

THE VICTORIAN & ART DECO

ENSEMBLE OF MUMBAI

SUBMISSION TO UNESCO AS A WORLD HERITAGE SITE

BUILDING INVENTORIES


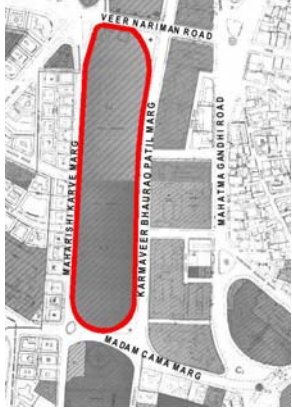


Image Courtesy: Jehangir Sorabjee

PREPARED FOR
GOVT. OF MAHARASHTRA

SUPPORTED BY
MMR-HCS, UDRI, OCRA
FORT, KGA

PREPARED BY
ABHA NARAIN LAMBAH ASSOCIATES
CONSERVATION ARCHITECTS & HISTORIC BUILDING CONSULTANTS



0 Oval Maidan		075	
	Common Ref No: 075		 <p style="text-align: center;">Location Plan</p>
	Card No: 116		
	Ward (Part): A (Part III)		
	CS No: 11(Fort division)		
	Plot Area: Part of 91693.08 sq. m		
	B U Area: -		
	Date: 10/11/04		
	Recorded by: Prachi Merchant		
	Reviewed by: UDRI		
	Int: Not applicable		
Ext: Prachi Merchant, Sonal Modak			
Photo Ref: 075_Oval Maidan.			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Oval Maidan	
1.2	Earlier Name	Oval Maidan	
1.3	Built in:	-	Extension Date: -
2.0		Access	
2.1	Main	Bound by Karamveer Bhaurao Patil Marg, Maharshi Karve Road, Madam Cama Road & Veer Nariman Road	
2.2	Subsidiary	-	
3.0		Ownership pattern	
3.1	Present	Owner - State Government	
3.2	Past	Owner – The Governor of Bombay and Others	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Public open space used partially as a walking track, cricket ground and a pedestrian thoroughfare between Maharshi Karve Road and Karmaveer Bhaurao Patil Marg	
4.2	Past	Public open space	
4.3	Usage	Daily	
5.0		Significance & value Classification	
5.1	Townscape (Manmade)	<p>The central open space is located in a plot bound by Karamveer Bhaurao Patil Marg in the east, Maharshi Karve Road on the west, Madam Cama Road in the south and Veer Nariman Road on the north side.</p> <p>The space is part of the large swatch of land separating the fort district from the rest of the city.</p> <p>The buildings around this space form an important nature of the townscape of the city with Victorian Neo-Gothic buildings like University building, Secretariat building, High Court and PWD building built in 19th century lined on the eastern side and 20th century Art Deco style residential buildings on the western side.</p>	
5.2	Architectural Description	<p>Planning and Features A large open space that was once at the edge of the city but today stands in between the Victorian Neo-Gothic buildings on the east and the Art deco buildings on the west. The recently added railing that encircles the entire space.</p> <p>Style -</p>	
5.3	Intrinsic	One of the most important public spaces in the city.	
5.4	Value Classification	A(his), B(uu), C(seh), E, I(sce), J	Recommended grade: I
6.0		Topography	
6.1	Floors	-	
7.0		Construction	
7.1	Plinth	-	
7.2	Walls	-	
7.3	Floor	-	
7.4	Stairs	-	
7.5	Openings	-	
7.6	Roofing	-	
7.7	Articulation	-	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

0 Oval Maidan		075	
7.8	Finishes	-	
7.9	Interiors (Movable & Immovable)	Movable - Immovable -	
7.10	Compound/ Fence/ Gate	MS fence	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The ground is lined with palm trees along the walking track. Statues of M.G.Ranade and Sorabjee Shapurjee Bengalee installed at the North and South end of the Maidan	
8.0		Services & Utilities	
8.1	Lighting	-	
8.2	Ventilation	-	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		Condition	
9.1	Plinth	-	
9.2	Walls	-	
9.3	Floor	-	
9.4	Stairs	-	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	-	
9.8	Services	-	
9.9	Out Buildings	Poor – East side sheds are not maintained well.	
9.10	Overall Conditions	Good	Maintenance level Good
10.0		Transformation	
	Form	-	
	Structure	Bus stop and BMC Sheds have sprung up on the eastern edge.	
	Articulation & Finishes	-	
11.0		DP Remarks/ Perceived Threats	
		Plot demarcated as Open Spaces in DP	
12.0		Additional Notes/ References/ Documents available	
		<p>Additional Notes: After the demolition of the Fort in the mid-1860s, many new building plots and roads were laid out on the freed space. The single stretch of open space known as the Esplanade, which lay to the west of the Fort, was thus subdivided into four distinct sections comprising the Cross and Azad maidans in the north, the central portion of the Oval maidan, and the Cooperage maidan in the south. The open greensward of the Oval maidan provides a counterpoint for the row of 1930s Art Deco residential houses at its western periphery, valiantly facing the imposing 19th century Gothic edifices on the eastern edge. Trees that line the maidan where dozens of cricket pitches are set up during the day. In addition to its use as a cricket ground, the Oval is also used as a shortcut by thousands of commuters. The Oval, which once had a riding track on the periphery known as Rotten Row, was restored and re-fenced by the OVAL Trust in 1997.</p> <p>References: SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) <i>The Fort Precinct in Bombay – Conserving an Image Centre</i>, 2 Vols, Bombay. Eicher Goodearth Ltd. (2002) <i>City Map – Mumbai</i>, Mumbai. ABHA NARAIN LAMBAH <i>Through the Looking Glass – The Grade I Heritage of Mumbai</i>, Mumbai: Urban Design Research Institute, Jasubhai Media and Super Book House.</p>	



V1 City Civil & Sessions Court (Old Secretariat) 074

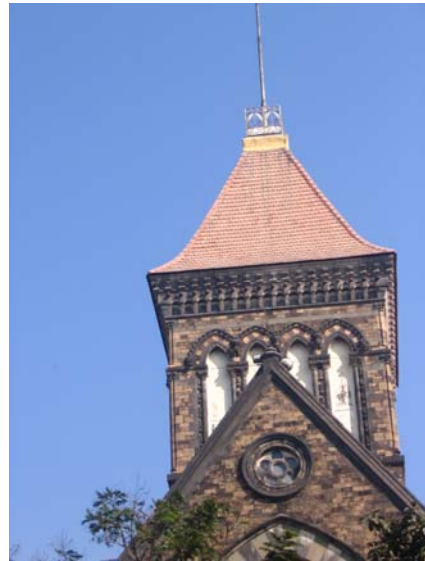
	Common Ref No: 074	
	Card No: 115	
	Ward (Part): A (Part III)	
	CS No: 31(Fort Division)	
	Plot Area: 1085.01 sq. m	
	B U Area: -	
	Date: 28/12/2004	
	Recorded by: Arun Wadhwa	
	Reviewed by: UDRI	
	Int: Arun Wadhwa, Prachi Merchant	
	Ext: Arun Wadhwa, Prachi Merchant	
	Photo Ref: 074_Old Secretariat.	
Reviewed in 2013	Location plan	

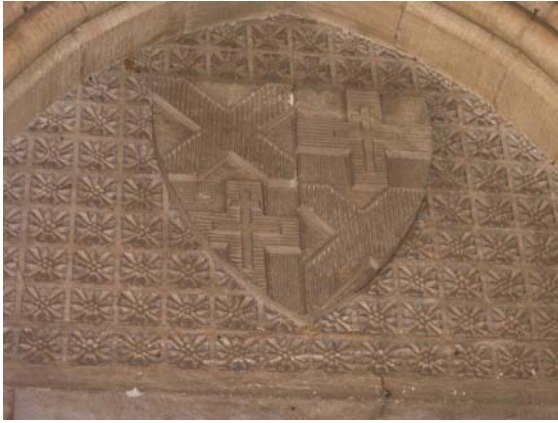
1.0		Denomination	
1.1	Name of Premises	Old Secretariat	
1.2	Earlier Name	Offices of the Government of Bombay	
1.3	Built in:	Completed March 1874, Commenced April 1867	Extension Date: -
2.0		Access	
2.1	Main	Karmaveer Bhaurao Patil Marg – vehicular and pedestrian	
2.2	Subsidiary	A. S. D'mello Road (University road) - vehicular and pedestrian	
3.0		Ownership pattern	
3.1	Present	Owner - State Government Of Maharashtra	
3.2	Past	Owner – The Governor of Maharashtra	
3.3	Status	Owner	
4.0		Use	
4.1	Present	City Civil and Sessions Court, Post Office and Sheriff's Office.	
4.2	Past	Offices of the Government of Bombay, Secretariat.	
4.3	Usage	Institutional - Court of Law	
5.0		Significance and value Classification	
5.1	Townscape (manmade)	Long prominent building facing the oval maidan to its west, placed alongside High Court, University, PWD offices. The building is built in the same period and with similar architectural language, has been consciously conceived as an urban design gesture, forming an interesting skyline along the eastern edge of Oval maidan. Accessed through the central porch along the long western front and also from the rear eastern side.	
5.2	Architectural Description	Planning Long symmetrical building planned along the central staircase with slightly projecting wings splayed at the corners. Large floor heights provide increase the overall scale of the building with a high pyramidal roof tower above the central staircase. A continuous verandah along the long eastern side connecting all activities varying from first floor offices to courtrooms on the second and third floors. Toilets and other ancillary facilities are attached to the long eastern	

V1 City Civil & Sessions Court (Old Secretariat)		074	
		<p>verandah. Ground floor has PWD and Sheriff's office. Library is placed in the central wing on the first floor. Registrars and staff activities are accommodated along the long length of first floor. Courtrooms along with the judge's chambers are placed on the second and third floor. Western side verandahs accommodate varied staff areas and judges chamber. An annex building has been added parallel to the long rear side and is connected by floor level passages.</p> <p>Features Large pointed recessed arch opening in the projecting gable end at the front and a high pyramidal roof tower in the centre of the long west façade. Polychromatic arched openings, alternate grey basalt with buff porbander pointed arches on ground and red basalt with buff porbander on smaller shallow arches on upper floors. Decorative terrace cornice band, continuous along the entire length of the building and central tower base. Large iron brackets supporting deep awnings on the front façade. Intricately carved floral relief panel in arched openings with medallions at the main porch entrance. Stone carved lion head in column capitals below the central staircase landing. Highly intricate wooden tracery ventilator panels within pointed arch openings.</p> <p>Style The building derives influence from Venetian Gothic style of architecture</p>	
5.3	Intrinsic	Porte-cochere (porch) bears Governor Frere's coat of arms, a lasting tribute to his vision for Bombay and its Governance.	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Recommended grade: I
6.0		Topography	
6.1	Floors	G+3	
7.0		Construction	
7.1	Plinth	Normal height plinth dressed in Malad ashlar stone course with grey basalt plinth protection.	
7.2	Walls	Load bearing rubble masonry stonewalls.	
7.3	Floor	Shahabad stone slabs on wooden supports and steel girders in case of large spans.	
7.4	Stairs	Central C- shaped cantilevered stone staircase with an open well accommodating lift block. Wooden spiral stairs supported from the walls, at both the ends of the long front facade. Two narrow spiral service stairs centrally supported on the rear long side.	
7.5	Openings	High and shallow pointed arch openings on circular columns in verandahs. Multi foil ventilator in the arch portion of openings. Double door window with outer louvered and inner diamond sash glazed paneled shutters. Wooden tracery works in the ventilator panels. Dormer roof windows at regular intervals along the long roof.	
7.6	Roofing	Steep sloping Mangalore tile roof, high pyramidal tower at center and	

V1 City Civil & Sessions Court (Old Secretariat)		074
		corner blocks, supported on intricate wooden truss work.
7.7	Articulation	Continuous cornice band at terrace level and base of pyramidal roof over high central tower, recessed arch opening, large metal bracket supporting sloping awnings on the western verandah fronts. Ornate column capitals supporting arches over circular columns.
7.8	Finishes	Yellow Kurla stone external dressed facades and basalt dressing to inside of verandah walls. Plaster painted internal wall surfaces. Wood paneled ceiling in major courtrooms. Original Minton tiles on the ground floor and also in some courtrooms on the upper floors. Varied floor finishes in the rest of the building.
7.9	Interiors (Movable and Immovable)	Movable Neo Gothic scheme included John Adam's furniture design in teak inlaid with blackwood, few courtrooms. Immovable -
7.10	Compound/ Fence/ Gate	Low parapet wall upto 1 M with iron railing above. Two iron gates on the front western side and also a gate on the rear eastern side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Large plot with various ancillary structures. G+5 annex building parallel to the rear east side. G+5 N.C.C building to the southern side. Long single storied structure at the rear side, houses emergency staff quarters. P.W.D barrack buildings abut the front boundary wall. Paved space at the rear and side spaces serve as vehicular accesses.
8.0		Services and Utilities
8.1	Lighting	Adequate natural light except for some areas including central staircase, thus supplemented by artificial light.
8.2	Ventilation	Adequate natural ventilation supplemented by artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers
8.7	Other (HVAC/BMS/Security Systems)	Window air conditioning units.
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Fair - replacement of wooden supporting members with steel sections
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation and Finishes	Good
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Good Maintenance level: Good
10.0		Transformation
	Form	Lift shafts and connecting bridge with the annex added to the long rear side.


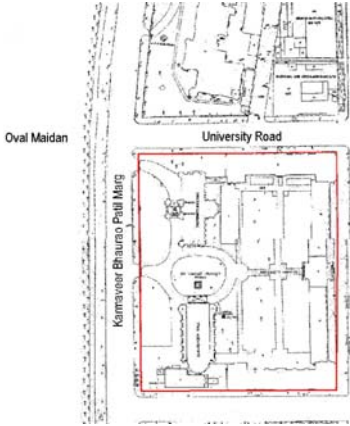
V1 City Civil & Sessions Court (Old Secretariat)		074
	Structure	Many toilets and partitions built in <i>verandah</i> spaces.
	Articulation and Finishes	Iron grills fixed to veranda openings damaging column capitals.
11.0		DP Remarks/ Perceived Threats
		Plot has been demarcated for law and order in DP
12.0		Additional Notes/ References/ Documents available
		<p><u>Additional Notes:</u> The building, with a frontage of around 450 feet, was designed in a Venetian Gothic style by Colonel Wilkins of the Royal Engineers and completed in 1874. It now houses a number of courts and government departments. Constructed in rubble and stone, the walls are faced with Kurla stone. The corridor arches on the ground floor are of alternate Porebunder stone and blue basalt while those on the first floor level are alternate red basalt and Porebunder stone. The pillars are moulded Kurla cut-stone, corridor shafts, capitals and cornices of milky white Hemnagar sandstone. There are two wings to the east, the ends of which form three sides of an octagon. The main staircase is illuminated by shafted windows, contained in a lofty arch rising through the building and culminating in a large gable at the top. The arcaded verandahs facing the westerly breezes are designed to provide ventilation and light to the building. The main doors are of beautifully carved wood and were designed by George Twigge Molecey. Frontage of about 450 Ft. and the central tower rises about 170 Ft high. Designed by Colonel H St Clair Wilkins of the Royal Engineers and executed by PWD from its own funds and became a Paradigm of subsequent work in Bombay.</p>
		<p><u>References:</u> SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. Christopher W London, <i>Bombay Gothic</i>, India Book House Pvt. Ltd. INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>.</p>





THIS BUILDING
 FOR THE OFFICES OF THE GOVERNMENT OF BOMBAY
 WAS ERECTED FROM THE DESIGN SUBMITTED ON THE 29TH SEPTEMBER 1866
 BY
 COLONEL (PHEN CAPTAIN) H. J. CLAIR WILLIAMS R.E. A.D.C. TO THE QUEEN
 TO
 HIS EXCELLENCY THE HONOURABLE SIR BARTLE FRERE C.C.S.I. K.C.
 GOVERNOR AND PRESIDENT IN COUNCIL
 AND SANCTIONED BY
 THE RIGHT HONOURABLE SIR CHARLES WOOD BART C.C.B.
 HER MAJESTY'S SECRETARY OF STATE IN COUNCIL
 ON THE 16TH JUNE 1866.
 THE WORK WAS COMMENCED ON THE 16TH APRIL 1867
 BY HIS EXCELLENCY THE RIGHT HONOURABLE SIR WILLIAM ROBERT SEYMOUR VESLEY F.R.S. C.B.
 GOVERNOR AND PRESIDENT IN COUNCIL
 AND WAS COMPLETED ON THE 20TH MARCH 1874
 BY HIS EXCELLENCY THE HONOURABLE SIR PHILIP EDMOND WODEHOUSE
 GOVERNOR AND PRESIDENT IN COUNCIL.
 THE WORK WAS CARRIED OUT UNDER THE IMMEDIATE ORDERS OF
 CAPTAIN C.W. FIRCH R.E. FROM APRIL 1867 TO NOVEMBER
 LT COLONEL J.A. FULLER R.E. NOVEMBER 1867 MAY
 J.H.E. HART M. INST. C.E. MAY 1871 MARCH
 COLONEL J.A. FULLER R.E. NOVEMBER 1872 MARCH
 MR WASUDEW BAPUJI KADITKAR ASSISTANT ENGINEER BEING IN CHARGE
 ESTIMATE AS SANCTIONED RS 12,80,731.
 ACTUAL COST 12,60,844.
 BY MR M.K. KENNEDY R.E. SECRETARY TO GOVERNMENT IN THE PUBLIC WORKS DEPARTMENT



V2a Sir Cowasjee Jahangir Convocation Hall (University of Mumbai Complex)		076(a)
	Common Ref No: 076(a)	 <p>Location plan</p>
	Card No: 117	
	Ward (Part): A (Part III)	
	CS No: 148 (Fort division)	
	Plot Area: Part of 22108.03 sq. m	
	B U Area: -	
	Date: 29/12/2004	
	Recorded by: Arun Wadhwa	
	Reviewed by: UDRI	
	Int: Arun Wadhwa, Zankhana Prajapati	
	Ext: Arun Wadhwa, Zankhana Prajapati	
	Photo Ref: 076(a) Convocation Hall.	
Reviewed in 2013		
1.0		Denomination
1.1	Name of Premises	Sir Cowasjee Jahangir Convocation Hall of the University of Bombay.
1.2	Earlier Name	Initially known as University Senate Hall.
1.3	Built in:	Completed 1874, commenced 1869 Extension Date: -
2.0		Access
2.1	Main	K. Bhaurao Patil Marg – Vehicular and Pedestrian
2.2	Subsidiary	M.G. Road, A. S. D'mello Road, University Road.
3.0		Ownership pattern
3.1	Present	Owner - State Government
3.2	Past	Owner – The University of Bombay & Others
3.3	Status	Owner
4.0		Use
4.1	Present	Convocation Hall, Seminar Hall
4.2	Past	Convocation Hall.
4.3	Usage	Institutional - Occasionally
5.0		Significance & Value Classification
5.1	Townscape (manmade)	The building forms part of an important avenue of impressive gothic buildings planned as urban design gesture during colonial rule along the Oval Maidan.
5.2	Architectural Description	<p>Planning</p> <p>Convocation building is placed alongside the Library building and Rajabai tower at the western edge of the large university campus with an ample lawn in front. Entrance is through a porch from the north side.</p> <p>Large rectangular hall with an attached semicircular apse portion serving as a stage at the rear.</p> <p>An extended porch and spiral staircases flanking the gable end on the north side indicate the entrance with a foyer space right below the</p>

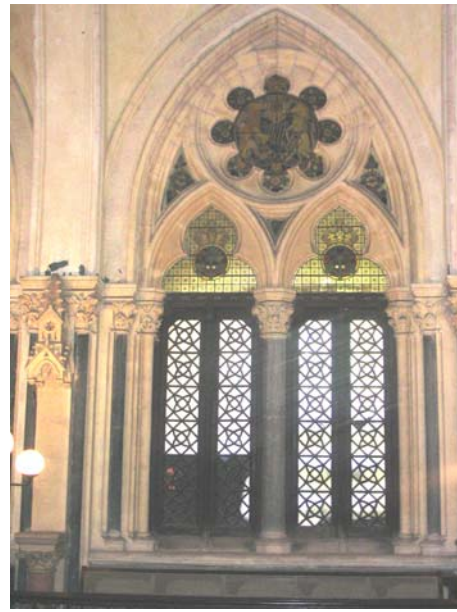
V2a Sir Cowasjee Jahangir Convocation Hall (University of Mumbai Complex)			076(a)
		<p>gallery. Projecting balconies on three sides except the rear, serve as viewing galleries with long wooden benches therein. Verandah spaces flank the long hall on both the longer sides at ground and gallery floor.</p> <p>Features High gable ended north side with a large recessed circular rose window flanked by projecting open arcade spiral staircases and distinct steep spires at all the four corners. Semicircular apse with pointed arch openings, decorative column capitals, cornice band, terrace parapet. Identical east and west arcade facades with setback buttressing and projecting stone gargoyles. Larger pointed arches on ground floor with smaller arches on the first floor with foliated circular stain glass panels. Intricate ornamental features – floral pattern, animal forms on cornice band, column capitals in the interiors. Circular rose window with stain glass panels depicting Zodiac signs in the gable end on the northern facade. Highly ornate iron brackets supporting projecting gallery and parapet railings.</p> <p>Style The building displays Neo Gothic features in its architecture.</p>	
5.3	Intrinsic	<p>Famous personalities like William Wordsworth, Lord Hardinge, Dadabhai Naoroji, JRD Tata, etc. have been conferred Honorary degree of LL.D. Circular rose window with twelve divisions and stained glass depicting the months of the year and signs of the Zodiac. Stained glass panels depicting coats of arms of numerous Governors, eminent personalities and countries.</p>	
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Recommended grade
6.0		Topography	
6.1	Floors	Ground + mezzanine	
7.0		Construction	
7.1	Plinth	Plinth height about 1.0 M dressed in grey basalt ashlar stone with projecting top cornice in buff basalt course.	
7.2	Walls	Load bearing rubble masonry walls and circular stone columns.	
7.3	Floor	Wooden floorboards supported over wooden members form first floor gallery. Groin vaulted verandas of the first floor. Raised wooden platform forms the convocation stage at the ground floor.	
7.4	Stairs	Pair of circular stone spiral stairs flanking both the front sides supported on load bearing stonewalls. Elaborate stone cut navel post and decorative balusters. Very narrow spiral stairs lead to the terrace within spires on all the four corners.	
7.5	Openings	Large pointed arch openings with smaller arches and circular openings within. Double shutter door openings, outer wooden louvered and inner glazed geometric sash panels. Varied color and design of stained glass panels in arch and circular ventilators.	
7.6	Roofing	High sloping Mangalore tile gable ended roof over the main hall, lower over the side verandahs, internally teakwood planking forms vault. Steep stone spires over circular staircase at the corners.	
7.7	Articulation	Wheel rose window in two layers with twelve divisions in each.	

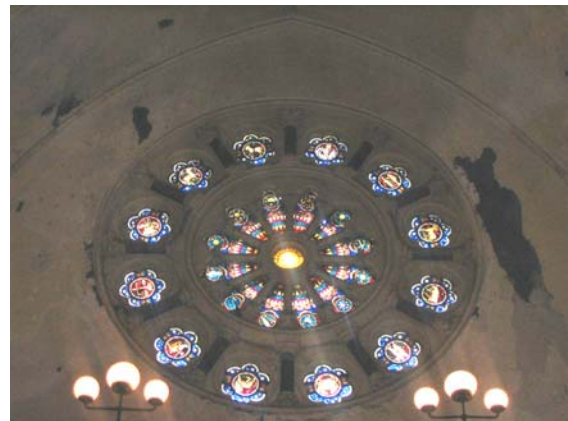
V2a Sir Cowasjee Jahangir Convocation Hall (University of Mumbai Complex)		076(a)
		Decorative cornice bands, finely carved column capitals on circular columns
7.8	Finishes	Malad stone ashlar course dressed in external and verandah walls. Ornamental carved features in soft Porbander stone. Plastered painted internally. Granite circular columns supporting entrance arches. Minton floor tiling and stained glass panels in window and ventilator openings. Decorative Iron brackets supporting projecting gallery and parapet railings.
7.9	Interiors (Movable & Immovable)	Movable Marble busts of eminent personalities like Pherozshah Mehta, Kashinath Trimbak Telang, Narayan Chandravarkar, Vithal Chandravarkar, Chimanlal H Setalvad. Old wooden tables. Immovable -
7.10	Compound/ Fence/ Gate	Low compound wall with iron railing above and central iron gate.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Located within the large university campus along with Library, Rajabai Clock Tower and the main University building. Expansive lawn with old and varied trees in the central open space. Statue of Sir Cowasjee Jahangir in front of the entrance porch. Marble statue of Thomas Ormiston, Dean of faculty of Civil Engineering to the east side lawn.
8.0		Services & Utilities
8.1	Lighting	Adequate natural light through large openings on all sides, supplemented by artificial light fixtures.
8.2	Ventilation	Adequate natural ventilation, also supplemented by artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Few fire extinguishers.
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Out Buildings	-
9.10	Overall Conditions	Good Maintenance level: Good
10.0		Transformation
	Form	-
	Structure	-
	Articulation & Finishes	Intricate stone carvings inside the interiors have been painted over. Cement pointing done over stone dressed courses.
11.0		DP Remarks/ Perceived Threats

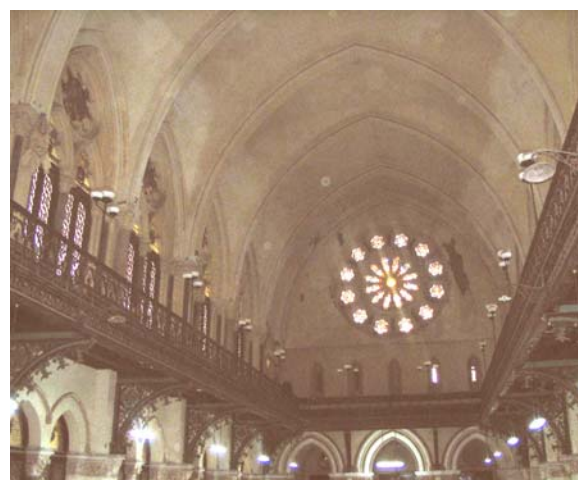
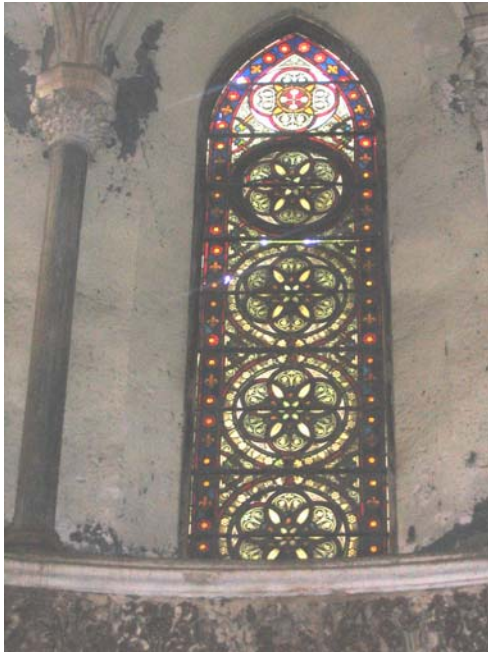
V2a Sir Cowasjee Jahangir Convocation Hall (University of Mumbai Complex)		076(a)
		Plot has been demarcated for educational amenities in DP
12.0		Additional Notes/ References/ Documents available
		<p><u>Additional Notes:</u> The Fort University complex comprises the Library, the Senate or Convocation Hall and administrative offices. The Hall 104 feet long, 44 feet wide & 63 feet high designed to seat about a thousand people. The university complex took eight to twelve years to design and complete and the buildings established new standards of proficiency in the city's Architectural profession. Eminent British Architect Sir George Gilbert Scott designed the building. Estimated cost 415804/- Actual cost 379389/- Coats of arms of Sir Bartle Frere, Sir Seymour Fitzgerald, Sir Philip Wodehouse, and Sir George Russell Clerk, successive Governors of Bombay can be seen in the eastern lancet lights. The Rose, the Shamrock and the thistle symbolise England, Ireland and Scotland in the stained glass below. Sir Cowasjee Jahangir's coat of arms and those of England, Scotland, Ireland, Wales and Bombay are depicted in the western stained glass windows.</p> <p><u>References:</u> INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) <i>The Fort Precinct in Bombay – Conserving an Image Centre</i>, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH <i>Through the Looking Glass – The Grade I Heritage of Mumbai</i>, Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. Imperial designs & Indian realities the planning of Bombay city 1845-1875 – Mariam Dossal, Oxford Indian paperbacks SIR BANNISTER FLETCHER <i>A History of Architecture</i>, CBS publication and distributors.</p>

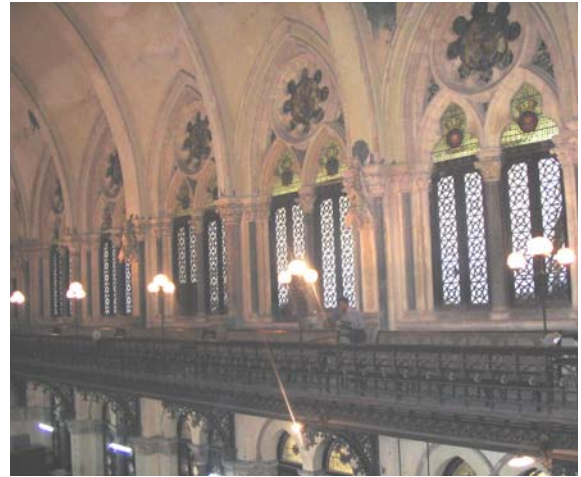
V2a Sir Cowasjee Jahangir Convocation Hall (University of Mumbai Complex)



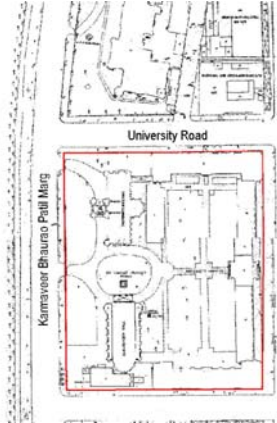
076(a)









V2 b-c University Library and Annexe building		076(b)				
 <p>Convocation Hall</p>  <p>Annex building</p>	Common Ref No: 076(b) Card No: 118 Ward (Part): A (Part III) CS No: 148 (Fort Division) Plot Area: 22108.03 sq. m B U Area: - Date: 28/12/2004 Recorded by: Zankhana Prajapati Reviewed by: UDRI Int: Zankhana Prajapati, Arun Wadhwa Ext: Zankhana Prajapati, Arun Wadhwa Photo Ref: 076_Mumbai University Library. Reviewed in 2013		 <p>Location Plan</p>			
	1.0	Denomination				
	1.1	Name of Premises		University Library and Annex building		
	1.2	Earlier Name		Bombay University - Library		
	1.3	Built in:		Commenced in 1869 and completed in 1878.	Extension Date	Annex building: 1920's
	2.0	Access				
	2.1	Main		Karamveer Bhaurao Patil Marg		
	2.2	Subsidiary		Annex building - Mahatma Gandhi Marg (gate closed) and University road, A D'mello road (gate closed)		
	3.0	Ownership pattern				
	3.1	Present		Owner - State Government.		
3.2	Past	Owner – The University of Bombay & Others				
3.3	Status	Owner.				
4.0	Use					
4.1	Present	Library				
4.2	Past	Library				
4.3	Usage	Daily				
5.0	Significance & value Classification					
5.1	Townscape (Manmade)	The library and Rajabai Tower lies along Bhavrao Patil Marg in front of Oval maidan and between the Old Secretariat and High Court. Main access to the building is through Bhavrao Patil Marg. The building forms part of an important avenue of impressive Gothic buildings planned as an imposing urban design gesture during colonial rule along the Oval maidan front. The Rajabai clock tower is an important landmark symbolizing for many years, the city of Mumbai. Annex building is located at the east side of the plot facing the street on three sides.				
5.2	Architectural Description	Planning Convocation Hall:				

V2 b-c University Library and Annexe building	076(b)
	<p>Library building is placed alongside the Convocation Hall at the western edge of the large university campus with an ample front lawn. Entrance is through a <i>porte-cochere</i> formed by Rajabai tower and an arcade at the ground floor.</p> <p>It is rectangular in plan with the Rajabai clock tower in the center of the front façade behind which is a half octagonal projection of the main staircase block.</p> <p>The building is a ground plus one structure. The Rajabai tower is 280 feet high.</p> <p>The two storey University Library has Rajabai tower abutting the center of the main building, with large pointed arch openings at the base to provide the Library's <i>porte-cochere</i>.</p> <p>The ground floor has a huge groin-vaulted entrance hall with a large reception counter on right.</p> <p>Two lecture rooms are separated from this hall by wooden screens, each with stained glass inserted within.</p> <p>The front two corners have spiral staircases terminating in conical feather cut patterned roofs. The central staircase is placed to the left of the reception desk. Walking up from the ground floor, where two cross arches spring from a capital, we can see carved heads of Homer and Shakespeare.</p> <p>The staircase also has a vaulted ceiling lit by large lancet stained glass windows. At first floor the landing leads to the large reading room with a teak wood vaulted roof above it.</p> <p>The reading room has a 32-foot high ceiling, and is lit from the north and south by large stone Early English bar-tracery windows, and from east and west through a series of large pointed arch windows, shaded by an arcade on west.</p> <p>The clock tower consists of seven storeys; the fourth floor of the tower contains clock's mechanism. The opal glass dials can be illuminated at night, originally by gas jets placed behind them.</p> <p>The corner balconies below the dial were intended as viewing points. It forms decorative pinnacles at the top of the tower; the canopies support the buttress holding the octagonal crocketed lantern that terminates the composition.</p> <p>Annex building:</p> <p>Annex building is a 'C' shaped building enclosing courtyards and central access paved road.</p> <p>The building is symmetrical with a central wing and north and south wing similar wings. Each wing has a central staircase higher than the rest. The verandahs of the East and South wing face the street. The rooms are accessed through verandahs overlooking the internal courtyard.</p> <p>North wing occupies the library extension and Record room on the ground floor, the Vice chancellors wing on the first floor with verandahs overlooking the internal courtyard. The south and east wings occupy administration offices, library, canteen etc</p> <p>Features</p> <p>Two intricately carved spiral staircase shafts at the two ends and centrally with Rajabai tower mark the building front façade.</p> <p>The main building is divided into four bays on each side at ground floor and eight bays on first floor level forming an arcade at both first and ground floor levels.</p> <p>The elevations show an interesting composition using Malad,</p>

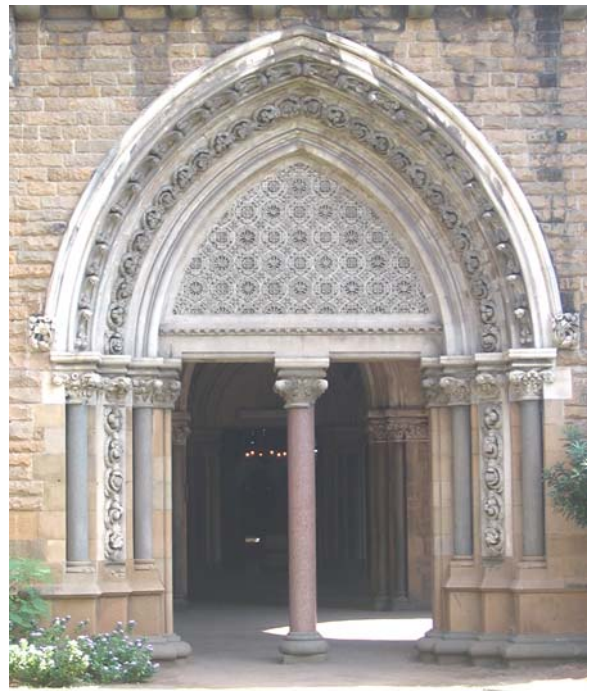
V2 b-c University Library and Annexe building		076(b)		
		<p>Porbander, Coorla, red sandstone and gray basalt stone.</p> <p>An arabesque patterned cornice band marks each floor with floral and animal motif in it.</p> <p>All openings are huge pointed arched openings with two lancet window and multifoil rose window within it forming a high gothic characteristic.</p> <p>The arches are marked with ornate intrados and extrados with decorative floral and motif bands. The arch ends are marked by mask or floral motif. The entrance arch has ornate tracery at the base of Rajabai clock tower. The ground floor arcade is marked with decorative column capitals and ribbed-groined vault. The first floor arcade is formed by multifoil arch with multifoil rose window above it with decorative spandrel and cornice band above which railing is present.</p> <p>On the Rajabai clock tower there are projecting balconies supported on decorative brackets and have ornately carved railing with sculptures on it - four sides representing 24 castes of western India, standing within niches or sitting under canopies of crocketed pinnacle forms of varying Neo-Gothic designs.</p> <p>Beautiful stained glass in arched window openings and ornamentation elements such as grotesque flying gargoyles, buttresses, floral motifs, medallions, impost bands, crocketed pinnacles and finials.</p> <p>Annex building is clad with buff stone, with central staircase higher bay, arched openings, projecting columns externally like pilasters in stone</p> <p>Style The building displays characteristics of Neo Gothic style.</p>		
5.3	Intrinsic	<p>The library building, houses a fine collection of rare manuscripts, maps and books.</p> <p>Marble busts of Homer and Shakespeare are present on the cross arches underneath the landing to the staircase.</p> <p>On the stone steps at the entrance to the library is a benchmark similar to those at the Town Hall and the PWD building.</p>		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), D(bio), E, F, I(sce)	Recommended grade	I Annex bldg: IIA
6.0		Topography		
6.1	Floors	<p>G + 1 with clock tower and book stacking area with mezzanines.</p> <p>G + 2 Annex building</p>		
7.0		Construction		
7.1	Plinth	Low stone plinth with edging done for plinth protection.		
7.2	Walls	Load bearing stonewalls with stone ashlar masonry as external fascia and plastered and painted inside with circular columns for support.		
7.3	Floor	Floor rests on ribbed-groined vault in arcade and ground floor hall and has coffered ceiling in the adjacent two rooms.		
7.4	Stairs	Six staircases are present. The main central staircase is a grand stone spiral staircase with stain glass windows, decorative Corinthian column capitals and animal form post and stone balusters. Two spiral stone staircases are at the two corners in front of the building while one staircase is inside the Rajabai tower. Two cast iron staircases are also found in the book stacking area of which one was spiral and other doglegged.		

V2 b-c University Library and Annexe building			076(b)	
7.5	Openings	Large pointed arch openings with smaller arches and circular openings within. Double shutter door openings, outer wooden louvered and inner glazed geometric sash panels. Varied color and design of stain glass panels in arch and circular ventilators.		
7.6	Roofing	High sloping Mangalore tile gable ended roof over the main hall, teakwood-vaulted ceiling from inside, steep stone spires over circular staircase at the corners.		
7.7	Articulation	Cornice bands, Corinthian column capitals, finials, grotesque gargoyles, and statues of Indian attire in niches, tracery, and masks at arch ends, floral motifs, projecting balconies.		
7.8	Finishes	Malad stone ashlar course dressed in external and veranda walls. Ornamental carved features in soft Porbander stone. Internal walls are plastered and painted. Flooring is done in Minton tiling.		
7.9	Interiors (Movable & Immovable)	Movable Old tables, chairs, decorative bookshelves, light chandeliers, portraits, statues, model of building, reading ledge. Immovable Plaques, tablets, partition panels, wooden door panels with stained glass.		
7.10	Compound/ Fence/ Gate	Compound wall with stone at the lower end and cast iron railing. Has stone gateposts and a cast iron decorative gate.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Located within the large university campus along with Convocation Hall and the main university building. Expansive lawn with old and varied trees in the central open space. Statue of Sir Cowasjee Jehangir in front of the entrance porch of Convocation Hall. Marble statue of Thomas Ormiston, Dean of faculty of Civil Engineering to the east side lawn.		
8.0		Services & Utilities		
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.		
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Presence of fire extinguishers.		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		Condition		
9.1	Plinth	Good		
9.2	Walls	Good		
9.3	Floor	Fair – stacking areas have some exposed reinforcement in ceiling.		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Indeterminable		
9.7	Articulation & Finishes	Good		
9.8	Services	Fair – electrical wiring runs haphazardly.		
9.9	Out Buildings	-		
9.10	Overall Condition	Good	Maintenance level	Good

V2 b-c University Library and Annexe building		076(b)
10.0		Transformation
	Form	-
	Structure	-
	Articulation & Finishes	Painted stonewall and articulation.
11.0		DP Remarks/ Perceived Threats
		Plot has been demarcated for educational amenities in DP
12.0		Additional Notes/ References/ Documents available
		<p>Additional Notes: The Fort University complex comprises the Library, the Senate or Convocation Hall and administrative offices. The Library with the Rajabai clock tower were both designed by the eminent British architect, Sir Gilbert Scott. The library building, housing a fine collection of rare manuscripts, maps and books was commenced in 1869 and completed in 1878. Premchand Roychand, a well-known banker of the last century, funded the library and the 280 feet high Rajabai Clock tower. The ornamentation on the Rajabai Tower includes immense 8 feet tall statues representing the many communities that form the population of cosmopolitan Bombay, modelled by a local engineer, Rao Bahadur Mukund Ramchandra. Inside, the ground floor has two side rooms, a central hall and a staircase vestibule. The upper floor is approached by a stone spiral stairway, along which are lovely stained glass windows. The library reading room on the first floor is embellished with stained glass windows and a remarkable arched teakwood ceiling. The Rajabai Tower clock chimes on the Westminster pattern. The carillon or joy-bells, which can play 16 different tunes including God Save the Queen, has unfortunately been in disrepair for several years. The restful gardens of the University complex have some unusual, old and beautiful trees and statues.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) <i>The Fort Precinct in Bombay – Conserving an Image Centre</i>, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH <i>Through the Looking Glass – The Grade I Heritage of Mumbai</i>, Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. Imperial designs & Indian realities the planning of Bombay city 1845-1875 – Mariam Dossal, Oxford Indian paperbacks SIR BANNISTER FLETCHER <i>A History of Architecture</i>, CBS publication and distributors.</p>

V2 b-c University Library and Annexe building

076(b)



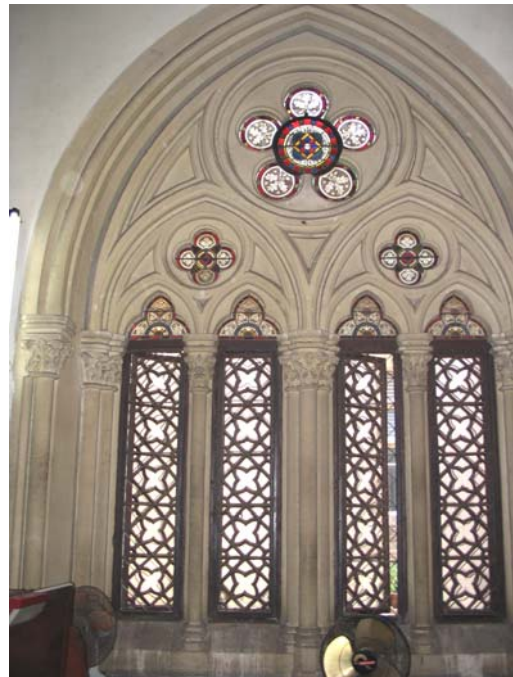
V2 b-c University Library and Annexe building

076(b)



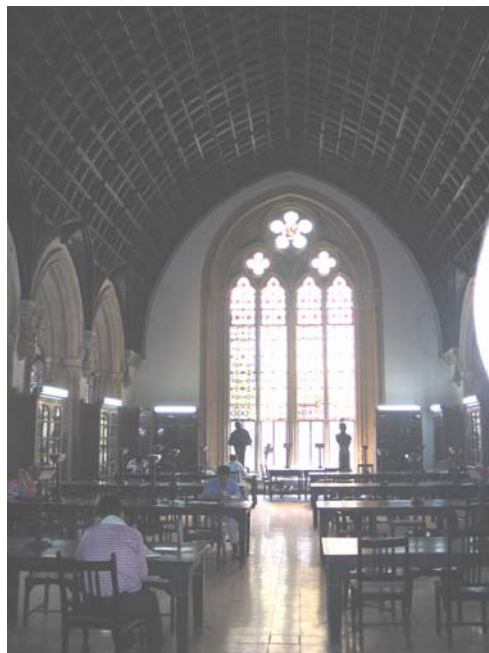
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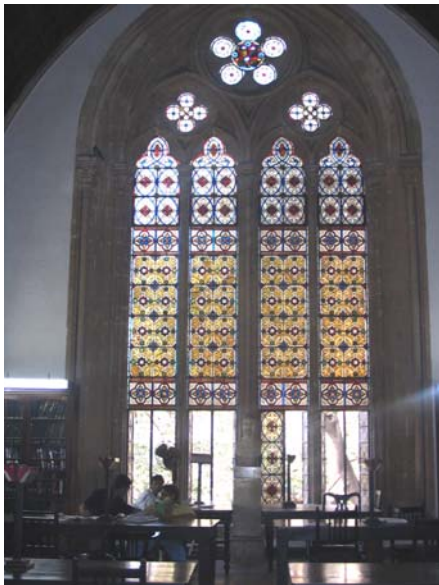
076(b)





V2 b-c University Library and Annexe building

076(b)





V3 Bombay High Court		077	
	Common Ref No: 077		 <p style="text-align: center;">Location Plan</p>
	Card No: 119		
	Ward (Part): A (Part II)		
	CS No: 149		
	Plot Area: 32.61sqm.		
	B U Area: -		
	Date: 26/10/2004		
	Recorded by: Sachin Borkar		
	Reviewed by: UDRI		
	Int: Ext: Arun Wadhwa, Prachi Merchant, Sonal Modak, Zankana Prajapati		
Photo Ref.: 077_High Court			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Bombay High Court	
1.2	Earlier Name	Bombay High Court	
1.3	Built in:	Construction commenced in 1871, Completed in 1878, Building occupied in 1879.	Extension Date (if any): Annex Building- 1930's.
2.0		Access	
2.1	Main	Karmaveer Bhaurao Patil Marg (Mayo Road), Entry restricted to Judges only.	
2.2	Subsidiary	Dr. Mahamahopadhyay Kane Marg (Eldon Road) Common Public Entry, subsidiary entry from northern side PWD building.	
3.0		Ownership pattern	
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	Ownership	
4.0		Use	
4.1	Present	Judiciary, Court of Law	
4.2	Past	Judiciary, Court of Law	
4.3	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Natural/ Manmade)	High Court forms one of the major buildings, which were planned on the Esplanade after the demolition of the fort walls. The main feature that strikes is the impressive scale of the building. High Court, the University, the PWD offices and the Secretariat built in the same period and with a similar architectural language, were consciously conceived as an urban design gesture, which forms an interesting skyline. High Court, which forms a part of the entire streetscape of eastern edge of Oval Maidan, bears a strong visual character and line of sight from across the Maidan.	
5.2	Architectural Description	Planning It's a U-shaped building with a central courtyard on the rear side. Northern and southern ends of the building, overlooking the open court are specifically planned for administrative purposes and the longer side caters to the Court activities, and Judges chambers.	

