms.	
5.3	Intrinsic	One of the buildings in the typology of chawls owned by Parsis built with decorative front façade facing major roads.	
5.4	Value Classification	A(arc), I(sce)	Recommended Grade   III
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 4	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Black Basalt coursed masonry, 0.6m. high plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	R.C.C. floor slab and beams	
7.4	Stairs	Wooden dog legged staircase with plain railing	

7.5	Openings	Rectangular openings with wooden frame and paneling.		
7.6	Roofing	Sloping roof with Mangalore tiles and part flat roof		
7.7	Articulation	Cornice band at floor level. Pediments to staircase window. Stone railing. Floral ornamentation in plaster.		
7.8	Finishes	Internally and externally lime plastered and painted		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Leakage observed at a few places)		
9.3	Floor	Fair (No deflection observed)		
9.4	Stairs	Fair (Sagging observed at few places)		
9.5	Openings	Fair (wooden frames needs maintenance)		
9.6	Roofing	Fair (Leakage observed at a few places)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Some toilets show dampness, pipes need repairs)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	Third floor added.		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		



# Patel Building



Front view of building from N.M. Joshi road



Part front view of building



Detail of sun window with cornice band



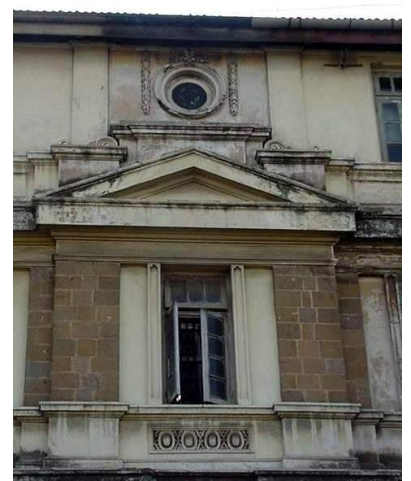
Detail of husk on window with cornice band




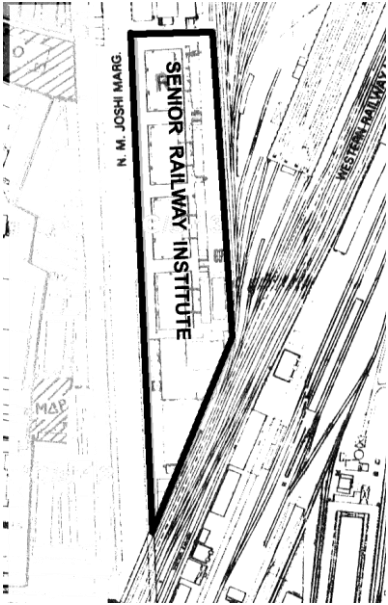
Part front view of building



Part front view of building with different stone railing



Detail of pediment window with cornice bands

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-14	
	<b>Ward (Part):</b> G south-III	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> 11308 sq.m.	
	<b>B U Area:</b> Not available	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Senior Railway Institute Premises		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Senior Railway Institute Premises	
1.2	Earlier Name	Not applicable	
1.3	Built in	Late 19 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	N. M. Joshi Marg (Delisle Road)	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	State Government	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Institutional and Residential	
4.2	Past	Institutional and Residential	
4.3	Usage	Regular institutional and residential use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	A linear plot close to the western railway track. Near two railway stations, Lower Parel (western) and Curry Road (central).	
5.2	Architectural Description	The premises consist of the Institute building and residential quarters. Institute building is a Black Basalt stone building following Neo-Gothic architectural style. The structure has semi circular arched windows with Malad stone arch and projecting band in Black Basalt stone. The most striking feature of the building is the tall tower with Mangalore tiled pyramidal roof and exhibiting intricate detailing in terms of semi-circular arches, dentils, carved cornice bands. The quarters are whereas modest structure with a little ornamentation but a strong and unique form. The structure has a cubic form and timber structural members with wooden windows and A.C. sheet roofing with lantern light. The structures have a closed character with no balconies, verandahs or porches etc.	
5.3	Intrinsic	One of the old premises built by the Great Indian Peninsular Railway (G.I.P.R.), now Central Railway constructed during the British rule for administrative and residential purpose. It offers various facilities like orphanage, N.G.O, offices, dispensary with small hospital. Since access to the above premises was denied the information is not available in detail.	
5.4	Value Classification	A(arc), A(his), B(des), G(grp)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Access denied	

<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Access denied	
7.2	Walls	Access denied	
7.3	Floor	Access denied	
7.4	Stairs	Access denied	
7.5	Openings	Access denied	
7.6	Roofing	Sloping roof in asbestos sheets or part Mangalore tiles	
7.7	Articulation	Semi-circular arches, dentils, carved cornice bands. The quarters are whereas modest structure with a little ornamentation but a strong and unique form.	
7.8	Finishes	Externally exposed Black Basalt stone	
7.9	Interiors (Movable & Immovable)	Access denied	
7.10	Compound / Fence / Gate	Access denied	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied	
<b>8.0</b>	<b>Services &amp; Utilities</b>		
8.1	Lighting	Access denied	
8.2	Ventilation	Access denied	
8.3	Electricity	Access denied	
8.4	Water Supply	Access denied	
8.5	Drainage (Plumbing and Sanitation)	Access denied	
8.6	Fire precaution	Access denied	
8.7	Other (HVAC / BMS / Security Systems)	Access denied	
<b>9.0</b>	<b>Condition</b>		
9.1	Plinth	Access denied	
9.2	Walls	Access denied	
9.3	Floor	Access denied	
9.4	Stairs	Access denied	
9.5	Openings	Access denied	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Access denied	
9.9	Outbuildings	Access denied	
9.10	Overall condition	Access denied	Maintenance level Access denied
<b>10.0</b>	<b>Transformation</b>		
10.1	Form	Access denied	
10.2	Structure	Access denied	
10.3	Articulation & Finishes	Access denied	
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None	
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.	



## Senior Railway Institute Premises



Front view of residential quarters from N.M. Joshi road



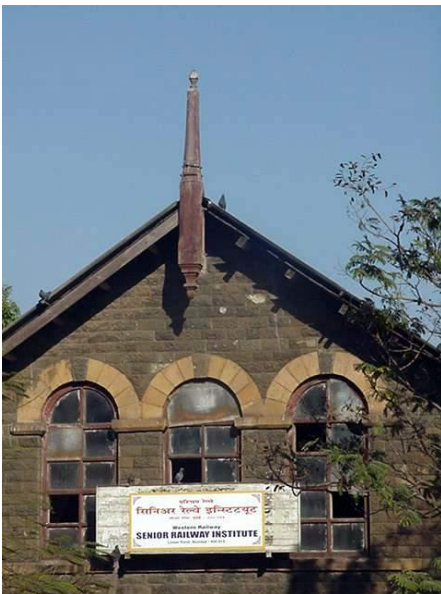
Front view of institutional building from N.M. Joshi road



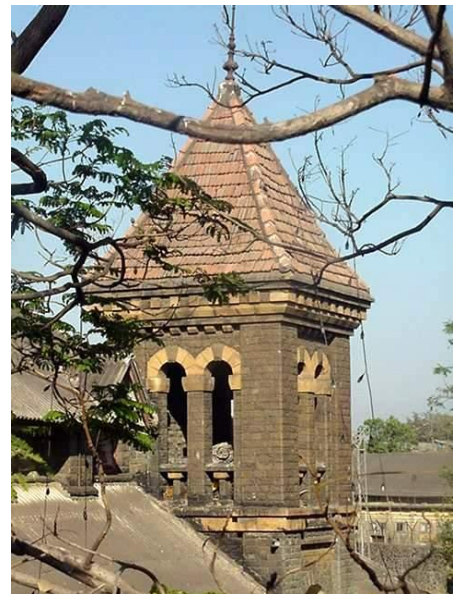
Front view of residential quarters from N.M. Joshi road



Roof step from N.M. Joshi road


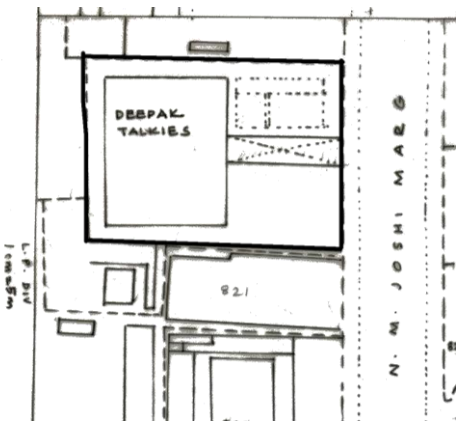


Detail of semi circular window and roof of institutional building



Detail of staircase tower in institutional building



	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-15		
	<b>Ward (Part):</b> G south-III		
	<b>CS No.:</b> Not available		
	<b>Plot Area:</b> 454.84 sq.m.		
	<b>B U Area:</b> 420.00 sq.m.		
	<b>Date:</b> February, 2005		
	<b>Record by:</b> Keshav S, Gauri J		
	<b>Review by:</b> Arun Kale		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Deepak Cinema			
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Deepak Cinema	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	N. M. Joshi Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Shabbir Ahmed Hassen Karolia	
3.2	Past	Sonabai Sorabaji Daruwala, Perviz Irani, Keny Shroff, Aloo Jamboodiwala, Mehroo Amar Lulla, Mohamed Yusuf Haji Dawood.	
3.3	Status	Private	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Cinema Theatre, Public	
4.2	Past	Cinema Theatre, Public	
4.3	Usage	Regular public use.	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Junction of Pandurang Budhkar Marg and N.M. Joshi Marg, one of the major north-south arterial roads.	
5.2	Architectural Description	Vernacular style sloping roof structure built with central open space with a life-size statue of an elephant. The structure has a plain façade with some ornamentation on gable wall. The cinema theatre has a verandah built around the central open court. Lean to roof of the verandah with carved fascia rests over the cast-iron pillars. The structure has a Mangalore tiled sloping roof. Since access to the above premises was denied the information is not available in detail.	
5.3	Intrinsic	One of the old cinema halls located in the vicinity of the residential neighborhood of textile mill workers.	
5.4	Value Classification	A(arc), A(cul), B(seh)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 1	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.6m high Black Basalt stone coursed masonry plinth	
7.2	Walls	Brick load bearing walls	
7.3	Floor	Timber joist floor	
7.4	Stairs	Open-well timber staircase	

7.5	Openings	Rectangular openings with wooden frame and paneling.		
7.6	Roofing	Mangalore tiled sloping roof		
7.7	Articulation	Roof overhanging supported by wooden brackets. Decorative wooden fascia. Decorative pillars to support roof above verandah.		
7.8	Finishes	Internally and externally lime plastered and painted.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Brick masonry compound wall. Cast iron fencing.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Outside open space partly paved with Shahabad stone. Large open court. Statue of elephant inside court.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair artificial ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access Denied		
8.7	Other (HVAC / BMS / Security Systems)	Access Denied		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair ( Deflection observed at few places)		
9.4	Stairs	Fair (Sagging observed near landing)		
9.5	Openings	Good		
9.6	Roofing	Good (Leakage repaired recently)		
9.7	Articulation & Finishes	Good (Recently replastered)		
9.8	Services	Access denied		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Cinema Theatre on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

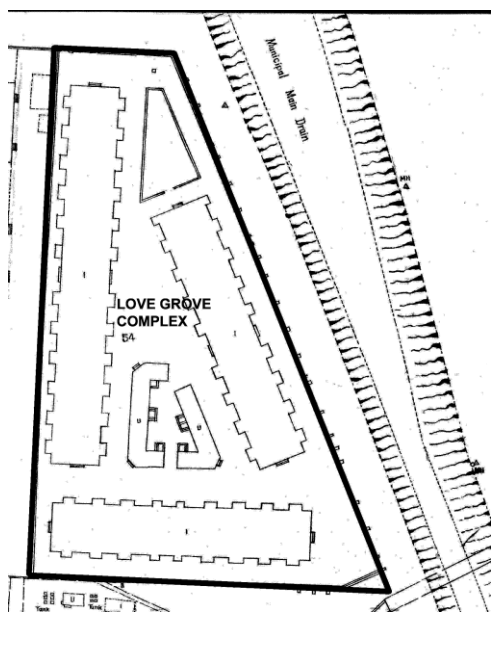
## Deepak Cinema



Inside court view of cinema





Front view of cinema from N.M. Joshi Marg

Photography denied	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-16			
	<b>Ward (Part):</b> G south-IV			
	<b>CS No.:</b> 54			
	<b>Plot Area:</b> 5292 sq.m.			
	<b>B U Area:</b> Not available			
	<b>Date:</b> February, 2005			
	<b>Record by:</b> Keshav S, Gauri J			
	<b>Review by:</b> Arun Kale			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Love Grove Complex				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Love Grove Complex		
1.2	Earlier Name	Not applicable		
1.3	Built in	Late 19 <sup>th</sup> century	Extension Date (if any)   Not applicable	
<b>2.0</b>	<b>Access</b>			
2.1	Main	Dr. Annie Basent Road (Love Grove Road)		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	MCGM		
3.2	Past	MCGM		
3.3	Status	MCGM		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Not available		
4.2	Past	Not available		
4.3	Usage	Not available		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Located on Dr. Annie Basent Road with some treatment plant buildings built along the open drains, connected to the sea across the road.		
5.2	Architectural Description	The plot consists of sewage pumping station constructed in Black Basalt stone, ashlar masonry and Mangalore tiled sloping roofs. Stone chimney is in an octagonal plan, probably as vent, is the most striking feature of the complex. Since access to the above premises was denied the information is not available in detail.		
5.3	Intrinsic	Old sewage pumping station in island city meant to cater the main roads of Mumbai		
5.4	Value Classification	B(uu), H(tec)	Recommended Grade   <b>II B</b>	
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Access denied		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Access denied		
7.2	Walls	Access denied		
7.3	Floor	Access denied		
7.4	Stairs	Access denied		
7.5	Openings	Access denied		
7.6	Roofing	Access denied		



7.7	Articulation	Access denied		
7.8	Finishes	Access denied		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Random rubble basalt stone compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Access denied		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Access denied		
8.2	Ventilation	Access denied		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Access denied		
9.2	Walls	Access denied		
9.3	Floor	Access denied		
9.4	Stairs	Access denied		
9.5	Openings	Access denied		
9.6	Roofing	Access denied		
9.7	Articulation & Finishes	Access denied		
9.8	Services	Access denied		
9.9	Outbuildings	Access denied		
9.10	Overall condition	Access denied	Maintenance level	Access denied
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Access denied		
10.2	Structure	Access denied		
10.3	Articulation & Finishes	Access denied		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Sewage Purification works on proposed Development Plan. (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-17	
	<b>Ward (Part):</b> G south-II	
	<b>CS No.:</b> 137	
	<b>Plot Area:</b> 843.93 sq.m.	
	<b>B U Area:</b> 530.30 sq.m.	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Kedareshwar Mahadev Mandir Complex		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Kedareshwar Mahadev Mandir Complex	
1.2	Earlier Name	Not applicable	
1.3	Built in	1832	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Dr. Annie Besant Road (Worli Road)	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Mahesh Khanderao Mantri.	
3.2	Past	Trimbak Bhivaji Mhatre, Anandrao Damodar Mhatre, Ramnath Sadanand Mhatre, Bhakandra Harishankar Mhatre, Ranganath Bhikaba Desai.	
3.3	Status	Trust owned building	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on a plot wooded facing Dr. Annie Besant Road at Worli, surrounded by with buildings of greater heights around.	
5.2	Architectural Description	A small scale Vernacular style temple with Mangalore tiled hip roof supported on carved wooden brackets. The structure does not have much ornamentation on façade and exhibits Vernacular temple architecture of the early 19 <sup>th</sup> century. Internally the <i>Garbhagriha</i> is made of Black Basalt stone Masonry. The structure has brick <i>Shikhara</i> . The plot is densely wooded and has <i>Deepstambha</i> , Samadhi etc. The <i>Deepstambha</i> made in Black Basalt stone is a striking feature of the temple.	
5.3	Intrinsic	One of the oldest Shiv Temples in Mumbai, in one of the old fishermen neighborhoods of Mumbai at Worli.	
5.4	Value Classification	A(arc), A(his), A(cul), B(uu), C(seh), E, J	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Ground floor	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.6m. high basalt stone coursed masonry plinth	
7.2	Walls	Brick load bearing walls	

7.3	Floor	Floor finished in marble		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Sloping roof with Mangalore tiles supported on wooden trusses & joists. The <i>Sabha Mandap</i> is covered. <i>Garbagriha</i> covered with <i>Shikhar</i> in brick.		
7.7	Articulation	Over hanging roof supported by wooden brackets. Cornice band at plinth level.		
7.8	Finishes	Internally and externally lime plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Outside open space partly paved with Shahabad stone. One Samadhi and two <i>Deepstambh</i> standing side by side. One of the <i>Deepstambhs</i> is built in Basalt stone and other in brick. Small structure in compound used as residence by <i>Poojari</i> (caretaker), which earlier was the <i>Dharmashala</i> . Big Banyan tree next to <i>Samadhi</i> .		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No dampness or breaking observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Mangalore tiles in good condition, no leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>			
		None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>			
		History: Worli Village, once a colony of fishermen is associated with the vernacular architecture in Mumbai. It housed many old temples dedicated to various deities. This Mandir was built by the local fishermen community in 1832. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

## Kedareshwar Mahadev Mandir Complex



Front view of Mandir from inside of Mandir compound.



