

Part 2

Area B- Panvel

List Cards No: 19 to 74



# Navi Mumbai (Raigad) Heritage Project

*identification, listing and grading of structures and precincts of cultural, historical or architectural importance that merit heritage conservation in Navi Mumbai notified area, which falls under district Raigad*

## Stage II Report

Volume II

March 2003

Part 2

## Area B- Panvel

List Cards No: 19 to 74

by  
the Pillais College of Architecture Research Cell  
New Panvel

for  
the MMR Heritage Society  
Mumbai





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- 3] **Base map of identified structures and sites in New Panvel**
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## Area wise Index of the Listed Structures and Sites

Area- A- Villages

Area- B- Panvel

Area- C- Uran

### Area B] Panvel

Card No.	Common Reference No.	Map No.	Map Reference	Name of Property
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#### Talavs and Surroundings

19	PL 1	3	G10	Wadale Talav
20	PL 2	3	F9	Ballareshwar Mandir
21	PL 3	3	G9	Rameshwar Mandir
22	PL 4	3	H9	V K High School
23	PL 5	3	H9	Lingayat Samadhis
24	PL 6	3	G9	'Lakshmi Ratan', Banthia House, Wadale Talav
25	PL 7	3	F7	Krishnale Talav
26	PL 8	3	F7	Krishneshwar Mandir
27	PL 9	3	E8	Devale Talav
28	PL10	3	E8	Pir Karamali Shah Dargah
29	PL 11	3	E8	Jalal Shah Baba Dargah
30	PL 12	3	E8	Panvel Municipal Council
31	PL13	3	E6	Lendale Talav, Patel Mohalla
32	PL 14	3	E6	Jami Masjid, Patel Mohalla
33	PL 15	3	D6	Mulla House, Patel Mohalla
34	PL 16	3	H5	Israel Talav
35	PL 17	3	H5	Jewish Burial Ground
36	PL 18	3	H5	Seth Lakshmidas Bhaskar High School

#### Bazaar Peth

37	PL 19	3	F6	Beth El Synagogue, Bazaar Peth
38	PL 20	3	G5	Mominpada Masjid
39	PL 21	3	G5	Ahmed Baig House, Bazaar Peth
40	PL 22	3	F6	Daar-ul-Imarat, Bohri Masjid
41	PL 23	3	F6	Esmail Manzil, Bazaar Peth
42	PL 24	3	E7	Samel House, Bazaar Peth
43	PL 25	3	F6	Motilal Banthia House, Bazaar Peth
44	PL 26	3	E7	Balumiyani Patel House, Maulana Azad Chwk

#### Sadashiv Peth

45	PL 27	3	F8	Bapat Wada, Tilak Road
46	PL 28	3	F8	Gulve Wada, Tilak Road
47	PL 29	3	F8	Ratan Talkies
48	PL 30	3	F8	Shri Ramdas Maruti Mandir, Tilak Road
49	PL 31	3	F8	'Radha Hari Niwas', Patwardhan Wada, Tlk Rd
50	PL 32	3	F8	Shedge Wada, Tilak Road
51	PL 33	3	F9	Sahastrabuddhe Wada, Tilak Road
52	PL 34	3	F9	Puranik Wada, Tilak Road
53	PL 35	3	F9	Dhootpapeshwar Factory
54	PL 36	3	F8	Panvel Sutika Gruh
55	PL 37	3	F8	Old Post Office

Card No.	Common Reference No.	Map No.	Map Reference	Name of Property
----------	----------------------	---------	---------------	------------------

### **Kapad Galli and Shivaji Road**

56	PL 38	3	F7	Shri Ram Mandir, Shivaji Road
57	PL 40	3	F7	Jain Mandir, Kapad Galli
58	PL 41	3	F7	Jain Upashray, Kapad Galli
59	PL 42	3	F7	Siddhi Vinayak Mandir, Joshi Aali
60	PL 43	3	F7	Sadrani House, Joshi Aali
61	PL 44	3	F7	Vinayak Shankar Patwardhan House, Shivaji Road
62	PL 46	3	G8	Prabhakar Raje House, off Shivaji Road

### **Bundar Road and Gadhi River**

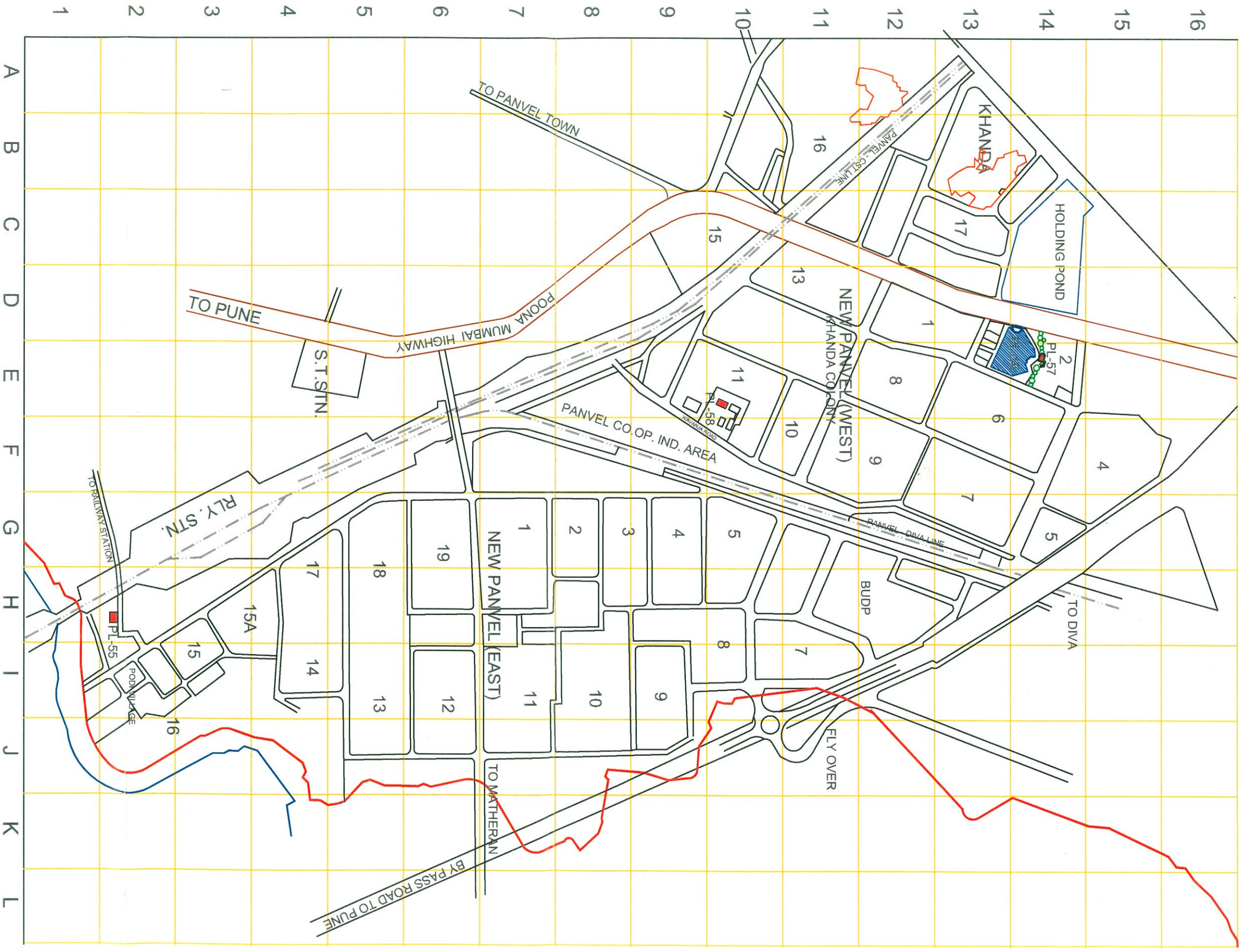
63	PL 47	3	D8	Patkar Wada, Bundar Road
64	PL 48	3	D8	Munot Wada, Bundar Road
65	PL 49	3	C8	Fazalbai Bhojabhai House, Bundar Road
66	PL 50	3	B8	Diwani Nyayalaya, Bundar Road
67	PL 51	3	A9	Panvel Bundar
68	PL 52	3	E4	Uran Bridge
69	PL 53	3	E5	Ekvira Devi Mandir, Koliwada
70	PL 54	3	E5	Gadhi River Front, Koliwada

### **New Panvel**

71	PL 55	4	H2	Maruti Mandir, Podi, New Panvel
72	PL 56	4	E14	Khandeshwar Talav, Khanda
73	PL 57	4	E14	Rameshwar Mandir, Khanda
74	PL 58	4	E10	Girija Bhuvan, Khanda

### **Note:**

The Structure Numbers PL 39, PL 45 have been deleted from the list as they have been demolished since the last report.

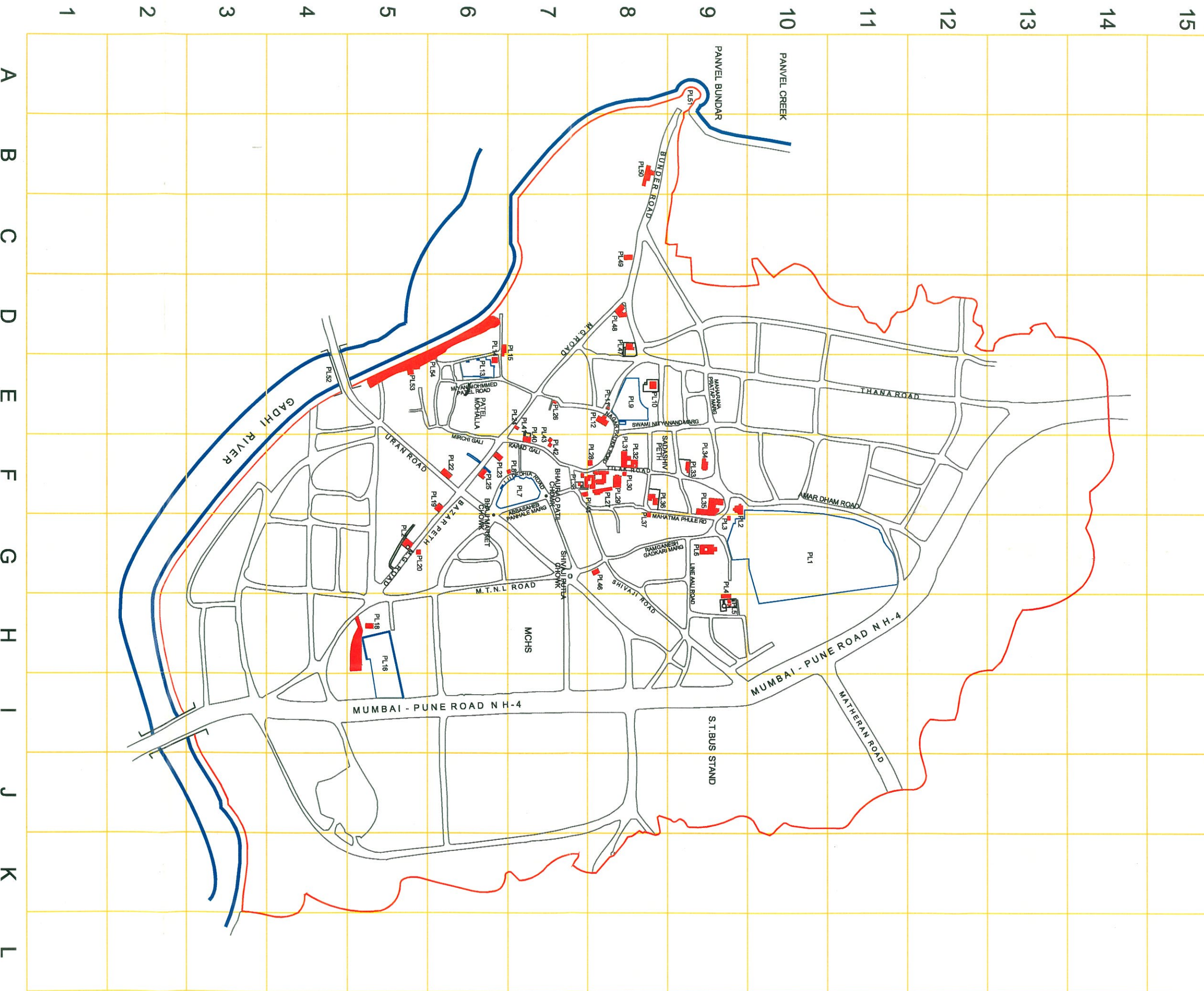


MAP NO. 4

# BASE MAP OF NEW PANVEL

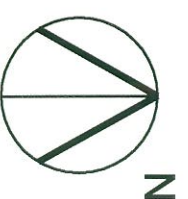
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**MAP NO. 3**  
**BASE MAP OF PANVEL**

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Common Ref No : PL 1  
 Card No. 19  
 Ward(Part) 9  
 CS No. Plot no 125  
 Plot Area  
 B U Area  
 Date 6.10.02  
 Record by SMD, MMD, YC, AK  
 Review by SMD  
 Int yes  Ext yes

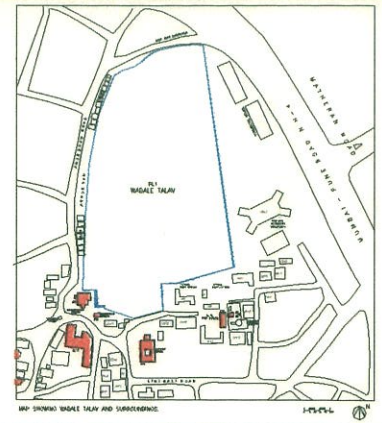
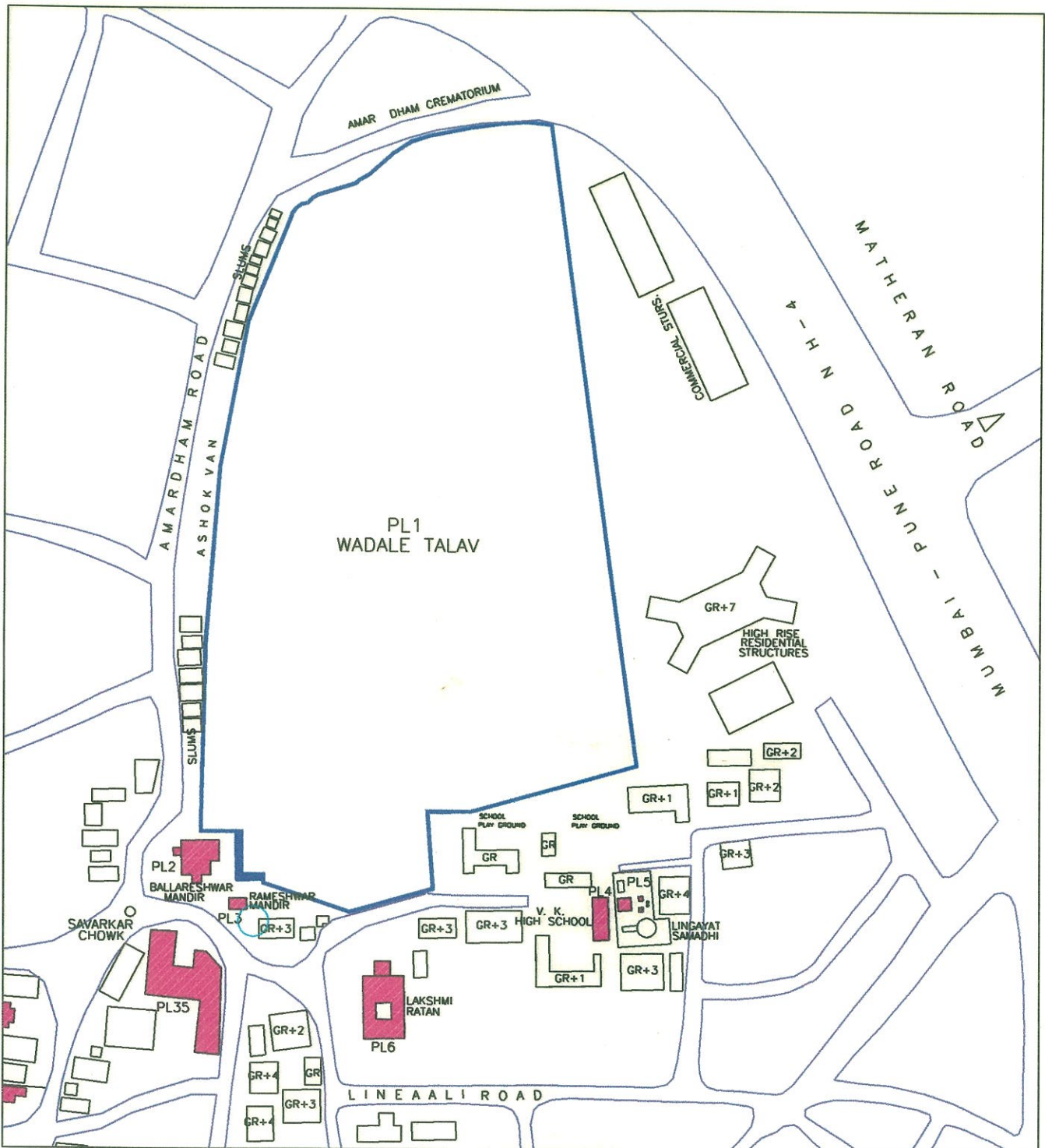


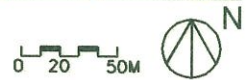
Photo. Ref P6, P9, P10

<b>1.0 Denomination</b>	
1.1 Name of Premises	Wadale Talav
1.2 Earlier Name	Wadale Talav
1.3 Built In	c.1740
<b>Extension Date (If any)</b>	
<b>2.0 Access</b>	
2.1 Main	From Savarkar Chowk (ceremonial access)
2.2 Subsidiary	From several places along the periphery of the Talav
<b>3.0 Ownership pattern</b>	
3.1 Present	Panvel Municipal Council
3.2 Past	The Bapat Family
3.3 Status	Community
<b>4.0 Use</b>	
4.1 Present	Talav
4.2 Past	Talav (Water Reservoir)
4.2 Usage	
<b>5.0 Significance &amp; Value Classification</b>	
5.1 Townscape (Manmade)	The largest Talav in Panvel is viewed as a vast open space from the NH-4, however, from the town side the views are obscured due to several undesirable encroachments on the periphery.
5.2 Architectural Description	A large man made talav, not clearly defined by a surrounding bund. In association with Ballreshwar and Rameshwar temples, presents a Talav + Religious place combination. It is approached from the temples side with steps leading to water.
5.3 Intrinsic	It presents a generic example of a sacred place formed by Talav + Religious place+ Sacred tree combination. It has a ceremonial pupose during worship, Ganeshotsav and weddings. The Talav also serves an important environmental and ecological role. It is home to about 85 species of local and migratory birds.
5.4 Value Classification	<b>Wat/ His(reg)/ Cul/ OS/ Rec/ Scn/ Grp</b> <span style="border: 1px solid black; padding: 2px;">Recommended Grade: I Talav</span>
<b>6.0 Topography</b>	
6.1 Floors	NA
<b>7.0 Construction</b>	
7.1 Plinth	NA
7.2 Walls	NA
7.3 Floor	NA
7.4 Stairs	NA
7.5 Openings	NA
7.6 Roofing	NA
7.7 Articulation	NA
7.8 Finishes	NA
7.9 Interiors (Movable & Immovable)	NA
7.10 Compound/ Fence / Gate	The Talav is lined in part by steps leading to water and a bund wall of masonry.
7.11 Curtilege / unbuilt space / out buildings / landscape	The Talav surroundings: Ballaleshwar and Rameshwar temples with steps leading to the water, approached from Savarkar Chowk on the south-west corner. K. V. Kanyashala and V.K. High school play grounds on the south. Real estate development on the east between the Talav and the highway. 'Amar Dham', a crematorium on the north. Ashok Van, a garden and slums on the west between the Talav and the Amar Dham Road.

<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	NA		
8.2	Ventilation	NA		
8.3	Electricity	NA		
8.4	Water Supply	NA		
8.5	Drainage( Plumbing and Sanitation	NA		
8.6	Fire precaution	NA		
8.7	Other (HVAC/BMS/ Security Systems)	NA		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	NA		
9.2	Walls	NA		
9.3	Floor	NA		
9.4	Stairs	NA		
9.5	Openings	NA		
9.6	Roofing	NA		
9.7	Articulation & Finishes	NA		
9.8	Services	NA		
9.9	Outbuildings	NA		
9.10	Overall condition	<p>The water of the Talav is polluted and almost entirely infested with a cover of harmful vegetation. The periphery on the Amar Dham Road side is taken over by slums which block the access and view of the Talav. The temple front of the Talav and the steps leading to water are in total neglect and littered with garbage. The physical connection of the Talav with the temples is obscured and uncared for. It can become a cultural and recreational focus in the town, but currently, the potential remains unrealised.</p>		
		<table border="1"> <tr> <td><b>Maintenance level</b></td> <td>Neglected</td> </tr> </table>	<b>Maintenance level</b>	Neglected
<b>Maintenance level</b>	Neglected			
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	<p>The Talav when it was created was much larger; a part was given to the govt by the Bapats to construct a bypass to Thaana –Poona Road (presently NH 4). Earlier, the traffic passed through the town of Panvel (the present Thana Road). Recently, real estate development has come up after filling up the portion of the Talav which was privately owned.</p>		
10.2	Structure	NA		
10.3	Articulation & Finishes	NA		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>			
		<ol style="list-style-type: none"> <li>1. Poor state of preservation due to neglect of water and surroundings</li> <li>2. A large part of the western periphery is taken over by the slums, obscuring visual and physical connection from the town.</li> <li>3. The steps leading to water in front of the temples have lost their cultural significance as they are used for dumping garbage by the devotees.</li> </ol>		
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>			
		<p><i>'The Wadale lake, 2046 feet long, 1650 feet broad with masonry retaining walls and approaches, has a maximum depth of 11 feet. Water lasts throughout the year and is used for irrigation.'</i> P.13, Gazetteer of the Bombay Presidency, Thana dist., Vol XIII part I, 1882.</p> <p><i>'The tank was built by the Maratha army of Chimaji Appa in lieu of their salary paid by the Bapats. The army was returning from the successful siege of Bassein in 1739.'</i> The Centenary Souvenir of Panvel Municipal Council.</p> <p>Interview with Yashwant Bapat.</p>		



PL1  
WADALE TALAV AND SURROUNDINGS.





Ballareshwar Mandir at the banks of the Talav

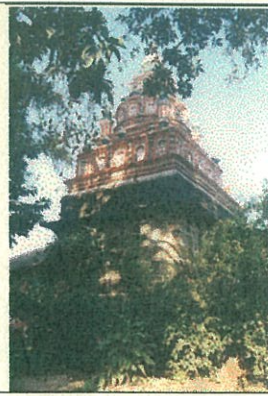


Playground of V. K. High School abutting on edge of the Talav

Common Reference No.	PL 1
Card No.	19
Name of Property	Wadale Talav



Panoramic view of the Talav looking from the highway side



Common Ref No : PL 2

Card No. 20

Ward(Part) 9

CS No. Prop. No: 556

Plot Area

B U Area

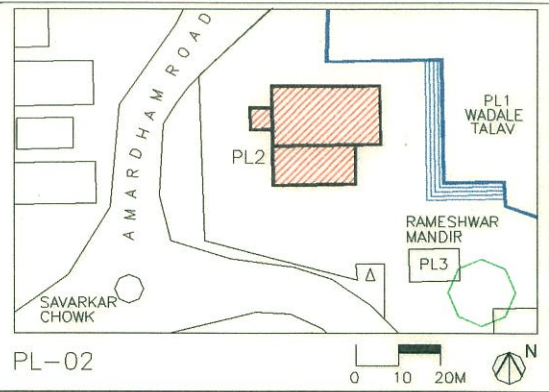
Date 2. 11. 01

Record by SMD, MMD

Review by MMD

Int yes Ext yes

Photo. Ref P6, P7, P9



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Ballareshwar Mandir
<b>1.2</b>	<b>Earlier Name</b>	Ballareshwar Mandir
<b>1.3</b>	<b>Built In</b>	c.1725
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Savarkar Chowk
<b>2.2</b>	<b>Subsidiary</b>	Nil
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Ballareshwar Ramji Samstha
<b>3.2</b>	<b>Past</b>	The Bapat family
<b>3.3</b>	<b>Status</b>	Trust , the chief trustee is the eldest Bapat by court ruling
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A city temple fronting a large water body, the Wadale Talav.
<b>5.2</b>	<b>Architectural Description</b>	A temple built in the Peshwahi style or Maratha style, which combined the features of Dravidian and Islamic style in a graceful synthesis, especially in the stucco articulation of the shikhara and in the interiors.
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place+ Sacred tree combination. This Shiva temple was built by Balajipant Krishnaji Bapat. In 1720, he migrated to Panvel from Guhagar near Chiplun to take up his appointment as a mamlatdar of Kalyan and Bhiwandi in the service of the Peshwa. He constructed the famous Bapat Wada as his residence. He constructed this temple to fulfil his family's need of worshipping their family deity. He is also responsible for constructing Wadale Talav in front of the temple. Balajipant Bapat and his immediate descendants have contributed to a great extent to the built heritage of Panvel. They built three talavs and three very significant temples in the town, including Ballareshwar. The important festivals celebrated are Mahashivratri, Datta Jayanti and Ramnavmi.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Cul/ Grp/ Per/ His(loc), Or, Lan</b> <b>Recommended Grade: II A</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	1200 high, carved stone plinth with decorations
<b>7.2</b>	<b>Walls</b>	Ashlar in lime mortar
<b>7.3</b>	<b>Floor</b>	Shahbad flooring
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	Adeicular windows outside garbhagriha with stone jaalis
<b>7.6</b>	<b>Roofing</b>	Stone masonry dome on octagonal squinches over central garbhagriha, which is then built up externally as shikhara constructed in brick and stucco with numerous niches, painted bright with natural colours. Onion shaped dome over Nandi porch . The mandapa extensions are in steel frame with tin sheets covering.
<b>7.7</b>	<b>Articulation</b>	Shikhara articulated as a combination of Dravidian and Islamic elements, in the Peshwahi style. Built up in a tiered pyramid with smaller 'upshikharas' with numerous niches, painted bright with natural colours, it evokes the abode of Shiva. The pinnacle is a deeply fluted bulbous 'amalaka', in stone. Minor deities seen in some niches. At the corners are 'guldastas', small turrets in Islamic style. Islamic influences are also seen in the decorations of the frieze, chhajja and brackets.

7.8	<b>Finishes</b>	Painted stucco on the shikhara.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Garbhagriha is sunken by 1 m, the doorway to which is carved in stone. The antarala is fashioned as a Mughal multi-foliated arch resting on decorative columns
7.10	<b>Compound/ Fence / Gate</b>	A stone compound wall at the back, on the garbhagriha side
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	On axis of this Shiva temple are, sacred tortoise, nandi [under an onion dome canopy] and a stone deepastambha, which is almost at the water edge of the Wadale Talav. Additional shrine with 3 idols with stone canopy and a small Dutta temple. Fronting the Wadale Talav, there is one more temple, Rameshwar Mandir under a huge Banyan tree and 3 nandi statues in stone.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through openings. Artificial lighting using glass lamp fixtures
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows. Mechanical with fans.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Good, but carved doorways are painted over obscuring original scheme.
9.3	<b>Floor</b>	Good
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Some jaails are broken
9.6	<b>Roofing</b>	Stucco ornament over shikhara need repair, stone amalaka is out of joint
9.7	<b>Articulation &amp; Finishes</b>	Ornament showing wear and tear
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Large areas over and around the temple are covered ad-hoc with steel framed sloping tin roof, completely obscuring temple on the water front side. Ad-hoc toilet built at the main entrance
9.10	<b>Overall condition</b>	Good but several changes layered over original scheme
		<b>Maintenance level</b> Acceptable
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	1. Original temple scheme was stone shrine and Nandi 2. 1 <sup>st</sup> extension RCC antechamber to garbhagriha, a colonnaded space 3. 2 <sup>nd</sup> extension- large front and side spaces covered ad-hoc with steel frame roof. Plinths built up at different levels
10.2	<b>Structure</b>	Same as above
10.3	<b>Articulation &amp; Finishes</b>	Obscured in the front due to additions, preserved at the back
11.0	<b>DP Remarks / Perceived Threats</b>	
	A living temple, preserved through use, but obscured by ad-hoc changes mainly to accommodate large number of devotees. Not much appreciation for original scheme is causing decay externally. The waterfront connection has largely been severed. Wadale Talav and steps in front of the temple to reach the water level are in very poor condition and littered with garbage by devotees.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	References: Bombay Presidency Gazetteer, PP 400, Vol 14, 1882 'Panvel shaharatil mandire', Article by Dr. Bhalchandra Aalekar in 'Navakal', 11 <sup>th</sup> May 1970. Interview with Yashwant Bapat, trustee. 'The temples of Maharashtra' by Gopal Krishna Kanhere, Maharashtra Information Centre, 1989.	