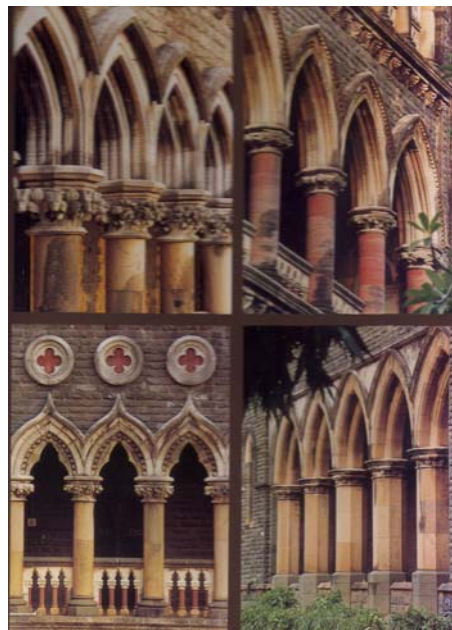
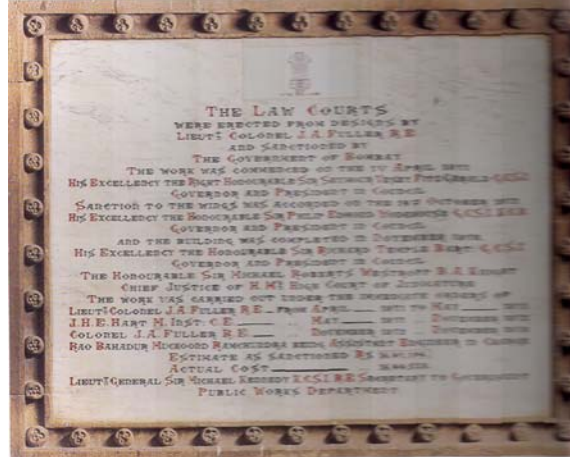
V3 Bombay High Court		077		
		<p>Verandahs and corridors form the major circulation spaces as also the transition between the interiors and exteriors.</p> <p>The main western side entrance has been planned with a porch for Judges and a driveway.</p> <p>Spiral staircases have been strategically planned at the corners of the building, which form the special feature of the facade.</p> <p>Features</p> <p>The Facade is punctuated with arches and columns supporting the verandahs and corridors that run through the complete length of each floor. The front facade is flanked by four octagonal towers enclosing spiral staircases with steep spires on the top.</p> <p>On either side of the main (western) entrance is a 120 feet high octagonal tower with life-size statues. One is a blindfolded "Goddess of Justice" holding a sword of justice in one hand with equally balanced scales in the other and the second spirelet with "Goddess of Mercy" with hands folded in supplication.</p> <p>Dormer windows punctuate the steep roof slopes.</p> <p>Groined corridor forms the welcoming feature at the central entrance on western side.</p> <p>Style</p> <p>It derives a strong influence from Neo-Gothic style, English Gothic style and also has certain local influences.</p> <p>Neo-Gothic elements are predominantly observed like spires, pointed arches, traceries etc. that form coherent part of the building facade.</p>		
5.3	Intrinsic	<p>The High Court was associated with the National freedom movement of India.</p> <p>High Court forms an important court of archives and records.</p> <p>Prominent freedom fighters, leaders of Independence movement and luminaries have been associated with the High Court.</p> <p>The Historic trial of Lokmanya Balgangadhar Tilak in 1908, was conducted in the imposing Criminal Court, later known as 'The Central Court'.</p> <p>In terms of the features two life-sized stone statues, one of a blindfolded "Goddess of Justice" holding a sword of justice in one hand with equally balanced scales in the other and the second spirelet with "Goddess of Mercy" with hands folded in supplication, surmount octagonal tower on the either side of the western entrance of the High Court.</p> <p>The carved stone detailing found on walls, atop columns, on the springing point of corridor arches, and at many nooks & corners, comprise of botanical motifs and a menagerie of animals, reptiles and birds.</p> <p>The western side corridor arch column capitals are carved in porbandar stone, depicting the heads of different communities in Bombay</p>		
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B(des), B(uu), C(seh), D(bio), E, F, G(grp), H(tec), I(sce)	Recommended grade:	I
6.0		Topography		
6.1	Floors	<p>G + 3, Mezzanine floors have been added in the corridors of 2nd and 3rd floor.</p> <p>Central file store is accommodated in the central roof.</p> <p>Housing is provided for the Court keeper in the north and the south wing.</p> <p>Accommodation was been provided for several Court officers and employees within the apartments in the wings that rise above the roof of third floor.</p>		

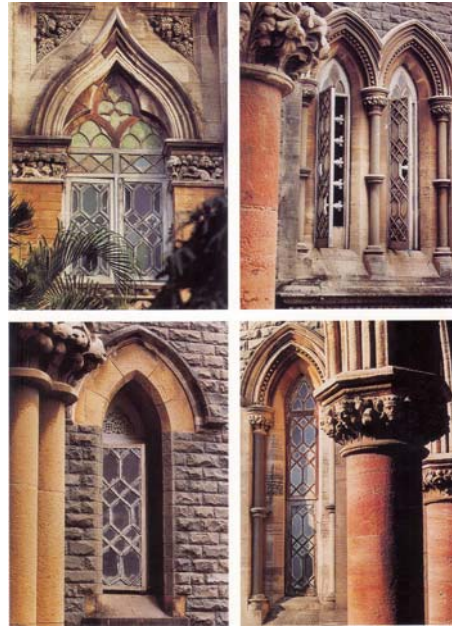
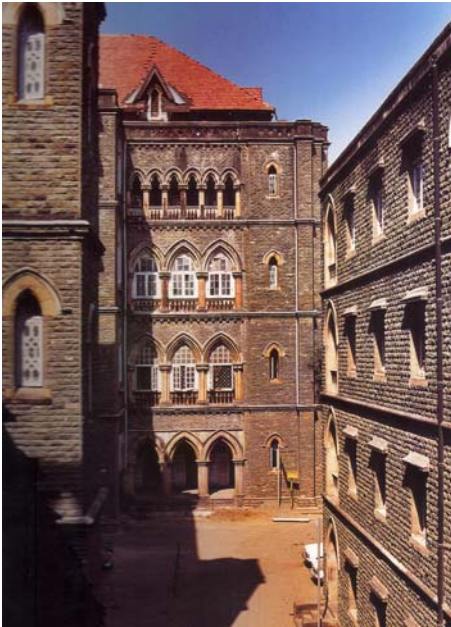
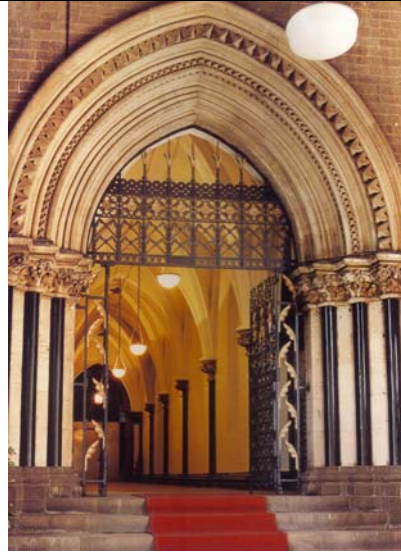
V3 Bombay High Court		077
7.0		Construction
7.1	Plinth	The plinth marginally varies in height from east to west, as the site is sloping along seaside. Two types of stones have been used as different courses namely grey basalt and buff basalt.
7.2	Walls	The walls are constructed in rubble, with lime mortar joints. The lintels of the openings are of the arched/ flat stone courses and the stone sills of the windows project into a sloped coping.
7.3	Floor	Plate iron girders and timber joists support the upper concrete floors with tongue and grooved narrow planking on fillets. Floor finish consists of clay based and Italian mosaic tiles. In many places decorated Minton tiles have been used. Some courtrooms have raised platforms, finished with wooden flooring.
7.4	Stairs	Main Eastern side staircase is an open well staircase constructed in stone. It has a decorative cast iron railing and teak wood handrail. Two pairs of spiral private staircases constructed in stone are enclosed in octagonal towers. Two elliptical staircases on eastern side are constructed in stone, cantilevered from the wall. These are provided with decorative cast iron railing with carved wooden handrail. Nine single flight wooden staircases ascend from third floor to the mezzanine and attics. These are provided with wooden balustrades and handrail. Seven spiral wooden staircases lead to judges' chambers from third floor. These have decorative wreath pieces, balustrades and teakwood handrails. Six narrow spiral enclosed stone staircases ascend from the first to the third floor.
7.5	Openings	The facade is punctuated with a series of arches supported on columns. The door and window openings are also arched with intricately carved wooden trceries. The teak wood double doors consist of an inner teakwood double leaf fixed louvered paneled shutter and an outer teakwood double leaf, glazed paneled shutter with diamond shaped sashes. Original iron grided double leaf doors, lead to spiral staircases. Windows consist of teakwood single/ double leaf glazed shutters, with diamond shaped sashes. High vertical openable windows serve as Clerestory to the Central Courtroom. Gable Dormer windows are located within the roof slopes.
7.6	Roofing	The High court has a hipped roof with terracotta tiles over tongue and grooved teak planking supported over teak wood trusses. Gable Dormer windows punctuate the roof slopes at regular intervals. The central portion has a high pyramidal roof with stone turrets at the four corners. The roof of the octagonal towers end in steep stone decorated spires.
7.7	Articulation	Extensive detailed ornamentation is seen more in interiors than the exteriors. Animals, plant life and mythological characters have been depicted through the bands, cornices, column capitals, column bases, mouldings and springing point of arches. All along the corridors are stone carved balustrades and handrails.

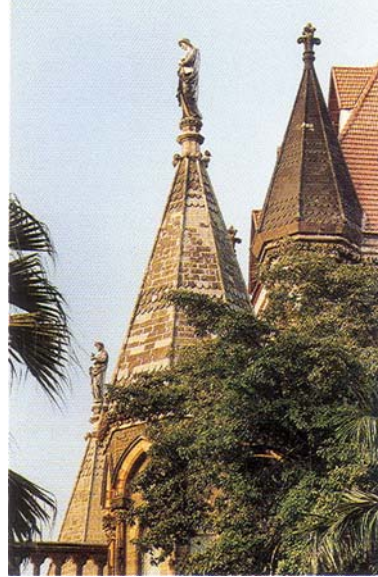
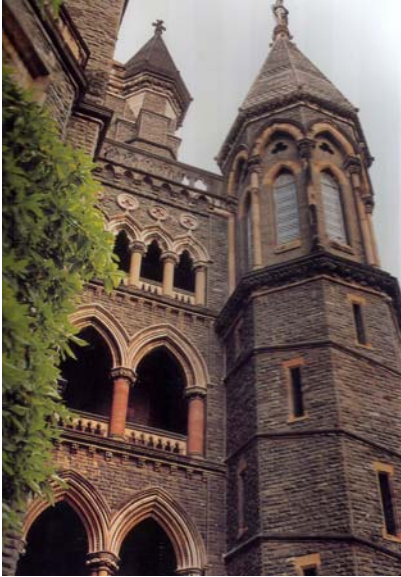
V3 Bombay High Court		077
		Carved stone water fountains are positioned at various places on each floor. Each floor is accentuated by the porbunder projecting stone bands supported by carved stone brackets.
7.8	Finishes	<p>The walls are finished with hammer dressed grey Sewree basalt stone in shallow courses (approximately 10 cm) on exterior face, and finished with lime plaster from inside.</p> <p>The lighter bands of Porbunder limestone used in the column capitals and balustrades relieve the grey exterior facade.</p> <p>The buff basalt and red sandstone in the columns, arches and other decorative elements give Polychromatic effect to the exteriors.</p> <p>The floor in the courtrooms and corridors were originally paved with Minton and Italian Mosaic tiles.</p>
7.9	Interiors (Movable & Immovable)	<p>Movable</p> <p>Each of the judges' chambers is equipped with a round table, chairs, a couch, carved cabinets and bookcases.</p> <p>A unique piece of furniture, served as a miniature pantry resembling size, shape and appearance to a baptismal font. Wooden furniture like benches, chairs form a significant part of the interiors.</p> <p>There are various portraits of former judges in the courtrooms and the library</p> <p>Immovable</p> <p>Statue of M C Chagala, First Indian Chief Justice of Bombay is kept in a niche of the second floor corridor.</p> <p>Commemorative marble plaque with decorative stone border, describing the title of the building, date of completion and details of people involved in the construction, is inscribed in the wall at the first floor landing of the main staircase.</p> <p>There is an ornamental wooden canopy above judge's seat in the main courtroom.</p> <p>Viewing gallery on the three sides of main courtroom are finished with teakwood floor, heavily carved teakwood railings and supporting brackets.</p>
7.10	Compound/ Fence/ Gate	<p>The Compound wall is made in the grey basalt stone upto an approximate height of 2'6", above which is an iron Railing with decorative motif at the top.</p> <p>The annexe building and other ancillary structures form the eastern edge of the premises.</p> <p>The original Iron entrance gates still stand in their places.</p>
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	<p>The eastern side open court forms as a pedestrian and vehicular entrance to the all the buildings of the premises.</p> <p>Ancillary structures for the garages, a canteen and support services such as police chowky, pump rooms etc. are located on the east side along the annexe building.</p> <p>The western and southern side has a soft landscaped garden with some rare cannonball trees. Statue of Sir D F Mulla and Sir Lawrence Jenkins, distinguished counsel and Judge respectively, represented Bombay High Court on the judicial committee, are located in the front lawns along the driveway.</p> <p>The northern side is shared with the PWD building.</p>
8.0		Services & Utilities
8.1	Lighting	Natural daylight through verandahs and skylights together with electrical lighting fixtures suspended from high ceiling.
8.2	Ventilation	Verandahs act as wind catchers allowing natural ventilation through trceries and openings. Dormer windows supplement the ventilation


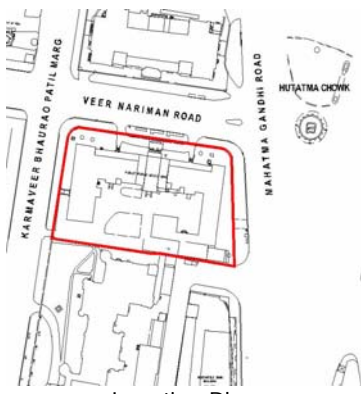
V3 Bombay High Court		077
		process. Electrical fans have been suspended from high ceiling and few courtrooms are provided with forced ventilation like Air- conditioners.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Initial fire fighting and a few additional equipments like, hosepipes and hose taps are installed on each floor.
8.7	Other (HVAC/BMS/Security Systems)	Security guards posted.
9.0		Condition
9.1	Plinth	Good.
9.2	Walls	Good
9.3	Floor	Good.
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Out Buildings	Good
9.10	Overall Conditions	Good Maintenance level : Good
10.0		Transformation
	Form	The insensitive installation of lift shafts has destroyed the integrity of the aesthetics of the building. Asbestos sheet chajjas have been used to serve as weather shading devices at certain windows. Some of the functions of the high court have been transferred to PWD building, which is now connected by a covered walkway.
	Structure	The main staircase is strengthened by adding I-section. Additions of mezzanine floors supported on I-sections in the corridors of the 2nd and 3rd floor alter the interior space Original carved stone water fountain juxtaposed with modern water cooler. Corridors have been encroached where the records are stacked haphazardly.
	Articulation & Finishes	Oil painting (black) to column shaft at the western side entrance corridor. The original floor tiles have been insensitively replaced by ceramic and mosaic tiles in the corridors, Judge's chambers and courtrooms.
11.0		DP Remarks/ Perceived Threats
		Plot has been demarcated for law and order in DP
12.0		Additional Notes/ References/ Documents available
		<u>Additional Notes:</u> Commenced in 1871 and completed in 1878 at a cost of Rs 16.5 lakhs, the High Court is next to the Victoria Terminus, the second largest Gothic building in the city. The length of the building is an enormous 562 feet, the breadth 187 feet and the height to the eaves, 90 feet. The architect, Colonel Fuller of the Royal Engineers, is believed to have designed the building from a sketch taken by him of magnificent castle on the River Rhine while touring

V3 Bombay High Court	077
	<p>around Germany. The imposing turrets, the massive central tower and the black local stone used in the construction, give the High Court the appearance of a massive fortress. The building has galleries open to the westerly breezes, a grand central staircase, beautiful Minton tiling, well appointed court rooms and a library room with portraits of distinguished judges and eminent lawyers. There is beautifully carved detailing atop the many pillars and arches, comprising human heads, birds and beasts with several, including a monkey judge wearing an eye-patch, holding aloft tilted scales of justice and foxes wearing lawyers' neck bands, lampooning the legal profession. All the interior fittings were executed to the designs of John Adams. Outside the Court is a well which provides water for orthodox Hindus who will not drink tap water. Until a number of lakes were created in the suburbs from the 1850s, Bombay's water supply came from such wells that once dotted the entire city.</p> <p>Height of central tower to eaves 90 feet and that of central tower is 178 feet. The actual cost of the project was Rs 16,44,528, were as the sanctioned estimate was Rs. 16,47,196.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.</i> FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA and SHARADA DWIVEDI (2004) <i>The Bombay High Court - The story of the building – 1878-2003</i>, Bombay : Eminence Designs Pvt. Ltd. <i>Buildings of the Kalaghoda Art District</i>, (2000) Marg Publications, Max Mueller Bhavan Bombay, Urban Design Research Institute. MARIAM DOSSAL (1996) <i>Imperial designs and Indian Realities - The Planning of Bombay City - 1845-1875</i>, Bombay : Oxford University Press. SIR BANNISTER FLETCHER <i>A History of Architecture</i>, CBS publication and distributors.</p>



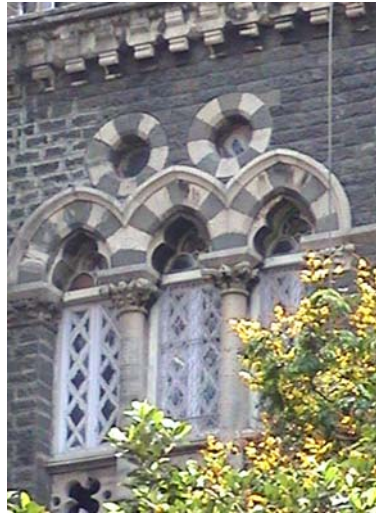



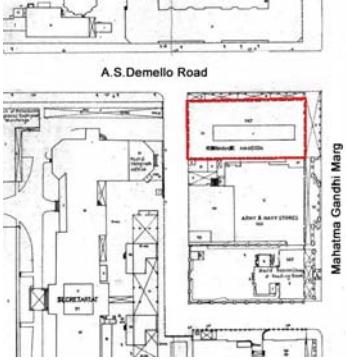


V4 PWD Building		254	
	Common Ref No: 254		 <p>Location Plan</p>
	Card No: 345		
	Ward (Part): A (Part II)		
	CS No: 150 (Fort division)		
	Plot Area: 6161.42 sq m		
	B U Area: -		
	Date: 14/04/2005		
	Recorded by: Sonal Modak		
	Reviewed by: UDRI		
	Int: Permission denied		
	Ext: Sonal Modak		
Photo Ref.: 254_PWD building			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	PWD Building	
1.2	Earlier Name	PWD Building	
1.3	Built in:	1872	Extension Date: -
2.0		Access	
2.1	Main	Veer Nariman Road – Vehicular and Pedestrian	
2.2	Subsidiary	Karmaveer Bhaurao Patil Marg (Mayo Road) - Pedestrian	
3.0		Ownership pattern	
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Government Offices (Public Services)	
4.2	Past	Government Offices (Public Services)	
4.3	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	<p>The building stands on a corner plot in the same premises as that of High Court. Main access to the building is from Veer Nariman Road on northern side.</p> <p>It forms a part of cluster of Heritage buildings in Flora Fountain Area such as Old Insurance Building, City Bank, Flora Fountain, State Bank of India etc.</p>	
5.2	Architectural Description	<p>Planning Planning Indeterminable as access to the building denied.</p> <p>Features The Facade is punctuated with arches and columns supporting the verandahs and corridors that run along the periphery. Continuous bands run at each floor level resting on dentils at the topmost floor level. Main entrance is through a porch with pointed arches supported on circular columns with Corinthian column capitals. Pointed arches have quatre foil ventilators at top. Ornate multifoil parapet at porch terrace and top floor level. Arches are constructed in alternate yellow and buff stone.</p>	

V4 PWD Building		254		
		Style It derives a strong influence from Neo-Gothic style		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, I(sce)	Recommended grade	I
6.0		Topography		
6.1	Floors	G + 2, G + 3 partly		
7.0		Construction		
7.1	Plinth	Medium plinth about 2 ft height in grey rough dressed ashlar masonry.		
7.2	Walls	Indeterminable		
7.3	Floor	Indeterminable		
7.4	Stairs	Indeterminable		
7.5	Openings	Arched openings with wooden frame partly glazed panels with wooden louvers at bottom.		
7.6	Roofing	Indeterminable		
7.7	Articulation	Corinthian column capitals, dentils, quatrefoil openings etc.		
7.8	Finishes	Externally grey ashlar masonry. Internal finishes indeterminable.		
7.9	Interiors (Movable & Immovable)	Movable - Immovable -		
7.10	Compound/ Fence/ Gate	A stone compound wall with MS fencing atop.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Indeterminable.		
8.0		Services & Utilities		
8.1	Lighting	Indeterminable		
8.2	Ventilation	Indeterminable		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Indeterminable		
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable		
9.0		Condition		
9.1	Plinth	Good no evident damages seen. Blackening of stone.		
9.2	Walls	Good		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good		
9.8	Services	Good		
9.9	Out Buildings	Fair		
9.10	Overall Conditions	Good	Maintenance level	Good

V4 PWD Building		254
10.0		Transformation
	Form	Indeterminable
	Structure	Indeterminable
	Articulation & Finishes	Indeterminable
11.0		DP Remarks/ Perceived Threats
		Plot has been demarcated for law and order in DP
12.0		Additional Notes/ References/ Documents available
		<p>Additional Notes: The Public Works Department offices were designed by Colonel H St Clair Wilkins in the Venetian Gothic style and completed in 1872 under the supervision of Colonel J A Fuller and J H E Hart. The building is faced with cursed blue basalt stone with bands in Kurla and dressings in Porebunder stone, with red and blue basalt alternating with Porebunder stone in the arches. The building was enlarged in the 1890s with an additional wing facing west. References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd.</p>



V5 Mahendra Mansion (Watson's Hotel)		168	
	Common Ref No: 168	 <p>Location plan</p>	
	Card No: 226		
	Ward (Part): A (Part III)		
	CS No: 147		
	Plot Area: 1240.80 sqm.		
	B U Area: -		
	Date: 17/11/2004		
	Recorded by: Arun Wadhwa		
	Reviewed by: UDRI		
	Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati		
Photo Ref.: 168_Watson's Hotel			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Esplanade Mansion	
1.2	Earlier Name	Watson's Esplanade Hotel	
1.3	Built in:	Commenced 1867 in and completed 1869	Extension Date: -
2.0		Access	
2.1	Main	University Road	
2.2	Subsidiary	Mahatma Gandhi Road	
3.0		Ownership pattern	
3.1	Present	Sadiq Ali - Private	
3.2	Past	Built by Mr. John Watson, wealthy city draper, later owned by Tatas for a brief period.	
3.3	Status	Ownership with multi tenanted premises.	
4.0		Use	
4.1	Present	Shops, Offices, and institutional organizations.	
4.2	Past	Large luxury hotel, first of its kind in Bombay	
4.3	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	Landmark corner building facing the Kala Ghoda square at the intersection of Mahatma Gandhi road with university road. Accessed from the north side entrance through a high arcaded front, forms part of the continuous arcaded street front along with adjoining buildings in the Kala Ghoda precinct as per the urban design regulations laid by City improvement trust.	
5.2	Architectural Description	<p>Planning</p> <p>The Building stands on a corner plot, with its east and north elevations facing the roads.</p> <p>The Internal layout included a provision for 130 rooms, a grand central atrium around which were placed the dining rooms and shops, and a colonnaded ground floor.</p> <p>The atrium once opened out onto a garden on the south – the present site of Army and Navy building.</p> <p>The present building accommodates numerous subdivision and</p>	


V5 Mahendra Mansion (Watson's Hotel)		168
		<p>accretions within and outside the main building.</p> <p>Features The building reflects strong structural grid in the external facades, exposing the vertical lines of the cast iron columns and the horizontal bands of the balustrades at each level. Decorative cast iron balusters and railings with monogrammed letters of Watson's hotel. The atrium at ground floor was once a fashionable lobby housing the banquet hall.</p> <p>Style Early Post Industrial Architecture</p>
5.3	Intrinsic	<p>The building witnessed the first screening of a motion film in India, Lumiere Brothers cinematograph in 1896.</p> <p>First Cast Iron structure in India, with most of the structural members being manufactured in England and shipped into Bombay for assembly.</p>
5.4	Value Classification	<p>A(arc), A(his), B(per), B (des), B (uu), E, F, I(sce)</p> <p>Recommended grade: II A</p>
6.0		Topography
6.1	Floors	G + 4 (extensive mezzanines added within the large floor heights)
7.0		Construction
7.1	Plinth	Plinth and bases of the arcaded columns are constructed of red colored stone imported directly from the town of Penrith in Cumberland, Watson's home county.
7.2	Walls	Non-load bearing infill brick masonry walls, largely imported from Webster's manufactory in Burnham, England.
7.3	Floor	<p>Timber floor boarding was installed on a structural grid of prefabricated cast iron columns and wrought iron beams.</p> <p>The structure supports a continuous band of balconies at each level.</p>
7.4	Stairs	<p>Centrally located grand straight flight stair overlooking the atrium has treads and balusters made in timber.</p> <p>The support is derived from wrought iron girders supported on cast iron columns.</p>
7.5	Openings	<p>Generally all openings are punctuation in the infilling brick walls. The sides to the east, north, and west have doors opening onto projecting balconies. The door shutters are timber panels with top hung ventilator above. The south side with adjoining Army and Navy building has similar window openings.</p> <p>Decorative tracery window at the upper part of ground floor opening.</p>
7.6	Roofing	The ground floor atrium covered by a gable roof supported on steel truss and Mangalore tile finishing with a few skylights. The roof is constructed of flat slab covered with water proofing membrane on top
7.7	Articulation	-
7.8	Finishes	<p>Lime mortar finishing to both the internal and external surfaces throughout the building. Timber partitioning to divide internal spaces.</p> <p>Timber boards formed the floor finishing including staircase. Door and window openings finished with paint.</p>
7.9	Interiors (Movable & Immovable)	<p>Movable</p> <p>-</p> <p>Immovable</p> <p>-</p>

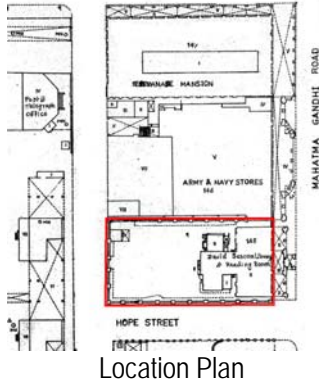
V5 Mahendra Mansion (Watson's Hotel)		168
7.10	Compound/ Fence/ Gate	Building itself forms boundary along the three road fronts to the east, north and west side, shares a narrow open space along the south side with adjoining building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		Services & Utilities
8.1	Lighting	Adequate natural light also supplemented by artificial means.
8.2	Ventilation	Adequate natural ventilation also supplemented by artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers installed at places
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		Condition
9.1	Plinth	Poor - Plumbing line additions seen
9.2	Walls	Poor - All external as well as internal walls are in a state of neglect and dilapidated; issues of ficus growth
9.3	Floor	Poor - Wooden floorboards damaged and unlevelled, insensitively covered with varied tiling and plain cement, cracks visible
9.4	Stairs	Poor - poor maintained state of the once grand staircase.
9.5	Openings	Poor - lack of maintenance
9.6	Roofing	Poor - in need of repair and waterproofing
9.7	Articulation & Finishes	Poor - transformation visible
9.8	Services	Poor - Various additions and modifications in services
9.9	Out Buildings	-
9.10	Overall Conditions	Poor Maintenance level: Poor
10.0		Transformation
	Form	Balcony encroachment
	Structure	Addition of mezzanine on ground floor False ceiling and partitioning of office spaces Many additions and alterations in the structure
	Articulation & Finishes	transformations
11.0		DP Remarks/ Perceived Threats
		Plot falls under commercial zone in DP
12.0		Additional Notes/ References/ Documents available
		Additional Notes: The oldest building at the Kala Ghoda Circle, located at the corner site next to the Army & Navy Building, was once the grand Watson's Esplanade Hotel, erected between 1867-69 by John Watson, a wealthy city draper, who imported all the building materials from England. While still under construction, the building, with its unique cast iron frame imported from England, was described by one writer as a 'huge birdcage'. The spacious arcade at street level displays the original cast iron pillars. History was created here in 1896 when the foundations of the Indian Cinema industry - now the largest in the

V5 Mahendra Mansion (Watson's Hotel)		168
		<p>world – were laid with the screening of the Lumière Brothers' Cinematograph.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay: Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay: Eminence Designs Pvt. Ltd.</p>



V6 David Sassoon Library & Reading Room 166

	Common Ref No: 166	
	Card No: 224	
	Ward (Part): A (Part III)	
	CS No: 145	
	Plot Area: 2240.81 sqm.	
	B U Area: -	
	Date: 02/11/04	
	Recorded by: Prachi Merchant	
	Reviewed by: UDRI	
	Int: Arun Wadhwa, Prachi Merchant	
Ext: Arun Wadhwa, Prachi Merchant		
Photo Ref.: 166_David_sassoon_library		
Reviewed in 2013		

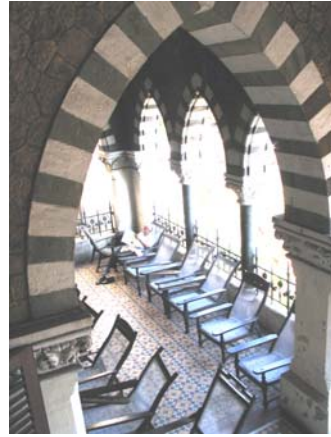


1.0		Denomination	
1.1	Name of Premises	David Sassoon Library and Reading Room	
1.2	Earlier Name	The Sassoon Mechanic's Institute/ The David Sassoon Mechanic's Institute and Library	
1.3	Built in:	Construction of building in 1867, Completed in 1870	Extension Date: -
2.0		Access	
2.1	Main	Mahatma Gandhi Road	
2.2	Subsidiary	Library Marg	
3.0		Ownership pattern	
3.1	Present	Trust	
3.2	Past	Trust	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Library and Reading room, Commercial shops on the street front	
4.2	Past	Library and Reading room	
4.3	Usage	Institutional, Library, and Commercial shops	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	One of the first Library buildings planned on the Esplanade. It forms a part of well-integrated buildings having an extended porch and an arcade, along the Kalaghoda precinct. The series of buildings form an interesting vista and skyline.	
5.2	Architectural Description	<p>Planning</p> <p>Rectangular shaped building with its smaller side facing the main road. The building opens into a garden at the rear. The entrance porch opens into a wide central foyer with a corridor leading to the main hall with administrative offices and toilets on either side. The garden serves as a relaxing and reading area for the library members. The reading room, main library and the lecture rooms are on the mid and first floor levels. Features</p>	

V6 David Sassoon Library & Reading Room		166	
		<p>The building is clad in coarse buff colored basalt stone. Façade elements consist of black stone columns with decorative capitals with springing pointed arches in verandah and arcade area, black and white bands over arched openings, mouldings and cornices in limestone, cast iron balustrade, delicate spires, rose windows, circular trefoil glazed openings, pediments, friezes, pinnacles etc. Gothic arched openings with the black and white limestone alternate voussoir and high gable roof over the imposing porch and the clock tower with spires, forms a distinctive character of the building.</p> <p>Style The building derives influences from Venetian Gothic style.</p>	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(des), B(uu), E, F, I(sce)	Recommended grade I
6.0		Topography	
6.1	Floors	G+1 with a mezzanine floor, clock tower rises from the terrace level.	
7.0		Construction	
7.1	Plinth	Low plinth of approximate 1'-6" height of the coarse buff basalt stone.	
7.2	Walls	Thick load bearing walls	
7.3	Floor	<p>Concrete floor with tongue and grooved narrow planking on the underside of the floor.</p> <p>Terrace slab is an RCC beam structure with IPS waterproof finishing. Vaulted floor over reading room in the verandah.</p>	
7.4	Stairs	<p>Main open well staircase with stone risers and treads and cast iron balustrade with floral pattern and teakwood handrail.</p> <p>Narrow spiral staircase from the verandah to the terrace with risers, treads and railing in wood.</p> <p>A teakwood steep ladder leading from terrace to the clock tower.</p>	
7.5	Openings	<p>Doors and Openings</p> <p>The main porch is a gothic pointed arch opening with trefoil and tracery work. The arch springs from Corinthian capitals. The arch is extended into a pediment with a pinnacle above.</p> <p>The grand main entrance wooden doors have single panel double shutters with a post box integrated in the shutter, loose stone stoppers. The ventilator of the door is an intricate tracery work of cast iron painted in black and gold.</p> <p>The administrative room doors have thick wooden frames of the wall thickness, with double paneled double leaf wooden shutters.</p> <p>Terrace doors are teakwood, flushed doors with an arched ventilator opening above.</p> <p>The reading room door openings are in the form of pointed arch, with radiating type stained glass fixed in the ventilators above. The double leaf double paneled wooden folding louvered shutter doors are fixed to a wooden frame.</p> <p>A row of arched openings in the verandah run through the entire width of the building. They spring from polished slender black column with Corinthian capitals.</p> <p>The internal arches in the verandah are joined to the array of smaller similar arched openings by the capital band.</p> <p>Windows</p> <p>Mid-landing consist of French windows with the height divided into two</p>	

V6 David Sassoon Library & Reading Room		166
		<p>parts. The upper and lower part are wooden paneled double shutter, with the lower shutters protected with cast iron railing.</p> <p>The small independent reading room windows have long French windows, with the height divided into two parts. The outside upper and lower windows are wooden paneled double shutter. The upper inside shutters are double shutter hinged louvered shutters. The lower shutters are protected with cast iron railing.</p> <p>Windows at the main reading room entrance have wooden openable glazed shutters with grills inside.</p> <p>Windows along the longer sides of the reading room have full height arch shaped wooden long glazed openable sash window shutters with teakwood transoms on the outside and teakwood louvered shutters on the inside.</p> <p>Main reading room consists of ventilators above windows with radiating wooden members and coloured glass panels.</p> <p>Windows along the smaller sides of the reading room consist of long French windows with glazed openable shutters.</p> <p>Terrace consists of arch shaped wooden glazed openable sash window shutter with circular glazed fixed ventilator.</p>
7.6	Roofing	<p>Main staircase block has a unique wooden collar braced roof with teakwood planks and framing members.</p> <p>Pitched Mangalore tiled roof over administrative block.</p> <p>RCC slab and beam structure over main library hall.</p> <p>Verandah has wooden planks roof cladding over concrete slab in the center and vaulted concrete and steel section roofing over side sections.</p> <p>Clock room has Mangalore tile roof with wooden framework below.</p>
7.7	Articulation	<p>Coursed buff basalt stone cladding with alternate black and white stone bands along the arched openings forms the main feature of the building. Bands of alternate black and white limestone over arch openings</p>
7.8	Finishes	<p>Walls are finished with coarse buff basalt with thin mortar pointing externally, and plastered and painted internally.</p> <p>Minton tile having different patterns segregate each area.</p> <p>Wooden flooring in independent reading rooms and with teak wood joists and rafters in clock tower.</p> <p>Verandah and mezzanine floor have cast iron railing with floral pattern.</p>
7.9	Interiors (Movable & Immovable)	<p>Movable</p> <p>Large teak wood reading tables, a grand reception table, librarian's table and other working table form furniture having antiquity value along with wooden chairs, chaises and benches.</p> <p>A clock along with various photo frames adorns the interior.</p> <p>Donors list exhibited at the entrance foyer.</p> <p>Marble plaque at the library entrance.</p> <p>Statue of David Sassoon in the entrance lobby.</p> <p>A marble sculpture on granite pedestal of James Berkley has been installed in the mid-landing of the staircase.</p> <p>Another marble plaque has been installed at the entrance of the main reading room stating the fund provider, earlier purpose of the library, its cost, and year of completion.</p> <p>Immovable</p> <p>Wooden paneling within the entrance foyer.</p>
7.10	Compound/ Fence/ Gate	<p>Compound wall on two sides, upto 2'-0", with fencing and chain link</p>



V6 David Sassoon Library & Reading Room			166
		above. Narrow alley between David Sassoon Library and Army Navy Building, which is not in use. Original iron-gate on the rear side.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Garden serves as a reading area. Old trees in the garden create an ambience for reading. Paved pathways, benches, tables, lampposts, form a part of the landscaped garden.	
8.0		Services & Utilities	
8.1	Lighting	Adequate natural daylight through long openable windows from the verandah of first floor and garden area. Adequate artificial lighting through electrical light fixtures such as old chandeliers in the lobby area, and suspended tube lights in the reading room.	
8.2	Ventilation	Verandah, long windows, doors act as the natural ventilation. Electrical fans have been suspended from high ceiling.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Sprinkler system has been installed in the main library and reading room.	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		Condition	
9.1	Plinth	Good.	
9.2	Walls	Good	
9.3	Floor	Good	
9.4	Stairs	Good	
9.5	Openings	Good.	
9.6	Roofing	Good.	
9.7	Articulation & Finishes	Good	
9.8	Services	Good	
9.9	Out Buildings	good	
9.10	Overall Conditions	Good	Maintenance level Good
10.0		Transformation	
	Form	Toilets have been added in the space below the main staircase, with punctures made in the walls for ventilation. Asbestos sheet <i>chajjas</i> have been used to serve as weather shading devices for the ventilators.	
	Structure	No major changes in the structure have taken place.	
	Articulation & Finishes	No major transformation	
11.0		DP Remarks/ Perceived Threats	
		Plot has been demarcated for commercial activities and social amenities in DP	
12.0		Additional Notes/ References/ Documents available	



V6 David Sassoon Library & Reading Room

166



V7 Elphinstone College		165
	Common Ref No: 165	 <p>Location Plan</p>
	Card No: 223	
	Ward (Part): A (Part III)	
	CS No: 144 (Fort Division)	
	Plot Area: Indeterminable	
	B U Area: -	
	Date: 04/01/2005	
	Recorded by: Arun Wadhwa	
	Reviewed by: UDRI	
	Int: Arun Wadhwa, Prachi Merchant	
Ext: Arun Wadhwa, Prachi Merchant		
Photo Ref: 165_Elphinstone College.		
Reviewed in 2013		
1.0		Denomination
1.1	Name of Premises	Elphinstone College
1.2	Earlier Name	Cowasjee Jehangir Readymoney building for Elphinstone College.
1.3	Built in:	1889
		Extension Date: -
2.0		Access
2.1	Main	Mahatma Gandhi Road (not used) – vehicular and pedestrian
2.2	Subsidiary	David Sasson Library Marg - vehicular and pedestrian
3.0		Ownership pattern
3.1	Present	Government of Maharashtra (B. Sc. I.T. Department.)
3.2	Past	Government of Bombay.
3.3	Status	Owner
4.0		Use
4.1	Present	Degree College and Department of Archives.
4.2	Past	Government Central press and State records.
4.3	Usage	Daily.
5.0		Significance & Value Classification
5.1	Townscape (manmade)	Landmark building close to the historic Kala Ghoda square alongside important institutional buildings with a mandatory pedestrian arcade along the road front forming one of the most important avenues within the Fort area.
5.2	Architectural Description	Planning Rectangular building with a central open quadrangle around which continuous verandah passages provide access to all rooms arranged around it. Main entrance from the arcaded east side leads to a spacious entrance lobby leading to wide stone stair. Subsidiary staircases are also provided in the three corners except the northeast. East front also has narrow veranda bays on upper two floors above the pedestrian arcade. Ground and west side of first floor is occupied by Department of Archives to serve as storage facilities. Rest of the first, second and upper floors are occupied by the college. Administrative areas and classrooms are located on first floor whereas library, teacher's room, cultural hall and laboratories are all located in the pitched roofed second floor. Grand spaces in the part third and

V7 Elphinstone College		165		
		<p>fourth floor were planned to be Principal's residence but presently lie vacant. It is connected to an annex building to the west side through a bridge at second floor.</p> <p>Features Well-composed long symmetrical front façade with the high central portion topped by a steep pyramidal roof. Raised central and edge portions are marked by decorative stone spires at all the four corners. Pedimented central porch has the carved head of Sir Cowasjee Jehangir above the ornamentally treated front arch. Entire long façade is marked by alternate red and Porbunder stone arch openings, semicircular on ground arcade level and pointed arch on upper two floors. Central Arch openings are supported on finely carved capitals with floral and animal motifs. Finely carved stone relief cornice band at the second floor level. Projecting stone balconies with decorative brackets and stone relief parapet at both ends of the front façade. Highly ornate iron railing in staircase parapet.</p> <p>Style The building displays Victorian Gothic style features.</p>		
5.3	Intrinsic	Eminent nationalist personalities have received education in this institution.		
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, I(sce)	Recommended grade	I
6.0		Topography		
6.1	Floors	G + 3		
7.0		Construction		
7.1	Plinth	Low Plinth height about 0.3 m. dressed in Malad stone ashlar course.		
7.2	Walls	Load bearing rubble stone masonry walls supported on steel girders, brick load bearing walls on the third and fourth part floor.		
7.3	Floor	Shahabad stone slabs on wooden supports & heavy steel girders support large floor spans.		
7.4	Stairs	Overall four staircases. Central C- shaped stone stair supported on decorative brackets. Two of the corner stairs are steel C- shaped with decorative railing and wooden handrail.		
7.5	Openings	Semis circular and pointed arch openings on the front and rear facades, also tracery within arch portions.		
7.6	Roofing	Sloping Mangalore tile roof on the three sides and steep pyramidal sloping roof supported on slender steel trusses. Central portion is also steep pyramidal roof.		
7.7	Articulation	High central bay with a projecting porch and stone spires at all the four corners and a semicircular projecting balcony with large ornamental corbel feature; intricately carved frieze band at the second floor level of the long façade; projecting balcony and supporting corbels, alternate buff and porbunder stone arches supported on richly carved capitals and circular columns. Stone parapet with trefoil and quatrefoil opening feature.		
7.8	Finishes	Buff basalt stone dressed external wall finishes and grey basalt stone in verandah walls and soft Porbunder stone for ornamental features. Brick faced arches in inner verandahs. Plastered painted internal wall surfaces. Minton floor tiling in ground floor and wooden floorboard finishing on upper floors.		
7.9	Interiors (Movable & Immovable)	Movable Carved wooden furniture – benches and wall paneling have decorative		



V7 Elphinstone College		165
		value. Portraits of Dadabhai Nowroji present Immovable Original wooden partition panels and furniture some embellished with relief work.
7.10	Compound/ Fence/ Gate	North and south sides have chain link fencing whereas the east front abuts the road and west side has ancillary structure forming compound boundary. Iron railing and gate, recently installed fences in the open front arcade but seems very incongruous to the open nature of arcade. Gate to the north side forms the main entry.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved quadrangle inside the building is the hub of college activities. Second floor bridge connects to the west side annex building in the Old Secretariat compound. Also a water tank and small pump room along with watchman's cabin in the north side open space.
8.0		Services & Utilities
8.1	Lighting	Adequate natural light also relying on artificial light.
8.2	Ventilation	Adequate natural ventilation also relies on artificial means.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground and overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	Fire extinguishers only.
8.7	Other (HVAC/BMS/Security Systems)	Window unit A.C.
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Fair
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Fair, with minor repairs required.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Good Maintenance level: Good
10.0		Transformation
	Form	Small G+1 classroom extension to the south side of internal courtyard. Connecting bridge at second floor rear side to the annex building.
	Structure	Inner wooden verandas seem to be reconstructed in concrete.
	Articulation & Finishes	-
11.0		DP Remarks/ Perceived Threats
		Plot has been demarcated for educational activities in DP
12.0		Additional Notes/ References/ Documents available
		Additional Notes: The Elphinstone College is named after Mount Stuart Elphinstone, a former Governor of Bombay who championed the cause of education. Marble tablet at the spacious entrance lobby records the commencement of building giving details: Architect Khan Bahadur M.