Detail view of wooden bracket supporting roof of Mandir



Detail view of Deepstambh of Mandir



Detail view of Deepstambh of Mandir



Detail view of Deepstambh of Mandir


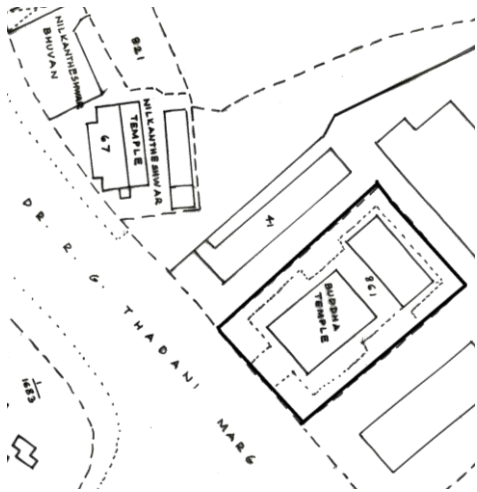


View of main entrance viewing shrine of Mandir



Detail view of Deepstambh of Mandir



	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-18		
	<b>Ward (Part):</b> G south-II		
	<b>CS No.:</b> 861		
	<b>Plot Area:</b> 1254.19 sq.m.		
	<b>B U Area:</b> 358.50 sq.m.		
	<b>Date:</b> February, 2005		
	<b>Record by:</b> Keshav S, Gauri J		
	<b>Review by:</b> Arun Kale		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Nipponzan Myohaji Buddhist temple complex			
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Nipponzan Myohaji Buddhist temple complex	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Dr. R.G. Thadani Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Municipal corporation of Greater Bombay, Shivdas Champsey Thakur.	
3.2	Past	Municipal Corporation of Greater Bombay, Jugalkishor Birla, Shri Mahadev Prasad Birla, Shri Mahadev Singh, Shri Bajaranglal Birla, Goswami Ganesh Datta, Navalchand Tarachand Shah, Prabhashankar Mohanlal, Kishandatt Ghuwalwalla.	
3.3	Status	Trust	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious, Place of Worship	
4.2	Past	Religious, Place of Worship	
4.3	Usage	Regular religious use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on Dr. R.G. Thadani Road near Worli Naka, very busy junction of Mumbai.	
5.2	Architectural Description	The temple exhibits ornamental character resembling to the old temple construction in north-eastern states of India. Entrance porch has two pillars and horizontal grooves on parapet, entirely clad in Malad stone. The porch has entrance steps leading to the <i>Sabha Mandapa</i> , having an entrance to the sanctuary and side aisles. It has ornamental pagoda like <i>shikhara</i> with carved motifs.	
5.3	Intrinsic	One of the important Buddhist temples in Mumbai worshiped by Neo Buddhists and Buddhists from Japan.	
5.4	Value Classification	A(arc), A(cul), B(des),C(seh)	Recommended Grade   <b>II A</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Ground floor	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Black Basalt stone coursed masonry-0.9m high plinth	
7.2	Walls	Malad stone load bearing walls	
7.3	Floor	Ground floor finished in Marble	

7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Flat roof in stone slab and beams, <i>Shikhara</i> in stone on <i>Garbhgriha</i>		
7.7	Articulation	Ornamented columns, beams, and slabs. <i>Shikhara</i> highly decorative.		
7.8	Finishes	Internally and externally exposed Malad stone		
7.9	Interiors (Movable & Immovable)	Old Buddhist shrine inside		
7.10	Compound / Fence / Gate	Compound wall in brick masonry with gate pillars in stone		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Lots of open space and trees around structure. Residence of caretaker and Monks in premises.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good artificial ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good (Malad stone face , needs cleaning)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	History: This temple has been built by a Charitable Trust in 1932. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai		

**Nipponzan Myohaji Buddhist temple complex**



Detail main gate of Mandir Dr. R.G. Thadani road.



Detail of interior of Mandir viewing Buddha Idol.



Front view of Mandir Dr. R.G. Thadani road.



View of main entrance of Mandir.



View of Shikhar of Mandir.



View of front facade of Mandir.



View of floral motif and corbelled shikhar over main entrance of Mandir.



Detail of gate pillar of main entrance of mandir


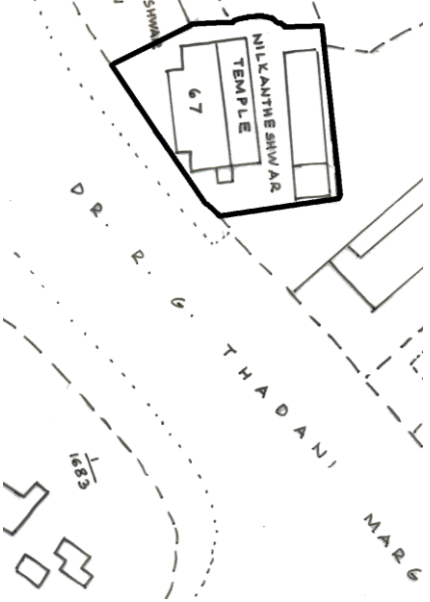


View of right corner of andir from inside compound.



Window detail of mandir



	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-19	
	<b>Ward (Part):</b> G south-II	
	<b>CS No.:</b> 67	
	<b>Plot Area:</b> 325.25 sq.m.	
	<b>B U Area:</b> 340.00 sq.m.	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Nilkantheshwar Temple Complex		
		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Nilkantheshwar Temple Complex	
1.2	Earlier Name	Not applicable	
1.3	Built in	1912	Extension Date (if any) 1932
<b>2.0</b>	<b>Access</b>		
2.1	Main	Dr. R.G. Thadani Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Janardhan Ananta Mantri.	
3.2	Past	Varjivandas Madhavdas, Narottamdas Madhavdas, Balwant Harishankar Woralikar, Gopinath Janardhan Mhatre, Gajanan Koshinath Mantri.	
3.3	Status	Trust owned building	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious, Residential	
4.2	Past	Religious, Residential	
4.3	Usage	Regular religious and residential use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on a elevated plot on the busy Dr. R.G. Thadani Marg, near Worli Naka.	
5.2	Architectural Description	The structure is prominent due to it's location. The Malad stone façade structure is very unlike a temple typology. Has arched openings on ground floor and rectangular wooden windows on first floor. The old <i>Sabha Mandapa</i> , constructed in 1912 has been renovated in 1932 with R.C.C slabs and beams. The upper floor has a residence of the care-taker.	
5.3	Intrinsic	Malad stone temple situated on small hillock.	
5.4	Value Classification	A(cul), C(seh)	Recommended Grade <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 1	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.6m. high Black Basalt stone coursed masonry plinth	
7.2	Walls	Malad stone, ashlar masonry load bearing walls	
7.3	Floor	R.C.C. slab and beam	
7.4	Stairs	R.C.C. Dog legged staircase	

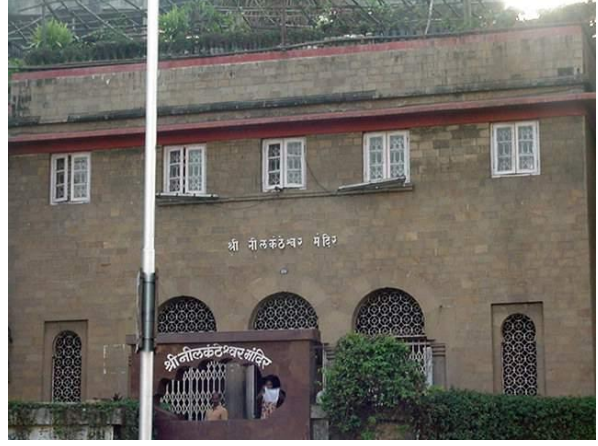


7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Flat roof in stone slab and beams, <i>Shikhara</i> in stone on <i>Garbhagriha</i> .		
7.7	Articulation	Ornamented columns and beams. Semi - circular arched openings to <i>Sabha-Mandapa</i> .		
7.8	Finishes	Internally plastered and externally exposed Malad stone		
7.9	Interiors (Movable & Immovable)	Old Shrine inside. Old <i>Sabha-Mandapa</i> renovated in 1932		
7.10	Compound / Fence / Gate	Compound wall in brick masonry with gate pillars in Malad stone.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open space and trees around flight of steps leading to <i>Sabha-Mandapa</i> from road level. Arched entrance gate to steps. <i>Tulsi vrindavan</i> and <i>Deep Stambha</i> .		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No cracks or leakage observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (No deflection observed)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Fair ( Malad stone façade needs cleaning)		
9.8	Services	Fair (Some pipes need repairs)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	M.S. jalis added to arched openings.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

## Nilkantheshwar Temple Complex



Front view of Mandir from Dr. R.G. Thadani marg





Front view of Mandir from Dr. R.G. Thadani marg



Arched main entrance of Mandir Supported on columns



Detail of Tulasi Vrundavan

	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-20		
	<b>Ward (Part):</b> G south-III		
	<b>CS No.:</b> 225		
	<b>Plot Area:</b> 628.28 sq.m.		
	<b>B U Area:</b> 1675.4 sq.m		
	<b>Date:</b> February, 2005		
	<b>Record by:</b> Keshav S, Gauri J		
	<b>Review by:</b> Arun Kale		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Jamila Building			
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Jamila Building	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Ganapatrao Kadam Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Harshid Karsakhal Dawlajada.	
3.2	Past	Surendra Ishwarlal Muzumdar, Malika Surendra Muzumdar, Harshika Hariyashrai Dawlatjada, Shrimati Zanabai shaikh Khairuddin, Suleman Haji Kornar.	
3.3	Status	Tenanted	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	A sprawling building on Ganapatrao Kadam Marg off N.M. Joshi Marg, a North-South road of the city.	
5.2	Architectural Description	Vernacular style, blended with Neo classical features like pilasters, motifs around windows. Cornice band runs at third floor level, where the Malad stone clad pilasters end in to floral capitals. The building has a large Mangalore tiled sloping roof. Two end bays have been demarcated by a balustrade at the two ends.	
5.3	Intrinsic	Chawl type structure located in the area of textile mills for the industrial workers. Though the building has one room tenements, the façade is designed with a unique architectural character as an urban response, as it faces a major road.	
5.4	Value Classification	A(arc)	Recommended Grade   III
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 3	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.3m. high Malad stone plinth	
7.2	Walls	Brick load bearing wall	
7.3	Floor	Brick Jack arch flooring	
7.4	Stairs	Wooden dog-legged staircase with decorative newel post	

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles supported by wooden truss		
7.7	Articulation	Cornice band at floor level. Pediments, motifs, concrete railing at roof level. Pilasters clad in Malad stone.		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair (No settlement observed, cracks at some places)		
9.2	Walls	Fair (Dampness observed near toilet bays)		
9.3	Floor	Fair ( Joists supporting jack arch need maintenance)		
9.4	Stairs	Fair (Deflection observed near landing)		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Leakage repaired by Tar felt sheets spread over the roof externally)		
9.7	Articulation & Finishes	Fair (Façade attacked by Moss at some places)		
9.8	Services	Poor (Many pipes broken, toilets show dampness)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		



## Jamila Building



Front view of building from Ganapatrao Kadam Marg




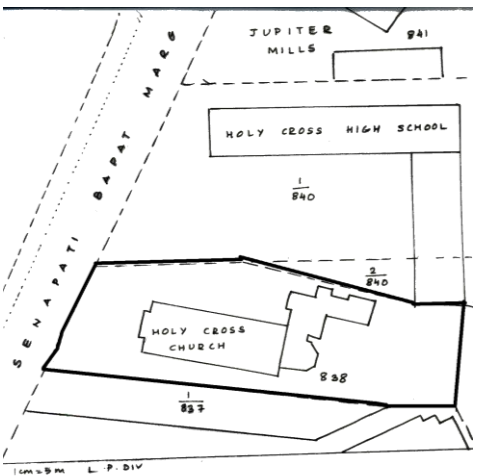
Detail of corner of window and parapet with concrete jali



Detail of modif near window



Detail of balcony with cast iron jali and supporting bracket

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-21			
	<b>Ward (Part):</b> G south-III			
	<b>CS No.:</b> 838			
	<b>Plot Area:</b> 2543.50 sq.m.			
	<b>B U Area:</b> 406.25 sq.m.			
	<b>Date:</b> February, 2005			
	<b>Record by:</b> Keshav S, Gauri J			
	<b>Review by:</b> Arun Kale			
	<b>Internal:</b> As above			
<b>External:</b> As above				
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Holy Cross Church				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Holy Cross Church		
1.2	Earlier Name	Not applicable		
1.3	Built in	1904	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Senapati Bapat Marg (Tulasi Pipe Road)		
2.2	Subsidiary	Balshet Madurkar Marg		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	The Wardens of the church of the Holy Cross		
3.2	Past	The Wardens of the church of the Holy Cross		
3.3	Status	Trust owned building		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Religious, Place of Worship		
4.2	Past	Religious, Place of Worship		
4.3	Usage	Regular religious use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Church at junction of N. M. Joshi Marg and Balshet Madurkar Marg, one of the North-south roads in Mumbai.		
5.2	Architectural Description	Church located on a strategic corner. The style exhibits a mix of Vernacular and Neo-Gothic architectural character. The entrance feature of double-height twin windows with equilateral pointed arches and two balconies provided on either sides of the window, gives the scale to the structure. The Church has typical features like sanctuary, nave, clear storey with clear storey windows.		
5.3	Intrinsic	One of the very few old churches in the area around Parel (west).		
5.4	Value Classification	A(arc), A(cul), E	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G + 1		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Black Basalt stone coursed masonry 0.6m high		
7.2	Walls	Brick load bearing walls		
7.3	Floor	Timber joist floor		
7.4	Stairs	Open well wooden staircase with plain railing		
7.5	Openings	Rectangular, semi circular, circular openings with wooden frame and glazing.		

7.6	Roofing	Sloping roof with Mangalore tiles supported by wooden truss and joists covers the prayer hall.		
7.7	Articulation	Cornice band to balconies. Pediments to windows, double-height equilateral point arched windows.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Old Shrine inside. Old pews for prayer.		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall. Cast iron fencing and gate.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Outside open space partly paved with Shahabad stone. Open space has school building with a few trees in the surrounding area.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No sagging or deflection observed)		
9.4	Stairs	Fair (Sagging at few places)		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Recently repaired)		
9.7	Articulation & Finishes	Good (Recently replastered and painted)		
9.8	Services	Fair (Pipes and inspection chambers repaired recently)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

# Holy Cross Church



Front view of church from Senapati Bapat marg



Left view of church from Senapati Bapat marg


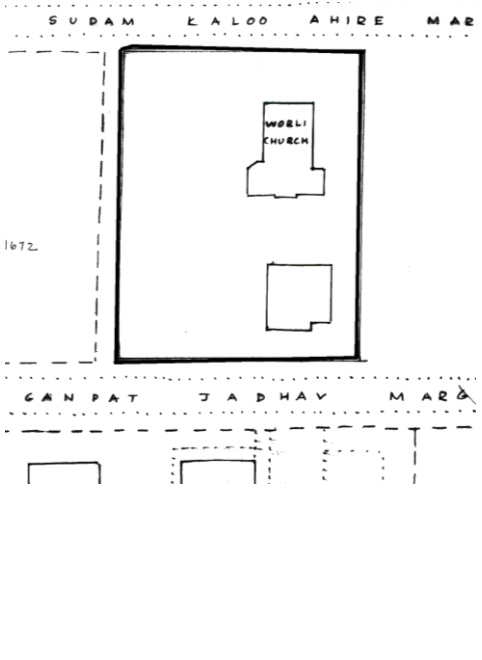


Front view of front tower and main gate church from Senapati Bapat marg



Detail of front tower and balcony with wooden railing



	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-22			
	<b>Ward (Part):</b> G south-II			
	<b>CS No.:</b> 861			
	<b>Plot Area:</b> 10419.81 sq.m.			
	<b>B U Area:</b> 727.27 sq.m.			
	<b>Date:</b> February, 2005			
	<b>Record by:</b> Keshav S, Gauri J			
	<b>Review by:</b> Arun Kale			
	<b>Internal:</b> As above			
<b>External:</b> As above				
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Worli Church Complex				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Worli Church Complex		
1.2	Earlier Name	Not applicable		
1.3	Built in	Mid 19 <sup>th</sup> century	Extension Date (if any)   Not applicable	
<b>2.0</b>	<b>Access</b>			
2.1	Main	Ganapatrao Jadhav Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	Government of Maharashtra		
3.2	Past	Government of Maharashtra		
3.3	Status	Government owned		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Religious, Place of Worship		
4.2	Past	Religious, Place of Worship		
4.3	Usage	Weekly religious use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Located on Ganpat Jadhav Marg in the vicinity of residential precinct of Worli B.D.D Chawls. A complex of small structures in the large open space.		
5.2	Architectural Description	A Vernacular style church in random rubble masonry, Most prominent feature is the bell tower projecting out from the gable wall. It has a lantern roof forms clearstorey windows. It is a small scale church with sloping roof covered by A.C. sheets.		
5.3	Intrinsic	One of the old modest churches in the old Christian settlements of Mumbai.		
5.4	Value Classification	A(arc), A(cul), C(seh), J	Recommended Grade   <b>II B</b>	
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Ground floor		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	0.3m high dressed Basalt stone plinth		
7.2	Walls	Random rubble Basalt stone load bearing wall		
7.3	Floor	Access denied		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Sloping roof in asbestos supported by wooden trusses		

7.7	Articulation	Cornice band at roof level. Wooden louvers.		
7.8	Finishes	Internally and externally exposed stone		
7.9	Interiors (Movable & Immovable)	Access denied		
7.10	Compound / Fence / Gate	Compound wall in brick masonry with gate pillars in stone		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open space with trees in compound. Similar small scale structure is constructed near the gate which is used as office and residence for care-taker.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Access denied		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Fair (Roofing replaced by A.C. sheet roofing)		
9.7	Articulation & Finishes	Fair (Exposed stone attacked by moss at some places)		
9.8	Services	Fair (Roof gutter to be provided)		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Notes: Need maintenance of roof, cleaning of stone. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

**Worli Church Complex**



Left side view of church and office from Ganpat Jhadhav Marg



Front view of church and office from Ganpat Jhadhav Marg



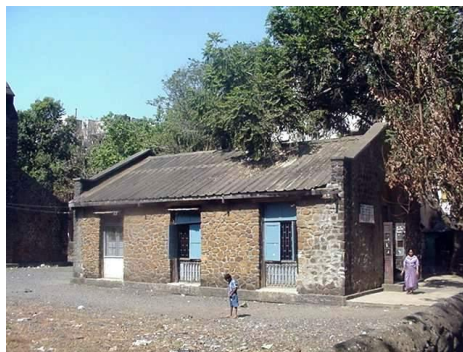
Details of buttresses, roof and ventilators



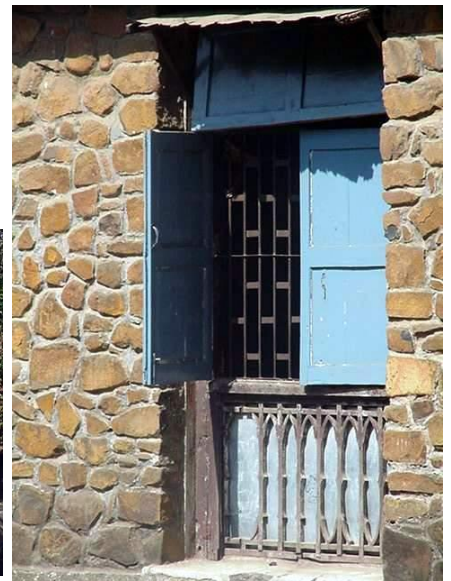
Front view of church from open space



Details of buttresses and bell tower


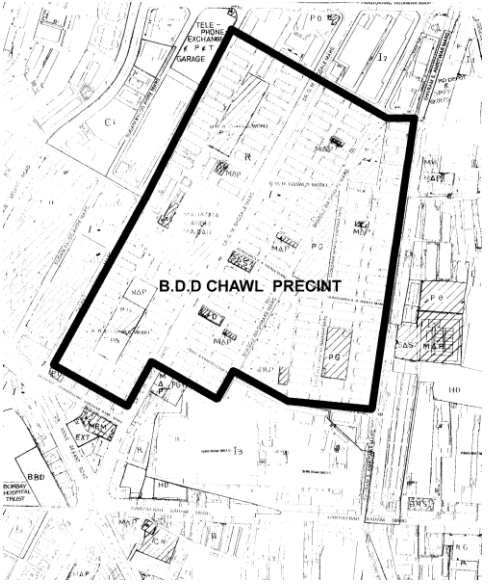


Left side view of church from open space



Details of window and cast iron railing



	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-23	
	<b>Ward (Part):</b> G south-II	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> Not available	
	<b>B U Area:</b> Not available	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ B.D.D. Chawl Precinct		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	B.D.D. Chawl Precinct	
1.2	Earlier Name	Not applicable	
1.3	Built in	1923	Extension Date (if any) Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	G.M. Bhosale Marg, Worli	
2.2	Subsidiary	C.R. Marg, Ganpat Jadhav Marg, H.R. Divekar Marg	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Governor of Mumbai	
3.2	Past	Governor of Mumbai	
3.3	Status	Government ownership	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	The B.D.D Chawl precinct at Worli spreads over 39 acres of land. The buildings are constructed in line along the four North-South roads namely and Shivram S. Amritwar Marg and small cross-lanes in east-west direction. The chawls are integrally planned with open spaces and recreational grounds around and community spaces.	
5.2	Architectural Description	A complex of buildings with plain facades and flat roofs constructed in concrete blocks. Cornice band is provided at every floor level and the staircase bay is demarcated by a semi-circular arch on top floor and a concrete balustrade on terrace. The buildings are laid out with good open spaces in between, where community social gatherings take place. The precinct is planned with six open recreational grounds, most important and the largest is Mahatma Gandhi maidan (formerly known as Jambori Maidan). As a whole, the buildings have a residential use but the two buildings along G.M. Bhosale Marg act as hospital and industrial home for the blind. The entire precinct spreads over 39 acres and consists of 9680 single room tenements.	
5.3	Intrinsic	One of the earliest measures taken to improve the scenario of industrial housing in Mumbai. It was the centre of Castist riots in 1970s. The famous 'Dalit Panther' movement originated from Worli B.D.D. Chawls. Any new development	
5.4	Value Classification	A(his), B(des), C(seh), G(grp), D(bio), I(sce)	Recommended Grade III