Common Reference No.	PL 2
Card No.	20
Name of Property	<b>Ballareshwar Mandir</b>

Peshwahi style Shikhara over stone masonry garbhagriha



View of the temple, extended mandapas and steps fronting the Wadale Talav

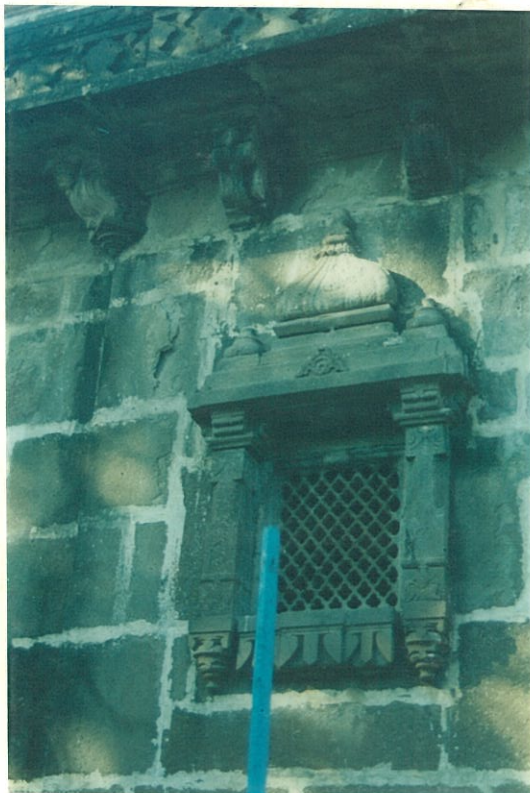


A glimpse of the shikhara from the Savarkar Chowk

Common Reference No.	PL 2
Card No.	20
Name of Property	<b>Ballareshwar Mandir</b>



The Nandi pavilion in front of the mandapa



Detail of a decular window with carved stone jaali

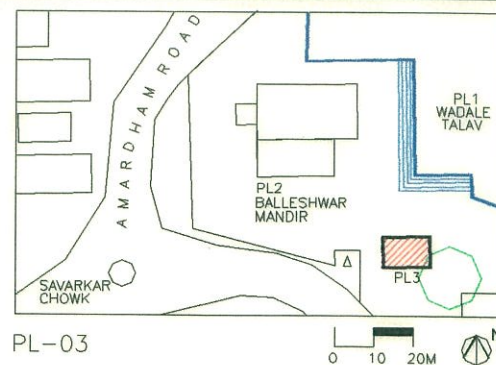


Antarala, articulated in Islamic and Hindu features





Common Ref No : PL 3  
 Card No. 21  
 Ward(Part) 9  
 CS No. Prop. No: 556  
 Plot Area  
 B U Area  
 Date 2. 11. 01  
 Record by SMD, MMD  
 Review by MMD  
 Int yes Ext yes  
 Photo. Ref P6, P11



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Shri Rameshwar Mahadev Mandir
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	19 <sup>th</sup> century
		<b>Extension Date (If any)</b> 1949
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Savarkar Chowk
<b>2.2</b>	<b>Subsidiary</b>	Nil
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Trust
<b>3.2</b>	<b>Past</b>	Private
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	This temple fronts a large water body, the Wadale Talav. Along with Ballareshwar Mandir and steps leading to the water forms a common religious landscape.
<b>5.2</b>	<b>Architectural Description</b>	A temple with an older stone masonry garbhagriha with a pyramidal shikhara and a relatively new mandapa in brick and concrete, approached from the Talav side with a nandi platform just outside the main door. In the front of the temple, facing the Talav is a forecourt with a majestic Banyan tree with a large, high ota around it.
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place+ Sacred tree combination. A living temple, important due to its grouping with the important Ballareshwar Mandir and Wadale Talav.
<b>5.4</b>	<b>Value Classification</b>	<b>Cul/ Grp/ Ar</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	1200 high, dressed stone plinth in the garbhagriha.
<b>7.2</b>	<b>Walls</b>	Ashlar in lime mortar
<b>7.3</b>	<b>Floor</b>	Shahbad flooring
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	Small stone jaali on the side wall of the garbhagriha. TW framed door and MS grilles on mandapa.
<b>7.6</b>	<b>Roofing</b>	Stone corbelled Shikhara over garbhagriha, RCC slab over mandapa.
<b>7.7</b>	<b>Articulation</b>	No articulation of significance
<b>7.8</b>	<b>Finishes</b>	Stone masonry and shikhara are oil painted, mandapa plastered and painted.
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	No significant features
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	There is no compound wall
<b>7.11</b>	<b>Curtilege / unbuilt space / out buildings / landscape</b>	Fronting the Wadale Talav, the Rameshwar Mandir is under a huge Banyan tree. There are three old nandi statues in stone lying outside.
<b>8.0</b>	<b>Services &amp; Utilities</b>	
<b>8.1</b>	<b>Lighting</b>	Natural light through openings. Artificial lighting using glass lamp fixtures
<b>8.2</b>	<b>Ventilation</b>	Natural cross ventilation with doors, windows.
<b>8.3</b>	<b>Electricity</b>	MSEB supply

8.4	<b>Water Supply</b>	Municipal			
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines			
8.6	<b>Fire precaution</b>	None			
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None			
9.0		<b>Condition</b>			
9.1	<b>Plinth</b>	Good, in line and level			
9.2	<b>Walls</b>	Good. Oil painting is incongruous and detrimental			
9.3	<b>Floor</b>	Good			
9.4	<b>Stairs</b>	NA			
9.5	<b>Openings</b>	fair			
9.6	<b>Roofing</b>	Shikhara in good condition			
9.7	<b>Articulation &amp; Finishes</b>				
9.8	<b>Services</b>	Fair			
9.9	<b>Outbuildings</b>	NA			
9.10	<b>Overall condition</b>	Good but several changes layered over original scheme	<table border="1"> <tr> <td><b>Maintenance level</b></td> <td>Acceptable</td> </tr> </table>	<b>Maintenance level</b>	Acceptable
<b>Maintenance level</b>	Acceptable				
10.0		<b>Transformation</b>			
10.1	<b>Form</b>	Substantial remodelling in the form of an RCC mandapa added to the older garbhagriha. A few months back, the forecourt of the temple facing the Talav is covered over with an AC sheet roof.			
10.2	<b>Structure</b>	Same as above			
10.3	<b>Articulation &amp; Finishes</b>	Oil painting of the stone masonry and shikhara obscures the original scheme.			
11.0		<b>DP Remarks / Perceived Threats</b>			
			No perceived threat. The waterfront connection is obscured due to covering over of the forecourt. Wadale Talav and steps leading to water are in very poor condition.		
12.0		<b>Additional Notes / References / Documents Available</b>			
			The temple was built by one Raghaji Bhote, according to the centenary souvenir of the Panvel Municipal Council.		



Old Nandi statues in front of the temple



Common Ref No : PL 4

Card No. 22

Ward(Part) 9

CS No. FP No. 128

Plot Area

B U Area

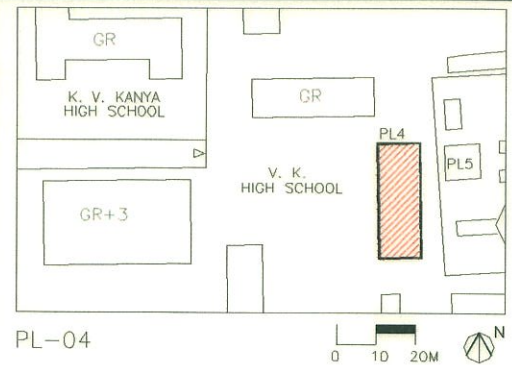
Date 2. 11. 01

Record by MMD, SMD

Review by MMD

Int yes Ext yes

Photo. Ref P6



PL-04



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Vithoba Khandappa High School
<b>1.2</b>	<b>Earlier Name</b>	Atavane House
<b>1.3</b>	<b>Built In</b>	Circa 1919
		<b>Extension Date (If any)</b> Partly rebuilt 1944, after fire in 1942
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On the West side, cross lane from Savarkar Chowk
<b>2.2</b>	<b>Subsidiary</b>	On the East side, near Lingayat Samadhi
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Kokan Education Society
<b>3.2</b>	<b>Past</b>	Private, Atmaram Atavane
<b>3.3</b>	<b>Status</b>	Society
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	High School
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	An old bungalow converted to a High School sits in the School property, one side of which abuts the Wadale Talav. The property has several ancillary buildings. Only the main building is considered for the purposes of identification.
<b>5.2</b>	<b>Architectural Description</b>	A large ground and first storied structure is the central building in the school premises. It has a sloping roof, with a spacious verandah on the first floor, fronted by ornamental balustrade. The ground floor has an arcade of semicircular arches with stucco mouldings on the arches and pilasters. The building is approached by semicircular stone steps. The building has a symmetrical plan. The staircase to the first floor is accessed from the arcaded verandah on the ground floor.
<b>5.3</b>	<b>Intrinsic</b>	The building originally belonged to Shri Atmaram Atavane, a prominent landowner, who gifted it along with an adjoining chawl to the Kokan Education Society to run a school named after his grandfather Vithoba Khandappa Gulwe from 1919 onwards. The building gains significance historically as during the freedom struggle the building was partly burnt down by its students in 1942. It was repaired and partly rebuilt in 1944.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar, Soc, Grp</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	120 cm high plinth in stone masonry now plastered and painted with semicircular concentric entrance steps in dressed stone masonry of local black basalt stone leading to ground floor verandah.
<b>7.2</b>	<b>Walls</b>	Front façade in 45 cm thick masonry, plastered, painted and ornamented in stucco, fronting a framed structure in timber columns and beams, with arcaded fenestration on the ground floor and piers on the first floor.
<b>7.3</b>	<b>Floor</b>	Wooden floor of TW boarding supported over joists and beams finished with flooring.
<b>7.4</b>	<b>Stairs</b>	Teak wood doglegged staircase on north and south side of building accessed from ground floor verandah
<b>7.5</b>	<b>Openings</b>	Entrance façade on the ground floor consists of five symmetrically semicircular arcaded openings of three sizes increasing in span from the centre outwards. These are alternated by plastered and ornamented pilasters, now painted. The ground floor arches have been enclosed with MS painted grills. The façade ends on both sides with an enclosing wall for the staircases which have smaller semicircular arched openings at the landings.
<b>7.6</b>	<b>Roofing</b>	Timber framed asbestos sheet sloping roof supported on rafters and purlins.

7.7	<b>Articulation</b>	The buildings frontage is organised in a symmetrical semi classical arcade. The semicircular arches and supporting columns are ornamented with stucco mouldings. The arches have stucco mouldings that culminate in a floral key motif. A cornice line is indicated by stucco moulding. The upper floor verandah has plastered piers alternating with a stone balustrade having floral ornamentation set inside a moulded frame topped with a stone railing.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. The original flooring has been changed.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The staircase has well articulated details in timber.
7.10	<b>Compound/ Fence / Gate</b>	A masonry compound wall encloses the perimeter of the larger site. There is no immediate site definition to the building under study.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The school has a large ground with several ancillary buildings. To the south of the building is a long chawl converted into a school building. To the north west is the school's gymnasium building. The northern edge of the plot abuts the Wadale Talav.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through arches and windows and upper floor verandah. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. The outer perimeter of the plinth is protected by plaster and paint.
9.2	<b>Walls</b>	Fair. No obvious damage.
9.3	<b>Floor</b>	Fair. The timber members are in fair condition
9.4	<b>Stairs</b>	Fair.
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled door is painted and in good condition
9.6	<b>Roofing</b>	Fair
9.7	<b>Articulation &amp; Finishes</b>	Good
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Relatively new building in various conditions
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No significant change. The building was partly burnt down in 1942. It was repaired and partly rebuilt in 1944.
10.2	<b>Structure</b>	Internal partitions changed to convert bungalow to a school building.
10.3	<b>Articulation &amp; Finishes</b>	New plaster, paint and floor finish converting bungalow to a school building. The ground floor arcade has MS painted grilles added recently as a security measure. The building has been recently painted; Symbolic murals in oil have been painted over the front façade. This mars the frontage as the painting and grillwork is carried out insensitively to the overall formal articulation of the building.
11.0	<b>DP Remarks / Perceived Threats</b>	
		None
12.0	<b>Additional Notes / References / Documents Available</b>	
		V. K. High School Souvenir (75 <sup>th</sup> Year Celebration) 1995-96



Common Reference No.	PL 4
Card No.	22
Name of Property	V. K. High School

Detail of the front facade



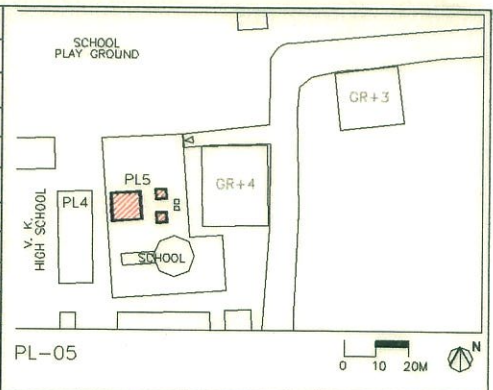
South side view



North side view



<b>Common Ref No :</b> PL 5
<b>Card No.</b> 23
<b>Ward(Part)</b> 9
<b>CS No.</b> FP No.55
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 7.10.02
<b>Record by</b> MMD, SMD
<b>Review by</b> MMD
<b>Int</b> NA <b>Ext</b> yes
<b>Photo. Ref</b> P6, P8, P11



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Lingayat Samadhi
<b>1.2</b>	<b>Earlier Name</b>	Lingayat Samadhi
<b>1.3</b>	<b>Built In</b>	Circa 1914
		<b>Extension Date (if any)</b> 1942
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On the North side, through V. K. High School Grounds
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Lingayat Samaj
<b>3.2</b>	<b>Past</b>	Lingayat Samaj
<b>3.3</b>	<b>Status</b>	Religious Sub sect
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Burial Ground
<b>4.2</b>	<b>Past</b>	Burial Ground
<b>4.2</b>	<b>Usage</b>	For interring the dead, usage infrequent
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The burial ground of the Lingayat Samaj in Panvel is on a plot adjacent to the V. K. High School property. North side abuts the school playground; west side faces the back of the school and is surrounded on the other sides by residential buildings. The property has a main cenotaph with few ancillary burial markers.
<b>5.2</b>	<b>Architectural Description</b>	The main Cenotaph (Samadhi) is styled as a chhattri (referred to as 'meghadumbari) is mounted on a stone plinth with approach steps. Two more cenotaphs flank the main one on both sides of the approach steps. These two are similar in design but smaller in size. Elsewhere on the site are a few stone burial markers, nandis and linga icons.
<b>5.3</b>	<b>Intrinsic</b>	The Lingayat Samadhis are a unique manifestation of the practices of the Lingayat Cult, where the dead are not cremated but buried in a seated position. The main Samadhi (on the Plinth) is that of Khandappa Gulwe after whom the V. K. High School is named, hence the proximal significance. The presence of this burial ground and the quality of the shrines are an indication of the presence and the social significance of the members of the Lingayat Samaj in Panvel, in the first half of the 20 <sup>th</sup> century, like the Gulwes and the Atawanes.
<b>5.4</b>	<b>Value Classification</b>	<b>Cul/ His(loc)/ Soc/ Scu/ Grp</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: II A</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground, stones shrines in an open plot
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	100 cm high plinth in fine dressed stone masonry with an approach of local black basalt stone steps in two levels leading to the cenotaph. The top edge over the plinth projects by 20cm over the lower portion, defining the edge.
<b>7.2</b>	<b>Walls</b>	The Cenotaphs or meghadumbaris are in the form of Canopies or chattris, with a stone dome mounted on four stone arches. The arches are open and the aspect is sculptural rather than intended to form an enclosure
<b>7.3</b>	<b>Floor</b>	NA
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	The Cenotaphs chattris are mounted on four stone open foliate arches. There are no doors.
<b>7.6</b>	<b>Roofing</b>	A round dome in stone forms the roof of the main cenotaph

7.7	<b>Articulation</b>	The Samadhi is articulated on a rough axis, beginning with a smaller plinth having a sculptural nandi and shivalinga in stone, flanked by two domed structures imitating the shape of the main shrine that leads to the stone steps in two levels up the plinth on which the main meghadumbari is symmetrically located. This final shrine is in the form of a Rajasthani Chattri element with a stone dome finished with an amalaka and kalasha mounted on four open foliated arches, all built in fine dressed stonework of local black basalt. There is a sloping chhajja all-round supported by stone brackets. On the plinth before the main cenotaph is another sculpted nandi icon and within the open arches under the dome there is yet another shivalinga in stone. A plaque above the frontal arch has inscribed the name of the buried person and the date of burial. The executed work is bold rather than ornamental, and the craftsmanship is of a fine quality.
7.8	<b>Finishes</b>	The entire structure is in fine dressed stone masonry
7.9	<b>Interiors (Movable &amp; Immovable)</b>	NA
7.10	<b>Compound/ Fence / Gate</b>	A masonry compound wall encloses the perimeter of the site. The wall on the side of the school is broken and crumbling.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The chattris form the main shrine; the central one is mounted on a stone plinth with approach steps. Else where on the site are a few stone burial markers, nandis and linga icons.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	The samadhis are outdoor markers there is no enclosure
8.2	<b>Ventilation</b>	The samadhis are sculptural forms located in the middle of an open plot
8.3	<b>Electricity</b>	NA
8.4	<b>Water Supply</b>	NA
8.5	<b>Drainage( Plumbing and Sanitation</b>	NA
8.6	<b>Fire precaution</b>	NA
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	NA
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good. The stone finishes are still well dressed and sharp with no significant erosion or breakage
9.2	<b>Walls</b>	Fair. No obvious damage, but suffers from neglect.
9.3	<b>Floor</b>	NA
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good. The decorative arched openings are in good condition.
9.6	<b>Roofing</b>	The stone domes are in fair condition, despite neglect. There is some plant overgrowth on the superstructure.
9.7	<b>Articulation &amp; Finishes</b>	Some noticeable vandalism and the results of years of neglect are visible
9.8	<b>Services</b>	NA
9.9	<b>Outbuildings</b>	Other structures in the site are similar to the condition of the main structure
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Completely neglected
10.0		<b>Transformation</b>
10.1	<b>Form</b>	No significant change. New cenotaphs added on the site as and when significant burials took place. Recently, construction of an out building has started on the plot, which is completely out of tune with the character of the burial ground.
10.2	<b>Structure</b>	No significant change.
10.3	<b>Articulation &amp; Finishes</b>	No significant change.
11.0		<b>DP Remarks / Perceived Threats</b>
		The entire site is in a neglected state. It does not seem that the site is visited regularly; at least not in the recent past and suffers from neglect and vandalism. The wall adjoining the school is broken, giving easy access to the site and there is no restriction on its entry. In terms of the adjoining residential buildings this is a backyard, and dumping of garbage is evident. Municipal workers too seem to be using this as a dumping storage ground for clay pipes etc. All told the site is in a poor condition even if the condition of the actual structures is fair.
12.0		<b>Additional Notes / References / Documents Available</b>
		The plaque on the main meghadumbari is inscribed (in part): 'Tirtharup Ra. Khandappa Mrutyu 1912 Samadhi 1914 Meghadumbari 1942 Cost: Rs. 3000/-'

Common Reference No.	PL 5
Card No.	23
Name of Property	Lingayat samadhis



Meghadambari of Vithoba Khandappa



Another cenotaph on the site



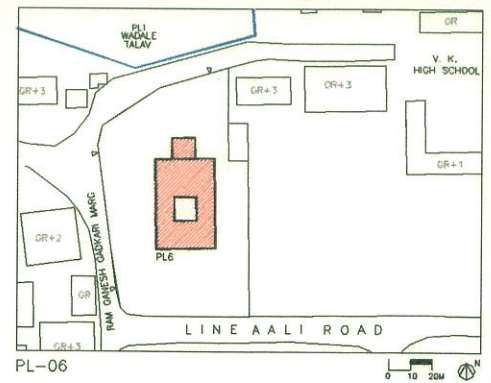
General view showing all three cenotaphs





**Common Ref No :** PL 6  
**Card No.** 24  
**Ward(Part)** 9  
**CS No. FP No.** 130, 130 A  
**Plot Area**  
**B U Area**  
**Date** 2. 11. 01  
**Record by** SMD, Chandra  
**Review by** SMD  
**Int** yes      **Ext** yes

**Photo. Ref** P9



<b>1.0</b>	<b>Denomination</b>	
<b>1.1 Name of Premises</b>	'Lakshmi Ratan', (Banthia House), near Wadale Talav	
<b>1.2 Earlier Name</b>	Puranik House	
<b>1.3 Built In</b>	c.1910	<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1 Main</b>	From Ram Ganesh Gadkari Marg	
<b>2.2 Subsidiary</b>	Side entrance to the backyard from Ram Ganesh Gadkari Marg	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1 Present</b>	Banthia Family	
<b>3.2 Past</b>	Puranik Family	
<b>3.3 Status</b>	Family House	
<b>4.0</b>	<b>Use</b>	
<b>4.1 Present</b>	Residence	
<b>4.2 Past</b>	Residence	
<b>4.2 Usage</b>	Daily	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1 Townscape (Manmade)</b>	Built in the early 20 <sup>th</sup> century, this house typifies the colonial bungalow pattern transformed to local needs. This palatial Bungalow is located on the south side of Wadale Talav. It is seen as a prominent house from the turning street from the Savarkar Chowk going towards the ST stand.	
<b>5.2 Architectural Description</b>	The House is formally laid out along an axis that starts with a large drive in porch (with terrace above) and a front verandah on the ground floor that leads into the central courtyard through a large front hall. Most of the major rooms are organised around this courtyard. A <i>tulsi vrindavan</i> forms the focus of the courtyard. The building is two storied with a timber hipped roof with Mangalore tiles. The house is situated in a large property that has a garden that faces the Wadale Talav.	
<b>5.3 Intrinsic</b>	This is an example of early 20 <sup>th</sup> century domestic architecture, emerging at the time in town all over Maharashtra, reflecting the bungalow pattern preferred by the British. The architecture here has been transformed to meet local needs, and one can see the desire to imitate a colonial lifestyle particularly in the outside public and inside private domains as visible in the design. The public face of this building is also seen in the very large and decorated hall, which would be used for public functions, with its several pieces of furniture and ornamented ceiling. This resembles a 'piano nobile' from an aristocratic town house. The structural organisation as also the planning of the house displays sensitive climatic design concepts, seen in its deep awning like roofs and the sensitively scaled central courtyard. This large house is with many rooms reflects an earlier joint family system, now largely dispersed. Even today the Banthias, the current owners are an important family in Panvel.	
<b>5.4 Value Classification</b>	<b>Ar/ Per/ Grp</b>	<b>Recommended Grade: II B</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1 Floors</b>	Ground + One	
<b>7.0</b>	<b>Construction</b>	
<b>7.1 Plinth</b>	300 high plinth in coursed ashlar masonry, plastered and painted. Entrance to the ground floor verandah is by 2 plinth steps in stone.	
<b>7.2 Walls</b>	Combination structure with timber posts and beams, in filled with load bearing 450 thk brick masonry in lime mortar.	
<b>7.3 Floor</b>	Upper wooden floor of TW joists and beams with boarding finished with a floor pattern of kotah and kadappa. The verandah is floored in Shahbad.	

7.4	<b>Stairs</b>	The house has 2 Teak wood staircases to upper floor; one is dog-legged in the front verandah with slim balusters and a finely worked newel post, and the other a straight flight stairway off the central courtyard with more robust details of balusters and newel posts in timber.
7.5	<b>Openings</b>	The door openings have TW frame with thick panelled shutters in timber and fan lights. Windows are set in semicircular arched openings with filled tympanums. The arches have a moulding in stucco that runs all along the building at the springing line like a cornice, the keystones are highlighted. At the floor level another cornice circles the building. Both these mouldings are set off using a different colour. TW windows, with sills right down to floor level in two parts typical of local houses. With vertical metal rods as protection and glazed and beaded shutters. The windows are protected on the outside by timber awnings or 'jhilmils'.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on trusses, rafters and purlins, with a timber boarded ceiling as an attic floor. The main hall has a plaster of Paris moulded ceiling, whose ornamental 'torans' extend on the walls to just above the arch soffits. A continuous and deep overhang projects out, supported on extended rafters, shading the windows and balcony and lines the inner courtyard, this allows only diffused light into the rooms.
7.7	<b>Articulation</b>	The façade has continuous mouldings and cornices that set up parallels with the deep eaves that project over the walls. The façade is organised in a classical town house manner with its arcade on the lower floor extended to arcaded rectangular windows on the upper floor. The central courtyard forms the focus of the house. On the ground floor above the line of the lintel is a running screen that is framed in timber and glazed. At the lintel level is a running eaves projection supported by timber brackets similar to the upper floor. The flooring of the courtyard is in black basalt. On the upper floor, the roof overhangs along the courtyard's perimeter into deep eaves on sparse timber brackets. The verandah is continuous and has railings of timber with CI railings finely set almost to form a screen at the seat level and further diffuse the light.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted or varnished as in the case of the staircases.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The building has several fine constructional details that are maintained and cared for. They form the highlight of the house. The Staircases and the ornamental ceiling are a few cases in point. Several old pieces of furniture and fixtures are in existence and use.
7.10	<b>Compound/ Fence / Gate</b>	The house sits in a large compound. There a compound wall to demarcate the property has masonry up to 600 mm and high metal railings above. There is a large metal screened gate, which is flanked by masonry pillars culminating in lamps.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The compound is well landscaped. An ornamental garden faces the Wadale Talav, and provides and excellent frontage to appreciate the building. Out houses of ground storey flank the eastern side of the building housing mostly garages and other servant's quarters. They are quite in harmony with the overall scheme. There is also a large backyard with a few sheds.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using various light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators and inner courtyard.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	The plinth is in good line and level retaining sharp edges
9.2	<b>Walls</b>	No obvious damage noticeable. Plaster and paint in good condition. There is evidence of regular upkeep of this large house by the owners.
9.3	<b>Floor</b>	Good The timber members are in fair condition, well maintained.
9.4	<b>Stairs</b>	Good both the staircases are well maintained and in excellent condition.
9.5	<b>Openings</b>	Arched openings, windows, their shutters, glazing and awnings are in good condition.
9.6	<b>Roofing</b>	Sound structural condition, well maintained
9.7	<b>Articulation &amp; Finishes</b>	The details of the buildings show the care lavished upon them by the occupants.
9.8	<b>Services</b>	Good
9.9	<b>Outbuildings</b>	In good condition
9.10	<b>Overall condition</b>	Very Good
		<b>Maintenance level</b> Well maintained
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No visible changes. The front drive way porch has been recently replaced by one in RCC, but to imitate the earlier one in masonry sensitively, that blends in completely with the original scheme
10.2	<b>Structure</b>	No visible change, except as mentioned above
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
This building is in excellent condition, and reflects the awareness and ability of its owners and occupants to maintain such a large structure in a fine condition.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Conversation with the present inhabitants		



Common Reference No.	PL 6
Card No.	24
Name of Property	<b>'Lakshmi Ratan' (Banthia House), Wadale Talav</b>

View of full length, arched window up to floor level



Side view of the house with Port Cochere in the foreground



Terrace above Port Cochere



View of Wadale Talav from the terrace



Common Reference No.	PL 6
Card No.	24
Name of Property	'Lakshmi Ratan' (Banthia House), Wadale Talav

Straight flight staircase flanking the inner courtyard



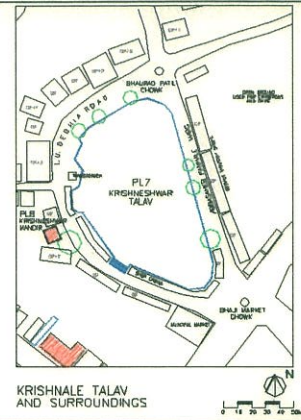
Inner courtyard with *Tulsi Vrindavan*, as focus



Verandah on the upper floor, overlooking the courtyard

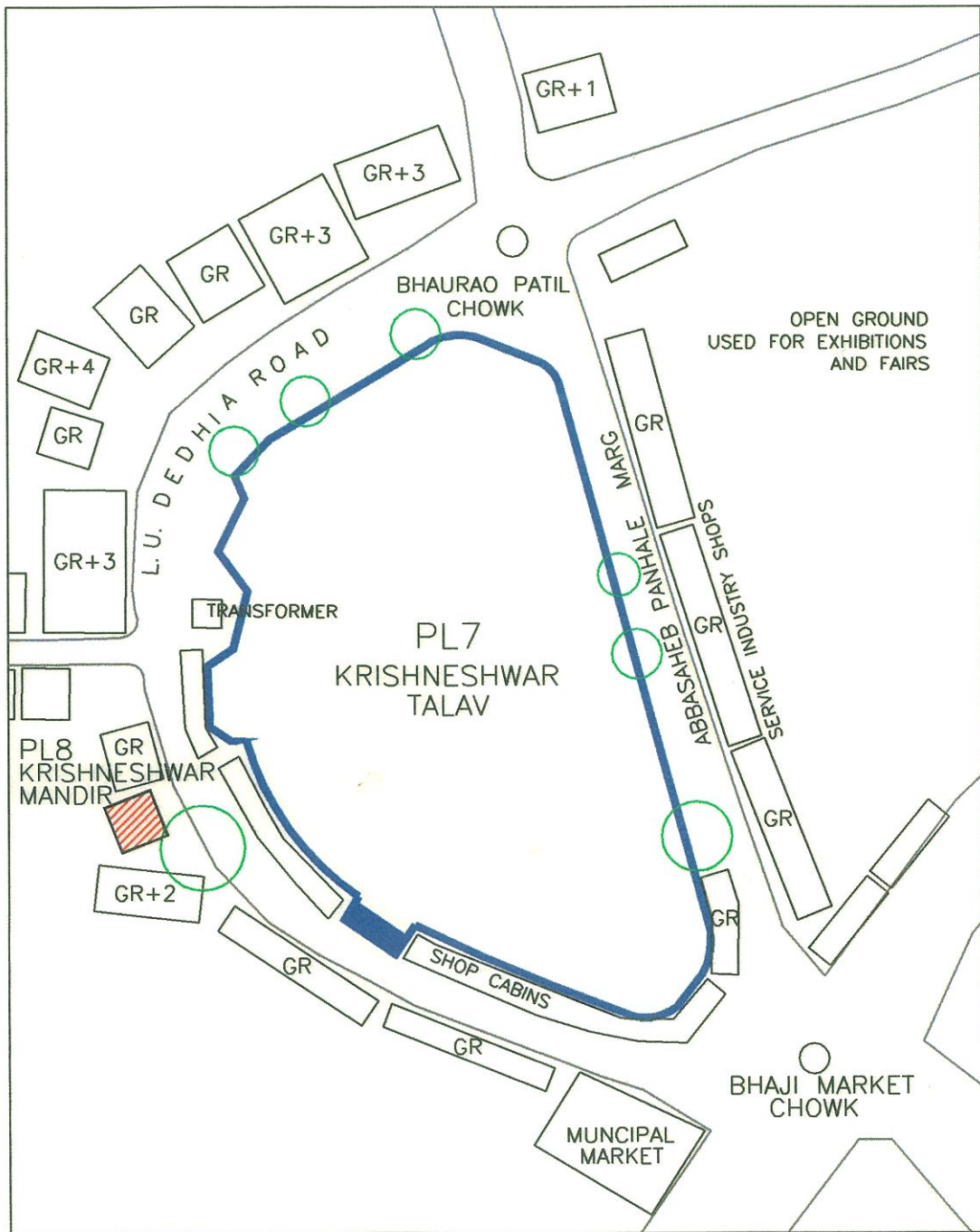


<b>Common Ref No :</b> PL 7
<b>Card No.</b> 25
<b>Ward(Part)</b> 8
<b>CS No.</b> FP no 247
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 26.10.02
<b>Record by</b> SMD, AK, YC
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P3, P10, P12



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Krishnale Talav
<b>1.2</b>	<b>Earlier Name</b>	Krishnale Talav
<b>1.3</b>	<b>Built In</b>	c.1880
		<b>Extension Date (if any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	Surrounded by roads on all sides
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Panvel Municipal Council
<b>3.2</b>	<b>Past</b>	The Bapat Family
<b>3.3</b>	<b>Status</b>	Community
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Talav
<b>4.2</b>	<b>Past</b>	Talav (Water Reservoir)
<b>4.2</b>	<b>Usage</b>	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	This roughly semi-circular Talav is in the commercial heart of Panvel, located just behind the Hutatma Smarak grond at the Shivaji Putla chowk. It is surrounded by vehicular streets on all sides which are also busy commercial streets with shops and markets alongside.
<b>5.2</b>	<b>Architectural Description</b>	A manmade Talav, roughly semi-circular in shape, bounded by a rubble masonry bund wall. In association with Krishneshwar Mahadev Mandir, a temple in Peshwahi style and a huge Banyan tree just outside the temple. From its northern tip, it affords a view of the hills beyond. The road on east has a lot of traffic, Whereas on its southern end and extending up to the Mandir on the western edge, it is predominantly pedestrian with formal and informal markets lining the street surrounding the Talav. It is approached from the temples side with steps leading to the water.
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place+ Sacred tree combination. It also serves an important environmental and ecological purpose.
<b>5.4</b>	<b>Value Classification</b>	<b>Wat/ His(loc)/ OS/ Cul/ Rec/ Scn/ Grp</b> <b>Recommended Grade: I Talav</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	NA
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	NA
<b>7.2</b>	<b>Walls</b>	NA
<b>7.3</b>	<b>Floor</b>	NA
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	NA
<b>7.6</b>	<b>Roofing</b>	NA
<b>7.7</b>	<b>Articulation</b>	NA
<b>7.8</b>	<b>Finishes</b>	NA
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	The Talav is bounded by a rubble masonry bund wall over which is a metal railing.