V7 Elphinstone College		165
		<p>C. Murzbhan. Cost Rs. 7,41,497/-</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay : Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH <i>Through the Looking Glass – The Grade I Heritage of Mumbai</i>, Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. <i>Buildings of the Kalaghoda Art District</i>, (2000) Marg Publications, Max Mueller Bhavan Bombay, Urban Design Research Institute. SIR BANNISTER FLETCHER <i>A History of Architecture</i>, CBS publication and distributors.</p>







V8 Maharashtra State Police Headquarters (Sailor's Home)		095		
	Common Ref No: 095	 <p>Location Plan</p>		
	Card No: 137			
	Ward (Part): A (Part III)			
	CS No: 36 (Colaba division)			
	Plot Area: 10503.420 sq m.			
	B U Area: -			
	Date: 30/12/05			
	Recorded by: Arun Wadhwa			
	Reviewed by: UDRI			
	Int: Prachi Merchant, Sonal Modak, Arun Wadhwa Internal photography permission denied			
	Ext: Prachi Merchant, Sonal Modak, Arun Wadhwa			
	Photo Ref: 095_Maharashtra State Police Headquarters.			
	Reviewed in 2013			
1.0	Denomination			
1.1	Name of Premises	Maharashtra State Police Headquarters		
1.2	Earlier Name	Royal Alfred Sailor's Home		
1.3	Built in:	Commenced: Feb 1872 Completed: Feb 1876	Extension Date:	1928 - Bombay Legislative Council 1980 - Maharashtra State Police Headquarters
2.0	Access			
2.1	Main	Shahid Bhagat Singh Marg – vehicular and pedestrian.		
2.2	Subsidiary	Chhatrapati Shivaji Marg (exit from the plot)- vehicular and pedestrian.		
3.0	Ownership pattern			
3.1	Present	Owner - State Government		
3.2	Past	Owner - State Government		
3.3	Status	Owner		
4.0	Use			
4.1	Present	Government Services		
4.2	Past	Government Services		
4.3	Usage	Daily		
5.0	Significance & value Classification			
5.1	Townscape (Manmade)	Prominent corner building located at the Shyamaprasad Mukherjee chowk at the junction of Shahid Bhagat Singh road and Chhatrapati Shivaji Marg. The building is located on a plot with huge front and side setbacks and is accessed from the west side from Shahid Bhagat Singh Marg and an exit can be found on the south side to Chhatrapati Shivaji Marg. The building is juxtaposed with other important buildings of different styles and period, like Majestic Hostel, Indian Mercantile Mansion, Regal cinema, Prince of Wales museum and Cowasji Jehangir Hall (NGMA) around the circle.		
5.2	Architectural Description	Planning		

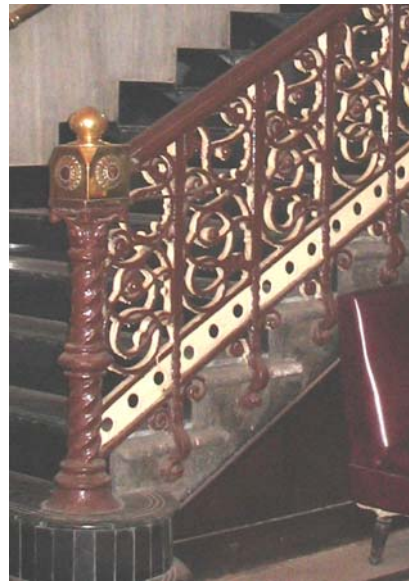
V8 Maharashtra State Police Headquarters (Sailor's Home)			095	
		<p>Main building is rectangular in shape with its longer side facing west. The building is planned with a central projecting entrance lobby leading to the main staircase connecting both the side wings.</p> <p>The building has a central projecting wing, and side twin towers with conical roof, standing taller than the rest of the wings, with lower terrace spaces in between.</p> <p>The office rooms (initially planned as Sailors rooms) are planned in the east side, connected with passages and verandahs on the west side and projecting balconies on the east side.</p> <p>Features</p> <p>The rough stone dressed grey clad stone building has a central projecting wing with an extended porch accessed through side pointed and front three semicircular arched openings with alternate buff and grey voussoir pieces. The springing point of the arches is adorned with animal motifs and round motif with Sailors Home symbol engraved below. The arches are supported on corner double columns and flying buttress. The columns have projecting capital bands and wide base. The porch has a terrace above with stone balustrade and corner finials with gargoyles below. The entrance porch displays a marble bas-relief of Baroda's Khanderao Gaekwad Sayaji Rao II.</p> <p>The central wing ends into a pediment decorated with stone crocketing, finial and bands of floral motif below. The tympanum is highly decorative with the figures of Neptune surrounded by nymphs and sea horses. To the left and right, two griffins bear shields that display coats of arms.</p> <p>The ground floor openings have pointed double arched openings with alternate buff and grey voussoir pieces supported on square columns with bands at the column capital level.</p> <p>The first floor has double pointed arched openings, supported on short columns with decorative capitals and round floral motifs above with stone-carved balustrade below. Cornice bands define the floor levels.</p> <p>The second floor and the third floor of the central wing have a row of four arched openings and round windows above with alternate buff and red stone voussoirs and double side short columns with decorative capitals.</p> <p>The middle wings have terrace spaces with quatrefoil stone balustrade.</p> <p>The side towers have ground floor double arches with smaller arches within the bigger.</p> <p>The tower has receding floors supported in the corners with flying buttress, corner stone scroll motif with topmost level with round arched openings above with cast iron jali, depicting sailing and other names inscribed within. The tower roof flares outward and is supported on timber brackets to create deep shade to the stonework below. Bands define the floor levels.</p> <p>Internally the openings are arched and are supported on columns with decorative capitals with floral motifs, intricately carved cast iron ventilator <i>jalis</i>, symbols and monograms of sailor anchors, name engraved at places.</p> <p>Style</p> <p>Gothic style</p>		
5.3	Intrinsic	<p>The bands, mouldings and carved corners in buff-coloured Porbunder stone with the caps and finer carvings in Hemnagar stone, were crafted by students of the JJ School of Art under the supervision of Professor John Lockwood Kipling (father of the famous writer, Rudyard Kipling).</p> <p>The funds for this building were donated by Maharaja Khanderao Gaekwad of Baroda.</p>		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), E, F, I(sce)	Recommended grade	I

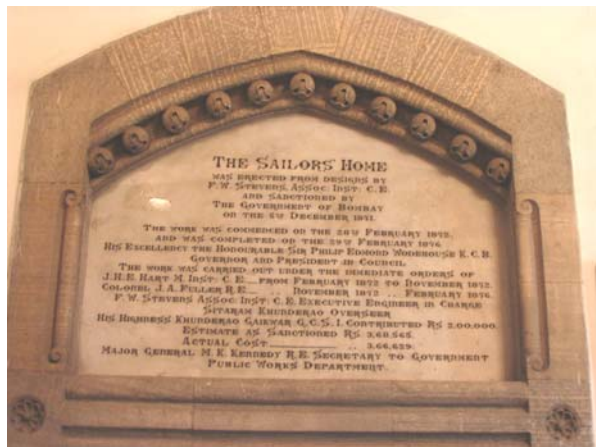
V8 Maharashtra State Police Headquarters (Sailor's Home)		095
6.0		Topography
6.1	Floors	Central wing G+4, other wings G+3
7.0		Construction
7.1	Plinth	Normal height - grey stone clad plinth with buff stone bands.
7.2	Walls	Load bearing stone rubble masonry walls.
7.3	Floor	Stone slabs over wooden members in the verandah and internal areas.
7.4	Stairs	Main central stair has a grand open well constructed with wooden treads and risers enclosed by intricate cast iron railing. Narrow and steep winding wooden stairs in both the wings.
7.5	Openings	Verandah and passage arched openings: Semicircular, pointed, round arches with intricate <i>jali</i> work in the ventilators. Arched doors and windows with double shutters of wooden paneled and louvered door with cast iron <i>jali</i> work and floral motifs at places.
7.6	Roofing	The central portion has higher hip sloping Mangalore tile roof with overhangs over the central block. The twin towers on sides have high pyramidal sloping roof with overhangs supported on brackets. Asymmetrical sloping roof over extended wing. Several small pyramidal roofs.
7.7	Articulation	Arches, buttress, gargoyles, bands, pediments, polychromatic stone features.
7.8	Finishes	The walls are finished with rough dressed grey stone externally with red and buff stone features. Internally walls are finished with plaster and paint. Floor is finished natural stone.
7.9	Interiors (Movable & Immovable)	Movable Heavy wooden furniture of table and chairs. Immovable Marble plaque in the entrance lobby explaining the history of the building.
7.10	Compound/ Fence/ Gate	High brick compound wall with fence and planters above. Two main cast iron gates for entry and exit with gate posts.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Front landscaped islands with trees, lawn and shrubs. Security sheds at both the entrances.
8.0		Services & Utilities
8.1	Lighting	Adequate light through verandah and passage spaces, supplemented by artificial lighting.
8.2	Ventilation	Adequate ventilation through verandah and passage spaces, supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers are installed at regular intervals
8.7	Other (HVAC/BMS/Security Systems)	Main rooms have window AC's installed.
		Manual security.
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good


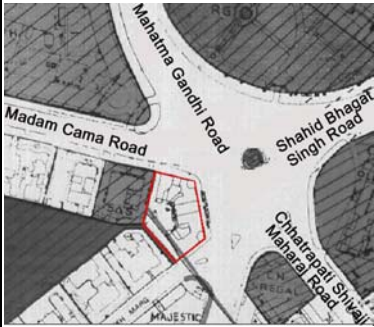
V8 Maharashtra State Police Headquarters (Sailor's Home)			095
9.3	Floor	Good	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good	
9.8	Services	Good	
9.9	Out Buildings	Good	
9.10	Overall Conditions	Good	Maintenance level Good
10.0		Transformation	
	Form	-	
	Structure	Extensions have been made in various buildings. I-sections have been installed to strengthen the floor.	
	Articulation & Finishes	Openings have been blocked, shutters have been changed. Outbuildings have been insensitively added. <i>Chajjas</i> have been replaced with asbestos sheet. Façade features have been painted insensitively in the porch area.	
11.0		DP Remarks/ Perceived Threats	
		Plot has been demarcated for Government Office in DP	
12.0		Additional Notes/ References/ Documents available	
		<p>Additional Notes: Police Commissioner's Office (Formerly Royal Alfred Sailors' Home and Old Council Hall) This is the oldest and perhaps historically the most important building constructed in the city after the demolition of the Fort walls in the 1860s. The sprawling Royal Alfred Sailor's Home, which in later years functioned as the Council Hall, is now the Maharashtra State Police headquarters. It was built on the site of Mendham's Point, the oldest English cemetery in the city – Mendham being the first Englishman to be buried here. The main building, designed in the Gothic style by the renowned architect, Frederick William Stevens, is 270 feet long and 58 feet wide and was completed in 1876. Important features include the sculpture of Neptune in bas-relief in the pediment at the top and the ingenious use of different coloured natural stones in the building, which is faced with blue basalt. The bands, mouldings and carved corners in buff-coloured Porebunder stone with the caps and finer carvings in Hemnagar stone, were crafted by students of the JJ School of Art under the supervision of Professor John Lockwood Kipling (father of the famous writer, Rudyard Kipling). The arches are of Hemnagar stone mixed with Kurla and basalt. The aesthetic combination of the various local stones gives the building a striking appearance. The renowned British writer, Joseph Conrad, once stayed in the 1880s in the Sailors' Home and his visit and experiences here inspired the story of the sailing ship, <i>The Nigger of the Narcissus</i>, which he finished writing in 1897. In 1928, the Bombay Government took over the building for use by the Bombay Legislative Council. A new Council Hall was built behind the Sailor's Home and connected by a corridor to the main building. Designed by the Consulting Architect to the Government, J Mercer, the walls of the Council Hall were built of stone with a yellow basalt facing. A unique feature incorporated in the building was the flooring of the main Chamber in rubber asbestos. The Council Hall was probably the first building in Bombay – and perhaps in the country to be equipped with an air-</p>	

V8 Maharashtra State Police Headquarters (Sailor's Home)		095
		<p>conditioning plant. In the 1980s, the buildings were taken over by the Maharashtra Police Headquarters.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within, Bombay</i> : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) <i>The Fort Precinct in Bombay – Conserving an Image Centre</i>, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd.</p>






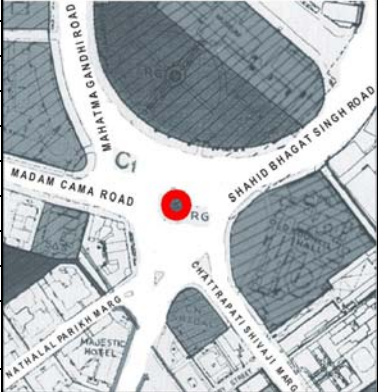


V9 Indian Mercantile Mansion (Waterloo Mansion)		151	
	Common Ref No: 151		 <p>Location Plan</p>
	Card No: 209		
	Ward (Part): A (Part III)		
	CS No: Indeterminable		
	Plot Area: Indeterminable		
	B U Area: -		
	Date: 18/01/2005		
	Recorded by: Sonal Modak		
	Reviewed by: UDRI		
	Int: Sonal Modak, Arun Wadhwa Internal photography permission denied		
	Ext: Sonal Modak, Arun Wadhwa		
	Photo Ref: 151_ Indian Mercantile Mansion.		
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Indian Mercantile Mansion	
1.2	Earlier Name	Waterloo Mansions	
1.3	Built in:	1900's	Extension Date: Addition of New wing.
2.0		Access	
2.1	Main	Nathalal Parekh Road – pedestrian, Shyamaprasad Mukherjee Chowk – pedestrian	
2.2	Subsidiary	Madam Cama Road – pedestrian	
3.0		Ownership pattern	
3.1	Present	Life Insurance Corporation	
3.2	Past	Indeterminable	
3.3	Status	Owner and tenant	
4.0		Use	
4.1	Present	Residential and Commercial – Offices, Clinic, Restaurant, Store	
4.2	Past	Residential, Commercial	
4.3	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	<p>Prominent corner building located at the Shyamaprasad Mukherjee Chowk at the junction of Madam Cama Road and Nathlلال Parekh Road.</p> <p>There are two main entrances to building, each from the south and east side. The shops are accessed from all three sides of the road. The building form is a response to the corner site context with two towers emphasizing the road junctions.</p> <p>The building is juxtaposed with other important buildings of different styles and periods, like State Police Headquarters, Majestic MLA Hostel, Regal Cinema, the Museum and NGMA.</p>	
5.2	Architectural Description	<p>Planning</p> <p>The complex comprises of two rectangular buildings connected at first floor level facing Shyamaprasad Mukherjee Chowk with separate entrances from three sides.</p>	

V9 Indian Mercantile Mansion (Waterloo Mansion)		151	
		<p>The two buildings are connected in the center with a single storied arched bay. The corner projecting tower bays of the two buildings are higher than the rest of the building. The central portion of the building has corridor spaces lined with a series of arched openings, interspersed with projecting bays.</p> <p>Ground floor houses restaurant and shops. First floor houses offices. Upper floors have residential flats</p> <p>Features</p> <p>The front façade has drop and shoulder arches at first floor level, series of lancet arches at the second and topmost floor level. Tudor like arches at the third floor level.</p> <p>The towers have corbel tables while the inner bay end of the buildings has a pediment rising higher than quatrefoil stone parapet. The inner bays ending in a pediment, have coupled lancet arch within the equilateral arch and blind rose window.</p> <p>Projecting balconies with decorative corbels and stone balustrade. Cast iron columns with decorative capitals support RCC beams.</p> <p>Style</p> <p>The building displays characteristics of the Neo-Gothic style.</p>	
5.3	Intrinsic	-	
5.4	Value Classification	A (arc), B (per), B(des), E, F, I(sce).	Recommended grade II A
6.0		Topography	
6.1	Floors	G+4	
7.0		Construction	
7.1	Plinth	Medium height plinth in grey and buff basalt stone with a sloping plinth protection band	
7.2	Walls	Thick load bearing composite walls.	
7.3	Floor	RCC flat slab and beam structure supported on cast iron columns. Lobby areas and corridors have jack arch flooring with steel sections.	
7.4	Stairs	Three staircases accessing three different buildings. Two open well timber staircases in main buildings with decorative cast iron railing and wooden handrail. One RCC staircase in the new wing.	
7.5	Openings	Arches with fixed glazed ventilators and glazed paneled double shutters	
7.6	Roofing	RCC terrace	
7.7	Articulation	Circular columns with decorative capitals, balconies with corbelling, bands, arches, stone balustrade..	
7.8	Finishes	Exposed grey stone rough dressed ashlar masonry externally. Walls plastered and painted internally.	
7.9	Interiors (Movable & Immovable)	<p>Movable</p> <p>-</p> <p>Immovable</p> <p>-</p>	
7.10	Compound/ Fence/ Gate	The building abuts the site boundary on the front two sides. Brick compound wall on remaining two sides with MS gates.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Rear side of the plot occupies electric substation and pump house.	

V9 Indian Mercantile Mansion (Waterloo Mansion)		151	
8.0		Services & Utilities	
8.1	Lighting	Adequate natural light through balconies, passages and openings, supplemented by artificial light.	
8.2	Ventilation	Adequate natural ventilation through supplemented by artificial ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM (original cast iron pipes still present)	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split air conditioners.	
9.0		Condition	
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair	
9.4	Stairs	Fair	
9.5	Openings	Fair	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Fair	
9.9	Out Buildings	Fair	
9.10	Overall Conditions	Fair	Maintenance level Fair
10.0		Transformation	
	Form	Addition of a wing on rear side.	
	Structure	-	
	Articulation & Finishes	Hoardings cover the ground floor of the building façade. Alterations and additions have been insensitively done	
11.0		DP Remarks/ Perceived Threats	
		Plot has been demarcated for commercial activities in DP	
12.0		Additional Notes/ References/ Documents available	
		<p>Additional Notes: -</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc.</p>	



F. Wellington Fountain		219	
	Common Ref No: 219		 <p style="text-align: center;">Location Plan</p>
	Card No: 303		
	Ward (Part): A (Part III)		
	CS No: -		
	Plot Area: -		
	B U Area: -		
	Date: 10/02/05		
	Recorded by: Prachi Merchant		
	Reviewed by:		
	Int: NA		
Ext: Prachi Merchant, Arun Wadhwa			
Photo Ref.: 219_Wellington fountain			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Wellington Fountain	
1.2	Earlier Name	Wellington Fountain	
1.3	Built in:	1865	Extension Date: -
2.0		Access	
2.1	Main	Shyamaprasad P. Mukherjee Chowk (Junction of Chatrapati Shivaji Marg, Shahid Bhagat Singh Marg, Madam Cama Road, Nathalal Parekh Road)	
2.2	Subsidiary	-	
3.0		Ownership pattern	
3.1	Present	Municipal Corporation of Greater Mumbai	
3.2	Past	Municipal Corporation of Greater Mumbai	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Fountain	
4.2	Past	Fountain	
4.3	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	The Fountain is located in an important urban node at Shyamaprasad Mukherjee Chowk bound by an array of buildings of varied architectural styles and periods, with Mercantile building, Majestic Hostel, Maharashtra Headquarters, Prince Of Wales Museum, Metro Cinema and Cowasji Jehangir Hall.	
5.2	Architectural Description	<p>Planning & Features</p> <p>Octagonal water basin with stone parapet wall, housing water supply and drainage system.</p> <p>The fountain is placed at the center of this basin.</p> <p>The base is octagonal capped with two tiers of shallow troughs spouting water. On the base is a wide trough with geometric patterns inscribed on it.</p> <p>The cylindrical final level of the fountain has floral pattern.</p> <p>Bas-reliefs at the bottom level, depicting Dukes victories in war.</p>	

F. Wellington Fountain		219		
		The levels are demarcated by bands, floral friezes and inscriptions in geometric pattern. Style -		
5.3	Intrinsic	The fountain was erected in commemoration of the arrival of Duke of Wellington.		
5.4	Value Classification	A(his), B(per), B(des), B(uu), E, I(sce)	Recommended grade	I
6.0		Topography		
6.1	Floors	-		
7.0		Construction		
7.1	Plinth	-		
7.2	Walls	-		
7.3	Floor	-		
7.4	Stairs	-		
7.5	Openings	-		
7.6	Roofing	-		
7.7	Articulation	Bands, Bas-reliefs, floral pattern inscription.		
7.8	Finishes	All parts of the fountain have been painted.		
7.9	Interiors (Movable & Immovable)	Movable - Immovable -		
7.10	Compound/ Fence/ Gate	Two successive rows of MS railing around the fountain.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Concrete guard post located at the Pay and Park area to the south of the Fountain. Area around the fountain is paved. Lawn, shrubs are planned in the island. Lamp posts are installed at intervals.		
8.0		Services & Utilities		
8.1	Lighting	-		
8.2	Ventilation	-		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	-		
8.7	Other (HVAC/BMS/Security Systems)	-		
9.0		Condition		
9.1	Plinth	All the parts of the fountain are insensitively finished with oil paint. There are numerous layers of oil paint of different colors, resulting in clogging of pores. Growth of plants and algae is visible at many sections.		
9.2	Walls	-		
9.3	Floor	-		
9.4	Stairs	-		

F. Wellington Fountain		219	
9.5	Openings	-	
9.6	Roofing	-	
9.7	Articulation & Finishes	Multiple layers of paint are applied on the fountain. The original material and finish cannot be identified.	
9.8	Services	-	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level Low
10.0 Transformation			
	Form	-	
	Structure	Fencing around the fountain, surrounding area is occupied by parking lot. Signage board obstructs the vision of the fountain from the Gateway of India end.	
	Articulation & Finishes	All the features are insensitively painted. The original material and finish cannot be identified.	
11.0 DP Remarks/ Perceived Threats			
		It has been demarcated for transport and area demarcated as Open Spaces.	
12.0 Additional Notes/ References/ Documents available			
		<p>Additional Notes: The fountain was erected by public subscription around 1865 to commemorate the visits of the Duke of Wellington to Bombay in 1801 and 1804. There are eight bas-reliefs on the pedestal, illustrating the Duke's many victories in battle. Sadly, this fountain, which was one of the earliest to be installed in Bombay, has been painted like other fountains in the city – a 'beautifying' effort that actually damages porous stone with the permeation of synthetic paint through its natural crevices. The parking around the fountain and the double layer of enclosing fencing have also significantly altered the pivotal quality that such monuments exert on traffic intersections.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. ABHA NARAIN LAMBAH <i>Through the Looking Glass – The Grade I Heritage of Mumbai</i>, Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House.</p>	

F. Wellington Fountain

219

(a)




(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A1		MOONLIGHT	
	Common Ref no: A1		Not Available
	Card No.:		
	Ward : Ward A		
	CS No. 1552		
	Plot Area: 1144.97		
	B U Area : 3686		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A1 MOONLIGHT a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Moonlight	
1.2	Earlier Name	Not applicable	
1.3	Built In : 1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Madam Cama road	
2.2	Subsidiary	Maharshi Karve road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Nargis Abdul Rahman Antulay Naveed Abdul Rehaman Antulay	
3.2	Past	Governor of Maharashtra, the secretary of state for India in council, Phirozshaw Cooverji Mistry & his wife Bai Cooverbai, Manek Phirozshaw Mistry & Pesi Phirozshaw Mistry & Shiarox Phirozshaw Mistry & Gulstad Phirozshaw Mistry & Behram Phirozshaw Mistry & Homi Phirozshaw Mistry & Mani Gali Shroff & Rati Jamshed Engineer & Mrs.Tarabai Madhavrao Ghatate & Krishnarao Madhavrao Ghatate & Narayanrao Madhavrao Ghatate & Shridhar Madhavrao Ghatate	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential (Ground floor apartment in the right wing used by Power Finance Corporation Ltd.)	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads; situated at the junction of Madam Cama road.	
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The Building is curved along the junction of the main and subsidiary road, the balconies facing the subsidiary road are large, and balconies facing the main road are narrower.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A1		MOONLIGHT
		The front gate and most of the grills of the building are still the original Art Deco style grills.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with marble cladding and wooden railing.
7.5	Openings	Regular openings with wooden frames and glazed shutters.
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Curved corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Polished marble staircase
7.9	Interiors (Movable & Immovable)	Entrance Foyer
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good (no structural damage but needs cleaning and polishing)
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A1	MOONLIGHT	
9.8	Services	Good (Drainage pipe needs no replacement)
9.9	Outbuildings	Good
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	Additional apartment on the terrace level
10.2	Structure	No transformation
10.3	Articulation & Finishes	Recently painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A1 MOONLIGHT

(a)



(b)




(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A2		SUNSHINE	
	Common Ref no: A2		Not Available
	Card No.:		
	Ward : Ward A		
	CS No.: 1551		
	Plot Area : 1209.28		
	B U Area : 2877		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A2 SUNSHINE a-e			
1.0			DENOMINATION
1.1	Name of Premises	Sunshine	
1.2	Earlier Name	Not applicable	
1.3	Built In : 1936	Extension Date(if any): Not Applicable	
2.0			ACCESS ROADS
2.1	Main	Maharshi Karve Road	
2.2	Subsidiary	Not applicable	
3.0			OWNERSHIP PATTERN
3.1	Present	The real Sunshine Co-operative Housing Society Ltd.	
3.2	Past	The Governor of Bombay, Phirozshaw Cooverji Mistry & his wife Bai Cooverbai, Manek Phirozshaw Mistry & Pesi Phirozshaw Mistry & Shiarox Phirozshaw Mistry & Gulstad Phirozshaw Mistry & Behram Phirozshaw Mistry & Homi Phirozshaw Mistry & Mani Gali Shroff & Rati Jamshed Engineer & Mrs.Tarabai Madhavrao Ghatate & Krishnarao Madhavrao Ghatate & Narayanrao Madhavrao Ghatate & Shridhar Madhavrao Ghatate	
3.3	Status	Co-operative Housing Society	
4.0			USE
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0			SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: Balconies facing the road are recessed and do not project out, front gate and most of the grills of the building are still the original Art Deco style grills. Horizontal and vertical bands (moldings) seen on the road facing side of the building. The interior mailboxes and the design near the lift are maintained.</p> <p>Balconies are rounded and project out towards the left rear edge of</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A2	SUNSHINE	
		the building.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Vertical and horizontal moldings
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo in the lobby Staircases: Polished wooden staircase
7.9	Interiors(Movable & Immovable)	None
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good (no structural damage but needs cleaning and polishing)
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A2	SUNSHINE	
9.8	Services	Good (Drainage pipe needs no replacement)
9.9	Outbuildings	Good
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	Recently painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A2 SUNSHINE

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A3		IVORINE	
		Common Ref no: A3	
		Card No.:	
		Ward: Ward A	
		CS No. 1550	
		Plot Area : Not Available	
		B U Area: 3591	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A3 IVORINE a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Ivorine	
1.2	Earlier Name	Not applicable	
1.3	Built In:1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Maharshi Karve road	
2.2	Subsidiary	J.D. Daruwala Marg	
3.0		OWNERSHIP PATTERN	
3.1	Present	Not Available	
3.2	Past	Not Available	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads, situated at the junction of J.D. Daruwala road	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The Building rounded along the junction of the road, the balconies facing the subsidiary road are rounded and project out, the balconies facing the main road are recessed and small . The front gate and most of the grills of the building are still the original Art Deco style grills.</p> <p>A service spiral staircase at the rear end of the building. Rectangular chajjas on the front of the building and rounded at the rear end.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 3		IVORINE
		contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building and a temporary service shed
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good (no structural damage but needs cleaning and polishing)
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good (Drainage pipe needs no replacement)
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A3	IVORINE	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	Recently painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A3 | IVORINE

(a)



(b)



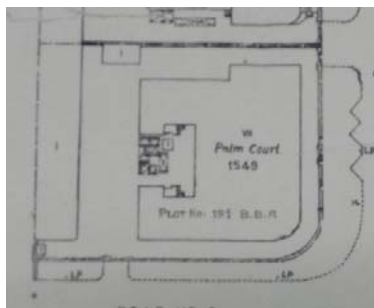
(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A4		PALM COURT			
		Common Ref no: A4			
		Card No.:			
		Ward : Ward A			
		CS No. 1549			
		Plot Area : 1352.85			
		B U Area : 3510			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A4 PALM COURT a-d					
1.0				DENOMINATION	
1.1	Name of Premises			Palm court	
1.2	Earlier Name			Not applicable	
1.3	Built In:1930's			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Maharshi Karve road	
2.2	Subsidiary			J.D. Daruwala Marg	
3.0				OWNERSHIP PATTERN	
3.1	Present			Palm court Buildings Limited	
3.2	Past	The Governor of Bombay			
3.3	Status	Tenanted			
4.0		USE			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Regular in residential use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads, situated at the junction of J.D. Daruwala road			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The Building curved along the junction of the road, the balconies facing the subsidiary road are large, and balconies facing the main road are narrower. The structure has a spiral service staircase. The front gate and most of the grills of the building are still the original Art Deco style grills. Shows recessed balconies on the façade facing the road. The building shows recessed windows on the rear façade.</p>			
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A4		PALM COURT
		contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo Staircases: Polished wooden staircase
7.9	Interiors(Movable & Immovable)	Entrance Foyer
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building , Pump room, Meter room, Underground water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good(Needs painting)
9.2	Walls	Good (Shallow cracks, needs painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Fair
9.8	Services	Fair (Drainage pipe needs cleaning and a few of them needs to be changed)
9.9	Outbuildings	Bad(need repairs and painting)
9.10	Overall Condition	Fair

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A4	PALM COURT	
10.0		TRANSFORMATION
10.1	Form	Additional box grills, A.C.P. sheet chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	No transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A4 PALM COURT

(a)



(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A5		OVAL VIEW	
		Common Ref no: A5	
		Card No.:	
		Ward: Ward A	
		CS No. 1548	
		Plot Area : 1365.39	
		B U Area : 3262	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A5 OVAL VIEW a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Oval view	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Maharshi Karve road	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	The Life Insurance Corporation of India	
3.2	Past	The Secretary of State for India in Council, M/s. Mafatlal Gagalbhai & Co Private Ltd.]	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>The Building rounded along the left corner, the balconies facing the main road are large rounded and project out. The balconies on the rear end of the building are projecting out and are smaller. The front gate and most of the grills of the building are still the original Art Deco style grills. The structure has a spiral service staircase.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A5 OVAL VIEW		
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazo Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	None
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grills at equal intervals; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, Pump room, U.G.T., Meter room
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Average (needs cleaning)
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good (Drainage pipe needs no replacement)
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A5	OVAL VIEW	
10.0		TRANSFORMATION
10.1	Form	A.C.P. sheet canopy on the ground floor and roofing on the top floor balcony, box grills, A.C.P. chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	Painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A5 OVAL VIEW

(a)



(b)




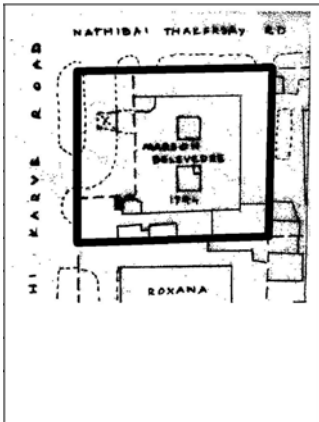
(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A6 BELVEDERE COURT	
	Common Ref no: A6 (Reviewed in 2013)
	Card No.: A-18b
	Ward (Part): Ward A
	CS No. 1547
	Plot Area: 1352.85
	B U Area: 2959.30
	Date: April, 2013
	Record by: Raveena Garg
	Review by: Shraddha B.
	Int: As above Ext: As above
Photo Ref: A6 BELVEDERE COURT a-d	
	
1.0	DENOMINATION
1.1	Name of Premises Belvedere Court
1.2	Earlier Name Not applicable
1.3	Built In 1940 Extension Date(if any): Not applicable
2.0	ACCESS ROADS
2.1	Main Maharshi Karve Road (Queen's Road)
2.2	Subsidiary Nathibai Thakersay Road
3.0	OWNERSHIP PATTERN
3.1	Present The Life Insurance Corporation Of India, M/S.Mafatlal Gagalbhai & Company Private Ltd , The Governor Of BombayMA
3.2	Past The Governor Of Bombay
3.3	Status The Life Insurance Corporation Of India
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Maharshi Karve Road front, which is one of the major North-South arterial roads, situated at the junction of Nathibai Thakersay Road.
5.2	Architectural Description The building subdivided into parts of recessed balconies and projecting balconies at the corners. Front elevation has moldings in the center.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive

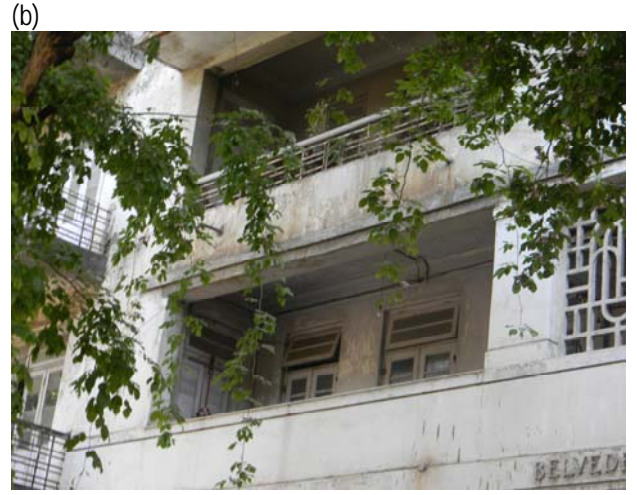
THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A6		BELVEDERE COURT
		image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), B(des), G(grp), E, I(sce)
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Brick masonry plinth
7.2	Walls	Plastered masonry plinth
7.3	Floor	R.C.C. floor slab
7.4	Stairs	R.C.C. open well staircase with wooden cladding
7.5	Openings	Rectangular openings with wooden frames and translucent shutters
7.6	Roofing	Flat roof terrace
7.7	Articulation	Moldings in the center, projecting balconies at corner
7.8	Finishes	Walls: Internally and externally cement plastered and painted Flooring : Marble flooring Staircases: Polished marble staircase with wooden cladding.
7.9	Interiors(Movable & Immovable)	Entrance foyer
7.10	Compound/Fence/Gate	Plastered brick wall. M.S. gates are (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building.
8.0		SERVICES & UTILITIES
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/BMC/Security Systems)	Not provided
9.0		CONDITION
9.1	Plinth	Good (No settlement or cracks observed but needs maintenance)
9.2	Walls	Good (No dampness or cracks observed)
9.3	Floor	Good(Replaced by ceramic tiles)
9.4	Stairs	Good(Needs polishing)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A6 BELVEDERE COURT				
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall Condition	Good	Maintenance level	Good
10.0		TRANSFORMATION		
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP		
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

A6 BELVEDERE COURT



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A7		SHIV SHANTI BHUVAN	
	Common Ref no: A7		
	Card No.:		
	Ward: Ward A		
	CS No. 1546		
	Plot Area : Not Available		
	B U Area: 3546		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref: A7 SHIV SHANTI BHUVAN a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Shiv Shanti Bhuvan	
1.2	Earlier Name	Not applicable	
1.3	Built In : 1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Private (H.T. Parekh Marg)	
2.2	Subsidiary	Maharishi Karve road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Not Available	
3.2	Past	Not Available	
3.3	Status	Co-operative Housing Society	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharishi Karve road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: Rounded corner at the junction of H.T. Parekh Marg, original curved chajjas , round balcony on the first floor of the building at the rounded corner. Typical Art Deco panel made of glass and wood at the landing of the staircase on the surface facing the main road. Typical Art Deco moldings on front and side facades.</p>	
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A7 SHIV SHANTI BHUVAN		
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Vertical and horizontal moldings
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Mosaic tiling in the lobby Staircases: Polished wooden staircase
7.9	Interiors(Movable & Immovable)	None
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill (original)
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, U.G.T.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and sanitation)	MCGM
8.6	Fire Precaution	Gas sprinkler system
8.7	Other (HVAC/BMC/Security Systems)	Video surveillance provided for security purposes.
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good (Drainage pipe needs no replacement)
9.9	Outbuildings	Good(needs regular cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A7	SHIV SHANTI BHUVAN	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	Painting of the building going on
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A7 SHIV SHANTI BHUVAN

(a)



(b)





(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A8		RAJJAB MAHAL	
	Common Ref no: A8 (reviewed in 2013)		
	Card No.: A-34		
	Ward (Part): Ward A		
	CS No.: 1545		
	Plot Area: 1365.39 sq.m.		
	B U Area: 7168.29 sq.m.		
	Date: September, 2005		
	Record by: Gauri J, Ambika K		
	Review by: Neera Adarkar		
	Int: As above Ext: As above		
Photo Ref: A8 RAJJAB MAHAL a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Rajjab Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1930s	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Maharshi Karve Marg (Queen's Road)	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Rajjab Mahal Co-operative Housing Society	
3.2	Past	Governor of Bombay (Lessor)	
3.3	Status	Co-Op Housing Society	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Facing Oval Maidan, this precinct has buildings of same scale and foot prints. Forms part of Fort Precinct.	
5.2	Architectural Description	An Art Deco building having features like curved balconies at the corners, projecting bands at all floor levels and central bay accentuated with symmetrical stepped profile adds to the grandeur. The M.S. railing symmetrically set between the masonry parapets of the balconies and window mullion pattern are typical Art Deco features. The façade bears motifs like grooved floor bands.	
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary life style.	
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), G(grp), I(sce)	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 8		RAJJAB MAHAL		
6.0		TOPOGRAPHY		
6.1	Floors	G + 6		
7.0		CONSTRUCTION		
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Minimal articulation on the façade except for projecting bands on all the floors and rounded balconies at the corners.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors(Movable&Immovable)	Entrance foyer		
7.10	Compound/Fence/Gate	Plastered brick wall		
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Marginal paved side open spaces		
8.0		SERVICES & UTILITIES		
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/BMC/Security Systems)	Window air-conditioning units		
9.0		CONDITION		
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall Condition	Good	Maintenance level	Good
10.0		TRANSFORMATION		
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 8		RAJJAB MAHAL
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995

A8 RAJJAB MAHAL

(a)



(b)



(d)



(c)





(f)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A9		EMPRESS COURT	
	Common Ref no: A9 (reviewed in 2013)		
	Card No.: A-33		
	Ward (Part): Ward A		
	CS No.: 1544		
	Plot Area: 1644.65 sq.m.		
	B U Area: 8634.41 sq.m.		
	Date: September, 2005		
	Record by: Gauri J, Ambika K		
	Review by: Neera Adarkar		
	Int: As above Ext: As above		
Photo Ref: A9 EMPRESS COURT a-d			
1.0		DENOMINATION	
1.1	Name of Premises	Empress Court	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1930s	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Maharshi Karve Marg (Queen's Road)	
2.2	Subsidiary	Dinsha Wacha Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Mr. Hector H. Mehta and Others	
3.2	Past	Governor of Bombay (Lessor) Ramesh Dhirajlal Mehta, Firedoon Ardeshir Mehta. Trustees under a Deed of trust Hector Hoshang Mehta dated 1964	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Responds to the junction of north south Maharshi Karve road and east west Dinshaw Watchha Road. Facing Oval Maidan this precinct has buildings of same scale and foot prints. Part of Fort Precinct.	
5.2	Architectural Description	Typical corner building in Art Deco style having a splayed staircase bay accentuated with a pavilion type room on the terrace and with curved balconies as if emerging out of the corner splayed façade. The projecting bands especially at all the top floors highlight the otherwise plain character. The façade also bears typical Art Deco motifs like grooved floor bands.	
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power,	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 9		EMPRESS COURT		
		so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary life style of the elite class.		
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), G(grp), I(sce)		
6.0		TOPOGRAPHY		
6.1	Floors	G + 6		
7.0		CONSTRUCTION		
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Minimal articulation on the façade except for projecting bands on all the floors and rounded balconies at the corners.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors(Movable & Immovable)	Entrance foyer		
7.10	Compound/Fence/Gate	Plastered brick wall		
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Marginal paved side open spaces		
8.0		SERVICES & UTILITIES		
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/BMC/Security Systems)	Window air-conditioning units		
9.0		CONDITION		
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members in good condition)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall Condition	Good	Maintenance level	Good
10.0		TRANSFORMATION		
10.1	Form	No transformation		
10.2	Structure	No transformation		

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A9	EMPRESS COURT	
10.3	Articulation & Finishes	No transformation
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A9 EMPRESS COURT

(a)



(b)




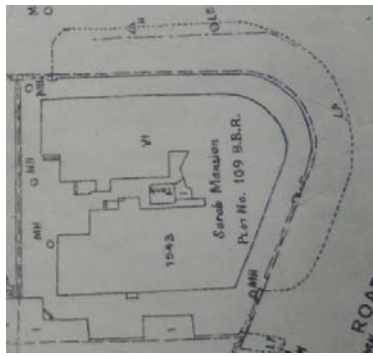
(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A10		RAJESH MANSION	
	Common Ref no: A10		
	Card No.:		
	Ward: Ward A		
	CS No. 1543		
	Plot Area : 1202.34		
	B U Area : 3890		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A10 RAJESH MANSION a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Rajesh Mansion	
1.2	Earlier Name	Sorab Mansion	
1.3	Built In 1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Dinshaw Vatcha road	
2.2	Subsidiary	Maharshi Karve road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Oval Co-operative Housing Society Ltd	
3.2	Past	The Governor of Bombay, Bai Aimai Sorabji Shavkasha, The Central Bank Executor & Trustee Company Ltd., Shavak Sorabji Shavaksha & Pirosha Sorabji Shavaksha & Hormusji (Homi) Sorabji Shavaksha, Nergish Homi Banaji, the Jam Shri Ranjitsinhji Spinning and Weaving Mills Company Limited.	
3.3	Status	Co-operative Housing Society	
4.0		USE	
4.1	Present	Mixed use(entire ground floor has IDBI bank)	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads, situated at the junction of Madam Cama road.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building shows large rectangular balconies on the façade facing the Maharishi Karve road, Recessed windows on the other facades. The building has a rounded corner at the junction of Dinshaw Watcha road. Show the original grills on the compound wall and windows. Original wooden chajjas still retained on all windows.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A10		RAJESH MANSION
		Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well marble staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Polished marble flooring in the lobby Staircases: Polished marble staircase
7.9	Interiors(Movable & Immovable)	Entrance Foyer
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A10	RAJESH MANSION	
10.0		TRANSFORMATION
10.1	Form	Additional office on the terrace level
10.2	Structure	No transformation
10.3	Articulation & Finishes	Building is getting painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A10 RAJESH MANSION

(a)



(b)




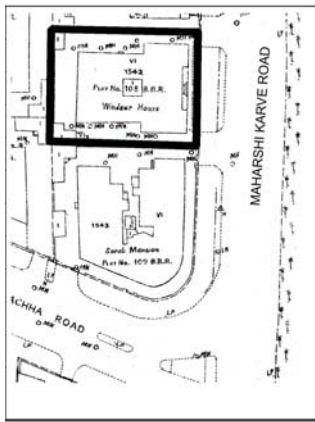
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A11 WINDSOR HOUSE	
	Common Ref no: A11 (Reviewed in 2013)
	Card No.: A-35
	Ward (Part) : A
	CS No.: 1542
	Plot Area: 988.29 sq.m.
	B U Area: 3913.62 sq.m.
	Date: September, 2005
	Record by: Gauri J, Ambika K
	Review by: Neera Adarkar
	Int: As above Ext: As above
Photo Ref: A11 WINDSOR HOUSE a-c	
	
1.0	DENOMINATION
1.1	Name of Premises Windsor House
1.2	Earlier Name Not applicable
1.3	Built In: 1930s Extension Date(if any): Not applicable
2.0	ACCESS ROADS
2.1	Main Maharshi Karve Marg (Queen's Road)
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Windsor House Co-operative Housing Society
3.2	Past The Governor of Maharashtra (lessor)
3.3	Status Co-operative Society
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Facing Oval Maidan, this precinct has buildings of same scale and foot prints. Forms part of Fort Precinct.
5.2	Architectural Description Belongs to the typology of Art deco building with plain facades highlighted only by a series of balconies, curved on the corners of the building, and with projecting bands/chajjas at all floor levels.
5.3	Intrinsic The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification Existing Grade: NA Recommended Grade: III A(arc), G(grp), I(sce)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A11		WINDSOR HOUSE		
6.0		TOPOGRAPHY		
6.1	Floors	G + 5		
7.0		CONSTRUCTION		
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	Brick masonry walls		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Open well wooden staircase with decorative wooden balustrade		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Minimal articulation on the façade except for projecting bands on all the floors and rounded balconies at the corners.		
7.8	Finishes	Internally and externally cement plastered and painted		
7.9	Interiors(Movable&Immovable)	Entrance foyer		
7.10	Compound/Fence/Gate	Plastered brick wall		
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Marginal paved side open spaces		
8.0		SERVICES & UTILITIES		
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 sanitatition)	MCGM		
8.6	Fire Precaution	Not provided		
8.7	Other (HVAC/BMC/Security Systems)	Window air-conditioning units		
9.0		CONDITION		
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good (Wooden members need maintenance)		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall Condition	Good	Maintenance level	Good
10.0		TRANSFORMATION		
10.1	Form	No transformation		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A11	WINDSOR HOUSE	
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995

A11 WINDSOR HOUSE

(a)



(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A12		QUEEN'S COURT			
		Common Ref no: A12			
		Card No.:			
		Ward : Ward A			
		CS No. 1541			
		Plot Area : 1007.52			
		B U Area : 3444			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A12 QUEEN'S COURT a-d					
1.0				DENOMINATION	
1.1	Name of Premises			Queen;s Court	
1.2	Earlier Name			Not applicable	
1.3	Built In 1930's			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Maharishi Karve road	
2.2	Subsidiary			Not applicable	
3.0				OWNERSHIP PATTERN	
3.1	Present			The Life Insurance Corporation of India	
3.2	Past	The Governor of Bombay. M/s. Mafatlal Gagalbhai & Co.private Ltd.			
3.3	Status	Tenanted			
4.0		USE			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Regular in residential use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads.			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building shows curved balconies on the façade facing the road, the windows are recessed. The original grills and gates are still maintained. Rectangular balconies projecting out on the sides and back. Shows an interior service staircase at the back of the building.</p>			
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A12 QUEEN'S COURT		
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Average (Needs cleaning and repairs)
9.9	Outbuildings	Average(Shows cracks needs repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A12		QUEEN'S COURT
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. canopies and chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformations
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A12 QUEEN'S COURT

(a)



(b)




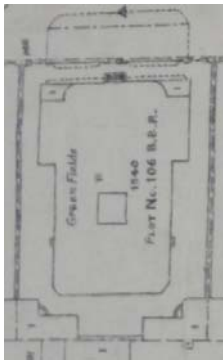
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(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A13 GREEN FIELDS	
	Common Ref no: A13
	Card No.:
	Ward : Ward A
	CS No. 1540
	Plot Area: 1015.05
	B U Area: 3514
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A13 GREEN FIELDS a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Green fields
1.2	Earlier Name Not applicable
1.3	Built In 1939(approx) Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Maharshi Karve road
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Urmila Wife of Manoranjan Nandlal Amersey
3.2	Past The Governor of Maharashtra , Haridas Madhavdas, Manmohandas Madhavdas Amaersey, Manoranjan Nandlal Amersey, Purshottam Nandlal Amersey,
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed use
4.2	Past Mixed use
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Maharshi Karve road front, which is one of the major North-South arterial roads.
5.2	Architectural Description A large building in the modest Art Deco style adequate light and ventilation. Stylistic Classification: The building shows curved balconies and recessed windows on the façade facing the main road. The original Art Deco window grills are still retained; The M.S. grill on the compound walls is retained as well. In the interiors the building shows stone cladding in the main lobby, Original letterboxes and gates are retained as well.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A13 GREEN FIELDS		
		symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with yellow granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement Terrazzo Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Average (Needs cleaning)
9.9	Outbuildings	Average(Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 13 GREEN FIELDS		
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. canopy and chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A13 GREEN FIELDS

(a)



(b)




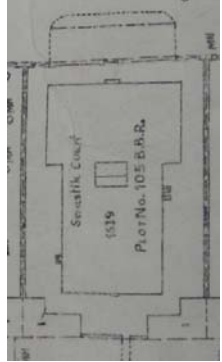
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A14 SWASTIK COURT	
	Common Ref no: A14
	Card No.:
	Ward : Ward A
	CS No. 1539
	Plot Area : 903.01
	B U Area : 2538
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A14 SWASTIK COURT a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Swastik Court
1.2	Earlier Name Not applicable
1.3	Built In 1930's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Maharshi Karve road
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Deval Vinay Saraiya & Manorama J. Saraiya
3.2	Past The Governor of Maharashtra, Varjiwandas Motilal Saraiya & Baikanta Varjiwandas Saraiya & Vinod Varjiwandas Saraiya & Vinay Varjiwandas Saraiya & Jayant Varjiwandas Saraiya & Vinay Varjiwandas Saraiya & Manorama Jayant Saraiya
3.3	Status Tenanted
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Maharshi Karve road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: Curved projecting balconies facing the façade. Carvings on the front façade of the buildings, the old grills on the balconies, compound wall and windows retained, Rectangular balconies on the sides and rear of the building. The front façade shows recessed windows and curved chajjas.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A14 SWASTIK COURT		
		and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo Staircases: Polished wooden staircase
7.9	Interiors(Movable & Immovable)	Entrance foyer
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Average (Needs cleaning)
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A14	SWASTIK COURT	
10.0		TRANSFORMATION
10.1	Form	Additional box grills and A.C.P. chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A14 SWASTIK COURT