<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 3	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.3m. high plastered masonry plinth	
7.2	Walls	Exposed concrete blocks	
7.3	Floor	R.C.C. floor slabs	
7.4	Stairs	R.C.C. Dog legged staircase	
7.5	Openings	Rectangular wooden openings with wooden shutters and louvers	
7.6	Roofing	R.C.C. flat roof	
7.7	Articulation	Cornice bands at floor levels	
7.8	Finishes	Exposed concrete blocks from outside. Plastered and painted from inside.	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	No compound walls provided between two units	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable	
<b>8.0</b>	<b>Services &amp; Utilities</b>		
8.1	Lighting	Natural and artificial, fair natural lighting	
8.2	Ventilation	Natural and artificial, good natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Not provided	
8.7	Other (HVAC / BMS / Security Systems)	Not provided	
<b>9.0</b>	<b>Condition</b>		
9.1	Plinth	Poor (Settlements, cracks and dampness observed in many buildings)	
9.2	Walls	Fair (Dampness observed mainly on toilet walls at some places)	
9.3	Floor	Poor (Sagging and chipping of concrete observed in few buildings)	
9.4	Stairs	Fair (Deflection observed at some places)	
9.5	Openings	Very poor (Many wooden windows broken. At some places windows replaced by Aluminium or M.S. windows.)	
9.6	Roofing	Fair (Leakage repaired by Tar felt sheet covering.)	
9.7	Articulation & Finishes	Poor (Façade attacked by moss.)	
9.8	Services	Very poor (Many pipes are broken; inspection chambers need major cleaning, toilets in damp and very poor condition.)	
9.9	Outbuildings	Fair	
9.10	Overall condition	Poor	Maintenance level Poor
<b>10.0</b>	<b>Transformation</b>		
10.1	Form	Windows of some tenements replaced by Aluminium windows.	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	Some buildings painted in bright colours with slogans written on façade.	
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Precinct marked as Residential Zone on the proposed Development plan (D.P).	

12.0	<b>Additional Notes / References / Documents Available</b>	<p>History: Bombay Development Directorate (B.D.D) was established in the year 1918. Governor Floyd formed it to accomplish the need of industrial housing. According to him the political inequity was due to the scarcity of housing. The measures taken to avoid the imbalance was industrial housing in form of these chawls built at various places. B.D.D Chawls Worli, Naigaon, Sewri, Dislile Road, etc. were built in the year 1923-1929.</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.</p>
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**B.D.D Chawls**



Front view of B.D.D. Chawl.



Lanes between B.D.D. Chawls.



Open space between B.D.D. Chawls.




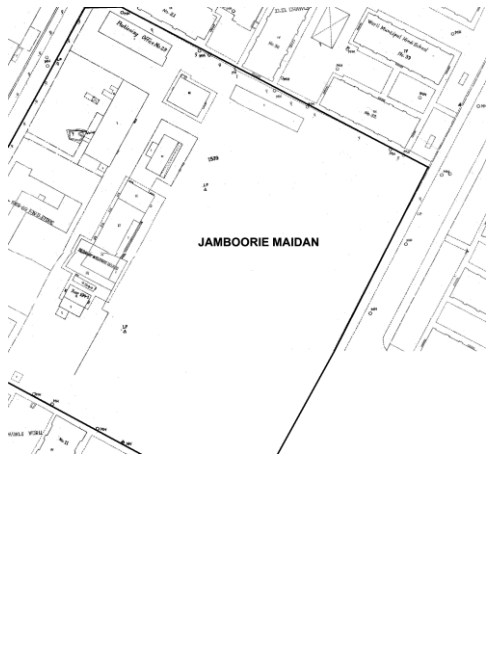
Parapet detail and arched opening below it of B.D.D. Chawl built in 1927.



Front view of staircase block of B.D.D. Chawl.



Front view of B.D.D. Chawl.

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-24	
	<b>Ward (Part):</b> G south-V	
	<b>CS No.:</b> 1539	
	<b>Plot Area:</b> 90677.84 sq.m.	
	<b>B U Area:</b> Not applicable	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Mahatma Gandhi Maidan		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Mahatma Gandhi Maidan	
1.2	Earlier Name	Jambori Maidan	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date if any Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Dr. G.M. Bhosale Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Governor of Maharashtra	
3.2	Past	Governor of Maharashtra	
3.3	Status	Ownership	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Recreational, Public	
4.2	Past	Recreational, Public	
4.3	Usage	Regular recreational use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	A Large open space located in the heart of the neighborhood of Worli B.D.D Chawls.	
5.2	Architectural Description	Large open ground with its longer side along Dr. G.M. Bhosale Marg having a low height peripheral wall used for sitting. The ground has trees along the periphery.	
5.3	Intrinsic	One of the examples of badly needed open spaces in the neighborhood of working class population. Associated with many meetings and reforms during the struggle of the Mill workers, during the independent struggle and during the Dalit Panther movement. Addressed by national and regional political and popular leaders like Comrade Dange, Acharya Atre, S.M. Joshi and a well know shahirs (bards, performing artists) like Shahir Amar Sheikh and Annabhau Sathe.	
5.4	Value Classification	A(cul), C(seh), D(bio), J	Recommended Grade <b>II A</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Not applicable	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	



7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral brick wall used as a sitting platform.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Open Ground with some trees along periphery. Shri Jambadevi Temple on South side.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial , good natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Fair (Needs cleaning)		
9.10	Overall condition	Fair	Maintenance	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Recreational Ground on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Notes: Needs immediate cleaning. Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

**Mahatma Gandhi Maidan (Jambori Maidan)**



Maidan view from G. M. Bhosale Marg




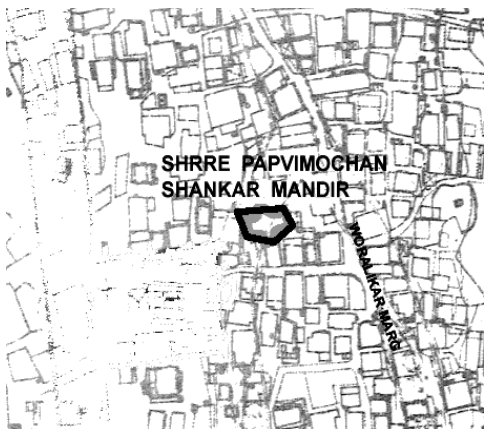
Maidan view from G. M. Bhosale Marg



Maidan view from south side



View of Jambadevi Mandir from G. M. Bhosale Marg inside maidan

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s- 25	
	<b>Ward (Part):</b> G-south I	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> Not available	
	<b>B U Area:</b> Not available	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Shree Papvimochan Shankar Mandir		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Shree Papvimochan Shankar Mandir	
1.2	Earlier Name	Not applicable	
1.3	Built in	1890	Extension Date (if any) Not available
<b>2.0</b>	<b>Access</b>		
2.1	Main	V.B. Worlikar Marg, Worli Koliwada	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Not applicable	
3.2	Past	Not applicable	
3.3	Status	Trust owned building	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on a plot off V.B. Worlikar Marg in congested vernacular neighbourhood of Worli village called Worli Koliwada	
5.2	Architectural Description	Vernacular style small scale temple located in worli village. The two <i>Deepmalas</i> in Black Basalt stone are the most striking feature of this temple. The entrance to the temple is through semi-open <i>Mandapa</i> with wooden posts and trusses, supporting the mangalore tiled pyramidal roof. <i>Garbhagriha</i> is constructed in Black Basalt stone coursed masonry and has masonry <i>Shikhara</i> with external carvings and ornamentation.	
5.3	Intrinsic	One of the oldest temples in Mumbai, in one of the old fishermen neighbourhoods of Mumbai, the Worli Koliwada which also houses an old fort. Worli village, once a colony of fishermen, is associated with the vernacular architecture in Mumbai. It housed many old temples dedicated to various deities. Paapvimochan Mandir was built by the local fishermen community in the year 1890.	
5.4	Value Classification	A(arc), A(cul), A(his), C(seh)	Recommended Grade <b>II A</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Ground floor	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Black Basalt stone coursed masonry plinth 0.6m high.	
7.2	Walls	Load bearing wall of <i>Garbhagriha</i> in Basalt stone coursed masonry	

7.3	Floor	Marble floor		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frame and paneling		
7.6	Roofing	Mangalore tiled sloping roof supported on wooden trusses, <i>Shikhara</i> in brick on <i>Garbhagriha</i> .		
7.7	Articulation	Ornamented columns and capitals. <i>Shikhara</i> is highly decorative.		
7.8	Finishes	Internally and externally exposed stone. Wooden column, brackets painted.		
7.9	Interiors (Movable & Immovable)	Old Shrine of Lord Shankar with wooden carvings at some places		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Paved concrete open spaces around		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good ((No settlement or cracks observed)		
9.2	Walls	Good (No leakage or dampness observed)		
9.3	Floor	Good (Recently finished in Marble)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No leakage observed. Mangalore tiles in good condition)		
9.7	Articulation & Finishes	Good (Recently painted)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	One small room was added to <i>Garbhagriha</i> subsequently.		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		



**Shree Papvimochan Shankar Mandir**



Front view of structure from V.B. Woralikar Marg.



Detail of wooden truss inside Sabha guruh viewing shrine.



Detail of Deep-stambh in front of Mandir.




Detail of wooden arches and cast iron jali of Sabha guruh of Mandir.

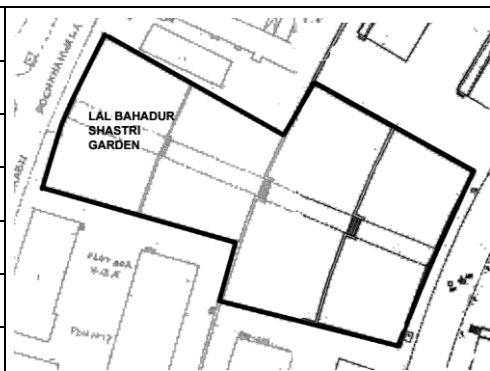


View of Garbh guruh and Shikhar from V.B. Woralikar Marg.



Detail of shikhar from outside.

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b>	G/s-26
	<b>Ward (Part):</b>	G south-I
	<b>CS No.:</b>	Not available
	<b>Plot Area:</b>	Not available
	<b>B U Area:</b>	Not available
	<b>Date:</b>	February, 2005
	<b>Record by:</b>	Keshav S, Gauri J
	<b>Review by:</b>	Arun Kale
	<b>Internal:</b>	As above
	<b>External:</b>	As above
	<b>Photo Ref.:</b>	T-IV-Gs:Ward G south\ Lal Bahadur Shastri Garden and Reservoir



<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Lal Bahadur Shastri Garden and Reservoir		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not applicable	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	A. P. Katre Marg		
2.2	Subsidiary	Worli Hill Road		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	Not available		
3.2	Past	Not available		
3.3	Status	Not available		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Recreational, Public		
4.2	Past	Recreational, Public		
4.3	Usage	Regular public use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Large garden located on a hillock along A. P. Katre Marg facing seafront of Worli.		
5.2	Architectural Description	Large garden on Worli hill overlooking the sea. The garden has many levels created by Black Basalt stone uncoursed masonry retaining walls with steps connecting different levels with paved pathways. It is densely wooded with many old and some new trees.		
5.3	Intrinsic	One of the old reservoirs built during the British era below the hillock for the supply of water.		
5.4	Value Classification	I(sce), B(uu)	Recommended Grade	<b>II A</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Random rubble basalt retaining walls with plastered coping		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Low height peripheral enclosure used as a sitting platform		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Garden accommodates high-level reservoir, which is in poor condition. Different types of trees. Pathways paved with Shahabad tiles. Black basalt retaining wall.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, excellent natural lighting		
8.2	Ventilation	Natural and artificial, excellent natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Good (Retaining walls maintained in good condition)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair (Water reservoir below the hillock is not in a good condition.)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated as recreational ground on the proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		



**Lal Bahadur Shastri Garden and Reservoir**



Lal Bahadur Shastri Garden inside view



Lal Bahadur Shastri Garden and Reservoir viewing worali dairy and sea.



Lal Bahadur Shastri Garden inside view


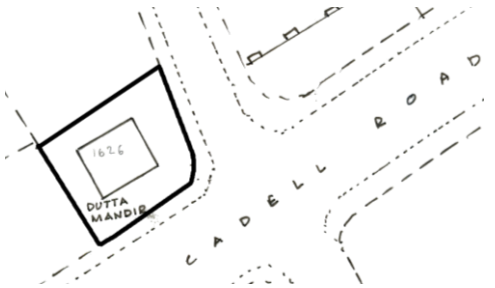


Steps to garden from Reservoir



Retaining wall of Reservoir



	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-27			
	<b>Ward (Part):</b> G south-I			
	<b>CS No.:</b> 1626			
	<b>Plot Area:</b> 5351.21 sq.m.			
	<b>B U Area:</b> Not available			
	<b>Date:</b> February, 2005			
	<b>Record by:</b> Keshav S, Gauri J			
	<b>Review by:</b> Arun Kale			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Shree Datta Mandir				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Shree Datta Mandir		
1.2	Earlier Name	Not applicable		
1.3	Built in	1940	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Veer Savarkar Marg		
2.2	Subsidiary	N. B. Parulekar Marg		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	Trust owned building		
3.2	Past	Trust owned building		
3.3	Status	Trust owned building		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Religious		
4.2	Past	Religious		
4.3	Usage	Regular religious use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Located on a small plot at junction of Veer Savarkar Marg and N. B. Parulekar Marg at Prabhadevi.		
5.2	Architectural Description	Modest ground floor structure clad in Malad stone coursed masonry with a plain façade with slender windows on either side of the door. The temple has a chajja running all around the structure and a masonry dome above.		
5.3	Intrinsic	One of the new temples constructed in Worli.		
5.4	Value Classification	A(arc), A(cul)	Recommended Grade	III
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Ground floor		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	0.6.m. high Malad stone clad plinth		
7.2	Walls	Brick load bearing wall		
7.3	Floor	R.C.C. slab resting on walls		
7.4	Stairs	Not applicable		
7.5	Openings	Rectangular openings with wooden frame and glazed shutters		
7.6	Roofing	Masonry dome and R.C.C slab		
7.7	Articulation	Projecting chajja at terrace level. Concrete jali to window opening.		

7.8	Finishes	Internally cement plastered and painted, externally cladded in Malad stone		
7.9	Interiors (Movable & Immovable)	Shrine inside		
7.10	Compound / Fence / Gate	Brick masonry compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Outside open space paved with Shahabad stone		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No deflection or dampness observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (No deflection or leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

## Shree Datta Mandir



Front view of Mandir from N.B.Parulekar Marg



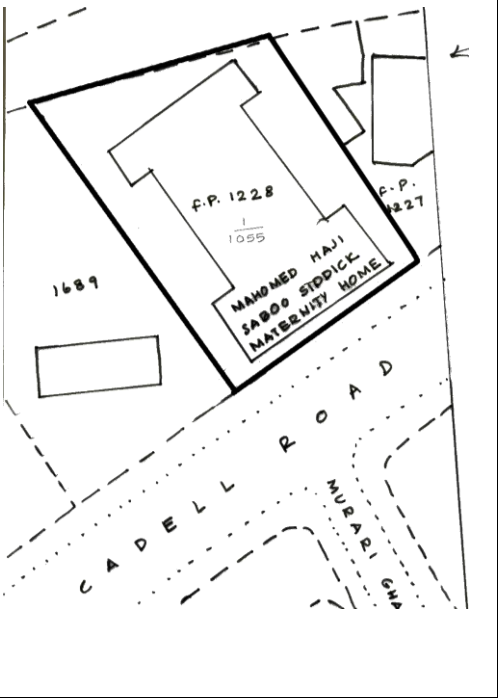
Corner view of Mandir from junction of N.B.Parulekar Marg & Dr. Annie Besant road



Front view of Mandir from N.B.Parulekar Marg



<b>Common Ref. No.:</b>
<b>Card No.:</b> G/s-28
<b>Ward (Part):</b> G south-I
<b>CS No.:</b> 1/1055, F.P. 1228
<b>Plot Area:</b> 1229.11 sq.m.
<b>B U Area:</b> 3300.00 sq.m.
<b>Date:</b> February, 2005
<b>Record by:</b> Keshav S, Gauri J
<b>Review by:</b> Arun Kale
<b>Internal:</b> As above
<b>External:</b> As above
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Haji Mohammed Saboo Siddick Maternity Home



<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Haji Mohammed Saboo Siddick Maternity Home	
1.2	Earlier Name	Not applicable	
1.3	Built in	1932	Extension Date (if any) 1960
<b>2.0</b>	<b>Access</b>		
2.1	Main	Veer Savarkar Marg	
2.2	Subsidiary	Old Prabhadevi Road	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	MCGM	
3.2	Past	MCGM	
3.3	Status	Government owned building	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Maternity Home	
4.2	Past	Maternity Home	
4.3	Usage	Regular public use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on Veer Savarkar Marg at Prabhadevi.	
5.2	Architectural Description	Building with a modest façade and scale, having not much ornamentation on the façade. It has rectangular windows at regular intervals. The central recessed bay forms a formal entrance with three openings with a curved chajja divided in three parts. Cornice band runs throughout the second floor level. The top floor is added around 1960, following the same scheme.	
5.3	Intrinsic	This is the old maternity/nursing home built by Haji Mohammed Saboo Siddick a well known philanthropist for charity.	
5.4	Value Classification	B(uu)	Recommended Grade III
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 3	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Basalt stone coursed masonry plinth 2' high	
7.2	Walls	Composite brick masonry	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Dog legged, concrete staircase	
7.5	Openings	Rectangular openings with wooden frame and glazed shutters	
7.6	Roofing	Flat roof terrace	



7.7	Articulation	Cornice band running at second floor level and third floor window sill level. Entrance has small canopy in concrete.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	None		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Access denied		
8.7	Other (HVAC / BMS / Security Systems)	Access denied		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair (Plaster has been worn out by climatic conditions)		
9.2	Walls	Fair (Terrace parapet shows dampness)		
9.3	Floor	Good (No deflection observed)		
9.4	Stairs	Poor (Deflection observed , concrete chipped at some places)		
9.5	Openings	Fair (Some window panes broken)		
9.6	Roofing	Good (No leakage or dampness observed)		
9.7	Articulation & Finishes	Fair (Plaster has chipped off at some places)		
9.8	Services	Fair (Electrical services need proper maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Top floor added subsequently.		
10.2	Structure	Tin chajjas added on subsequently.		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated for Municipal Hospital on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai.		