7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	<p>The Talav surroundings:                  The Krishneshwar Mahadev Mandir and the Banyan tree are located on the west side of the Talav, along L. U. Dedhia Road. On the south west corner of the Talav is the main municipal market of Panvel. The south end of the Talav is an important junction of many roads, and is known as 'Bhaji Market Chowk'. An informal market street starts from this chowk and winds its way right up to and a little beyond the Krishneshwar Mahadev Mandir, on both sides of the street. Shops in the form of small cabins line the Talav side of the street, and sever the visual and physical connection between the temple and the street with the Talav. On the eastern edge of the Talav, on the other side of the Abasaheb Panhale Marg, are low rise shop galas, mainly catering to service industries. Behind these galas is an exhibition ground that was created by partially reclaiming the Talav. Besides these, there are a few multi storey apartment buildings on the north side. The periphery of the Talav besides cabin like shops is used for parking.</p>	
<b>8.0</b>		<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	NA	
8.2	<b>Ventilation</b>	NA	
8.3	<b>Electricity</b>	NA	
8.4	<b>Water Supply</b>	NA	
8.5	<b>Drainage( Plumbing and Sanitation</b>	NA	
8.6	<b>Fire precaution</b>	NA	
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	NA	
<b>9.0</b>		<b>Condition</b>	
9.1	<b>Plinth</b>	NA	
9.2	<b>Walls</b>	The surrounding bund wall in rubble masonry and metal railing	
9.3	<b>Floor</b>	NA	
9.4	<b>Stairs</b>	NA	
9.5	<b>Openings</b>	NA	
9.6	<b>Roofing</b>	NA	
9.7	<b>Articulation &amp; Finishes</b>	NA	
9.8	<b>Services</b>	NA	
9.9	<b>Outbuildings</b>	NA	
9.10	<b>Overall condition</b>	<p>Even though the municipality has taken some efforts in cleaning up the water, they are not enough. The bund wall and the metal fencing over it are incongruous in their design and obscure the appreciation of the Talav. The physical as well as visual connection between the Krishneshwar Mahadev Mandir and the Talav has been cut off due to the informal shop cabins on the west side of the Talav. Just as the shop galas on the east prevent such connection with the open space behind used an exhibition ground. The peripheral pathway along the Talav is covered with filth. Haphazard parking creates an eyesore. Even though it is ideally located in the town, where it can become a cultural and recreational focus, currently, the potential remains unrealised.</p>	
<table border="1"> <tr> <td data-bbox="1165 1041 1324 1086"><b>Maintenance level</b></td> <td data-bbox="1380 1041 1500 1064">Neglected</td> </tr> </table>		<b>Maintenance level</b>	Neglected
<b>Maintenance level</b>	Neglected		
<b>10.0</b>		<b>Transformation</b>	
10.1	<b>Form</b>	The Talav was originally double its size, which included the present exhibition ground. About twenty years ago, a connecting road (Abasaheb Panhale Marg) was built through it and as a result, one side of it started being used as a garbage dump. This filled up land was properly levelled by the municipality a few years ago and has been since used as an exhibition and fair ground.	
10.2	<b>Structure</b>	NA	
10.3	<b>Articulation &amp; Finishes</b>	NA	
<b>11.0</b>		<b>DP Remarks / Perceived Threats</b>	
		<ol style="list-style-type: none"> <li>1. Poor state of preservation due to neglect of water and surroundings</li> <li>2. Loss of cultural significance due to virtual severance of connection with the temple.</li> <li>3. The future projections in the DP fail to realise the potential of the Talav as a recreational and visual focus.</li> <li>4. The open exhibition cum fair ground on the east is already cleared for multi-storey commercial blocks.</li> </ol>	
<b>12.0</b>		<b>Additional Notes / References / Documents Available</b>	
		<p><i>'The Krishnala lake 1122 feet x 924 feet with masonry walls and approaches was made by a person named Bapat. It holds water all year round and has a maximum depth of 9 feet.'</i> PP. 14, Gazetteer of the Bombay Presidency, Thana dist. Vol XIII, part I, 1882.</p>	



PL7  
KRISHNALE TALAV  
AND SURROUNDINGS





Common Reference No.	PL 7
Card No.	25
Name of Property	<b>Krishnale Talav</b>

Panoramic view of the Talav looking from L. U. Dedhia Marg side.

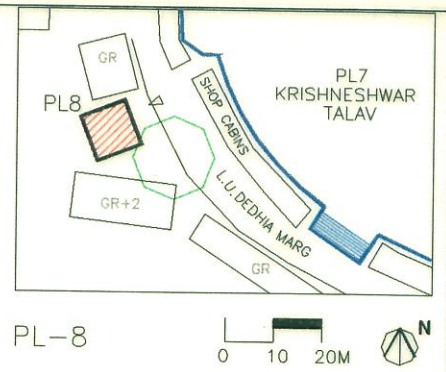


Condition of the steps leading to water level





<b>Common Ref No :</b> PL 8
<b>Card No.</b> 26
<b>Ward(Part)</b> 8
<b>CS No.</b> FP No. 248
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 26.10.02
<b>Record by</b> Subin, Animish
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P6, P10



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Krishneshwar Mandir
<b>1.2</b>	<b>Earlier Name</b>	Krishneshwar Mandir
<b>1.3</b>	<b>Built In</b>	1875
		<b>Extension Date (if any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	L. U. Dedhia Marg skirting the western edge of Krishnale Talav.
<b>2.2</b>	<b>Subsidiary</b>	Nil
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Trust
<b>3.2</b>	<b>Past</b>	The Bapat family
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A monumental city temple situated on the west of Krishnale Talav with a huge Banyan tree and a stone Deepastambha in the front. The setting was impressive in the original scheme when the surrounding development was sparse and low rise. Currently, the winding street skirting the western edge of the Talav is an informal market street starting from the southern tip of the Talav where the municipal market is located. This market street lends the temple foreground a character. However, the shop cabins on the other side of the street that touch the periphery of the Talav partly obscure the physical and visual connection of the temple with the Talav.
<b>5.2</b>	<b>Architectural Description</b>	This Shiva temple is dedicated to Krishneshwar Mahadev. It has a square garbhagriha in stone masonry and is surmounted by a Peshwahi style shikhara which combines the features of Dravidian and Islamic style. The garbhagriha is surrounded on three sides by a pradakshina path enclosed by brick walls and roofed with lean-to timber roof. Garbhagriha is sunken with respect to the mandapa that fronts it on the fourth side. The mandapa is built in timber frame of posts and beams with brick walls as infill on the sides. The roof of the mandapa is Mangalore tiled hipped roof. A nandi porch in the front, attached in the north east corner of the temple, pushes the entry to the mandapa in the south east corner, rather than being axial. The resultant temple front is therefore staggered and in typical timber framework with vertical MS rod grill. There is also a side entry to the mandapa. A stone Deepastambha on a square stone pedestal and a huge Banyan tree are integral elements in the foreground of the temple.
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place+ Sacred tree combination. The temple and Talav were built by the Bapat family that has contributed extensively in the creation of built heritage of Panvel. The temple itself is an example of a combination of monumental and non-monumental style of temple building in the Konkan region. The shikhara of the temple being in the monumental Peshwahi style whereas the mandapa and pradakshina path are roofed with timber sloped roofs. The banyan tree is important as a ritual element in several festivals. This particular tree also has significance as it is believed that the Saint Tukaram preached under the tree.
<b>5.4</b>	<b>Value Classification</b>	<b>Cul/ His(loc)/Grp/ Ar/ Per</b> <span style="float: right;"><b>Recommended Grade: II A</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground

<b>7.0</b>		<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high Ashlar plinth with plinth steps in marble. The floor is sunken by 1000 in the garbhagriha with respect to the mandapa. There are ashlar stone steps to the side entry to the mandapa.	
<b>7.2</b>	<b>Walls</b>	Ashlar in lime mortar in the garbhagriha. Brickwork in lime mortar in the pradakshina path and the mandapa used as infill panels between timber posts.	
<b>7.3</b>	<b>Floor</b>	Ground Floor finish is in marble. The attic floor in TW boarding is supported over TW heavy beams. This attic projects out beyond the face of the temple and is supported by cantilever brackets in timber.	
<b>7.4</b>	<b>Stairs</b>	NA	
<b>7.5</b>	<b>Openings</b>	TW framed with solid timber shutters and vertical MS rod grills.	
<b>7.6</b>	<b>Roofing</b>	Stone masonry dome on octagonal squinches over central garbhagriha, which is then built up externally as shikhara with ornamental stucco with numerous niches, painted bright with natural colours. Timber frame roof with rough wood rafters and purlins, covered with mangalore tiles is provided over the pradakshina path and the mandapa, supported on timber posts and beams	
<b>7.7</b>	<b>Articulation</b>	Shikhara articulated as a combination of Dravidian and Islamic elements, in the Peshwahi style. It is built up in a tiered pyramid with smaller 'upshikharas' with numerous niches painted bright with natural colours and evokes the abode of Shiva. At the pinnacle is a deeply fluted bulbous 'amalaka', carved in stone. Sculptures of minor deities seen in some niches. At the corners are 'guldastas', small turrets in Islamic style. The open façade of the mandapa is articulated as timber frame with vertical MS rod infill.	
<b>7.8</b>	<b>Finishes</b>	Painted stucco on the shikhara. The brick walls are plastered and painted.	
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	Garbhagriha is sunken by 1 m, with an ornamental doorway. The Mandapa has three bays formed with a set of four TW posts which rest on moulded stone base. There are arched niches with minor deities.	
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	No compound wall	
<b>7.11</b>	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The Nandi porch in timber frame construction is attached to the front of mandapa itself. Beautifully carved stone Deepstambha with an inscription on its pedestal; and the old and majestic Banyan tree with a square ota on which are placed three old sculptures in stone are the elements in the foreground of the temple. Besides the temple, touching to it is the care taker's house.	
<b>8.0</b>		<b>Services &amp; Utilities</b>	
<b>8.1</b>	<b>Lighting</b>	Natural light through openings. Artificial lighting using glass lamp fixtures	
<b>8.2</b>	<b>Ventilation</b>	Natural cross ventilation with doors, windows. Mechanical with fans.	
<b>8.3</b>	<b>Electricity</b>	MSEB supply	
<b>8.4</b>	<b>Water Supply</b>	Municipal	
<b>8.5</b>	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines	
<b>8.6</b>	<b>Fire precaution</b>	None	
<b>8.7</b>	<b>Other (HVAC/BMS/ Security Systems)</b>	None	
<b>9.0</b>		<b>Condition</b>	
<b>9.1</b>	<b>Plinth</b>	The plinth is in a worn out state, especially in the portion of the pradakshina path.	
<b>9.2</b>	<b>Walls</b>	Walls and openings enclosing the pradakshina path are in very poor state. This is due to the path not being used for its intended purpose. It is locked off to possibly be used as a store.	
<b>9.3</b>	<b>Floor</b>	Fair	
<b>9.4</b>	<b>Stairs</b>	NA	
<b>9.5</b>	<b>Openings</b>	Not in very good shape.	
<b>9.6</b>	<b>Roofing</b>	Shikhara is infested with plant growth and its stucco ornament is in need of repair. Stone kalasha is out of joint. Timber roof has sagged in many places; quite a lot of roofing tiles are broken. The edges of the roof at the eaves end have lost their trimming fascia. In general the roof is in poor shape.	
<b>9.7</b>	<b>Articulation &amp; Finishes</b>	Ornament showing wear and tear	
<b>9.8</b>	<b>Services</b>	Fair	
<b>9.9</b>	<b>Outbuildings</b>	The nandi porch and the care taker's house are in poor state.	
<b>9.10</b>	<b>Overall condition</b>	The condition of interior space is fair, exteriors needs repair and restoration urgently.	<b>Maintenance level</b> Poor
<b>10.0</b>		<b>Transformation</b>	
<b>10.1</b>	<b>Form</b>	The main form of the temple has been added to in an ad-hoc manner, like the nandi porch and the caretaker's house in the front and a store at the back of the temple.	
<b>10.2</b>	<b>Structure</b>	The roof has been arbitrarily extended over the added portions.	
<b>10.3</b>	<b>Articulation &amp; Finishes</b>	Floor finishes are changed.	
<b>11.0</b>		<b>DP Remarks / Perceived Threats</b>	
		A living temple, interior spaces preserved through use, but obscured by ad-hoc changes and dilapidation. The waterfront connection has largely been obscured. Krishnale Talav and steps are in poor condition.	
<b>12.0</b>		<b>Additional Notes / References / Documents Available</b>	
		The inscription on the Deep stambha according to which, the temple was built by Krishnabai Bapat. She also built the Krishnale Talav. 'Panvel shaharatil mandire', Article by Dr. Bhalchandra Aalekar in 'Navakal', 11 <sup>th</sup> May 1970.	



Common Reference No.	PL 8
Card No.	26
Name of Property	<b>Krishneshwar Mandir</b>



Carved stone Deepastambha in front of the temple

Old statue lying about under the Banyan tree



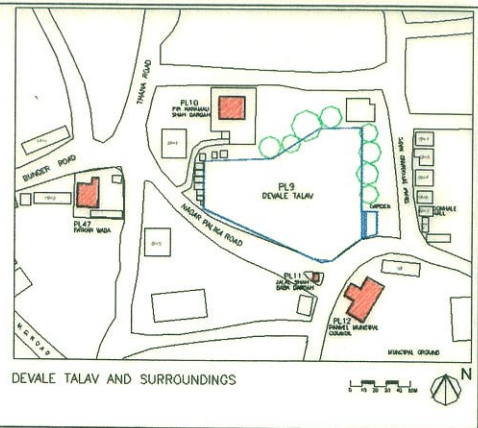
Peshwahi style shikhara over the central garbhagriha and TW lean-tos over the surrounding pradakshina



Tiered arched niches in brick and stucco with a carved amalaka at the pinnacle

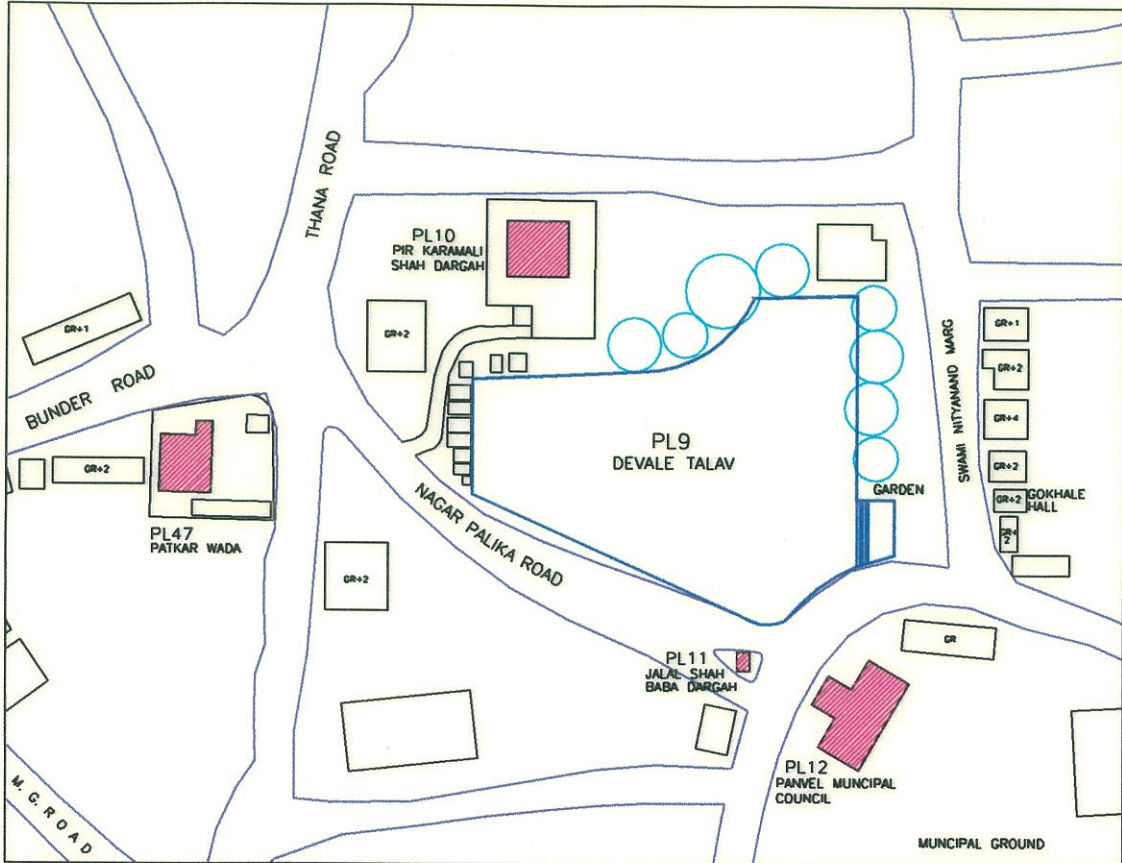


**Common Ref No :** PL 9  
**Card No.** 27  
**Ward(Part)** 10  
**CS No.** Final Plot no 49  
**Plot Area**  
**B U Area**  
**Date** 26.12.02  
**Record by** Indrajeet, Subin, YC, AK  
**Review by** SMD  
**Int** yes      **Ext** yes  
**Photo. Ref** P5, P11

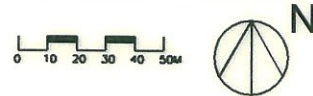


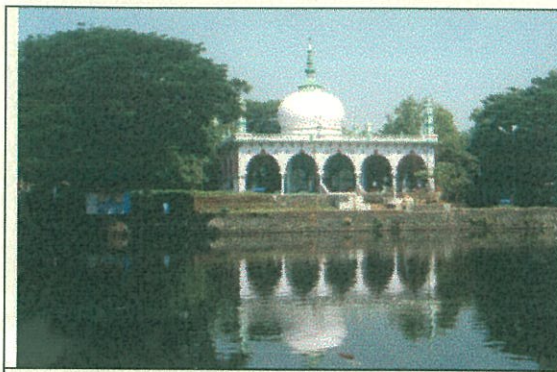
<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Devale Talav
<b>1.2</b>	<b>Earlier Name</b>	Devale Talav
<b>1.3</b>	<b>Built In</b>	18 <sup>th</sup> century
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	Surrounded by vehicular roads on three sides
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Panvel Municipal Council
<b>3.2</b>	<b>Past</b>	Bapat Family
<b>3.3</b>	<b>Status</b>	Community
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Talav
<b>4.2</b>	<b>Past</b>	Talav (Water Reservoir)
<b>4.2</b>	<b>Usage</b>	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	This Talav forms an impressive foreground to the Karamali Shah Dargah, one of the oldest monuments in Panvel. Together they form an important landmark in the heart of the town.
<b>5.2</b>	<b>Architectural Description</b>	A manmade Talav, irregular in shape, bounded by a rubble masonry bund wall and a metal railing, all around. In association with the Karamali Shah Dargah which is to its north west corner and the Jalalshah Dargah on a traffic island to the south. It has steps leading to the water level on its south east corner.
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place combination. Among all such sacred sites in Panvel, the physical and visual connection between the Talav and the place of worship has remained most intact in this place. In fact, as the monumental Dargah is raised on a high plinth on an elevated ground, the Talav reflects it very well, further emphasising the connection.
<b>5.4</b>	<b>Value Classification</b>	<b>Wat/ Cul/ OS/ Rec/ Scn/ Grp</b> <b>Recommended Grade: I Talav</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	NA
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	NA
<b>7.2</b>	<b>Walls</b>	NA
<b>7.3</b>	<b>Floor</b>	NA
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	NA
<b>7.6</b>	<b>Roofing</b>	NA
<b>7.7</b>	<b>Articulation</b>	NA
<b>7.8</b>	<b>Finishes</b>	NA
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	The Talav is bounded by a rubble masonry bund wall with plaster, over which is a metal railing.

7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The Talav surroundings: The Talav is surrounded by vehicular streets on its eastern, southern and south western edges by Swami Nityanand Marg, Nagarpalika Marg and Thana Road respectively. On its northern edge is a heavily wooded open space. The land over here juts in within the Talav on the north western corner, where the famous Karamali Shah Dargah is located. Diametrically opposite to it, on the south eastern corner is the Panvel municipal council building and a small traffic junction which is created around the Jalalshah Dargah. From here the Talav and the main Dargah present an impressive viewing. On the eastern edge of the Talav, there is a small garden wedged between the Talav and road. On the opposite side of this road is the famous Gokhale hall.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	NA
8.2	<b>Ventilation</b>	NA
8.3	<b>Electricity</b>	NA
8.4	<b>Water Supply</b>	NA
8.5	<b>Drainage( Plumbing and Sanitation</b>	NA
8.6	<b>Fire precaution</b>	NA
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	NA
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	NA
9.2	<b>Walls</b>	The surrounding bund wall and the railing are in fairly good condition.
9.3	<b>Floor</b>	NA
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	NA
9.6	<b>Roofing</b>	NA
9.7	<b>Articulation &amp; Finishes</b>	NA
9.8	<b>Services</b>	NA
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	The condition of this Talav is relatively much better with water fairly clean. However, activities like washing of clothes on the steps harm the overall condition. The periphery of the Talav is maintained clean. Also, the bund wall though is in good condition, is incongruous in design.
		<b>Maintenance level</b> Fair
10.0		<b>Transformation</b>
10.1	<b>Form</b>	No major changes except creation of a garden on the eastern edge.
10.2	<b>Structure</b>	NA
10.3	<b>Articulation &amp; Finishes</b>	NA
11.0		<b>DP Remarks / Perceived Threats</b>
		No immediate threats. However, the maintenance could be improved and the recreational potential could be better utilised.
12.0		<b>Additional Notes / References / Documents Available</b>
		Centenary Souvenir of the Panvel Municipal Council

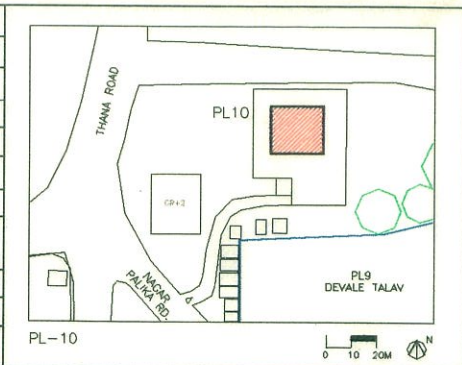


PL9  
DEVALE TALAV AND SURROUNDINGS  
WITH PANORAMIC VIEW BELOW.





<b>Common Ref No :</b> PL 10
<b>Card No.</b> 28
<b>Ward(Part)</b> 10
<b>CS No.</b> FP No. 46
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 26.12.02
<b>Record by</b> Indrajeet, Subin, Chandra
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P1, P2, P5



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Pir Karamali Shah Dargah
<b>1.2</b>	<b>Earlier Name</b>	Same as Above
<b>1.3</b>	<b>Built In</b>	1747
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From a vahivat off Thana Road
<b>2.2</b>	<b>Subsidiary</b>	None
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Pir Karamali Shah Dargah Trust
<b>3.2</b>	<b>Past</b>	Community
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	This Dargah is an important and impressive landmark in the heart of Panvel. The Devale Talav presents an appropriate foreground to appreciate the scale of the building.
<b>5.2</b>	<b>Architectural Description</b>	This monumental tomb building is modelled on Deccan style. There is a square tomb chamber in stone masonry, with a bulbous masonry dome raised on a cylindrical drum, having a tall finial. The tomb chamber being surrounded by a wide verandah all around with an open arcade. The entire edifice is raised on a high plinth. The ground on which the structure stands itself is elevated with reference to general ground level. This imparts a sense of arrival as well as monumentality. The verandah is a multi-purpose place, used as a resting place, meditation place, informal classes by scholars etc. Its floor is dotted with fifteen tomb stones. There are several other tomb stones in the surrounding ground.
<b>5.3</b>	<b>Intrinsic</b>	The Dargah, in combination with Devale Talav forms the generic sacred place. Pir Karamali Shah is the most important Sufi saint in this region. The stories of his friendship with Balajipant Bapat, the builder of Bapat wada are legendary. According to these stories, the Pir was a regular visitor to the annual Gokulashtami celebration in the Bapat Wada where he sang devotional songs. Even today, after 11 generations, on the occasion of the annual Urs at the dargah, the honour of presenting the first chadar is reserved for the Bapat family. Urs, the annual fair is held for 3 days during February-March. Devotees come to take part in this fair from Mumbai, Kalyan, Bhiwandi, Vasai, besides the surrounding villages of Panvel. An inscription on the inner Northern wall consists of a couplet in Persian by poet Yusuf Nawa. It says, 'This heavenly tomb of the devotee of almighty, Kwaja Karamali Shah was built by Moazzam Shah'.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar, His(loc), Grp, Cul/ Lan</b> <b>Recommended Grade : II A</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	1000 high plinth in stone masonry with Plinth steps in stone.
<b>7.2</b>	<b>Walls</b>	1500 thick stone masonry walls with niches on the interior.
<b>7.3</b>	<b>Floor</b>	In the tomb chamber, there is a flooring pattern of white marble and black kadappa. The verandah is unfinished concrete floor.
<b>7.4</b>	<b>Stairs</b>	The steps leading up to the roof of the gateway are in brick masonry
<b>7.5</b>	<b>Openings</b>	Heavy solid wooden door with a heavy frame as the main door to the tomb chamber. There is a side door in TW in the tomb chamber. The open arcade is organised as five multi-foliated arches on concrete on each side.

7.6	<b>Roofing</b>	Huge masonry dome, bulbous in shape with octagonal base sitting on the square chamber with corner squinches. The roof over the verandah is a flat concrete roof.
7.7	<b>Articulation</b>	The dome, decorative tall finial on the dome and the wooden canopy in the tomb chamber are the only original articulations left.
7.8	<b>Finishes</b>	The façade and dome is plastered and painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The tomb stone of the Pir covered with brocades placed in an ornate wooden canopy with carved wooden columns is the main feature of the interiors which a domical space. There are a few old glass lamps.
7.10	<b>Compound/ Fence / Gate</b>	There is no compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The office premises of the trust and a few other ancillary buildings with sloped roofs and brick walls are there on the surrounding grounds.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through main door. Artificial lighting using electric light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with door.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Good. No obvious damage.
9.3	<b>Floor</b>	Flooring in the tomb chamber is in fair condition
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good.
9.6	<b>Roofing</b>	The dome seems to be in good condition
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Fair
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	The tomb chamber with its dome is original. The outer verandah has undergone several transformations which are as follows: Originally, there were three arches on each side. In 1911, old arches were removed and Five new masonry arches in semi circular shape were built on each side. In 1996, the entire outer verandah from floor to roof, including the arches was reconstructed in RCC. At this time, the shape of arches changed from semi circular to multi-foiated. Also, a minaret like feature added to each corner. Despite of several changes, the structure remains essentially in the same spirit.
10.2	<b>Structure</b>	As mentioned above
10.3	<b>Articulation &amp; Finishes</b>	Concrete brackets supporting overhanging RCC slab is not quite same as the masonry elements.
11.0		<b>DP Remarks / Perceived Threats</b>
		No perceived threats.
12.0		<b>Additional Notes / References / Documents Available</b>
		Conversation with Mr. Allaji Mohammed Mustafa Yakub Beig, the trustee of Pir Karamali Shah Dargah Trust. Centenary Souvenir of the Panvel Municipal Council, 1957. Article by Sudhakar Lad in Dainik Kille Raigad dated 4.2.2001



Common Reference No.	PL 10
Card No.	28
Name of Property	<b>Pir Karamali Shah Dargah</b>



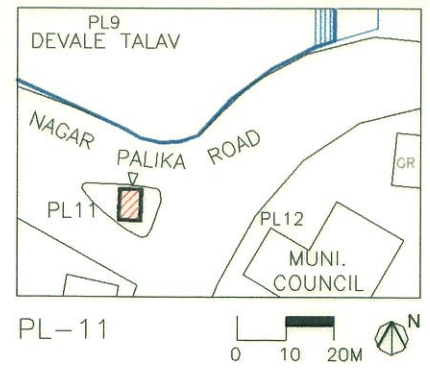
Decorative wooden canopy over the cenotaph



Front view of the Dargah showing the renovated arcade around the original tomb chamber and dome



<b>Common Ref No :</b> PL 11
<b>Card No.</b> 29
<b>Ward(Part)</b> 10
<b>CS No.</b> No Number
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 26.12.02
<b>Record by</b> Indrajeet, Subin, Chandra
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P1, P11



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Jalalshah Baba Dargah
<b>1.2</b>	<b>Earlier Name</b>	Same as Above
<b>1.3</b>	<b>Built In</b>	19 <sup>th</sup> century
		<b>Extension Date (if any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	Nagarpalika Marg
<b>2.2</b>	<b>Subsidiary</b>	None
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Pir Karamali Shah Dargah Trust
<b>3.2</b>	<b>Past</b>	Community
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	This Dargah is presently a part of a traffic island in front of the Municipal Council Building. This clever move has ensured its preservation and also lent it a locational significance. The approach to the Dargah faces Devale Talav.
<b>5.2</b>	<b>Architectural Description</b>	A small, low height dargah in brick walls, with timber frame roof covered with Mangalore tiles.
<b>5.3</b>	<b>Intrinsic</b>	This Dargah is a generic example of the non-monumental, Konkan style place of worship in timber construction. The Dargah is not significant in itself but in combination with Devale Talav and Pir Karamali Shah Dargah forms the generic sacred place. Pir Karamali Shah is the most important Sufi saint in this region. Jalalshah Baba is believed to be his descendant.
<b>5.4</b>	<b>Value Classification</b>	<b>Cul/ Grp/ Loc</b> <span style="float: right;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	No plinth. This is due to the rising of surrounding road level.
<b>7.2</b>	<b>Walls</b>	230 thk brick walls with brick pilasters at intervals.
<b>7.3</b>	<b>Floor</b>	The tomb chamber is finished with marble mosaic tiles.
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	The front of the tomb has an open façade with timber frame and vertical MS rod grill, out of which the central panel is an open able door. On the remaining walls are ceramic jaali panels with floral designs.
<b>7.6</b>	<b>Roofing</b>	Timber frame roof with rafters and purlins with Mangalore tiles as roof covering.
<b>7.7</b>	<b>Articulation</b>	No significant articulation except the ceramic jaalis on the walls.
<b>7.8</b>	<b>Finishes</b>	The walls are plastered and painted
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	It is a simple tomb chamber with a cenotaph.
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	The traffic island has a low bund wall in random rubble masonry, over which is a tall metal fencing between heavily set brick pillars.
<b>7.11</b>	<b>Curtilage / unbuilt space / out buildings / landscape</b>	The level of the island is a few steps below the road level. The surrounding of the dargah is paved with ceramic tiles. The rest of the island has a few shrubs and a few trees.