(a)



(b)




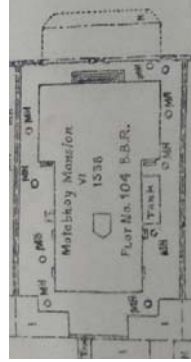
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A15		MOTABHOY MANSION			
		Common Ref no: A15			
		Card No.:			
		Ward: Ward A			
		CS No. 1538			
		Plot Area : 862.88			
		B U Area : 2667			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A15 MOTABHOY MANSION a-e					
1.0				DENOMINATION	
1.1	Name of Premises			Motabhoj Mansion	
1.2	Earlier Name			Not applicable	
1.3	Built In 1930's			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Maharshi Karve road	
2.2	Subsidiary			Not applicable	
3.0				OWNERSHIP PATTERN	
3.1	Present			The Motabhoj Co.Operative Housing Society Limited	
3.2	Past	The Governor Of Bombay. Motabhoj Gulabdas Munim & Virendra Motabhoj Munim & Kantilal Motabhoj Munim & Indrajitmotabhoj Munim , Kantilal Motabhoj Munim & Indrajit Motabhai Munim, Pramila Wd/O Virendra Motabhai Munim & Kulin Verendra Munim			
3.3	Status	Co-Operative Housing Society			
4.0		USE			
4.1	Present	Residential			
4.2	Past	Mixed use			
4.3	Usage	Regular in mixed use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads.			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The front façade shows rectangular balconies, retained wooden chajjas, the old Art Deco style grills are retained in the windows and the interiors as well.</p> <p>The rear and the sides show balconies and recessed windows as well. A void in the centre of the building houses a M.S. spiral staircase used as a service staircase.</p>			
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A15		MOTABHOY MANSION
		the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Ceramic tiles in the lobby Staircases: Wooden polished staircase
7.9	Interiors(Movable & Immovable)	Entrance Foyer and porch steps with marble cladding.
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, and Additional canopy on the left side of the building.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(Paint scraping off in a few places due to moisture)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

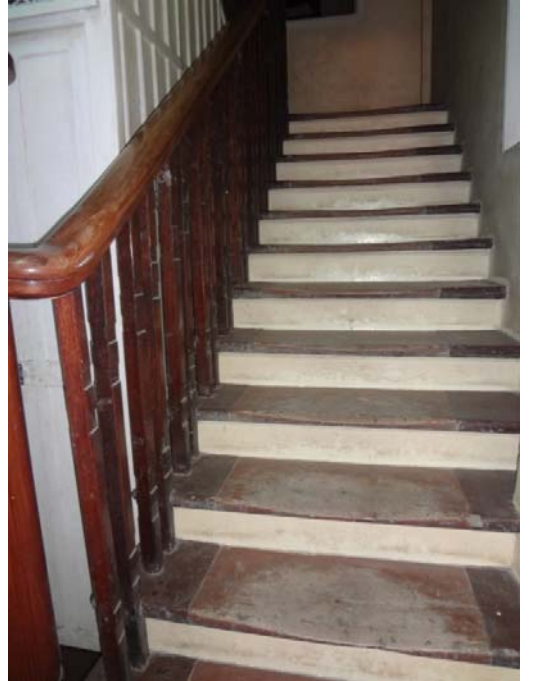
A 15	MOTABHOY MANSION	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , Additional canopy on the left of the building.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A15 MOTABHOY MANSION

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A16 FAIR LAWN		
	Common Ref no: A16	
	Card No.:	
	Ward : Ward A	
	CS No. 1537	
	Plot Area : 908.03	
	B U Area: 2667	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A16 FAIRLAWN a-e		
		
1.0	DENOMINATION	
1.1	Name of Premises	Fair Lawn
1.2	Earlier Name	Not applicable
1.3	Built In 1930's	Extension Date(if any): Not Applicable
2.0	ACCESS ROADS	
2.1	Main	Maharshi Karve road
2.2	Subsidiary	Not applicable
3.0	OWNERSHIP PATTERN	
3.1	Present	Fair Lawn Co-Operative Housing Society Limited
3.2	Past	The Governor Of Bombay, Bai Fatma Sultan Wife Of Mahomed Jaffer Shushtri, Khanun Khadija Sultan Shaushtry,
3.3	Status	Co-operative Housing Society
4.0	USE	
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: Curved projecting balconies on the façade facing the front road. There are vertical bands on the front façade. The structure shows recessed windows on the front façade of the building with no chajjas. The building has rectangular balconies on the sides and curved balconies on the rear side as well. There is a small service staircase opening out at the back of the building.</p>
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A16		FAIR LAWN
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding and a wooden railing
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	Entrance Foyer, porch steps with marble cladding on it.
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 16	FAIR LAWN	
10.0		TRANSFORMATION
10.1	Form	Additional box grills and the balconies on the sides are enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A16 FAIR LAWN

(a)



(b)




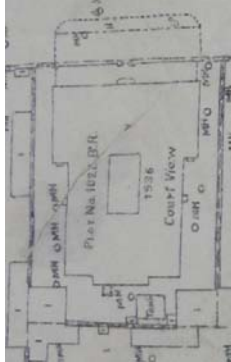
(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A17 COURT VIEW	
	Common Ref no: A17
	Card No.:
	Ward: Ward A
	CS No. 1536
	Plot Area : 1077.76
	B U Area : 3330
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A17 COURT VIEW a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Court View
1.2	Earlier Name Not applicable
1.3	Built In 1930's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Maharshi Karve road
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Court View Co-Operative Housing Society Limited
3.2	Past The Governor of Bombay, Jivatram Kundanmal Ramchandani
3.3	Status Co-operative Housing Society
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Maharshi Karve road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: Rectangular balconies and recessed windows on the front façade of the building, the building shows a beautiful Art Deco style carving on the front façade. Original grills and gates are maintained as they were. The building shows balconies also on the side and rear façade of the building. Rectangular chajjas also become a feature of the building.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A17 COURT VIEW		
		symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase with a wooden railing having a glass motif
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	Entrance Foyer and Porch steps with marble cladding
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(needs cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A17 COURT VIEW		
10.0		TRANSFORMATION
10.1	Form	Balconies are enclosed on almost all facades.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A17 COURT VIEW

(a)



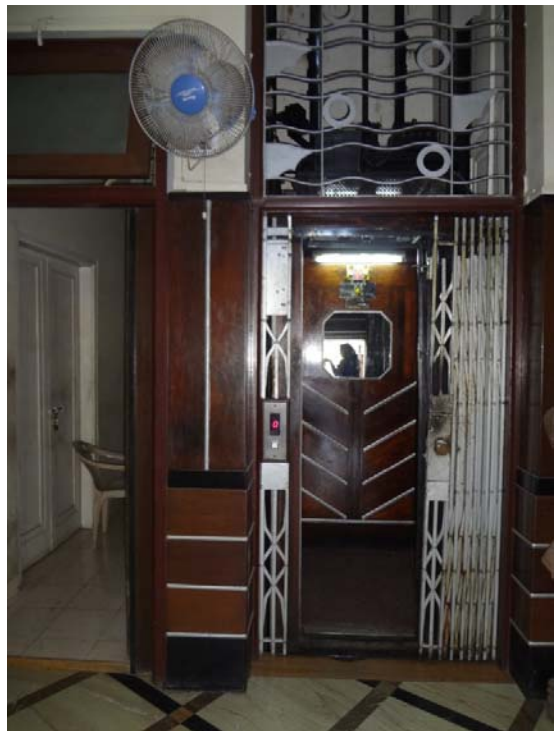
(b)





(c)



(d)



A18		EROS CINEMA	
	Common Ref no: A18 (reviewed in 2013)		
	Card No.: A-70		
	Ward (Part): A		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: January, 2006		
	Record by: Gauri J, Deepti S		
	Review by: Neera Adarkar		
	Int: As above Ext: As above		
Photo Ref: A18 EROS CINEMA a-g			
1.0		DENOMINATION	
1.1	Name of Premises	Eros Cinema	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1938	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Jamshetji Tata Road	
2.2	Subsidiary	Maharshi Karve Marg (Queen's Road)	
3.0		OWNERSHIP PATTERN	
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Under Governor of Bombay	
4.0		USE	
4.1	Present	Entertainment and commercial	
4.2	Past	Entertainment and commercial	
4.3	Usage	Regular public use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	A landmark theatre building situated on the commanding junction of Maharshi Karve Marg, Jamshetji Tata Road and Veer Nariman Road opposite Churchgate Railway Terminal . Forms a part of Fort Precinct.	
5.2	Architectural Description	The V shaped Art Deco structure represents an excellent example of urban response to a prominent public square surrounded by the public amenities like the Oval ground, the Churchgate Railway station and the back bay Art Deco precinct. It incorporates the two wings which unite and round off at the main entrance to the theatre. The corner rising up in stepped circular profile gives the commanding character to the theatre. It is partially faced with Red Agra sandstone and the same shed of red colour is used for the finish of the mouldings and ornamental details while the rest of the structure was painted in light cream. The visual interlocking of these colours creates an illusion of height making the building seem larger.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 18 EROS CINEMA		
5.3	Intrinsic	This building was designed by Sohrabji Bhedwar and its foundations were laid in 1935. The Art Deco movement had reached its pinnacle in February, 1938 with the opening of a grand luxury cinema, the Eros is the only non-residential building to be constructed on the new plots fronting the Oval in the Back Bay Reclamation scheme.
5.4	Value Classification	Existing Grade: NA Recommended Grade: IIA A(arc), B(des), I(sce), C(seh) Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G + 6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry walls
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Three marble staircases with chromium handrails laid to the auditorium and balcony
7.5	Openings	Rectangular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof terrace
7.7	Articulation	The building is partially faced with Red Agra sandstone and the same shed of red colour is used for the finish of the mouldings and ornamental details while the rest of the structure was painted in light cream. The visual interlocking of these colours creates an illusion of height making the building seem larger.
7.8	Finishes	Internally and externally cement plastered and painted except for the few parts on the façade which partially faced Red Agra sandstone.
7.9	Interiors(Movable & Immovable)	The interiors are imposing with a magnificent foyer of gleaming white and jet black marble, relieved with streak of gold. There are murals on the walls painted in soft tones symbolizing India with its tropical vegetation, the dim outline of Taj Mahal and temples of south.
7.10	Compound/Fence/Gate	Not provided
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
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 fighting sprinkler system
8.7	Other (HVAC/BMC/Security Systems)	Central air-conditioning unit
9.0		CONDITION
9.1	Plinth	Good (No settlement or cracks observed)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A18	EROS CINEMA		
9.2	Walls	Good (No dampness or cracks observed)	
9.3	Floor	Good (No sagging observed)	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good (No leakage observed)	
9.7	Articulation & Finishes	Good	
9.8	Services	Good (Drainage pipes need no replacement)	
9.9	Outbuildings	Good	
9.10	Overall Condition	Good	Maintenance level Good
10.0	TRANSFORMATION		
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP REMARKS/PERCEIVED THREATS	Plot demarcated for Social Amenities in (DP	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995	

A18 EROS CINEMA

(a)



(b)



(c)



(d)



(e)




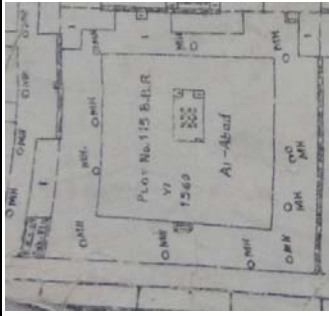
(f)



(g)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A19 CHHEDA SADAN		
	Common Ref no: A19	
	Card No.:	
	Ward: Ward A	
	CS No. 1560	
	Plot Area : 1231.89	
	B U Area : 3895.43	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A19 CHEDA SADAN a-e		
1.0		DENOMINATION
1.1	Name of Premises	Cheda Sadan
1.2	Earlier Name	Al-Abad
1.3	Built In 1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Kum. Jethi.T.Sipahimalani Marg
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	Kalyanji Meghji Chheda
3.2	Past	The Governor of Bombay, Najina Ebrahim, Kapurchand Nemchand Mehta, Zaverchand Nemchand Mehta, Kevalchand Nemchand Mehta, Khimji Meghji Chheda, Morarji Meghji Chheda, Lakhamsi Meghji Chheda
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed use (Satyam collection on the ground floor and a general stores in one of the garages)
4.2	Past	Residential
4.3	Usage	Regular in mixed use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Kum. Jethi.T.Sipahimalani Marg
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: Polygonal corner balconies projecting out, flat rectangular long chajjas on the front façade. Original wooden chajjas are maintained on the sides of the building. Rectangular balconies projecting out on the sides of the building.</p> <p>The rear side of the building shows small windows with few chajjas retained. The original staircase, gates, name plates, etc still retained.</p>
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A19 CHHEDA SADAN		
		style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	Entrance Canopy, porch steps to the building, steps to the shops on the ground floor.
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, and The Satyam collection shop extends in the compound.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A19 CHHEDA SADAN		
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(few shallow exterior cracks)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Tree growing on the compound wall, needs cleaning)
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	Additional box grills, few balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A19 CHHEDA SADAN

(a)



(b)




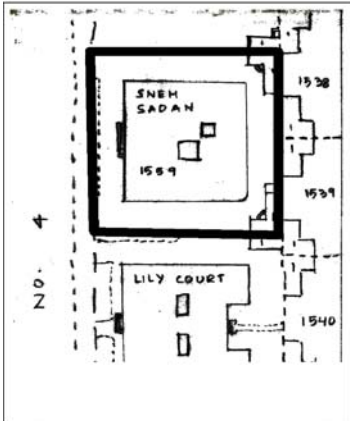
(d)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A20		SNEH SADAN	
	Common Ref no: A20 (reviewed in 2013)		
	Card No.: A-10		
	Ward (Part): A		
	CS No.: 1559		
	Plot Area: 1201.5 sq.m.		
	B U Area: 4757.94 sq.m.		
	Date: April, 2005		
	Record by: Gauri J, Keshav S		
	Review by: Arun Kale		
	Int: As above Ext: As above		
Photo Ref: SNEH SADAN a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Sneha Sadan	
1.2	Earlier Name	Not applicable	
1.3	Built In: Late 1950-59	Extension Date (if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Kum. Jethi.T.Sipahimalani Marg	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Sneha Sadan Churchgate Co-Op Housing Society	
3.2	Past	Governor of Bombay (Lesser)	
3.3	Status	Ownership	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape (Natural/Manmade)	Part of the road front of Kum. Jethi.T.Sipahimalani Marg in the Back Bay Reclamation area.	
5.2	Architectural Description	A modest Art Deco building with no articulation but, except the balconies with a small band of intricate concrete railings. Represents the streetscape. The projecting balconies are curved at all the corners of the building. One of the few simple Art Deco buildings where only couple of balconies is enclosed with aluminium sliding windows that destroy the Art Deco character.	
5.3	Intrinsic	The Back Bay Reclamation was complete in 1929, after which tenanted residential buildings mostly in Art Deco style with a large foot print and G + 5 height were constructed on the organized plots. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 20	SNEH SADAN		
		power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.	
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), B(des), G(grp), E	
6.0		TOPOGRAPHY	
6.1	Floors	G + 5	
7.0		CONSTRUCTION	
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	R.C.C. dog legged staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof with terrace	
7.7	Articulation	No articulation except curved balconies	
7.8	Finishes	Internally and externally cement plastered and painted	
7.9	Interiors(Movable & Immovable)	Entrance foyer	
7.10	Compound/Fence/Gate	Plastered brick walls	
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Marginal side open space	
8.0		SERVICES & UTILITIES	
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/BMC/Security Systems)	Window air-conditioning units at some places	
9.0		CONDITION	
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Good (No dampness or cracks observed)	
9.3	Floor	Good	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good (No leakage observed)	
9.7	Articulation & Finishes	Good	
9.8	Services	Good (Drainage pipes need no replacement)	
9.9	Outbuildings	Good	
9.10	Overall Condition	Good	Maintenance level Good
10.0		TRANSFORMATION	
10.1	Form	Sliding windows added later.	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A20	SNEH SADAN	
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995

(a)



(b)



(c)




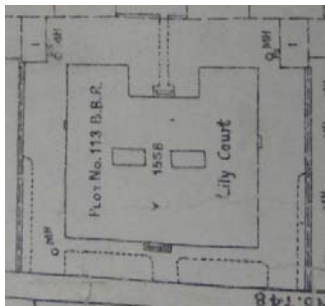
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A21 LILY COURT	
	Common Ref no: A21
	Card No.:
	Ward : Ward A
	CS No. 1558
	Plot Area :1274.25
	B U Area : 2988
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A21 LILY COURTa-f	
1.0	DENOMINATION
1.1	Name of Premises Lily Court
1.2	Earlier Name Not applicable
1.3	Built In :1950's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Kum. Jethi.T.Sipahimalani Marg
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Skyline Estates Pvt.Ltd.
3.2	Past The Governor of Bombay, Varjiwandas Motilal Saraiya, Mrs.Kanta Varjiwandas Motilal, Vinod Varjiwandas Saraya, Mathurdas Narayandas Majithana, New Pustikar [Co.Operative Housing Soc.Ltd.]
3.3	Status Co-operative Housing Society
4.0	USE
4.1	Present Mixed use
4.2	Past Mixed use
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Kum. Jethi.T.Sipahimalani Marg
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building shows no balconies but small windows with long continuous chajja on them on the front façade. Balconies on the side facades. Shows Art Deco style carvings over the entrance gate. Old wooden chajjas retained.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A21 LILY COURT		
		symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo in the lobby. Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, and water tank.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A21 LILY COURT		
10.0		TRANSFORMATION
10.1	Form	Additional box grills, few balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A21 LILY COURT

(a)



(b)



(c)



(e)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A22 FAIRFIELD	
	Common Ref no: A22
	Card No.:
	Ward : Ward A
	CS No. 1557
	Plot Area :1224.92
	B U Area : 3246
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A22 FAIRFIELD a-d	
	
1.0	DENOMINATION
1.1	Name of Premises Fairfield
1.2	Earlier Name Not applicable
1.3	Built In 1950's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Kum. Jethi.T.Sipahimalani Marg
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Fair Field Co.Operative Housing Society Limited
3.2	Past The Governor of Bombay, Bhanji Devji Khimji, Bai Ratanbai Bhanji Devji, Ratanchand Govindram, Daulatram Chatrumal,
3.3	Status Partly Private Partly Tenanted
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Kum. Jethi.T.Sipahimalani Marg road front
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building shows balconies projecting out and rounded on the corners on the front façade. It shows typical Art Deco style articulation at the bottom of the balcony. Long continuous chajja over the smaller windows. Balconies which are round around the corner are also seen on the side façade of the building.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A22 FAIRFIELD		
		contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with marble cladding with wooden railing
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Marble Cladding
7.9	Interiors(Movable & Immovable)	Entrance Canopy, Porch steps.
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, security office(additional), society office
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 22 FAIRFIELD	
10.0	TRANSFORMATION
10.1	Form Additional box grills, few balconies enclosed, Additional security office.
10.2	Structure No transformation
10.3	Articulation & Finishes No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A22 FAIRFIELD

(a)



(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A23 PANKAJ MAHAL	
	Common Ref no: A23
	Card No.:
	Ward: Ward A
	CS No. 1556
	Plot Area : 1175.59
	B U Area : 3115
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A23 PANKAJ MAHAL a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Pankaj Mahal
1.2	Earlier Name Gupta Mahal
1.3	Built In:1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Kum. Jethi.T.Sipahimalani Marg
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Anish Pankaj Gupta & Tarush Pankaj Gupta
3.2	Past The Governor Of Bombay, Ramgopal Kashiram Gupta, Smt.Swaran Kantilal Gupta, Kavita Kamalgupta, Rajan Kamalgupta, Shatulgupta
3.3	Status Co-operative Housing Society
4.0	USE
4.1	Present Mixed
4.2	Past Residential
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Kum. Jethi.T.Sipahimalani road front.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The front façade of the building shows rectangular projecting balconies that curve around the edges. The side façade shows balconies and small windows next to them. The windows show few original chajja. The rear side of the building shows an M.S. spiral staircase which is used for services.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 23 PANKAJ MAHAL		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well R.C.C. staircase with marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble tiles in the lobby Staircases: Marble cladding
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 23	PANKAJ MAHAL	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas , antennas, garage converted to shops
10.2	Structure	No transformation
10.3	Articulation & Finishes	Recently painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A23 PANKAJ MAHAL

(a)



(b)




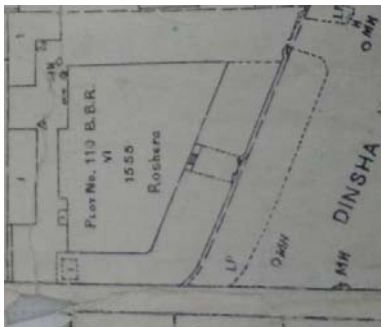
(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A24 ROSHERA		
	Common Ref no: A24	
	Card No.:	
	Ward: Ward A	
	CS No. 1555	
	Plot Area : 976.59	
	B U Area	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A24 ROSHERA MANSION a-f		
1.0	DENOMINATION	
1.1	Name of Premises	Roshera
1.2	Earlier Name	Not applicable
1.3	Built In 1930's	Extension Date(if any): Not Applicable
2.0	ACCESS ROADS	
2.1	Main	Dinshaw Vacha Road
2.2	Subsidiary	Kum. Jethi.T.Sipahimalani Marg
3.0	OWNERSHIP PATTERN	
3.1	Present	The Governor General Of India
3.2	Past	The Governor Of Bombay, Shukla Kumari D/O Ranzorsinghji & W/O Narpatsinghji
3.3	Status	Central Government
4.0	USE	
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front.
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building shows a curved corner along the junction of the main and subsidiary road. The façade facing the main road shows windows with rectangular chajja. The windows along the curved corner are small and show original wooden chajja. The façade facing the subsidiary road shows long rectangular balconies that project out. The rear façade of the building show small windows with o chajja over them. The building shows a M.S. spiral staircase on the façade facing the subsidiary road.</p>
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A24 ROSHERA	
	and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification Under Marine Drive Heritage Precinct
6.0	TOPOGRAPHY
6.1	Floors G+5
7.0	CONSTRUCTION
7.1	Plinth Plastered masonry plinth
7.2	Walls Brick masonry wall
7.3	Floor R.C.C. floor slab
7.4	Stairs Dog legged wooden staircase with a wooden railing
7.5	Openings Regular openings with wooden frames and glazed shutters
7.6	Roofing Flat roof and terrace
7.7	Articulation Curved corner
7.8	Finishes Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)
7.10	Compound/Fence/Gate Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape Parking sheds at the rear side of the building, water tank, pump room
8.0	SERVICES & UTILITIES
8.1	Lighting Natural and artificial, good natural lighting
8.2	Ventilation Natural and artificial, good natural lighting
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/BMC/Security Systems) Not provided (independent air conditioning units in the houses)
9.0	CONDITION
9.1	Plinth Good
9.2	Walls Average (exterior walls need repairs and painting, show vegetation growth)
9.3	Floor Average
9.4	Stairs Average
9.5	Openings Average
9.6	Roofing Good
9.7	Articulation & Finishes Average
9.8	Services Average (Needs cleaning and repairs, compound wall tilted)
9.9	Outbuildings Average(Shows cracks needs repairs)
9.10	Overall Condition Average

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 24	ROSHERA	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. canopies and chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A24 ROSHERA

(a)



(b)



(c)




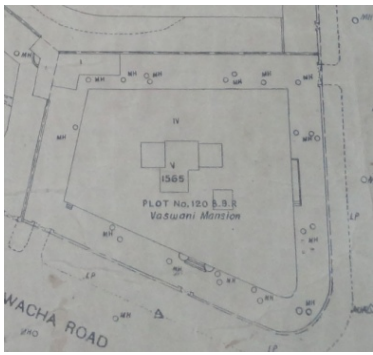
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A25 VASWANI MANSIONS			
	Common Ref no: A25		
	Card No.:		
	Ward: Ward A		
	CS No. 1565		
	Plot Area : 1903.86		
	B U Area : 6363		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A25 VASWANI MANSIONS a-e			
1.0		DENOMINATION	
1.1		Name of Premises	Vaswani Mansions
1.2		Earlier Name	Not applicable
1.3		Built In:1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS	
2.1		Main	Dinshaw Wachha Road
2.2		Subsidiary	Kum. Jethi.T.Sipahimalani Marg
3.0		OWNERSHIP PATTERN	
3.1		Present	Sunita Roopchand Vaswani, Sheela Ramchand Vaswani, Mukesh Ramchand Vaswani, Vijaya Ramchand Vaswani
3.2	Past	The Governor of Bombay, Mahabirprasad Hazarimal, Ramchand K.Vaswani, Rupchand K.Vaswani, Paravati Devi Wd/O K.W.Waswani.	
3.3	Status	Tenanted	
4.0	USE		
4.1	Present	Mixed use	
4.2	Past	Residential	
4.3	Usage	Regular in mixed use	
5.0	SIGNIFICANCE & VALUE CLASSIFICATION		
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha Marg road front, at the junction of Dinshaw Wachha and Kum. Jethi.T.Sipahimalani Marg.	
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building shows a rounded corner at the junction of the main and subsidiary road. The building shows recessed balconies. Rectangular projecting balconies at the side facades of the building. Long continuous chajjas over the balconies and windows.	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A25		VASWANI MANSIONS
		the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with cement terrazzo cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner at the junction of the main and subsidiary road.
7.8	Finishes	Walls: Externally and internally cement plastered, painted Flooring: Marble flooring in the lobby Staircases: Cement terrazzo cladding.
7.9	Interiors(Movable & Immovable)	Entrance Canopy, porch steps to the building. Shop in the garage.
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 25	VASWANI MANSIONS	
10.0		TRANSFORMATION
10.1	Form	Additional box grills, most of the balconies enclosed, additional gate dividing the compound of the building.
10.2	Structure	Few buildings completely enclosed.
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A25 VASWANI MANSIONS

(a)



(b)





(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A26		PREM COURT	
	Common Ref no: A26		
	Card No.:		
	Ward : Ward A		
	CS No. 1564		
	Plot Area 1832.78		
	B U Area: 5152		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A26 PREM COURT a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Prem Court	
1.2	Earlier Name	Not applicable	
1.3	Built In 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Jamshedji Tata road	
2.2	Subsidiary	Dinshaw Watcha Marg	
3.0		OWNERSHIP PATTERN	
3.1	Present	Her Highness Ram Saheba Shree Jaya Kumari of Wadhwan	
3.2	Past	The Governor of Bombay	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Mixed use (Restaurants of the Samrat group on the ground floor of the building)	
4.2	Past	Residential	
4.3	Usage	Regular in mixed use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Dishaw Wachha road front, at the junction of Dinshaw Wachha and Jamshedji Tata road.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building has a rounded corner along the junction of the main and subsidiary road. The building shows bay windows and long continuous chajjas, the chajjas continue in curved manner on the rounded corner. The building shows two spiral staircases made up of M.S.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A26	PREM COURT	
		power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0	TOPOGRAPHY	
6.1	Floors	G+6
7.0	CONSTRUCTION	
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase with a M.S. railing.
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner at the junction of the main and subsidiary road.
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	Entrance Canopy, porch steps to the building, steps to the shops on the ground floor. The outdoor seating and waiting area for Samrat restaurant. HVAC connections in the compound
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, outdoor seating of samrat restaurant.
8.0	SERVICES & UTILITIES	
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A26		PREM COURT
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Very Good
10.0		TRANSFORMATION
10.1	Form	Additional box grills, Added canopy for the seating of samrat restaurant. External staircase for samrat restaurant.
10.2	Structure	No transformation
10.3	Articulation & Finishes	HVAC connections in the compound and additional wires on the wall
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A26 | PREM COURT

(a)



(b)



(c)





(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A27		ORIENTAL HOUSE			
		Common Ref no: A27			
		Card No.:			
		Ward : Ward A			
		CS No. 1562 & 1563			
		Plot Area : 3614.58			
		B U Area : 7652			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A27 ORIENTAL HOUSE a-f					
1.0				DENOMINATION	
1.1	Name of Premises			Oriental House	
1.2	Earlier Name			Not applicable	
1.3	Built In : 1970's			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Dinshaw Wachha Road	
2.2	Subsidiary			Kum. Jethi.T.Sipahimalani Marg	
3.0				OWNERSHIP PATTERN	
3.1	Present				
3.2	Past				
3.3	Status	Semi Government			
4.0		USE			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Regular in commercial use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building shows vertical fins on the front façade, these fins enclose windows in them. The building shows a ramp going to the parking on the second floor. The corner windows outside the fins show small chajja over it. The interior lobby has an old ceiling pattern which is still maintained</p>			
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A27 ORIENTAL HOUSE		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+7 (varied topography, is G and G+1 structure in a few places)
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with marble cladding and aluminium railing
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring Staircases: Marble flooring
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Petrol pump, ramp to the parking
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Average (Needs cleaning and repairs)
9.9	Outbuildings	Average(Needs cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A27		ORIENTAL HOUSE
10.0		TRANSFORMATION
10.1	Form	Additional canopies in the compound. Glazed shutters on the ground floor
10.2	Structure	No transformation
10.3	Articulation & Finishes	No transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls partly under Residential and partly Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A27 ORIENTAL HOUSE

(a)



(b)



(c)




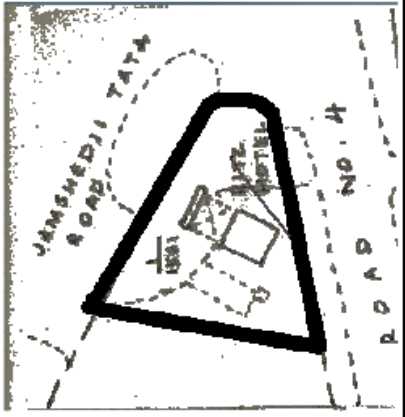
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A28		RITZ HOTEL	
	Common Ref no: A28 (Reviewed in 2013)		
	Card No.: A-7e		
	Ward (Part): A-II		
	CS No.: 1 / 1561		
	Plot Area: 500 sq.m.		
	B U Area: 1980 sq.m.		
	Date: April, 2005		
	Record by: Gauri J, Anup S		
	Review by: Arun Kale		
	Int: As above Ext: As above		
Photo Ref: A28 RITZ HOTEL a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Ritz Hotel	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1930s	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Jamshedji Tata Road	
2.2	Subsidiary	Kum. Jethi.T.Sipahimalani Marg	
3.0		OWNERSHIP PATTERN	
3.1	Present	Governor of Maharashtra (Lessor), Lessee – Esso Standard Eastern Inc.	
3.2	Past	Governor of Maharashtra (Lessor), Lessee – Esso Standard Eastern Inc.	
3.3	Status	Private (Ownership)	
4.0		USE	
4.1	Present	Commercial	
4.2	Past	Commercial	
4.3	Usage	Regular commercial use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Jamshedji Tata Road front at the sharp corner of Road No. 4 with a Petrol station, in Back Bay area.	
5.2	Architectural Description	The buildings on the Jamshedji Tata Road fall in the Back Bay Reclamation area. Earlier strict guidelines were laid down regarding the construction. A clear space of twenty feet all around the building and a space of forty feet between any two buildings was mandatory. This has often resulted in some monotony. This Art deco building has prominent chajjas projecting on each floor on the entire length of the facade highlighted in dark green.	
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A28	RITZ HOTEL		
		expression to represent contemporary aspirations.	
5.4	Value Classification	Existing Grade: NA Recommended Grade: II A A(arc), B(des), G(grp), E	
6.0		TOPOGRAPHY	
6.1	Floors	G + 6	
7.0		CONSTRUCTION	
7.1	Plinth	0.6 meter high plastered masonry plinth	
7.2	Walls	0.15 meter thick brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	R.C.C. marble cladded staircase	
7.5	Openings	Rectangular openings with wooden frames and glazed shutters	
7.6	Roofing	Asbestos sheet roofing	
7.7	Articulation	Horizontal band at every floor and sill level	
7.8	Finishes	Internally and externally cement plastered and painted	
7.9	Interiors(Movable & Immovable)	Access denied	
7.10	Compound/Fence/Gate	Plastered Brick 1.5 meter high compound wall	
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Front open space moderately landscaped corner of the plot occupied by a Petrol station.	
8.0		SERVICES & UTILITIES	
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 fighting system includes Hydrates, Sprinklers	
8.7	Other (HVAC/BMC/Security Systems)	Not provided	
9.0		CONDITION	
9.1	Plinth	Good (No settlement or cracks observed)	
9.2	Walls	Good (No dampness or cracks observed)	
9.3	Floor	Good	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good (No leakage observed)	
9.7	Articulation & Finishes	Fair	
9.8	Services	Good (Drainage pipes need no replacement)	
9.9	Outbuildings	Good	
9.10	Overall Condition	Good	Maintenance level Good
10.0		TRANSFORMATION	
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A28	RITZ HOTEL	
11.0		DP REMARKS/PERCEIVED THREATS
		Plot falls under Commercial Zone in DP
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION
		History: Ritz Hotel and was designed by Gregson, Batley and King. Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995

A28 RITZ HOTEL

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A29 APEEJAY HOUSE		
	Common Ref no: A29	Not Available
	Card No.:	
	Ward : Ward A	
	CS No. 1570	
	Plot Area : 2225.76	
	B U Area : 8440	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
	Photo Ref A29 APEEJAY HOUSE a-e	
1.0		DENOMINATION
1.1	Name of Premises	Apeejay House
1.2	Earlier Name	Not applicable
1.3	Built In 1970's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Dinshaw Wachha road
2.2	Subsidiary	Road no. 3
3.0		OWNERSHIP PATTERN
3.1	Present	M/S.Steelcrete Private Ltd.
3.2	Past	The Governor Of Bombay, Bai Safiabai Mulla Adamji
3.3	Status	Tenanted
4.0		USE
4.1	Present	Commercial
4.2	Past	Commercial
4.3	Usage	Regular in commercial use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building shows no balconies. The front facade is flat with recessed windows. The side facades have diagonal fins and the windows are set in those fins. The ground floor shows marble cladding on the front façade.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A29		APEEJAY HOUSE	
6.0		TOPOGRAPHY	
6.1	Floors	G+7	
7.0		CONSTRUCTION	
7.1	Plinth	Plastered masonry plinth	
7.2	Walls	Brick masonry wall	
7.3	Floor	R.C.C. floor slab	
7.4	Stairs	Access Denied	
7.5	Openings	Regular openings with wooden frames and glazed shutters	
7.6	Roofing	Flat roof and terrace	
7.7	Articulation	Diagonal fins	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Access Denied Staircases: Access Denied	
7.9	Interiors(Movable & Immovable)		
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall and M.S. grill along the side facing the main road.	
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, toilets, planters	
8.0		SERVICES & UTILITIES	
8.1	Lighting	Natural and artificial, good natural lighting	
8.2	Ventilation	Natural and artificial, good natural lighting	
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/BMC/Security Systems)	Not provided	
9.0		CONDITION	
9.1	Plinth	Good	
9.2	Walls	Good	
9.3	Floor	Good	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good	
9.8	Services	Good	
9.9	Outbuildings	Good	
9.10	Overall Condition	Good	
10.0		TRANSFORMATION	
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No major transformation	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A29	APEEJAY HOUSE	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A29 APEEJAY HOUSE

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A30		K.C. COLLEGE	
	Common Ref no: A30	Not Available	
	Card No.:		
	Ward : Ward A		
	CS No. 1569		
	Plot Area : 1958.21		
	B U Area : 6209		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A30 KC COLLEGE a-d			
1.0		DENOMINATION	
1.1	Name of Premises	K.C.College	
1.2	Earlier Name	Not applicable	
1.3	Built In 1960's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Dinshaw Wachha road	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Hotchand Gopaldas Adwani, Lokumal Kishinchand, Kundandas Rewachand, Khushiram Motiram Kundnani	
3.2	Past	The Governor of Bombay, Mrs.Ratan Hasmukhlal Fozdar	
3.3	Status	Under state government	
4.0		USE	
4.1	Present	College	
4.2	Past	College	
4.3	Usage	Under a trust	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: Front façade shows recessed windows and curved column like structures. The windows on the front façade show no chajjas. The side facades have long continuous chajjas.</p>	
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>	
5.4	Value Classification	Under Marine Drive Heritage Precinct	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A30		K.C. COLLEGE
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	L shaped stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Ceramic tiles in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds, water fountain, open air canteen, Canopies, planters, pots, steps on front and sides.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	Additional canopies on both sides of the building, open air canteen in the compound at a higher level, water fountain, canteen on the left side of the building, stone steps on the left side of the building.
10.2	Structure	Open air canteen.
10.3	Articulation & Finishes	No major transformation

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A30	K.C. COLLEGE	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot demarcated for Educational Amenities in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A30 K.C. COLLEGE

(a)




(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A31 H.R. COLLEGE		
	Common Ref no: A31	Not Available
	Card No.:	
	Ward (Part) Ward (Part II): A II	
	CS No. 1568	
	Plot Area : 1800.18	
	B U Area : 6057	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A31 HR COLLEGE a-e		
1.0		DENOMINATION
1.1	Name of Premises	H.R. College of Commerce
1.2	Earlier Name	Not applicable
1.3	Built In: 1960's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Dinshaw Wachha road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	Lakumal Kishinchand, Kundendas Rewachand, Khushiram Motichand Kundani
3.2	Past	The Governor of Bombay, Santram Murlimal, Hotchad Gopaldas Advani
3.3	Status	Under a trust
4.0		USE
4.1	Present	College
4.2	Past	College
4.3	Usage	Regular in use as a college
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: Front façade shows recessed windows and rectangular column like structures. The windows on the front façade show no chajjas. The side facades have long continuous chajjas. The building shows a flat roof. Original grills and gates maintained (painted).
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A31		H.R. COLLEGE
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	L shaped stone staircase with cement tarazzo on it
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Ceramic tiles in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, college canteen, staircase to the open air canteen, open air canteen, Canopies.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A31	H.R. COLLEGE	
10.0		TRANSFORMATION
10.1	Form	Additional A.C.P. chajjas and canopies, open air canteen, staircase to the canteen, canteen sheds at the back of the structure.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot demarcated for Educational Amenities in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A31 H.R. COLLEGE

(a)



(b)




(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 32 MISTRY BHAWAN		
(e)		Common Ref no: A32
		Card No.:
		Ward : Ward A
		CS No. 1567
		Plot Area :1645.49
		B U Area : 5433.3146
		Date : January, 2013
		Record by : Raveena Garg
		Review by : Shraddha B.
		Int : As above Ext: As above
		Photo Ref : A32 MISTRY BHAWAN a-e
1.0		DENOMINATION
1.1	Name of Premises	Mistry Bhawan
1.2	Earlier Name	Not applicable
1.3	Built In 1960's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Dinshaw Wachha road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	M/S Gajria Electric Industrial Company Private Limited, Rahim Karim Mistry, Fakirmahomed Karim Mistry , The Governor Of Bombay - Grantor
3.2	Past	The Governor Of Bombay - Grantor
3.3	Status	M/S Gajria Electric Industrial Company Private Limited
4.0		USE
4.1	Present	Private Offices
4.2	Past	Private Offices
4.3	Usage	Private Offices
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: Front façade shows recessed windows. The windows on the front façade and side facade show no chajjas.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

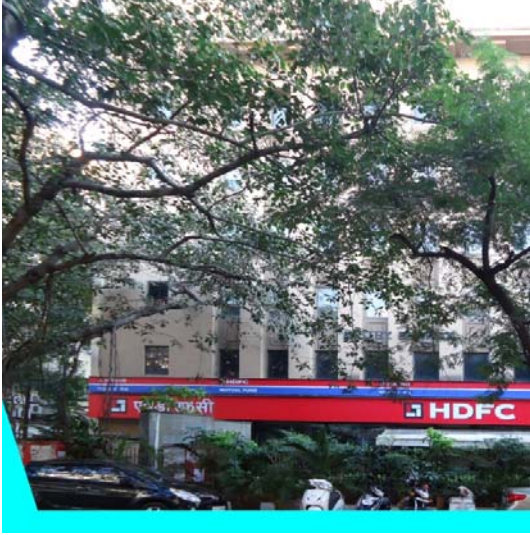
A 32 MISTRY BHAWAN		
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Half landing staircase with marble cladding
7.5	Openings	Regular openings with aluminium frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Recessed windows with projecting columns.
7.8	Finishes	Walls: Internally cement plastered and painted .External Walls (G+2) with Plywood cladding and rest cement plastered and painted. Flooring: Marble flooring in the lobby. Staircases: Marble Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds, water fountain, canopies, planters, pots, steps on front and sides.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 32	MISTRY BHAWAN	
11.0	DPREMARKS/PERCEIVEDTHREATS	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A32 MISTRY BHAWAN

(a)



(b)




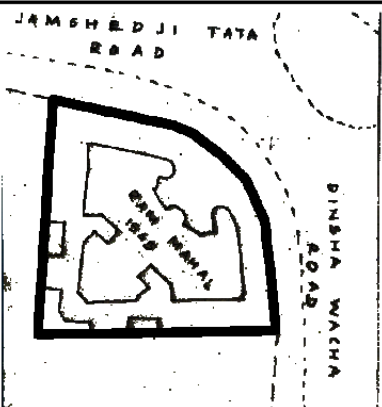
(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A33		RAM MAHAL	
	Common Ref no: A33 (Reviewed in 2013)		
	Card No.: A-7a		
	Ward (Part): A-II		
	CS No.: 1565		
	Plot Area: 1903.86 sqm.		
	B U Area: 9995.26 sqm.		
	Date: April, 2005		
	Record by: Gauri J, Anup S		
	Review by: Arun Kale		
	Int: As above Ext: As above		
Photo Ref: A33 RAM MAHAL a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Ram Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1946	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Jamshedji Tata Road	
2.2	Subsidiary	Dinshaw Wachha Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Kotecha Investment Corp Pvt. Ltd	
3.2	Past	Governor of Bombay (Lessor), Lessee – Ramchand K. Vaswani, Rupchand K. Vaswani, Sunita Rupchand Vaswani, Sheela Ramchand Vaswani, Mukesh Ramchand Vaswani, Vijaya Ramchand Vaswani	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Mixed Use	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Located on a rectangular corner plot at junction of Jamshedji Tata Road, which is one of the major North-South arterial roads and Dinshaw Wachha Road.	
5.2	Architectural Description	One of the fine examples of Art Deco corner building having a circular central staircase block and rounded corners accentuated With linear curved chajjas on the facade. Unlike the other Art Deco buildings its corner has a visually interesting concave form, a feature which sets it apart from the other Art deco buildings in its Vicinity.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 33		
RAM MAHAL		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), B(des), G(grp), E, I(sce)
6.0		TOPOGRAPHY
6.1	Floors	G + 6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry walls
7.3	Floor	R.C.C. floor slab
7.4	Stairs	R.C.C. winding staircase
7.5	Openings	Rectangular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof with terrace
7.7	Articulation	Circular central staircase, having glazing throughout chajjas act as continuous floor bands around the building.
7.8	Finishes	Internally and externally cement plastered and painted
7.9	Interiors(Movable & Immovable)	Decorative entrance foyer
7.10	Compound/Fence/Gate	Brick wall and M.S. fencing
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Paved marginal side open space
8.0		SERVICES & UTILITIES
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/BMC/Security Systems)	Window air-conditioning units at some places
9.0		CONDITION
9.1	Plinth	Good (No settlement or cracks observed)
9.2	Walls	Good (No dampness or cracks observed)
9.3	Floor	Good
9.4	Stairs	Good (Wooden members in good condition)
9.5	Openings	Good
9.6	Roofing	Good (No leakage observed)
9.7	Articulation & Finishes	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 33	RAM MAHAL		
9.8	Services	Good (Drainage pipes need no replacement)	
9.9	Outbuildings	Good	
9.10	Overall Condition	Good	Maintenance level Good
10.0		TRANSFORMATION	
10.1	Form	Sliding windows and grills added later.	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995	

A 33

RAM MAHAL

(a)



(b)



(c)




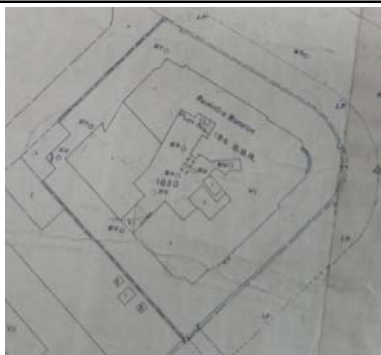
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A34 RAVINDRA MANSION	
	Common Ref no: A34
	Card No.:
	Ward :Ward A
	CS No. 1630
	Plot Area : 2027.6
	B U Area : 7861
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A34 RAVINDRA MANSION a-f	
	
1.0	DENOMINATION
1.1	Name of Premises Ravindra Mansion
1.2	Earlier Name Not applicable
1.3	Built In :1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Dinshaw Vachha Road
2.2	Subsidiary J.Tata Road
3.0	OWNERSHIP PATTERN
3.1	Present Vasanttrao Vishnu Patil, Ravindra Vishnu Patil, Sudhir Vishnu Patil,
3.2	Past The Governor of Bombay, Vishnu Hari Patil
3.3	Status Tenanted
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Dinshaw Vachha road front
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The front façade of the building shows windows with shallow chajja and balconies that curve at one end, the balconies show chajja as well. The façade facing the subsidiary road is similar. The rear façade shows windows with chajja and balconies towards the right end. Original nameplates, grills are retained.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A34 RAVINDRA MANSION		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase with wooden and aluminium railing
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden Polished
7.9	Interiors(Movable & Immovable)	Porch steps
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good(Lift lobby needs repairs)
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs repairs and cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 34		RAVINDRA MANSION
10.0		TRANSFORMATION
10.1	Form	Balconies enclosed, Additional box grills, antennas on the façade of the building, garage doors changed
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A34 RAVINDRA MANSION

(a)



(b)



(c)



(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A35		YASHODHAN	
		Common Ref no: A35	Not Available
		Card No.:	
		Ward: Ward A	
		CS No. Not Available	
		Plot Area : Not Available	
		B U Area: 10668	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A35 YASHODHAN APARTMENTS a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Yashodhan	
1.2	Earlier Name	Not applicable	
1.3	Built In : 1960's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Dinshaw Wachha Road	
2.2	Subsidiary	Not Applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	State Government	
3.2	Past	State Government	
3.3	Status	Under the State Government	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building shows a concave corner on the left side. The front façade of the building shows long rectangular balconies with shallow chajja. The side facades show balconies and chajja. The building has multiple entries and staircases. The rear façade shows small windows with wooden chajja and rectangular balconies. Few windows show original grills.</p>	
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A35		YASHODHAN
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well R.C.C. staircase with granite and marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Italian marble Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Average(Needs repairs and painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 35		YASHODHAN
10.0		TRANSFORMATION
10.1	Form	Additional box grills , balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A35 YASHODHAN

(a)



(b)