# Haji Mohammed Saboo Siddick Maternity Home





Front view of structure from Dr. Annie Besant Road.



View of main entrance of structure from Dr. Annie Besant Road.



Detail of jack arch of main entrance.

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-29	
	<b>Ward (Part):</b> G south-I	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> Not available	
	<b>B U Area:</b> Not available	
	<b>Date:</b> February, 2005	
	<b>Record by:</b> Keshav S, Gauri J	
	<b>Review by:</b> Arun Kale	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Shree Prabhadevi Mandir Complex	

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Shree Prabhadevi Mandir Complex	
1.2	Earlier Name	Not applicable	
1.3	Built in	1835's	Extension Date (if any) Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	New Prabhadevi Road	
2.2	Subsidiary	Murari Ghag Marg	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	Pathare Prabhu Trust	
3.2	Past	Pathare Prabhu Trust	
3.3	Status	Trust owned building	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Religious	
4.2	Past	Religious	
4.3	Usage	Regular religious use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on a rectangular plot facing New Prabhadevi Road at Prabhadevi with buildings of greater heights around.	
5.2	Architectural Description	Vernacular style temple with semi circular arched opening to Sabha Mandap. Garbh-gruh built in stone with hemispherical Shikhar on top. The <i>Deepstambha</i> made in Black Basalt stone is a important feature of the temple. However the painted façade diminishes its heritage value.	
5.3	Intrinsic	One of the oldest temples of the island city of Mumbai. Original temple constructed in 1295 on Lady Jamshedaji Road in Yadav Empire. In 1519 original Idol was hidden inside the well to safeguard from Portuguese attack. In 1726 Idol was founded in new temple constructed at the place where it is standing now, renovated in 1835 in 1873 and subsequently in the 20 <sup>th</sup> century.	
5.4	Value Classification	A(his), A(cul), B(per), C(seh)	Recommended Grade <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Ground floor	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.6m. high basalt stone coursed masonry plinth	
7.2	Walls	Brick walls, Sabha Mandap supported on columns	
7.3	Floor	Floor finished in marble	

7.4	Stairs	Not applicable		
7.5	Openings	Semi circular arched openings with wooden frame and paneling		
7.6	Roofing	Flat slab. <i>Garbagriha</i> covered with hemispherical <i>Shikhar</i>		
7.7	Articulation	Decorative Shikhar, concrete jali		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Old shrine with original Idol of Prabhadevi		
7.10	Compound / Fence / Gate	Plastered brick masonry compound wall, with old ornamented pillars with animal head.		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Outside open space partly paved with cement tiles. <i>Deepstambh</i> standing side by side. One of the <i>Deepstambhs</i> is built in Basalt stone and other in brick.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good (No dampness or breaking observed)		
9.4	Stairs	Not applicable		
9.5	Openings	Good (Well maintained)		
9.6	Roofing	Good (Mangalore tiles in good condition, no leakage observed)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Good		
9.9	Outbuildings	Good		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Features like parapet walls, motifs, grilled gates added in the series of renovations.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	The structure is painted.		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>			
	None			
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>			
	<p>History: one of the oldest temple as important as Walkeshwar temple. Original temple constructed in 1295 on Lady Jamshedaji Road in Yadav Empire. In 1519 original Idol was hidden inside the well to safeguard from Portuguese attack. In 1726 Idol was founded in new temple constructed at the place where it is standing now. It was renovated in 1835. again renovated in 1873 by the people of Pathare Prabhu cast. It was later called as 'Prabhadevi Temple'</p> <p>Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai. Mahima Mumbaicha.</p>			



**Shree Prabhadevi Mandir Complex**



Shree Prabhadevi Mandir Complex



Shree Prabhadevi Mandir Complex



Shree Prabhadevi Mandir Complex



Shree Prabhadevi Mandir Complex



Shree Prabhadevi Mandir



Shree Prabhadevi Mandir




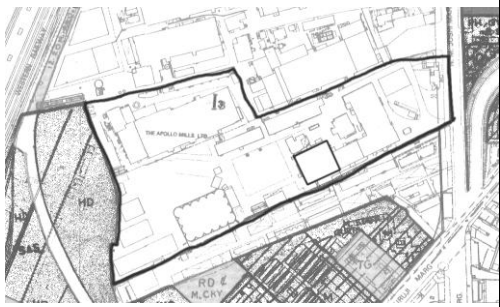
Shree Prabhadevi Mandir

## **Apollo Mills (Now demolished)**

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The mill is located along N. M. Joshi Marg, one of the major north south roads of Mumbai on which many textile mills are located. The mill abuts Sitaram Mills and Podar Mills. Architecturally one of the two mills on NTC mill lands of Mumbai constructed in stone masonry. The mill as a whole, exhibits a good architectural character. The mill consists of structures constructed in Black Basalt stone ashlar masonry and with an influence of Vernacular style and Neo-Classical style architecture.

The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring Spinning department. The Winding department consisting mainly of women employees involved in beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing.

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-30			
	<b>Ward (Part):</b> G South V			
	<b>CS No.:</b> 63, 65			
	<b>Plot Area:</b> 56327.36 sq.m			
	<b>B U Area:</b> Not available			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Apollo Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Apollo Mills compound ( <b>Now Demolished</b> )		
1.2	Earlier Name	Greaves Cotton Company		
1.3	Built in	1921	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Herbert Rutus Greaves, Henry Alfred Handley Payne		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, Not in use		
4.2	Past	Processing unit		
4.3	Usage	Vacant, Not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located along N. M. Joshi Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The mill abuts Sitaram Mills and Podar Mills		
5.2	Architectural Description	Architecturally one of the two mills on NTC mill lands of Mumbai constructed in stone masonry. The mill as a whole exhibits good architectural character. The mill consists of structures constructed in Black Basalt stone ashlar masonry and with an influence of Vernacular style and Neo-Classical style architecture.		
5.3	Intrinsic	An area where three NTC mills were located next to each other. This led to construction of a large number of chawls for mill workers in the adjoining areas		
5.4	Value Classification	A(arc), A(his), B(des), B(uu), C(seh), H(tec)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G+2		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Natural and artificial, fair natural lighting		
9.2	Walls	Natural and artificial, fair natural ventilation		
9.3	Floor	BEST		
9.4	Stairs	MCGM		
9.5	Openings	MCGM		
9.6	Roofing	Automatic fire sprinkler system in some structures		
9.7	Articulation & Finishes	Not provided		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	No Transformation		
10.3	Articulation & Finishes	Not applicable		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		



**Apollo Mills**



One of the two N.T.C. Mills with structures in stone masonry



View of Boiler Room and Chimney



Triple sloping roof over the stone gable with semicircular arched windows



Large open spaces in between structures with vegetation



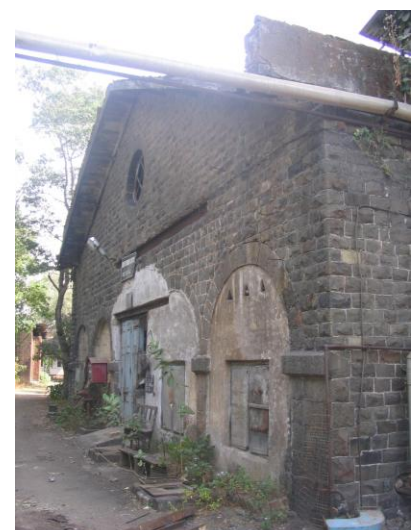
View of the Production Department



View of the Chimney from the mill premises





View of the Chimney



The mill is located along N. M. Joshi Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The mill abuts Apollo Mills on south and Podar Mills on the north periphery. Architecturally one of the two mills on NTC mill lands of Mumbai constructed in stone masonry. The mill as a whole exhibits good architectural character. The mill consists of structures constructed in Black Basalt stone ashlar masonry and with an influence of Vernacular style and Neo-Classical style architecture. The structures in the mill are integrally planned along a central main avenue running in East-West direction. An area where three NTC mills were located next to each other. This led to construction of a large number of chawls for mill workers in the adjoining areas.

The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring Spinning department. The Winding department consisting mainly of women employees involved in beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing.

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-31			
	<b>Ward (Part):</b> G South V			
	<b>CS No.:</b> 72, 1/72			
	<b>Plot Area:</b> 52408.00 sq.m.			
	<b>B U Area:</b> 29004.00 sq.m.			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Sitaram Mills compound		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Bai Soonabai Mohammed Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C.		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, Not in use		
4.2	Past	Textile mill, industrial		
4.3	Usage	Vacant, Not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located along N. M. Joshi Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The mill abuts Apollo Mills on south and Podar Mills on the north periphery.		
5.2	Architectural Description	Architecturally one of the two mills on NTC mill lands of Mumbai constructed in stone masonry. The mill as a whole exhibits good architectural character. The mill consists of structures constructed in Black Basalt stone ashlar masonry and with an influence of Vernacular style and Neo-Classical style architecture. The structures in the mill are integrally planned along a central main avenue running in East-West direction.		
5.3	Intrinsic	An area where three NTC mills were located next to each other. This led to construction of a large number of chawls for mill workers in the adjoining areas		
5.4	Value Classification	A(arc), B(per), B(uu), C(seh), H(tec), G(grp)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		

7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system in some structures		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		



## Sitaram Mills Compound



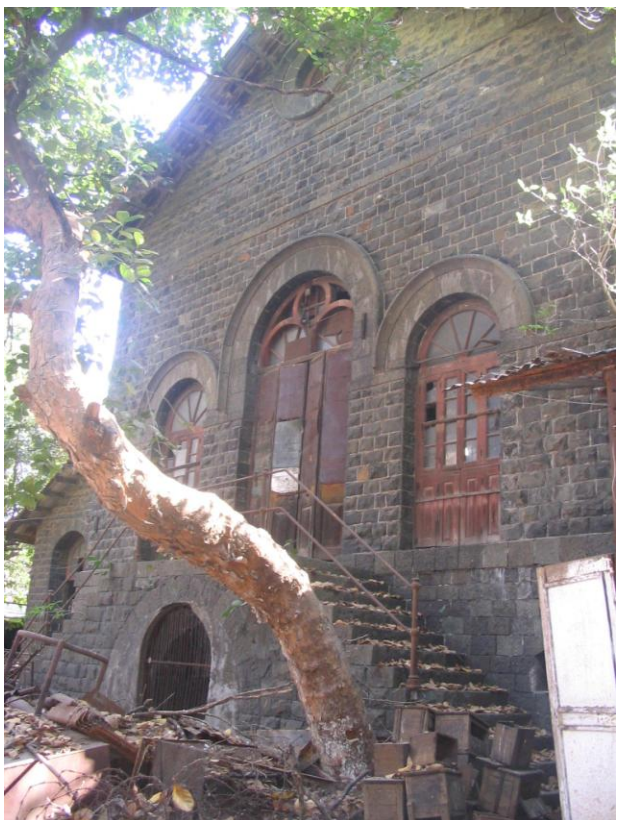
Sitaram Mills – Arial view



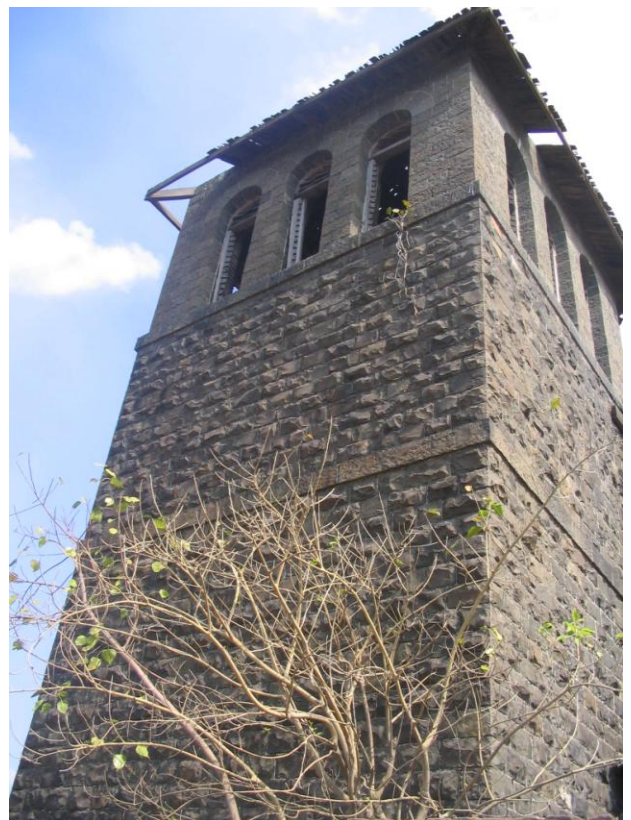
South side view of the Mill land




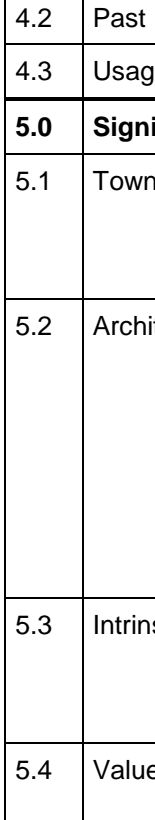
View of impressive stone façade of the Processing department with central triangular pediment



Semicircular arches with architraves around- a fine blend of Vernacular and colonial styles



View of Boiler room

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-31a			
	<b>Ward (Part):</b> G South V			
	<b>CS No.:</b> 72, 1/72			
	<b>Plot Area:</b> 52408.00 sqm			
	<b>B U Area:</b> 8983.00 sqm			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
<b>External:</b> As above				
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Processing Unit, Structure No. 3, Sitaram Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	1920-25	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Bai Soonabai Mohammed Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C.		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, Not in use		
4.2	Past	Processing unit		
4.3	Usage	Vacant, Not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located along N. M. Joshi Marg, one of the major north south arterial roads o Mumbai on which many textile mills are located. The mill abuts Apollo Mills on south and Podar Mills on the north periphery.		
5.2	Architectural Description	Building constructed in Black Basalt stone ashlar masonry showing a blend of Vernacular and Neo-Classical styles. The building has an oblong plan with sloping roof divided in two parts along the shorter span. The building exhibits fine ornamentation through features like dentils, floor bands and pediments. Semicircular arched windows with plain architraves around and plain pilasters adorn the façade. The two side bays and the central bay is highly ornamental with projecting key stones around a group of three windows and dentils at intermediate levels.		
5.3	Intrinsic	The department where final processing takes place. The activities involve processing the produced cloth, dyeing to the appropriate colours and printing wherever required. This is the last department where finished goods are produced for dispatch.		
5.4	Value Classification	A(arc), A(his), B(des), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	<b>II A</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G+2		

<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	No raised plinth, Black Basalt stone floor	
7.2	Walls	Black basalt stone ashlar masonry for external walls, internal walls in brick load bearing masonry	
7.3	Floor	Wooden joist floor, R.C.C. floor slab	
7.4	Stairs	Wooden dog-legged staircase with plain wooden railing	
7.5	Openings	Semi-circular arched windows with plain architraves and projecting key stones	
7.6	Roofing	Steel truss with asbestos sheet roofing	
7.7	Articulation	Steps in Black basalt stone to reach the water level	
7.8	Finishes	Exposed Black Basalt stone ashlar masonry from outside, plastered and painted from inside	
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value	
7.10	Compound / Fence / Gate	Plastered brick compound wall	
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space around with vegetation	
<b>8.0</b>	<b>Services &amp; Utilities</b>		
8.1	Lighting	Natural and artificial, fair natural lighting	
8.2	Ventilation	Natural and artificial, fair natural ventilation	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing and Sanitation)	MCGM	
8.6	Fire precaution	Automatic fire sprinkler system	
8.7	Other (HVAC / BMS / Security Systems)	Not provided	
<b>9.0</b>	<b>Condition</b>		
9.1	Plinth	Good (No cracks observed)	
9.2	Walls	Fair (Tree growth observed on external façade, dampness seen on the internal walls)	
9.3	Floor	Fair (Sagging and cracks observed at some places)	
9.4	Stairs	Fair (Deflection observed in members, sagging observed near landing, treads broken at some places)	
9.5	Openings	Poor (Broken window panes replaced by tin and A.C. sheets, window frames broken at some places)	
9.6	Roofing	Fair (A.C. sheets broken at many places, Gutter needs heavy repairs)	
9.7	Articulation & Finishes	Fair (Detailing on façade in good condition, plaster on internal walls chipped off at places)	
9.8	Services	Poor (Completely shut down)	
9.9	Outbuildings	Fair (Needs immediate clean-up)	
9.10	Overall condition	Fair	Maintenance level Fair
<b>10.0</b>	<b>Transformation</b>		
10.1	Form	M.S. chajjas added at some places, channel sections projecting from windows at places, service pipes added on façade.	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	Tree growth on façade.	
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)	
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai	



**Processing Unit, Structure No. 3, Sitaram Mills**



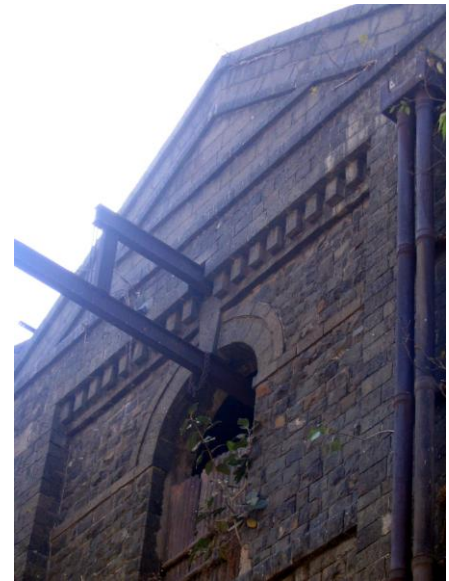
View of impressive stone façade of the Processing department with central triangular pediment