<b>8.0</b>		<b>Services &amp; Utilities</b>	
<b>8.1</b>	<b>Lighting</b>		Natural light through front open facade. Artificial lighting using fluorescent light fixtures.
<b>8.2</b>	<b>Ventilation</b>		Natural cross ventilation with door and jaalis.
<b>8.3</b>	<b>Electricity</b>		MSEB supply
<b>8.4</b>	<b>Water Supply</b>		Municipal
<b>8.5</b>	<b>Drainage( Plumbing and Sanitation</b>		Municipal lines
<b>8.6</b>	<b>Fire precaution</b>		None
<b>8.7</b>	<b>Other (HVAC/BMS/ Security Systems)</b>		None
<b>9.0</b>		<b>Condition</b>	
<b>9.1</b>	<b>Plinth</b>		NA
<b>9.2</b>	<b>Walls</b>		Fair. No obvious damage.
<b>9.3</b>	<b>Floor</b>		Flooring in the tomb chamber is in fair condition
<b>9.4</b>	<b>Stairs</b>		NA
<b>9.5</b>	<b>Openings</b>		Fair
<b>9.6</b>	<b>Roofing</b>		The timber frame roof is in poor shape, a little sagging is observed. The roof covering tiles are broken and out of alignment in many places.
<b>9.7</b>	<b>Articulation &amp; Finishes</b>		Fair
<b>9.8</b>	<b>Services</b>		Fair
<b>9.9</b>	<b>Outbuildings</b>		Fair
<b>9.10</b>	<b>Overall condition</b>		Fair
		<b>Maintenance level</b>	Fair
<b>10.0</b>		<b>Transformation</b>	
<b>10.1</b>	<b>Form</b>		No significant change in the tomb chamber is observed, except a temporary canopy made of plastic sheets is added in front of the tomb.
<b>10.2</b>	<b>Structure</b>		As mentioned above
<b>10.3</b>	<b>Articulation &amp; Finishes</b>		
<b>11.0</b>		<b>DP Remarks / Perceived Threats</b>	
			No perceived threats.
<b>12.0</b>		<b>Additional Notes / References / Documents Available</b>	
			Conversation with Mr. Alaji Mohammed Mustafa Yakub Beig, the trustee of Pir Karamali Shah Dargah Trust and the care taker of the dargah.

Detail of ceramic jaali

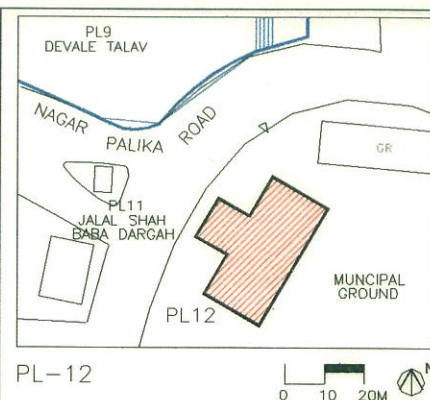


Corner view of the Dargah



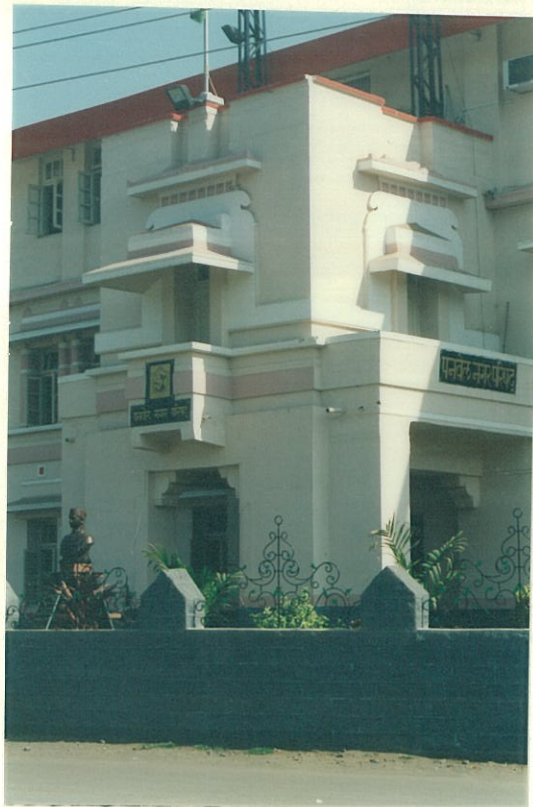


Common Ref No : PL12  
 Card No. 30  
 Ward(Part) 10  
 CS No. Prop N. 436  
 Plot Area  
 B U Area  
 Date 2. 11. 01  
 Record by SMD, AK, YC  
 Review by MMD  
 Int yes Ext yes  
 Photo. Ref P5- 4; P3- 14, 15;  
 P11- 6 to 9



<b>1.0 Denomination</b>	
1.1 Name of Premises	Panvel Nagar Parishad
1.2 Earlier Name	Panvel Municipal Council
1.3 Built In	1951
<b>Extension Date (If any)</b> Renovated 2001	
<b>2.0 Access</b>	
2.1 Main	Opposite Devale Talav
2.2 Subsidiary	
<b>3.0 Ownership pattern</b>	
3.1 Present	Panvel Municipal Council
3.2 Past	Panvel Municipal Council
3.3 Status	Government
<b>4.0 Use</b>	
4.1 Present	Executive, Legislature
4.2 Past	Executive, Legislature
4.2 Usage	Daily
<b>5.0 Significance &amp; Value Classification</b>	
5.1 Townscape (Manmade)	The Municipal council building is an imposing building its frontage facing the Devale Talav. There are no obstructions in front or behind with a broad road and Talav in front and the maidan at the back. The building stands alone in its urban landscape.
5.2 Architectural Description	A building built in composite construction with RCC elements, load bearing masonry walls and a timber sloping roof. The building has an imposing port cochere, with the official rooms arrayed on either side of a central staircase behind it. The president's room is central built above the front porch.
5.3 Intrinsic	The Panvel Municipal Council is one of the oldest Municipal Councils established in the region in 1852. (Bombay's municipal council was established in 1872). Prior to the construction of the present building Council activities were carried out in an older building in the vicinity, currently housing the sanitary department and record archives. The Panvel Municipal Council building is the first important government building built after Indian independence. Built in the period 11.05.1948 to 4.06.1951, designed by architects Vaze and Belowgee, Bombay and L. Trikamdas and Company, Panvel as contractors. The building is built with monumental details reminiscent of some details in Lutyens' governmental buildings in New Delhi. The building is monumental in appearance with formal elements like an imposing port cochere with thick masonry piers. A clock tower was intended above this portion but never built. Crowned with the presidents chambers with windows on three sides detailed in geometrical sloping chajjas and Indian ornamental elements in relief. The windows are detailed in stucco ornament in a similar manner.
5.4 Value Classification	His (loc), Per, Grp, Lan <b>Recommended Grade III</b>
<b>6.0 Topography</b>	
6.1 Floors	Ground + Two
<b>7.0 Construction</b>	
7.1 Plinth	600 stone plinth in ashlar masonry
7.2 Walls	Load bearing stone masonry 450 thick plastered and painted. With an exposed 1000 stone dado on the outside of the building.
7.3 Floor	Could not be observed.
7.4 Stairs	Staircase in RCC around central well

7.5	<b>Openings</b>	Rectangular windows arrayed in regular arrangement on either side of the porch on the frontage on the ground and first floor covered with sloping RCC chhajja, alternating either pilasters decorated in stucco. The windows are in TW frame, with TW double shutters and glazing. They have glazed shuttered ventilators above. The top floor windows meet the bottom of the eaves of the sloping roof. The doors are in timber, panelled and painted shutters.
7.6	<b>Roofing</b>	TW framed sloping roof forming gable ends on the sides. On the front the eaves project forward ends in a fascia covering the second floor windows. The roof is covered in corrugated AC sheeting.
7.7	<b>Articulation</b>	The building has an imposing port cochere, with the official rooms arrayed on either side of a central staircase behind it. The president's room is central built above the front porch. The octroi and revenue offices are on the ground floor. Three main rooms on the upper floor are the offices of the chief officer, the head clerk and the Office Clerks. On the top floor are the offices of the shop Inspector, and the chambers of the Chairman of the Municipal Council. The Council Assembly room is also on this floor.
7.8	<b>Finishes</b>	Could not be observed
7.9	<b>Interiors (Movable &amp; Immovable)</b>	None of significance as several changes have occurred internally. A commemorative plaque with information about the setting up of the municipal council is next to the entrance on the ground floor.
7.10	<b>Compound/ Fence / Gate</b>	The building is enclosed by a compound wall in masonry with a metal ornamental railing.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The compound is sparsely landscaped. In front of the porch facing the Talav is a bust in bronze located on a stone plinth.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural lighting through Doors and Windows. Artificial lighting with various electrical fixtures.
8.2	<b>Ventilation</b>	Natural ventilation through doors windows and ventilators. Artificial ventilation through fans and air conditioners.
8.3	<b>Electricity</b>	MSEB
8.4	<b>Water Supply</b>	Municipal lines
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	Air Conditioners are used
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good.
9.2	<b>Walls</b>	In good condition, recently maintained.
9.3	<b>Floor</b>	In good condition, recently maintained
9.4	<b>Stairs</b>	In good condition, recently maintained
9.5	<b>Openings</b>	In good condition, recently maintained
9.6	<b>Roofing</b>	In good condition, recently maintained, fascia added to frontage of roof.
9.7	<b>Articulation &amp; Finishes</b>	In good condition, recently maintained
9.8	<b>Services</b>	In good condition, recently maintained
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Good, the building was recently overhauled and maintained as part of its Golden jubilee celebrations.
		<b>Maintenance level</b> Very Good
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No major changes. The only eye sore is the erection of a permanent large neon sign reading 'Panvel Nagar Parishad' on a steel frame work high above the building.
10.2	<b>Structure</b>	No major changes
10.3	<b>Articulation &amp; Finishes</b>	Several internal changes in the location of partitions, floor finishes and false ceiling in keeping with changing recent requirements.
11.0	<b>DP Remarks / Perceived Threats</b>	
	No immediate threats. However, the maintenance carried out recently has been well done and given the building a new lease of life.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	A commemorative plaque with information about the setting up of the municipal council is next to the entrance on the ground floor. Also reference to 'Suvarnakshan' Souvenir of the Golden jubilee functions of the Panvel Municipal Council	



Common Reference No.	PL 12
Card No.	30
Name of Property	<b>Panvel Municipal Council</b>

View of the Port Cochere



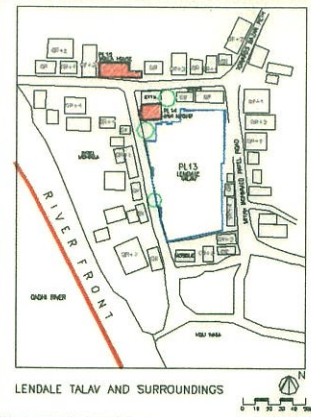
Front view of the building



Rear view of the building from the Municipal ground



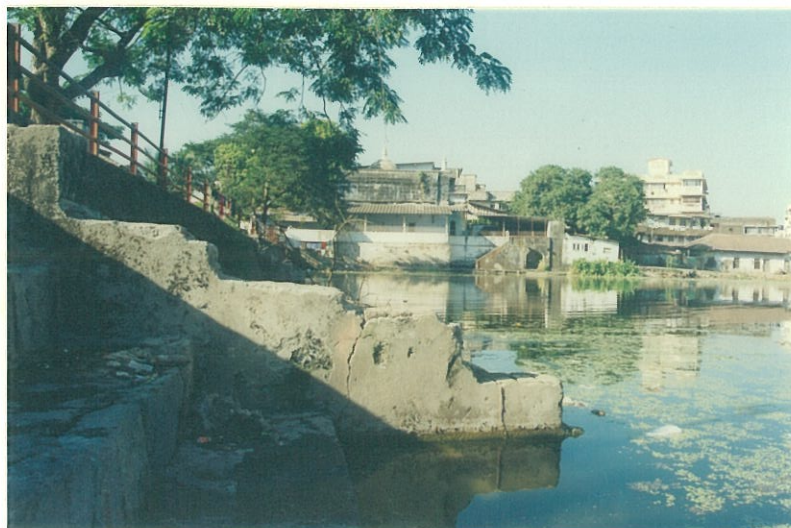
<b>Common Ref No :</b> PL 13
<b>Card No.</b> 31
<b>Ward(Part)</b> 11
<b>CS No.</b> Final Plot no 59
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 16.12.02
<b>Record by</b> Indrajeet, Bhakti, AK, YC
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P3, P8, P10



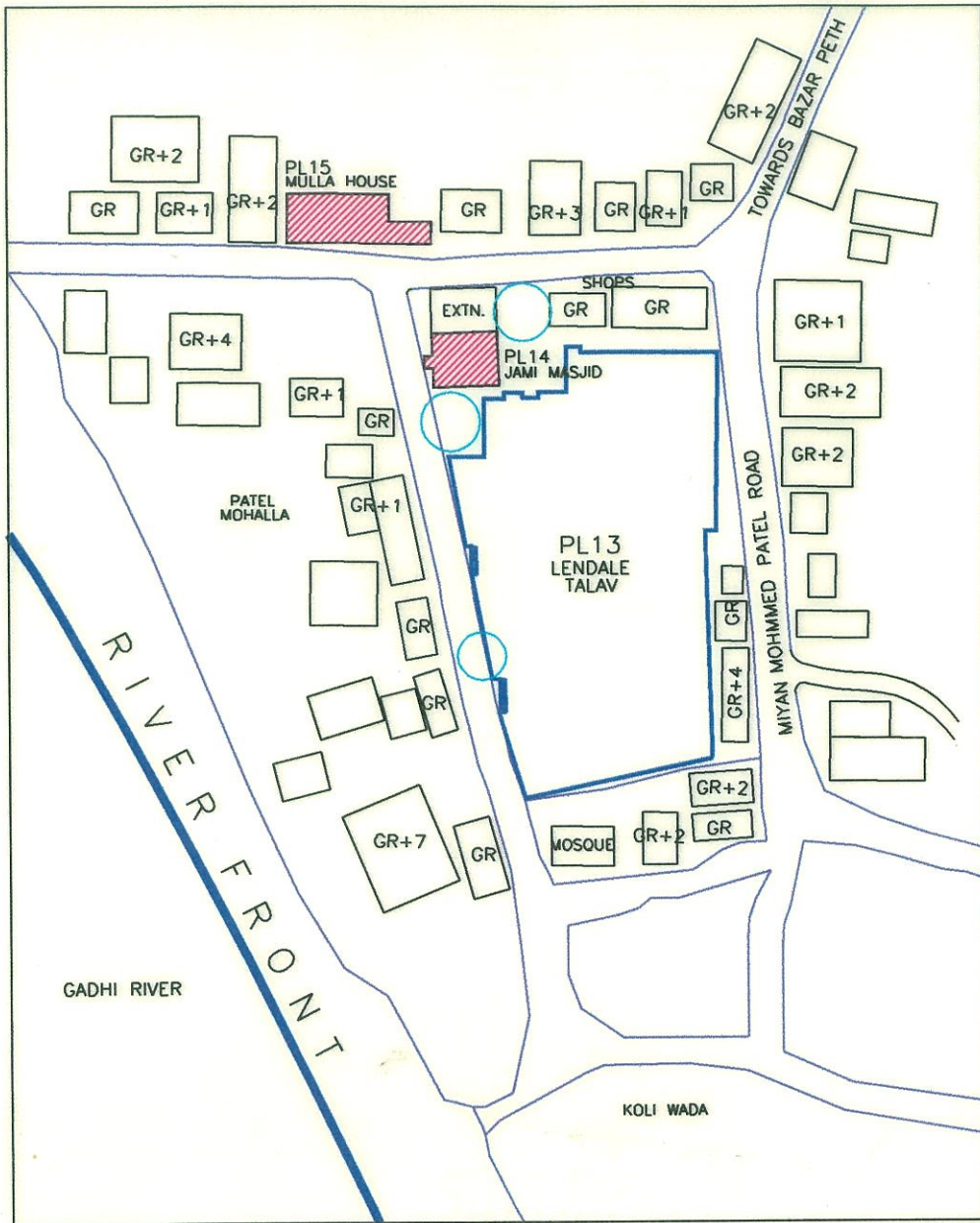
<b>1.0</b>		<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Lendale Talav, also known as Masjid Tank	
<b>1.2</b>	<b>Earlier Name</b>	Lendale Talav	
<b>1.3</b>	<b>Built In</b>		<b>Extension Date (If any)</b>
<b>2.0</b>		<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Patel Mohalla	
<b>2.2</b>	<b>Subsidiary</b>		
<b>3.0</b>		<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Panvel Municipal Council	
<b>3.2</b>	<b>Past</b>	Not known	
<b>3.3</b>	<b>Status</b>	Community	
<b>4.0</b>		<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Talav	
<b>4.2</b>	<b>Past</b>	Talav (Water Reservoir)	
<b>4.2</b>	<b>Usage</b>		
<b>5.0</b>		<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	Situated in the heart of Patel Mohalla, this rectangular Talav together with the Jami Mosque forms a local landmark the Mohalla.	
<b>5.2</b>	<b>Architectural Description</b>	A manmade Talav, rectangular in shape, bounded by a rubble masonry bund wall with a metal railing. It is located close to the Gadhi river. In association with the ancient Jami Masjid on the north edge and another Masjid at the south edge. On east is Miyan Mohammad Patel Road which also connects the mohalla with Bazaar Peth. On the west sides is another vehicular street. From the eastern end it affords an excellent view of the hills beyond. From the west edge two sets of masonry steps lead up to the water level. On the north side, a flight of steps descend down to the Talav from the courtyard of the Jami Masjid.	
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place. The physical connection between the Masjid and Talav is very much there, however, the visual connection is somewhat obscured due to a few temporary constructions in the courtyard of the Masjid.	
<b>5.4</b>	<b>Value Classification</b>	<b>Wat/ Cul/ OS/ Rec/ Scn/ Grp</b>	<b>Recommended Grade: I Talav</b>
<b>6.0</b>		<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	NA	
<b>7.0</b>		<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	NA	
<b>7.2</b>	<b>Walls</b>	NA	
<b>7.3</b>	<b>Floor</b>	NA	
<b>7.4</b>	<b>Stairs</b>	NA	
<b>7.5</b>	<b>Openings</b>	NA	
<b>7.6</b>	<b>Roofing</b>	NA	
<b>7.7</b>	<b>Articulation</b>	NA	
<b>7.8</b>	<b>Finishes</b>	NA	
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA	
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	The Talav is bounded by a rubble masonry bund wall over which is a metal railing.	

7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The Talav surroundings: On the north western corner is situated the ancient Jami Masjid on a raised ground that juts into the Talav. The rest of the north face has shops accessed from the road on other side. On the south side is another minor Masjid in contemporary non-descript style. On the eastern and western face are houses of Patel Mohalla. The Talav is very close to the Gadhi river front and the hills beyond form a scenic backdrop to the Talav. However, tall apartment blocks replacing low rise structures are largely obscuring this view.		
8.0	<b>Services &amp; Utilities</b>			
8.1	<b>Lighting</b>	NA		
8.2	<b>Ventilation</b>	NA		
8.3	<b>Electricity</b>	NA		
8.4	<b>Water Supply</b>	NA		
8.5	<b>Drainage( Plumbing and Sanitation</b>	NA		
8.6	<b>Fire precaution</b>	NA		
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	NA		
9.0	<b>Condition</b>			
9.1	<b>Plinth</b>	NA		
9.2	<b>Walls</b>	The surrounding bund wall in rubble masonry is in fair condition		
9.3	<b>Floor</b>	NA		
9.4	<b>Stairs</b>	NA		
9.5	<b>Openings</b>	NA		
9.6	<b>Roofing</b>	NA		
9.7	<b>Articulation &amp; Finishes</b>	NA		
9.8	<b>Services</b>	NA		
9.9	<b>Outbuildings</b>	NA		
9.10	<b>Overall condition</b>	The quality of water in the Talav is poor. The water is largely covered with harmful plants and floating garbage. Even though, municipality has taken some efforts in cleaning up the water, they are not enough. The bund wall and the metal fencing over it are incongruous in their design and obscure the appreciation of the Talav. The pathways on two longer sides are in poor shape and covered with filth. The masonry steps on the western side are broken and covered with filth. The physical connection between the Jami Masjid and the Talav still remains in vestigial form but the visual connection has been cut off due to temporary constructions in the courtyard of the Masjid. Even though, it is ideally located in the mohalla, where it can become a cultural and recreational focus, currently, the potential remains unrealised.		
<table border="1"> <tr> <td data-bbox="1252 862 1460 918"><b>Maintenance level</b></td> <td data-bbox="1460 862 1556 918">Neglected</td> </tr> </table>		<b>Maintenance level</b>	Neglected	
<b>Maintenance level</b>	Neglected			
10.0	<b>Transformation</b>			
10.1	<b>Form</b>	There is no significant change in the shape and size of Talav. The bund wall with metal railing is of recent construction, and is incongruous in design. Low rise structures with sloped roofs in Mangalore tiles which used to form the Talav surroundings have mostly given way to multi-storey apartment blocks in recent times. These have obscured the visual connection of the Talav with the larger open space beyond.		
10.2	<b>Structure</b>	NA		
10.3	<b>Articulation &amp; Finishes</b>	NA		
11.0	<b>DP Remarks / Perceived Threats</b>			
12.0	<b>Additional Notes / References / Documents Available</b>	1. Poor state of preservation due to neglect of water and surroundings 2. Erosion of cultural significance due to limited connection with the Jami Masjid 3. The future projections in the DP fail to realise the potential of the Talav as a recreational and visual focus.		
Not available				

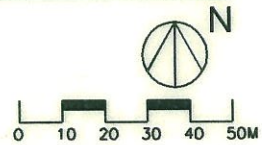
Steps leading to the water level





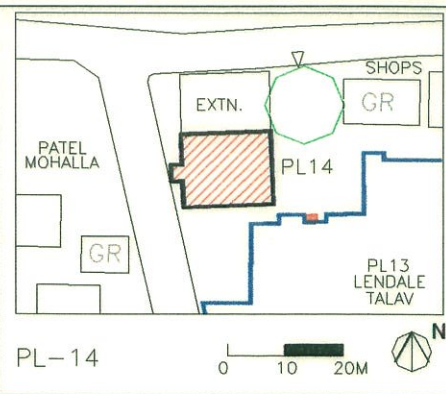


PL13  
LENDALE TALAV AND SURROUNDINGS  
WITH PANORAMIC VIEW BELOW.





<b>Common Ref No :</b> PL 14
<b>Card No.</b> 32
<b>Ward(Part)</b> 12
<b>CS No. Prop. No:</b> 55
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 16/ 12/02
<b>Record by</b> SMD, Indrajit
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P10



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Jami Masjid, Patel Mohalla
<b>1.2</b>	<b>Earlier Name</b>	Jami Masjid, Patel Mohalla
<b>1.3</b>	<b>Built In</b>	Circa 1680
		<b>Extension Date (If any)</b> 20 <sup>th</sup> century
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On the north side from a road leading away from Miyan Mohammad Patel Road, opposite the Mulla House
<b>2.2</b>	<b>Subsidiary</b>	A small gate from the west on a road leading from the Lendale Talav
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Jami Masjid Panvel Trust
<b>3.2</b>	<b>Past</b>	Community
<b>3.3</b>	<b>Status</b>	Community
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The Jami (Friday) mosque is large and monumental; forming the central structure in the largely Muslim dominated Patel Mohalla. Its landmark character is enhanced by the foreground afforded to it from the Lendale Talav on which it abuts. The dome of the mosque is its central feature, which gives it a characteristic skyline.
<b>5.2</b>	<b>Architectural Description</b>	The mosque is monumentally built in ashlar masonry, with a square prayer hall, in the middle of which rises a large hemispherical dome on 4 masonry piers. The interior space of the prayer hall is arched and vaulted. There is a large verandah on the east side fronted by three large cusped multi-foliated arches. The mosque is enclosed in a courtyard which has a surrounding wall, which on the south juts out onto the Lendale Talav. The Talav is accessed by stone steps to the south.
<b>5.3</b>	<b>Intrinsic</b>	The mosque plan is unconventional in that it is a centralized design with the dome in the middle, making this plan akin to that of a dargah or a tomb, unlike a conventional mosque. The mosque was built in the mid 1700s, and thus becomes one of the oldest structures in Panvel, built even before the formative stages of Panvel's urban development and represents the presence of a large and thriving Konkani Muslim community in the town. This mosque is different from the generic, non-monumental, Konkani style place of worship in timber construction.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Cul/ His (loc)/ Grp/ Orn/ Lan</b> <b>Recommended Grade: II A</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	The mosque's plinth is in stone masonry, rising 150 above the inner courtyard
<b>7.2</b>	<b>Walls</b>	The prayer hall is built of 4ft thick ashlar masonry, with arched openings.
<b>7.3</b>	<b>Floor</b>	In the prayer hall and the verandah has Shahbad flooring which is covered over by rows of plastic prayer mats
<b>7.4</b>	<b>Stairs</b>	The steps leading up to the roof are set within the thickness of the walls.
<b>7.5</b>	<b>Openings</b>	Arched opening in the verandah
<b>7.6</b>	<b>Roofing</b>	The central dome rises on 4 stone piers in the centre of the prayer hall. The Dome is hemispherical and built in stone masonry. The surrounding space of the prayer hall has shallow vaults built within the thickness of the roof.
<b>7.7</b>	<b>Articulation</b>	The buildings facade fronted with 3 large cusped multi-foliated arches in the verandah outside the prayer hall. The thick masonry walls of the prayer hall have arched openings. The niche of the Mehrab on the Quibla wall is reflected as an offset jutting out on the roadside on the west.

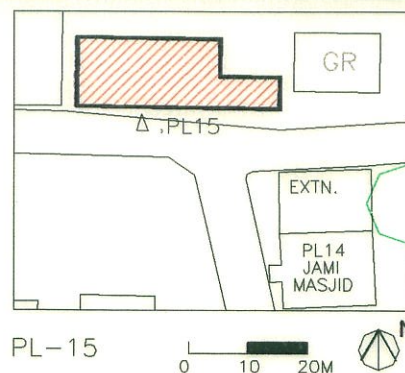
7.8	<b>Finishes</b>	The verandah has arches decorated in stucco finish
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The interiors are dominated by 4 stone piers supporting a dome in the centre of the prayer hall. The roof of the prayer hall has shallow vaults built within the thickness of the roof. The Mirhab is formed by an arched niche in the centre of the Quibla wall.
7.10	<b>Compound/ Fence / Gate</b>	Stone masonry compound wall encloses the mosque into a courtyard, with principal entrance gateway in the north and a side entrance in the west, which leads to a corridor besides the mosque. On the south side stone steps lead to the Lendale Talav's water edge.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	Most of the courtyard has been recently covered with lean to roofing in asbestos sheeting, almost completely obscuring the imposing east side entrance. The forecourt in front of the east verandah has an ablution tank that is covered by the lean to roof. On the roof too high parapet edge walls have partially covered the dome, changing the characteristic skyline. Touching the north wall, a multi-storey RCC structure forms an extension to the mosque; Shops built on the road to the north of the mosque obscure its view when one comes in from the bazaar Peth side.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through verandah. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Fair, in line and level
9.2	<b>Walls</b>	Good. No obvious damage. Plaster in good condition. Damage has occurred due to the addition of the lean to structures.
9.3	<b>Floor</b>	Fair.
9.4	<b>Stairs</b>	Could not be observed
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained.
9.6	<b>Roofing</b>	The prayer hall's roof surrounding the dome could not be observed
9.7	<b>Articulation &amp; Finishes</b>	All finishes in good condition.
9.8	<b>Services</b>	Fair.
9.9	<b>Outbuildings</b>	The new outbuildings are not part of the original scheme.
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	The form is largely obscured from the outside due to the addition of the multi-storey block touching the original structure and temporary roofing on the courtyard. Without the clutter of the haphazard additions and extensions, none of which are in the keeping with the original scheme, the Jami Mosque's monumental character would have stood out in the Patel Mohalla as well as on the south side with the Lendale Talav as a effective foreground, much as the Devale Talav does for the Karam Ali Shah Dargah.
10.2	<b>Structure</b>	As mentioned above
10.3	<b>Articulation &amp; Finishes</b>	The courtyard is covered with lean to asbestos sheet roofing
11.0		<b>DP Remarks / Perceived Threats</b>
		No obvious threats, but changes are possible reflecting the aspirations of the Muslim community at large in Panvel.
12.0		<b>Additional Notes / References / Documents Available</b>
		Shatasavansarik Granth, souvenir of the centenary celebrations of the Panvel Municipal Council , 1957

Bird's eye view of the mosque with Lendale Talav





Common Ref No : PL 15  
 Card No. 33  
 Ward(Part) 12  
 CS No. Prop. No: 60  
 Plot Area  
 B U Area  
 Date 16.12.02  
 Record by SMD,  
 Indrajeet, Bhakti  
 Review by MMD  
 Int yes Ext  
 yes  
 Photo. Ref P2, P8



<b>1.0</b>	<b>Denomination</b>		
<b>1.1</b>	<b>Name of Premises</b>	Mulla House	
<b>1.2</b>	<b>Earlier Name</b>	Mulla House	
<b>1.3</b>	<b>Built In</b>	Circa 1750, Ground storey	<b>Extension Date (If any)</b>
			Circa 1850, wing with G+1 floor added
<b>2.0</b>	<b>Access</b>		
<b>2.1</b>	<b>Main</b>	On the South side, from Patel Mohalla	
<b>2.2</b>	<b>Subsidiary</b>		
<b>3.0</b>	<b>Ownership pattern</b>		
<b>3.1</b>	<b>Present</b>	Private, Hasheem Yusuf Mulla	
<b>3.2</b>	<b>Past</b>	Private, Mulla, his great grandfather	
<b>3.3</b>	<b>Status</b>	Owner	
<b>4.0</b>	<b>Use</b>		
<b>4.1</b>	<b>Present</b>	Residence	
<b>4.2</b>	<b>Past</b>	Residence	
<b>4.2</b>	<b>Usage</b>	Daily	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
<b>5.1</b>	<b>Townscape (Manmade)</b>	An old town house in the Patel Mohalla located opposite Panvel's Jami Masjid, close to the Lendale Talav.	
<b>5.2</b>	<b>Architectural Description</b>	A large ground storied structure with a front verandah having ornamental timber columns and decorative brackets. The adjoining later added G+1 wing has walls are load bearing and the building has a timber sloping roof. There is a backyard, accessed through a verandah. The two wings are connected by a passage.	
<b>5.3</b>	<b>Intrinsic</b>	The building was built by the ancestors of the present Mullas, who were prominent and wealthy citizens in the formative stages of Panvel's development and represent among many other sub-cultures the contribution of the Konkani Muslims to its development. The building is one of the few remaining examples of house types typical of the Patel Mohalla, which is still populated mainly by Muslim families. Many of the surrounding old houses have now given way to RCC apartment blocks, obliterating the precinct character of the old streetscape. The building shares a vintage with the Bapat Wada, one of the oldest residential structures extant in Panvel.	
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per/ Grp/ Orn</b>	<b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>		
<b>6.1</b>	<b>Floors</b>	Ground + One	
<b>7.0</b>	<b>Construction</b>		
<b>7.1</b>	<b>Plinth</b>	450 high plinth in dressed basalt with mouldings. Moulded plinth steps in the centre, in a square concentric manner.	
<b>7.2</b>	<b>Walls</b>	Framed structure with timber columns and beams, in filled with mud brick masonry, plastered, painted in the older sections; and in burnt brick in the newer parts.	
<b>7.3</b>	<b>Floor</b>	In the G+1 wing wooden floor supported over TW joists finished with Shahbad slabs. In the ground floor wing the verandah has Shahbad stone flooring, with mosaic flooring in the rest of the house.	
<b>7.4</b>	<b>Stairs</b>	Teak wood single flight staircase to upper floor, without railings or balustrade accessed from front verandah	