(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A36 CCI CHAMBERS		
	Common Ref no: A36	Not Available
	Card No.:	
	Ward : Ward A	
	CS No. 1645	
	Plot Area : 3319.51	
	B U Area : 11543	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A36 CCI CHAMBERS (a) to A36 CCI CHAMBERS (d)		
1.0		DENOMINATION
1.1	Name of Premises	CCI Chambers
1.2	Earlier Name	Not applicable
1.3	Built In: 1950's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Dinshaw Vachha road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	The Cricket Club of India Ltd.
3.2	Past	The Governor of Bombay
3.3	Status	Under a trust
4.0		USE
4.1	Present	Residential(CCI guest rooms on the ground floor)
4.2	Past	Residential
4.3	Usage	Regular in residential use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has voids where the interior windows of the buildings open into. Stylistic Classification: The building shows long rectangular balconies on the front façade with project out towards the corners. The side facades have small balconies. The windows show no chajja over them.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A36		CCI CHAMBERS
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well R.C.C. staircase with marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Marble cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and sanitation)	MCGM
8.6	Fire Precaution	fire extinguishers on the mid landings
8.7	Other (HVAC/BMC/Security Systems)	Video surveillance in the compound , HVAC not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 36	CCI CHAMBERS	
10.0		TRANSFORMATION
10.1	Form	Additional grills, security rod for vehicles
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under commercial zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A36 CCI CHAMBERS

(a)




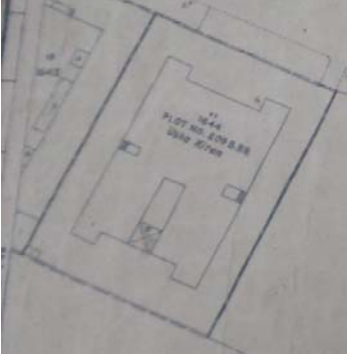
(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A37		RAKHI MAHAL	
		Common Ref no: A37	
		Card No.:	
		Ward : Ward A	
		CS No. 1644	
		Plot Area : 1672.25	
		B U Area : 3384.57	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A37 RAKHI MAHAL a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Rakhi Mahal	
1.2	Earlier Name	Usha Kiran	
1.3	Built In: 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Dinshaw Wachha Road	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Messrs Lotus Properties Private Limited	
3.2	Past	The Governor Of Bombay, Daddy Jehangir Billimoria & Capt. Shiwajirao N. Pawar & Nanubhai Kanthadhbhai Jhaveri , Liant General His Highness , Sir Jiwajirao M. Scindia Maharaja Of Gwalior & Ahmedally Abdulhusein Kaka , Nomanbhoy Ahmedally Kaka , Safakathusein Ahmedally Kaka , Moizbhoy Ahmedally Kaka , Amtabai W/O Ahmedally Abdulhusein Kaka	
3.3	Status	Co-operating Housing Society	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building has small projecting balconies on the corners and windows have no chajja. The windows on the side façade show curved chajja on them. The windows show original grills and original gates. The balconies show original carvings on them.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A37		RAKHI MAHAL
		the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well R.C.C. with marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Curved chajja
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Marble Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers
8.7	Other (HVAC/BMC/Security Systems)	HVAC not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs repairs and cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 37	RAKHI MAHAL	
10.0		TRANSFORMATION
10.1	Form	Additional box grills ,chajjas, balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A37 RAKHI MAHAL

(a)



(b)




(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A38 MISTRY COURT		
	Common Ref no: A38	Not Available
	Card No.:	
	Ward :Ward A	
	CS No. Not available	
	Plot Area:	
	B U Area : 5571.3	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A38 MISTRY COURT a-e		
1.0		DENOMINATION
1.1	Name of Premises	Mistry Court
1.2	Earlier Name	Not applicable
1.3	Built In: 1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Dinshaw Wachha road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	Not available
3.2	Past	Not available
3.3	Status	Co-operative Housing Society
4.0		USE
4.1	Present	Mixed
4.2	Past	Mixed
4.3	Usage	Regular in mixed use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Dinshaw Wachha road front.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building shows large rectangular balconies in the centre of the front façade and small rectangular balconies towards the corners of the façade. The side façade shows rectangular balconies.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A38		MISTRY COURT
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well R.C.C. staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank, pump room, toilet
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Video surveillance, HVAC not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Shows cracks needs repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 38		MISTRY COURT
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajja, added toilet in the compound
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A38 MISTRY COURT

(a)



(b)




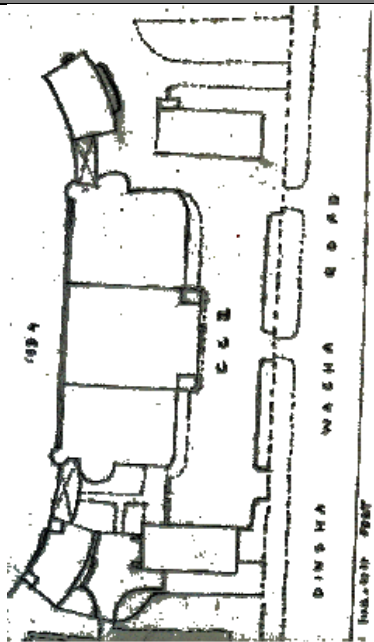
(d)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A39		CRICKET CLUB OF INDIA	
	Common Ref no: A39 (Reviewed in 2013)		
	Card No.: A-8		
	Ward (Part): Ward A		
	CS No.: 1554		
	Plot Area: 61190.84 sq.m.		
	B U Area: 80771.90 sq.m.		
	Date: April, 2005		
	Record by: Gauri J, Anup S		
	Review by: Arun Kale		
	Int: As above Ext: As above		
Photo Ref: A39 CCI a-d			
1.0		DENOMINATION	
1.1	Name of Premises	Cricket Club of India Ltd	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1937	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Dinshaw Wachha Road	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Governor of Bombay (Lessor), Cricket Club of India (lessee)	
3.2	Past	Governor of Bombay (Lessor), Cricket Club of India (lessee)	
3.3	Status	Government	
4.0		USE	
4.1	Present	Now the stadium hosts school sport meets & variety entertainment programs since the construction of Wankhede Stadium	
4.2	Past	Public	
4.3	Usage	Regular public use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Located east of the Marine Drive in Back Bay area facing Dinshaw Wachha Road, adjoining Brabourne stadium.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 39		CRICKET CLUB OF INDIA
5.2	Architectural Description	Low rise building in moderate Art Deco character. Rounded balconies and curved corners, simple rectangular windows with chajjas compound wall and gate with Art Déco elements all painted in pastel shades of grey and white, its modest interior attribute on sophisticated class identity of 1940s.
5.3	Intrinsic	Designed by architects Gregson, Batley and King, the CCI Complex including the 40,000 capacity, Brabourne stadium was inaugurated by the Governor Lord Brabourne. This was the prime Cricket Stadium till it lost its importance to Wankhede Stadium, built in the close vicinity in 1970s. The CCI Club is still one of the elite clubs of the city. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Existing Grade: NA Recommended Grade: II B A(arc), A(cul), B(des), E
6.0		TOPOGRAPHY
6.1	Floors	G + 3
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry walls
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Access denied
7.5	Openings	Rectangular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof with terrace
7.7	Articulation	It has minimal articulation on the façade except for the rounded edges of the building and the facades painted in pastel shades.
7.8	Finishes	Sand faced externally and internally cement plastered and painted
7.9	Interiors(Movable&Immovable)	Entrance foyer
7.10	Compound/Fence/Gate	Plastered brick wall with M.S. fencing
7.11	Curtilege/ Unbuilt space/out	Open space for stadium in the center

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 39		CRICKET CLUB OF INDIA		
	buildings/landscape			
8.0		SERVICES & UTILITIES		
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 hydrants at 30 meters		
8.7	Other (HVAC/BMC/Security Systems)	Window air-conditioning units at some places		
9.0		CONDITION		
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Access denied		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall Condition	Good	Maintenance level	Good
10.0		TRANSFORMATION		
10.1	Form	Sliding window and grills added later.		
10.2	Structure	No transformation		
10.3	Articulation & Finishes	No transformation		
11.0	DP REMARKS/PERCEIVED THREATS	Plot demarcated as Open Spaces in DP		
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	<p>History: Gregson, Batley and King, who also drew the plans for the Cricket Club of India and the Brabourne Stadium. The magnificent cricket stadium, inaugurated in December, 1937 by the Governor Lord Brabourne, could accommodate 40000 people, and was in the coming decade, to become synonymous with the game of cricket in the city.</p> <p>Documents: C.S. sheets, D.P. Sheets, Eicher City Maps - Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995</p>		

A39

CRICKET CLUB OF INDIA

(a)




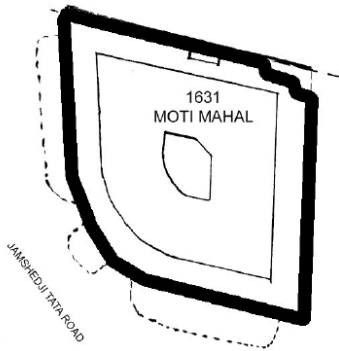
(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 40		MOTI MAHAL	
	Common Ref no: A40 (Reviewed in 2013)		
	Card No.: A-7c		
	Ward (Part): A-II		
	CS No.: 1631		
	Plot Area: 2136.3 sq.m.		
	B U Area: 1424.2 sq.m.		
	Date: April, 2005		
	Record by: Gauri J, Anup S		
	Review by: Arun Kale		
	Int: As above Ext: As above		
Photo Ref: A40 MOTI MAHAL a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Moti Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1940-1949	Extension Date(if any): Not available	
2.0		ACCESS ROADS	
2.1	Main	Jamshedji Tata Road	
2.2	Subsidiary	Dinshaw Wachha Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Bombay Fire & General Insurance Company	
3.2	Past	Gopalbhai Bhairuratan Damani, Bhimaldevi Premratan Damani, Sarladevi Navratan Damani, South India Insurance Company	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential, Commercial	
4.2	Past	Residential	
4.3	Usage	Regular residential and commercial use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Located on important junction facing the round island at Jamshedji Tata Road, which is one of the major North-South arterial roads and Dinshaw Wachha Road in Back Bay Reclamation.	
5.2	Architectural Description	Importance of this architecturally no so valuable Art Deco building is its strategic location occupying one of the corners facing the traffic island. Features like vertical bands spanning from first floor to fourth floor and the projecting curved balconies are its claim	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 40		MOTI MAHAL
		to Art Deco.
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), B(des), G(grp), E
6.0		TOPOGRAPHY
6.1	Floors	G + 7
7.0		CONSTRUCTION
7.1	Plinth	0.3 meters plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	R.C.C. staircase around lift well
7.5	Openings	Rectangular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof with terrace
7.7	Articulation	Small rectangular balconies rounded at ends, vertical projecting bands on façade
7.8	Finishes	Internally and externally cement plastered and painted
7.9	Interiors(Movable & Immovable)	Entrance foyer
7.10	Compound/Fence/Gate	Brick piers, with M.S fencing
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Front open space moderately landscaped with lowers and plasters
8.0		SERVICES & UTILITIES
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/BMC/Security Systems)	Not provided
9.0		CONDITION
9.1	Plinth	Fair (No settlement or cracks observed but needs maintenance)
9.2	Walls	Fair
9.3	Floor	Fair

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 40		MOTI MAHAL		
9.4	Stairs	Fair (Needs maintenance)		
9.5	Openings	Fair		
9.6	Roofing	Fair (No leakage observed)		
9.7	Articulation & Finishes	Fair		
9.8	Services	Fair (Drainage pipes need maintenance)		
9.9	Outbuildings	Fair		
9.10	Overall Condition	Fair	Maintenance level	Fair
10.0		TRANSFORMATION		
10.1	Form	No transformation		
10.2	Structure	Top two floors added later.		
10.3	Articulation & Finishes	No transformation		
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP		
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

A 40

MOTI MAHAL

(a)



(b)



(c)





(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A41 LOTUS COURT	
	Common Ref no: A41
	Card No.:
	Ward : Ward A
	CS No. 1632
	Plot Area : 1958.21
	B U Area: 4599
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A41 LOTUS COURTa-d	
	
1.0	DENOMINATION
1.1	Name of Premises Lotus Court
1.2	Earlier Name Not applicable
1.3	Built In: 1950's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main J. Tata Road
2.2	Subsidiary Not Applicable
3.0	OWNERSHIP PATTERN
3.1	Present Lotus Court (Private)Ltd.
3.2	Past The Governor Of Bombay, Jethalal Premjee, Harishchandra Alias Harish, Jethalal Premjee, Pravinchandra Jethalal Premjee, Manharlal Jethalal Premjee
3.3	Status Co-operative housing society
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of J. Tata road front.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: the front façade of the building shows long curved balconies. The side facades show small curved balconies and windows with no chajjas over it.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification Under Marine Drive Heritage Precinct

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A41		LOTUS COURT
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Access Denied
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Access Denied Staircases: Access Denied
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates painted.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank, pump room, security office, entrance to the bank on the ground floor, planters on the ground floor.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Video surveillance
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 41	LOTUS COURT	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas , security cabin, Additional canopy on the ground floor.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A41 LOTUS COURT

(a)




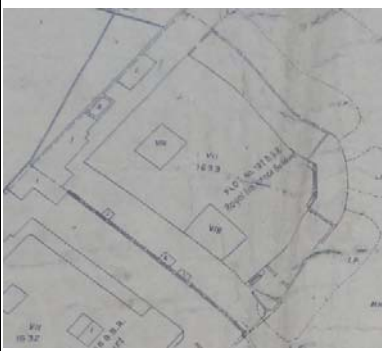
(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A42 NATIONAL INSURANCE BUILDING	
	Common Ref no: A42
	Card No.:
	Ward: Ward A
	CS No. 1633
	Plot Area : 1651.53
	B U Area: 4956
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A42 NATIONAL INSURANCE a-e	
	
1.0	DENOMINATION
1.1	Name of Premises National Insurance Building
1.2	Earlier Name Royal Insurance Building
1.3	Built In : 1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main J. Tata Road
2.2	Subsidiary Not Applicable
3.0	OWNERSHIP PATTERN
3.1	Present The Royal Insurance Company Limited
3.2	Past The Governor Of Bombay, Mrs.Amtullabai Nurbhai Jeewanji
3.3	Status Tenanted
4.0	USE
4.1	Present Commercial
4.2	Past Commercial
4.3	Usage Regular in Commercial use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of J. Tata road front.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The front façade of the building shows vertical fins and small recessed windows with no chajjas. The side façade of the building shows small windows with chajjas over them. The right corner of the building is trapezoidal. The rear façade is similar to the front façade.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 42 NATIONAL INSURANCE BUILDING		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with cement terrazzo tiling
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Black marble flooring in the lobby Staircases: Cement terrazzo (marble on the ground floor)
7.9	Interiors(Movable & Immovable)	Entrance Canopy and porch steps
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, Planters
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good(Needs cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

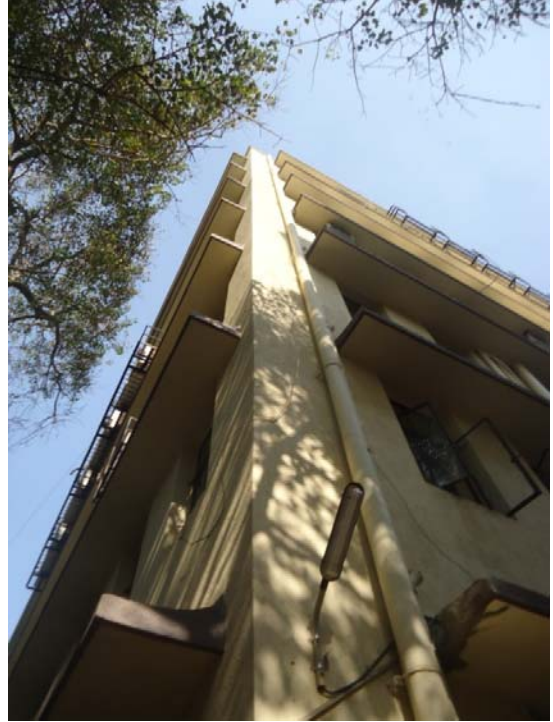
A 42	NATIONAL INSURANCE BUILDING	
10.0		TRANSFORMATION
10.1	Form	Additional grills , A.C.P. chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A42 NATIONAL INSURANCE BUILDING

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A43		KHETAN BHAVAN	
		Common Ref no: A43 (Reviewed in 2013)	
		Card No.: A-7b	
		Ward: Ward A	
		CS No. 1634	
		Plot Area : 1678.1	
		B U Area : 6292.87	
		Date : April, 2005	
		Record by : Gauri J, Ojas P	
		Review by : Arun Kale	
		Int : As above Ext: As above	
Photo Ref : A43 KHETAN BHAVAN a-g			
1.0		DENOMINATION	
1.1	Name of Premises	Khetan Bhavan	
1.2	Earlier Name	Not applicable	
1.3	Built In:1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Jamshedji. Tata Road	
2.2	Subsidiary	Jamshedji Tata Cross Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Omkar Premises Co-Operative Society Limited	
3.2	Past	The Governor Of Bombay, Karimjee, Properties Ltd., Messrs.Khetau Estate Ltd.	
3.3	Status	Co-operative Housing Society	
4.0		USE	
4.1	Present	Mixed	
4.2	Past	Mixed	
4.3	Usage	Regular in mixed use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Jamshedji Tata road front.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has voids where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The left corner of the building is trapezoidal. The building shows curved balconies from that corner. The other balconies are rectangular and they project out (mostly enclosed).</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 43	KHETAN BHAVAN	
		symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), B(des), G(grp), E
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged stone staircase with marble cladding(commercial)
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Trapezoidal corner, curved balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring Staircases: Marble cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 43		KHETAN BHAVAN
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good(Needs cleaning)
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	Additional grills , A.C.P. chajjas , balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A 43

KHETAN BHAVAN

(a)



(c)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A45 ASTORIA HOTEL		
	Common Ref no: A45 (Reviewed in 2013)	
	Card No.: A-7d	
	Ward (Part): A-II	
	CS No.: 1637	
	Plot Area: 2992.50 sq.m.	
	B U Area: 13466.25 sq.m.	
	Date: April, 2005	
	Record by: Gauri J, Ojas P	
	Review by: Arun Kale	
	Int: As above Ext: As above	
Photo Ref: A45 ASTORIA HOTEL a-g		
1.0		DENOMINATION
1.1		Name of Premises Astoria Hotel
1.2		Earlier Name Not applicable
1.3		Built In: 1950-1959 Extension Date(if any): Not applicable
2.0		ACCESS ROADS
2.1		Main Jamshedji Tata Road
2.2		Subsidiary Not applicable
3.0		OWNERSHIP PATTERN
3.1		Present Khupchand Daulatram, Parasram Daulatram
3.2	Past Governor of Bombay, Kishanchand Gulabram, Lacchmibai Shevakram, Lokumal Kishanchand, Murli Tehliram Chellaram, Pishutehliram Chellaram, Wasiamull Bhagumal, Lachmandas Shevakram, Hotchand Advani, Navindhibhai Advani, Shobhraj Jhumatmal, Valiram Gheruma, Kakibai Dwarkadas.	
3.3	Status Ownership	
4.0	USE	
4.1	Present Hotel (Public)	
4.2	Past Hotel (Public)	
4.3	Usage Hotel (Regular public use)	
5.0	SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade) Located on Jamshedji Tata Road, which is one of the major North-South arterial roads. This area falls under Back Bay Reclamation which was completed in 1929.	
5.2	Architectural Description This well proportioned symmetrical building on the Jamshedji Tata road is part of the Back Bay Reclamation area. In simple Art deco style clad in Porebunder stone with minimum articulation on the facade enhances its public character. The facade has verticality with recessed openings. The only projecting balcony on the top floor creates interest on the otherwise stark facade.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A45		ASTORIA HOTEL		
5.3	Intrinsic	The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.		
5.4	Value Classification	Existing Grade: NA Recommended Grade: II A A(arc), B(des), G(grp), E		
6.0		TOPOGRAPHY		
6.1	Floors	G + 5		
7.0		CONSTRUCTION		
7.1	Plinth	Plastered masonry plinth		
7.2	Walls	0.15 meter thick brick wall		
7.3	Floor	R.C.C. floor slab		
7.4	Stairs	Dog legged, R.C.C. staircase with wooden railing		
7.5	Openings	Rectangular openings with wooden frames and glazed shutters		
7.6	Roofing	Flat roof with terrace		
7.7	Articulation	Stone pilasters projecting on the façade		
7.8	Finishes	Malad stone cladding. Internally cement plastered and painted.		
7.9	Interiors(Movable & Immovable)	Decorative entrance foyer		
7.10	Compound/Fence/Gate	Brick piers at intervals		
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Marginal side open space		
8.0		SERVICES & UTILITIES		
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/BMC/Security Systems)	Window air-conditioning units at some places		
9.0		CONDITION		
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall Condition	Good	Maintenance level	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 45	ASTORIA HOTEL	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	No transformation
11.0		
	DP REMARKS/PERCEIVED THREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995

A45 ASTORIA HOTEL

(a)



(b)



(c)



(d)





(e)



(f)



A46 INDUSTRIAL ASSURANCE BUILDING		
	Common Ref no: A61	
	Card No.:	
	Ward (Part) Ward (Part II): A II	
	CS No. 1637	
	Plot Area: 2992.5	
	BU Area: 12157.8287	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A46 INDUSTRIAL INSURANCE a-g		
		
1.0		DENOMINATION
1.1	Name of Premises	Industrial Assurance Building
1.2	Earlier Name	Not applicable
1.3	Built In: 1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	J. Tata Road
2.2	Subsidiary	Veer Nariman Road
3.0		OWNERSHIP PATTERN
3.1	Present	The Industrial & Prudential Assurance Company Ltd.
3.2	Past	The Governor Of Bombay
3.3	Status	Partly Tenanted part Co-operative Housing Society
4.0		USE
4.1	Present	Mixed
4.2	Past	Mixed
4.3	Usage	Regular in mixed use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of J. Tata road front.
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building shows a curved corner along the junction of the main and subsidiary road. The building is divided into commercial and residential wing (originally). The building shows large R.C.C. canopies on the facades facing the main and subsidiary roads. The commercial wing shows a grand entrance with a large spiral staircase in the lobby in marble. The Residential wing shows rectangular and curved balconies. Original grills in few windows, old nameplates are still maintained. The windows on the façade facing the main road are recessed. The windows on the side façade of the building have rectangular balconies that project out.</p>
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A46 INDUSTRIAL ASSURANCE BUILDING		
		Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Spiral stone staircase(commercial), Open well wooden staircase(residential)
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Curved corner and balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Ceramic tiles in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank, Porch steps of the shops
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Individual units provided
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Shows cracks needs repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 46 INDUSTRIAL ASSURANCE BUILDING		
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. and chajjas,
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A46 INDUSTRIAL ASSURANCE BUILDING

(a)



(b)



(d)



(c)




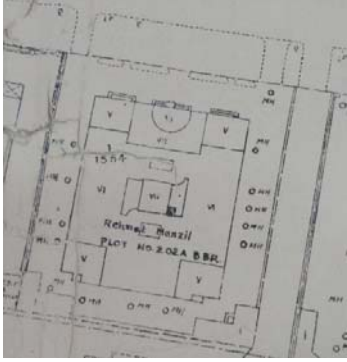
(e)



(f)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A47 REHMAT MANZIL	
	Common Ref no: A47
	Card No.:
	Ward : Ward A
	CS No. 1/1554
	Plot Area : 1605.54
	B U Area : 4830
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A47 REHMAT MANZIL a-h	
	
1.0	DENOMINATION
1.1	Name of Premises Rehmat Manzil
1.2	Earlier Name Not applicable
1.3	Built In: 1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Veer Nariman road
2.2	Subsidiary Not Applicable
3.0	OWNERSHIP PATTERN
3.1	Present Noorbanoo Hoosainally Vishram
3.2	Past Bai Rehmatbai Wd/O Jairazbhoy Peerbhoy, Hassanally Q.Jairazbhoy, Ashrafali Q.Jairazbhoy
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Veer Nariman road front.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The front façade of the building shows recessed windows with rectangular balconies towards the corners. The rear façade shows similar windows with long continuous chajjas and balconies on the corners. Original grills, nameplates and mailboxes are maintained.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 47 REHMAT MANZIL		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	R.C.C. spiral staircase with cement terrazzo with a wooden handrail
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo Staircases: Cement terrazzo
7.9	Interiors(Movable & Immovable)	Entrance canopy and porch steps
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good(Needs painting)
9.8	Services	Good
9.9	Outbuildings	Average(Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 47	REHMAT MANZIL	
10.0		TRANSFORMATION
10.1	Form	Additional grills, A.C.P. chajjas , enclosed balconies, garages converted to shops.
10.2	Structure	No transformation
10.3	Articulation & Finishes	(The building is under repairs)
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A47 REHMAT MANZIL

(a)



(b)



(c)



(d)



(e)





(g)



(f)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 48 VULCAN INSURANCE		
	Common Ref no: A48	
	Card No.:	
	Ward :Ward A	
	CS No. 2/1554	
	Plot Area : 1605.54	
	B U Area :4809	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A48 VULCAN INSURANCE a-e		
		
1.0	DENOMINATION	
1.1	Name of Premises	Vulcan Insurance
1.2	Earlier Name	Not applicable
1.3	Built In:1930's	Extension Date(if any): Not Applicable
2.0	ACCESS ROADS	
2.1	Main	Veer Nariman Road
2.2	Subsidiary	Not Applicable
3.0	OWNERSHIP PATTERN	
3.1	Present	The Vulcan Insurance Co.Ltd.
3.2	Past	The Cricket Club of India Ltd., Fakirmahomed Currimbhoy Lalljee Sajun, Husenally Currimbhoy Lalljee Sajun, The Vulcan Insurance Company Limited., The English Electric Company Limited.
3.3	Status	Semi Government
4.0	USE	
4.1	Present	Commercial
4.2	Past	Commercial
4.3	Usage	Regular in commercial use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Veer Nariman road front.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The front façade of the building is entirely covered with vertical fins with windows recessed inside them. The left façade of the building shows windows with no chajjas. The rear façade shows diagonal fins and windows recessed in the fins with triangular chajjas. The right façade is similar to the rear façade.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 48 VULCAN INSURANCE		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with Kota
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Black marble flooring Staircases: Kota Stones
7.9	Interiors(Movable & Immovable)	Entrance canopy and porch steps
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, Planters
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Average(exterior walls need repairs and painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 48	VULCAN INSURANCE	
10.0		TRANSFORMATION
10.1	Form	Additional grills for A.C. units
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A 48 VULCAN INSURANCE

(a)



(b)




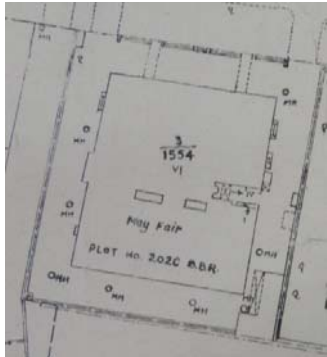
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(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 49 MAYFAIR	
	Common Ref no: A49
	Card No.:
	Ward :Ward A
	CS No. 3/1554
	Plot Area : 1605.54
	B U Area: 4458
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A49 MAYFAIR a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Mayfair
1.2	Earlier Name Not applicable
1.3	Built In: 1930's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Veer Nariman Road
2.2	Subsidiary Not Applicable
3.0	OWNERSHIP PATTERN
3.1	Present Sarla Wife of Kumudchandra Chheda
3.2	Past The Governor of Bombay, The Cricket Club of India Ltd., Bai Tehmina Wife Of Kaikhushroo Hormusji Kattrak, The Jamnagar Investment Company Ltd., M/S K.C.Chheda & Co., Kumudchandra Champshi Chheda
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed
4.2	Past Residential
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Veer Nariman road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The front façade of the building shows balconies in the centre and windows with chajjas towards the corner. The side façade of the building shows windows with long continuous chajjas and balconies towards the rear. The rear façade is similar to the side façade. A spiral service staircase made of M.S. is seen on the rear side of the building.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 49		MAYFAIR
		the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring Staircases: Marble Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank, pump room
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	HVAC system for the restaurant on the ground floor and independent air conditioning units for the houses
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 49	MAYFAIR	
10.0		TRANSFORMATION
10.1	Form	Additional grills, balconies enclosed
10.2	Structure	No transformation(Under Repairs)
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A 49 MAYFAIR

(a)



(b)




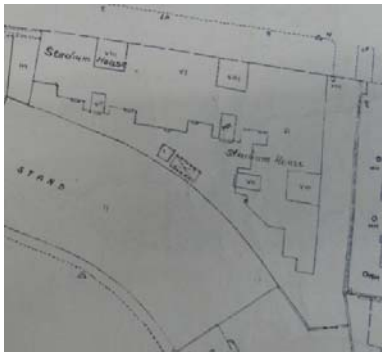
(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A50 STADIUM HOUSE	
	Common Ref no: A50
	Card No.:
	Ward : Ward A
	CS No. 4/1554
	Plot Area : 3286.81
	B U Area :
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A50 STADIUM HOUSE a-f	
	
1.0	DENOMINATION
1.1	Name of Premises Stadium House
1.2	Earlier Name Not applicable
1.3	Built In: 1930's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Veer Nariman road
2.2	Subsidiary Not Applicable
3.0	OWNERSHIP PATTERN
3.1	Present Cricket Club of India Ltd.
3.2	Past Cricket Club of India Ltd.
3.3	Status Tenant
4.0	USE
4.1	Present Commercial
4.2	Past Commercial
4.3	Usage Regular in commercial use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Veer Nariman road front.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The front façade of the building shows recessed windows with no chajja over them. The building has varying topography and multiple gates. The rear façade of the building shows small windows with chajja over them. The building has another part to it facing the front façade, a modest G+1 storey. The building shows windows having no chajja. The ground floor shows a colonnade. Old signage, nameplate still maintained. The colonnade has cylindrical columns.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A50	STADIUM HOUSE	
		contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	Under Renovation not known
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good(under repairs)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A50	STADIUM HOUSE	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. canopies and chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A50 STADIUM HOUSE

(a)



(b)




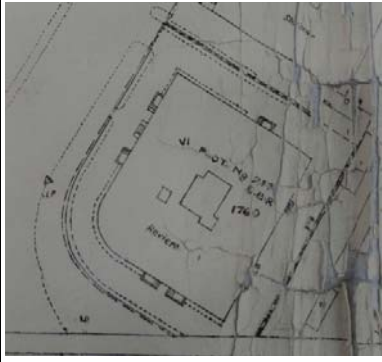
(c)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A51 RIVIERA	
	Common Ref no: A51
	Card No.:
	Ward:Ward A
	CS No. 1760
	Plot Area : 1675.59
	B U Area : 4590
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A51 RIVIERA a-f	
	
1.0	DENOMINATION
1.1	Name of Premises Riviera
1.2	Earlier Name Not applicable
1.3	Built In:1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose Road
2.2	Subsidiary Madam Cama Road
3.0	OWNERSHIP PATTERN
3.1	Present New Riviera Co-Operative Housing Society Ltd.
3.2	Past The Governor Of Bombay, Rawal Sangram Singhji, Rani Roopraj Laxmi
3.3	Status Central Government
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose Road front.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building shows a rounded corner along the junction of the main and subsidiary road. The front façade shows curved balconies projecting out and the windows have long continuous chajja over them. The balconies on the side and rear facades are curved. The windows on the rear façade are recessed with no chajjas. The ground floor apartments show a curved wall around the entrance to the apartment. A typical feature of a spiral service staircase at the rear side of the building is seen.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A51		RIVIERA
		the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner and curved balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted(Under renovation) Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entrance canopy and entrance porch steps
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall. Original M.S. gates.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 51	RIVIERA	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	(Under renovation)
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A51 RIVIERA

(a)



(b)



(c)




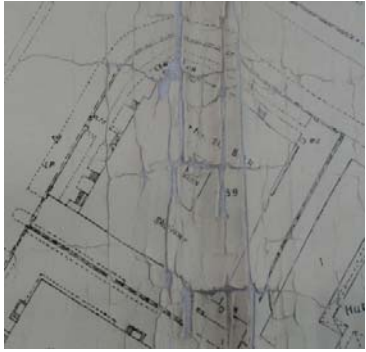
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A52 SHALIMAR APARTMENTS	
	Common Ref no: A52
	Card No.:
	Ward: Ward A
	CS No. : 1759
	Plot Area : 1693.15
	B U Area : 4926
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A52 SHALIMAR a -f	
	
1.0	DENOMINATION
1.1	Name of Premises Shalimar apartments
1.2	Earlier Name Not applicable
1.3	Built In: 1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose Road
2.2	Subsidiary Babubhai M. Chinai Marg
3.0	OWNERSHIP PATTERN
3.1	Present Rikhiram Tulsiram Arora, Rameshkumar Tulsiram Arora
3.2	Past The Governor of [Bombay] Maharashtra, Nathumal Shorimal, Tulsiram Nathumal Rangwala
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed(the ground floor along the subsidiary road taken over by Srinivas Motors)
4.2	Past Residential
4.3	Usage Regular in mixed used
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building is hexagonal around the junction of the main and subsidiary road. The front façade shows no balconies but long continuous chajjas over the windows. The structure shows small rectangular balconies on the side and rear façade of the building; Small Chajjas over the windows on these facades.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A52		SHALIMAR APARTMENTS
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase with M.S. railing on the ground floor and original wooden railing from first floor onwards.
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Hexagonal corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Ceramic tiles in the lobby Staircases: Wooden Polished
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, and water tank. Ramp for Srinivas motors and parking for the shop.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Fair(exterior walls need painting and repairs)
9.3	Floor	Good
9.4	Stairs	Poor(Shaky , needs structural repairs and polishing)
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Poor(Needs painting)
9.8	Services	Fair (Needs cleaning and repairs)
9.9	Outbuildings	Poor(Needs cleaning and repairs)
9.10	Overall Condition	Fair

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A52		SHALIMAR APARTMENTS
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. canopies and chajjas , Balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A52 SHALIMAR APARTMENTS

(a)



(b)



(c)





(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A53 SHANTI KUTEER			
	Common Ref no: A53		
	Card No.:		
	Ward :Ward A		
	CS No. 1758		
	Plot Area : 1658.87		
	B U Area :		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A53 SHANTI KUTEER a-f			
1.0		DENOMINATION	
1.1		Name of Premises	Shanti Kuteer
1.2		Earlier Name	Not applicable
1.3		Built In: 1950's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS	
2.1		Main	Netaji Subhash Chandra Bose Road
2.2		Subsidiary	Babubhai M. Chinai Marg
3.0		OWNERSHIP PATTERN	
3.1		Present	Ramnarain Sons Private Ltd.]
3.2	Past	Subtadevi Ramnarayan, Ramnivas Ramnarayan & , Radhekrishna Ramnarayan & Madan Mohan Ramnarain Ruia & Sushilkimar Ramnarayan Ruia	
3.3	Status	Co-operative Housing Society	
4.0	USE		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0	SIGNIFICANCE & VALUE CLASSIFICATION		
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front.	
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building shows a rounded corner along the junction of the main and the subsidiary road. The building has curved balconies projecting out. The windows have long continuous chajjas over them. The balconies and chajjas are repeated on the side and the rear facades.	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A53 SHANTI KUTEER		
		symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Video surveillance(independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 53 SHANTI KUTEER		
10.0		TRANSFORMATION
10.1	Form	Railing changed, Additional box grills
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A53 SHANTI KUTEER

(a)



(b)



(c)



(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A54		OCEANA			
		Common Ref no: A54			
		Card No.:			
		Ward :Ward A			
		CS No. 1757			
		Plot Area : 1482.44			
		B U Area : 3870			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A54 OCEANA a-d					
1.0				DENOMINATION	
1.1	Name of Premises			Oceana	
1.2	Earlier Name			Not applicable	
1.3	Built In: 1939			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Netaji Subhash Chandra Bose Road	
2.2	Subsidiary			Not applicable	
3.0				OWNERSHIP PATTERN	
3.1	Present			Rohini Kundanlal Gupta, Mohini Kundanlal Gupta	
3.2	Past	The Governor Of Bombay, Kundanlal Laxmichand Gupta, Sita Kundanlal Gupta,			
3.3	Status	Tenanted			
4.0		USE			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Regular in residential use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building shows recessed balconies on the front façade, curved balconies on the side façade and polygonal balconies on the rear façade. The building shows a spiral service staircase on the rear façade.</p>			
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>			
5.4	Value Classification	Under Marine Drive Heritage Precinct			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A54		OCEANA
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, planters
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Average(Needs painting)
9.8	Services	Good
9.9	Outbuildings	Average(Shows cracks needs repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A54	OCEANA	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A54 OCEANA

(a)




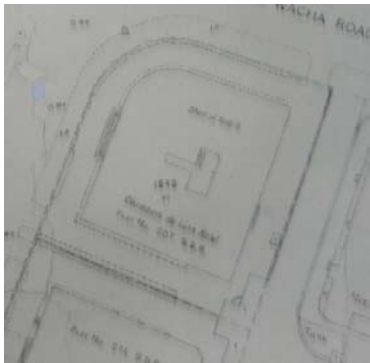
(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A55		HOTEL MARINE PLAZA	
		Common Ref no: A55	
		Card No.:	
		Ward :Ward A	
		CS No. 1642	
		Plot Area: 1752.53	
		B U Area : 5820	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A55 HOTEL MARINE PLAZA a-d			
1.0		DENOMINATION	
1.1	Name of Premises	Hotel Marine Plaza	
1.2	Earlier Name	Chambers De Luxe Hotel	
1.3	Built In : 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose Road	
2.2	Subsidiary	Dinshaw Watcha road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Dr.Latif R.Patel and Dr.Rahim H.Muljiani	
3.2	Past	The Governor Of Bombay, Ahmed Habib, Mahomedalli Habib, Dawood Habib, Gulamalli Habib, Yusufbhai Cassum Mitha, Ebrahim Navrozali, Rajabali P.Ebrahim, Salimbhai Haji Mahomed, Rasool Abdulla Raqoonwalla, Ashraf Dharamsey, Habibbhai Huseinali Cassam Mitha, Esmail Abdulkarim Panjoo, Rajabali P.Ebrahim, Rasul A.Rangoonwala, Habibbhai Huseinally Cassam Mitha, Habibbhai Cassam Chinwala, Fazal A.Fazalbhooy, Hoosainali G.Merchantm, Mrs.Zarina E.Currimbhoy, Mrs.Goolbanu M.Hashaw Premji, Masumali Jafferli Merchant, Hajir Husain Vazirali, Noorally Sherally Merchant, Sultan Alladin Nathani, Mohamedali Gulamali Karmali, Ahmedali M.Merchant, Smt.Rukaya S.Dossal	
3.3	Status	Private	
4.0		USE	
4.1	Present	Commercial	
4.2	Past	Commercial	
4.3	Usage	Regular in commercial use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building is curved along the junction of the main and subsidiary road. The building shows glass cladding all over it. The interiors of the building are still retained. The building</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A55		HOTEL MARINE PLAZA
		shows plain articulation on the façade facing the main road.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Access Denied
7.5	Openings	Access Denied
7.6	Roofing	Access Denied
7.7	Articulation	Curved corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Access Denied Staircases: Access Denied
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and sanitation)	MCGM
8.6	Fire Precaution	Provided
8.7	Other (HVAC/BMC/Security Systems)	HVAC provided
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A55	HOTEL MARINE PLAZA	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	No transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A55 HOTEL MARINE PLAZA

(a)




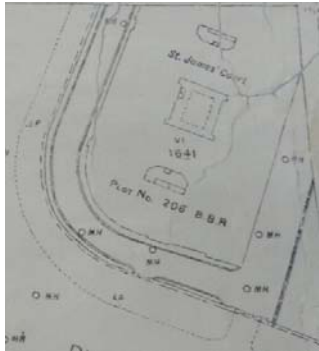
(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A56		ST.JAMES COURT			
		Common Ref no: A56			
		Card No.:			
		Ward : Ward A			
		CS No. 1641			
		Plot Area : 2316.9			
		B U Area			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A56 ST.JAMES COURT a-f					
1.0				DENOMINATION	
1.1	Name of Premises			St. James Court	
1.2	Earlier Name			Not applicable	
1.3	Built In : 1940's			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Netaji Subhash Chandra Bose Road	
2.2	Subsidiary			Dinshaw Watcha Road	
3.0				OWNERSHIP PATTERN	
3.1	Present			Brijbehari Lachhmandas Nayer & Jagdishmohan Lachhmandas Nayer	
3.2	Past	The Governor Of Bombay, Kanhayalal Lachhmandas Nayer, Kahanchand Lachhmandas Nayer, Ramgopal Lachhamandas Nayer, Janakraj Lachhamandas Nayer			
3.3	Status	Tenanted			
4.0		USE			
4.1	Present	Mixed			
4.2	Past	Residential			
4.3	Usage	Regular in mixed use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: Curved corner along the main and subsidiary roads. The building shows curved and polygonal projecting balconies on the front façade. A rectangular carved feature is seen above the entrance canopy. Features like curved chajja are seen on the façade. Original grills are maintained. The building shows a round corner and polygonal balconies over it.</p>			
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image.			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A56		ST.JAMES COURT
		Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with cement terrazzo with aluminum nosing strip on it
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Polygonal balconies over a rounded corner.
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble in the lobby Staircases: Cement terrazzo
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall ; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A56	ST.JAMES COURT	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas , balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A56 ST.JAMES COURT

(a)



(b)



(c)





(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A57		FRAMROZ COURT			
		Common Ref no: A57			
		Card No.:			
		Ward :Ward A			
		CS No. 1640			
		Plot Area : 1853.69			
		B U Area : 5154			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A57 FRAMROZE COURT a-f					
1.0				DENOMINATION	
1.1	Name of Premises			Framroz Court	
1.2	Earlier Name			Earl's Court	
1.3	Built In: 1940's			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Netaji Subhash Chandra Bose road	
2.2	Subsidiary			Not applicable	
3.0				OWNERSHIP PATTERN	
3.1	Present			Advani & Watumal	
3.2	Past	The Governor Of Bombay, His Highness Maharaval, Shri Natwarsinhji Fatehsinhji Of Chhotta Udepur, Phirozshaw Maneckji Framroz, The Central Bank Executor & Trustee Company Ltd, Miss Roda Framroz, Mr.Dara Nadershaw Sabawala, Bomanji Kavasji Boman-Behram, Dr.Aspi Framroze Colwalla, Dr.(Miss) Nolie Rustomji, Nombale Jamshed Nusserwanji Guzder, Erach Byramsha Desai, Manekji Bejonji Hodiwalla			
3.3	Status	Tenanted			
4.0		USE			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Regular in residential use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building shows small curved balconies on the front façade, Other features like polygonal balconies and curved chajja are seen on the side facades. On the right side of the building above the entrance canopy rectangular panels with typical Art Deco carvings are seen. The original nameplates and grills are</p>			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A57		FRAMROZ COURT
		retained. The rear façade shows large curved balconies
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need few repairs and painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A57		FRAMROZ COURT	
9.10	Overall Condition	Good	
10.0		TRANSFORMATION	
10.1	Form	Additional box grills , chajjas, balconies enclosed	
10.2	Structure	No transformation	
10.3	Articulation & Finishes		
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995	

A57 FRAMROZ COURT

(a)



(b)



(c)





(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A58 SEA GREEN HOTEL	
	Common Ref no: A58
	Card No.:
	Ward : Ward A
	CS No. 1639
	Plot Area : 1682.28
	B U Area : 4992
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A58 SEAGREEN a-f	
	
1.0	DENOMINATION
1.1	Name of Premises Sea Green Hotel
1.2	Earlier Name Not applicable
1.3	Built In 1947, (1930's) Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Pesi K.Sidhwa
3.2	Past The Governor of Bombay, Pestonji Fallirji Sidhwa, Pallonji Pestonji Sidhwa, Perin Pallonji Sidhwa, Kaikhushru Pallonji Sidhwa, Pilloo W/O Kaikhushroo Pallonji Sidhwa, Pesi Kaikhushroo Sidhwa, Pilloo K.Sidhwa, Soonita K.Sidhwa
3.3	Status Private
4.0	USE
4.1	Present Commercial
4.2	Past Commercial
4.3	Usage Regular in Commercial use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Small rectangular balconies on the front façade of the building. Long continuous chajjas over the balconies. Original grills and gates are still retained.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A58	SEA GREEN HOTEL	
		contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Ceramic tiles in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	HVAC for the hotel rooms.
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A58	SEA GREEN HOTEL	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	Recently painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A58 SEA GREEN HOTEL

(a)



(b)



(c)




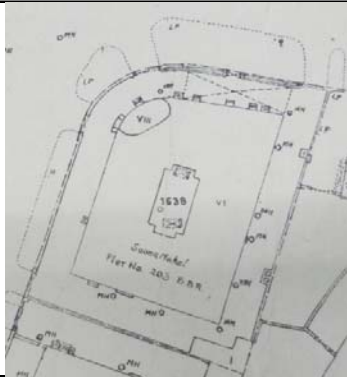
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A59		SOONA MAHAL	
	Common Ref no: A59		
	Card No.:		
	Ward: Ward A		
	CS No. 1638		
	Plot Area : 1769.24		
	B U Area: 5572		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A59 SOONA MAHAL a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Soona Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road	
2.2	Subsidiary	Veer Nariman Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Soona Mahal Cooperative Housing Society Limited	
3.2	Past	The Governor of [Bombay] Maharashtra, Sorabji Cowasji Sidhwa, Eruchshah Cowasji Sidhwa, Bezonji Cowasji Sidhwa, Framroze Cowasji Sidhwa, Kaikhusroo Cowasji Sidhwa, Homai Cowasji Sidhwa, Najmai Cowasji Sidhwa, Executors Executrix & Trustees of The Last Will Of Cowasji Fakirji Sidhwa	
3.3	Status	Co-operative Housing Society	
4.0		USE	
4.1	Present	Mixed use	
4.2	Past	Residential	
4.3	Usage	Regular in mixed use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building shows a rounded corner along the junction of the main and the subsidiary road. There are recessed curved balconies on the front façade of the building. The building has retained grills and original chajjas and nameplates. The rear façade of the building shows recessed rectangular balconies. Concrete spiral service staircase is seen at the rear end of the building.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A59		SOONA MAHAL
		buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, and water tank. HVAC for the restaurant, plants (pots) in the compound.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)HVAC for the restaurant
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Needs cleaning

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A59		SOONA MAHAL	
9.10	Overall Condition	Good	
10.0		TRANSFORMATION	
10.1	Form	Additional box grills , A.C.P. canopies and chajjas , enclosed balconies.	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No major transformation	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995	

A59 SOONA MAHAL

(a)



(b)




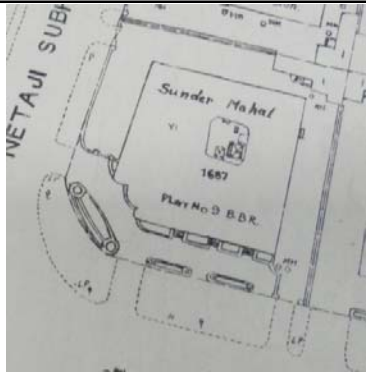
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A60 SUNDER MAHAL		
	Common Ref no: A60	
	Card No.:	
	Ward: Ward A	
	CS No. 1687	
	Plot Area : 1398.0	
	B U Area : 4144	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A60 SUNDER MAHAL a-e		
		