Group of three semicircular arched windows with architrave and dentiled band



Tree growth on façade with windows in poor condition



Triangular pediment over the dentiled band on the front façade





Ornamental stone façade with dentiled band, triangular pediments, fine detailing



Triangular pediments at different planes adorn the Front façade



	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-31b		
	<b>Ward (Part):</b> G South V		
	<b>CS No.:</b> 72, 1/72		
	<b>Plot Area:</b> 52408.00 sq.m.		
	<b>B U Area:</b> 70.00 sq.m.		
	<b>Date:</b> January, 2005		
	<b>Record by:</b> Swapnil B, Ojas P		
	<b>Review by:</b> Neera Adarkar		
	<b>Internal:</b> As above		
<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Chimney, Sitaram Mills	
1.2	Earlier Name	Not applicable	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	N.M. Joshi Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Bai Soonabai Mohammed Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C.	
3.3	Status	Ownership (Government)	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Vacant, Not in use	
4.2	Past	Chimney	
4.3	Usage	Vacant, Not in use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	The mill is located along N. M. Joshi Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The mill abuts Apollo Mills on south and Podar Mills on the north periphery.	
5.2	Architectural Description	Building constructed in Black Basalt stone ashlar masonry showing a blend of Vernacular and Neo-Classical styles. The large scale and extensive use of Black basalt stone give grandeur to the façade. The building has an oblong plan with sloping roof divided in two parts along the shorter span. The building exhibits fine ornamentation through features like dentils, floor bands and pediments. Semicircular arched windows with plain architraves around and plain pilasters adorn the façade. The two side bays and the central bay is highly ornamental with projecting key stones around a group of three windows and dentils at intermediate levels.	
5.3	Intrinsic	Chimney is the tallest and most prominent structure in the mill premises. Chimney is characterized by its height which was constructed above the general height of buildings so as to release the polluted gasses above the level of habitat. The Chimney is located next to Boiler, Blow Room and Carding department, departments from which a lot of polluting gasses are emitted.	
5.4	Value Classification	A(arc), B(des), B(uu), C(seh), (tec), I(sce), G(grp),	Recommended Grade   <b>II A</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Not applicable	

<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Black Basalt stone coursed masonry		
7.2	Walls	Black basalt stone ashlar masonry		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Flutings in Black Basalt stone with a circular rim on top portion, circular rim in Black Basalt at the junction of chimney and the square base		
7.8	Finishes	Exposed Black Basalt stone ashlar masonry		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space around with vegetation		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No cracks observed)		
9.2	Walls	Good (Tree growth observed on external façade)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Good	Maintenance level	Good
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tree growth on façade.		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on NTC Mills of Mumbai		

**Chimney, Sitaram Mills**



Stone Chimney of Sitaram Mills and masonry chimney of Podar Mills seen from Sitaram Mills compound





Black Basalt stone coursed masonry used for Chimney



Horizontal ring bands & flutings in Black Basalt stone coursed masonry on top portion of chimney



Square base in Black Basalt stone ashlar masonry for chimney

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-31c			
	<b>Ward (Part):</b> G south V			
	<b>CS No.:</b> 72 , 1/72			
	<b>Plot Area:</b> 52408.00 sq.m.			
	<b>B U Area:</b> 4219.00 sq.m.			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Ojas P, Swapnil B			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
<b>External:</b> As above				
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Spinning, Structure No. 15 , Sitaram Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M.Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation		
3.2	Past	Bai Soonabai Mohommad Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C		
3.3	Status	Ownership ( Government )		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, not in use		
4.2	Past	Spinning		
4.3	Usage	Vacant, not in Use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located on N.M. Joshi Marg, one of the major North-South arterial roads in Mumbai on which many mills are located. The mill abuts Apollo Mill on South boundary and Podar Mill on North boundary.		
5.2	Architectural Description	Stone building (coursed rubble masonry) having arched windows and Mangalore tile sloping roof.		
5.3	Intrinsic	This sub department comes under Ring Spinning department, largest department in the mill. The activities consist of Spinning of Cotton in bobbins, sending the reels for winding. The department works as a pre-function department and requires large amount of machinery. The chimney and boiler room is attached to this department.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G + 1		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Black basalt stone coursed masonry		
7.2	Walls	Black basalt stone coursed masonry		
7.3	Floor	Wooden joist floor		
7.4	Stairs	External dog legged wooden staircase with wooden balusters.		

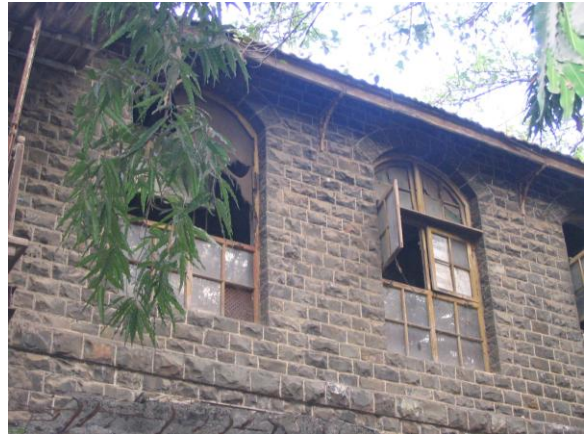


7.5	Openings	Semi-circular arched timber windows		
7.6	Roofing	Multiple King post wooden truss with Central rain-water gutters with T.W. boardings		
7.7	Articulation	MS pillars supporting roof, semi-circular arched openings		
7.8	Finishes	Externally exposed Black Basalt stone, internally cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large open space		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinklers		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed at a few places internally)		
9.3	Floor	Fair (Sagging observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Many wooden panes broken, some window shutters replaced by tin sheets)		
9.6	Roofing	Fair (Side fascia and gutters need repairs, some Mangalore tiles are broken.)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Steel girders added subsequently for support.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on NTC Mills of Mumbai		

**Spinning, Structure No. 15, Sitaram Mills**



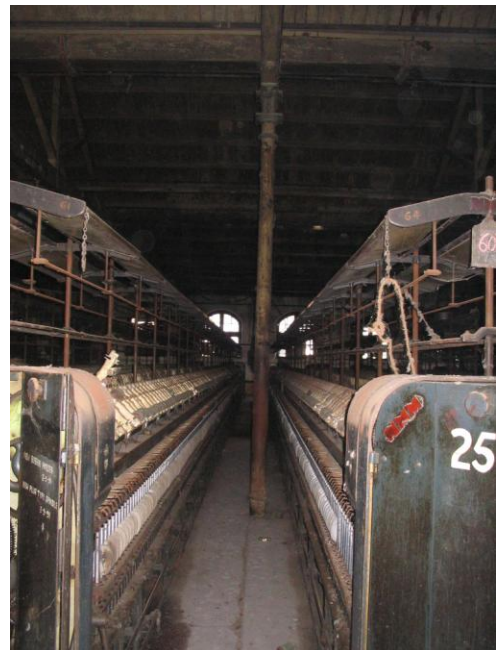
External dog-legged staircase added subsequently on the front façade



Part front view showing Black Basalt stone coursed masonry and segmental arched windows





King post wooden trusses for Mangalore tiled sloping roof



View of power looms, now not in use

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-31d			
	<b>Ward (Part):</b> G south V			
	<b>CS No.:</b> 72, 1/72			
	<b>Plot Area:</b> 52408.00 sq.m.			
	<b>B U Area:</b> 2276.00 sq.m.			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Office, Sitaram Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation		
3.2	Past	Bai Soonabai Mohommad Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Office		
4.2	Past	Office		
4.3	Usage	Regular office use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located on N.M. Joshi Marg, one of the major North-South arterial roads in Mumbai on which many mills are located. The mill abuts Apollo Mill on South boundary and Podar Mill on North boundary.		
5.2	Architectural Description	Low-rise structure in Black Basalt stone coursed masonry with a square plan and a pyramidal Mangalore tiled roof. The windows are spanned by brick arches. The only ornamentation feature is seen on the roof fascia and brackets. One of the typologies of low-rise non-ornamental stone buildings.		
5.3	Intrinsic	Functions as an administrative structure in the mill premises. Located near the entrance of the mill.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G + 1		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Black basalt stone coursed masonry		
7.2	Walls	Black basalt stone coursed masonry		
7.3	Floor	Wooden joist floor		
7.4	Stairs	Wooden dog legged staircase with plain railing		

7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber truss		
7.7	Articulation	Carved fascia, brackets over windows		
7.8	Finishes	Exposed Black Basalt stone from outside, plastered and painted from inside.		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open spaces on either sides		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Fair (Sagging observed at a few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Fair (Some window panes are broken)		
9.6	Roofing	Fair (Leakage observed at some places, some Mangalore tiles need replacement)		
9.7	Articulation & Finishes	Good (Well maintained)		
9.8	Services	Fair (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	Asbestos sheet porch added on steel pipes at entrance.		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on NTC Mills of Mumbai		




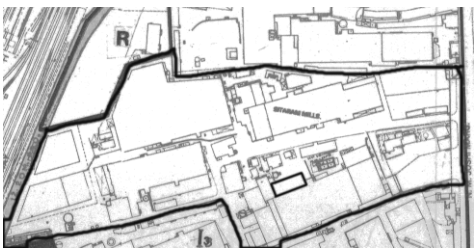
**Office, Sitaram Mills**




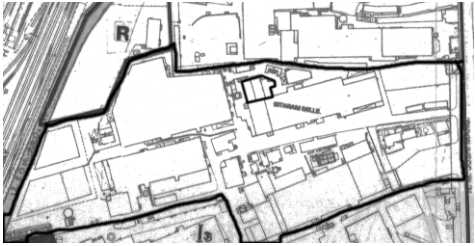
Vernacular style plain stone façade with Mangalore tiled sloping roof



Segmental arch in brick masonry over the opening

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-31e			
	<b>Ward (Part):</b> G south V			
	<b>CS No.:</b> 72, 1/72			
	<b>Plot Area:</b> 52408.00 sq.m.			
	<b>B U Area:</b> 446.00 sq.m.			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
<b>External:</b> As above				
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Carding, structure no.11, Sitaram Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation		
3.2	Past	Bai Soonabai Mohommad Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, not in use		
4.2	Past	Carding		
4.3	Usage	Vacant, not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located on N.M. Joshi Marg, one of the major North-South arterial roads in Mumbai on which many mills are located. The mill abuts Apollo Mill on South boundary and Podar Mill on North boundary.		
5.2	Architectural Description	Vernacular style Black Basalt stone coursed masonry structure with A.C. sheet sloping roof. The structure exhibits good use of different sized similar openings. A large semi-circular arch in the centre and two smaller arches on either side with a flight of steps leading towards the door is the most prominent feature. The semi-circular arches have plain architraves around the opening.		
5.3	Intrinsic	This sub department comes under the Preparatory Department. It is the most basic department in the mill where all the activities like mixing of cotton, blowing, carding and rowing take place. All these activities take place on ground floor and are located next to each other.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	III
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G+ 2		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Black basalt stone coursed masonry		
7.2	Walls	Externally Black Basalt stone coursed masonry, internally load bearing brick walls		

7.3	Floor	Brick Jack arch with CI girders		
7.4	Stairs	Wooden open well staircase with ornamental wooden railing		
7.5	Openings	Semicircular arched openings with wooden frames and glazed shutters		
7.6	Roofing	Steel truss with asbestos sheets		
7.7	Articulation	Some ornamentation on risers, semicircular arched windows with plain architraves.		
7.8	Finishes	Exposed Black Basalt stone externally, plastered and painted internally		
7.9	Interiors (Movable & Immovable)	Old Machinery (not in use)		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large side open spaces		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, poor natural lighting		
8.2	Ventilation	Natural and artificial, poor natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system (not in use)		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed on internal walls, some walls are broken)		
9.3	Floor	Fair (Sagging observed at a few places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Many window panes broken, wooden members need replacement)		
9.6	Roofing	Good (Asbestos sheets broken at many places)		
9.7	Articulation & Finishes	Fair (Plaster chipped off internally)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Poor (Needs immediate cleaning)		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on NTC Mills of Mumbai		

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-31f			
	<b>Ward (Part):</b> G south V			
	<b>CS No.:</b> 72, 1/72			
	<b>Plot Area:</b> 52408.00 sq m			
	<b>B U Area:</b> 600.00 sq m			
	<b>Date:</b> January 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Size mixing / Engine room, Structure No 19, Sitaram Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N. M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation		
3.2	Past	Bai Soonabai Mohommad Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, not in use		
4.2	Past	Size mixing and engine room		
4.3	Usage	Vacant, not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located on N.M. Joshi Marg, one of the major North-South arterial roads in Mumbai on which many mills are located. The mill abuts Apollo Mill on South boundary and Podar Mill on North boundary.		
5.2	Architectural Description	Vernacular style structure in Black Basalt stone coursed masonry and sloping roof with gable walls. The semi-circular arched windows are provided with plain architraves around and a circular opening in the gable wall. Not much ornamentation on the façade but the use of Black Basalt stone gives the building a massive look.		
5.3	Intrinsic	This sub department comes under the Preparatory Department. It is the most basic department in the mill where all the activities like mixing of cotton, blowing, carding and rowing take place. All these activities take place on ground floor and are located next to each other.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G + 1		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	No elevated plinth, Black Basalt stone flooring		
7.2	Walls	External wall Black Basalt coursed masonry, internal walls brick load bearing walls		



7.3	Floor	Wooden joist floor		
7.4	Stairs	External staircase in Black Basalt stone		
7.5	Openings	Semicircular arched openings with wooden frames and glazed shutters		
7.6	Roofing	Sloping roof with Mangalore tiles and timber king post		
7.7	Articulation	Floor bands, semicircular arched windows with plain architraves		
7.8	Finishes	Black Basalt stone coursed masonry externally, plastered and painted internally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large front and side open spaces		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Auto fire sprinkler system (not in use)		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Fair (Cracks observed at some places)		
9.3	Floor	Fair (Sagging observed in centre)		
9.4	Stairs	Good (Well maintained)		
9.5	Openings	Fair (Wooden members need maintenance, many window panes are broken)		
9.6	Roofing	Fair (Broken Mangalore tiles need replacement, trusses failed at some places.)		
9.7	Articulation & Finishes	Good (Detailing on stone in good condition)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate cleaning)		
9.10	Overall condition	Fair	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	M.S. shed added subsequently.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on NTC Mills of Mumbai		

Size mixing / Engine room, Structure No 19, Sitaram Mills



Front view showing multiple sloping roofs on Black Basalt stone gable wall and semicircular arches




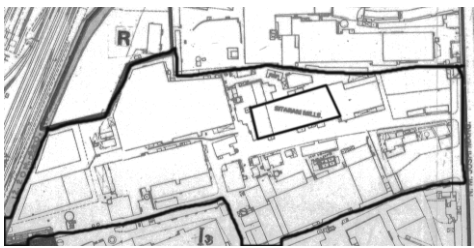
Plaster chipped off from the internal walls of the first floor



Dog legged wooden staircase



Detail of Black Basalt stone gable wall with circular openings

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-31g			
	<b>Ward (Part):</b> G south V			
	<b>CS No.:</b> 72, 1/72			
	<b>Plot Area:</b> 52408.00 sq.m.			
	<b>B U Area:</b> 1920.00 sq.m.			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Sitaram Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Sizing, Structure no.16, Sitaram Mills		
1.2	Earlier Name	Not applicable		
1.3	Built in	Not available	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation		
3.2	Past	Bai Soonabai Mohommad Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, not in use		
4.2	Past	Sizing		
4.3	Usage	Vacant, not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located on N.M. Joshi Marg, one of the major North-South arterial roads in Mumbai on which many mills are located. The mill abuts Apollo Mill on South boundary and Podar Mill on North boundary.		
5.2	Architectural Description	Vernacular style Black Basalt stone structure located at the centre. One of the most important and architecturally significant structures in the mill premises. The structure has semi-circular arched windows with architraves around the openings. The building exhibits good usage of stone masonry in Vernacular style.		
5.3	Intrinsic	This department mainly categorizes the threads produced in the mill. The beaming activity of making a large beam of threads from small yarn also takes place here. The department functions mainly with lady employees.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	G + 2		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	No elevated plinth, Black Basalt stone floor		
7.2	Walls	Black Basalt stone ashlar masonry		
7.3	Floor	Wooden joist floor		

7.4	Stairs	Wooden open well staircase		
7.5	Openings	Arched openings with plain architrave		
7.6	Roofing	Jack arch with steel girders / Part RCC		
7.7	Articulation	CI pillars supporting girders internally		
7.8	Finishes	Black Basalt stone coursed masonry externally, plastered and painted internally		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not provided		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved front and side open spaces with vegetation		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system (Not in use)		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Poor (Cracks observed at many places)		
9.2	Walls	Fair (Cracks observed at many places)		
9.3	Floor	Fair (Many internal walls broken, deflection observed at some places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Many window panes are broken and many shutters are also broken)		
9.6	Roofing	Fair (Leakage and deflection observed in many members)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on NTC Mills of Mumbai		



**Sizing, Structure no.16, Sitaram Mills**



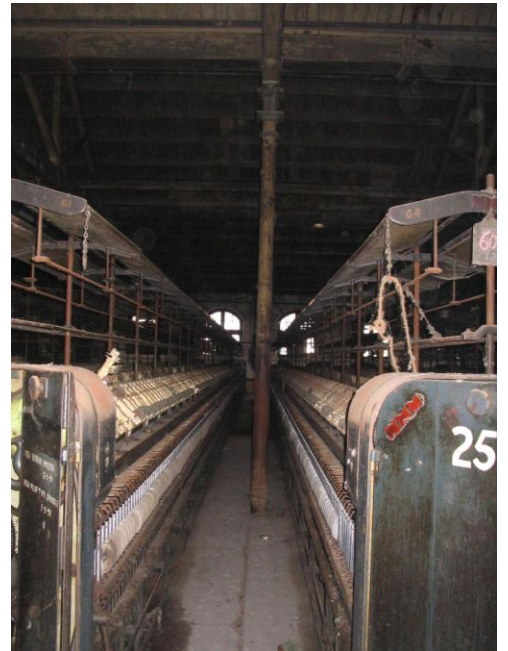
External dog-legged staircase added subsequently on the front façade



Part front view showing Black Basalt stone coursed masonry and segmental arched windows



King post wooden trusses for Mangalore tiled sloping roof



View of power looms, now not in use



Right side elevation and Left side elevation not seen due to proximity of adjoining buildings

## Podar Mills

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The mill is located along N. M. Joshi Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The mill abuts Sitaram mills on the south periphery. The mill follows Vernacular style architecture through its brick masonry structures. The structures do not have major ornamentation on façade and represent the style of industrial buildings especially the textile mills during the early 20<sup>th</sup> century.