7.5	<b>Openings</b>	Thick timber doors in the old portion of the building with TW panelled doors in the new. Windows are of TW, with low sills, Upper shutters glazed and lower ones panelled with vertical metal bars. The buildings frontage that is G+1 is organised in a symmetrical semi classical manner articulated with stucco pilasters and cornices.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with projecting eaves soffit with TW boarding
7.7	<b>Articulation</b>	On the ground floor the remnants of the original building are seen in the verandah (now enclosed with an ornamental metal grille) where the upper floor is supported extremely ornate and delicately carved timer column culminating in brackets. These columns are circular and fluted. At 2/3rds of its height the column section becomes square from the front of which a single long bracket springs to support the floor above. This bracket, reminiscent of Gujarat architecture has a curved, snaking spiral decoration of leaves and flowers. The column ends with a four-way bracketed capital also decorated with floral motif. An almost similar column and bracket arrangement is seen in the Bapat Wada, where the design is close enough to speculate that the craftsmen may have been the same.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. The original flooring has been changed in some places
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The ornamental columns and brackets mentioned above are the main interior features A few timber benches seem to have remained from the older times.
7.10	<b>Compound/ Fence / Gate</b>	The Mulla House sits on the road outside it. There is no compound wall.
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	There is a backyard, accessed through a verandah.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. In perfect line and level.
9.2	<b>Walls</b>	Fair. No obvious damage. Plaster on the outside in good condition
9.3	<b>Floor</b>	Fair. The timber members are in fair condition
9.4	<b>Stairs</b>	Fair.
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles has eaves boards in fair condition.
9.7	<b>Articulation &amp; Finishes</b>	The ornamental bracket columns have been painted over by oil paint obscuring their original condition.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	Circa 1850, Another wing to the original ground floor structure was added having G+ 1 floor. The house is now the combination of the wings which are interconnected internally.
10.2	<b>Structure</b>	Changes made to interconnect wings
10.3	<b>Articulation &amp; Finishes</b>	The older wing seems to be one of the oldest structures in Panvel. The building seems to have been in continuous use since it was built, almost 250 years. New plaster, paint and floor finish have changed over the years. The ground floor verandah is now enclosed, and has MS painted grilles added insensitively to the overall formal articulation of the building.
11.0	<b>DP Remarks / Perceived Threats</b>	
	The building's age and natural wear due to constant usage, there has been upkeep of the building to the extent the owners have been able to.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	Conversation with Hasheem Yusuf Mulla, current owner and occupant	

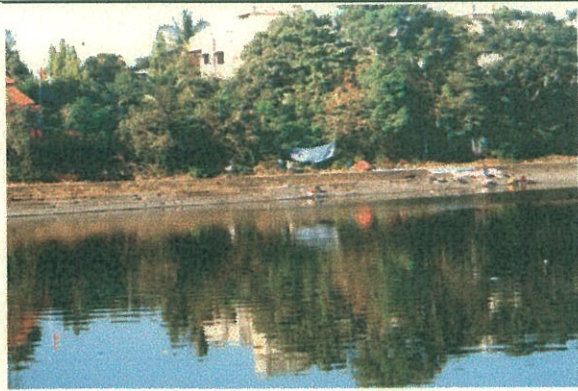
Common Reference No.	PL 15
Card No.	33
Name of Property	<b>Mulla House, Patel Mohalla</b>



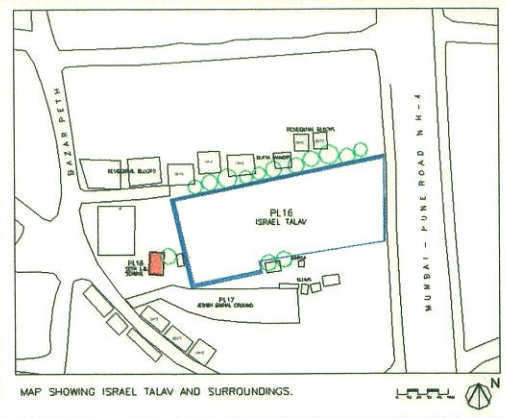
Pilastered bays of the two storeyed wing



Carved timber columns with carved brackets in the front verandah of the ground storeyed wing



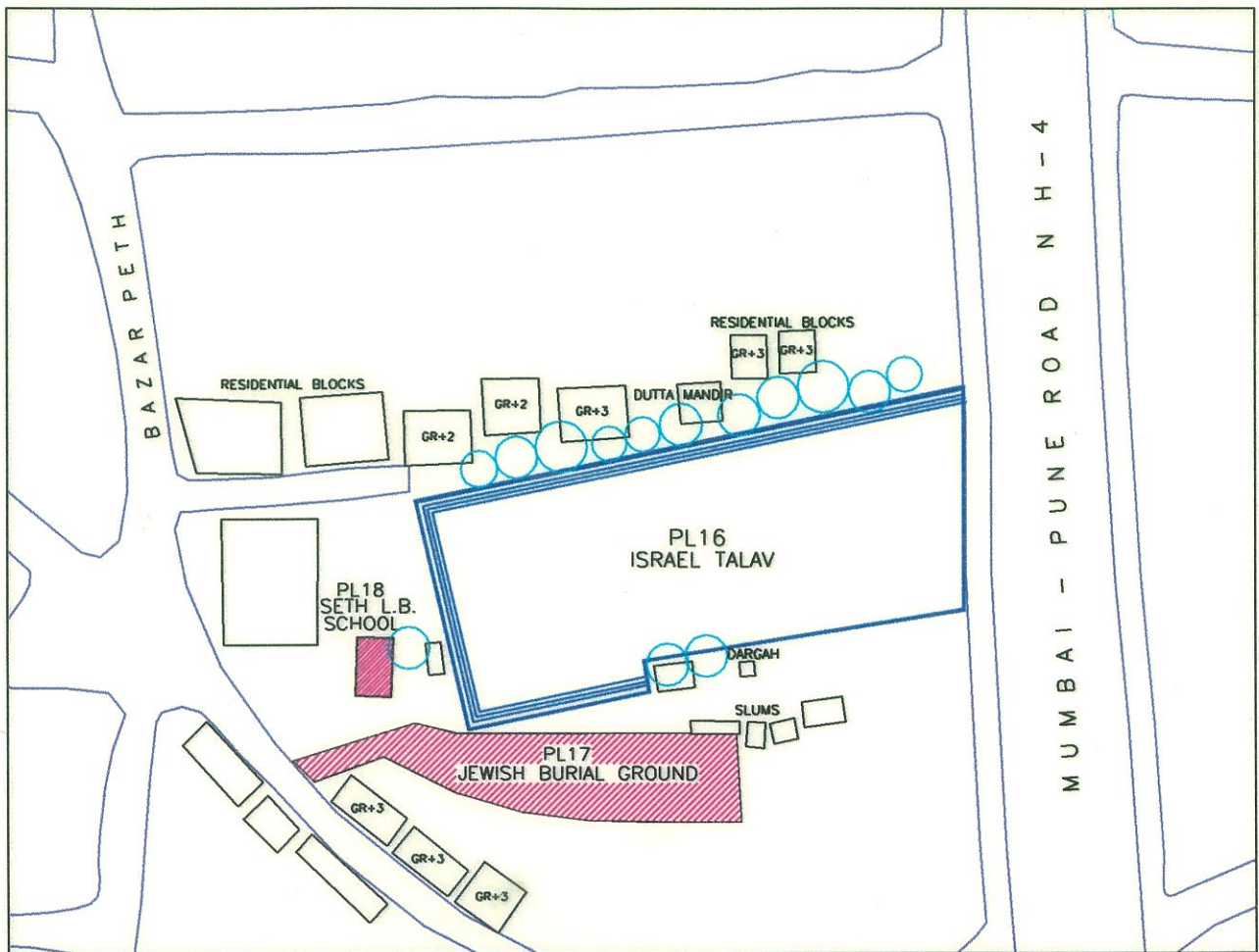
<b>Common Ref No :</b> PL 16
<b>Card No.</b> 34
<b>Ward (Part)</b> 7
<b>CS No.</b> Plot no 209
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 17.12.02
<b>Record by</b> Indrajeet, Bhakti, AK, YC
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P8- 9A to 13, P10



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Israel Talav. Also known as Vishrale Talav
<b>1.2</b>	<b>Earlier Name</b>	Israel Talav
<b>1.3</b>	<b>Built In</b>	C.1862
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From the service road along the NH4-Mumbai Pune highway
<b>2.2</b>	<b>Subsidiary</b>	From a vahivat off Bazaar Peth
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Panvel Municipal Council
<b>3.2</b>	<b>Past</b>	Sheth Karamshi Hansraj
<b>3.3</b>	<b>Status</b>	Community
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Talav
<b>4.2</b>	<b>Past</b>	Talav (Water Reservoir)
<b>4.2</b>	<b>Usage</b>	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The Talav can be viewed as a vast open space from the NH4. However, from the town side the visual and physical connections are obscured therefore does not contribute to the townscape.
<b>5.2</b>	<b>Architectural Description</b>	A manmade Talav, rectangular in shape, not having any specific bund wall. In association with the Jewish burial ground which is adjacent to it and Beth-El Synagogue which is a few yards away in the Bazaar-Peth. It has pathways and steps leading to the water level on three sides in a continuous manner, the fourth side being the service road of the highway.
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place, though not quite in the usual sense. The Talav when constructed was not intended to be an integral part of any religious structure. It was little later that it got symbolically linked to the Jewish community of Panvel when Sheth Karamshi Hansraj donated a piece of adjoining land to that community for their burial ground. The synagogue was already in existence and coincidentally in a very close proximity to the Talav. Thus, even though there is no physical connection between the synagogue and the Talav, semantically it still forms a sacred place.
<b>5.4</b>	<b>Value Classification</b>	<b>Wat/ Cul/ OS/ Rec/ Scn/ Grp</b> <b>Recommended Grade: I Talav</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	NA
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	NA
<b>7.2</b>	<b>Walls</b>	NA
<b>7.3</b>	<b>Floor</b>	NA
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	NA
<b>7.6</b>	<b>Roofing</b>	NA
<b>7.7</b>	<b>Articulation</b>	NA
<b>7.8</b>	<b>Finishes</b>	NA
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	There is no specific bund wall surrounding the Talav.

<p><b>7.11</b> <b>Curtilege / unbuilt space / out buildings / landscape</b></p>	<p>The Talav surroundings: The Mumbai-Pune highway and its parallel service road skirt the Talav on its east face. On the south side are low rise slum like residential structures within which is a small Dargah. On the south western corner of the Talav is located the Jewish burial ground. The Seth Lakshmidas Bhaskar High School and its grounds are located on the west side of the Talav. On the north west corner, a narrow vahivat connects the school grounds with the Bazaar Peth. On the north side of the Talav is a tree lined walkway (separated from the Talav with a compound wall) leading up to a contemporary temple. Beyond this walkway are multi-storey apartment blocks.</p>	
<p><b>8.0</b></p>	<p><b>Services &amp; Utilities</b></p>	
<p><b>8.1</b> <b>Lighting</b> <b>8.2</b> <b>Ventilation</b> <b>8.3</b> <b>Electricity</b> <b>8.4</b> <b>Water Supply</b> <b>8.5</b> <b>Drainage( Plumbing and Sanitation</b> <b>8.6</b> <b>Fire precaution</b> <b>8.7</b> <b>Other (HVAC/BMS/ Security Systems)</b></p>	<p>NA NA NA NA NA NA NA</p>	
<p><b>9.0</b></p>	<p><b>Condition</b></p>	
<p><b>9.1</b> <b>Plinth</b> <b>9.2</b> <b>Walls</b> <b>9.3</b> <b>Floor</b> <b>9.4</b> <b>Stairs</b> <b>9.5</b> <b>Openings</b> <b>9.6</b> <b>Roofing</b> <b>9.7</b> <b>Articulation &amp; Finishes</b> <b>9.8</b> <b>Services</b> <b>9.9</b> <b>Outbuildings</b></p>	<p>NA NA NA NA NA NA NA NA NA</p>	
<p><b>9.10</b> <b>Overall condition</b></p>	<p>The Talav is largely neglected by the municipality and the community. The quality of water in the Talav is poor. The water is largely covered with harmful plants and floating garbage. The pathways surrounding the Talav are covered with dirt. The masonry steps on three sides which lead to the water level are broken and covered with filth. They are largely used by the slum dwellers for washing clothes. The eastern edge of the Talav skirting the service road is mainly used by the transporters to wash trucks and tempos. These harmful activities have resulted into badly polluted water in the Talav. The physical connection between the town and the Talav has been completely lost. It suffers due to the lack of association and appreciation. Though it could become a recreational focus, currently, the potential remains unrealised.</p>	
<table border="1"> <tr> <td data-bbox="1228 918 1404 1288"><b>Maintenance level</b></td> <td data-bbox="1404 918 1560 1288">Neglected</td> </tr> </table>	<b>Maintenance level</b>	Neglected
<b>Maintenance level</b>	Neglected	
<p><b>10.0</b></p>	<p><b>Transformation</b></p>	
<p><b>10.1</b> <b>Form</b> <b>10.2</b> <b>Structure</b> <b>10.3</b> <b>Articulation &amp; Finishes</b></p>	<p>There is no significant change in the shape and size of Talav. NA NA</p>	
<p><b>11.0</b></p>	<p><b>DP Remarks / Perceived Threats</b></p>	
<p><b>12.0</b></p>	<p>1. Poor state of preservation due to neglect of water and surroundings 2. Harmful activities like servicing and washing of vehicles and dhobi ghat causes physical and environmental pollution. 3. The future projections in the DP fail to realise the potential of the Talav as a recreational focus.</p>	
<p><b>Additional Notes / References / Documents Available</b></p>	<p><i>'The Israeli reservoir 660 feet x 396 feet with masonry walls and approaches and holding water through out the year was made about 20 years ago by one Karamshi Hansraj at a cost of £8000.'</i> PP 14, Gazetteer of the Bombay Presidency, Thana Dist, vol XIII, part I, 1882. The Sheth also built a dharamshala along the Talav, which was later converted into a school. He also donated land around it the Jewish community as they did not have a burial ground of their own.</p>	



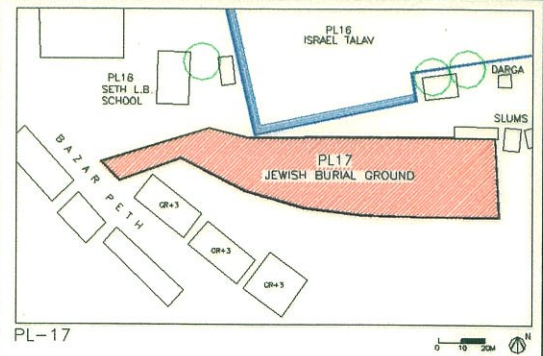


PL16  
ISRAEL TALAV AND SURROUNDINGS  
WITH PANORAMIC VIEW FROM THE SCHOOL SIDE BELOW





Common Ref No : PL 17  
 Card No. 35  
 Ward(Part) 7  
 CS No. 217  
 Plot Area  
 B U Area  
 Date 17.12.02  
 Record by Archis, YC, AK  
 Review by SMD  
 Int yes Ext yes  
 Photo. Ref P10



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Jewish Burial Ground
<b>1.2</b>	<b>Earlier Name</b>	None
<b>1.3</b>	<b>Built In</b>	NA
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From a vahivat off M G Road
<b>2.2</b>	<b>Subsidiary</b>	From Israel Talav
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Jewish Community
<b>3.2</b>	<b>Past</b>	Sheth Karamshi Hansraj
<b>3.3</b>	<b>Status</b>	Community
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Burial Ground
<b>4.2</b>	<b>Past</b>	Open Ground
<b>4.2</b>	<b>Usage</b>	For interring the dead, usage infrequent
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The burial ground of the Jewish community in Panvel is on a plot adjacent to the Seth Lakshmidas Bhaskar High School grounds, on the periphery of Israel Talav. One side of which abuts the pathway along the Talav, and is surrounded on the other sides by slum like structures.
<b>5.2</b>	<b>Architectural Description</b>	The burial ground has no clear boundary of its own. It merges with the surrounding scrub land and slums. There are several old cenotaphs and tomb stones that are scattered around the ground in a very poor condition amidst scrub and filth. The newer cenotaphs are found in a small area which is partially cleared off of scrub. Many of them have heavy steel pipe fencing around them.
<b>5.3</b>	<b>Intrinsic</b>	<p>Many tomb stones and cenotaphs bear inscriptions in three languages, Hebrew, English and Marathi simultaneously. A few older looking tomb stones however bear inscriptions only in Hebrew. The names suggest that the Jewish people here had adopted Marathi surnames. Some of the names go like 'Bension Solomon Bhoparkar' or 'Sasoon M. Khandalkar'. There is a very curious inscription in Marathi on a tomb stone which is addressed as "Dear Husband..." In a poetic vein she compares her husband with 'Ek-vachani Ram' and 'Gangajal' and seeks God's blessing for the same husband for next seven births! The inscription is signed by one Ruby Bai Benjamin Chincholkar. And the lucky husband was Benjamin Aaron Chincholkar (Mechanic). B. 1910, d. 1983. Another very old cenotaph belongs to Doctor Aaron Samson Ashtamekar Chougule, Health Officer, Municipal Commissioner, Panvel; b. 1856, d. 1894. This inscription is written in English and Marathi.</p> <p>The presence of this burial ground is an indication of the presence and the social significance of the members of the Jewish community in Panvel in the 19<sup>th</sup> and the first half of the 20<sup>th</sup> century. The Jewish population has dwindled in the recent times as many members migrated to Israel after the formation of that country in 1948.</p>
<b>5.4</b>	<b>Value Classification</b>	<b>Cul/ Grp/ Soc</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: II A</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Burial stones and cenotaphs in an open plot
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	NA
<b>7.2</b>	<b>Walls</b>	NA
<b>7.3</b>	<b>Floor</b>	NA

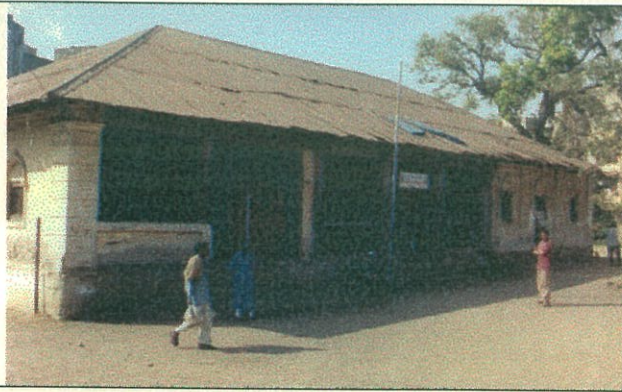
7.4	Stairs	NA
7.5	Openings	NA.
7.6	Roofing	NA
7.7	Articulation	The cenotaphs are very simple in design, there are no special features.
7.8	Finishes	
7.9	Interiors (Movable & Immovable)	NA
7.10	Compound/ Fence / Gate	No compound wall or boundary
7.11	Curtilage / unbuilt space / out buildings / landscape	NA
8.0	<b>Services &amp; Utilities</b>	
8.1	Lighting	NA
8.2	Ventilation	NA
8.3	Electricity	NA
8.4	Water Supply	NA
8.5	Drainage( Plumbing and Sanitation)	NA
8.6	Fire precaution	NA
8.7	Other (HVAC/BMS/ Security Systems)	NA
9.0	<b>Condition</b>	
9.1	Plinth	NA
9.2	Walls	NA
9.3	Floor	NA
9.4	Stairs	NA
9.5	Openings	NA
9.6	Roofing	NA
9.7	Articulation & Finishes	NA
9.8	Services	NA
9.9	Outbuildings	NA
9.10	Overall condition	The ground is in an extremely unkempt condition. Only a small portion is cleared off relatively clean where recent burials have taken place. The rest of the area is covered with scrub and filth. The cenotaphs are crumbling and tomb stones are broken, many of them uprooted and lying about. Clearly the older burials are no longer cared for as their families may have migrated. However, the overall poor condition of the entire ground does not befit its purpose and mars the sanctity of such a place.
		<b>Maintenance level</b> Completely neglected
10.0	<b>Transformation</b>	
10.1	Form	NA
10.2	Structure	NA
10.3	Articulation & Finishes	NA
11.0	<b>DP Remarks / Perceived Threats</b>	
The entire site is in a neglected state. It does not seem that the site is visited regularly; and suffers from neglect and vandalism.		
12.0	<b>Additional Notes / References / Documents Available</b>	
The Israeli reservoir 660 feet x 396 feet with masonry walls and approaches and holding water through out the year was made about 20 years ago by one Karamshi Hansraj at a cost of £8000. The Sheth also built a dharamshala along the Talav, which was later converted into a school. He donated land around it the Jewish community as they did not have a burial ground.		

Tomb stone with inscription in 3 languages

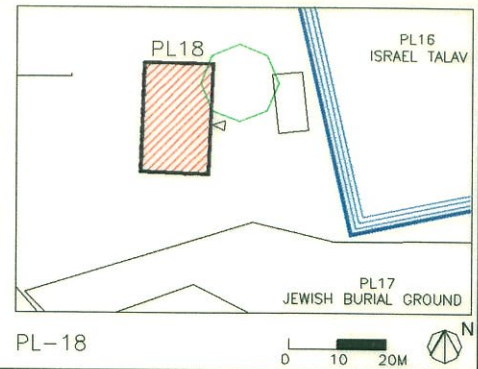


An old built up tombstone





<b>Common Ref No</b> : PL 18
<b>Card No.</b> 36
<b>Ward(Part)</b> 7
<b>CS No.</b> FP No 219
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 17.2.02
<b>Record by</b> Indrajeet
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P8



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Sheth Laxmidas Bhaskar High School
<b>1.2</b>	<b>Earlier Name</b>	Dharamashala
<b>1.3</b>	<b>Built In</b>	c.1860
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	A narrow vahivat from M G Road leads to the school premises
<b>2.2</b>	<b>Subsidiary</b>	From Israel Talav side
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Nutan Gujarati Vidyalaya Samiti
<b>3.2</b>	<b>Past</b>	Sheth Karamshi Hansraj
<b>3.3</b>	<b>Status</b>	
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	School
<b>4.2</b>	<b>Past</b>	Dharamashala
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The school is located on the edge of the Israel Talav that is towards Bazaar Peth. The school and its grounds form an integral part of the surroundings of the Talav. The building and the grounds can be seen across the Talav from the Mumbai Pune NH4 and the service road parallel to it, however, it has no direct visual connection with Bazaar Peth.
<b>5.2</b>	<b>Architectural Description</b>	A large ground storied structure with a front verandah having ornamental timber columns with stone base and shaped wooden brackets. The rectangular main portion is subdivided into classrooms and other rooms. It has walls that are load bearing and has a timber sloping roof covered with tin sheets. The building has many classical features displayed in pilasters and arched openings. An open ground fronts the building and connects it to the Israel Talav.
<b>5.3</b>	<b>Intrinsic</b>	The building was built by Sheth Karamshi Hansraj who also built the Israel Talav. Originally it was intended as Dharamshala for his community. Apart of the grounds adjoining the Talav and Dharamshala was donated by him to the Jewish community for their use of it as a burial ground. Therefore, though the surroundings of the Talav have undergone many changes, this building which is now used as a school along with the adjoining burial ground retains past memories.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Grp/ His(loc)/ Per/ Orn</b> <span style="float: right; border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high plinth in random rubble masonry which is finished with plaster. Plinth steps are in the centre of the front verandah and are made in stone.
<b>7.2</b>	<b>Walls</b>	The load bearing walls are in rubble masonry with pilasters to support roof trusses. The front verandah has a TW framed structure. The frame is further divided with timber members and has an infill of typical vertical MS rod grill.
<b>7.3</b>	<b>Floor</b>	The flooring is in rough Shahbad
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	All the openings are arched with the tympanum filled in. The main door to the school is heavy timber frame and panelled door with ornamental brass studs. Windows are TW framed and TW panelled with vertical MS rod grill. The window openings are with an ornamental band on the exterior.
<b>7.6</b>	<b>Roofing</b>	Trussed Timber framed sloping roof having tin sheets as roof covering.

7.7	<b>Articulation</b>	<p>The ground floor is fronted with a verandah (enclosed with vertical M. S. rods) and articulated with carved timber columns culminating in a carved capital supporting four shaped timber brackets. These columns are circular and fluted, resting on a carved stone base. The bracket springs to support the roof members above. The main entrance door inside the verandah is set inside a multi-foliated arch flanked by moulded pilasters, with a 15cm high threshold. The door in timber is panelled and roughly ornate with metal studs having floral motifs. The shutter frame is bulky and rough carved.</p> <p>On the outer walls, an alternating arrangement of pilasters and semicircular arches is articulated. The windows of the school are set in these arches which are moulded in stucco with Classical features like scrolls and well defined keystones, contrasting strangely with the main door articulated in an Indian Style. The windows have panelled timber shutters, and are enclosed with vertical M. S. rods.</p>
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. The original flooring has been changed in some places
7.9	<b>Interiors (Movable &amp; Immovable)</b>	
7.10	<b>Compound/ Fence / Gate</b>	The building sits on the grounds adjoining the Israel Talav. There is no compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through windows and verandah. It is observed to be inadequate. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows. Is observed to be inadequate.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Poor. Plaster on the outer perimeter of the plinth is in poor shape, exposing the masonry behind to further damage.
9.2	<b>Walls</b>	Fair. No obvious damage. Plaster on the outside is mostly in poor condition, has come off at many places and has been patch worked at several other places. TW posts in the front verandah show a few vertical cracks.
9.3	<b>Floor</b>	Fair
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Door and window openings are fair. The timber framing of the verandah for the MS rod grill has become out of joint at several places with visible rotting at the ends.
9.6	<b>Roofing</b>	Timber structural members show signs of decay. The roof covering sheets in tin are worn out at edges at the eaves end.
9.7	<b>Articulation &amp; Finishes</b>	Exterior plaster and paint in very poor shape.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Poor
		<b>Maintenance level</b>
		Poor
10.0		<b>Transformation</b>
10.1	<b>Form</b>	No changes in the external form, a few changes in the interior layout for the change of use.
10.2	<b>Structure</b>	Changes made in the interiors
10.3	<b>Articulation &amp; Finishes</b>	No visible change
11.0		<b>DP Remarks / Perceived Threats</b>
		No perceived threats
12.0		<b>Additional Notes / References / Documents Available</b>
		'Panvelchi Tondolakh', a series of articles by Parabha Sahastrabuddhe, a local historian and a lecturer, published in the Rotary Club newsletter.