1.0	DENOMINATION	
1.1	Name of Premises	Sunder mahal
1.2	Earlier Name	Not applicable
1.3	Built In: 1930's	Extension Date(if any): Not Applicable
2.0	ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Veer Nariman road
3.0	OWNERSHIP PATTERN	
3.1	Present	Shri Nari W.Dalamal
3.2	Past	The Governor Of Bombay, Tekchand Charandass Verma, Kaushalyadevi Tekchand Verma, Wadhupal Dalamal, Smt.Bhagwati W.Dalamal, Smt.Chandra S.Dalamal, Shri Sunder W.Dalamal, Shri Ghanshyam W.Dalamal
3.3	Status	Tenanted
4.0	USE	
4.1	Present	Mixed use
4.2	Past	Mixed use(Iran Air, Etihad airlines, Baskin robins)
4.3	Usage	Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building is curved along the junction of the main and subsidiary road. The façade of the building is flat facing the main road with shallow long continuous chajjas. The building has three gates right now.</p> <p>Original grills and compound wall maintained in few places. The rear façade and the façade on the left side of the building show small rectangular balconies.</p>
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 60 SUNDER MAHAL	
	the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification Under Marine Drive Heritage Precinct
6.0	TOPOGRAPHY
6.1	Floors G+6
7.0	CONSTRUCTION
7.1	Plinth Plastered masonry plinth
7.2	Walls Brick masonry wall
7.3	Floor R.C.C. floor slab
7.4	Stairs Open well stone staircase with granite cladding
7.5	Openings Regular openings with wooden frames and glazed shutters
7.6	Roofing Flat roof and terrace
7.7	Articulation Rounded balconies
7.8	Finishes Walls: Externally and internally cement plastered and painted Flooring: Access Denied Staircases: Stone staircase with marble cladding
7.9	Interiors(Movable & Immovable)
7.10	Compound/Fence/Gate Compound wall is plastered brick wall, New gates on the left side of the building.
7.11	Curtilege/ Unbuilt space/out buildings/landscape Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, Planters outside Iran air, seating for baskin robins, Steps leading towards the shops along the subsidiary road.
8.0	SERVICES & UTILITIES
8.1	Lighting Natural and artificial, good natural lighting
8.2	Ventilation Natural and artificial, good natural lighting
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/BMC/Security Systems) Not provided (independent air conditioning units in the houses)
9.0	CONDITION
9.1	Plinth Good
9.2	Walls Good
9.3	Floor Good
9.4	Stairs Good
9.5	Openings Good
9.6	Roofing Good
9.7	Articulation & Finishes Good
9.8	Services Good
9.9	Outbuildings Average(Compound wall needs painting)
9.10	Overall Condition Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 60		SUNDER MAHAL
10.0		TRANSFORMATION
10.1	Form	Additional box grills, Balconies enclosed, Additional canopies in the compound, Additional Steps for the shops, Compound wall broken down and opened for the seating and public entrance. Additional entrances and gates for different entries.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A60 SUNDER MAHAL

(a)



(b)




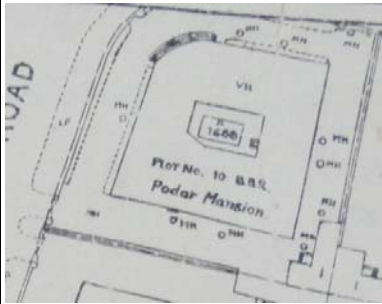
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A61		PODAR HOUSE	
		Common Ref no: A61	
		Card No.:	
		Ward :Ward A	
		CS No. 1688	
		Plot Area: 1281.77	
		B U Area : 3192	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A61 PODAR HOUSE a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Podar House	
1.2	Earlier Name	Podar Mansion	
1.3	Built In: 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road	
2.2	Subsidiary	Sitaram Devra Marg (A road)	
3.0		OWNERSHIP PATTERN	
3.1	Present	Podar Trading Company Private Limited	
3.2	Past	The Governor Of Bombay, Messrs.Podar Sons Pv.Ltd.]	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Mixed	
4.2	Past	Mixed	
4.3	Usage	Regular in mixed use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building shows a rounded corner at the junction of the main and subsidiary road, Balconies curve along the corner on the faced facing the main road. The structure has small windows with original wooden chajjas on the curved corner of the building. The rear façade of the building shows rectangular and curved balconies which project out.</p>	
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 61 PODAR HOUSE		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with marble staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Marble cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good(needs cleaning)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 61	PODAR HOUSE	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , Enclosed balconies, Grills for the A.C. units.
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A61 | PODAR HOUSE

(a)



(b)




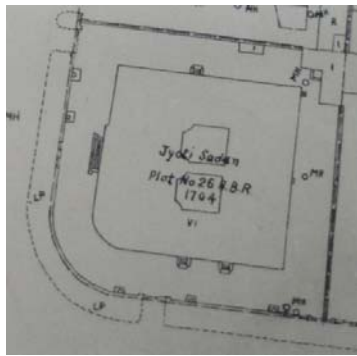
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A62 JYOTI SADAN	
	Common Ref no: A62
	Card No.:
	Ward: Ward A
	CS No. 1704
	Plot Area : 1443.98
	B U Area :
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A62 JYOTI SADAN a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Jyoti Sadan
1.2	Earlier Name Not applicable
1.3	Built In: 1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary Sitaram Devra Marg (A road)
3.0	OWNERSHIP PATTERN
3.1	Present J-M/S Bubna Trading Company Limited
3.2	Past The Governor of Bombay, Gordhandas Kalidas, Nagardas Kalidas, Pranolalo Kalidas
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building corner curved along the junction of the main and subsidiary road. Projecting balconies on the façade facing the front road (most of them enclosed). The windows on the curved corner are small and show original chajjas over them. Balconies are seen on the left façade of the building.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A62 JYOTI SADAN		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5(additional apartment on the terrace level)
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, Steps leading to the shops on the ground floor.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average (Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 62 JYOTI SADAN		
10.0		TRANSFORMATION
10.1	Form	Additional box grills, Most of the balconies taken in completely and enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A62 JYOTI SADAN

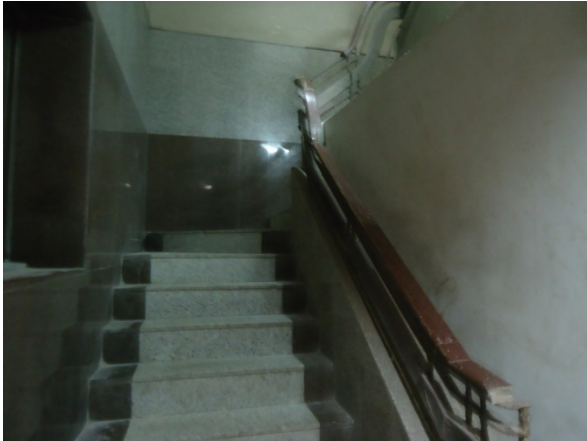
(a)



(b)




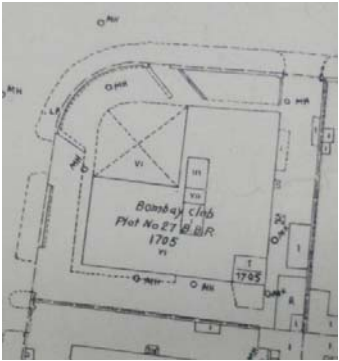
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A63 INTERCONTINENTAL		
	Common Ref no: A63	
	Card No.:	
	Ward : Ward A	
	CS No. 1705	
	Plot Area : Not Available	
	B U Area : Not Available	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A 63 INTERCONTINENTAL a-d		
1.0	DENOMINATION	
1.1	Name of Premises	Intercontinental
1.2	Earlier Name	Bombay Club
1.3	Built In : 1990's	Extension Date(if any): Not Applicable
2.0	ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Pt. Shobhnath Mishra Marg
3.0	OWNERSHIP PATTERN	
3.1	Present	Not Available
3.2	Past	Not Available
3.3	Status	Not Available
4.0	USE	
4.1	Present	Commercial
4.2	Past	Commercial
4.3	Usage	Regular in commercial use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South road
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building is curved along the junction of the main and subsidiary road. The building was demolished and constructed again but it follows the Art Deco heights and few articulation styles. The facades facing the roads show glass cladding on them. Balconies on the facades facing the roads and along the curved corner are seen.</p>
5.3	Intrinsic	The building complements the Art Deco buildings in the area.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 63 INTERCONTINENTAL		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+7
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Access Denied
7.5	Openings	Access Denied
7.6	Roofing	Access Denied
7.7	Articulation	Access Denied
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Staircases:
7.9	Interiors(Movable & Immovable)	Entrance Foyer
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall
7.11	Curtilage/ Unbuilt space/out buildings/landscape	
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and sanitation)	MCGM
8.6	Fire Precaution	Provided
8.7	Other (HVAC/BMC/Security Systems)	HVAC provided
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 63	INTERCONTINENTAL	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	No transformation
10.3	Articulation & Finishes	No transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A63 INTERCONTINENTAL

(a)




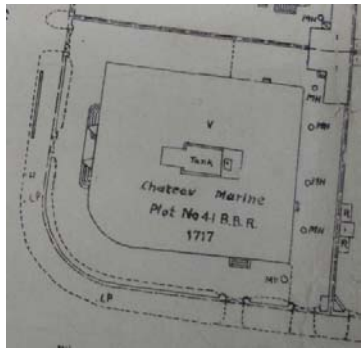
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A64 CHATEAU MARINE	
	Common Ref no: A64
	Card No.:
	Ward: Ward A
	CS No. 1717
	Plot Area : 1501.68
	B U Area: 4278
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A64 CHATEAU MARINE a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Chateau Marine
1.2	Earlier Name Not applicable
1.3	Built In:1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary Pt. Shobhnath Mishra Marg
3.0	OWNERSHIP PATTERN
3.1	Present Satvashiladevi Shivramraje Bhosle
3.2	Past The Governor Of Bombay, His Highness Maharaja Sir Pratapsingh Gaekwar Maharaja Of Baroda G.C.I.E.L.L.D.), His Highness Maharaja Fatehsingh Gaekwar Of Baroda, Shantadevi Pratapsingh Gaekwar, Dr.Mrunalinidevi Anandrao Paur, Pramilaraje Shivrajkumar Kacher
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building has a curve the corner along the junction of the main and the subsidiary road. The front façade of the building shows rectangular balconies which project out. The balconies curve towards the end of the façade. The building shows a carved feature on the mid landing side of the staircase. Curved balconies are seen on the left side of the building. Rectangular balconies are seen on the rear façade of the building.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A64		CHATEAU MARINE
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged stone staircase with mosaic tiles
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Mosaic tiles.
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good (need cleaning)
9.5	Openings	Fair (Shutters of few windows are broken)
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average (needs cleaning and repairs)
9.10	Overall Condition	Fair

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

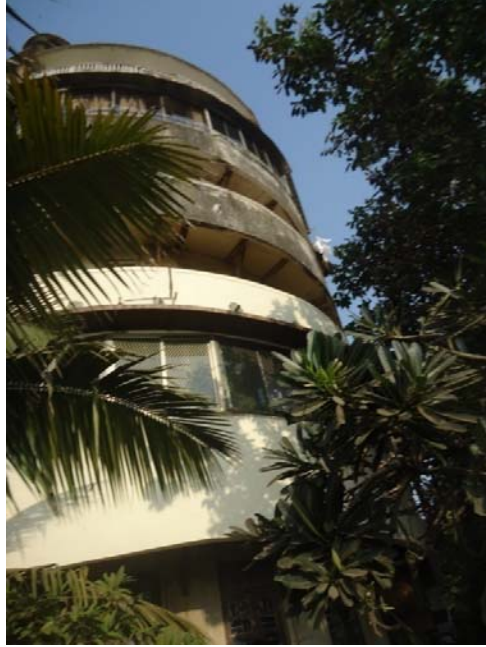
A64 CHATEAU MARINE		
10.0		TRANSFORMATION
10.1	Form	Additional box grills , chajjas , balconies are enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A64 CHATEAU MARINE

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A65 SHIV SADAN	
	
Common Ref no: A65	
Card No.:	
Ward: Ward A	
CS No. 1718	
Plot Area : 1519.23	
B U Area : 4038	
Date : January, 2013	
Record by : Aneri S, Adele Z	
Review by : Shraddha B.	
Int : As above Ext: As above	
Photo Ref : A65 SHIV SADAN a-f	
	
1.0	DENOMINATION
1.1	Name of Premises Shiv Sadan
1.2	Earlier Name Not applicable
1.3	Built In: 1930's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary M. Shukla Nirzar Marg
3.0	OWNERSHIP PATTERN
3.1	Present Lachhmandas Tulsidas Nayar
3.2	Past The Governor of Bombay
3.3	Status Tenanted
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building shows a hexagonal corner along the junction of the main and subsidiary road. The Front façade shows curved balconies, these curved balconies are seen at the rear façade of the building as well. Original grills, gates and features are still maintained.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 65		SHIV SADAN
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Hexagonal corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Cement terrazzo in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Average(shows leakage in a few places in the interiors)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Average(Shows members rusted in few openings)
9.6	Roofing	Good
9.7	Articulation & Finishes	Fair(Needs painting)
9.8	Services	Fair
9.9	Outbuildings	Average(Shows cracks needs repairs)
9.10	Overall Condition	Fair

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 65	SHIV SADAN	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A65 SHIV SADAN

(a)



(b)



(c)





(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A66		GANGA VIHAR	
	Common Ref no: A66		
	Card No.:		
	Ward : Ward A		
	CS No. 1731		
	Plot Area : 1552.68		
	B U Area : 4140		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A66 GANGA VIHAR a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Ganga Vihar	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1950's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road	
2.2	Subsidiary	C road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Pushpadevi Gangadhar Makharia	
3.2	Past	The Governor of Bombay, Bai Durgeshwari Wife of Mr.Gangadhar Chaturbhuj, Gangadhar Chaturbhuj	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential(shop in the garage)	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The corner along the junction of the main subsidiary road is hexagonal. The front façade of the building shows balconies, balcony slabs continue as chajjas over the windows next to the balconies. The balconies facing the subsidiary road are similar to the ones facing the front façade. Polygonal balconies on the left side faced of the building. The rear façade has rectangular balconies. The building shows original grills on most of the windows.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 66 GANGA VIHAR		
		and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5(a room on the terrace)
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Hexagonal corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entrance canopy and porch steps
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building(one converted into a shop, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(needs painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good(needs painting)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 66	GANGA VIHAR	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , chajjas, balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A66 GANGA VIHAR

(a)



(b)



(c)





(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A67		FIRDAUS	
		Common Ref no: A67	
		Card No.:	
		Ward : Ward A	
		CS No. 1732	
		Plot Area : 1552.68	
		B U Area : 3685	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A67 FIRDAUS a-g			
1.0		DENOMINATION	
1.1	Name of Premises	Firdaus	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road	
2.2	Subsidiary	V. Mankad road(D road)	
3.0		OWNERSHIP PATTERN	
3.1	Present	Pushpadevi Gangadhar Makharia	
3.2	Past	The Governor of Bombay, Bai Durgeshwari Wife of Mr.Gangadhar Chaturbhuj, Gangadhar Chaturbhuj	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The front façade of the building shows small balconies. The apartment on the terrace has a sloping roof. The right façade shows small balconies and the left façade has small windows with small chajjas over them. The rear façade shows rectangular balconies.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 67		FIRDAUS
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Sloping roof over the terrace apartment and terrace
7.7	Articulation	Sloping roof over the apartment
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good (needs cleaning and painting)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

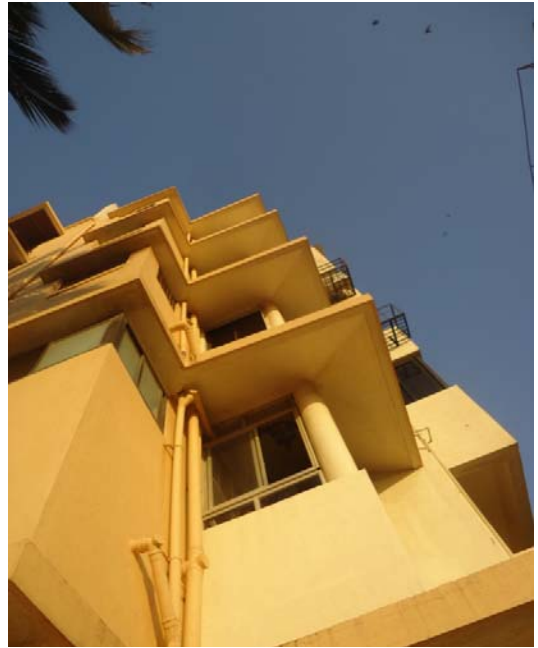
A 67		FIRDAUS
10.0		TRANSFORMATION
10.1	Form	Additional box grills , enclosed balconies, parking shed given for laundry shop , additional security cabin ,
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A67 FIRDAUS

(a)



(b)



(c)



(d)




(e)



(f)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A68 KRISHNA MAHAL		
	Common Ref no: A68	Not Available
	Card No.:	
	Ward :Ward A	
	CS No.: 1739	
	Plot Area : 2227.44	
	B U Area : 6048	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A68 KRISHNA MAHAL a-e		
1.0		DENOMINATION
1.1	Name of Premises	Krishna Mahal
1.2	Earlier Name	Not applicable
1.3	Built In: 1950's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	M/S Reshma Estates Pvt.Ltd.
3.2	Past	The Governor of Bombay, Lady Krishnabai Bisesardas Daga W/O (Sir Bisesardas Kasturchand Daga, Shri Navjivan Investors Private Ltd., M/S Cloth And Yarn Sales Corporation Private Limited.
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed
4.2	Past	Mixed
4.3	Usage	Regular in mixed use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building shows curved balconies on the front façade; the chajjas of the balcony continue as the chajja over the windows next to the balcony, the right façade of the building is similar to the front façade. The left façade of the building shows small windows with original wooden chajjas over them. Circular balconies are seen on the left corner of the building, the slab of these balconies become the chajja over the windows. The building shows a spiral staircase at the back used for service. Along the main staircase there is a glass feature on the façade of the building.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 68		KRISHNA MAHAL
		buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+7
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Spiral stone staircase with granite cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Granite Cladding
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, meter room, temporary sheds, water tank, Extra parking shed, HVAC plant
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing and sanitation)	MCGM
8.6	Fire Precaution	Riser system
8.7	Other (HVAC/BMC/Security Systems)	HVAC for the building
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good(exterior walls need painting)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good (Need cleaning and painting)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 68		KRISHNA MAHAL
10.0		TRANSFORMATION
10.1	Form	Additional box grills , Balconies enclosed, additional parking spaces, additional chajjas
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A 68 KRISHNA MAHAL

(a)



(b)



(c)



(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A69 KEVAL MAHAL		
	Common Ref no: A69	Not Available
	Card No.:	
	Ward : Ward A	
	CS No. 1740	
	Plot Area : 1882.95	
	B U Area : 5612.05	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A69 KEVAL MAHAL a		
1.0		DENOMINATION
1.1	Name of Premises	Keval Mahal
1.2	Earlier Name	Not applicable
1.3	Built In: 1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	The Governor of Bombay (Lessor)
3.2	Past	Kevalchand Nemchand Mehta & His Wife, Bai Kamlabai (Lessees)
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular in residential use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations. Carved feature along the staircase of the building.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 69 KEVAL MAHAL	
7.0	CONSTRUCTION
7.1	Plinth Plastered masonry plinth
7.2	Walls Brick masonry wall
7.3	Floor R.C.C. floor slab
7.4	Stairs Access Denied
7.5	Openings Regular openings with wooden frames and glazed shutters
7.6	Roofing Flat roof and terrace
7.7	Articulation Rounded balconies
7.8	Finishes Walls: under renovation Flooring: Access Denied Staircases: Access Denied
7.9	Interiors(Movable & Immovable) Access Denied
7.10	Compound/Fence/Gate Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/ landscape Parking sheds on the rear side of the building.
8.0	SERVICES & UTILITIES
8.1	Lighting Natural and artificial, good natural lighting
8.2	Ventilation Natural and artificial, good natural lighting
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/BMC/Security Systems) Not provided
9.0	CONDITION
9.1	Plinth under renovation
9.2	Walls under renovation
9.3	Floor Access Denied
9.4	Stairs Access Denied
9.5	Openings Good
9.6	Roofing Access Denied
9.7	Articulation & Finishes Access Denied
9.8	Services Good
9.9	Outbuildings Access Denied
9.10	Overall Condition Average
10.0	TRANSFORMATION
10.1	Form No transformation
10.2	Structure No transformation
10.3	Articulation & Finishes Under renovation
11.0	DPREMARKS/PERCEIVEDTHREATS Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/ REFERENCES/ DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A70 KAPUR MAHAL		
	Common Ref no: A70	Not Available
	Card No.:	
	Ward : Ward A	
	CS No. 1741	
	Plot Area : 1887.13	
	B U Area : 6034	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A70 KAPUR MAHAL a-e		
1.0		DENOMINATION
1.1	Name of Premises	Kapur Mahal
1.2	Earlier Name	Not applicable
1.3	Built In: 1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	Ameeta Dharamjit Singh
3.2	Past	The Governor of Bombay, Kapurchand Nemchand Mehta] [And His Wife, Bai Nandgauri, Virajlal Kapurchand Mehta, Harshad Kapurchand Mehta, Anilkant Kapurchand Mehta, Ramesh Kapurchand Mehta, Shrimati Mukta Manharlal Maniar, Kusum Vasant Shah, Nirmala Subodh Parikh, Chandan Vrajlal Mehta, J.R.Financial Services, Manharlal Ratilal Maniar, Paresch Manharlal Maniar
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed
4.2	Past	Mixed
4.3	Usage	Regular in mixed use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The front façade shows recessed balconies, the side façade shows curved balconies projecting out. The rear façade shows balconies as well.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A70 KAPUR MAHAL	
	the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations. Carved feature along the staircase of the building.
5.4	Value Classification Under Marine Drive Heritage Precinct
6.0	TOPOGRAPHY
6.1	Floors G+5
7.0	CONSTRUCTION
7.1	Plinth Plastered masonry plinth
7.2	Walls Brick masonry wall
7.3	Floor R.C.C. floor slab
7.4	Stairs Dog legged wooden staircase
7.5	Openings Regular openings with wooden frames and glazed shutters
7.6	Roofing Flat roof and terrace
7.7	Articulation Rounded balconies
7.8	Finishes Walls: Externally and internally cement plastered and painted Flooring: Marble tiles in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable) Entrance canopy
7.10	Compound/Fence/Gate Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape Parking sheds at the rear side of the building, water tank
8.0	SERVICES & UTILITIES
8.1	Lighting Natural and artificial, good natural lighting
8.2	Ventilation Natural and artificial, good natural lighting
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/BMC/Security Systems) Not provided (independent air conditioning units in the houses)
9.0	CONDITION
9.1	Plinth Good
9.2	Walls Average(exterior walls need painting)
9.3	Floor Good
9.4	Stairs Good
9.5	Openings Good
9.6	Roofing Good
9.7	Articulation & Finishes Good
9.8	Services Good
9.9	Outbuildings Average
9.10	Overall Condition Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A70	KAPUR MAHAL	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas, balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A70 KAPUR MAHAL

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A71 ZAVER MAHAL		
	Common Ref no: A71	Not Available
	Card No.:	
	Ward :Ward A	
	CS No.: 1742	
	Plot Area : 1886.3	
	B U Area : 5730	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A71 ZAVER MAHAL a-f		
1.0		DENOMINATION
1.1	Name of Premises	Zaver Mahal
1.2	Earlier Name	Not applicable
1.3	Built In:1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	Darshana Harish Mehta
3.2	Past	The Governor Of Bombay, Jhaverchand Nemchand Mehta, Bai Shantagauri, Nalini Zaverchand Mehta, Gunilal Vasantrai Mehta
3.3	Status	Tenanted
4.0		USE
4.1	Present	Mixed
4.2	Past	Mixed
4.3	Usage	Regular in mixed use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building is divided into two wings. The building shows rounded corner along the left side. The side facades of the building shows a glass feature along the staircase of the building. The front façade of the building shows curved balconies and the slab of the balcony extending as the chajja over the windows next to the balcony. The side façade shows curved balconies; curved balconies are seen on the rear façade too.</p>
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A71 ZAVER MAHAL		
		and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies and rounded corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall, Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A71	ZAVER MAHAL	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , enclosed balconies
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A71 ZAVER MAHAL

(a)



(b)



(c)



(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A72 SONAWALA BUILDING		
	Common Ref no: A72	Not available
	Card No.:	
	Ward : Ward A	
	CS No. : 1743	
	Plot Area : 1910.54	
	B U Area : 7035	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A72 SONAWALA BUILDING a-e		
1.0		DENOMINATION
1.1	Name of Premises	Sonawala Building
1.2	Earlier Name	Not applicable
1.3	Built In: 1950's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	Ayesha Homi Laher
3.2	Past	The Governor Of Bombay, Gordhandas Purshottamdas Sonawala & His Wife, Bai Chandabai, Amratlal Gordhandas Sonawala, Harilal Gordhandas Sonawala, Sarita Harilal Sonawala
3.3	Status	Tenanted
4.0		USE
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular in residential use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building shows a curved corner on the right side of the building. The building has curved balconies along the corner. The left corner of the building has curved balconies, the extended chajj of the balconies become the chajja over the windows next to the balconies. The front façade shoes rectangular balconies projecting out, curving around the corners. The side facades have small rectangular balconies which project out. The rear facades show similar balconies. The window grills are original.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A72 SONAWALA BUILDING	
	Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification Under Marine Drive Heritage Precinct
6.0	TOPOGRAPHY
6.1	Floors G+6(6 th floor looks like an addition)
7.0	CONSTRUCTION
7.1	Plinth Plastered masonry plinth
7.2	Walls Brick masonry wall
7.3	Floor R.C.C. floor slab
7.4	Stairs Dog legged wooden staircase
7.5	Openings Regular openings with wooden frames and glazed shutters
7.6	Roofing Flat roof and terrace
7.7	Articulation Curved corner and balconies
7.8	Finishes Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable) Entrance canopy
7.10	Compound/Fence/Gate Compound wall is plastered brick wall in the front and with M.S. grill on the sides. Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape Parking sheds at the rear side of the building, syntax tanks, and planters in the front of the building.
8.0	SERVICES & UTILITIES
8.1	Lighting Natural and artificial, good natural lighting
8.2	Ventilation Natural and artificial, good natural lighting
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/BMC/Security Systems) Not provided (independent air conditioning units in the houses)
9.0	CONDITION
9.1	Plinth Good
9.2	Walls Good
9.3	Floor Good
9.4	Stairs Good
9.5	Openings Good
9.6	Roofing Good
9.7	Articulation & Finishes Good
9.8	Services Good
9.9	Outbuildings Good(needs cleaning)
9.10	Overall Condition Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A72 SONAWALA BUILDING	
10.0	TRANSFORMATION
10.1	Form Enclosed balconies, Garage shutters changed.
10.2	Structure No transformation
10.3	Articulation & Finishes Painting going on
11.0	DPREMARKS/PERCEIVEDTHREATS Plot falls under Commercial Zone on Proposed Development Plan. (D.P.)
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A72 SONAWALA BUILDING

(a)



(b)




(d)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A73 HEMPRABHA		
	Common Ref no: A73	Not Available
	Card No.:	
	Ward :Ward A	
	CS No. 1744	
	Plot Area : Not Available	
	B U Area : 6920	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A73 HEMPRABHA a-e		
1.0		DENOMINATION
1.1	Name of Premises	Hemprabha
1.2	Earlier Name	Not applicable
1.3	Built In: 1950's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN
3.1	Present	Not Available
3.2	Past	Not Available
3.3	Status	Co-operative Housing Society
4.0		USE
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular in residential use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into.</p> <p>Stylistic Classification: The building shows a curved corner on the right side of the building. The building has curved balconies along the corner. The left corner of the building has curved balconies, the extended chajjas of the balconies become the chajja over the windows next to the balconies. The front façade shoes rectangular balconies projecting out, curving around the corners. The side facades have small rectangular balconies which project out. The right façade shows the slab of the balcony continuing as chajjas over the windows. The rear facades show similar balconies. The window grills are original.</p>
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A73		HEMPRABHA
		Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+7(the 6 th and 7 th floor look like an addition)
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, water tank, pump room, planters.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Individual A.C. units, video surveillance.
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 73	HEMPRABHA	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas , enclosed balconies, pipe lines from the canopy to the planters.
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A73 HEMPRABHA

(a)



(b)



(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A74 AL-JABREYA COURT			
	Common Ref no: A74		
	Card No.:		
	Ward : Ward A		
	CS No. 1745		
	Plot Area : 1892.99		
	B U Area : 4772.46		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A75 MATRUCHAYA a-f			
1.0		DENOMINATION	
1.1		Name of Premises	Al-Jabreya Court
1.2		Earlier Name	Not applicable
1.3		Built In : 1950's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS	
2.1		Main	Netaji Subhash Chandra Bose road
2.2		Subsidiary	Not Applicable
3.0		OWNERSHIP PATTERN	
3.1		Present	Shaikh Jabbar Abdulla Al-Sabah
3.2	Past	The Governor of Bombay (Lessor), Chandulal Mohanlal, Hechand Mohanlal, Bhogilal Mohanlal, Tarabai Chandulal Mohanlal (Lessees), His Excellency Shaikh Abdulla Al.Jabar Al-Sabah of Kuwait (Lessee)	
3.3	Status	Tenanted	
4.0	USE		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0	SIGNIFICANCE & VALUE CLASSIFICATION		
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building shows curved balconies on both corners at the front façade. The front façade shows rectangular balconies projecting out the slab of the balconies becomes the chajja for the windows. Few grills and the original name plaque remains.	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent	


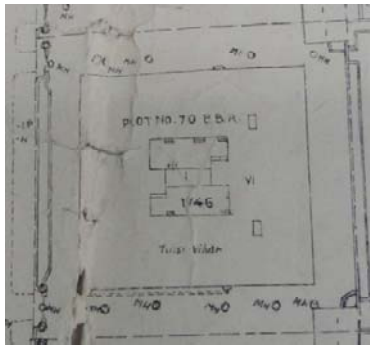
THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A74 AL-JABREYA COURT		
	contemporary aspirations.	
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Access Denied
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Access Denied Staircases: Access Denied
7.9	Interiors(Movable & Immovable)	Access Denied
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Access Denied
9.4	Stairs	Access Denied
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Access Denied
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	Balconies enclosed, AC units on road facing side.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A74	AL-JABREYA COURT	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A75 MATRUCHHAYA		
	Common Ref no: A75	
	Card No.:	
	Ward : Ward A	
	CS No. 1746 & 1/1746	
	Plot Area : 1893.82	
	B U Area :5481.7	
	Date : January, 2013	
	Record by : Aneri S, Adele Z	
	Review by : Shraddha B.	
	Int : As above Ext: As above	
Photo Ref : A75 MATRUCHHAYA a-f		
1.0	DENOMINATION	
1.1	Name of Premises	Matruchhaya
1.2	Earlier Name	Tulsi Vihar
1.3	Built In : 1950's	Extension Date(if any): Not Applicable
2.0	ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road
2.2	Subsidiary	Not Applicable
3.0	OWNERSHIP PATTERN	
3.1	Present	Rupa Bhogilal Shah
3.2	Past	The Governor of Bombay, Tulsidas Chhaganlal Shah, Kamlabai Tulsidas Shah, Shri Pritamlal Mohanlal Daftary, Smt.Kusumben Pritamlal Daftary, Matruchhaya Building Condominium, Taraben K.Shah, Indumati Ahsok Kumar Shukla, Gurdeep Singh Bajaj, Hardesh Kaur Bajaj, Navnitbhai H.Parekh, Purvi Shashikant Shroff, Purvi Chandrakant Shah, Surendra Tulsidas Shah, Purnima M.Patani, Mukesh C.Patani, Sumanben J.Ghandhi, Arvind C.Ghandhi, Hansaben A.Ghandhi, Kokilaben C.Ghandhi, Narendra Laxmikant Parekh, Usha Dilip Mehta, Surendrabhai T.Shah, Ranjanben C.Kothari, Kamlbhai C.Kothari, Nandraj C.Kothari, Hemlata B.Shilpi, Ajit B.Shilpi, Gordhandas D.Bhagat, Pushpaben G.Bhagat, Vithalbhai H.Patel, Sanjaybhai V.Patel, Omprakash B.Kejriwal, Radheshayam B.Kejriwal, Nathmal B.Kejriwal, Ghewarchand H.Bokaria, Pavan Ghewarchand Bokaria, Ansibai H.Bokaria, Yashwantrai Dularai Dave, Vijaya Yashwantrai Dave, Neela Natwarlal Desai, Yeshwant Manibhai Desai, Lal Manibhai Desai, Vijaybhai H.Pandya, Pushpaben V.Pandya, Venkateshwaran Subra Moni., M/S.Bawa Praduman Sing & Sons., Surendrakumar Babulal Bubna, Sampatkumar Babulal Bubna, Santoshkumar Babulal Bubna, Vasant Kishore, Amerchand, Nitin Narotamdas Shah, Pravinchandra Hiralal Doshi, Indumati Pravinchandra Doshi, Harsha Alias Haridarshna Wd/O Narendra L.Parekh, Smruti Alias Hina Nayan Mirani, Chhaya Narendra Parekh, Bina Nikhil Merchant, Pritamlal Mohanlal Daftary, Smt.Kusumben Pritamlal Daftary, Ramchandra Bharatan, Sridhar Bharatan, Pankaj Talwar
3.3	Status	Co-operative Housing Society

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A75		MATRUCHHAYA
4.0		USE
4.1	Present	Residential
4.2	Past	Residential
4.3	Usage	Regular in residential use
5.0		SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has a void where the interior windows of the buildings open into. Stylistic Classification: The building shows curved balconies on both corners at the front façade. The front façade shows rectangular balconies projecting out the slab of the balconies becomes the chajja for the windows. The corner small windows have independent chajjas. The side facades have small rectangular balconies which project out. The rear facades show balconies similar to the front facade. The window grills are original. The chajjas, window grills, name plates and some of the garage doors are original.
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+7
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, temporary sheds, planters

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A75		MATRUCHHAYA
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Shows cracks needs repairs)
9.10	Overall Condition	Good
10.0		TRANSFORMATION
10.1	Form	Additional grills , balconies enclosed
10.2	Structure	No transformation
10.3	Articulation & Finishes	Recently painted
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A75 MATRUCHHAYA

(a)



(b)



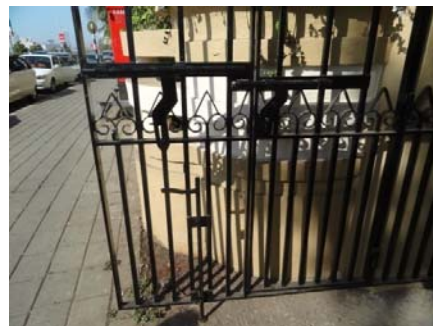
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A76 GIRI KUNJ	
	Common Ref no: A76
	Card No.:
	Ward : Ward A
	CS No.: 1747
	Plot Area : 1892.99
	B U Area:5611.2
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A76 GIRIKUNJ a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Giri Kunj
1.2	Earlier Name Not applicable
1.3	Built In: 1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Mayuri Hiralal Girdharlal
3.2	Past The Governor of Bombay, Chandanbai Girdharlal, Dhirajlal Girdharlal, Hiralal Girdharlal, Kiritilal Girdharlal, Hemant Hiralal Girdharlal, Rajiv Hiralal Girdharlal, Prabhaven Hiralal Girdharlal
3.3	Status
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has voids where the interior windows of the buildings open into. Stylistic Classification: The building shows curved balconies on both corners at the front façade. The front façade shows rectangular balconies projecting out the chajjas of the balconies becomes the chajja for the windows. The corner small windows have independent chajjas. The side facades have small rectangular balconies which project out. The rear facades show balconies similar to the front facade. The window grills are original. Name plates are original
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A76 GIRI KUNJ	
	the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification Under Marine Drive Heritage Precinct
6.0	TOPOGRAPHY
6.1	Floors G+7
7.0	CONSTRUCTION
7.1	Plinth Plastered masonry plinth
7.2	Walls Brick masonry wall
7.3	Floor R.C.C. floor slab
7.4	Stairs Dog legged wooden staircase
7.5	Openings Regular openings with wooden frames and glazed shutters
7.6	Roofing Flat roof and terrace
7.7	Articulation Rounded balconies
7.8	Finishes Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)
7.10	Compound/Fence/Gate Compound wall is plastered brick wall; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape Temporary sheds, Elevated parking sheds at the rear of the building
8.0	SERVICES & UTILITIES
8.1	Lighting Natural and artificial, good natural lighting
8.2	Ventilation Natural and artificial, good natural lighting
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/BMC/Security Systems) Not provided (independent air conditioning units in the houses)
9.0	CONDITION
9.1	Plinth Good
9.2	Walls Good
9.3	Floor Good
9.4	Stairs Good
9.5	Openings Good
9.6	Roofing Good
9.7	Articulation & Finishes Good
9.8	Services Good
9.9	Outbuildings Average(needs cleaning)
9.10	Overall Condition Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A76	GIRI KUNJ	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas, balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	Under renovation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A76 GIRI KUNJ

(a)



(b)




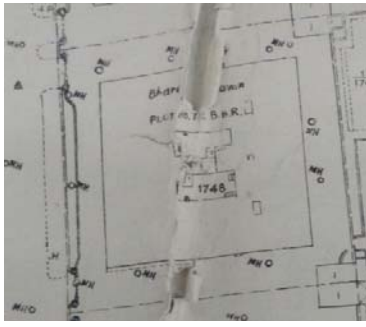
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A77		BHARATIYA BHAVAN	
		Common Ref no: A77	
		Card No.:	
		Ward : Ward A	
		CS No. 1748 & 1/1748	
		Plot Area : 562.71	
		B U Area : 5471.9	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A77 BHARATIYA BHAVAN a-d			
1.0		DENOMINATION	
1.1	Name of Premises	Bharatiya Bhavan	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Dr.Kirtilal M.Bhansali	
3.2	Past	the Governor of Bombay, Tarabai Jivanlal Parekh, Dhirajlal Jivanlal Parekh, Keshavlal Bhikabahi, Manubhai Lalbhai Gajrawala, Rasilaben Moholal, Chandulal Vardhman Shah	
3.3	Status	Co-operative Housing Society	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building shows curved balconies on both corners at the front façade. The front façade shows rectangular balconies projecting out the chajja of the balconies becomes the chajja for the windows. The corner small windows have independent chajjas. The side facades have small rectangular balconies which project out. The rear facades show rectangular balconies which project out, the windows on the rear façade show no chajjas. The window grills are original. Name plates are original</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image.	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A77		BHARATIYA BHAVAN
		Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	
6.0		TOPOGRAPHY
6.1	Floors	G+6(6 th floor looks like an additional floor)
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilage/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, temporary sheds, Water tank (not underground), pump room.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A77	BHARATIYA BHAVAN	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas , balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A77 BHARATIYA BHAVAN

(a)


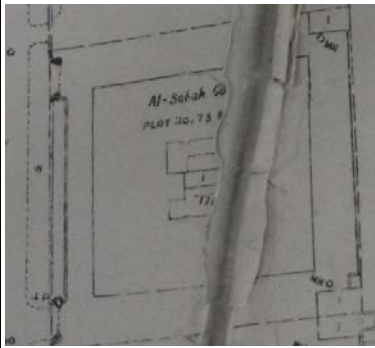


(b)



(c)



A78 AL-SABAH COURT			
	Common Ref no: A78		
	Card No.:		
	Ward : Ward A		
	CS No. 1749		
	Plot Area : 1892.99		
	B U Area: 5589.5		
	Date : January, 2013		
	Record by : Aneri S, Adele Z		
	Review by : Shraddha B.		
	Int : As above Ext: As above		
Photo Ref : A78 AL-SABAH COURT a-e			
1.0		DENOMINATION	
1.1		Name of Premises	Al-Sabah Court
1.2		Earlier Name	Not applicable
1.3		Built In: 1940's	Extension Date(if any): Not Applicable
2.0		ACCESS ROADS	
2.1		Main	Netaji Subhash Chandra Bose road
2.2		Subsidiary	Not applicable
3.0		OWNERSHIP PATTERN	
3.1		Present	
3.2	Past	The Governor of Bombay, Kantilal Ishwarlal, Bai Shakuntala Kantilal	
3.3	Status	His Highness The Shaikh Of Kuwait Shaikh Abdulla Al-Salim Al-Sabah	
4.0	USE		
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0	SIGNIFICANCE & VALUE CLASSIFICATION		
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The building shows curved balconies on both corners at the front façade. The front façade shows rectangular balconies projecting out the chajja of the balconies becomes the chajja for the windows. The corner small windows have independent chajjas. The side facades have small rectangular balconies which project out. The rear facades show rectangular balconies which project out, the windows on the rear façade show no chajjas. The window grills are original. Name plates are original	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A78 AL-SABAH COURT		
		the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+5
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building , water tank, planters
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A78 AL-SABAH COURT	
10.0	TRANSFORMATION
10.1	Form Additional box grills , A.C.P. chajjas , balconies enclosed
10.2	Structure No transformation
10.3	Articulation & Finishes No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A78 AL-SABAH COURT

(a)



(b)




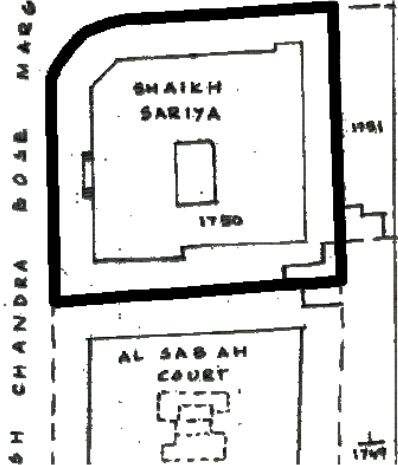
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A79		SEKSARIA	
	Common Ref no: A79 (Reviewed in 2013)		
	Card No.: A-19a		
	Ward (Part): A-I		
	CS No.: 1750		
	Plot Area: 1919.74 sq.m.		
	B U Area: 8869.19 sq.m.		
	Date: April, 2005		
	Record by: Gauri J, Anup S		
	Review by: Arun Kale		
	Int: As above Ext: As above		
Photo Ref: A79 SEKSARIA a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Sekseria	
1.2	Earlier Name	Not applicable	
1.3	Built In: Late 1930s to 40s	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Road (Marine Drive)	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Bai Bhagwantibai Shivprasad Vaid	
3.2	Past	Basantbhai Govindram, Kudilal Govindram, Shaikh Sariyabai Anaribai, Sitaram Podar	
3.3	Status	Tenanted	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Located on a corner plot facing Netaji Subhash Chandra Road, which is one of the major North-South arterial roads.	
5.2	Architectural Description	Follows the typology of Art Deco corner building. The Chamfered corner façade enclosing the staircase block with glass windows is highlighted by vertical plaster bands rising through first to fifth floor. The balconies with rounded corners emerge from the	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A79		SEKSARIA
		Chamfered façade and continue on both the sides façade. The parapet walls of balconies have their plaster bands and light wooden / metal railing. However the balconies which are enclosed destroy the Art Deco character.
5.3	Intrinsic	Owned by Marwaris, a wealthy business community. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so too the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Existing Grade: NA Recommended Grade: III A(arc), B(des), G(grp), E
6.0		TOPOGRAPHY
6.1	Floors	G + 6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry walls
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Openwell R.C.C. marble cladded staircase
7.5	Openings	Rectangular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof with terrace
7.7	Articulation	The Chamfered corner façade enclosing the staircase block with glass windows is highlighted by vertical plaster bands rising through first to fifth floor. The balconies with rounded corners emerge from the Chamfered façade and continue on both the sides façade.
7.8	Finishes	Internally and externally cement plastered and painted
7.9	Interiors(Movable & Immovable)	Entrance foyer
7.10	Compound/Fence/Gate	Plastered brick wall
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Marginal side open space
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural ventilation

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A79		SEKSARIA		
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/BMC/Security Systems)	Not provided		
9.0		CONDITION		
9.1	Plinth	Good (No settlement or cracks observed)		
9.2	Walls	Good (No dampness or cracks observed)		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good (No leakage observed)		
9.7	Articulation & Finishes	Good		
9.8	Services	Good (Drainage pipes need no replacement)		
9.9	Outbuildings	Good		
9.10	Overall Condition	Good	Maintenance level	Good
10.0		TRANSFORMATION		
10.1	Form	Balconies enclosed on many floors.		
10.2	Structure	Sliding windows, aluminium chajjas added.		
10.3	Articulation & Finishes	Railings changed or / and filled up with masonry.		
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP		
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps – Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995		

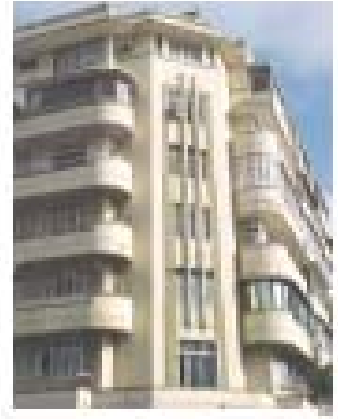
A79

SEKSARIA

(a)



(b)



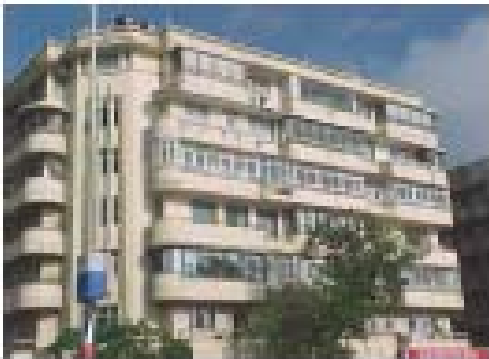
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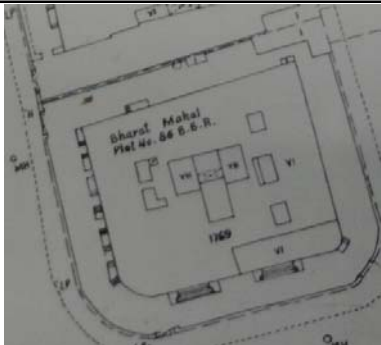
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A80 BHARAT MAHAL	
	Common Ref no: A80
	Card No.:
	Ward : Ward C
	CS No. 1769
	Plot Area : 1756.7
	B U Area : 5323.5
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A80 BHARAT MAHAL a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Bharat Mahal
1.2	Earlier Name Not applicable
1.3	Built In: 1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary Patan Jain Mandal Marg
3.0	OWNERSHIP PATTERN
3.1	Present The Akhil Bharat Co-Operative Housing Society Limited
3.2	Past Governor of Bombay, Jayantilal Nathalal, Kantilal Nathalal
3.3	Status Co-operative Housing Society
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has voids where the interior windows of the buildings open into. Stylistic Classification: The building shows a curved corner along the junction of the main and subsidiary road. The front façade has long continuous balconies. The façade facing the subsidiary road has long balconies. The other side façade shows curved balconies. The balconies show small chajjas over them.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification Under Marine Drive Heritage Precinct