The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring Spinning department. The Winding department consisting mainly of women employees involved in beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing

	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-32			
	<b>Ward (Part):</b> G South V			
	<b>CS No.:</b> 73			
	<b>Plot Area:</b> 24471.00 sq.m.			
	<b>B U Area:</b> 29242.00 sq.m.			
	<b>Date:</b> January, 2005			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Podar Mills compound				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Podar Mills compound		
1.2	Earlier Name	Edward Mills		
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	N.M. Joshi Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Bai Soonabai Mohammed Mogul, Sir Shapurji Bharucha Mills Ltd., Shree Sitaram Mills Ltd., N.T.C.		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Textile mill, industrial		
4.2	Past	Textile mill, industrial		
4.3	Usage	Partly under operation		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	The mill is located along N. M. Joshi Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The mill abuts Sitaram mills on the south periphery.		
5.2	Architectural Description	The mill follows Vernacular style architecture through its brick masonry structures. The structures do not have major ornamentation on façade and represent the style of industrial buildings especially the textile mills during the early 20 <sup>th</sup> century.		
5.3	Intrinsic	An area where three NTC mills were located next to each other. This led to construction of a large number of chawls for mill workers in the adjoining areas.		
5.4	Value Classification	A(arc), A(his), B(des), B(per), B(uu), C(seh), H(tec), G(grp)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly wooded unpaved open space in between the structures		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system for some structures		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tree growth on façade of almost all structures.		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		



**Podar Mills Compound**



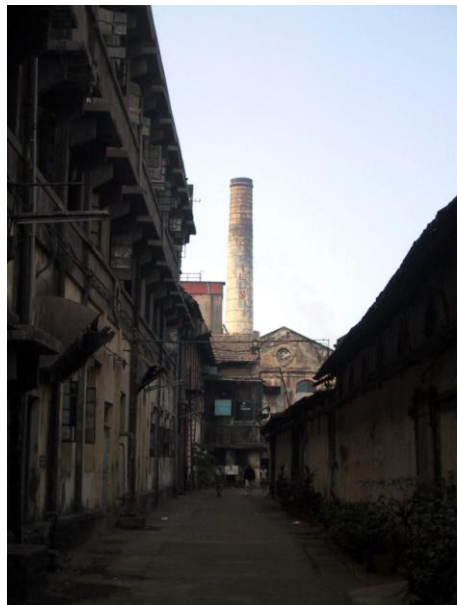
Podar Mills – Arial view



North light trusses over the ring spinning department




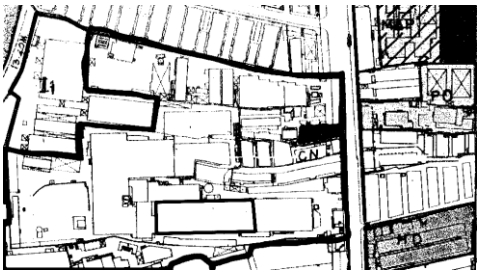
View of the Ring Spinning Department



View of chimney from mill premises



The structures have moderate ornamentation and in fair state

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-32a	
	<b>Ward (Part):</b> G south V	
	<b>CS No.:</b> 73	
	<b>Plot Area:</b> 24471.16 sq.m.	
	<b>B U Area:</b> 10350.00 sq.m.	
	<b>Date:</b> January, 2005	
	<b>Record by:</b> Gauri J, Swapnil B	
	<b>Review by:</b> Neera Adarkar	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Podar Mills		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Ring Spinning Structure, Podar Mills	
1.2	Earlier Name	Edward Mills	
1.3	Built in	Early 20 <sup>th</sup> century	Extension Date (if any) Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	N.M. Joshi Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation, (N.T.C.)	
3.2	Past	Vitthalidas Purshottam Durgadas Devidas, Maganlal Dalpatlal Khakhar, Tulsidas Jagjivan, Ratanbai Hirachand Rupchand	
3.3	Status	Owner	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Presently in use for spinning	
4.2	Past	Spinning	
4.3	Usage	Regular industrial use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	The mill is located along N. M. Joshi Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The mill abuts Sitaram mills on the south periphery.	
5.2	Architectural Description	Massive elongated structure with an oblong rectangular plan. The structure is constructed in vernacular style with segmental arched openings for windows, pilasters at some places along with circular sun windows. The structure has a large Mangalore tiled sloping roof.	
5.3	Intrinsic	This sub department comes under Ring Spinning department, largest department in the mill. The activities consist of Spinning of Cotton in bobbins, sending the reels for winding. The department works as a pre-function department and requires large amount of machinery. The chimney and boiler room is attached to this department.	
5.4	Value Classification	A(arc), B(per), C(seh), G(grp), H(tec)	Recommended Grade III
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 2	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Load bearing brick walls- 0.45m thk	

7.3	Floor	Wooden joist floor
7.4	Stairs	External R.C.C. straight flight staircase, with plain parapet
7.5	Openings	Rectangular glazed wooden windows with segmental arched ventilators
7.6	Roofing	Mangalore tiled sloping roof. Half part of the roof replaced with asbestos sheets.
7.7	Articulation	Rectangular pilasters, external R.C.C. straight flight staircase
7.8	Finishes	Lime mortar plastering internally and externally
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value
7.10	Compound / Fence / Gate	Not provided
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved partly wooded open space around
<b>8.0</b>	<b>Services &amp; Utilities</b>	
8.1	Lighting	Natural and artificial, fair natural lighting
8.2	Ventilation	Natural and artificial, fair natural ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and Sanitation)	MCGM
8.6	Fire precaution	Sprinkler hydrants present
8.7	Other (HVAC / BMS / Security Systems)	Security at gate, no security alarms, fireproof M.S. doors
<b>9.0</b>	<b>Condition</b>	
9.1	Plinth	Poor (Settlement and cracks observed at some places. Dampness observed on external sides)
9.2	Walls	Poor (Cracks observed at many places, part walls are broken.)
9.3	Floor	Poor (Sagging and dampness observed)
9.4	Stairs	Poor (Reinforcement exposed due to breaking of concrete)
9.5	Openings	Poor (Many windows broken, window panes replaced by tin sheets.)
9.6	Roofing	Fair (Mangalore tiles need refixing)
9.7	Articulation & Finishes	Poor (Chipping of plaster observed)
9.8	Services	Poor (Partly closed down)
9.9	Outbuildings	Poor (Needs immediate clean up)
9.10	Overall condition	Poor
		Maintenance level
		Poor
<b>10.0</b>	<b>Transformation</b>	
10.1	Form	No transformation
10.2	Structure	Some wooden members replaced with steel. Half part of Mangalore tile roof is replaced with asbestos sheets. At some places wooden trusses replaced with steel ones.
10.3	Articulation & Finishes	Replastered at some places.
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	
		Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	
		Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on NTC Mills of Mumbai



## Ring Spinning Structure, Podar Mills



View of the ring spinning department



Window detail on first floor



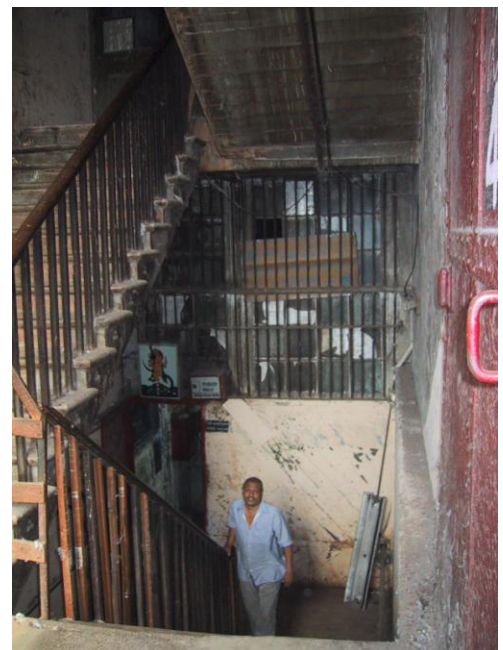
Segmental arched windows at equal intervals on the elongated façade



Machinery in the Ring spinning department



View of the external staircase




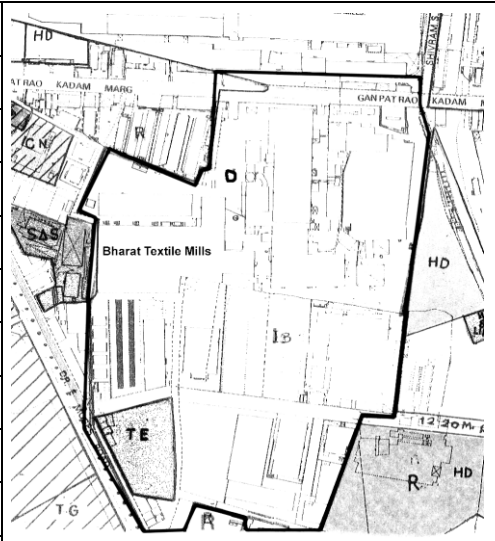
View of the internal staircase



Located in Central Mumbai on Ganpatrao Kadam Marg, the mill has many mills in the vicinity. The entire area is an industrial zone. The structures have moderate ornamentation and are closely packed in the plot with little open space around as compared to the other mill lands. The structures follow Vernacular vocabulary and has a wooded open space in the compound. The area around this mill land was associated with mills from a long time and thus is also dotted with industrial housing chawls.

The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring Spinning department. The Winding department consisting mainly of women employees involved in beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing.

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-33	
	<b>Ward (Part):</b> G South-III	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> 33882.00 sq.m.	
	<b>B U Area:</b> 29208.00 sq.m.	
	<b>Date:</b> January, 2005	
	<b>Record by:</b> Swapnil B, Uma P	
	<b>Review by:</b> Neera Adarkar	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Bharat Textile Mills		



<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Bharat Textile Mills compound		
1.2	Earlier Name	Edward Textile Mills		
1.3	Built in	1944	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Ganpatrao Kadam Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Edward Textile Mills Ltd. Company		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, not in use		
4.2	Past	Textile mill, industrial		
4.3	Usage	Vacant, not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Located in Central Mumbai on Ganpatrao Kadam Marg, the area has many mills in the vicinity.		
5.2	Architectural Description	The structures have moderate ornamentation and are closely packed in the plot with little open space around as compared to the other mill lands. The structures follow Vernacular vocabulary and has a wooded open space in the compound.		
5.3	Intrinsic	The area around this mill land was associated with mills from a long time and thus is also dotted with industrial housing chawls.		
5.4	Value Classification	A(arc), B(per), B(uu), C(seh), H(tec), G(grp)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		

7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly wooded unpaved open space in between the structures		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system for some structures		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tree growth on façade of almost all structures.		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial Zone (I <sub>3</sub> ) on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		



## Bharat Textile Mills compound



Entrance to Bharat Textile mills



Plain façade of Carding and Framing department with segmental arched windows



North light wooden trusses for Auto loom department



Detail of wooden trusses



View of Blow Room



View of Chimney


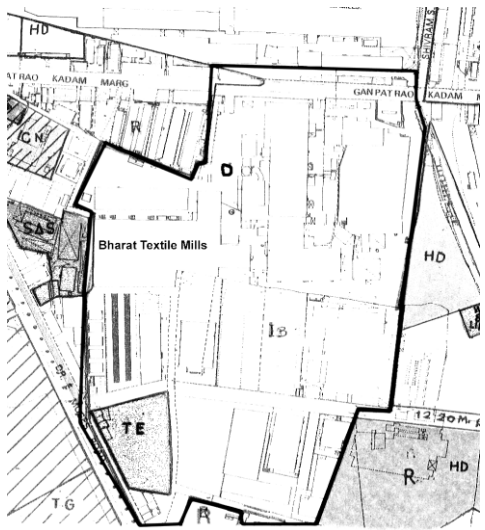


Semicircular arches with architraves around- a fine blend of Vernacular and colonial styles



Folding department



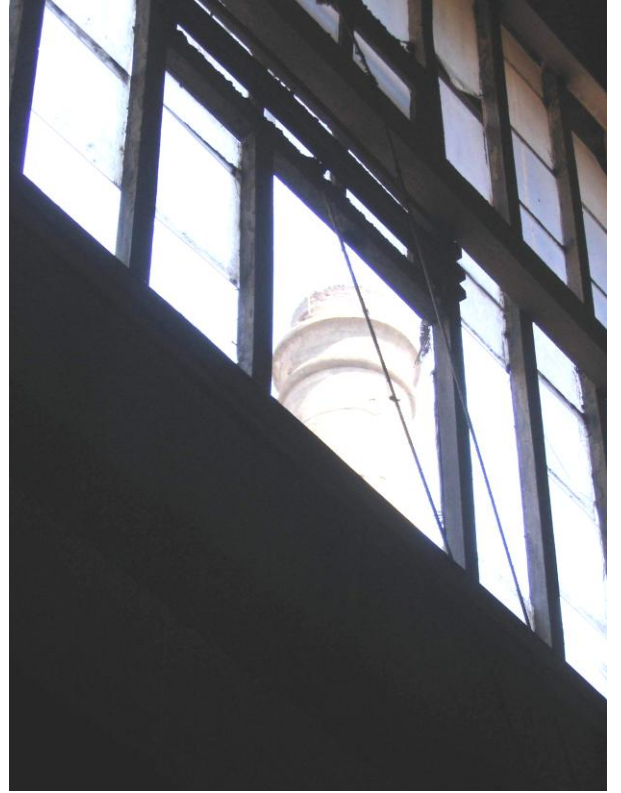
	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-33a			
	<b>Ward (Part):</b> G south II			
	<b>CS No.:</b> Not available			
	<b>Plot Area:</b> 33882.83 sq.m.			
	<b>B U Area:</b> Not available			
	<b>Date:</b> January, 05			
	<b>Record by:</b> Swapnil B, Ojas P			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
<b>External:</b> As above				
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Bharat Textile Mills				
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Chimney, Bharat Textile Mills		
1.2	Earlier Name	Edward Textile Mills		
1.3	Built in	1944	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Ganpatrao Kadam Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C)		
3.2	Past	Edward Textile Mills Ltd. Company		
3.3	Status	Owner (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, not in use		
4.2	Past	Chimney		
4.3	Usage	Not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Located in Central Mumbai on Ganpatrao Kadam Marg, the area has many mills in the vicinity.		
5.2	Architectural Description	Brick Masonry plastered chimney with a square base 8.0m x 8.0m in size. The base has pilasters at corners. Horizontal grooves at intermediate level are provided on the chimney. The chimney is approximately 45m high.		
5.3	Intrinsic	Chimney is the tallest and most prominent structure in the mill premises. Chimney is characterized by its height which was constructed above the general height of buildings so as to release the polluted gasses above the level of habitat. The Chimney is located next to Boiler, Blow Room and Carding department, departments from which a lot of polluting gasses are emitted.		
5.4	Value Classification	A(arc), B(des), B(uu)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Approximately 45 meters height		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	0.9m thick Brick wall		
7.2	Walls	Load bearing brick masonry		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open spaces around		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair ((No settlement observed, cracks observed at some places)		
9.2	Walls	Poor (Cracks observed at many places, part of wall broken)		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Poor	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial Zone (I <sub>3</sub> ) on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai.		


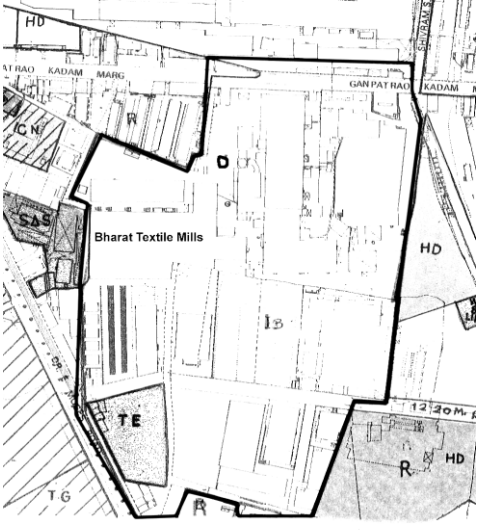
## Chimney, Bharat Textile Mills



Plain brick chimney with densely wooded areas around



Ring bands of chimney as seen from the adjoining structure

	<b>Common Ref. No.:</b>		
	<b>Card No.:</b>	G/s-33b	
	<b>Ward (Part):</b>	G south-II	
	<b>CS No.:</b>	Not available	
	<b>Plot Area:</b>	33882.83 sq.m.	
	<b>B U Area:</b>	3570.00 sq.m.	
	<b>Date:</b>	January, 05	
	<b>Record by:</b>	Swapnil B, Ojas P	
	<b>Review by:</b>	Neera Adarkar	
	<b>Internal:</b>	As above	
<b>External:</b>	As above		
<b>Photo Ref.:</b>	T-IV-Gs:Ward G south\ Bharat Textile Mills		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Blow room 2, Bharat Textile Mills	
1.2	Earlier Name	Edward Textile Mills	
1.3	Built in	1944	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Ganpatrao Kadam Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation (N.T.C)	
3.2	Past	Edward Textile Mills Ltd. Company	
3.3	Status	Owner (Government)	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Vacant, not in use	
4.2	Past	Blower	
4.3	Usage	Vacant, not in use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located in Central Mumbai on Ganpatrao Kadam Marg, the area has many mills in the vicinity.	
5.2	Architectural Description	Modest structure with an elongated front, with not much ornamentation on the façade. The building has semi-circular arched full-height windows. Constructed in typical industrial style architecture of the mid 20 <sup>th</sup> century, the building maintains similar style as that of the other structures in the mill premises.	
5.3	Intrinsic	This sub department comes under the Preparatory Department. It is the most basic department in the mill where all the activities like mixing of cotton, blowing, carding and rowing take place. All these activities take place on ground floor and are located next to each other.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 2	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.3 m high Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick walls 0.45m thick	
7.3	Floor	Brick jack arch flooring	
7.4	Stairs	M.S. staircase with M.S. pipe railing	



7.5	Openings	Segmental arched window		
7.6	Roofing	Brick jack arch roofing		
7.7	Articulation	No ornamentation on facade		
7.8	Finishes	Internally and externally, cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open space around		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Poor (Settlement observed in corners, cracks observed at many places)		
9.2	Walls	Poor (Part walls broken, and prone to dampness)		
9.3	Floor	Fair-Poor (Deflection and dampness observed)		
9.4	Stairs	Poor (Corners failed due to corrosion)		
9.5	Openings	Poor (Failure of lintel observed at some places)		
9.6	Roofing	Fair (Deflection and leakage observed)		
9.7	Articulation & Finishes	Poor (Plaster chipped off at many places)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial Zone (I <sub>3</sub> ) on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai.		