Common Reference No.	PL 18
Card No.	36
Name of Property	<b>Sheth Lakshmidas Bhaskar High School</b>



Main entrance door in the front verandah with multi-foliated arch



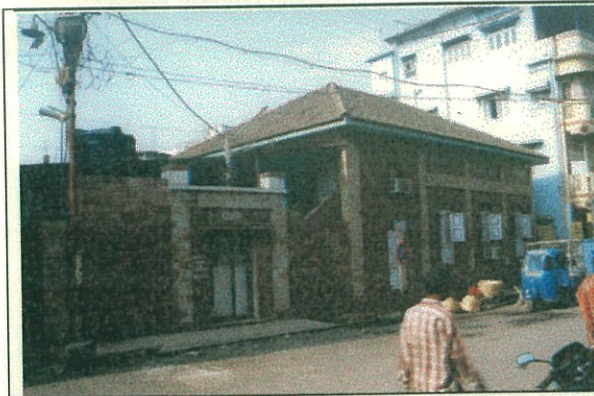
Timber column with carved capital and ornamental brackets



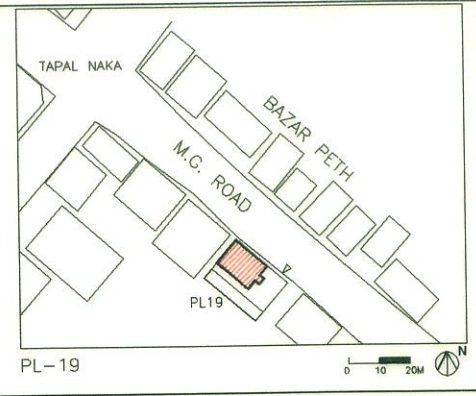
Window detail



Carved timber column resting on a carved stone base



<b>Common Ref No</b> : PL 19
<b>Card No.</b> 37
<b>Ward(Part)</b> 11
<b>CS No.</b> Prop. No: 909
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 11.12.01
<b>Record by</b> SMD, MMD
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P7, P11



<b>1.0</b>	<b>Denomination</b>			
<b>1.1</b>	<b>Name of Premises</b>	Beth-El Synagogue		
<b>1.2</b>	<b>Earlier Name</b>	Beth-El Synagogue		
<b>1.3</b>	<b>Built In</b>	1849		
		<b>Extension Date (If any)</b>		
<b>2.0</b>	<b>Access</b>			
<b>2.1</b>	<b>Main</b>	On Mahatma Gandhi Road (Bazaar Peth)		
<b>2.2</b>	<b>Subsidiary</b>			
<b>3.0</b>	<b>Ownership pattern</b>			
<b>3.1</b>	<b>Present</b>	the Bene- Israeli Jewish Community		
<b>3.2</b>	<b>Past</b>	the Bene- Israeli Jewish Community		
<b>3.3</b>	<b>Status</b>	Trust		
<b>4.0</b>	<b>Use</b>			
<b>4.1</b>	<b>Present</b>	Religious		
<b>4.2</b>	<b>Past</b>	Religious		
<b>4.2</b>	<b>Usage</b>	Daily		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
<b>5.1</b>	<b>Townscape (Manmade)</b>	A synagogue built in traditional non-monumental Konkani style of religious buildings fronting a busy road. One of the very important examples of Jewish worship in the entire region, a thriving synagogue, visited daily by pilgrims locally and even from abroad.		
<b>5.2</b>	<b>Architectural Description</b>	The Synagogue is situated in a walled courtyard. The prayer hall is rectangular in plan, double height, with a mezzanine towards its entrance side. A worshipper enters from under the mezzanine. The access to the upper level is by a stone staircase from the outside of the synagogue. The space above is for female worshippers. The central space of worship is dominated by the 'Teba' or the rabbi's platform. On the far wall forming an axis with the entrance and the Teba is the 'Hechal' the cabinet that houses the scrolls. The synagogue is in timber frame structure supporting a hipped timber roof.		
<b>5.3</b>	<b>Intrinsic</b>	<p>This synagogue is a generic example of the non-monumental, community built, Konkani style place of worship, in timber construction reflecting the unique generic pattern of building irrespective of religious affiliations. In fact the place of worship is also popularly referred to a 'Israeli Masheed' within the community of Panvel.</p> <p>The Beth-El Synagogue is a religious structure for the Bene-Israelis, a sect found only in the Konkani. The synagogue is elegant and well-preserved, a much loved place of worship. This synagogue is considered very auspicious by the Bene Israeli Jews, and is a necessary stop on the pilgrimage route of the Mumbai- Malabar circuit for the many devout Jews. This synagogue attracts several devotees from India and abroad (particularly Israel) all round the year, making this a structure of international importance in the region.</p>		
<b>5.4</b>	<b>Value Classification</b>	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>Cul/ Ar/ Per/ His(reg)</b></td> <td style="text-align: center;"><b>Recommended Grade: II A</b></td> </tr> </table>	<b>Cul/ Ar/ Per/ His(reg)</b>	<b>Recommended Grade: II A</b>
<b>Cul/ Ar/ Per/ His(reg)</b>	<b>Recommended Grade: II A</b>			
<b>6.0</b>	<b>Topography</b>			
<b>6.1</b>	<b>Floors</b>	Ground + One (mezzanine)		
<b>7.0</b>	<b>Construction</b>			
<b>7.1</b>	<b>Plinth</b>	The height of plinth is negligible compared to the courtyard outside. The plinth is in stone masonry Stone masonry structure 450 thick stone walls alternating with pilasters. The mezzanine is framed in timber joist and boarding and is supported on two TW posts in timber, carved in the Tuscan style and painted. These are topped by another two TW posts in timber, carved in the Tuscan style and painted that support the ceiling above. The ends of the joists are projected beyond the mezzanine face as ornamental brackets. The mezzanine face has ornamental CI railings, with a carved timber railing.		
<b>7.2</b>	<b>Walls</b>			

7.3	<b>Floor</b>	The prayer hall is finished in marble. The mezzanine has timber boarding.
7.4	<b>Stairs</b>	Stone masonry stairs lead to the mezzanine level from outside the prayer hall in the courtyard
7.5	<b>Openings</b>	The main door is with double leaves, TW framed and panelled. This door is in the centre of the façade. On either side of the prayer hall fronting the street outside and the court yard inside are a series of four arched openings, with filled up tympanums. In these openings are rectangular windows having wooden shutters with metal grilles.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a ceiling of TW boarding that forms a flat ceiling above the prayer hall.
7.7	<b>Articulation</b>	The inside of the prayer hall has clean lines and forms a cubical space with the flat boarded roof as the ceiling and the projecting pilasters on the outside, and the white marble flooring contrasts with the dark stained wooden furniture and ceremonial fittings in the space. A small TW porch forms the entrance space outside with marble seating on either side.
7.8	<b>Finishes</b>	On the inside the walls are clad in marble and with stone cladding on the exterior. However this seems to be a recent addition. The timber members are polished or painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Much of the religious furniture remains and has been carefully maintained. The central space of worship is dominated by the 'Teba' or the rabbi's platform. On the far wall forming an axis with the entrance and the Teba is the 'Hechal' the cabinet that houses the scrolls. Other sacred furniture include the covered 'Ezekiel's Chair' by the left of the Hechal and the sacred perpetual lamp, the 'Tamid' hanging above the Teba. The two sides of the prayer hall have long benches for the comfort of worshippers. Apart from this there are several plaques and holy inscriptions on the walls above the Hechal and several antique lamps suspended from the ceiling.
7.10	<b>Compound/ Fence / Gate</b>	The outer compound wall is around 2m high, and the entrance from the M. G. Road is from a TW door through the wall, reminiscent of a 'dindi darwaza' in a temple. There is a plaque above this door which gives the name and date of the synagogue.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The open space of the courtyard is paved in china mosaic. The side opposite the street has a long outhouse which houses an office and the residence of the caretakers.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using glass lamp fixtures and fluorescent lighting.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows. Mechanical with fans and air-conditioners.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Not visible
9.2	<b>Walls</b>	Good. Well protected by cladding
9.3	<b>Floor</b>	Good, recently laid in marble
9.4	<b>Stairs</b>	Fair, not very well maintained, suffers from exposure as the staircase is outside the building.
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW frames and panels in good condition.
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally sound and in good alignment, boarding in good condition protected by paint.
9.7	<b>Articulation &amp; Finishes</b>	Good, although most of the finishes are recent.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Suffer from some neglect
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good, very well maintained
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	The original form and character is unaltered. An asbestos sheeted lean-to has been added over the porch and part of the inner courtyard which is obtrusive.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	The flooring and the wall cladding are of recent vintage. The inner finishes enhance the prayer space. The outer stone cladding is somewhat garish for a low key structure such as this. Recently air conditioners have been fitted into most of the windows, which can be seen from the outside of the synagogue.
11.0	<b>DP Remarks / Perceived Threats</b>	
	No perceived threat, especially as the community is aware of the intrinsic value of the place.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	Plaque above the doorway to the Synagogue. Conversation with Chazzan (prayer leader) Mr. Pingale	



Common Reference No.	PL 19
Card No.	37
Name of Property	<b>Beth El Synagogue, Bazaar Peth</b>



Interior view showing 'Teba', Rabbi's platform in the foreground, 'Hechal', cabinet for the scrolls on the back wall and 'Tamid' the sacred lamp



Mezzanine, supported on timber columns, articulated in the Tuscan manner, with ornamental cast iron grills



Courtyard side view of the building with the original porch seen below the temporary roof cover

	<b>Common Ref No</b> : PL 20		
	<b>Card No.</b> 38		
	<b>Ward(Part)</b> 7		
	<b>CS No. Prop. No:</b> 854		
	<b>Plot Area</b>		
	<b>B U Area</b>		
	<b>Date</b> 18.11.02		
	<b>Record by</b> SMD, Subin, Animish		
	<b>Review by</b> MMD		
<b>Int</b> yes <b>Ext</b> yes			
<b>Photo. Ref</b> P2, P8			
<b>1.0</b>	<b>Denomination</b>		
<b>1.1</b>	<b>Name of Premises</b>	Mominpada Masjid	
<b>1.2</b>	<b>Earlier Name</b>	Mominpada Masjid	
<b>1.3</b>	<b>Built In</b>	c.1900	
	<b>Extension Date (If any)</b>		
<b>2.0</b>	<b>Access</b>		
<b>2.1</b>	<b>Main</b>	On the South west side, from MG Road (Bazaar Peth)	
<b>2.2</b>	<b>Subsidiary</b>	Nil	
<b>3.0</b>	<b>Ownership pattern</b>		
<b>3.1</b>	<b>Present</b>	Yakub Baig Trust	
<b>3.2</b>	<b>Past</b>	Private, Baig family	
<b>3.3</b>	<b>Status</b>	Trust	
<b>4.0</b>	<b>Use</b>		
<b>4.1</b>	<b>Present</b>	Religious	
<b>4.2</b>	<b>Past</b>	Religious	
<b>4.2</b>	<b>Usage</b>	Daily	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
<b>5.1</b>	<b>Townscape (Manmade)</b>	The gateway of the mosque directly abuts the south-eastern end of the busy M G Road, and due to its prominent new avatar is seen from a distance. However, the actual prayer hall being inside is obscured from the street due to haphazard additions along the compound wall. Its sloped roof does rise above the wall and even though it makes its own unique angle with relation to the rest of the structures on the road, fails to catch attention. Most people think the gate to be the mosque.	
<b>5.2</b>	<b>Architectural Description</b>	The prayer hall is of modest size, rectangular in shape. Its load bearing brick walls are divided in to neat pilastered bays and support a hipped timber roof. The prayer hall is fronted by an arcaded verandah. It is situated an angle in a courtyard, so as to face the Quibla (direction pointing to Mecca). The courtyard is entered trough a rectangular gateway, on whose roof is domed chhatri. A set of four minarets were added in the four corners of the roof. All this makes the gateway loom large upon the street. In the centre of this gateway, right below the chhatri is the access doorway to the courtyard. On both sides of this doorway are shops accessed directly from the road. The roof of the gateway is approached by masonry steps from the courtyard. The courtyard also houses an ablution tank.	
<b>5.3</b>	<b>Intrinsic</b>	The mosque was built by Yakub Isab Baig, who migrated from Basavkalyani, Karnataka, a prominent and wealthy citizen in the formative stages of Panvel's development and represents among many other sub-cultures the contribution of the Dakhani Muslims to its development. This mosque is a generic example of the non-monumental, Konkani style place of worship in timber construction, built with private initiative.	
<b>5.4</b>	<b>Value Classification</b>	<b>Cul/ Ar/ Per/ Orn/ Lan</b> <b>Recommended Grade: II B</b>	
<b>6.0</b>	<b>Topography</b>		
<b>6.1</b>	<b>Floors</b>	Ground	
<b>7.0</b>	<b>Construction</b>		
<b>7.1</b>	<b>Plinth</b>	600 high plinth in stone masonry, whose upper projecting course is now painted. The plinth steps are in stone situated in the central bay of the front verandah.	
<b>7.2</b>	<b>Walls</b>	450 thick brick masonry walls divided into pilastered bays, each having a multi-foliated arched opening. The gateway is made up of brick and plaster.	
<b>7.3</b>	<b>Floor</b>	In the prayer hall and the verandah has Shahbad flooring which is covered over by rows of plastic prayer mats	
<b>7.4</b>	<b>Stairs</b>	The steps leading up to the roof of the gateway are in brick masonry	

7.5	<b>Openings</b>	All the openings are spanned by semi-circular arches, which are articulated with foliations on the inside. Each opening has a fanlight, echoing the shape of the arch, glazed with colour glass. The doors from verandah to the prayer hall are TW panelled with fan-light. Two windows on each of the side walls are up to the floor level and in two equal parts, both TW framed and having TW, glazed shutters with fanlight. The windows, one on each side of the Mehrab have sills coinciding with the division of the side window, the space below the sill being used for storage.	
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a ceiling of TW boarding that extends up to the eaves board.	
7.7	<b>Articulation</b>	The buildings facade is organised in a symmetrical semi classical manner articulated with stucco pilasters and cornices. The pilasters are ornamented with Corinthian capital type decoration. The interior surfaces of the prayer hall too are decorated with floral decorations in stucco, painted in pastel hues. All the semi-circular arches are elaborated in to a multi-foliated shape and are trimmed with stucco mouldings. The niche of the Mehrab on the Quibla wall has calligraphic decorations.	
7.8	<b>Finishes</b>	The walls are plastered and painted with oil paint.	
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The decorations mentioned above are the main interior features. The Mehrab (arched niche in the centre if the Quibla wall) is crowned with a semi-circular projection from the wall above. On the right side of the Mehrab is a Mimbar (raised pulpit) for Friday sermons.	
7.10	<b>Compound/ Fence / Gate</b>	A brick masonry compound wall on the M G Road, with an imposing gateway as described in 5.2	
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The office premises of the trust and a few other ancillary buildings with sloped roofs and brick walls are on both the sides of the mosque but without any separating barriers, however, they are clearly not a part of the original scheme. The shops situated within the gateway directly open out to the road.	
8.0	<b>Services &amp; Utilities</b>		
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.	
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows.	
8.3	<b>Electricity</b>	MSEB supply	
8.4	<b>Water Supply</b>	Municipal	
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines	
8.6	<b>Fire precaution</b>	None	
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None	
9.0	<b>Condition</b>		
9.1	<b>Plinth</b>	Good, in line and level	
9.2	<b>Walls</b>	Good. No obvious damage. Plaster in good condition	
9.3	<b>Floor</b>	NA	
9.4	<b>Stairs</b>	Fair.	
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition	
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally sound and in good alignment, has eaves boards in fair condition.	
9.7	<b>Articulation &amp; Finishes</b>	The classical ornamentation on pilastered as well as floral decorations in the interiors is in good shape. All finishes in good condition.	
9.8	<b>Services</b>	Electrical wiring is haphazard and running all over the place. The meter box cabinet and switch boards placed insensitively on the corner pier of the front verandah mar the beauty of the scheme.	
9.9	<b>Outbuildings</b>	NA	
9.10	<b>Overall condition</b>	Good	
		<b>Maintenance level</b>	Good
10.0	<b>Transformation</b>		
10.1	<b>Form</b>	The original scheme is obscured due to various factors like addition of corner minarets to the gateway, extensions of fronts of the shops housed in the gateway, haphazard additions along the compound wall, and the covering over of the courtyard with asbestos sheet roofing. This roofing leans on to the prayer hall structure, completely hiding the view of the timber roof from the courtyard. Moreover, it has been provided with additional brick supports which are completely out of the character and one of them comes right in the middle of the ablution tank.	
10.2	<b>Structure</b>	As mentioned above	
10.3	<b>Articulation &amp; Finishes</b>	The courtyard is paved over with marble slabs.	
11.0	<b>DP Remarks / Perceived Threats</b>		
	An extension is planned by the trust due to shortage of space. This may very likely lead to demolition of the existing prayer hall and coming up of a concrete multi-storey structure in its place.		
12.0	<b>Additional Notes / References / Documents Available</b>		
	Conversation with Mr. Allaji Mohammed Mustafa Yakub Beig, the trustee of Yakub Beig Trust; Souvenir of the Panvel Municipal Council.		

Common Reference No.	PL 20
Card No.	38
Name of Property	<b>Mominpada Masjid</b>




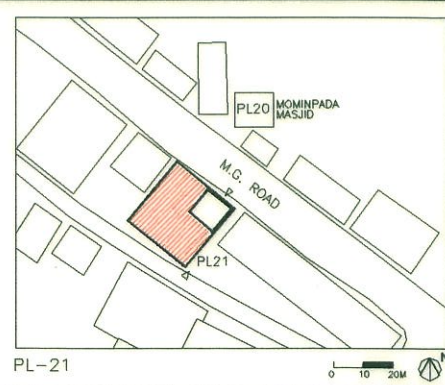
The corner view showing classically articulated pilasters, window bay and boarded eaves projection



Arcaded verandah fronting the prayer hall showing articulation in stucco



Interior view showing mehrab, mimbar and stucco decorations on wall surfaces

	<b>Common Ref No :</b> PL 21	
	<b>Card No.</b> 39	
	<b>Ward(Part)</b> 11	
	<b>CS No. Prop. No.</b> 895	
	<b>Plot Area</b>	
	<b>B U Area</b>	
	<b>Date</b> 18.11.02	
	<b>Record by</b> MMD, Subin	
	<b>Review by</b> SMD	
	<b>Int</b> yes <b>Ext</b> yes	
<b>Photo. Ref</b> P7, P8, P11		

<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Ahmed Baig House, Bazaar Peth
<b>1.2</b>	<b>Earlier Name</b>	Baig House
<b>1.3</b>	<b>Built In</b>	Circa 1880
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From M. G. Road (Bazaar Peth)
<b>2.2</b>	<b>Subsidiary</b>	Rear entry from the parallel lane
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Ahmed Yakub Baig Trust
<b>3.2</b>	<b>Past</b>	Yakub Isab Baig
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	An old Wada in Bazaar Peth, located opposite Mominpada Masjid. Its imposing two storey structure relates to the street with warehouses on the lower level and a balcony projecting on to the street on the upper level. The access to the Wada is from a Dindi Darwaza opening out into the corner front court, giving a partial glimpse of the ell shape building behind.
<b>5.2</b>	<b>Architectural Description</b>	A large two storied, ell shape house with a corner front court, and a small rear court. A Dindi Darwaza from the M G Road leads one into the front court. Ground floor is partially tenanted premises, and the part touching the road has 2 kothars fronting the road. The first floor is accessed from the front court by an open, straight flight timber staircase which culminates into a corridor overlooking the court. The corridor in turn, turns the corner and becomes a balcony projecting on to the street directly above the kothars. From the rear court also, a straight flight stair leads to the first floor. The structure is divided in to neat pilastered bays, with a sloped timber roof.
<b>5.3</b>	<b>Intrinsic</b>	The Wada was built by Yakub Isab Baig, who migrated from Basavkalyani, Karnataka and was a prominent and wealthy citizen in the formative stages of Panvel's development. He also built the Mominpada Masjid which is opposite in the Konkan style. Both these structures represent among many other sub-cultures the contribution of the Dakhani Muslims to Panvel's development. The building is one of the few remaining examples of the courtyard house type. The building displays the same characteristics as Patwardhan Wada and Shedje Wada in terms of the upper floor corridor turning a corner and becoming a projecting balcony on the street.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	30 cm high plinth in stone masonry.
<b>7.2</b>	<b>Walls</b>	450 thick brick walls in lime mortar, with wide niches for storage
<b>7.3</b>	<b>Floor</b>	Wooden floor, supported over TW joists with TW girders, topped with Shahbad slabs. Projecting timer balcony rests on ornamental CI brackets which also support the posts and the roof overhang. In the ground floor the flooring is Shahbad slabs.
<b>7.4</b>	<b>Stairs</b>	Teak wood single flight staircases to upper floor corridor, with timber handrail and timber railing
<b>7.5</b>	<b>Openings</b>	Most of the openings are spanned with segmental arches, with tympanum infill. The TW framed windows are full length, from floor to lintel, divided into two parts. Both parts having TW panelled shutters and MS rod grill. The warehouse doors are verily, heavy panelled timber door and ledged, braced and battened door with heavy ironmongery.

7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rough wood rafters and purlins, with projecting eaves without soffit boarding, with decorative eaves board.
7.7	<b>Articulation</b>	The building's frontage on the corner are organised in a symmetrical semi classical manner articulated with stucco pilasters and cornices. The decorative CI brackets and TW posts of the front balcony too echo the same organisation. Both the balcony and corridor on the upper level have TW railing on decorative CI railing.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. The original flooring has been changed in some places
7.9	<b>Interiors (Movable &amp; Immovable)</b>	No special features of note, except wide niches in the internal walls that are spanned with segmental arches and are covered with wooden shutters.
7.10	<b>Compound/ Fence / Gate</b>	1600 high brick masonry compound wall in line with the front warehouses. It has in the centre of the wall, a small doorway (dindi) of heavy timber shutters, which leads to the front court.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The front court is partially paved with broken Shahbad slabs and has a tree in a corner. The rear court is unpaved.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Average. Plinth steps are broken
9.2	<b>Walls</b>	Poor, coming apart at the rear.
9.3	<b>Floor</b>	Fair. The timber beams have cracked in many places. The timber balcony purlins and fascias, being exposed, show a visible sign of weathering
9.4	<b>Stairs</b>	The front staircase has become rickety. A few risers are broken. The rear staircase has almost come apart and is structurally unsafe.
9.5	<b>Openings</b>	Average. The panelled windows and doors are not maintained well and paint has come off. A few windows on the rear are in a poor condition.
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally fair though shows a sign of sagging. A lot of tiles are broken and most ridge tiles on the hipped corner are missing. Eaves boards in fair condition but has become slightly out of line.
9.7	<b>Articulation &amp; Finishes</b>	The external plaster is in very poor condition, especially on the courtyard side and on rear side. It has entirely come off in many places whereas at few other places it is patched up shabbily with cement plaster. The external paint also has mostly peeled off.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Average
		<b>Maintenance level</b> Poor
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No visible changes
10.2	<b>Structure</b>	No visible changes
10.3	<b>Articulation &amp; Finishes</b>	No changes, except some external plaster is patched up with cement plaster
11.0	<b>DP Remarks / Perceived Threats</b>	
12.0	Almost total lack of maintenance as it is a trust property in dispute	
		<b>Additional Notes / References / Documents Available</b>
		Conversation with Yusuf Ahmed Baig, current occupant and his family.

Common Reference No.	PL 21
Card No.	39
Name of Property	<b>Ahmed Baig House, Bazaar Peth</b>




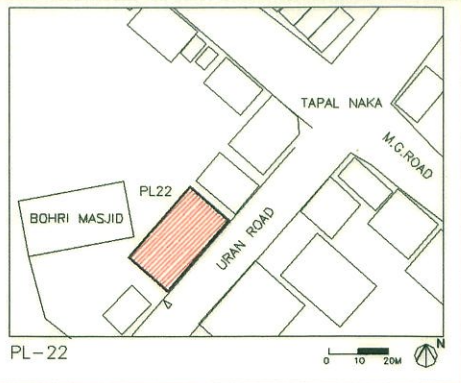
The corner view showing upper floor corridor turning the corner and becoming a projecting balcony on the street.



Projecting balcony supported on WI brackets. Lower floor *kothars* with timber frame structure



Panoramic view of the courtyard showing straight flight staircase leading to the upper floor corridor. Dindi Darwaza is seen on the right

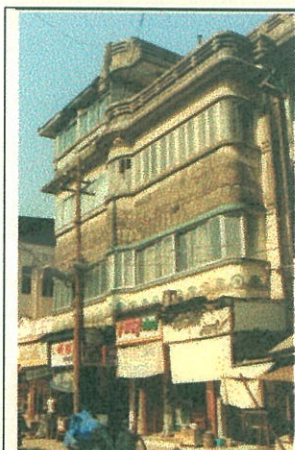
	<b>Common Ref No : PL 22</b>		
	<b>Card No. 40</b>		
	<b>Ward(Part) 11</b>		
	<b>CS No. Prop. No: 1250</b>		
	<b>Plot Area</b>		
	<b>B U Area</b>		
	<b>Date 18.11.02</b>		
<b>Record by</b> Indrajeet, Chandra, Subin			
<b>Review by</b> SMD			
<b>Int No</b> <b>Ext</b> yes			
<b>Photo. Ref</b> P6			
<b>1.0</b>	<b>Denomination</b>		
<b>1.1</b>	<b>Name of Premises</b>	Dar-ul-Imarat, Bohri Masjid	
<b>1.2</b>	<b>Earlier Name</b>	Dar-ul-Imarat, Bohri Masjid	
<b>1.3</b>	<b>Built In</b>	Early 20 <sup>th</sup> century	
		<b>Extension Date (If any)</b>	
<b>2.0</b>	<b>Access</b>		
<b>2.1</b>	<b>Main</b>	Uran Road, Tapal Naka	
<b>2.2</b>	<b>Subsidiary</b>	None	
<b>3.0</b>	<b>Ownership pattern</b>		
<b>3.1</b>	<b>Present</b>	Dowoodi Bohra Community	
<b>3.2</b>	<b>Past</b>	Dowoodi Bohra Community	
<b>3.3</b>	<b>Status</b>	Ownership	
<b>4.0</b>	<b>Use</b>		
<b>4.1</b>	<b>Present</b>	Residence + Shops	
<b>4.2</b>	<b>Past</b>	Residence + Shops	
<b>4.2</b>	<b>Usage</b>	Daily	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
<b>5.1</b>	<b>Townscape (Manmade)</b>	A town house in a side street(Uran Rd) from M. G. Road which is one of the busiest commercial streets in Panvel having commercial establishments on the ground storey and residences on the upper storey.	
<b>5.2</b>	<b>Architectural Description</b>	A rectangular, two storied structure with a wide street frontage. The ground floor is divided into bays of shopping, with the residences on the upper floor. The upper floor frontage is an ornamental arrangement of pilasters and windows set into shallow arches. The building has a sloping timber roof covered with Mangalore tiles.	
<b>5.3</b>	<b>Intrinsic</b>	This building's function has to be seen in context with the Bohri Masjid, which is located just behind it. The premises in which the Dar-ul-Imarat is fronting has other structures related with the mosque. This building in consideration is the residential quarters of the Pesh-imam of the mosque who stays here during his tenure. The Pesh-imam is normally appointed by the religious head of the Bohri Community, the Syedna. Houses with shops on the ground floor and with their sloped roofs are a common feature on both sides of the busy Bazaar Peth (M. G. Road today) as also Kapad Galli.	
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per/ Om</b> <b>Recommended Grade: III</b>	
<b>6.0</b>	<b>Topography</b>		
<b>6.1</b>	<b>Floors</b>	Ground + One	
<b>7.0</b>	<b>Construction</b>		
<b>7.1</b>	<b>Plinth</b>	4000 high plinth in coursed ashlar masonry. Sets of plinth steps in stone lead to shops on the ground floor.	
<b>7.2</b>	<b>Walls</b>	load bearing 450 thk brick masonry	
<b>7.3</b>	<b>Floor</b>	The balcony on the upper floor is directly supported on timber posts of the verandah below. In the ground floor Shops, the flooring is in Kotah.	
<b>7.4</b>	<b>Stairs</b>	Could not be observed.	
<b>7.5</b>	<b>Openings</b>	The upper floor is a designed façade (street façade) of alternating windows and pilasters ornamented with detailing that hints of Baroque. The windows are in two parts, upper and lower with, two shutters each, of TW panelling and glazing and protected by MS grilles. Above the windows are top hung glass ventilators. The shops below have hinged and folded wooden shutters	
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled sloping roof supported on rafters and purlins, with projecting eaves soffit with TW boarding	



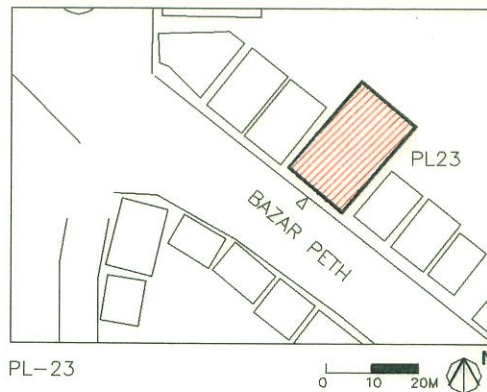
7.7	<b>Articulation</b>	The façade is organised ornamentally on the upper floor into an alternating arrangement of windows and pilasters. The pilasters are ornamented in stucco with flattened relief Corinthian ornaments. The windows are rectangular, set into shallow arches, whose tympanums are filled up. The arches are highlighted with moulding. The detailing is reminiscent of Baroque façades. In the Konkan region this is a common feature that distinguishes houses of Muslim ownership with their preferences for the ornamented frontage.
7.8	<b>Finishes</b>	External walls are plastered and painted, ornamental details are in stucco.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	No significant observations.
7.10	<b>Compound/ Fence / Gate</b>	The Dar-ul-Imarat sits on the road outside it. There is no compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is an open space behind the building with the Bohri Masjid behind it. The other buildings in the premises include a Madrassa, a community hall, toilets and a well.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through doors and windows.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good. It is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Fair. No obvious damage. Plaster on the outside in good condition.
9.3	<b>Floor</b>	Interiors could not be observed
9.4	<b>Stairs</b>	Could not be observed
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled windows are painted and in good condition
9.6	<b>Roofing</b>	Sound structural condition observed Soffit boarding in fair condition
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	No visible change in the overall house from the outside.
10.2	<b>Structure</b>	No changes observed
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0		<b>DP Remarks / Perceived Threats</b>
		The building's age and natural wear due to constant usage, there has seems to have been upkeep of the building with relation to its importance in the Bohra Community. The building is an adjunct to the Bohri Masjid behind it which has not been included in the survey as it has been thoroughly renovated and modernized in RCC; all traces of the original are lost.
12.0		<b>Additional Notes / References / Documents Available</b> Conversation with the Mulla Aliasghar Vora

Detail showing Baroque articulations of the plastered bays





<b>Common Ref No :</b> PL 23
<b>Card No.</b> 41
<b>Ward(Part)</b> 8
<b>CS No. Prop. No.</b> 993
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 18.11.02
<b>Record by</b> SMD, Subin, Archis
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P7, P8



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Esmail, Manzil, Bazaar Peth
<b>1.2</b>	<b>Earlier Name</b>	Esmail, Manzil, Bazaar Peth
<b>1.3</b>	<b>Built In</b>	1947
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On Mahatma Gandhi Road (Bazaar Peth)
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Various Owners
<b>3.2</b>	<b>Past</b>	Shafhaquat Husain Panvelwala, Builder
<b>3.3</b>	<b>Status</b>	Ownership flats
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence+ Shops
<b>4.2</b>	<b>Past</b>	Residence+ Shops
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	An apartment block four stories high, overlooking the busy Bazaar Peth (M G Road). Shops on the ground floor directly open onto the street. Its ornamental form and stucco decorations give it a distinctive appearance on the Bazaar Peth.
<b>5.2</b>	<b>Architectural Description</b>	A ground and three storey apartment block built in RCC, detailed and finished in stucco plaster. The ground floor consists of shops and storage areas. Residential flats on the upper floors, with wide turning balconies, now enclosed with aluminium framed windows. Accesses to the flats are through cantilevered corridors at the rear with RCC brackets. The top floor becomes asymmetrical as there is a flat only on one side of the staircase, and the flat terrace formed is stepped in two levels.
<b>5.3</b>	<b>Intrinsic</b>	This apartment block was built in 1947, by a well known contractor, Shafhaquat Hussain Panvelwala for his family and others. The building with its RCC frame is in the Art Deco style, and detailed in stucco extensively with Art Deco ornament. This reflects the trends of the day, where Art Deco buildings were coming up in large numbers in Bombay and surrounding areas. This also reflects the then relatively new concept of modern apartment living. The Deco detailing is prevalent through out and can be seen in the design of the woodwork, the stairs, the hardware fixtures and the grille-work.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	400 high, leading to shops that form the ground floor frontage
<b>7.2</b>	<b>Walls</b>	225 brick masonry wall in filled in an RCC frame, finished and detailed in stucco plaster.
<b>7.3</b>	<b>Floor</b>	RCC slabs finished with mosaic flooring laid to patterns.
<b>7.4</b>	<b>Stairs</b>	RCC single flight staircase with steps inset with strips of metal to prevent slippage. The parapet is half of masonry and half of metal grillage in Art Deco geometric design. The railing is carved TW culminating in a newel post also styled in a Deco design. The entire stairway is skewed to the apartment blocks creating an interesting corridor space. This space is well lit with windows, and finished with mosaic flooring laid to a pattern.

7.5	<b>Openings</b>	In the apartment block, doors are double shuttered with panelled. They have glazed fanlights above them. The hardware is specially designed in Art Deco style. TW. Windows are rectangular TW framed with glazed shutters and ventilators. The windows have well designed metal grilles in asymmetrical Art Deco styling made as part of the original scheme.
7.6	<b>Roofing</b>	RCC flat slab finished in IPS
7.7	<b>Articulation</b>	On the Bazaar Peth side, the building is organised symmetrically. There is a cantilevered balcony on every floor that curves into the sides softening the impact of this building on the street. The centre of the façade bumps forward like a bay, and this design is taken up at the top of the building by a culminating Deco motif of three vertical strips. Perpendicular to this the Railing built in RCC is in a horizontal design which forms an interesting articulation as the buildings skyline. The building is extensively detailed in Art Deco motifs. On the frontage the parapet shows a wave and sun motif made in stucco relief. The inner soffits of the balconies are detailed in flora and ornamental stucco motifs.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. The original flooring is in mosaic laid out to patterns.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The staircase, windows, grilles and facades have well articulated Art Deco details in stucco, metal and timber. Some original furniture from the 1940s still in use.
7.10	<b>Compound/ Fence / Gate</b>	The building abuts the road, there is no compound wall.
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	NA
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through door and windows. Artificial lighting using various light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows, fanlights and ventilators.
8.3	<b>Electricity</b>	MSEB
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good. The outer perimeter of the plinth is protected by plaster and paint.
9.2	<b>Walls</b>	Fair. The outer façade needs painting. Some stucco details are crumbling. There is evidence of dampness in some walls.
9.3	<b>Floor</b>	Fair. The mosaic floor is by and large intact. Some flooring in individual flats has been changed.
9.4	<b>Stairs</b>	Fair, the balustrade and railing could use a coat of paint and varnishing
9.5	<b>Openings</b>	Good. The TW panelled door and glazed windows are in good condition, though some require painting
9.6	<b>Roofing</b>	Fair
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b>
		Fair
10.0		<b>Transformation</b>
10.1	<b>Form</b>	The balconies have been enclosed with aluminium framed windows, obscuring the intended beauty of the Art Deco design, and making invisible from the street the ornamentally detailed soffit of the slabs.
10.2	<b>Structure</b>	No significant change. The top floor apartment may have been added at a later date, making the design asymmetrical.
10.3	<b>Articulation &amp; Finishes</b>	Over the years there have been several changes in individual apartments in terms of flooring, partitions and finishes, but none detract from the outside except the enclosing of balconies described above.
11.0		<b>DP Remarks / Perceived Threats</b>
		None
12.0		<b>Additional Notes / References / Documents Available</b>
		In conversation with Ilyas Miyaji and his mother, daughter of the original builder. They described a couple of apocryphal stories: one, that the building has been built on a filled up well, and second that the top floor is supposedly haunted.