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A80 BHARAT MAHAL		
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged stone staircase with ceramic tile cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Curved corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Ceramic tile
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, temporary sheds, Water tank
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 80		BHARAT MAHAL
10.0		TRANSFORMATION
10.1	Form	New grills, A.C.P. chajjas, balconies enclosed. Parking shed converted to a storage space
10.2	Structure	No transformation
10.3	Articulation & Finishes	No major transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A80 BHARAT MAHAL

(a)



(b)




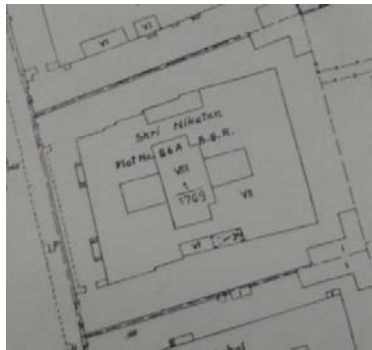
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(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A81 SHRI NIKETAN	
	Common Ref no: A81
	Card No.:
	Ward: Ward C
	CS No. 1/1769
	Plot Area : 1690.64
	B U Area : 4151
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A81 SHRI NIKETAN a-d	
	
1.0	DENOMINATION
1.1	Name of Premises Shri Niketan
1.2	Earlier Name Not applicable
1.3	Built In:1950's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary Not applicable
3.0	OWNERSHIP PATTERN
3.1	Present Shreeniwas Co-Operative Hosuing Society Limited
3.2	Past The Governor Of Bombay, Nanalal Haridas
3.3	Status Co-operative Housing Society
4.0	USE
4.1	Present Residential
4.2	Past Residential
4.3	Usage Regular in residential use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has voids where the interior windows of the buildings open into. Stylistic Classification: The front façade of the building shows curved balconies which project out. The small windows next to the balconies show original chajjas over them. The side façade show small windows with original chajja. The rear façade show no balconies only windows with some original chajjas and some new chajjas. The building shows few old grills maintained in the windows.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 81	SHRI NIKETAN	
		contemporary aspirations.
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase with marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Marble cladding
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, Water tank , pump room, planters
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 81	SHRI NIKETAN	
10.0		TRANSFORMATION
10.1	Form	New grills, A.C.P. chajjas , balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A81 SHRI NIKETAN

(a)




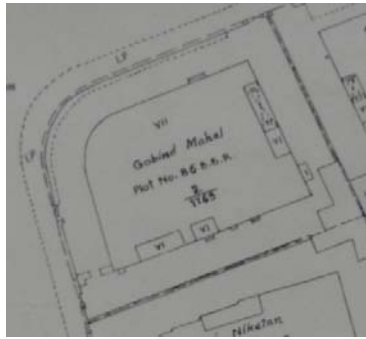
(b)



(c)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A82		GOBIND MAHAL	
		Common Ref no: A82	
		Card No.:	
		Ward : Ward C	
		CS No. 2/1769	
		Plot Area : 1581.94	
		B U Area : 4298	
		Date : January, 2013	
		Record by : Aneri S, Adele Z	
		Review by : Shraddha B.	
		Int : As above Ext: As above	
Photo Ref : A82 GOBIND MAHAL a-f			
1.0		DENOMINATION	
1.1	Name of Premises	Gobind Mahal	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1940's	Extension Date (if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Netaji Subhash Chandra Bose road	
2.2	Subsidiary	G Road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Mrs. Sheila K. Sippy	
3.2	Past	The Governor Of Bombay, Manecklal Ujamani, Laxmibai Manecklal, Ramchand Hashmatrai Hiranandani, Mrs Ruki Ramchand Hiranandani	
3.3	Status	Co-operative Housing Society	
4.0		USE	
4.1	Present	Mixed	
4.2	Past	Mixed	
4.3	Usage	Regular in Mixed use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building shows a curved corner along the junction of the main and the subsidiary road. The front façade shows balconies with shallow chajjas (now all enclosed). The side façade shows rectangular projecting balconies.</p>	
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 82 GOBIND MAHAL		
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged stone staircase with yellow marble
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Curved corner
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: yellow marble/ceramic tiles
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall, Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, temporary sheds, Water tank (not underground), pump room.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Video surveillance (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 82		GOBIND MAHAL
10.0		TRANSFORMATION
10.1	Form	Additional grills, A.C.P. chajjas , balconies enclosed. Parking shed shutters are new
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Commercial Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A82 | GOBIND MAHAL

(a)



(b)



(c)




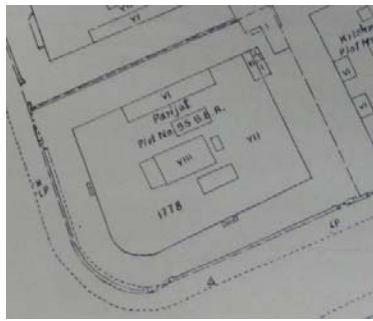
(d)



(e)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A83 PARIJAT	
	Common Ref no: A83
	Card No.:
	Ward: Ward C
	CS No. 1778
	Plot Area : 1612.88
	B U Area : 4566.1
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A83 PARIJAT a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Parijat
1.2	Earlier Name Not applicable
1.3	Built In: 1940's Extension Date(if any): Not Applicable
2.0	ACCESS ROADS
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary G Road
3.0	OWNERSHIP PATTERN
3.1	Present TIMBLO BROTHERS PVT.LTD.
3.2	Past GOVERNOR OF BOMBAY, JAYANTILAL J.MULJI, KANTILAL JAGJWAN SHETH, VASANT JAGJIWANDS MULJI, BHARAT BUILDERS LTD.
3.3	Status Co-operative Housing Society
4.0	USE
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in Mixed use
5.0	SIGNIFICANCE & VALUE CLASSIFICATION
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. It has voids where the interior windows of the buildings open into. Stylistic Classification: The building shows a curved corner along the junction of the main and subsidiary road. The windows from the first floor project out a little bit from the ground floor. The windows show shallow chajjas. The rear façade show similar windows and chajja.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 83	PARIJAT	
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, Water tank ,pump room, Steps to the shops on the ground floor, planters
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Video surveillance (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 83 PARIJAT	
10.0	TRANSFORMATION
10.1	Form Additional grills , A.C.P. chajjas ,
10.2	Structure No transformation
10.3	Articulation & Finishes
11.0	DPREMARKS/PERCEIVEDTHREATS Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A 83 PARIJAT

(a)



(b)




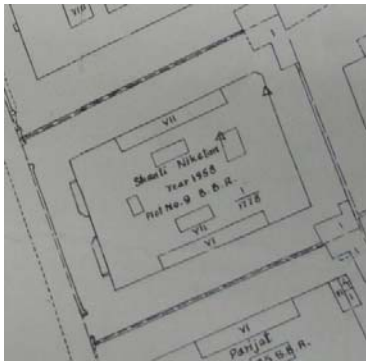
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A84 SHANTI NIKETAN	
	Common Ref no: A84
	Card No.:
	Ward : Ward C
	CS No.: 1/1778
	Plot Area : 1556.86
	B U Area : 4713.4
	Date : January, 2013
	Record by : Aneri S, Adele Z
	Review by : Shraddha B.
	Int : As above Ext: As above
Photo Ref : A84 SHANTI NIKETAN a-e	
	
1.0	DENOMINATION
1.1	Name of Premises Shanti Niketan
1.2	Earlier Name Not applicable
1.3	Built In:1940's Extension Date(if any): Not Applicable
ACCESS ROADS	
2.0	
2.1	Main Netaji Subhash Chandra Bose road
2.2	Subsidiary Not applicable
OWNERSHIP PATTERN	
3.0	
3.1	Present Shri Shantiniketan Co-Operative Housing Society Ltd.
3.2	Past The Governor of Bombay, Nanalal Haridas, Tribhuvandas Haridas, Shantilal Mangaldas, Mahendra Shantilal, Apurva Shantilal
3.3	Status Co-operative Housing Society
USE	
4.0	
4.1	Present Mixed
4.2	Past Mixed
4.3	Usage Regular in mixed use
SIGNIFICANCE & VALUE CLASSIFICATION	
5.0	
5.1	Townscape(Natural/Manmade) Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.
5.2	Architectural Description Planning: It is a large building in modest Art Deco style with adequate light and ventilation. Stylistic Classification: The balconies on the front façade of the building are curved along the centre. The balconies project out. The side façade show small rectangular balconies projecting out. The balconies show shallow chajjas over them.
5.3	Intrinsic Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 84		SHANTI NIKETAN
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged wooden staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Wooden polished
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall with M.S. grill; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, temporary sheds, Water tank (not underground), pump room.
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Average(Needs cleaning and repairs)
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 84	SHANTI NIKETAN	
10.0		TRANSFORMATION
10.1	Form	Additional box grills , A.C.P. chajjas , balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A 84 SHANTI NIKETAN

(a)



(b)




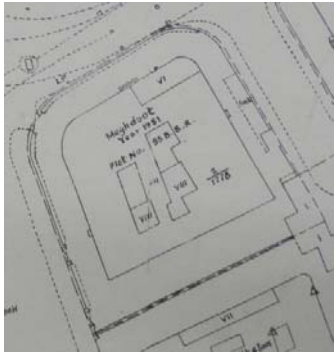
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THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A85		MEGHDOOT			
		Common Ref no: A85			
		Card No.:			
		Ward :Ward C			
		CS No. 2/1778			
		Plot Area : 1804.36			
		B U Area : 5383			
		Date : January, 2013			
		Record by : Aneri S, Adele Z			
		Review by : Shraddha B.			
		Int : As above Ext: As above			
Photo Ref : A85 MEGHDOOT a-e					
1.0				DENOMINATION	
1.1	Name of Premises			Bharatiya Bhavan	
1.2	Earlier Name			Not applicable	
1.3	Built In: 1950's			Extension Date(if any): Not Applicable	
2.0				ACCESS ROADS	
2.1	Main			Netaji Subhash Chandra Bose road	
2.2	Subsidiary			Shamaldas Gandhi Road	
3.0				OWNERSHIP PATTERN	
3.1	Present			The Meghdoot Co-Operative Housing Society Limited	
3.2	Past	The Governor Of Bombay, The Sonawala Co.Ltd.			
3.3	Status	Co-operative Housing Society			
4.0		USE			
4.1	Present	Residential			
4.2	Past	Residential			
4.3	Usage	Regular in residential use			
5.0		SIGNIFICANCE & VALUE CLASSIFICATION			
5.1	Townscape(Natural/Manmade)	Part of Netaji Subhash Chandra Bose road front, which is one of the major North-South arterial roads.			
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: The building shows a polygonal corner along the junction of the main and subsidiary road. The other corner of the building shows curved balconies. The side facades of the building show rectangular balconies that project out. The curved balconies are also seen on the rear façade. Original grills are maintained on the windows.</p>			
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>			

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 85	MEGHDOOT	
5.4	Value Classification	Under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Dog legged stone staircase with marble cladding
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Rounded balconies
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Marble flooring in the lobby Staircases: Marble cladding
7.9	Interiors(Movable & Immovable)	Entrance canopy
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building, Water tank ,pump room, planters
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, good natural lighting
8.2	Ventilation	Natural and artificial, good natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Outbuildings	Good
9.10	Overall Condition	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 85	MEGHDOOT	
10.0		TRANSFORMATION
10.1	Form	Additional grills , A.C.P. chajjas , balconies enclosed.
10.2	Structure	No transformation
10.3	Articulation & Finishes	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A85 MEGHDOOT

(a)



(b)


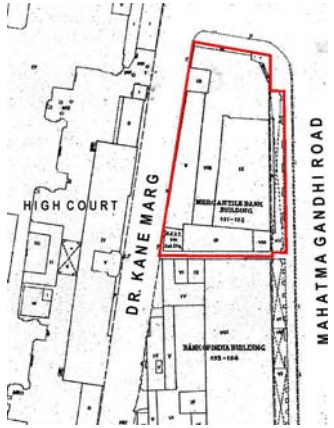


(c)



(d)



A86 Hong Kong Bank Building		175	
	Common Ref No: 175	 <p>Location Plan</p>	
	Card No: 233		
	Ward (Part): A (Part II)		
	CS No: 151, 152 (Fort Division)		
	Plot Area: 1794.41 sq m.		
	B U Area: 91947.15 sq m.		
	Date: 19/01/2005		
	Recorded by: Zankhana Prajapati		
	Reviewed by: UDRI		
	Int: Zankhana Prajapati, Sonal Modak		
Ext: Zankhana Prajapati, Sonal Modak			
	Photo Ref: 175_Hongkong Bank Building.		
	Reviewed in 2013		
1.0		Denomination	
1.1	Name of Premises	Hong Kong Bank Building	
1.2	Earlier Name	Mercantile bank Building	
1.3	Built in:	Indeterminable	Extension Date: -
2.0		Access	
2.1	Main	Mahatma Gandhi Road.	
2.2	Subsidiary	Mahamaho Padhya Dr. Kane Road.	
3.0		Ownership pattern	
3.1	Present	Private	
3.2	Past	Private – The Secretary of State for India & others, The Mercantile Bank of India Ltd.	
3.3	Status	Owner/tenant	
4.0		Use	
4.1	Present	Bank and MSEB offices	
4.2	Past	Indeterminable	
4.3	Usage	Daily.	
5.0		Significance & Value Classification	
5.1	Townscape (manmade)	<p>The building is on the corner plot of Mahatma Gandhi Road and Mahamaho Padhya Dr. Kane Road with the entrance from the corner. The main access is from the Mahatma Gandhi Road and subsidiary access from the corner of the building.</p> <p>It is one of the buildings in the Flora Fountain precinct with an arcade at the ground floor in the Art-Deco Style.</p>	
5.2	Architectural Description	<p>Planning</p> <p>The building is trapezoidal with the longer façade along the main road. The building is ground plus seven-storied high with a terrace. Entrance of the building is from Mahatma Gandhi Road from the left end of the building, which leads to corridor and lift and staircase block. Toilets are beside the staircase and also all the service utilities. The bank occupies most floors and only few spaces have been occupied by the MSEB.</p> <p>Features</p>	


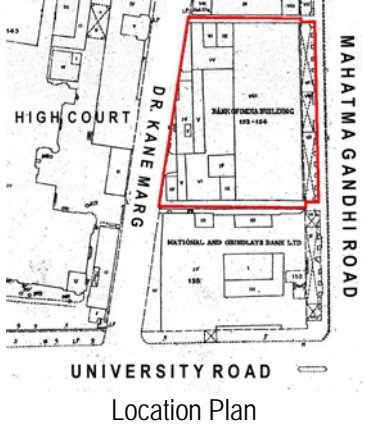
A86 Hong Kong Bank Building		175		
		<p>Building has a plain façade with minimal ornamentation with emphasis laid on the corner facing Flora Fountain, the building is clad in marble. Ground floor has an arcade, marked with cornice band at first and sixth floor level, with continuous windows from first to fourth floor intercepted by huge circular columns; fifth floor is defined as one horizontal band and sixth and seventh floor are recessed with part terrace. Besides this, the building has a huge entrance door, lion statues at entrance and an old decorative lamp.</p> <p>Style Building displays characteristics of the Art-Deco style.</p>		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp), I(sce)	Recommended grade	II A.
6.0		Topography		
6.1	Floors	G + 7		
7.0		Construction		
7.1	Plinth	Medium height plinth clad with granite.		
7.2	Walls	Load bearing wall clad with marble.		
7.3	Floor	Not visible due to false ceiling.		
7.4	Stairs	<p>Three staircases are present.</p> <p>The main staircase is C-shaped RCC and the other two are fire escapes- doglegged RCC.</p> <p>Has a parapet wall as divider between the flights.</p>		
7.5	Openings	<p>Rectangular door openings with heavy paneled double leaf wooden door.</p> <p>All windows are huge rectangular openings running across all the floors.</p>		
7.6	Roofing	Flat terrace, with cable net, dish net, AC units, water tanks, blowers, chimney.		
7.7	Articulation	Circular column with decorative capital and lion statues at entrance.		
7.8	Finishes	<p>External walls are clad in marble.</p> <p>Internal walls are plastered and painted.</p> <p>Flooring is varied - in some portions, marble, granite and vitrified tiles.</p>		
7.9	Interiors (Movable & Immovable)	<p>Movable -</p> <p>Immovable -</p>		
7.10	Compound/ Fence/ Gate	<p>Building sits on the entire plot.</p> <p>No fencing is seen.</p> <p>Entrance door forms the entry gate.</p>		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	<p>No unbuilt space.</p> <p>No outbuildings.</p> <p>Presence of a planter box.</p>		
8.0		Services & Utilities		
8.1	Lighting	Supplemented by electric light fixtures.		
8.2	Ventilation	Central AC system.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		

A86 Hong Kong Bank Building			175
8.6	Fire Precaution	Integrated fire precaution system with smoke detectors, sprinkler system, alarm system and fire extinguisher.	
8.7	Other (HVAC/BMS/Security Systems)	Remote Accessing System and Central AC	
9.0		Condition	
9.1	Plinth	Good - Well maintained.	
9.2	Walls	Good - External wall has some hoardings.	
9.3	Floor	Good - Well maintained.	
9.4	Stairs	Good - Well maintained.	
9.5	Openings	Good - Well maintained.	
9.6	Roofing	Good - At some area dampness was seen due to AC units and water tank.	
9.7	Articulation & Finishes	Fair - Externally the building is in good condition, at certain places plaster and paint was peeling off.	
9.8	Services	Good - Well maintained.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Good	Maintenance level: Good
10.0		Transformation	
	Form	No visible changes	
	Structure	No visible changes	
	Articulation & Finishes	No visible changes	
11.0		DP Remarks/ Perceived Threats.	
		Plot falls under commercial zone in DP	
12.0		Additional Notes/ References/ Documents available	
		<p>Additional Notes: -</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.</i> SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) <i>The Fort Precinct in Bombay – Conserving an Image Centre</i>, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd.</p>	

A86 Hong Kong Bank Building

175




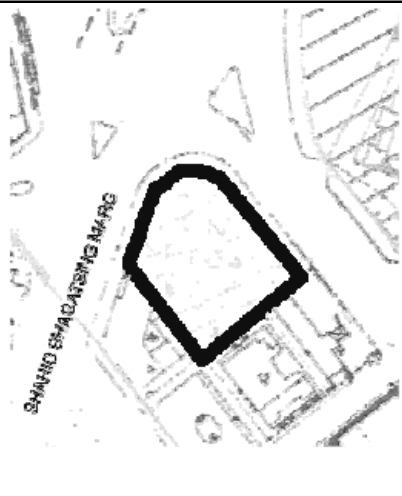
A87 Bank of India building		173	
	Common Ref No: 173		 <p>Location Plan</p>
	Card No: 231		
	Ward (Part): A (Part II)		
	CS No: 153, 154 (Fort)		
	Plot Area: 2,219.90 sq m.		
	B U Area: 91947.15 sq m.		
	Date: 02/02/2005		
	Recorded by: Sonal Modak		
	Reviewed by: UDRI		
	Int: Sonal Modak, Zankhana Prajapati		
	Internal photography permission denied		
	Ext: Sonal Modak, Zankhana Prajapati		
Photo Ref: 173_Bank of India Bldg.			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Bank of India building	
1.2	Earlier Name	Bank of India building	
1.3	Built in:	1942	Extension Date: 1952 - fourth and fifth floors were added.
2.0		Access	
2.1	Main	Mahatma Gandhi Road - Pedestrian	
2.2	Subsidiary	Dr. Kane Road - Pedestrian	
3.0		Ownership pattern	
3.1	Present	Private – Bank of India	
3.2	Past	Private – Bank of India, The Secretary of State for India & others.	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Institutional - Bank	
4.2	Past	Institutional - Bank	
4.3	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	The building stands on Mahatma Gandhi Road facing east. It has a central main access from an arcade at ground level. It has a massive rectangular front elevation with a central void forming a small terrace at first floor level, defined by tall tapering octagonal columns on either side spanning the height from the first floor to third floor.	
5.2	Architectural Description	<p>Planning</p> <p>It has a wedge shaped, roughly rectangular plan with central access from eastern side through an arcade.</p> <p>Different floors cater to the various departments of the bank.</p> <p>Parking, electric substation and AHU are located in the basement.</p> <p>Staircases and service areas are located on rear (western) side of the building.</p> <p>The building has symmetrical front (eastern) façade with an arcade on</p>	

A87 Bank of India building		173		
		<p>ground floor level. A central entrance bay defined by recessed, corbelled arches.</p> <p>Above is a high ceiling terrace at first floor level having two massive, three storey high circular columns resting on projecting cornices supported by two stone brackets.</p> <p>Central bay extends a floor higher.</p> <p>Features</p> <p>Corbelled pendant bracketed cornices above rectangular window opening at topmost floor level.</p> <p>Recessed, corbelled arches, at the central arched opening.</p> <p>Style</p> <p>It displays no specific style. Has influence of art deco, classical and vernacular styles of architecture.</p>		
5.3	Intrinsic	-		
5.4	Value Classification	A(arc), B (per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A.
6.0		Topography		
6.1	Floors	G + 5 with basement		
7.0		Construction		
7.1	Plinth	High plinth in grey ashlar masonry to accommodate ventilators for basement.		
7.2	Walls	Thick load bearing external walls. Internal non-structural brick walls with RCC columns to support RCC floors.		
7.3	Floor	RCC slabs with deep RCC beams.		
7.4	Stairs	Five staircases totally. Two of them open well RCC staircases on north and south end of the building. Other two doglegged RCC staircases in the rear part of the building.		
7.5	Openings	On either side of the central bay are rectangular windows at all floor levels recessed within the six engaged columns, which has a broad projecting cornice like the <i>chhajja</i> above.		
7.6	Roofing	Partly sloping hipped roof with timber trusses. Overhangs supported by wooden brackets. Partly slightly sloping RCC slab at fourth floor level.		
7.7	Articulation	Corbelled pendant brackets supporting projecting cornices.		
7.8	Finishes	Exposed grey ashlar masonry externally on eastern facade. Western façade is clad with glass mosaic tiles. Internally walls are plastered and painted. Marble mosaic dado in stairwells. Flooring is of marble mosaic tiles in most of the areas.		
7.9	Interiors (Movable & Immovable)	<p>Movable</p> <p>-</p> <p>Immovable</p> <p>-</p>		
7.10	Compound/ Fence/ Gate	The building covers the entire plot.		
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Cooling towers at terrace level. Water storage tanks for fire fighting equipment. Basement houses parking, BEST substation and Air Handling Unit of central AC system.		
8.0		Services & Utilities		
8.1	Lighting	Inadequate daylight available therefore almost completely dependent		

A87 Bank of India building		173	
		on artificial lighting.	
8.2	Ventilation	Inadequate ventilation therefore almost completely dependent on forced ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	-	
8.7	Other (HVAC/BMS/Security Systems)	-	
9.0		Condition	
9.1	Plinth	Fair – covered with planter boxes and all the ventilators are closed.	
9.2	Walls	Fair – Minor cracks are observed.	
9.3	Floor	Good – No evident damages seen, well maintained.	
9.4	Stairs	Good – No evident damages seen, well maintained.	
9.5	Openings	Good – No evident damages seen, well maintained.	
9.6	Roofing	Fair – Wooden members deteriorating in some parts. Reinforcement exposed in few areas of the RCC slab.	
9.7	Articulation & Finishes	Fair - Plaster peeling off in some areas due to dampness.	
9.8	Services	Good – Well maintained	
9.9	Out Buildings	-	
9.10	Overall Conditions	Good	Maintenance level Good
10.0		Transformation	
	Form	No visible changes	
	Structure	No visible changes	
	Articulation & Finishes	No visible changes	
11.0		DP Remarks/ Perceived Threats	
		Plot falls under Commercial Zone in DP	
12.0		Additional Notes/ References/ Documents available	
		<p>Additional Notes: -</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.</i> FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd.</p>	



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A88		REGAL CINEMA	
	Common Ref no: A88 (Reviewed in 2013)		
	Card No.: A-71		
	Ward (Part): A-III		
	CS No.: Not available		
	Plot Area: Not available		
	B U Area: Not available		
	Date: January, 2006		
	Record by: Gauri J, Deepti S		
	Review by: Neera Adarkar		
	Int: As above Ext: As above		
Photo Ref: A88 REGAL CINEMA a-h			
1.0		DENOMINATION	
1.1	Name of Premises	Regal Cinema	
1.2	Earlier Name	Not applicable	
1.3	Built In: 1933	Extension Date(if any): Not applicable	
2.0		ACCESS ROADS	
2.1	Main	Shahid Bhagatsing Marg (Colaba Causeway)	
2.2	Subsidiary	Chhatrapati Shivaji Maharaj Marg	
3.0		OWNERSHIP PATTERN	
3.1	Present	K. A. Kooka and F.H. Sidhwa.	
3.2	Past	Not available	
3.3	Status	Under Governor of Bombay	
4.0		USE	
4.1	Present	Entertainment and commercial	
4.2	Past	Entertainment and commercial	
4.3	Usage	Regular public use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Prominent junction on way to the Gateway of India and facing a large public space enclosed by heritage public buildings like the Old Secretariat, the Museum and the Royal Institute of Science (now also housing National gallery of Modern Art). Forms a part of Fort Precinct.	
5.2	Architectural Description	Regal Cinema a Art Deco style building responds sensitively like Eros Cinema (which was built after Regal) to the open space surrounded by very imposing Neo classical and Neo Gothic buildings. Its outer façade occupies the entire site to create continuity of the street edge as the building turns at the corner. The façade has simple features like stepped planes highlighted by Bas - Relief work.	
5.3	Intrinsic	Regal Cinema was formerly inaugurated by Governor of Bombay in 1933. The site for the Regal Cinema was occupied by old saluting	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 88	REGAL CINEMA	
		battery and lay vacant for many years after government abandoned George Wittet's plan to include the battery as a part of an imposing ceremonial avenue. The plot was finally leased to K. A. Kooka and F.H. Sidhwa. (who also owned the Capitol Cinema)
5.4	Value Classification	Existing Grade: NA Recommended Grade: IIA A(arc), B(des), I(sce), C(seh)
6.0		TOPOGRAPHY
6.1	Floors	G + 3
7.0		CONSTRUCTION
7.1	Plinth	Black Basalt stone plinth in coursed ashlar masonry
7.2	Walls	Brick masonry walls
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Openwell R.C.C. staircase
7.5	Openings	Rectangular openings with wooden frames and glazed shutters
7.6	Roofing	The auditorium has sloping roof and the rest of the structure has flat roof terrace
7.7	Articulation	The corner façade has vertical projections which give an identity to the theatre. Its outer façade occupies the entire site to create a continuity if the street edge as the building turns at the corner.
7.8	Finishes	Internally and externally cement plastered and painted
7.9	Interiors(Movable & Immovable)	The interiors are designed to create an impression of airiness, coolness and sized in harmony with the modern simplicity of exteriors.
7.10	Compound/Fence/Gate	Not provided
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
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 fighting sprinkler system
8.7	Other (HVAC/BMC/Security Systems)	Central air-conditioning unit
9.0		CONDITION
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	Good
9.5	Openings	Good
9.6	Roofing	Good (No leakage observed)
9.7	Articulation & Finishes	Good

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY


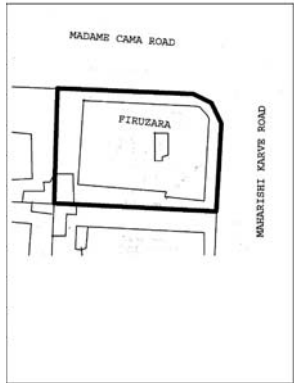
A 88	REGAL CINEMA		
9.8	Services	Good (Drainage pipes need no replacement)	
9.9	Outbuildings	Good	
9.10	Overall Condition	Good	Maintenance level Good
10.0		TRANSFORMATION	
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0		DP REMARKS/PERCEIVED THREATS	
		Plot demarcated for Social Amenities in DP	
12.0		ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	
		Documents: C.S. Sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities Within Bombay 1995	

A88

REGAL CINEMA



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A89		FIRUZ-ARA	
	Common Ref no: A89 Reviewed in 2013		
	Card No.: A-29		
	Ward (Part): Ward A		
	CS No. 1571		
	Plot Area : 1469.9 sq.m.		
	B U Area : 6614.55 sq.m.		
	Date : April, 2005		
	Record by : Gauri J, Anup S		
	Review by : Neera Adarkar		
	Int :As above Ext :As above		
Photo Ref :A89 FIRUZ-ARA a-e			
1.0		DENOMINATION	
1.1	Name of Premises	Firuz-Ara	
1.2	Earlier Name	Not applicable	
1.3	Built In :1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Maharshi Karve Road (Queen's Road)	
2.2	Subsidiary	Madam Cama road	
3.0		OWNERSHIP PATTERN	
3.1	Present	Lessee – Geeta Wife of Digambar, Pundalic Patkar and Digambar Pundalic Patkar	
3.2	Past	Governor of Bombay (Lessor)	
3.3	Status	Ownership	
4.0		USE	
4.1	Present	Residential, Commercial	
4.2	Past	Residential, Commercial	
4.3	Usage	Regular in residential and commercial use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Located on corner plot at a junction of Maharshi Karve Marg, which is one of the major North-South arterial roads and Madam Kama Marg, which is one of the major East-West roads. It is a Corner Building facing the Oval Maidan diagonally. Forms a part of Fort Precinct.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation</p> <p>Stylistic Classification: The Building is curved along the junction of the main and subsidiary road, the balconies facing the subsidiary road & main road are large, and balconies facing the rear side are narrower.</p> <p>The front gate and most of the grills of the building are still the original Art Deco style grills.</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 89		FIRUZ-ARA
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	A(arc), B(des), I(sce) Recommended Grade III Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well wooden staircase with wooden railing.
7.5	Openings	Regular openings with wooden frames and glazed shutters.
7.6	Roofing	Flat roof with terrace
7.7	Articulation	Curved corner Projecting balconies curved at the corner edges. The projecting balconies and the chajjas are enhanced by use of dark colours.
7.8	Finishes	Walls : Externally and internally cement plastered and painted Flooring : Marble flooring in the lobby Staircases : Polished wooden staircase
7.9	Interiors(Movable & Immovable)	Entrance Foyer
7.10	Compound/Fence/Gate	Compound wall is plastered brick wall; Gates are M.S. gates (original) painted.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	Parking sheds at the rear side of the building
8.0		SERVICES & UTILITIES
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/BMC/Security Systems)	Window air conditioning units
9.0		CONDITION
9.1	Plinth	Good (No settlement or cracks observed)
9.2	Walls	Good (No dampness or cracks observed)
9.3	Floor	Good
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good (External painting in progress)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY


A 89	FIRUZ - ARA		
9.7	Articulation & Finishes	Good	
9.8	Services	Good (Drainage pipe needs no replacement)	
9.9	Outbuildings	Good	
9.10	Overall Condition	Good	Maintenance Level Good
10.0		TRANSFORMATION	
10.1	Form	No transformation	
10.2	Structure	No transformation	
10.3	Articulation & Finishes	No transformation	
11.0	DP REMARKS/PERCEIVED THREATS	Plot falls under Residential Zone in DP	
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, the Cities within Bombay 1995	

A89

FIRUZ-ARA



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 90		NARIMAN	
(e)		Common Ref no: A90	Not Available
		Card No.: Not available	
		Ward : Ward A	
		CS No.: Not available	
		Plot Area : 1453.67	
		B U Area : 4657.51	
		Date : March, 2013	
		Record by : Raveena Garg	
		Review by : Shraddha B.	
		Int : As above Ext: As above Photo Ref : A90 NARIMAN a-e	
1.0		DENOMINATION	
1.1	Name of Premises	Nariman	
1.2	Earlier Name	Not applicable	
1.3	Built In : 1940's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Maharshi Karve Road	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Trust	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: Balconies are cantilevered and project out, front gate and most of the grills of the building are still the original Art Deco style grills. Vertical and horizontal bands (moldings) seen on the road facing side of the building. Right - angled corner windows seen on the edge of the road facing side.</p> <p>Balconies are rounded and project out towards the left rear edge of the building.</p>	
5.3	Intrinsic	Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 90	NARIMAN	
		new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Vertical and horizontal moldings
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Cement Terrazzo staircase
7.9	Interiors(Movable & Immovable)	None
7.10	Compound/Fence/Gate	No Compound Wall or Gates are provided
7.11	Curtilege/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, poor natural lighting
8.2	Ventilation	Natural and artificial, poor natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good (Plastering and painting in progress)
9.2	Walls	Good
9.3	Floor	Good (Needs cleaning and polishing)
9.4	Stairs	Good (no structural damage but needs cleaning and polishing)
9.5	Openings	Good (Some of the initial wooden frames replaces with aluminum sliding windows)
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good (Drainage pipe needs no replacement)
9.9	Outbuildings	Good
9.10	Overall Condition	Good (Plastering and painting in progress)

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 90	NARIMAN	
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	Extended windows in balconies
10.3	Articulation & Finishes	No transformation
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps- Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A90

NARIMAN

(a)



(b)




(c)



(d)



THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 91		SITA KUNJ	
	Common Ref no: A91		Not Available
	Card No.: Not available		
	Ward : Ward A		
	CS No.: Not available		
	Plot Area : 1420.28		
	B U Area : 3770.107		
	Date : March, 2013		
	Record by : Raveena Garg		
	Review by : Shraddha B.		
	Int : As above Ext: As above Photo Ref :A91 SITA KUNJ a-e		
1.0		DENOMINATION	
1.1	Name of Premises	Sita Kunj	
1.2	Earlier Name	Not applicable	
1.3	Built In : 1930's	Extension Date(if any): Not Applicable	
2.0		ACCESS ROADS	
2.1	Main	Maharshi Karve Road	
2.2	Subsidiary	Not applicable	
3.0		OWNERSHIP PATTERN	
3.1	Present	Not available	
3.2	Past	Not available	
3.3	Status	Tenant	
4.0		USE	
4.1	Present	Residential	
4.2	Past	Residential	
4.3	Usage	Regular in residential use	
5.0		SIGNIFICANCE & VALUE CLASSIFICATION	
5.1	Townscape(Natural/Manmade)	Part of Maharshi Karve road front, which is one of the major North-South arterial roads.	
5.2	Architectural Description	<p>Planning: It is a large building in modest Art Deco style with adequate light and ventilation.</p> <p>Stylistic Classification: Balconies are cantilevered and project out, front gate and most of the grills of the building are still the original Art Deco style grills. Vertical and horizontal bands (moldings) seen on the road facing side of the building. Right -angled corner windows seen on the edges of the road facing side.</p> <p>Balconies are rounded and project out towards the left rear edge of the building.</p>	
5.3	Intrinsic	<p>Art Deco building representing its era. The various Art Deco style buildings on the newly reclaimed lands created a cohesive image. Like the Gothic buildings in their time represented the new face of the city and an expression of power, so did the Art Deco buildings and precincts symbolized the shift in expression to represent contemporary aspirations.</p>	

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A 91	SITA KUNJ	
5.4	Value Classification	Under Oval Precinct, part of Fort Precinct and also under Marine Drive Heritage Precinct
6.0		TOPOGRAPHY
6.1	Floors	G+6
7.0		CONSTRUCTION
7.1	Plinth	Plastered masonry plinth
7.2	Walls	Brick masonry wall
7.3	Floor	R.C.C. floor slab
7.4	Stairs	Open well stone staircase
7.5	Openings	Regular openings with wooden frames and glazed shutters
7.6	Roofing	Flat roof and terrace
7.7	Articulation	Vertical and horizontal moldings
7.8	Finishes	Walls: Externally and internally cement plastered and painted Flooring: Granite flooring in the lobby Staircases: Cement Terrazzo staircase
7.9	Interiors(Movable & Immovable)	None
7.10	Compound/Fence/Gate	No Compound Wall or Gates are provided
7.11	Curtilage/ Unbuilt space/out buildings/landscape	None
8.0		SERVICES & UTILITIES
8.1	Lighting	Natural and artificial, poor natural lighting
8.2	Ventilation	Natural and artificial, poor natural lighting
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/BMC/Security Systems)	Not provided (independent air conditioning units in the houses)
9.0		CONDITION
9.1	Plinth	Good (Needs plastering and painting)
9.2	Walls	Good (Needs plastering and painting)
9.3	Floor	Good (Needs cleaning and polishing)
9.4	Stairs	Good (no structural damage but needs cleaning and polishing)
9.5	Openings	Good (Some of the initial wooden frames replaces with aluminum sliding windows)
9.6	Roofing	Good
9.7	Articulation & Finishes	Good(Needs plastering and painting)
9.8	Services	Good (Rusting in pipes, needs replacement)
9.9	Outbuildings	Good
9.10	Overall Condition	Good (Needs plastering and painting)
10.0		TRANSFORMATION
10.1	Form	No transformation
10.2	Structure	Extended windows in balconies
10.3	Articulation & Finishes	No transformation

THE VICTORIAN & ART DECO ENSEMBLE OF MUMBAI- BUILDING INVENTORY

A91	SITA KUNJ	
11.0	DPREMARKS/PERCEIVEDTHREATS	Plot falls under Residential Zone in DP
12.0	ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION	Documents: C.S. sheets, D.P. Sheets, Eicher City Maps-Mumbai, Dwivedi, Mehrotra Bombay, The Cities within Bombay 1995

A91

SITA KUNJ

(a)



(b)





(c)



(d)



N1 Standard Chartered Bank building (Grindlay's Bank)		172		
	Common Ref No: 172	 <p>Location Plan</p>		
	Card No: 230			
	Ward (Part): A (Part II)			
	CS No: 155 (Fort)			
	Plot Area: 1775.09 sq m.			
	B U Area: -			
	Date: 11/02/2005			
	Recorded by: Arun Wadhwa			
	Reviewed by: UDRI			
	Int: Sonal Modak, Arun Wadhwa Internal photography permission denied			
Ext: Sonal Modak, Arun Wadhwa				
Photo Ref: 172_Grindlays Bank Building				
Reviewed in 2013				
1.0		Denomination		
1.1	Name of Premises	Standard Chartered Bank building		
1.2	Earlier Name	Grindlays Bank Building		
1.3	Built in:	1865	Extension Date	-
2.0		Access		
2.1	Main	Mahatma Gandhi Road – Pedestrian		
2.2	Subsidiary	University Road – Pedestrian Dr. Kane Road – Vehicular and Pedestrian		
3.0		Ownership pattern		
3.1	Present	Standard Chartered Bank – Owner		
3.2	Past	Grindlays Bank – Owner		
3.3	Status	Owner.		
4.0		Use		
4.1	Present	Institutional – Bank		
4.2	Past	Institutional – Bank		
4.3	Usage	Daily		
5.0		Significance & Value Classification		
5.1	Townscape (Manmade)	The building is located on a corner plot having roads on three sides. Main customer access is from Mahatma Gandhi Road on the eastern side through a wide arcade on ground level. There are two subsidiary entrances one from University Road on southern side and other one from Dr. Kane Road on western side. The West and South entries are reserved for staff.		
5.2	Architectural Description	Planning Rectangular plan with an arcade on the east side through which the building is accessed. Ground floor serves as a grand banking lobby. Staff entrances from north side staircase lead to offices on upper floors and the western entrance leads to the parking in basement. Services and toilet facilities are placed along the sides & rear. A.C. plant is located in the basement.		

N1 Standard Chartered Bank building (Grindlay's Bank)		172
		<p>Floor layout seems complicated due to internal subdivisions for functional and security concerns.</p> <p>Features Symmetrical main façade with central pediment. Yellow stone ashlar masonry with quoins, rusticated masonry. The front façade has an impressive large, plain pediment supported on six fluted circular Corinthian columns spanning first and second floor height with two square engaged columns at ends. Ground floor has rectangular simple openings and upper floors have semicircular arched openings. Ground floor has semicircular arched arcade with decorative band above. The side façade has Corinthian pilasters with predominantly semicircular arched, balustrade openings. The building has two prominent cornice bands, one at the pediment level and the second above arches. The interiors have fluted tall Corinthian columns.</p> <p>Style Influence of Neo-Classical and Baroque styles.</p>
5.3	Intrinsic	-
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp) Recommended grade II A.
6.0		Topography
6.1	Floors	G + 3
7.0		Construction
7.1	Plinth	Medium plinth in grey stone about 2 ft. in height.
7.2	Walls	Load bearing rubble stone masonry walls & cast Iron pillars.
7.3	Floor	Indeterminable due to false ceiling.
7.4	Stairs	<p>Totally three staircases.</p> <p>Main staircase is located near the north-east corner is open well timber staircase having lift shaft in the central open well.</p> <p>One straight flight RCC staircase along northern side in front part of the building.</p> <p>Separate doglegged timber staircase for staff is located along the southern side having direct entry from road.</p>
7.5	Openings	<p>Arched external openings with wooden framed glazed panel shutters, some full door height also with separate ventilator panels.</p> <p>Ground floor arcade on front has semicircular arches with rustication.</p>
7.6	Roofing	Indeterminable
7.7	Articulation	Corinthian column capitals. Square fluted engaged columns and fluted circular columns on front façade. Decorative keystones.
7.8	Finishes	<p>Yellow stone dressed ashlar on all façades with quoins, rusticated masonry and painted features. Original Minton floor tiles have been replaced with varied floor finishes ranging from Granite, marble & ceramic tiles.</p> <p>Plastered/ painted internal wall surfaces.</p>
7.9	Interiors (Movable & Immovable)	<p>Movable</p> <p>-</p> <p>Immovable</p> <p>-</p>
7.10	Compound/ Fence/ Gate	Building itself forms the boundary along the road fronts on three sides, except north side with an adjacent bank building.