**Blow room 2, Bharat Textile Mills**




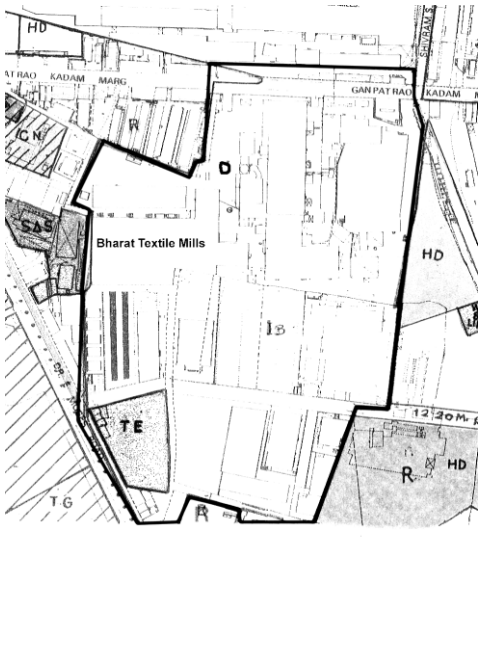
Tower like corner of the Blow Room with segmental arched windows



Windows and railing in dilapidated state



Rear elevation with plain façade and beveled openings

	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-33c		
	<b>Ward (Part):</b> G south-II		
	<b>CS No.:</b> Not available		
	<b>Plot Area:</b> 33882.83 sq.m.		
	<b>B U Area:</b> 9690.00 sq.m.		
	<b>Date:</b> January, 05		
	<b>Record by:</b> Swapnil B, Ojas P		
	<b>Review by:</b> Neera Adarkar		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Bharat Textile Mills			
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Carding and Framing Structure No.1, Bharat Textile Mills	
1.2	Earlier Name	Edward Textile Mills	
1.3	Built in	1944	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Ganpatrao Kadam Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation (N.T.C)	
3.2	Past	Edward Textile Mills Ltd. Company	
3.3	Status	Owner (Government)	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Carding (shut down)	
4.2	Past	Carding	
4.3	Usage	Not in use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located in Central Mumbai on Ganpatrao Kadam Marg, the mill has many mills in the vicinity. The entire area is an industrial zone.	
5.2	Architectural Description	Structure with steel trusses, Jack arch flooring and cast iron stanchions, the structure has not much ornamentation.	
5.3	Intrinsic	This sub department comes under the Preparatory Department. It is the most basic department in the mill where all the activities like mixing of cotton, blowing, carding and rowing take place. All these activities take place on ground floor and are located next to each other.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	G + 2	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	0.3 m high Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick walls 0.45m thick	
7.3	Floor	Brick jack arch	
7.4	Stairs	M.S. staircase with M.S. pipe railing	
7.5	Openings	Segmental arched window	
7.6	Roofing	Brick jack arch	

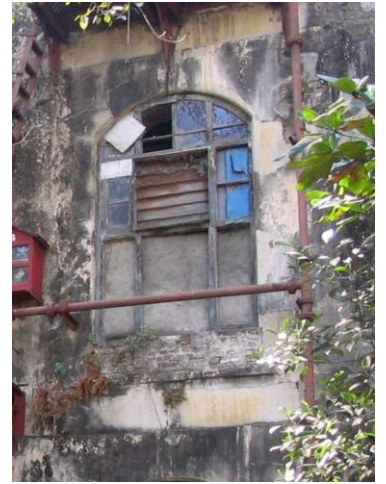
7.7	Articulation	No ornamentation on facade		
7.8	Finishes	Internally and externally, cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Large unpaved open space around		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not provided		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Poor (Settlement observed in corners, cracks observed at many places)		
9.2	Walls	Poor (Part walls broken, and prone to dampness)		
9.3	Floor	Fair-Poor (Deflection and dampness observed)		
9.4	Stairs	Poor (Corners failed due to corrosion)		
9.5	Openings	Poor (Failure of lintel observed at some places)		
9.6	Roofing	Fair (Deflection and leakage observed)		
9.7	Articulation & Finishes	Poor (Plaster chipped off at many places)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair		
9.10	Overall condition	Poor	Overall condition	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial Zone (I <sub>3</sub> ) on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai.		



**Bharat Textile Mills – Carding and Framing Department**




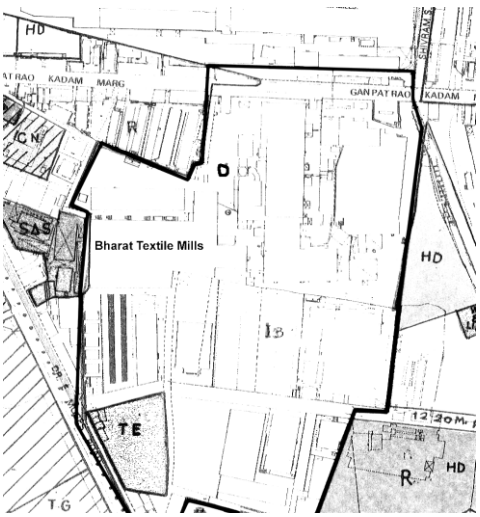
Plain façade with segmental arched windows showing weather attack and chipping of plaster



Window closed down by tin sheets, polythene sheets etc.



Brick jack arch floor supported on M.S. columns with capitals

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-33d	
	<b>Ward (Part):</b> G south II	
	<b>CS No.:</b> Not available	
	<b>Plot Area:</b> 33882.83 sq.m.	
	<b>B U Area:</b> 5560.00 sq.m.	
	<b>Date:</b> January, 05	
	<b>Record by:</b> Swapnil B, Ojas P	
	<b>Review by:</b> Neera Adarkar	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Bharat Textile Mills		

<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Auto Loom shed Struc.no.13, 14/Weaving shed, Bharat Textile Mills		
1.2	Earlier Name	Edward Textile Mills		
1.3	Built in	1944	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Ganpatrao Kadam Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C)		
3.2	Past	Edward Textile Mills Ltd. Company		
3.3	Status	Owner (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Vacant, not in use		
4.2	Past	Autoloom, weaving		
4.3	Usage	Vacant, not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Located in Central Mumbai on Ganpatrao Kadam Marg, the area has many mills in the vicinity.		
5.2	Architectural Description	Low rise structure with not much ornamentation on the façade. The structure defines the industrial usage by a series of north light roof trusses.		
5.3	Intrinsic	It is a large area with loom machinery and front the most important parts of the mill. The production of cloth takes place in this department.		
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade	III
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Ground floor		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Black Basalt stone coursed masonry- 0.3m high		
7.2	Walls	Load bearing brick walls – 0.3m thick		
7.3	Floor	Cement Coba over stone plinth		
7.4	Stairs	Not applicable		
7.5	Openings	Segmental arched openings		
7.6	Roofing	North Light roof truss with Mangalore tiles		
7.7	Articulation	Brick pilasters at the corner of the building		

7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Surrounded by structures on two sides and by compound wall on the other sides.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Sprinkler system		
8.7	Other (HVAC / BMS / Security Systems)	Fire safety doors, fire hydrants at 30 meters, sprinkler system provided by NTC.		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Poor (Settlement, cracks and dampness observed at many places)		
9.2	Walls	Poor (Part walls broken, some walls show deep cracks)		
9.3	Floor	Poor (Dampness observed at some places)		
9.4	Stairs	Not applicable		
9.5	Openings	Poor (Many windows broken, wooden members need maintenance)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Fair (Plaster chipped off at some places)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate clean up)		
9.10	Overall condition	Poor	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial Zone (I <sub>3</sub> ) on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai.		



**Auto Loom shed Struc.no.13, 14/Weaving shed, Bharat Textile Mills**



External elevation with dead walls and north light roof truss




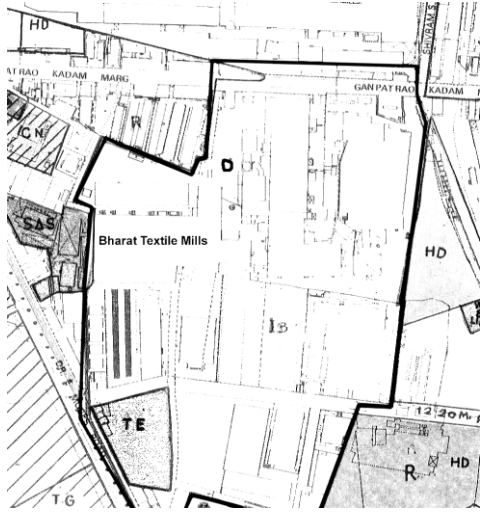
North light wooden trusses supported on M.S. pillars with capitals



Truss detail with north light

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings



	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-33e		
	<b>Ward (Part):</b> G south II		
	<b>CS No.:</b> Not available		
	<b>Plot Area:</b> 33882.83 sq.m.		
	<b>B U Area:</b> 1000.00 sq.m.		
	<b>Date:</b> January, 05		
	<b>Record by:</b> Ojas P, Swapnil B		
	<b>Review by:</b> Neera Adarkar		
	<b>Internal:</b> As above		
<b>External:</b> As above			
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Bharat Textile Mills			
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Folding structure no.10, Bharat Textile mills	
1.2	Earlier Name	Edward Textile Mills	
1.3	Built in	1944	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Ganpatrao Kadam Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation (N.T.C)	
3.2	Past	Edward Textile Mills Ltd. Company	
3.3	Status	Owner (Government)	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Folding (shut down)	
4.2	Past	Folding	
4.3	Usage	Not in use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located in Central Mumbai on Ganpatrao Kadam Marg, the area has many mills in the vicinity.	
5.2	Architectural Description	Modest Industrial structure with load bearing brick construction and timber north light trusses for roof. The modest façade is adorned by corner pilasters and segmental arched full height openings.	
5.3	Intrinsic	The department where final processing takes place. The activities involve processing the produced cloth, dyeing to the appropriate colours and printing wherever required. This is the last department where finished goods are produced for dispatch.	
5.4	Value Classification	A(arc), B(uu), C(seh), G(grp), H(tec)	Recommended Grade   III
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Ground floor	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Black Basalt stone coursed masonry - 0.3m high	
7.2	Walls	Load bearing brick walls - 0.3m thick	
7.3	Floor	Cement Coba over stone plinth	
7.4	Stairs	Not applicable	
7.5	Openings	Segmental arched openings	
7.6	Roofing	North Light roof truss with Mangalore tiles	

7.7	Articulation	Brick pilasters at the corner of the building		
7.8	Finishes	Internally and externally plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Surrounded by structures on two sides and by compound wall on the other sides.		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system, fire safety doors, fire hydrants at 30 meters, sprinkler system provided by NTC		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Poor (Settlement, cracks and dampness observed at many places)		
9.2	Walls	Poor (Deep cracks observed at some places)		
9.3	Floor	Poor (Dampness observed at many places)		
9.4	Stairs	Not applicable		
9.5	Openings	Fair (Wooden members need maintenance)		
9.6	Roofing	Good (Well maintained)		
9.7	Articulation & Finishes	Poor (Plaster chipped of at many places)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Fair (Needs immediate clean up)		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial Zone (I <sub>3</sub> ) on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai.		

**Folding structure no.10, Bharat Textile mills**



External façade with plain front and segmental arched openings



Wooden trusses over the large hall with raised upstand

Right side elevation and Left side elevation not seen due to proximity of adjoining buildings


## Madhusudan Mills

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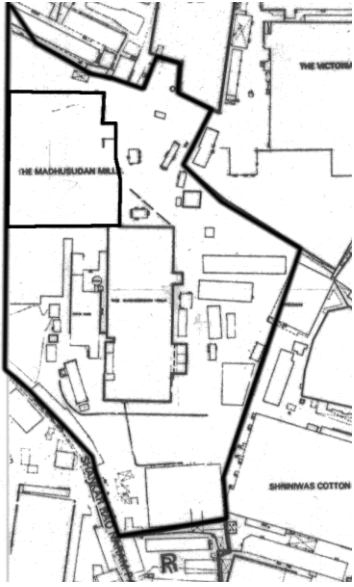
Located on Pandurang Budhkar Marg with all the surrounding plots occupied by mill lands. This is one of the two N.T.C. mills from the 'Golden triangle' of mill lands termed by Charles Correa committee in their report on mill lands in Mumbai. The mill has modest structures built in Vernacular style with no ornamentation on façade. The mill is entered from a large open space next to the entrance gate of the mill. Weaving shed being the most prominent structure forms a series of north light trusses, typical of the mill lands. The mill land is located in a prime locality at Worli with some industrial housing in the vicinity

The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring Spinning department. The Winding department consisting mainly of women employees involved in beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing.




Photography denied	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-34		
	<b>Ward (Part):</b> G South V		
	<b>CS No.:</b> 445		
	<b>Plot Area:</b> 73248.00 sq. m		
	<b>B U Area:</b> 47344.00 sq. m.		
	<b>Date:</b> January, 2005		
	<b>Record by:</b> Swapnil B, Ojas P		
	<b>Review by:</b> Neera Adarkar		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Madhusudan Mills		
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Madhusudan Mills compound	
1.2	Earlier Name	Pearl Mills Ltd.	
1.3	Built in	1934	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Shankar Rao Naram Path	
2.2	Subsidiary	Pandurang Budhkar Marg	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Private	
3.3	Status	Ownership (Government)	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Vacant, not in use	
4.2	Past	Textile mill, industrial	
4.3	Usage	Vacant, not in use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on Pandurang Budhkar Marg with all the surrounding plots occupied by mill lands. This is one of the two N.T.C. mills from the 'Golden triangle' of mill lands termed by Charles Correa committee in their report on mill lands in Mumbai.	
5.2	Architectural Description	The mill has modest structures built in Vernacular style with no ornamentation on façade. The mill is entered from a large open space next to the entrance gate of the mill. Weaving shed being the most prominent structure forms a series of north light trusses, typical of the mill lands.	
5.3	Intrinsic	The mill land is located in a prime locality at Worli with some industrial housing in the vicinity.	
5.4	Value Classification	A(arc), B(per), B(uu), C(seh), H(tec), G(grp)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Not applicable	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	

7.5	Openings	Not applicable		
7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Plastered brick compound wall		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Partly wooded unpaved open space in between the structures		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Automatic fire sprinkler system for some structures		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Fair		
9.9	Outbuildings	Fair (Needs immediate clean-up)		
9.10	Overall condition	Fair	Maintenance level	Fair
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Tree growth on façade of almost all structures.		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated as I-3, Special Industrial Zone on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		


Photography denied	<b>Common Ref. No.:</b>		
	<b>Card No.:</b> G/s-34a		
	<b>Ward (Part):</b> G south III		
	<b>CS No.:</b> 445		
	<b>Plot Area:</b> 73248.00 sq.m.		
	<b>B U Area:</b> 13041.00 sq.m.		
	<b>Date:</b> January, 05		
	<b>Record by:</b> Swapnil B, Ojas P		
	<b>Review by:</b> Neera Adarkar		
	<b>Internal:</b> As above		
	<b>External:</b> As above		
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Madhusudan Mills		
			
<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Weaving and Office Structure, Madhusudan Mills	
1.2	Earlier Name	Pearl Mills Limited	
1.3	Built in	1934	Extension Date (if any)   Not available
<b>2.0</b>	<b>Access</b>		
2.1	Main	Shankarrao Naram Path	
2.2	Subsidiary	Pandurang Budhkar Marg	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Private	
3.3	Status	Owner	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Vacant, not in use	
4.2	Past	Textile weaving	
4.3	Usage	Vacant, not in use	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	Located on Pandurang Budhkar Marg with all the surrounding plots occupied by mill lands. One of the two N.T.C mills from the Golden Triangle formed by Architect Charles Correa in his report on mill lands.	
5.2	Architectural Description	Ground floor vernacular style structure with no ornamentation on façade. The façade represents typical industrial architecture with features like M.S. north light trusses with Mangalore tiles and wired glass in roof.	
5.3	Intrinsic	It is a large area with loom machinery and forms the most important parts of the mill. The production of cloth takes place in this department.	
5.4	Value Classification	B(des), B(uu), H(tec)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Ground floor	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Black Basalt stone coursed masonry	
7.2	Walls	Load bearing brick walls	
7.3	Floor	Black Basalt stone floor	
7.4	Stairs	Not applicable	
7.5	Openings	Rectangular doors. Fire escapes M.S. safety doors.	

7.6	Roofing	North light steel trusses covered with Mangalore tiles		
7.7	Articulation	No articulation on facade		
7.8	Finishes	Externally and internally, cement plastered		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space on all sides of the building		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire proof M.S. doors		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Poor (Cracks observed at many places)		
9.4	Stairs	Not applicable		
9.5	Openings	Poor (Glasses in north light truss broken at some places)		
9.6	Roofing	Poor (Mangalore tiles broken, M.S. truss shows corrosion)		
9.7	Articulation & Finishes	Poor (Plaster chipped off at many places)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	Extension made on front side in brick work and R.C.C.		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated as I-3, Special Industrial Zone on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		



Photography denied	<b>Common Ref. No.:</b>						
	<b>Card No.:</b> G/s-34b						
	<b>Ward (Part):</b> G south III						
	<b>CS No.:</b> 445						
	<b>Plot Area:</b> 73248.00 sq.m.						
	<b>B U Area:</b> 4274.00 sq.m.						
	<b>Date:</b> January, 05						
	<b>Record by:</b> Swapnil B, Ojas P						
	<b>Review by:</b> Neera Adarkar						
	<b>Internal:</b> As above						
	<b>External:</b> As above						
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Madhusudan Mills						
							
				<b>1.0 Denomination</b>			
				1.1	Name of Premises	Processing structure, Madhsudan Mills	
				1.2	Earlier Name	Pearl Mills Limited	
				1.3	Built in	1934	Extension Date (if any)   Not applicable
				<b>2.0 Access</b>			
				2.1	Main	Shankarrao Naram Path	
				2.2	Subsidiary	Pandurang Budhkar Marg	
				<b>3.0 Ownership Pattern</b>			
				3.1	Present	National Textile Corporation (N.T.C.)	
				3.2	Past	Private	
				3.3	Status	Owner	
<b>4.0 Use</b>							
4.1	Present	Vacant, not in use					
4.2	Past	Cloth processing, Industrial					
4.3	Usage	Industrial use					
<b>5.0 Significance &amp; Value Classification</b>							
5.1	Townscape (Natural / Manmade)	Located on Pandurang Budhkar Marg with all the surrounding plots occupied by mill lands. One of the two N.T.C mills from the Golden Triangle formed by Architect Charles Correa in his report on mill lands.					
5.2	Architectural Description	Ground floor vernacular style structure with no ornamentation on façade. The façade represents typical industrial architecture with features like M.S. north light trusses with Mangalore tiles and wired glass in roof.					
5.3	Intrinsic	The department where final processing takes place. The activities involve processing the produced cloth, dyeing to the appropriate colours and printing wherever required. This is the last department where finished goods are produced for dispatch.					
5.4	Value Classification	B(des), B(uu), H(tec)	Recommended Grade   III				
<b>6.0 Topography</b>							
6.1	Floors	Ground floor					
<b>7.0 Construction</b>							
7.1	Plinth	Black Basalt stone coursed masonry					
7.2	Walls	Load bearing brick walls					
7.3	Floor	Black Basalt stone floor					
7.4	Stairs	Not applicable					

7.5	Openings	M.S. fire-proof doors		
7.6	Roofing	North light steel trusses covered with Mangalore tiles		
7.7	Articulation	No articulation on facade		
7.8	Finishes	Externally and internally, cement plastered		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open space on all sides of the building		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire escape M.S. safety door present		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair (No settlement or cracks observed)		
9.2	Walls	Fair (No dampness or cracks observed)		
9.3	Floor	Poor (Cracks observed at many places)		
9.4	Stairs	Not applicable		
9.5	Openings	Poor (Glasses in north light truss broken at some places)		
9.6	Roofing	Poor (Mangalore tiles broken, M.S. truss shows corrosion)		
9.7	Articulation & Finishes	Poor (Plaster chipped off at many places)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated as I-3, Special Industrial Zone on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		

Photography denied	<b>Common Ref. No.:</b>							
	<b>Card No.:</b> G/s-34c							
	<b>Ward (Part):</b> G south III							
	<b>CS No.:</b> 445							
	<b>Plot Area:</b> 73248.00 sq.m.							
	<b>B U Area:</b> 90.00 sq.m.							
	<b>Date:</b> January, 05							
	<b>Record by:</b> Swapnil B, Ojas P							
	<b>Review by:</b> Neera Adarkar							
	<b>Internal:</b> As above							
	<b>External:</b> As above							
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Madhusudan Mills							
								