Common Reference No.	PL 23
Card No.	41
Name of Property	<b>Esmail Manzil, Bazaar Peth</b>



The protruding central bay with a culminating Art Deco motif at the top with three vertical strips



Art Deco mannerism seen on the façade like curved edges to the balcony and surface patterns



Windows having metal grille with geometric Deco design

Common Reference No.	PL 23
Card No.	41
Name of Property	<b>Esmail Manzil, Bazaar Peth</b>




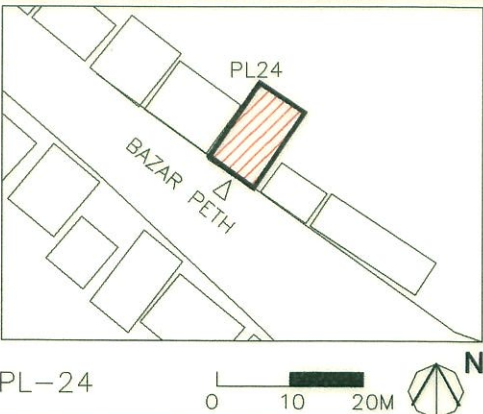
The stairway is skewed with respect to the building grid. Art Deco design seen in the railing



Main doors to the individual apartments have hardware made with art Deco designs



The skewed stairway creates an interesting corridor space

	<b>Common Ref No :</b> PL 24	
	<b>Card No.</b> 42	
	<b>Ward(Part)</b> 10	
	<b>CS No. Prop. No:</b> 335	
	<b>Plot Area</b>	
	<b>B U Area</b>	
	<b>Date</b> 10.12.02	
	<b>Record by</b> Indrajeet, Chandra	
	<b>Review by</b> SMD	
	<b>Int</b> yes <b>Ext</b> yes	
<b>Photo. Ref</b> P1, P5, P10		

<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Samel House
<b>1.2</b>	<b>Earlier Name</b>	Samel House
<b>1.3</b>	<b>Built In</b>	C.1910
	<b>Extension Date (If any)</b>	
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From M G Road (Bazaar Peth)
<b>2.2</b>	<b>Subsidiary</b>	None
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Rajiv Samel
<b>3.2</b>	<b>Past</b>	Shri Ganpatrai Chapaji Samel
<b>3.3</b>	<b>Status</b>	Owner
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence + Pedhi
<b>4.2</b>	<b>Past</b>	Residence + Pedhi
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	An old town house in the Bazaar Peth which is the busiest commercial street in Panvel having commercial establishments on the ground storey and residences on the upper storeys.
<b>5.2</b>	<b>Architectural Description</b>	<p>A rectangular, two storied structure with a narrow street frontage. An open front verandah is the most public space of the house. From here, a doorway leads one into the 'Pedhi', a space where business is conducted while sitting on cushions at the floor level. This pedhi has its baithak with cushions on a stepped platform, whereas the lower portion is a waiting area with wooden benches. From here, one gains an entrance into the rear portion where the house starts.</p> <p>A straight flight staircase connects to the upper floor on which the living, sleeping and kitchen spaces are organised, the ground floor being mainly used as storage and yard space. An interesting feature of the house is a peeping window in the suspended floor above the pedhi, from which the ladies of the house could see the arrival of people below and decide to send down the refreshments with the servants. Directly above the front verandah is a balcony on the upper floor with CI railing.</p>
<b>5.3</b>	<b>Intrinsic</b>	<p>In the earlier times, similar houses with shops on the ground floor and with their sloped roofs stood side by side on both sides of the busy Bazaar Peth as also Kapad galli.</p> <p>This house with its 'Pedhi' is one of the very few examples which still retain the same original character. It was built by the grand father of the present owner, who migrated from Junnar and besides being a businessman was also a Vaidya. The pedhi was extensively used by him in the evening to meet the townspeople who flocked to seek his advice on various matters.</p>
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high plinth in coursed ashlar masonry with the top course projecting beyond the face. Two sets of plinth steps in stone.
<b>7.2</b>	<b>Walls</b>	Combination structure with timber posts and beams, in filled with 450 thk brick masonry, with niches for storage and wooden pegs for hanging coats etc.
<b>7.3</b>	<b>Floor</b>	Suspended wooden floor of TW joists finished with Shahbad slabs. The balcony on the upper floor is directly supported on timber posts of the verandah below. In the ground floor Pedhi, the flooring is a combination of Kotah and Kadappa.

7.4	<b>Stairs</b>	Teak wood single flight staircase to upper floor, with balustrade in timber.
7.5	<b>Openings</b>	The door and window openings have heavy TW frame with thick panelled shutters, finely polished.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a timber boarded ceiling as an attic floor. Projecting eaves soffit with TW boarding
7.7	<b>Articulation</b>	The façade is organised into two structural bays by three timber posts. The posts on the ends are double with an infill panel while the one in the middle being a single post. At the first floor level, the cross beams project out beyond the floor beam supporting the balcony above. The projecting ends of these cross beams (double beams at the two ends, sitting on double posts) are decoratively shaped. The balcony has a timber handrail on CI railing.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The Pedhi with its original arrangement, timber benches, and storage niches in thick walls covered with finely crafted timber shutters, wooden pegs to hang coats, peeping window in the floor above are the main interior features. Though there are no obvious ornamental features, the wood work in the structure and in the openings is very well crafted.
7.10	<b>Compound/ Fence / Gate</b>	The Samel House sits on the road outside it. There is no compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a backyard which is used as storage yard.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good. It is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Fair. No obvious damage. Plaster on the outside in good condition. The TW posts show some weathering and minor cracks.
9.3	<b>Floor</b>	Fair. The timber members are in fair condition, except the floor beam of the balcony whose surface has considerably worn out.
9.4	<b>Stairs</b>	Fair.
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled doors are polished and in good condition
9.6	<b>Roofing</b>	Sound structural condition
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	No visible change in the overall house, except a few partition walls added. Also, a tin sheet overhang added rather incongruously to protect the front verandah
10.2	<b>Structure</b>	Some minor repairs carried out. An I beam is added to the roof beam at one place.
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0		<b>DP Remarks / Perceived Threats</b>
		The building's age and natural wear due to constant usage, there has been upkeep of the building to the extent the owners have been able to.
12.0		<b>Additional Notes / References / Documents Available</b>
		Conversation with the present owner and his wife

Common Reference No.	PL 24
Card No.	42
Name of Property	<b>Samel House, Bazaar Peth</b>



Front view showing the front verandahs with timber frame structure

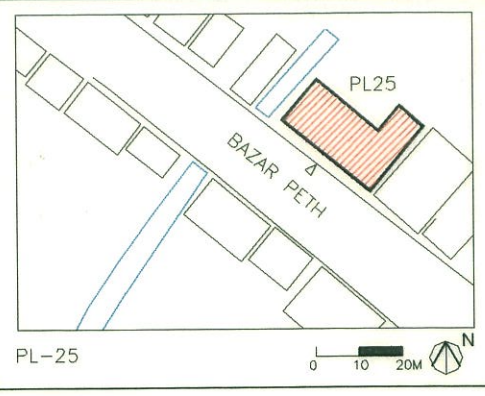


Interior view of the 'Pedhi'





<b>Common Ref No :</b> PL 25
<b>Card No.</b> 43
<b>Ward(Part)</b> 10
<b>CS No.</b> Prop. No: 172
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 10.12.02
<b>Record by</b> Indrajeet, Chandra, Subin
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P5



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Motilal Banthia House
<b>1.2</b>	<b>Earlier Name</b>	Motilal Banthia House
<b>1.3</b>	<b>Built In</b>	C.1910
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From M G Road (Bazaar Peth)
<b>2.2</b>	<b>Subsidiary</b>	None
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Motilal Khivraj Banthia
<b>3.2</b>	<b>Past</b>	Shri Anand Ramji Banthia
<b>3.3</b>	<b>Status</b>	
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence + shop
<b>4.2</b>	<b>Past</b>	Residence + shop
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	An old town house in the Bazaar Peth which is the busiest commercial street in Panvel having commercial establishments on the ground storey and residences on the upper storeys.
<b>5.2</b>	<b>Architectural Description</b>	<p>A rectangular, two storied structure with a wide street frontage. The building is timber framed with a sloped roof with an attic space. From the edge beams at attic level, a continuous and deep overhang projects out on three sides, supported on cantilever wooden brackets, shading the windows and balcony. The windows in the attic space keep the roof space ventilated. With shade and roof ventilation, the interiors remain quite cool.</p> <p>The ground floor is divided in to shops which are approached through a continuous verandah. A dog-legged timber staircase leads to the upper floor on which the living, sleeping and kitchen spaces are organised. An interesting feature of the house is a peeping window in the suspended floor above the shop, from which the ladies of the house could see the arrival of people below and decide to send down the refreshments with the servants. Directly above the front verandah is a long, continuous balcony on the upper floor with CI railing.</p>
<b>5.3</b>	<b>Intrinsic</b>	<p>In the earlier times, similar houses with shops on the ground floor and with their sloped roofs stood side by side on both sides of the busy Bazaar Peth as also Kapad Galli. Their structural organisation also displays sensitive climatic design concepts.</p> <p>This house is one of the very few examples which still retain some of the original character. It was built by the grand father of the present owner, a wealthy and important citizen.</p>
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	300 high plinth in coursed ashlar masonry with the top course projecting beyond the face. Two sets of plinth steps in stone.
<b>7.2</b>	<b>Walls</b>	Combination structure with timber posts and beams, in filled with 450 thk brick masonry, with niches for storage.
<b>7.3</b>	<b>Floor</b>	Suspended wooden floor of TW joists finished with Shahbad slabs. The balcony on the upper floor is directly supported over timber posts of the verandah below. In the ground floor shops, the flooring varies with Shahbad, kotah and mosaic tiles. In the drawing room and the balcony, the flooring is a mosaic of coloured oxides.
<b>7.4</b>	<b>Stairs</b>	Teak wood dog- legged staircase to upper floor, with balustrade and decorative newel posts in timber.

7.5	<b>Openings</b>	The door openings have heavy TW frame with thick panelled shutters, painted. The window openings are arched with low sill, the frames being double rebated, having two sets of shutters, outer being timber panelled and inner being with nets.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a timber boarded ceiling as an attic floor. The attic is 1700 high with square windows on the side walls, making it possible for ventilating the roof space. From the edge beams at attic level, a continuous and deep overhang projects out on three sides, supported on cantilever wooden brackets, shading the windows and balcony.
7.7	<b>Articulation</b>	The façade of is organised into four structural bays by five timber posts. The posts on the ends are double with an infill panel while the ones in the middle being a single post. At the first floor level, the cross beams project out beyond the floor beam supporting the balcony above, and here, the railing of the balcony is pushed back to the edge of the projecting cross beams. This allows for the CI railing with TW handrail to be continuous and independent of the structure. The balcony also has a wooden louvered screen above the lintel level. Other features of interest are paintings on the wooden ceiling of the drawing room and beautifully executed geometric and floral patterns in the coloured oxide flooring.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The ceiling paintings and mosaic flooring described above along with beautifully crafted old wooden furniture are the main features of the interiors.
7.10	<b>Compound/ Fence / Gate</b>	The house sits on the road outside it. There is no compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a backyard which is used as storage yard.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures. Use of glass tiles in roof over kitchen.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators. Roof ventilation through attic windows. Ventilation cowls on the roof over kitchen.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Fair. A few cracks seen in some places. Plaster on the outside is in poor condition
9.3	<b>Floor</b>	Fair. The timber members are in fair condition.
9.4	<b>Stairs</b>	Fairly good condition
9.5	<b>Openings</b>	Fair. Openings on the ground floor are poorly maintained.
9.6	<b>Roofing</b>	Sound structural condition, roofing tiles recently replaced. However, the overhang at lower level needs repair.
9.7	<b>Articulation &amp; Finishes</b>	Finishes on the ground storey where shops are in poor shape.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No visible change in the overall house, except a few partition walls added. The ground storey shops have haphazard additions and signage which quite obscure the form of the building. The sign boards also partly cover up the railing of the upper balcony.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
	The building's age and natural wear due to constant usage, there has been upkeep of the building to the extent the owners have been able to.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	Conversation with the present owner and his family	


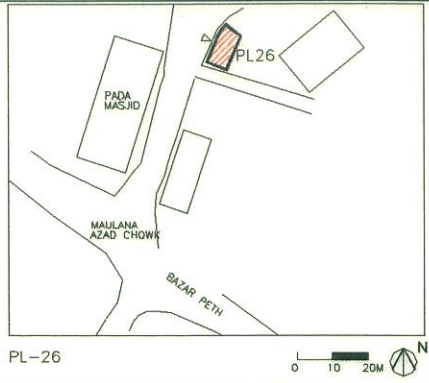
Common Reference No.	PL 25
Card No.	43
Name of Property	<b>Motilal Banthia House, Bazaar Peth</b>



Corner view of the house showing overhanging roof at attic floor level and attic windows for roof ventilation



Upper floor balcony having a continuous balcony over the projected front. Also of note is floral floor pattern in coloured cement tiles

	<b>Common Ref No :</b> PL 26		
	<b>Card No.</b> 44		
	<b>Ward(Part)</b> 10		
	<b>CS No. Prop. No:</b>		
	<b>Plot Area</b>		
	<b>B U Area</b>		
	<b>Date</b> 27/12/02		
	<b>Record by</b> AK, SMD		
<b>Review by</b> SMD			
<b>Int</b> yes <b>Ext</b> yes			
<b>Photo. Ref</b> P11			
<b>1.0 Denomination</b>			
<b>1.1 Name of Premises</b>	Balumiyani Patel House, Maulana Azad Chowk		
<b>1.2 Earlier Name</b>	Balumiyani Patel House		
<b>1.3 Built In</b>	C.1945	<b>Extension Date (If any)</b>	
<b>2.0 Access</b>			
<b>2.1 Main</b>	From The road connecting Maulana Azad Chowk to the Municipal Council		
<b>2.2 Subsidiary</b>	From Muslim Mohalla		
<b>3.0 Ownership pattern</b>			
<b>3.1 Present</b>	Shri Abdul Kadir Patel		
<b>3.2 Past</b>	Shri Mohammad Ismail Salim (Balumiyani) Patel		
<b>3.3 Status</b>	Owner		
<b>4.0 Use</b>			
<b>4.1 Present</b>	Residence		
<b>4.2 Past</b>	Residence		
<b>4.2 Usage</b>	Daily		
<b>5.0 Significance &amp; Value Classification</b>			
<b>5.1 Townscape (Manmade)</b>	A town house on periphery of the Muslim Mohalla. The house faces the side façade of Pada Masjid at Maulana Azad Chowk .		
<b>5.2 Architectural Description</b>	<p>A large, two storied structure with a wide street frontage. The building is load bearing with a sloped roof with an attic space. There is a part use of concrete in the construction as seen in the upper floor balcony which projects out, directly above the front verandah. From the street, one directly enters the front verandah with a front arcade resting on short circular columns with Corinthian capitals. The verandah leads to a side room and a large front hall, the main living space which also houses a staircase to reach the upper floor. The upper floor is organised into three bedrooms.</p> <p>On the upper floor, the building has a 'tee' shaped plan, whereas on the lower floor, the footprint extends out to follow a roughly polygonal shape. This leads to the formation of two terraces at the first floor level with highly ornate concrete grilles as parapet walls. These terraces, along with the projecting balcony, afford an interesting relation with the street and the mohallah.</p>		
<b>5.3 Intrinsic</b>	<p>The house was built by the father of the present occupant, who was popularly known as Balumiyani, a wealthy and important citizen. He migrated to Panvel from Taloja and bought this property on which earlier stood godowns. He constructed this house in 1945 with a cost of Rs. 22,000. This house typifies the bungalow pattern that became popular in the first half the 20th century.</p>		
<b>5.4 Value Classification</b>	<b>Ar/ Per/ Or</b>	<b>Recommended Grade: III</b>	
<b>6.0 Topography</b>			
<b>6.1 Floors</b>	Ground + One		
<b>7.0 Construction</b>			
<b>7.1 Plinth</b>	150 high plinth in coursed ashlar masonry with plinth steps in stone. A couple of steps have been buried as the surrounding road level was lower earlier.		
<b>7.2 Walls</b>	450 thick load bearing brick walls with pilasters at intervals. The large hall on the ground floor has TW posts as intermediate supports.		
<b>7.3 Floor</b>	Suspended wooden floor of TW boarding on TW joists and beams, finished with Shahbad slabs. The RCC balcony on the upper floor is supported over curved concrete brackets. The flooring is largely Shahbad with a mosaic of coloured oxides in the front verandah and a few other places.		
<b>7.4 Stairs</b>	Teak wood quarter turn staircase to upper floor, with balustrade having infill panels of ornamental china tiles and decorative newel posts in timber.		

7.5	<b>Openings</b>	All the openings are spanned with shallow segmental arches. The door openings have heavy TW frame with thick panelled shutters, with fanlight. The window openings are arched with low sill, divided in to lower and upper parts. The windows fronting the main street have various grilles, with lower portion of the window having decorative cast iron grill, the upper portion having vertical MS rods and the tympanum of the arch having a floral concrete grill. All the openings on the outer face are trimmed with plaster bands.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a timber boarded ceiling as an attic floor.
7.7	<b>Articulation</b>	The façade is articulated in the form of neat pilastered bays with arched openings. Grilles of various floral patterns are used as the main element of articulation, in parapet wall of terraces, tympanum of arches in the window openings and the front verandah. The short circular columns in the front verandah have well executed Corinthian capitals.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members and grilles are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Niches in the wall with decorative wooden shutters and some old furniture in timber are a few features in the interiors.
7.10	<b>Compound/ Fence / Gate</b>	The house fronts the road outside it, where there is no compound wall. At the rear, there is a brick masonry compound wall to enclose the backyard.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a backyard which is used as storage yard.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators. Ventilation cowls on the roof over kitchen.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Fair. A few cracks seen in some places. The walls below the terraces show signs of dampness. Plaster on the outside is not in very good condition
9.3	<b>Floor</b>	Fair. The timber members are in fair condition.
9.4	<b>Stairs</b>	Fair
9.5	<b>Openings</b>	Fair. A few window frames show signs of decay.
9.6	<b>Roofing</b>	Sound structural condition, roofing tiles recently replaced.
9.7	<b>Articulation &amp; Finishes</b>	Articulation in good shape. Finishes show signs of wear and tear.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No visible change in the overall house, except a few partition walls and toilets added.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
The building's age and natural wear due to constant usage, there has been upkeep of the building to the extent the owners have been able to.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Conversation with the present owner and his family		

Common Reference No.	PL 26
Card No.	44
Name of Property	<b>Balumiyan Patel House</b>




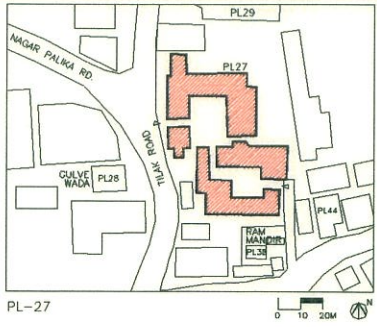
Corner view of the building on the front street



View of the house from the side street



Detail of column capitals and arches in the front verandah

	<b>Common Ref No :</b> PL 27	
	<b>Card No.</b> 45	
	<b>Ward(Part)</b> 10	
	<b>CS No.</b> Prop. No: 619, 620	
	<b>Plot Area</b> 4850 sq. yards.	
	<b>B U Area</b>	
	<b>Date</b> 26.11.02	
	<b>Record by</b> MMD, Indrajit, Archis, Sarang	
	<b>Review by</b> SMD	
	<b>Int</b> yes <b>Ext</b> yes	
<b>Photo. Ref</b> P4- 18 to 23; P3- 30 to 35		

<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Bapat Wada, Tilak Road
<b>1.2</b>	<b>Earlier Name</b>	Bapat Wada, Tilak Road
<b>1.3</b>	<b>Built In</b>	1720
		<b>Extension Date (If any)</b> Many later additions
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From the West on Tilak Road.
<b>2.2</b>	<b>Subsidiary</b>	Original entry on east side from a cross lane off Shivaji Road, now a side entry
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Yashwantrao Bapat
<b>3.2</b>	<b>Past</b>	Balajipant Krishnaji Bapat
<b>3.3</b>	<b>Status</b>	Owned, and tenanted
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	Bapat Wada is a sprawling construction in Sadashiv Peth. At one time this building was the focus for Panvel's residential area. Its size and extent make it dominate the Tilak road even today.
<b>5.2</b>	<b>Architectural Description</b>	This is the largest Wada in Panvel. The original scheme developed as a Wada structure with a large internal courtyard with an original access through a 'Dindi darwaza' from the east side. This portion houses the main rooms of the Bapat family residence and a few tenements. This courtyard has a central timber staircase that rises over the other structures leading to upper floor rooms. The Wada also has a large Krishna temple of the upper floor. The Bapat Wada over the years has developed by accretion into a large complex with additional courtyards enclosed by tenements. There were once 4 courtyards, housing several tenements. Today the Wada has around 100 tenements, around two courtyards and several out structures. The Wada is framed in TW with timber posts on an 8ft grid, and the roof a complex of timber framed hipped and pitched roofs. Ornate detailing of TW posts, TW joists and brackets can be seen.
<b>5.3</b>	<b>Intrinsic</b>	The Bapat Wada was built by Balajipant Krishnaji Bapat. In 1720, he migrated to Panvel from Guhagar near Chiplun to become Mamlatdar of Kalyan and Bhiwandi for the Peshwa. He also constructed the Panvel's Ballaleshwar Temple and the associated Wadale Talav. Balajipant Bapat and his immediate descendants contributed to a great extent to the built heritage of Panvel. They built three talavs and three very significant temples in the town. The Bapat Wada is one of the oldest Wadas in Panvel, built for a politically important official during the Peshwahi period. Its spaces hark back to an older lifestyle associated with those times. Many of the traditions established then continue even today. In a sense the history of urban Panvel can be traced back to this Wada and the structures its wake at the behest of the Bapat family. The Wada has a large Krishna temple on the upper floor. The main ceremonial courtyard was where Janamashtami started being celebrated from 1730 onwards, and continues even today. Although intrinsically a family temple, on festival days the temple is opened for public worship. At this time, large numbers of the devout come down from different places to join the celebrations. The Bapat Wada is one of the true land marks in Panvel. This place was well known in the 19 <sup>th</sup> century as being the best option for any new migrant to stay, apart from getting work in the Dhootpapeshwar factory. Even today the Wada is home to more than 100 tenants.
<b>5.4</b>	<b>Value Classification</b>	<b>His(reg), Ar, Per, Soc, Orn</b> <b>Recommended Grade</b> <b>II B</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	300 high stone plinth

7.2	<b>Walls</b>	TW framed construction with timber posts on an 8ft. grid, with 18" to 24" thick brick masonry infill walls with lime mortar.
7.3	<b>Floor</b>	Suspended floor in TW boarding over TW joist and beams. Various floor finishes. The original court has running corridors on the upper floor, which project over the ground floor by around 60 cm on TW joists and is supported by ornamentally carved TW brackets.
7.4	<b>Stairs</b>	A central stairwell has a TW dog legged stairs that lead to the upper level
7.5	<b>Openings</b>	The openings are simple, timber framed and undecorated. These rectangular windows are of full height with two TW panelled shutters, upper and lower in the typical manner of the Konkan. The window openings have vertical MS rod grills fitted to the frame, and are protected by an overhanging roof. Doors are thick TW panelled doors painted. The entrance or 'Dindi darwaza' doors are thick timber ledged and battened, with iconic carvings on the TW frame.
7.6	<b>Roofing</b>	TW framed sloping roof with Mangalore tiles organised variously over the many wings. On some wings an attic is formed under the pitched roof. The eaves of the roof are pitched considerable over the building line providing shade and protection to the walls and balconies. On the ground floor walls and openings are protected by projecting timber lean-to but these seem to be later additions.
7.7	<b>Articulation</b>	The timber frame structure is highlighted by ornate and delicately carved timber posts, one and a half floors in height at the entrance to the stairway. These columns are circular and fluted. The balconies on the upper floor are supported by long bracket reminiscent of Gujarat architecture with a curved, snaking spiral decoration of leaves and flowers. The bracketed capital is decorated with floral motif. An almost similar column and bracket arrangement is seen in the Mulla House, where the design is close enough to speculate that the craftsmen may have been the same.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The well crafted timber details are all that remain of the earlier times.
7.10	<b>Compound/ Fence / Gate</b>	The Wada sits on the Tilak road without a compound wall
7.11	<b>Curtilege / unbuilt space /out buildings/ landscape</b>	The property is large with several tenement buildings organised around internal courtyards. There are also few shops arranged along the road edge.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and courtyards. Artificial lighting using various electric light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Variable throughout ranging from fair to poor
9.2	<b>Walls</b>	Fair.
9.3	<b>Floor</b>	Changes over the years show different floor finishes in different rooms
9.4	<b>Stairs</b>	Fair
9.5	<b>Openings</b>	Variable throughout ranging from fair to poor
9.6	<b>Roofing</b>	Sound structurally; sagging has occurred in a few places. Fascia on eaves projection is poor
9.7	<b>Articulation &amp; Finishes</b>	Original articulations in fair condition. Finishes in variable conditions.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Outer tenements in Dilapidated state
9.10	<b>Overall condition</b>	This huge Wada is in a state of disrepair, especially all the tenanted parts. The front courtyard is used as a dumping ground by the residents. By and large structurally sound but unkempt.
		<b>Maintenance level</b> Poor
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	The Wada seem to have been built incrementally over the years to its current form, enclosing 4 courtyards. Modern living has taken a toll and the wear and tear of continuous usage is seen. Some parts have been demolished to make way for modern constructions.
10.2	<b>Structure</b>	Same as above, the timber members have survived well.
10.3	<b>Articulation &amp; Finishes</b>	No intrinsic changes
11.0	<b>DP Remarks / Perceived Threats</b>	
Like all the other Wadas in Panvel, the Bapat Wada faces the problems of very high maintenance costs in the wake of dissolving joint families, changing lifestyles and mobility. The pressure of the builder lobby may take its toll, in this high priced commercial area. Since the building fronts the very busy and very narrow Tilak road the front of the building may be under threat from future road widening schemes. However there seems to be no conflict between the owners and tenants, and the large number of people living in this single site sustain it to a bare level of maintenance.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Conversation with Shri Yashwantrao Bapat, 13 <sup>th</sup> generation descendant of Balajipant Bapat. 'Panvelchi Tondolakh' a series of articles by Prabha Sahastrabudhhe, local historian and lecturer.		



Common Reference No.	PL 27
Card No.	45
Name of Property	<b>Bapat Wada, Tilak Road</b>



View of the internal courtyard. The Krishna Mandir can be seen on the left hand side (upper floor). Living spaces on the other three sides of this courtyard, where the annual Gokulashtami festival is being celebrated since 1730



Corridors over looking the courtyard are cantilevered on carved timber brackets



Detail of the carved timber bracket resting on a carved timber column


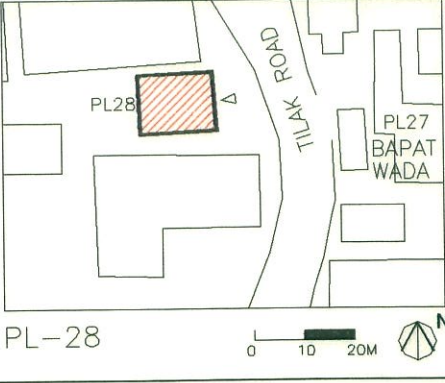
Common Reference No.	PL 27
Card No.	45
Name of Property	<b>Bapat Wada, Tilak Road</b>



View of the original entrance way (now a back entry) from a cross lane off Shivaji Road, leading to the inner courtyard.



Krishna Mandir in the upper floor hall, the site of the annual Gokulashtami celebrations since 1730

	<b>Common Ref No :</b> PL 28	
	<b>Card No.</b> 46	
	<b>Ward(Part)</b> 10	
	<b>CS No.</b>	
	<b>Plot Area</b>	
	<b>B U Area</b>	
	<b>Date</b> 26.11.02	
	<b>Record by</b> MMD	
	<b>Review by</b> SMD	
	<b>Int</b> No <b>Ext</b> yes	
<b>Photo. Ref</b> P3, P11		

<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Gulwe Wada, Tilak Road
<b>1.2</b>	<b>Earlier Name</b>	Gulwe Wada
<b>1.3</b>	<b>Built In</b>	19 <sup>th</sup> century
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From a side lane off Tilak Road
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Gulwe Family
<b>3.2</b>	<b>Past</b>	Sangramshankar Gulwe
<b>3.3</b>	<b>Status</b>	Owner, partly tenanted
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A large mansion like house in Sadashiv Peth (now Tilak Road) set back from the main road by a front yard. The access to the house is through a side lane.
<b>5.2</b>	<b>Architectural Description</b>	A large two storied, house built on a timber framework whose members are exposed and painted on the front of the house. The building has a large attic space with windows at the gable ends and is topped by a pitched roof in timber and Mangalore tiles.
<b>5.3</b>	<b>Intrinsic</b>	The Wada was built by the Gulwe Family, who are descendants of famous Vithoba Khnadappa Gulwe after whom the V.K. High School is named. This building probably built in the late 19 <sup>th</sup> or early 20 <sup>th</sup> century is less a Wada and more of a large town house, and share little in character with the more impressive Wada examples in Sadashiv Peth. The large building is currently inhabited by the owners, and partly tenanted at the rear.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar, Per</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	30 cm high plinth in stone masonry.
<b>7.2</b>	<b>Walls</b>	450 thick brick walls in filled on a timber frame structure
<b>7.3</b>	<b>Floor</b>	Wooden floor, supported over TW joists with TW girders. Interiors could not be observed.
<b>7.4</b>	<b>Stairs</b>	Interior of the building could not be observed.
<b>7.5</b>	<b>Openings</b>	The openings on the ground floor are set in semicircular arches. On the upper floors, to the gable end of the building, the openings are floor length rectangular windows with ledged and battened openings having vertical metal rod grilles and subdivided into upper and lower portions. These are in turn protected by short window length cornices detailed in stucco. Under the roof at the gable end are three smaller but similar rectangular timber windows that light up the attic space. The openings under the eaves and fronting the road are of TW panelled floor length shutters with metal rod grilles on the inside. These windows are set in five bays alternating with the timber framing that is exposed on the outside. Above each of these windows is a small elliptical fanlight detailed in TW with a metal grille inset.
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled sloping roof supported on TW wood purlins, with deeply projecting eaves supported on extended TW joists of the attic floor.
<b>7.7</b>	<b>Articulation</b>	The building's frontage is organised in a symmetrical semi classical manner articulated with Timber framing and classical details like ellipses and cornices. There is no balcony.