N1 Standard Chartered Bank building (Grindlay's Bank)			172
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		Services & Utilities	
8.1	Lighting	Largely relies on artificial light.	
8.2	Ventilation	Centrally air-conditioned.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Smoke detectors & Fire extinguishers.	
8.7	Other (HVAC/BMS/Security Systems)	Centrally with an. A.C plant. Electronic door locking devices. A/V monitoring of specific areas.	
9.0		Condition	
9.1	Plinth	Good - Except some plant growth & plumbing interventions externally.	
9.2	Walls	Good - Except service areas.	
9.3	Floor	Undetermined due to false ceilings.	
9.4	Stairs	Good - Except minor cracks & wear tear.	
9.5	Openings	Good - Except modifications made to door & window shutters.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Good - Façade restoration carried out. Very well maintained internal finishes.	
9.8	Services	Good - Well maintained	
9.9	Out Buildings	-	
9.10	Overall Conditions	Good	Maintenance level Good
10.0		Transformation	
	Form	-	
	Structure	-	
	Articulation & Finishes	Signage strip runs continuously at first floor level affecting the stone clad façade. White wash to arches and ornamental features. Gold color applied over internal column capitals.	
11.0		DP Remarks/ Perceived Threats	
		Plot falls under Commercial Zone in DP	
12.0		Additional Notes/ References/ Documents available	
		<p>Additional Notes: -</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.</i> FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks, Bombay</i>: Eminence Designs Pvt. Ltd.</p>	

(a)



(b)



(c)



(d)


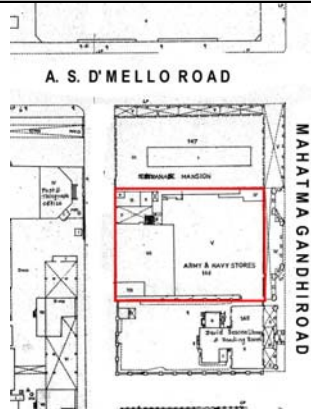


(e)



(f)



N2 Army and Navy Building		167	
	Common Ref No: 167		 <p>Location plan</p>
	Card No: 225		
	Ward (Part): A (Part III)		
	CS No: 146		
	Plot Area: 1861.21		
	B U Area: -		
	Date: 10/11/2004		
	Recorded by: Arun Wadhwa		
	Reviewed by: UDRI		
	Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati		
Photo Ref.: 167_Army and Navy building			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Army and Navy Building	
1.2	Earlier Name	Army and Navy Store.	
1.3	Built in:	Commenced 1897, Completed 1904.	Extension Date: -
2.0		Access	
2.1	Main	Mahatma Gandhi Road – Vehicular and pedestrian	
2.2	Subsidiary	A. S. D' Mello Road. – Service entry.	
3.0		Ownership pattern	
3.1	Present	Private, owned by Tata Sons.	
3.2	Past	Private, Army Navy store	
3.3	Status	Ownership with multi tenanted premises.	
4.0		Use	
4.1	Present	Departmental store on ground floor, several private offices and Department of Fisheries located on the higher floors	
4.2	Past	Exclusive Departmental store selling naval merchandise.	
4.3	Usage	Daily.	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	Prominent building along a row of buildings facing Kala Ghoda square. Accessed from east side front façade and also subsidiary entry from west side narrow lane. Conceived as a unifying street façade and continuous pedestrian arcade with adjoining buildings in the prominent intersection of Kala Ghoda.	
5.2	Architectural Description	<p>Planning</p> <p>The building occupies the entire plot leaving marginal open space with David Sassoon Library to the south and Esplanade Mansion to the North. Probably conceived as open plan departmental store. The structure is supported on a steel column grid.</p> <p>The building originally had a central courtyard, which was covered during major renovation work in 1950's. The arcade on the front stretches up to the street line with the central portion forming a projecting porch. Staircases are placed each to the front and rear side</p>	

N2 Army and Navy Building		167
		<p>of the building. The rear side has two entries at either end meant to serve as service as well as subsidiary access. The top floor cantilevers out beyond the building line on the rear side and is supported on decorative brackets.</p> <p>Features Symmetrical stone dressed front façade with rich ornamental features and topped by a distinct pediment feature. Projecting central bay Various decorative elements like arched openings, cornice bands, columns, pilasters, and stone balustrades.</p> <p>Style Neo Classical with rich ornamentation on the front facade.</p>
5.3	Intrinsic	<p>Amongst the earliest buildings to have an RCC slab construction resting on steel girders.</p> <p>Amongst the earliest to have a basement. Structural column - girder detail seems an innovative construction technique.</p>
5.4	Value Classification	<p>A(arc), B(per), B(des), E, F, I(sce)</p> <p>Recommended grade: II A</p>
6.0		Topography
6.1	Floors	G + 3 upper floors with partial mezzanine to the rear side on the first and second floors. Mezzanines have been added. Presence of an elevated overhead water tank at a considerable height from the terrace level
7.0		Construction
7.1	Plinth	<p>The plinth rises unto two feet, constructed in dressed buff basalt. The two side facades are constructed in rough black basalt.</p> <p>A large portion of the building has a basement.</p>
7.2	Walls	<p>External load bearing brick walls with local sandstone ashlar masonry and lime plastered internally.</p> <p>The front façade is in dressed buff basalt and light colored, porbander stone forming the projecting features and ornamentation.</p> <p>The side and rear walls are in black basalt with light colored porbander stone for projecting features.</p>
7.3	Floor	The floors are constructed in RCC, one of the earliest examples of this type of construction, supported on steel girders. The girders rest on round plain cast iron columns.
7.4	Stairs	Both the staircases are open well, constructed in stone slab supported (cantilevered) from the load bearing walls. Wooden members strengthen it from below. The side to the open well has wooden handrail and decorative iron railing.
7.5	Openings	-
7.6	Roofing	Series of pitched roof supported on teakwood trusses and covered with mangalore tiles. The central portion has an asbestos cement sheet roof being a later addition.
7.7	Articulation	The detailing has been sculpted on stone and finished with plaster
7.8	Finishes	<p>Dressed buff basalt and soft porbander stone as projecting features form the exterior finishing to the front façade.</p> <p>Two sides and rear façade are in black basalt along with plastered surfaces. Internally the surfaces are plastered and painted. Extensive modifications have led to various different kind of paint and texture finishes.</p>

N2 Army and Navy Building		167
7.9	Interiors (Movable & Immovable)	Movable: - Immovable: Multiple decorative cast iron objects e.g. spiral staircase, brackets, etc.
7.10	Compound/ Fence/ Gate	External wall of the building forms the compound on the front and rear side. The sides along the north and south have low stone compound with iron railing above.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-
8.0		Services & Utilities
8.1	Lighting	Large door and window openings provide ample daylight, certain portion of corridor and staircase seems inadequately lit, supplemented with electric lighting.
8.2	Ventilation	Natural ventilation through large windows, forced ventilation using air conditioners. Internal passages are inadequately lit.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Absence of integrated fire fighting system though individual tenanted offices have installed smoke detectors, fire alarms, etc.
8.7	Other (HVAC/BMS/Security Systems)	Presence of central air-conditioning system for the departmental store at the ground floor. Several offices have installed window and split unit air-conditioners. Absence of integrated security system for the whole building. Installation of the air conditioning plant on the terrace of the first floor.
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Good- The floor seems to be stable in most places.
9.4	Stairs	Good
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Good
9.9	Out Buildings	Good
9.10	Overall Conditions	Good Maintenance level: Good
10.0		Transformation
	Form	No change
	Structure	Mezzanine floors have been added. The building originally had a central courtyard, which was closed during major renovation work in 1950's
	Articulation & Finishes	Detailing has been insensitively painted.
11.0		DP Remarks/ Perceived Threats
		Plot demarcated as commercial zone and Government Offices

N2 Army and Navy Building		167
12.0		<p>Additional Notes/ References/ Documents available</p> <p><u>Additional Notes:</u> The Army and Navy Stores was designed by a local firm, Gostling and Morris, Architect and Civil Engineers</p> <p><u>References:</u> INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.</i> RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) <i>The Fort Precinct in Bombay – Conserving an Image Centre</i>, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. Conservation report on Army & Navy building, Bombay, Vikas Dilawari</p>

(a)



(b)



(c)



(d)



(e)



(f)





(g)



(h)



N3 Institute of Science		155	
	Common Ref No: 155		
	Card No: 213		
	Ward (Part): A (Part III)		
	CS No: Indeterminable		
	Plot Area: Indeterminable		
	B U Area: -		
	Date: 18/1/2005		
	Recorded by: Arun Wadhwa		
	Reviewed by: UDRI		
	Int: Arun Wadhwa, Sonal Modak Internal photography permission denied		
Ext: Arun Wadhwa, Sonal Modak		Location plan	
Photo Ref: 155_Institute of Science.			
Reviewed in 2013			
1.0		Denomination	
1.1	Name of Premises	Institute of Science	
1.2	Earlier Name	Royal Institute of Science	
1.3	Built in:	1924	Extension Date: -
2.0		Access	
2.1	Main	Madam Cama Road - pedestrian	
2.2	Subsidiary	Mahatma Gandhi Road and Karmaveer Bhaurao Patil Marg - vehicular and pedestrian	
3.0		Ownership pattern	
3.1	Present	State Government of Maharashtra	
3.2	Past	Indeterminable	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Institutional - College of Science	
4.2	Past	Institutional - College of Science	
4.3	Usage	Daily	
5.0		Significance & value Classification	
5.1	Townscape (manmade)	<p>Prominent corner building located at the junction of three roads, with two wings on the Madam Cama Road, and Karmaveer Bhaurao Patil Marg connected by an imposing NGMA building, in the southeast corner on the Mahatma Gandhi Road.</p> <p>The building is placed along a row of buildings with uniform scale on Madam Cama Road and is surrounded with buildings of different styles and periods including the YWCA, St. Annes School on the south and Wellington fountain to the east.</p> <p>The curvilinear building form is a site response, with its main entrance from south side of Madam Cama Road.</p>	
5.2	Architectural Description	<p>Planning</p> <p>Curved 'C' shaped building planned as narrow wings with spacious verandahs along the three road fronts enclosing an internal court. Main access is from the south side into a grand staircase atrium with classrooms, laboratories and staff areas arranged to the inner side of the long wings.</p>	

N3 Institute of Science		155		
		<p>Subsidiary entrances from the west and east side lead to the secondary staircases. Long annex wing has been added to the north side connected from the west end. Also an addition has been carried out from the central staircase wing housing the Library. Small ancillary structures are present in the internal open space.</p> <p>Features Grand entrance bay has slightly recessed colonnaded central portion marked by projecting balcony above with circular ionic columns rising two floors high surmounted by distinct frieze band and decorative relief feature. Front side stone facade has rusticated semicircular arch verandahs on the ground floor and rectangular openings on the two upper floors with infill relief panels and stone <i>jali</i> ventilator and parapet. Terrace parapet is distinctly treated as stone baluster parapet making the entire edge light in appearance. Projecting stone balconies supported on large brackets and decorative parapet feature. Distinct keystone feature surmounting the semicircular arch openings.</p> <p>Style The building displays features of the Renaissance Revival style of architecture</p>		
5.3	Intrinsic	-		
5.4	Value Classification	A (arc), B (per), B(des), B(uu), E, F, G (grp), I(sce)	Recommended grade	I
6.0		Topography		
6.1	Floors	G+3.		
7.0		Construction		
7.1	Plinth	High plinth height dressed in rough buff stone		
7.2	Walls	Load bearing rubble masonry stonewalls.		
7.3	Floor	RCC slab resting on load bearing walls.		
7.4	Stairs	Three staircases – central grand curvilinear C-shaped stone staircase with large open atrium under the domed space with lift installed in the open shaft at the end of East wing. Regular double flight stone stair with semi circular mid-landing in the west wing.		
7.5	Openings	Semicircular arch openings on ground floor verandahs and rectangular on two upper floors. Segmental arch window openings on the rear facades. Wooden paneled door and wooden glazed panel window shutters with separate ventilator openings in the arch portions.		
7.6	Roofing	Flat RCC slab over long curvilinear wings and large dome over the central staircase block.		
7.7	Articulation	Central portion emphasised with high circular columns, frieze band, stone <i>jali</i> , decorative relief feature, prominent keystone on semicircular arches, semicircular arch <i>verandahs</i> on the ground floor, projecting stone balconies supported on large brackets.		
7.8	Finishes	Buff colored Kurla stone dressed ashlar course external wall surfaces and plaster painted internal finishing. Ceramic tile floor finishes. Polished wooden door and window shutters.		

N3 Institute of Science		155
7.9	Interiors (Movable & Immovable)	Movable -- Immovable Standing Marble statue of Baron Sydenham, Governor of Bombay in the central foyer of main staircase. Wooden folding benches in the stepped lecture halls on the second floor.
7.10	Compound/ Fence/ Gate	Original small stone post and chained fence now replaced with iron frame and chain link.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Numerous small structures located in the central open space including a G+1 Radioactive Research Centre and single storied sloping roof canteen, staff union office and pump room structures.
8.0		Services & Utilities
8.1	Lighting	Adequate natural light in passages and service areas supplemented by artificial light.
8.2	Ventilation	Adequate natural ventilation supplemented by artificial ventilation
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	Fire extinguishers and dry riser arrangement.
8.7	Other (HVAC/BMS/Security Systems)	Window and Split air conditioning units
9.0		Condition
9.1	Plinth	Good
9.2	Walls	Good
9.3	Floor	Fair
9.4	Stairs	Fair
9.5	Openings	Good
9.6	Roofing	Good
9.7	Articulation & Finishes	Good
9.8	Services	Fair
9.9	Out Buildings	Fair
9.10	Overall Conditions	Good Maintenance level: Good
10.0		Transformation
	Form	Annex building has been added along the north side
	Structure	-
	Articulation & Finishes	Cement pointing has been carried out on stone dressed facades.
11.0		DP Remarks/ Perceived Threats
		Plot falls under Educational Amenities in DP
12.0		Additional Notes/ References/ Documents available
		Additional Notes: George Wittet, consulting Architect to the Government of India designed the institute in Renaissance revival style along with Prince of Wales Museum. Foundation stone was laid in 1911, was opened only in 1920 due to the outbreak of World War I in 1914. Building has a height of 50 feet with a total frontage of 400 yards. References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.</i>

N3 Institute of Science		155
		FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i> , Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i> , Bombay : Eminence Designs Pvt. Ltd.

(a)



(b)



(c)



(d)



(e)



(f)



(g)



N4 Sir Cawasji Jahangir Hall- NGMA

156



Common Ref No: 156
Card No: 214
Ward (Part): A (Part III)
CS No: Indeterminable
Plot Area: Indeterminable
B U Area: -
Date: 10/11/2004
Recorded by: Zankhana Prajapati
Reviewed by: UDRI
Int: Arun Wadhwa, Zankhana Prajapati
Ext: Arun Wadhwa, Zankhana Prajapati
Photo Ref.: 156_Cowasji Jahangir Hall
Reviewed in 2013



Location Plan

1.0		Denomination	
1.1	Name of Premises	National Gallery of Modern Art	
1.2	Earlier Name	Sir Cawasji Jahangir Hall	
1.3	Built in:	Foundation stone laid in 1911, completion in 1917 opened in 1920 during World War I	Extension Date: -
2.0		Access	
2.1	Main	Junction of Mahatma Gandhi Road and Madam Cama Road	
2.2	Subsidiary	-	
3.0		Ownership pattern	
3.1	Present	Government of Maharashtra	
3.2	Past	Government of Bombay	
3.3	Status	Owner	
4.0		Use	
4.1	Present	Art Gallery and Lecture Hall	
4.2	Past	Public hall for Theatre, Performance, Lecture, etc.	
4.3	Usage	Daily	
5.0		Significance & Value Classification	
5.1	Townscape (Manmade)	Prominent corner building located at the S. P. Mukherji Chowk, with its wings on the Madam Cama Road, and Mahatma Gandhi Road The building is placed along a row of buildings with uniform scale on Madam Cama Road and is surrounded with buildings of different styles and periods including the YWCA, St. Annes School on the south and Wellington fountain to the east. The curvilinear building form is a site response, with its main entrance from south side of Madam Cama Road. It forms the vertex to the two wings of the Institute of Science. The curved building with its dominating entrance dome forms an important landmark in the urban scape.	
5.2	Architectural Description	Planning The building is circular in plan with an extended porch at the intersection facing the Wellington fountain.	


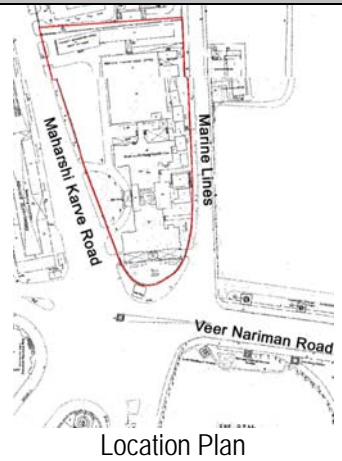
N4 Sir Cawasji Jahangir Hall- NGMA		156	
		<p>The circular built space has a continuous verandah around with staircases on both sides beyond which Institute of Science building continues.</p> <p>The present renovation to turn it into a museum has semi circular galleries on split-levels with a central void.</p> <p>The portion below the topmost gallery is designed as a lecture hall with an inbuilt projector room.</p> <p>The space below the shallow dome forms a large circular gallery. Central air conditioning unit, store and offices are placed below the gallery on the rear side.</p> <p>Features</p> <p>The front has a large magnificent opening framed by two large ornate stone piers with a pair of ionic columns supporting entablature. Semi-circular arched openings with ornate keystone all around the ground floor verandah. Double storied colonnades punctuate the upper portion, with horizontal lintel stone openings and carved balusters and projecting cornice bands.</p> <p>The front porch with double colonnaded front and side piers support arched openings on the two sides.</p> <p>The two projecting blocks enclosing staircases are well composed in stone masonry punctuated with large openings and a projecting balcony at the first floor supported on highly ornate brackets.</p> <p>Style</p> <p>The building displays features of the Renaissance Revival style of architecture</p>	
5.3	Intrinsic	This was the first cultural hall dedicated to the people of Bombay.	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B (des), B (uu), D(bio), E, F, G(grp), I(sce)	Recommended grade: I
6.0		Topography	
6.1	Floors	G+3	
7.0		Construction	
7.1	Plinth	The plinth is very low, constructed in buff basalt in regular courses.	
7.2	Walls	The walls are stone load bearing masonry, including arches, piers, etc. The verandah walls are in shallow dressed courses.	
7.3	Floor	The original flooring in verandahs and lobbies is supported on stone arches. <p>The renovated art gallery has ribbed floors supported on additional columns and shear walls.</p>	
7.4	Stairs	Two Staircases. Both the staircases are open well, constructed in stone slab supported (cantilevered) from the side load bearing walls with a wooden handrail and decorative cast-iron railing.	
7.5	Openings	Ground floor verandah has semicircular arched openings, upper levels have flat stone lintels. The curvilinear verandah wall has openings with teakwood doors and windows. <p>The projecting staircase block has openable glazed paneled windows. Small circular fixed glass panels at the upper part of the shallow dome.</p>	
7.6	Roofing	Circular shallow dome in concrete, central portion raised to accommodate openings for light. <p>The surrounding verandah and staircase slab has a flat roof with terrace.</p>	

N4 Sir Cawasji Jahangir Hall- NGMA			156
7.7	Articulation	Ornate key stone detail of the semicircular arched opening. Cantilevered projecting balcony supported on ornate stone brackets at the staircase entry. The overlapping stone courses spanning the horizontal lintel opening indicate sound construction technique.	
7.8	Finishes	External building facade and verandahs are dressed in buff basalt, internally the surfaces are plastered and finished in Plaster of Paris. Gypsum board panels used within the galleries. Verandah and lobby areas have marble flooring whereas the renovated galleries have wooden flooring.	
7.9	Interiors (Movable & Immovable)	Movable - Immovable Marble statue of Sir Cowasji Jahangir at the entrance lobby.	
7.10	Compound/ Fence/ Gate	Originally very low stone verticals with iron chain connectors served as compound fence. Presently a stone wall with high iron railing is built in between the original stone verticals. High iron gates with decorative motif atop on both sides of the porch.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Underground water tank and an electrical transformer in the open space to the south of the entry. Plant and shrub growth around the entrance porch.	
8.0		Services & Utilities	
8.1	Lighting	Artificial lighting throughout the building as it serves as an enclosed gallery space.	
8.2	Ventilation	Large central air conditioning system for the gallery spaces.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Smoke detector and fire alarm system with fire fighting equipment has been installed.	
8.7	Other (HVAC/BMS/Security Systems)	Audio-visual camera surveillance system, private and state security guards Large central air conditioning plant	
9.0		Condition	
9.1	Plinth	Good- organic growth and weathering has deteriorated the stone courses.	
9.2	Walls	good - rainwater seepage has led to deterioration of stone masonry in the staircase block. The interior is modified with gypsum board panel for exhibition.	
9.3	Floor	Fair - original upper floor dismantled and redesigned	
9.4	Stairs	Good	
9.5	Openings	Good	
9.6	Roofing	Good	
9.7	Articulation & Finishes	Good	
9.8	Services	Fair	
9.9	Out Buildings	-	
9.10	Overall Conditions	Good	Maintenance level Good

N4 Sir Cawasji Jahangir Hall- NGMA		156
10.0		Transformation
	Form	-
	Structure	The whole internal space has been transformed by constructing split level galleries supported on additional columns and shear walls.
	Articulation & Finishes	-
11.0		DP Remarks/ Perceived Threats
		Plot demarcated for Social Amenities in DP
12.0		Additional Notes/ References/ Documents available
		<p>Additional Notes: The Hall is nearly a hundred feet in diameter. With a seating capacity of 1200, the original Hall was the venue for art shows, lectures and musical performances for several years. The interiors were entirely redesigned in 1996 by Delhi architect, Romi Khosla, to accommodate the Bombay branch of the National Gallery of Modern Art.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay: Eminence Designs Pvt. Ltd. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. Eicher Goodearth Ltd. (2002) <i>City Map – Mumbai</i>, Mumbai. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd.</p>





11 Western Railway Headquarters		163		
	Common Ref No: 163		 <p>Location Plan</p>	
	Card No: 221			
	Ward (Part): A (Part II)			
	CS No: 710, 1/710 (Fort division)			
	Plot Area: 14656.28 sqm.			
	B U Area: -			
	Date: 18/04/2005			
	Recorded by: Sonal Modak			
	Reviewed by:			
	Int: Permission denied			
	Ext: Sonal Modak			
	Photo Ref.: 163_Western Railway HQ a-j			
Reviewed in 2013				
1.0		Denomination		
1.1	Name of Premises	Western Railway Headquarters		
1.2	Earlier Name	Bombay Baroda & Central India Railway Head Quarters		
1.3	Built in:	Commenced in May 1894, Completed in January 1899	Extension Date:	-
2.0		Access		
2.1	Main	Maharshi Karve Road– vehicular and pedestrian		
2.2	Subsidiary	Veer Nariman Road, V. Thackersey Marg		
3.0		Ownership pattern		
3.1	Present	Central Government		
3.2	Past	BB – LC. 1 Railway Companies (officers) & others, The Municipal Corporation of Bombay & others		
3.3	Status	Owner		
4.0		Use		
4.1	Present	Railway Offices		
4.2	Past	Railway Offices		
4.3	Usage	Daily		
5.0		Significance & value Classification		
5.1	Townscape (Manmade)	<p>Prominent building located at the junction of Maharshi Karve Road and Veer Nariman Road</p> <p>The building is a city landmark on an important and busy junction, dominating the skyline of the Churchgate area.</p> <p>The building is juxtaposed between buildings of different styles and periods of Architecture, forming an important nature of the townscape of the city.</p> <p>The building overlooks Oval Maidan in front with, row of Art Deco buildings and Victorian Neo-Gothic buildings like University building, Secretariat building, High Court and on its either side.</p> <p>The structure stands on the site of an old gate within bastions of Fort and is thus integral to the history of Bombay.</p>		
5.2	Architectural Description	<p>Planning Indeterminable</p> <p>Features</p>		

I1 Western Railway Headquarters		163	
		<p>The building is constructed in grey basalt stone with a central dome rising above.</p> <p>The unique central tower has been designed to be square from the base up to 100 feet in height, then becoming an octagon that gradually diminished into a smaller octagon culminating in a circular masonry dome.</p> <p>Multiple smaller domes form the skyline with finial like features at the top.</p> <p>Window openings have semicircular and pointed arches in various sizes with ventilators above</p> <p>Narrow smaller acoupled arched openings with the arches supported on yellow stone circular column with corinthian capitals form one of the significant features of the facades.</p> <p>Continuous bands at each floor level, decorative bands, dentils, quatrefoil arched openings, lion carved in stone atop the gable ends, gable ends with large rose window are some of the integral features displayed on facades.</p> <p>The two porches on the western and southern facades provide additional strength and character to the building.</p> <p>Stevens placed the representation of 'Engineering' in Bath stone atop the central gable. The group comprised a lady accompanied by two children on either side, with her holding a locomotive engine in her right hand and supporting herself on a wheel to her left. Seven other carved figures in Porbunder stone of griffins holding the BB&CI monogrammed shield were placed on the smaller gables.</p> <p>The central statue was commissioned from the studio of Roscoe Mullins of London together with two carved medallion portraits of Colonels French and Kennedy, the pioneers of the Company, which were placed in circular panels between the arches of the carriage porch on the west.</p> <p>Style The building shows evident influence of Indo Saracenic style of Architecture</p>	
5.3	Intrinsic		
5.4	Value Classification	A(arc), A(his), B(per), B(des), B(uu), C(seh), E, F, I(sce)	Recommended grade: I
6.0		Topography	
6.1	Floors	G+2 with central and side domes higher than the rest of the structure	
7.0		Construction	
7.1	Plinth	Medium plinth about two ft high in grey rough dressed ashlar masonry.	
7.2	Walls	Indeterminable	
7.3	Floor	Indeterminable	
7.4	Stairs	Indeterminable	
7.5	Openings	Arched openings with wooden frame partly glazed panels with wooden louvers at bottom.	
7.6	Roofing	Timber truss with Mangalore roofing tiles.	
7.7	Articulation	Corinthian column capitals, dentils, quatrefoil openings etc.	
7.8	Finishes	Externally grey ashlar masonry. Internal finishes indeterminable.	
7.9	Interiors (Movable & Immovable)	Movable - Immovable	

11 Western Railway Headquarters		163	
		-	
7.10	Compound/ Fence/ Gate	A stone compound wall with MS fencing atop.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Indeterminable.	
8.0		Services & Utilities	
8.1	Lighting	Indeterminable	
8.2	Ventilation	Indeterminable	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Indeterminable	
8.7	Other (HVAC/BMS/Security Systems)	Indeterminable	
9.0		Condition	
9.1	Plinth	Good	
9.2	Walls	Indeterminable	
9.3	Floor	Indeterminable	
9.4	Stairs	Indeterminable	
9.5	Openings	Fair - At some places shutters have been replaced.	
9.6	Roofing	Indeterminable	
9.7	Articulation & Finishes	Good	
9.8	Services	Indeterminable	
9.9	Out Buildings	Indeterminable	
9.10	Overall Conditions	Good	Maintenance level Good
10.0		Transformation	
	Form	No visible changes from outside	
	Structure	No visible changes from outside	
	Articulation & Finishes	No visible changes from outside	
11.0		DP Remarks/ Perceived Threats	
		Plot falls under Government Offices	
12.0		Additional Notes/ References/ Documents available	
		<p>Additional Notes: Frederick William Stevens designed the building on simple lines, with the total effect determined by the outline and massing. The building, with a length of 276 feet along the western façade and a central tower rising to 160 feet, has a facing of coursed blue basalt stone with the domes, mouldings, capitals, columns, cornices and carved enrichments in Porbunder stone, white Kurla and Dhrangadhra red sandstone. Later, when these weathered badly, they were replaced with facsimiles in bronze, crafted by C Burns. The embellishments were prepared by Mr Gomez and students of the School of Art under the supervision of the Principal, Mr Greenwood. The contractors for the foundations were Gamajee Balajee and Company and those for the superstructure Jagooji Hanmantrao and Company. The coloured</p>	

11 Western Railway Headquarters	163
	<p>Maw's tiles, marble and coloured glasswork were executed by Sorabji Warden & Company while the contractors for the drainage and water supply and fittings were Richardson and Cruddas. The entire open ground both in front and behind the main building was laid out as a garden, separated from the road by ornamental railings and gates. The total cost of the building including drainage and water supply was exactly that estimated by Stevens – Rs 750,000.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. Eicher Goodearth Ltd. (2002) <i>City Map – Mumbai</i>, Mumbai. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH <i>Through the Looking Glass – The Grade I Heritage of Mumbai</i>, Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. RAHUL MEHROTRA and SHARADA DWIVEDI <i>Anchoring A City Line – The History Of The Western Suburban Railway And Its Headquarters In Bombay</i>; Eminence Designs Pvt. Ltd.</p>

(a)



(b)



(c)



(d)



(e)



(f)



(g)





(h)



(i)



12 Chhatrapati Shivaji Vastu Sangrahalaya (Prince of Wales Museum)		164
	Common Ref No: 164	
	Card No: 222	
	Ward (Part): A (Part IV)	
	CS No: 33 (Fort Division)	
	Plot Area: 24705.88 sq m.	
	B U Area: -	
	Date: 20/12/2004	
	Recorded by: Zankhana Prajapati	
	Reviewed by: UDRI	
	Int: Zankhana Prajapati, Sonal Modak	
Ext: Zankhana Prajapati, Sonal Modak		
Photo Ref: 164_Prince of Wales Museum.	Location Plan	
Reviewed in 2013		
1.0		Denomination
1.1	Name of Premises	Chhatrapati Shivaji Vastu Sangrahalaya
1.2	Earlier Name	Prince of Wales Museum
1.3	Built in:	Foundation stone laid in 1905, designed in 1909, constructed in 1914 and opened to public in 1922.
		Extension Date: 1938
2.0		Access
2.1	Main	Mahatma Gandhi Road.
2.2	Subsidiary	K. Dubhash Marg.
3.0		Ownership pattern
3.1	Present	State Government
3.2	Past	The Trustees of the Prince of Wales Museum of India and others.
3.3	Status	Owner/Tenant.
4.0		Use
4.1	Present	Museum
4.2	Past	During World War I, the building served as military hospital and since 1922 is museum.
4.3	Usage	Daily.
5.0		Significance & Value Classification
5.1	Townscape (manmade)	The building is situated on the crescent shaped site in front of S.P. Mukherjee Chowk and the National Gallery of Modern Art with Mahatma Gandhi road forming the main access road. The main access to the building is from Mahatma Gandhi Road. The imposing presence of the building forms an important landmark of the city in the Indo-Saracenic style.
5.2	Architectural Description	Planning The building is situated on crescent site with the rectangular building at the rear with longer façade along the Mahatma Gandhi Road. The building is ground plus two storied high with the central dome giving an additional floor height to the volume of the building. The building is made up of Kurla and basalt stone. Entrance of the building is from the center of the main building through

12 Chhatrapati Shivaji Vastu Sangrahalaya (Prince of Wales Museum)	164
	<p>a porch, which leads to an entrance lobby which houses reception, museum shop and audio guidance area, adjacent to which is huge central atrium below the dome with projecting galleries on first floor and second floor level. On the left and right of the central atrium are the verandahs which house sculptural exhibits, flanked by Coomarswamy Hall and Indian Sculpture exhibition area respectively. From atrium main staircase leads to the first floor, behind which is the Indian Pre and Proto History section; toilets are at the left of the main staircase. At the end of right side verandah one enters the annex building, which has the museum library and Natural history section. On the first floor towards the left is the Miniature painting, decorative art, bronze, and office area, behind staircase is the exhibition area of painting, on right is exhibition gallery for Nepal and Tibet area, over the annex building there is the Maritime history section and Premchand Roychand gallery. On second floor both left and right wings have collections of European painting, with Far Eastern art behind staircase and Arms and Armour exhibit above porch area. There are two part terraces on second floor.</p> <p>Features</p> <p>It is a symmetrical building, with ends and center being emphasized by projecting bays. The central bay is huge equivalent to four regular bays; each side of central bay consists of six bays with the end bays projecting out.</p> <p>The end bays are emphasized by having onion shaped dome arising from lotus leaf and having minarets on four corners of these domes at top; the parapet along the four minarets bear floral motif and openings with <i>jalis</i>. There are two small projecting terraces at the two corners of the end bay. Ground floor has Mughal arch openings while the first floor has a projecting balcony supported on decorative Gujarat style stone brackets and having a backdrop of two minarets with <i>jali</i> parapet supported on columns around the balcony's Mughal arch opening.</p> <p>The regular bays are separated by columns. On the ground floor a huge Mughal arch opening is present above which three trefoil Mughal arch vents are present with a cornice band to mark the floor differences. First floor has a composition of three Mughal arch windows with <i>jali</i> ventilators below and <i>chajjas</i> above supported on intricately carved decorative Gujarat style stone brackets, above which part terrace is formed in second floor front which has trefoil Mughal arch high parapet with columns ending in onion shaped dome arising from lotus petals pilasters.</p> <p>The central bay projects well ahead of end bays and having an entrance porch at the center which is formed of pendentive dome topped by <i>amlaka</i> and <i>kalash</i>, supported on Mughal arch openings and colonnette which is formed at the junction of two arches. Two intricately carved minarets mark the front of the porch. Central bay is further divided into three parts where the two flanking ones are identical and center bay is more ornate. The two side bays are slightly recessed from the central bay and are half the width of central bay. At the ground floor one sees small Mughal arch openings within rectangular buff stone frame; first floor has Rajput <i>jharokha</i>, second floor has <i>jalis</i> within Mughal arch openings above which Venetian dentil band is present and above which <i>chajjas</i> is supported on intricately carved decorative Gujarat style stone brackets. Above this a part terrace is formed in the third floor front side, which has high</p>

12 Chhatrapati Shivaji Vastu Sangrahalaya (Prince of Wales Museum)			164
		<p>parapet with columns ending in onion shaped domes arising from lotus petals pilasters. The center portion at ground floor has a pendentive-domed porch, first floor has a series of three Mughal arch openings and second floor has one huge Mughal arch opening. The entire central bay is recessed at third floor level and has a square base made of a series of Mughal arch openings over which the main central onion shaped dome arises from lotus petal. Surrounding the central dome there are series of minarets.</p> <p>The building uses different buff and blue basalt stone, Curla stone, limestone and gray stone. It has decorative column capitals inside and wooden galleries in central atrium. All the openings are largely Mughal arch openings but few at the rear are segmental arch openings.</p> <p>Style Building represents influences of the Indo Saracenic style.</p>	
5.3	Intrinsic	<p>The acquisition in 1915 of the collections of Sir Purshottam Mavji, the magnificent gift in 1921 by Sir Ratan Tata, and in 1933 by Sir Dorab Tata, of their valuable art collections, formed the nucleus of the museum's art section. The transfer of sculptures and coins of the defunct Poona Museum, of the collection of the Bombay Branch of Royal Asiatic society, consisting of valuable sculptures and epigraphs, and the co-operation between the board of trustees and the Bombay Natural History Society, helped in setting up the archaeological and Natural history sections.</p> <p>Currently it houses elite collection of sculptures from Gupta period, Mirpurkhas, Buddhist images, Aihole, Pauni, Pitalkhora, beside that varied collection from Indus Valley Civilization, best collection of paintings and illustrated manuscripts, Maritime heritage, Natural history has various habitat and species in display, vivid collection of decorative art in jade, wood, ivory, metal and other medium, fascinating panorama of the religious and artistic world of Nepal – Tibet, varied typology of Indian weaponry of which the main attraction is of Allauddin Khilji's <i>Khanda</i> and Akbar's cuirass with shield, has a major section on Far Eastern Art which has an iron snake of rare workmanship made by renowned Armour maker, Muni Yoshi, is today National Treasure of Japan, and exquisite collection from early collectors of European oil paintings.</p>	
5.4	Value Classification	A(arc), A(his), A(cul), B(per), B (des), B (uu), D(bio), E, F, G(grp), I(sce), J	Recommended grade I
6.0		Topography	
6.1	Floors	G + 2	
7.0		Construction	
7.1	Plinth	High gray stone plinth with buff basalt stone edging for plinth protection.	
7.2	Walls	External wall is load bearing made of stone, buff and blue basalt stone and Curla stone ashlar masonry. Inside the walls are plastered and painted, some walls were paneled by wooden planks to avoid seepage.	
7.3	Floor	In some areas timber flooring is observed, but largely, it is in RCC supported over beams and finished with tiling.	
7.4	Stairs	Six staircases are present. Main staircase is made up of two L-shaped with common mid landing,	

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		<p>secondary staircase is a C-shaped staircase with open well, has an elliptical staircase in annex building and spiral staircase for terrace. Primarily all staircases are made of stone with wooden handrail and baluster.</p> <p>The terrace spiral staircase is decorative in cast iron.</p> <p>On second floor wooden railing has lamppost placed at regular intervals.</p>
7.5	Openings	<p>All doors, windows and openings are Mughal arched openings but few are semicircular arched and rectangular openings.</p> <p>Many ventilators are present above and below of window and door, which are either done in <i>jali</i> work or glazed frame or mild steel grill.</p> <p>The windows are double, triple and fourth leaf with ventilators above and below the lintel and sill respectively.</p> <p>All windows are glazed panels in wooden frame.</p>
7.6	Roofing	<p>The roof is a composition of domes, flat terraces, vaults, minarets and <i>chattris</i>. The dome is covered with ceramic mosaic chips, pendentive vaulted arches support the domes and sloping roof above the side wings.</p>
7.7	Articulation	<p>All the features are in buff basalt stone especially carved stone brackets, <i>jalis</i>, Rajput <i>jharokas</i>, onion shaped or bulbous dome arising from lotus petals seen in all minarets, decorative cornice and corbels, floral motif and decorative column capital.</p>
7.8	Finishes	<p>External walls are in exposed stone ashlar masonry and many places have alternate buff and blue basalt masonry specifically observed in arches and certain areas in walls.</p> <p>Internal walls are plastered and painted.</p> <p>Flooring is varied from marble pattern flooring, wooden, china mosaic on terrace, kotah and ceramic tiles.</p> <p>Has false ceiling done in the entire exhibition and display area.</p>
7.9	Interiors (Movable & Immovable)	<p>Movable Old furniture, panels, racks, display board, showcases, benches, artifacts, prehistoric anthropological objects, weaponry, paintings, statuary, bronze gallery, ivory carvings, and all the other exhibits.</p> <p>Immovable Wooden columns and balusters, handrail, light fixtures.</p>
7.10	Compound/ Fence/ Gate	<p>The compound wall comprises of a stone wall over which a stone baluster and railing is present over which cast iron grill work is present. Cast iron decorative entrance gate and side gates.</p> <p>Has carved stone gateposts.</p>
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	<p>Rear and side has open spaces.</p> <p>Many outbuildings are present like two small sheds used as storage, fountain, pump room, entrance office, ticket counter, substation, guesthouse, residence building, Jehangir art gallery, Max Muller Bhavan, and chawl type houses.</p> <p>The site has a well-planned landscape layout with huge garden with a beautifully sculpted statue of King George V in naval uniform by George Wade fronting the museum. On the pedestal are bas-reliefs of the foundation stone laying ceremony and the reading of the address of welcome by members of the Municipal Corporation, weaponry, statues, fountain and carved stone relief work. Presence of many old trees which forms the main feature of the garden and site.</p>

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8.0		Services & Utilities		
8.1	Lighting	Adequate Natural light through door-window openings supplemented by electric light fixtures.		
8.2	Ventilation	Adequate Natural ventilation through door-window openings supplemented by electric fans and air conditioning.		
8.3	Electricity	BEST		
8.4	Water Supply	MCGM		
8.5	Drainage (Plumbing & Sanitation)	MCGM		
8.6	Fire Precaution	Presence of fire extinguishers.		
8.7	Other (HVAC/BMS/Security Systems)	Window AC units.		
9.0		Condition		
9.1	Plinth	Good		
9.2	Walls	Good		
9.3	Floor	Good		
9.4	Stairs	Good		
9.5	Openings	Good		
9.6	Roofing	Good		
9.7	Articulation & Finishes	Good		
9.8	Services	Good - Regular maintenance is done, overall in good condition.		
9.9	Out Buildings			
9.10	Overall Conditions	Good.	Maintenance level:	Good
10.0		Transformation		
	Form	Addition of annex wing.		
	Structure	Addition of I-section in ground floor to strengthen the structural system.		
	Articulation & Finishes	Painted internal arches and domes.		
11.0		DP Remarks/ Perceived Threats		
		Plot falls under Social Amenities and Open space in DP		
12.0		Additional Notes/ References/ Documents available		
		<p>Additional Notes: The seed of this museum were sown in 1892 resolution adopted by the government of India for promotion of trade and industries, but in 1894, Lord Harris had referred to this resolution in opening address at Bombay Fine Art Exhibition. The idea remained dormant till 1904; meanwhile a representative committee was set up for the purpose. Its principal recommendation was to set up museum with an educational bias combined with a public reading room and a library. The 'Crescent Site' was recommended as an ideal site for locating the Museum. The idea got impetus in 1905, when the people of Bombay decided to commemorate the visit of the Prince of Wales of England by setting up a Museum. During WWII the museum was threatened the safety of the museum exhibits, and thus the major collection had to be removed out of the museum and away of Bombay. Subsequently in 1946, the task of resetting the galleries was taken up.</p>		

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	<p>Designed by George Wittet in the Indo-Sarajenic style, the Museum is situated in a vast crescent-shaped compound with beautiful gardens. Yellow and blue basalt stone quarried in the Bombay region has been extensively but sensitively used in the building. The Prince of Wales laid the foundation stone in 1905 during his first visit to the city and the building was completed in 1914. During World War I the Museum was used as a military hospital and was formally opened by Lady Lloyd, the Governor's wife, only in 1923. The dome bears a striking resemblance to that of the Gol Gumbuz at Bijapur. Elements of traditional architecture have been blended extensively and aesthetically in the facade, including small bulbous cupolas on the towers, <i>jalis</i> used as infills for the Sarajenic arches, Rajput style <i>jarokas</i>, brackets of Hindu temples and semi open veranda spaces incorporated in response to the climate. In short, the building is an assembly of elements from diverse sources. In 1936, an extension new wing designed by Gregson, Batley & King was added to house an amazing collection of exhibits of Natural History.</p> <p>The contents of the Museum form a crucial part of the city's cultural heritage. A large portion of the Art collection was a gift of Sir Ratan Tata, comprising paintings, Oriental arms, a unique collection of jade, china and porcelain, Indian silver and bronzes and other objets d'art. Sir Dorab Tata also presented to the Museum a collection of paintings, statuary and a collection of Mughal miniatures and several Maratha relics. The Museum also houses a fine collection of Rajput miniature paintings. A recent addition has been the collection of the legal luminary, Karl Khandalawala who was a Trustee of the Museum for several years. In the gardens can be seen a variety of Oriental bronze sculptures. There is a beautifully sculpted statue of King George V in naval uniform by George Wade fronting the museum. On the pedestal are bas-reliefs of the foundation stone laying ceremony and the reading of the address of welcome by members of the Municipal Corporation.</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation</i>. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>The Cities Within</i>, Bombay : Eminence Designs Pvt. Ltd. RAHUL MEHROTRA, GUNTER NEST and SANDHYA SAVANT (1994) <i>The Fort Precinct in Bombay – Conserving an Image Centre</i>, 2 Vols, Bombay. FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd. ABHA NARAIN LAMBAH <i>Through the Looking Glass – The Grade I Heritage of Mumbai</i>, Mumbai : Urban Design Research Institute, Jasubhai Media and Super Book House. SIR BANNISTER FLETCHER <i>A History of Architecture</i>, CBS publication and distributors.</p>	

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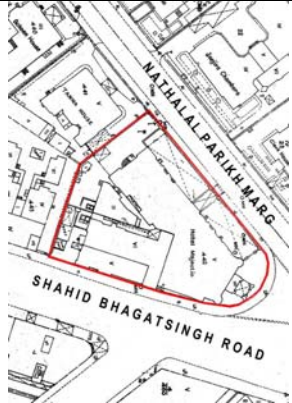
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13 Majestic Aamdar Nivas (Majestic Hotel) 227

	Common Ref No: 227		 <p>Location Plan</p>	
	Card No: 318			
	Ward (Part): A (Part III)			
	CS No: 442 (Colaba division)			
	Plot Area: 2906.38sq m.			
	B U Area: -			
	Date: 30/12/04			
	Recorded by: Prachi Merchant			
	Reviewed by: UDRI			
	Int: Prachi Merchant, Sonal Modak			
	Ext: Prachi Merchant, Sonal Modak			
	Photo Ref.: 227_Majestic Hotel			
	Reviewed in 2013			
1.0			Denomination	
1.1	Name of Premises	Majestic Aamdar Nivas		
1.2	Earlier Name	Majestic Hotel		
1.3	Built in:	1875	Extension Date:	1928 (Rooms added on the top floor)
2.0			Access	
2.1	Main	Junction of Shahid Bhagat Singh Marg and Nathalal Parekh Marg-pedestrian		
2.2	Subsidiary	Shahid Bhagat Singh Marg and Nathalal Parekh Marg.		
3.0			Ownership pattern	
3.1	Present	State Government		
3.2	Past	State Government		
3.3	Status	Owner - Tenant		
4.0			Use	
4.1	Present	MLA Hostel, Commercial – Shops, Offices, Restaurants.		
4.2	Past	MLA Hostel, Commercial.		
4.3	Usage	Daily		
5.0			Significance & value Classification	
5.1	Townscape (Manmade)	Prominent corner building located at the S.P.Mukherjee chowk at the junction of Shahid Bhagat Singh Marg and Nathlalal Parekh Marg. The Hostel entrance is from the east side and the other shop and restaurant entrances are from north and west side. The building form is a response to the corner site context. The building is juxtaposed with other important buildings of different styles and period, like Police Headquarters, Indian Mercantile Mansion, Regal cinema, Prince of Wales museum and Cowasji Jehangir Hall (NGMA).		
5.2	Architectural Description	Planning The building derives the 'V' shape from the shape of the site, with its two wings aligned to the access roads, enclosing an internal court. The building is accessed from three sides; East, West and North side. The north side entrance is through an elaborate extended porch. The circulating functions are located in the center, opening into an		

13 Majestic Aamdar Nivas (Majestic Hotel)		227	
		<p>atrium space with skylight above, and rear extended wings on either side. The atrium opens into terrace spaces in the front on the north side.</p> <p>The building is one single mass with taller and emphasized north side façade with tall minarets and central façade feature in front and side bays with decorative features.</p> <p>The ground floor houses some famous and old shops, and restaurants. The basement is occupied by storage area for 'Sahakari Bhandar'. The top floors are occupied by common triangular atrium space from the first floor, with extended terraces on each floor to the north side and double loaded corridors in the wings occupying offices, MLA rooms etc.</p> <p>The servants' quarters are added at the rear of the building in the service area.</p> <p>Features</p> <p>Prominent grey stone clad building with white bands defining floor levels and highly ornamented façade features.</p> <p>The North side entrance façade has an extended porch with Islamic arched openings with decorative intrados and <i>jali</i> work in the spandrels, supported on columns with decorative base and capitals. The porch has two octagonal minarets on either side with marginally projecting cornice bands, geometric pattern friezes. The porch has a terrace above with stone balustrade parapet. The other floors are setback overlooking the terrace of porch. The second and third floors have double height Islamic arched openings with triple arches within, <i>jali</i> work and turrets on either side, with terrace above. The topmost floor has its central portion has turrets on either side with fortified balustrade, flanked with two octagonal minarets on either side. The minarets are adorned with projecting corbel bands, geometric pattern friezes with star shaped opening, and chatris as watch towers on top. The side facades have a taller central wing with ground entrance with decorative arched opening with decorative intrados, projecting <i>jharokhas</i> with brackets, with the bay ending into turrets and balustrade. The recessed lined with a row of pointed arched windows recessed marginally in. The projecting bays have projecting balconies with decorative brackets. The windows have curved projecting wooden chajjas.</p> <p>Internally the triangular atrium is lined with cast iron columns with decorative brackets. Lift well walls are adorned with decorative <i>jali</i> work and floral pattern motifs. The overlooking balconies with decorative cast iron railing. The skylight is supported on steel trusses. The passage and lobby openings have arches supported on columns with decorative capitals with intricately carved intrados. The projecting bay has intricately carved ceiling and wall space with bands, friezes, and architrave.</p> <p>Style</p> <p>The building derives influence from Indo Saracenic style of architecture.</p>	
5.3	Intrinsic	-	
5.4	Value Classification	A(arc), B(per), B(des), B(uu), C(seh), E, F, I(sce)	Recommended grade: II A
6.0		Topography	

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6.1	Floors	G+4 with basement and terrace, Ground floor servants quarter structure.
7.0		Construction
7.1	Plinth	High (due to basement) plinth clad with grey stone and stone plinth protection band.
7.2	Walls	Load bearing stone external walls and internal brick walls.
7.3	Floor	Jack-arch construction with cast iron supporting columns.
7.4	Stairs	Main open well wooden staircase on the east side, with wooden treads, risers and railing. Two lifts, one in the staircase lobby and other in the atrium space. RCC staircase from ground floor level to the basement.
7.5	Openings	Porch arches and other main entrances have arched openings with decorative intrados. Internal doors have arched openings with paneled shutters with upper part as louvered, with ventilator above. Windows have arched openings with full height double glazed paneled shutters with ventilators. Passage openings are arched with decorative intrados.
7.6	Roofing	Arch braced roof over the atrium with a skylight. The central portion has sloping Mangalore tile roof. The side wings and front portion has flat RCC terrace slab.
7.7	Articulation	Bands, arches, minarets, <i>jharokhas</i> , cornice bands, decorative stone brackets, balustrade.
7.8	Finishes	The walls are externally clad with grey stone and plastered and painted inside. Floors are finished with cement tiles.
7.9	Interiors (Movable & Immovable)	Movable Wardrobes and dressing tables in rooms, tables, chairs, electric box covers. Immovable -
7.10	Compound/ Fence/ Gate	The building directly abuts the road. No compound wall and fence accept in the south side.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	The west side of the building setback has been occupied by shops and restaurant with asbestos covering. Footpath in front of the east side and the porch is paved. The south side setback has unpaved areas, and has been occupied by garage and servants quarter.
8.0		Services & Utilities
8.1	Lighting	Adequate light through skylight, balconies, terraces and openings supplemented by artificial light.
8.2	Ventilation	Adequate ventilation through balconies, terraces and openings supplemented by artificial ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM (original cast iron pipes observed)
8.6	Fire Precaution	Extinguishers are installed at every floor level.
8.7	Other (HVAC/BMS/Security Systems)	Individual tenants have installed window and split AC's. Manual security to the society.
9.0		Condition

13 Majestic Aamdar Nivas (Majestic Hotel)			227
9.1	Plinth	Fair	
9.2	Walls	Fair	
9.3	Floor	Fair – Due to its deteriorating state, the floor have been strengthened with steel sections. Tanks have been installed on the Terrace level.	
9.4	Stairs	Fair – The main wooden staircase is in a deteriorating condition.	
9.5	Openings	Fair– ACs installed in the openings, alterations in the openings	
9.6	Roofing	Fair – Tanks have been added on the terrace. Extensions have been made towards the east side.	
9.7	Articulation & Finishes	Floor finish has been altered and replaced by ceramic tiles.	
9.8	Services	Fair	
9.9	Out Buildings	Few buildings in the courtyard	
9.10	Overall Conditions	Fair	Maintenance level Fair
10.0 Transformation			
	Form		
	Structure	I-sections have been installed to strengthen the floor. Extensions to the blocks are made in the front and at the rear side.	
	Articulation & Finishes	Openings have been altered.	
11.0 DP Remarks/ Perceived Threats			
		Plot falls under Residential Zone in DP	
12.0 Additional Notes/ References/ Documents available			
		<p>Additional Notes: -</p> <p>References: INTACH (1990) <i>Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.</i> FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD <i>Visual dictionary of Architecture</i>, Division of International Thomson Publishing Inc. SHARADA DWIVEDI and RAHUL MEHROTRA (2001) <i>Fort Walks</i>, Bombay : Eminence Designs Pvt. Ltd.</p>	