				<b>1.0 Denomination</b>				
				1.1	Name of Premises	Transformer house structure, Madhsudan Mills		
				1.2	Earlier Name	Pearl Mills Limited		
				1.3	Built in	1934	Extension Date (if any)	Not applicable
				<b>2.0 Access</b>				
				2.1	Main	Shankarrao Naram Path		
				2.2	Subsidiary	Pandurang Budhkar Marg		
				<b>3.0 Ownership Pattern</b>				
				3.1	Present	National Textile Corporation (N.T.C.)		
				3.2	Past	Private		
				3.3	Status	Owner		
<b>4.0 Use</b>								
4.1	Present	Vacant, not in use						
4.2	Past	Electrical transformer						
4.3	Usage	Industrial use						
<b>5.0 Significance &amp; Value Classification</b>								
5.1	Townscape (Natural / Manmade)	Located on Pandurang Budhkar Marg with all the surrounding plots occupied by mill lands. One of the two N.T.C mills from the Golden Triangle formed by Architect Charles Correa in his report on mill lands.						
5.2	Architectural Description	Ground floor vernacular style structure with no ornamentation on façade. The façade represents typical industrial architecture with features like M.S. north light trusses with Mangalore tiles and wired glass in roof.						
5.3	Intrinsic	The transformer is installed in this structure, one of the important departments in mill.						
5.4	Value Classification	A(arc), B(des)	Recommended Grade	<b>II B</b>				
<b>6.0 Topography</b>								
6.1	Floors	G + 1						
<b>7.0 Construction</b>								
7.1	Plinth	Black Basalt stone coursed masonry						
7.2	Walls	Load bearing brick masonry walls						
7.3	Floor	Timber joist floor						
7.4	Stairs	Wooden staircase with decorative handrail						
7.5	Openings	Rectangular doors. Rectangular wooden glazed shutters.						
7.6	Roofing	Sloping roof with Mangalore tiles						

7.7	Articulation	No articulation on the facade		
7.8	Finishes	Externally and internally, cement plastered and painted		
7.9	Interiors (Movable & Immovable)	Interiors, not of heritage value		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Unpaved open spaces on sides		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Fire escape M.S. safety door present		
8.7	Other (HVAC / BMS / Security Systems)	Not provided		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Fair (Cracks observed at some places, no settlement observed)		
9.2	Walls	Fair (Dampness observed on external walls)		
9.3	Floor	Poor (Sagging observed at many places)		
9.4	Stairs	Fair (Wooden members need maintenance)		
9.5	Openings	Poor (Many window panes broken, wooden window members need to be repaired.)		
9.6	Roofing	Poor (Leakage observed at many places)		
9.7	Articulation & Finishes	Poor (Plaster chipped off at many places, tree growth observed on facade)		
9.8	Services	Poor (Completely shut down)		
9.9	Outbuildings	Poor		
9.10	Overall condition	Poor	Maintenance level	Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot demarcated as I-3, Special Industrial Zone on proposed Development Plan (D.P).		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai		


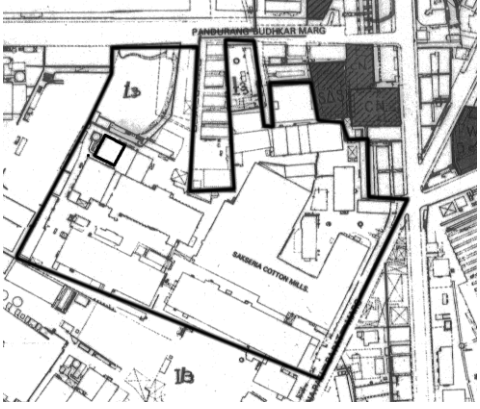


## **Mumbai Textile Mills (Now demolished)**

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The mill is located along Senapati Bapat Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located. The Art Deco style entrance to the mill land along Senapati Bapat Marg being the most prominent feature, the mill had structures constructed in brick masonry following Vernacular vocabulary. The mill consisted of ornamental structures in the compound. The unique features were the Willow chimney and Lancashire boiler present only in this mill. The compound had dense vegetation.

The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring Spinning department. The Winding department consisting mainly of women employees involved in beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing.

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-35	
	<b>Ward (Part):</b> G South-III	
	<b>CS No.:</b> 464	
	<b>Plot Area:</b> 67378.00 sq.m.	
	<b>B U Area:</b> Not available	
	<b>Date:</b> January, 2005	
	<b>Record by:</b> Swapnil B, Swapnil B	
	<b>Review by:</b> Neera Adarkar	
	<b>Internal:</b> As above	
<b>External:</b> As above		
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Mumbai Textile Mills		

<b>1.0</b>	<b>Denomination</b>		
1.1	Name of Premises	Mumbai Textile Mills compound ( <b>Now Demolished</b> )	
1.2	Earlier Name	Seksariya Cotton Mills	
1.3	Built in	1939	Extension Date (if any)   Not applicable
<b>2.0</b>	<b>Access</b>		
2.1	Main	Senapati Bapat Marg	
2.2	Subsidiary	Not applicable	
<b>3.0</b>	<b>Ownership Pattern</b>		
3.1	Present	National Textile Corporation (N.T.C.)	
3.2	Past	Mulsankar Kunjaram, Jamnabai Devisingh Rathod	
3.3	Status	Ownership (Government)	
<b>4.0</b>	<b>Use</b>		
4.1	Present	Demolished	
4.2	Past	Textile Mill - industrial	
4.3	Usage	Not applicable	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
5.1	Townscape (Natural / Manmade)	The mill is located along Senapati Bapat Marg, one of the major north south arterial roads of Mumbai on which many textile mills are located.	
5.2	Architectural Description	The Art Deco style entrance to the mill land along Senapati Bapat Marg being the most prominent feature, the mill had structures constructed in brick masonry following Vernacular vocabulary. The mill consisted of ornamental structures in the compound. The unique features were the Willow chimney and Lancashire boiler present only in this mill. The compound had dense vegetation.	
5.3	Intrinsic	Located on Senapati Bapat Marg (Tulsi Pipe Road) with many private and NTC mills in the vicinity.	
5.4	Value Classification	A(arc), B(des), B(uu), C(seh), H(tec)	Recommended Grade   <b>II B</b>
<b>6.0</b>	<b>Topography</b>		
6.1	Floors	Not applicable	
<b>7.0</b>	<b>Construction</b>		
7.1	Plinth	Not applicable	
7.2	Walls	Not applicable	
7.3	Floor	Not applicable	
7.4	Stairs	Not applicable	
7.5	Openings	Not applicable	

7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, fair natural lighting		
8.2	Ventilation	Natural and artificial, fair natural ventilation		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	Not applicable		
10.3	Articulation & Finishes	Not applicable		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		



**Mumbai Textile Mills compound (Now Demolished)**



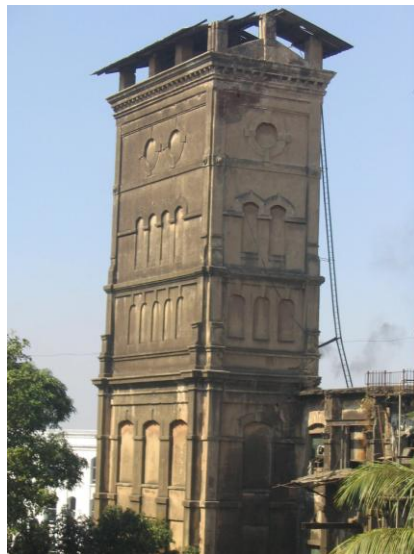
Art Deco gate along Senapati Bapat Marg (Tulsi Pipe Road)



View of the Lancashire chimney and chimney in mill premises



View of the chimney



View of the Lancashire chimney



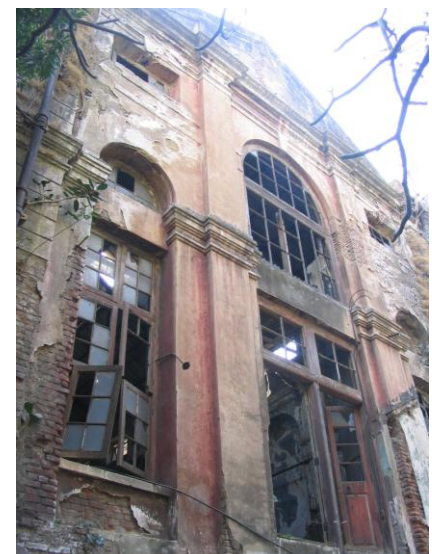
Detail of the Lancashire chimney



General view – Mumbai Textile mills



View of the lake in mill premises



Ornamental structure in the mill premises


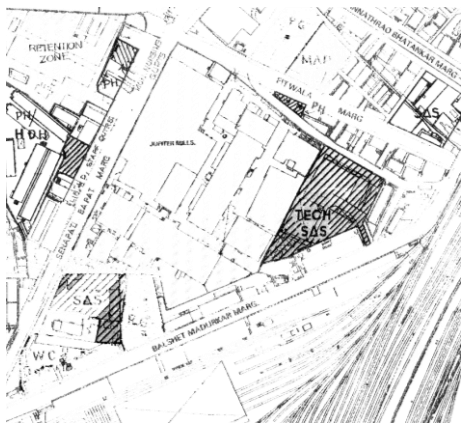


## **Jupiter Mills (Now demolished)**

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Located on Senapati Bapat Marg, a major north-south arterial road in Mumbai on which many textile mill lands are located. Now demolished, the mill consisted of structures constructed in Vernacular style brick masonry structure. The north western side of the mill land was densely wooded. The Mill land as a whole maintained a series of North light trusses over the production areas, a prominent and characteristic feature of the mills. One of the 25 Mill lands belonging to National Textile Corporation (N.T.C.) along Senapati Bapat Marg and the Western railway line.

The mill produces finished cloth out of the cotton from bale. The entire process involves various activities, step by step working and categorization. The mill is divided in various departments. Preparatory department consists of mixing, carding, blow room, combing sub departments. These are located on ground floor close to each other. Production of thread for weaving takes place in the Ring Spinning department. The Winding department consisting mainly of women employees involved in beaming of thread from small reels along with categorization and sizing. The beams with wrapped thread are then sent to where the cloth was woven on looms. The structure consists of a large hall with north light roof trusses and a looms lined up in series. The cloth produced in weaving department is then taken to the processing department where the cloth is made ready for dispatch after dyeing, printing and finishing.

	<b>Common Ref. No.:</b>	
	<b>Card No.:</b> G/s-36	
	<b>Ward (Part):</b> G South III	
	<b>CS No.:</b> 841	
	<b>Plot Area:</b> 44164.00 sqm	
	<b>B U Area:</b> 35529.00 sqm	
	<b>Date:</b> January 2005	
	<b>Record by:</b> Swapnil B, Ojas P	
	<b>Review by:</b> Neera Adarkar	
	<b>Internal:</b> As above	
	<b>External:</b> As above	
<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Jupiter Mills		

<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Jupiter Mills compound ( <b>Now Demolished</b> )		
1.2	Earlier Name	David Mills, The Hind Mills, Ahmedabad Jupiter Mills		
1.3	Built in	1897	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	Balshet Madhukar Marg		
2.2	Subsidiary	Senapati Bapat Marg		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	National Textile Corporation (N.T.C.)		
3.2	Past	Jupiter Textile Mills Ltd.		
3.3	Status	Ownership (Government)		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Demolished		
4.2	Past	Textile Mill, industrial		
4.3	Usage	Not applicable		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	Located on Senapati Bapat Marg, a major north-south arterial road in Mumbai on which many textile mill lands are located.		
5.2	Architectural Description	Now demolished, the mill consisted of structures constructed in Vernacular style brick masonry structure. The north western side of the mill land was densely wooded. The Mill land as a whole maintained a series of North light trusses over the production areas, a prominent and characteristic feature of the mills.		
5.3	Intrinsic	One of the 25 Mill lands belonging to National Textile Corporation (N.T.C.) along Senapati Bapat Marg and the Western railway line.		
5.4	Value Classification	A(arc), A(his), B(des), B(uu), C(seh), H(tec)	Recommended Grade	<b>II B</b>
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Not applicable		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Not applicable		
7.2	Walls	Not applicable		
7.3	Floor	Not applicable		
7.4	Stairs	Not applicable		
7.5	Openings	Not applicable		

7.6	Roofing	Not applicable		
7.7	Articulation	Not applicable		
7.8	Finishes	Not applicable		
7.9	Interiors (Movable & Immovable)	Not applicable		
7.10	Compound / Fence / Gate	Not applicable		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Not applicable		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Not applicable		
8.2	Ventilation	Not applicable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing and Sanitation)	MCGM		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Not applicable		
9.2	Walls	Not applicable		
9.3	Floor	Not applicable		
9.4	Stairs	Not applicable		
9.5	Openings	Not applicable		
9.6	Roofing	Not applicable		
9.7	Articulation & Finishes	Not applicable		
9.8	Services	Not applicable		
9.9	Outbuildings	Not applicable		
9.10	Overall condition	Not applicable	Maintenance level	Not applicable
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not applicable		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	Not applicable		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	Plot reserved for Special Industrial zone (I-3) on proposed Development Plan (D.P.)		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Charles Correa committee report on N.T.C. mills of Mumbai		

**Jupiter Textile Mills**



View of the central avenue in the mill lands



Large area of mill land abutting Senapati Bapat Marg (Tulsi Pipe Road)



View of the central avenue in the mill lands



Large area of mill land abutting Senapati Bapat Marg (Tulsi Pipe Road)


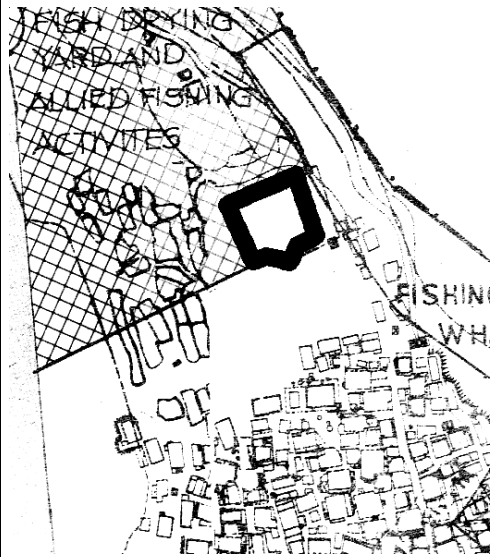


View of the mill premises



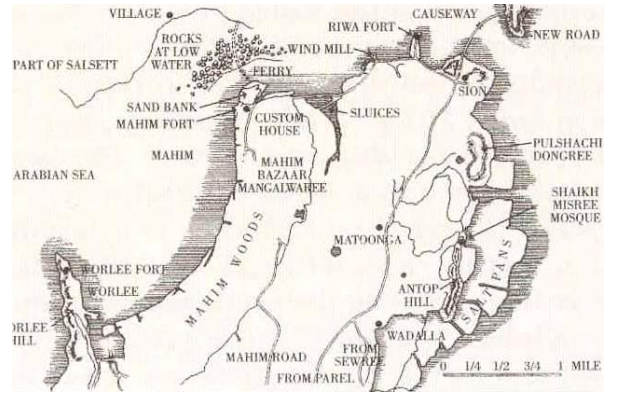
View of the carding unit



	<b>Common Ref. No.:</b>			
	<b>Card No.:</b> G/s-37			
	<b>Ward (Part):</b> G/s-I			
	<b>CS No.:</b> Not available			
	<b>Plot Area:</b> Not available			
	<b>B U Area:</b> Not available			
	<b>Date:</b> May, 2005			
	<b>Record by:</b> Keshav S, Gauri J			
	<b>Review by:</b> Neera Adarkar			
	<b>Internal:</b> As above			
	<b>External:</b> As above			
	<b>Photo Ref.:</b> T-IV-Gs:Ward G south\ Worli Fort			
<b>1.0</b>	<b>Denomination</b>			
1.1	Name of Premises	Worli Fort		
1.2	Earlier Name	Not applicable		
1.3	Built in	Around 1675	Extension Date (if any)	Not applicable
<b>2.0</b>	<b>Access</b>			
2.1	Main	V. B. Worlikar Marg		
2.2	Subsidiary	Not applicable		
<b>3.0</b>	<b>Ownership Pattern</b>			
3.1	Present	Government		
3.2	Past	British Government		
3.3	Status	Government		
<b>4.0</b>	<b>Use</b>			
4.1	Present	Not in use		
4.2	Past	For Defence		
4.3	Usage	Not in use		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
5.1	Townscape (Natural / Manmade)	A historical and geographical landmark identifying the land mass as hillock projecting into the Arabian Sea. Located at the end of Worli Koliwada which is one of the oldest settlements of fisherfolks in the city. In close proximity of the Worli end of the proposed Bandra Worli Sea Link.		
5.2	Architectural Description	The old remains of this fort resembling a bastion exhibits architecturally interesting quality through its strong built form in exposed black basalt stone. The high plinth is approached by a flight of steps leading through an archway. Small footways, narrow stairways, archways under the plinth all contribute to its historical value. The fort had been historically used for defense purpose and as a watch tower which projects over the parapet of the bastion.		
5.3	Intrinsic	Built by British around 1675, when the city existed as seven islands. Although in ruins and surrounded by slums, this is one of the strategically located forts of Mumbai. An important heritage asset of the city.		
5.4	Value Classification	A(arc), A(his), B(per), I(sce)	Recommended Grade	I
<b>6.0</b>	<b>Topography</b>			
6.1	Floors	Ground structure		
<b>7.0</b>	<b>Construction</b>			
7.1	Plinth	Monolithic stone hillock		
7.2	Walls	Black basalt masonry walls		

7.3	Floor	Black Basalt stone flooring		
7.4	Stairs	Black Basalt steps		
7.5	Openings	Small openings in Black Basalt masonry wall		
7.6	Roofing	Black Basalt stone roof		
7.7	Articulation	Nil		
7.8	Finishes	Exposed Black Basalt stone		
7.9	Interiors (Movable & Immovable)	Nil		
7.10	Compound / Fence / Gate	Not existing		
7.11	Curtilage / Unbuilt Space / Out Buildings / Landscape	Small internal open spaces		
<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	Natural and artificial, good natural lighting		
8.2	Ventilation	Natural and artificial, good natural ventilation		
8.3	Electricity	Not applicable		
8.4	Water Supply	Not applicable		
8.5	Drainage (Plumbing and Sanitation)	Not applicable		
8.6	Fire precaution	Not applicable		
8.7	Other (HVAC / BMS / Security Systems)	Not applicable		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	Poor		
9.2	Walls	Fair		
9.3	Floor	Poor		
9.4	Stairs	Poor		
9.5	Openings	Poor		
9.6	Roofing	Poor		
9.7	Articulation & Finishes	Poor		
9.8	Services	Poor		
9.9	Outbuildings	Poor		
9.10	Overall condition	Extremely Poor	Maintenance level	Extremely Poor
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	No transformation		
10.2	Structure	Slum housing structures erected adjoining the fort walls.		
10.3	Articulation & Finishes	No transformation		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	None		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai		

**Worli Fort**



Old map of Worli Fort