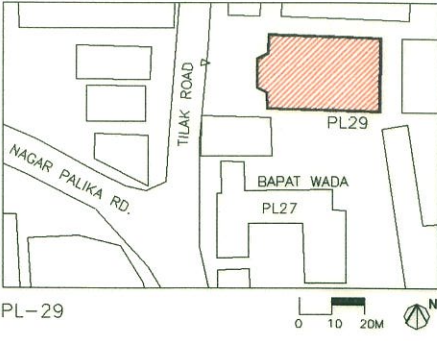
7.8	<b>Finishes</b>	External walls are plastered and painted. The timber frame is exposed on the outside and painted. Internal finishes could not be observed.		
7.9	<b>Interiors (Movable &amp; Immovable)</b>	No special features of note, interiors could not be observed.		
7.10	<b>Compound/ Fence / Gate</b>	Ornamental brick masonry compound wall in line with the Tilak Road. The compound wall displays a decorative balustrade alternating with ornamental masonry piers incorporating mixed dealing such as the topping like a shikhara and baroque stucco scrolls on either side of the piers On the road side metal grilles have been incorporated as railings which are incongruous.		
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a garden in front of the house.		
8.0	<b>Services &amp; Utilities</b>			
8.1	<b>Lighting</b>	Natural light through floor length windows.		
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows.		
8.3	<b>Electricity</b>	MSEB supply		
8.4	<b>Water Supply</b>	Municipal		
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines		
8.6	<b>Fire precaution</b>	None		
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None		
9.0	<b>Condition</b>			
9.1	<b>Plinth</b>	Poor No clear entrance steps.		
9.2	<b>Walls</b>	Poor, The lean-to on the front of the building on the ground floor are in very poor shape.		
9.3	<b>Floor</b>	Fair. The timber beams have cracked in many places. The timber frames and shutters show a visible sign of weathering		
9.4	<b>Stairs</b>	Interiors could not be observed		
9.5	<b>Openings</b>	Poor. The panelled windows are in better shape as compared to the rest of the openings which are weathering badly		
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally fair though shows a sign of sagging. A lot of tiles are broken or are missing.		
9.7	<b>Articulation &amp; Finishes</b>	The external plaster is in very poor condition, and has come off in many places exposing timber beams The external paint also has mostly peeled off.		
9.8	<b>Services</b>	Poor, electric wiring is haphazardly fixed to the outside façade.		
9.9	<b>Outbuildings</b>	The compound wall is in much better shape that the house itself		
9.10	<b>Overall condition</b>	Fair <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td><b>Maintenance level</b></td><td>Poor</td></tr></table>	<b>Maintenance level</b>	Poor
<b>Maintenance level</b>	Poor			
10.0	<b>Transformation</b>			
10.1	<b>Form</b>	A lean to structure has been added to the front of the building on the ground floor.		
10.2	<b>Structure</b>	No visible changes		
10.3	<b>Articulation &amp; Finishes</b>	Interiors could not be observed.		
11.0	<b>DP Remarks / Perceived Threats</b>			
	Almost total lack of maintenance			
12.0	<b>Additional Notes / References / Documents Available</b>			
	Conversation with the present owners.			



Corner view showing exposed timber frame  
Full height window with an oval fanlight



Decorative compound wall

	<b>Common Ref No</b> : PL 29	
	<b>Card No.</b> 47	
	<b>Ward(Part)</b> 10	
	<b>CS No.</b> Prop. No: 623	
	<b>Plot Area</b>	
	<b>B U Area</b>	
	<b>Date</b>	
	<b>Record by</b> MMD, Indrajit, Archis, Sarang	
	<b>Review by</b> MMD	
	<b>Int</b> yes <b>Ext</b> yes	
<b>Photo. Ref</b> P4- 0A to 8A		

<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Ratan Talkies
<b>1.2</b>	<b>Earlier Name</b>	Ratan Talkies
<b>1.3</b>	<b>Built In</b>	1937
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On Tilak Road
<b>2.2</b>	<b>Subsidiary</b>	NA
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	The Banthia family
<b>3.2</b>	<b>Past</b>	Ratanshet Banthia
<b>3.3</b>	<b>Status</b>	Ownership, currently under litigation
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Cinema Theatre
<b>4.2</b>	<b>Past</b>	Cinema Theatre
<b>4.2</b>	<b>Usage</b>	Currently defunct
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A Cinema Theatre with an open ornamented façade set in a compound off Tilak Road Panvel.
<b>5.2</b>	<b>Architectural Description</b>	The Ratan Talkies is built in two parts with an entrance frontage, lobby areas and the balcony built in RCC frame, and the larger auditorium at the rear which is steel framed with steel trusses and tin sloping roof. The entrance frontage is wide and open with a lobby on the ground floor and verandah on the upper floor connected by two symmetrically placed C-shaped, open well staircases in timber on either side of the entrance. The frontage is ornamented in stucco. The upper lobby floor is built with jack arches on metal beams. The projection room is on the upper floor placed behind the balcony seating. On the rear in the auditorium the cinema screen is on a wide TW proscenium stage with a fascia on three sides ornamented in stucco.
<b>5.3</b>	<b>Intrinsic</b>	Built in the late 1930's this Cinema Theatre was the first built in Panvel. Built with all the characteristic flamboyance of the generic cinema houses of the day, the building features Art Deco styling in its form. The Cinema house was built by Ratanshet Banthia. It was very popular during its time both for its location (Tilak Road, heart of Panvel city) and its exclusivity. Several noted film personalities have visited this cinema theatre in the past. Ratan talkies continued functioning until the 1980s when it fell into disuse due to litigations within the Banthia family after the death of Ratanseth as well as some tax problems. The Ratan Talkies is currently in a considerable state of disrepair and is unused.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	450 high plinth in brick masonry leading to the entrance porch.
<b>7.2</b>	<b>Walls</b>	In filled 450 thick brick masonry in RCC or metal framing and jack arches. The walls have arched openings as access to the auditorium.
<b>7.3</b>	<b>Floor</b>	The flooring has been uprooted in the auditorium and balcony, the entrance lobby displays IPS flooring.
<b>7.4</b>	<b>Stairs</b>	The upper floor is connected by two symmetrically placed C-shaped open well staircases in timber on either side of the entrance. The landings are in RCC. The staircases have ornamental balusters and newel posts.

7.5	<b>Openings</b>	The front façade has symmetrically placed strip windows lighting the stairwell. They flank the entrance lobby. The windows are framed with timber in a triangular Deco ornament with fixed glazing infill. These windows dominate the façade; they turn the corner on an RC column and are line with stucco ornament. However they are in an advanced state of ruin currently. The walls have arched openings as access to the auditorium. The openings are set within shallow arches with filled up tympanums. The door openings have TW frame with panelled shutters in timber. The exit doors to the auditorium at the ground level are from the sides of the building.	
7.6	<b>Roofing</b>	The upper floor lobby is on jack arches supported by steel beams, as is the roof above the balcony verandah and projection room. The auditorium is roofed in tin sheeting on steel trusses. Below the trusses is a flat POP false ceiling above the entire auditorium that has ornamental acoustic plaster.	
7.7	<b>Articulation</b>	Ratan Talkies is seemingly an Art Deco cinema house. But only in terms of its geometric frontage. The ornament varies from place to place showing a much more eclectic selection of decorative taste. The outside finishes as well as the compound wall show Art Deco geometric ornament in relief. But also visible are some faux Classical (Corinthian) pilasters. As a fascia of the proscenium housing the cinema screen one can notice a mixed ornament Deco, scrolls, floral motifs and a central crown made in stucco relief. On the parapet can be seen Indian 'torana' motifs in stucco. The acoustic finishes inside the auditorium do not display any styling and are modern in outlook. This makes the design more an imitation of Art Deco, rather than the Deco style being part of the intrinsic design (like say, the Esmail House, built 10 years later).	
7.8	<b>Finishes</b>	The floor finishes are largely uprooted so not much can be made out. The walls and the ceiling have ornamental acoustic plaster finishes. Externally the walls are plastered and painted. Timber members are painted or varnished.	
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The building is in a state of disrepair and large portions of the auditorium, its seating and the projection room has been vandalised and is in a poor shape with seat cushions and projection equipment even film reels strewn all over the place. Several fixtures are either removed or have been stolen. The cinema screen lies in tatters.	
7.10	<b>Compound/ Fence / Gate</b>	There is a compound wall to demarcate the property, which has MS Deco railings alternating with brick piers having deco features in stucco relief.	
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The Theatre sits in its own compound. On the front near the main road is an independent structure housing the ticket booths/ toilets. The frontage has been obscured by a temporary shed created around the booking office in steel with asbestos sheet roofing.	
8.0	<b>Services &amp; Utilities</b>		
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial for auditorium through electric light fixtures.	
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators. Artificial for auditorium through fans	
8.3	<b>Electricity</b>	MSEB supply	
8.4	<b>Water Supply</b>	Municipal	
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines.	
8.6	<b>Fire precaution</b>	None	
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	Projection of cinema using electric arc system	
9.0	<b>Condition</b>		
9.1	<b>Plinth</b>	The plinth is in good line and level retaining sharp edges	
9.2	<b>Walls</b>	Very poor condition, the plaster has fallen off in several places, evidence of rising damp in the walls	
9.3	<b>Floor</b>	Poor The timber members are in an utter state of neglect and disrepair, all the glazing is shattered.	
9.4	<b>Stairs</b>	The staircases rickety and the stairwell's railings and newel post are relatively in fine condition.	
9.5	<b>Openings</b>	Openings, windows, their shutters, glazing are in run down condition.	
9.6	<b>Roofing</b>	Poor structural condition not maintained and neglected. False ceiling has fallen in many places	
9.7	<b>Articulation &amp; Finishes</b>	Due to the utter state of neglect and disrepair several of the details have crumbled	
9.8	<b>Services</b>	Poor	
9.9	<b>Outbuildings</b>	Ticket Booth's condition is very poor	
9.10	<b>Overall condition</b>	Since the cinema has stopped functioning since the 1980s, the entire site is in disrepair and abandonment.	
		<b>Maintenance level</b>	Utter neglect and disuse
10.0	<b>Transformation</b>		
10.1	<b>Form</b>	The building is run down, neglected and in a state of disrepair. The plaster ceiling has fallen down in many places. Much of the building is crumbling. A lot of vandalism is in evidence. The cinema screen is in tatters. Flooring has been uprooted	
10.2	<b>Structure</b>	The metal frame on which the building is structured is exposed in several places due to the crumbling masonry and plaster and is subsequently rusting and falling apart.	
10.3	<b>Articulation &amp; Finishes</b>	No transformation, but showing the ravages of neglect and vandalism	
11.0	<b>DP Remarks / Perceived Threats</b>		
	This building is in very poor condition, and sure to collapse by itself unless immediate curative measures are taken. The problem seems to be that the Ratan Talkies is under legal dispute of ownership among several members of the Banthia Family. The Cinema is also under tax shadow with the government in defaulting on entertainment tax payments.		
12.0	<b>Additional Notes / References / Documents Available</b>		
	Plaque in lobby: 'Balcony- 120 persons; Stall- 280; 2 <sup>nd</sup> Class-60; 3 <sup>rd</sup> Class-60. Total 520 persons'		



Common Reference No.	PL 29
Card No.	47
Name of Property	<b>Ratan Talkies</b>

View of the staircase showing decorative balustrade



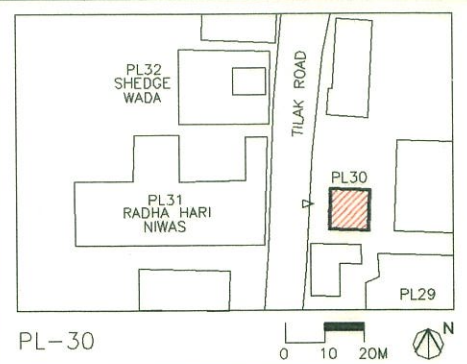
Interior view of the auditorium



Corner detail



Common Ref No : PL 30  
 Card No. 48  
 Ward(Part) 10  
 CS No. Prop. No: 624  
 Plot Area  
 B U Area  
 Date 26.11.02  
 Record by SMD  
 Review by MMD  
 Int yes Ext  
 yes  
 Photo. Ref P3, P8




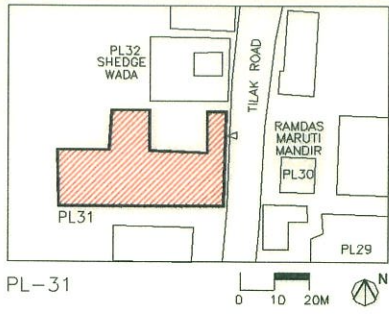
<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Shri Ramdas Maruti Mandir, Tilak Road.
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	1916
		<b>Extension Date (if any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Tilak Road
<b>2.2</b>	<b>Subsidiary</b>	Nil
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Trust
<b>3.2</b>	<b>Past</b>	Privately owned by Phadke family
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A city temple built in timber fronting a busy road which was earlier known as Sadashiv Peth consisting of many small and large wadas. Today, only a few survive. A few surviving ones are in close proximity to this temple.
<b>5.2</b>	<b>Architectural Description</b>	The Temple is rectangular in plan. The temple is in timber frame structure supporting a hipped timber roof. Typically, the entire temple front, instead of having a solid wall, is in the form of timber frame work with an infill of vertical MS rod grill. This very traditional Konkan style open front the temple is organised into a sabha-mandap and a Garbhagriha which are separated by an ornate wooden grill above the lintel level, whereas with TW framework and MS rods below. The sabha-mandap typically is divided into a nave and two isles along the supporting posts with very low level wooden railings. Flanking the Garbhagriha, are two small square chambers accessed from the sides with ornate stone arches.
<b>5.3</b>	<b>Intrinsic</b>	This temple is a generic example of the non-monumental, privately built, Konkan style place of worship, in timber construction. It shares all its typological features of planning and construction with Shri Ram Mandir, Shivaji Road and Virupaksha Mandir, Shivaji Road (since demolished). What started as a private temple initiated by the wife of Shri Sadashiv Krishna Phadke on private property, has grown in importance to attract devotees from all over Panvel. The temple is elegant and well-preserved, a much loved place of worship.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Cul/ Per</b> <span style="float: right;"><b>Recommended Grade: II A</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	750 high plinth in coursed square rubble masonry, whose upper course projects beyond the face. The plinth steps are in black Basalt situated in the central bay of the temple front.
<b>7.2</b>	<b>Walls</b>	Framed structure in timber posts and beams with 450 thick brick infill walls on three sides, the fourth being an open front, is in the form of timber frame work with an infill of vertical MS rod grill. The walls around Garbhagriha are in stone masonry.
<b>7.3</b>	<b>Floor</b>	The sabha-mandap is finished with IPS whereas Garbhagriha has marble mosaic flooring
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	The main entrance way is TW framed and in filled with vertical MS rods. Two frames on each side of the door are up to the floor level and in equal parts, TW framed with MS rod grill.



7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a ceiling of TW boarding that forms a flat ceiling above the nave.
7.7	<b>Articulation</b>	The mandapa is divided into a central wide nave framed by timber posts and low timber railings. Two aisles, smaller in size flank the nave. The open facade is organised in a symmetrical. The timber posts are resting on moulded stone base. There is a jaali wall separates the sabha-mandap and the Garbhagriha. The idols are placed in a decorative canopy.
7.8	<b>Finishes</b>	The walls are plastered and painted. The timber members are polished.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	There are a few old hanging lamps in glass. Central idol of Maruti is in marble. Large portraits of Sant Ramdas and local hero Vasudev Balwant Phadke adorn the walls.
7.10	<b>Compound/ Fence / Gate</b>	A brick masonry/ metal grille compound wall and timber gate.
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	Small open space around temple is paved.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using glass lamp fixtures
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows. Mechanical with fans.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Good. No obvious damage.
9.3	<b>Floor</b>	Good
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW frames and panels in good condition.
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally sound and in good alignment, boarding in fair condition.
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	The original form and character is unaltered. A few side lean-to's have been added as stores/ ancillary spaces but they do not mar the overall scheme.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	The flooring and painting in Garbhagriha obscures original scheme.
11.0		<b>DP Remarks / Perceived Threats</b>
		No perceived threat, especially as the owners are aware of the intrinsic value of the shrine.
12.0		<b>Additional Notes / References / Documents Available</b>
		Plaques in the temple, Conversation with Mr. Bhide, a trustee and Mr. Karandikar, Pujari of the temple.

View of the interior Mandapa facing the Garbhagriha



	<b>Common Ref No :</b> PL 31		
	<b>Card No.</b> 49		
	<b>Ward(Part)</b> 10		
	<b>CS No.</b> Prop. No: 607, 608B		
	<b>Plot Area</b>		
	<b>B U Area</b>		
	<b>Date</b> 12.10.02		
	<b>Record by</b> MMD, Indrajeet, Archis, Sarang		
	<b>Review by</b> SMD		
<b>Int</b> yes <b>Ext</b> yes			
<b>Photo. Ref</b> P3, P4, P11			
<b>1.0 Denomination</b>			
<b>1.1 Name of Premises</b>	Radha Hari Niwas, also known as Patwardhan Wada		
<b>1.2 Earlier Name</b>	Radha Hari Niwas, also known as Patwardhan Wada		
<b>1.3 Built In</b>	Circa 1850	<b>Extension Date (if any)</b>	Wing added circa 1930
<b>2.0 Access</b>			
<b>2.1 Main</b>	On Tilak Road		
<b>2.2 Subsidiary</b>			
<b>3.0 Ownership pattern</b>			
<b>3.1 Present</b>	Shri V. C. Patwardhan		
<b>3.2 Past</b>	The Patwardhan family		
<b>3.3 Status</b>	owners		
<b>4.0 Use</b>			
<b>4.1 Present</b>	Residence		
<b>4.2 Past</b>	Residence		
<b>4.2 Usage</b>	Daily		
<b>5.0 Significance &amp; Value Classification</b>			
<b>5.1 Townscape (Manmade)</b>	A generic example of a Wada typical of the Konkan, fronting a busy street in the middle of Panvel. Its imposing two storey structure relates to the street. The upper floor balcony is cantilevered over the Tilak Road enhancing connectivity to the street with a bold urban gesture.		
<b>5.2 Architectural Description</b>	A Konkani Wada built around two courtyards, accessed through a Dindi Darwaza (entrance doorway) from the Tilak road, set in floor high stone wall that cuts the courtyard from the street. The 'pedhi' or office and the 'mazghar' are arranged round the public court. This wing divides the Wada into two with another courtyard at the back for the private activities of the house. The Wada is built on a timber frame with infill masonry walls and a timber framed sloping roof with Mangalore tiles. The 'Kothar' is in ashlar stone masonry. The upper floor has a running balcony with projecting deep eaves that turns on to the main road. The ground floor is typically open, the pedhi is enclosed using the ubiquitous vertical metal rods. The frontage is protected by a lean to in timber and Mangalore tiles providing deep shade.		
<b>5.3 Intrinsic</b>	This building displays the emerging urban character of Panvel town in the mid 19 <sup>th</sup> century, typifying the Wada as a structure adapted to urban life. This is one of the best preserved Wadas in Panvel, of an affluent Brahmin family, the Patwardhans during the post Peshwahi period. Its spaces hark back to an older kind of lifestyle, changing in the wake of Colonial rule and urbanization. Due to the family's active participation in the freedom struggle, the Colaba District Satyagraha Committee established its offices here. The Wada then popularly came to be known as Panvel's 'Congress House'.		
<b>5.4 Value Classification</b>	<b>Ar, Per, His(loc)</b>	<b>Recommended Grade: II A</b>	
<b>6.0 Topography</b>			
<b>6.1 Floors</b>	Ground + One		
<b>7.0 Construction</b>			
<b>7.1 Plinth</b>	400 high stone masonry, The 'Kothar' is solidly built over a 1.5m high ashlar stone plinth		
<b>7.2 Walls</b>	TW framed construction, with brick masonry infill walls, except around the 'Kothar' or store as indicated above, built in dressed ashlar masonry. Some walls are up to 600 thick.		
<b>7.3 Floor</b>	The ground floor has Shahbad tiles. However, changes over the years show different floor finishes in different rooms		
<b>7.4 Stairs</b>	Several single flight stairs in timber connect to the upper level		
<b>7.5 Openings</b>	On the front façade upper floor ornamented windows in regular bays are detailed classically in stucco and painted. These rectangular windows of full height with TW panelled glazed shutters, upper and lower in the Konkani style. The windows have vertical MS rod grills in the upper and CI railings in the lower half, protected by an overhanging roof.		

7.6	<b>Roofing</b>	The windows at the rear have TW shutters enclosed with metal bars. They have individual chajjas supported on brackets. Internally there are several types of doors. Among them are thick TW panelled doors, painted with brass knobs along the rails or TW jalli shutters in door frames with elaborately moulded architraves. Several walls have internal niches, some ornamented with arched mouldings that house religious icons. A 'khopcha' or money hole was also recorded inset into the wall of one of the bedrooms. TW framed sloping roof with Mangalore tiles organised variously over the many wings. On some wings an attic is formed under the pitched roof. The eaves of the roof are pitched considerable over the building line providing shade and protection to the walls and balconies. Even on the ground floor the running verandah and the 'pedhi' spaces are protected by projecting timber lean-to's supported on timber brackets. The timber roof and timber floors rest on timber posts that are rectangular and set into carved stone bases.	
7.7	<b>Articulation</b>	The construction is largely of timber frame, with some very well worked out details. Several of which are well preserved as there are no intrinsic changes. The building also contains culturally generic rooms displaying the lifestyle of the wealthy Maharashtrian Brahmin families in the post Peshwahi phase. These include the 'pedhi' (or the first public room, sometimes an office); the 'Mazghar' (a central space leading to rooms on all the sides, axial to the pedhi); the 'Kothar' (a store for large quantities of grain built solidly in masonry); and the 'mehfil' (a large hall for cultural events, here on the first floor and still used on family occasions).	
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.	
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Several pieces of furniture displaying an earlier lifestyle are still preserved as in overhead timber 'ballis' in the upper floor bedrooms for strong mattresses, ornamental timber pegs and lamplight niches, the 'khopcha' or the money hole, or a 'mori' carved out of a single stone slab in a room designated for ladies bathing. In-built cupboards in the wall niches are articulated with well crafted timber details. Some old timber furniture is still retained.	
7.10	<b>Compound/ Fence / Gate</b>	The outer boundary wall on the Tilak road is in stone masonry and of floor height with a thick TW panelled double shuttered entrance door with timber knobs set into the masonry. A small grilled window allows for the 'Rakhwaldaar' or watch-guard to peep out onto the street. His room is built in a corner next to the main door.	
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	In the rear courtyard are toilets and cattle sheds as outhouses now in disuse. There is a well surrounded by a masonry lip and a tulsi-vrindavan.	
8.0	<b>Services &amp; Utilities</b>		
8.1	<b>Lighting</b>	Natural light through windows, verandahs, and courtyards. Artificial with fluorescent fixtures.	
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.	
8.3	<b>Electricity</b>	MSEB supply	
8.4	<b>Water Supply</b>	Municipal	
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines	
8.6	<b>Fire precaution</b>	None	
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None	
9.0	<b>Condition</b>		
9.1	<b>Plinth</b>	Good. It is in good line and level. The 'Kothar' in stone masonry is especially sturdy	
9.2	<b>Walls</b>	Fair. No obvious damage.	
9.3	<b>Floor</b>	Changes over the years show different floor finishes in different rooms	
9.4	<b>Stairs</b>	Since they are internal they are in fairly good condition.	
9.5	<b>Openings</b>	The edges are well maintained. The TW panelled doors are painted and in good condition	
9.6	<b>Roofing</b>	Sound structural condition, and in good alignment.	
9.7	<b>Articulation &amp; Finishes</b>	Fair	
9.8	<b>Services</b>	Fair	
9.9	<b>Outbuildings</b>	Dilapidated	
9.10	<b>Overall condition</b>	Acceptable	<b>Maintenance level</b> Not well maintained, but a living house
10.0	<b>Transformation</b>		
10.1	<b>Form</b>	The wada seems to have been built incrementally over the years to its current form. Modern living has not taken a toll except in the wear and tear of continuous usage.	
10.2	<b>Structure</b>	Same as above, the timber members have survived well.	
10.3	<b>Articulation &amp; Finishes</b>	No intrinsic changes	
11.0	<b>DP Remarks / Perceived Threats</b>		
	Like all the other Wadas in Panvel, the Patwardhan Wada faces problems of high maintenance costs in the wake of dissolving joint families, changing lifestyles and mobility. The pressure of the builder lobby may take its toll, in this high priced commercial area. Since the building fronts the very busy and very narrow Tilak road the front of the building may be under threat from future road widening schemes.		
12.0	<b>Additional Notes / References / Documents Available</b>		
	Conversation with Shri V. C. Patwardhan, and Ms. Shubhda Patwardhan 'Aaji'.		

Common Reference No.	PL 31
Card No.	49
Name of Property	<b>Patwardhan Wada, Tilak Road</b>



South corner view showing balcony projecting on the street



Balcony on timber brackets projecting from the blank ashlar wall of the *kothar* below



View of the front courtyard showing the *pedhi* on the lower floor

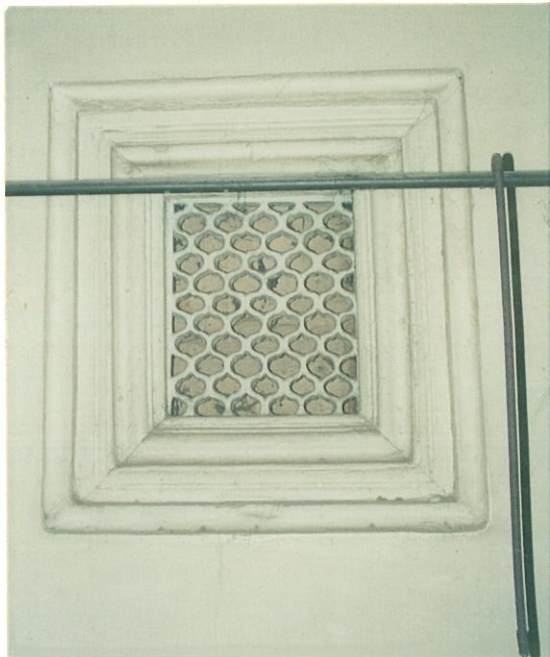
Common Reference No.	PL 31
Card No.	49
Name of Property	Patwardhan Wada, Tilak Road



View of the Dindi Darwaza and the peeping window of the Rakhwaldaar, from the street



One of the many heavy timber doors with elaborate architrave and brass knobs and knockers



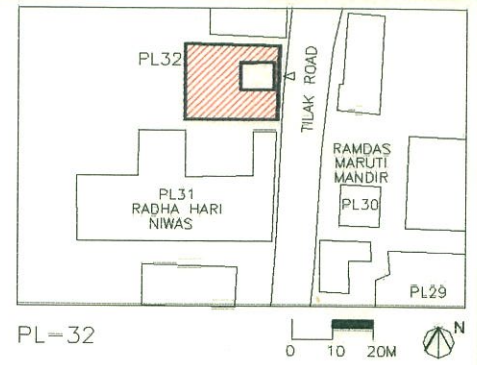
Stone jaali with an elaborate architrave



Full height window with elaborate cornice and architrave, over looking the front courtyard



<b>Common Ref No</b> : PL 32
<b>Card No.</b> 50
<b>Ward(Part)</b> 10
<b>CS No.</b> Prop. No: 606A
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 12.10.02
<b>Record by</b> MMD, Indrajee, Archis, Sarang
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P3, P4, P7



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Shedge Wada, Tilak Road
<b>1.2</b>	<b>Earlier Name</b>	Barve Wada
<b>1.3</b>	<b>Built In</b>	Circa 1750 (disputed) <b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On Tilak Road
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	The Shedge Family, resident since 1968, acquired by Sampat Anant Shedge
<b>3.2</b>	<b>Past</b>	Maruti Ganesh Barve, originally built by
<b>3.3</b>	<b>Status</b>	Owners
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence+ shop
<b>4.2</b>	<b>Past</b>	Residence+ shop
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A generic example of a TW framed Wada typical of the Konkan, fronting a busy street in the middle of Panvel. Its imposing two storey structure relates to the street with a 'Kothar' on the lower level and a balcony projecting on to the street on the upper level. This enhances the connectivity to the street and makes a bold urban gesture.
<b>5.2</b>	<b>Architectural Description</b>	A generic example of a TW framed Wada typical of the Konkan, built around a courtyard. The access to the Wada is through a dindi darwaza, opening out into the front court. A floor high stone masonry wall cuts off the courtyard from the road. On the south of the court is the main part of the wada which is two storey. The lower storey is in load bearing ashlar construction and upper storey in timber frame. On the other side of the doorway is a shop, which fronts on the street. The main rooms are arranged in an ell shape around the court.
<b>5.3</b>	<b>Intrinsic</b>	The Shedge Wada is a typical example of both Wada as well of urban architecture. The building sits on the busy Sadashiv Peth (now Tilak Road) with good urban manners and along with the adjoining Radha Hari Niwas gives a glimpse into the development of the Panvel town as an urban entity. This is one of the well preserved Wadas in Panvel, built for an affluent Brahmin family during the times of Maratha supremacy. Its spaces hark back to an older kind of lifestyle. Although the date of its construction is speculative, one of the apocrypha associated with this building is that it was used by Shivaji as a space for his administration and clerks during his campaign on Kalyan. If true, this would push the building's existence back by more than a century (Shivaji died in 1680).
<b>5.4</b>	<b>Value Classification</b>	<b>Ar, Per</b> <b>Recommended Grade: II B</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high stone masonry, painted over.
<b>7.2</b>	<b>Walls</b>	TW (sag wood) framed construction, with brick masonry infill walls, except around the 'Kothar' or store built in dressed ashlar masonry. Some walls are up to 600 thick. Timber posts are rectangular and set into carved stone bases.
<b>7.3</b>	<b>Floor</b>	The ground floor is finished with Shahbad tiles. TW Flooring on the upper floor is covered with mosaic tiles.
<b>7.4</b>	<b>Stairs</b>	An external (covered with a TW roof) single flight stairs in timber connects to the upper level balcony.

7.5	<b>Openings</b>	On the front façade on the upper floor, doors fronting the upper floor hall are set in regular bays and consist of two TW panelled shutters. The window openings overlook the Radha Hari Niwas and have vertical MS rod grills fitted to the frame. On one side wing the upper floor has a running balcony built in timber frame with projecting deep eaves that turns on to the main road. This balcony is supported on carved timber brackets.
7.6	<b>Roofing</b>	TW framed sloping hipped roof with Mangalore tiles. An attic is formed under the pitched roof. The eaves of the roof are pitched considerable over the building line providing shade and protection to the walls and balconies.
7.7	<b>Articulation</b>	The construction is largely of timber frame, with some very well worked out details. Several of which are well preserved as there are no intrinsic changes. The building also contains culturally generic rooms displaying the lifestyle of the wealthy Maharashtrian Brahmin families in the days of Maratha supremacy.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Several pieces of furniture displaying an earlier lifestyle are still preserved in the upper floor hall.
7.10	<b>Compound/ Fence / Gate</b>	The outer boundary wall on the Tilak road is in stone masonry and of floor height with a thick TW panelled double shuttered entrance door with timber knobs set into the masonry.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The courtyard is unpaved.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and verandah and front and rear courtyards. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level. The 'Kothar' in stone masonry is especially sturdy
9.2	<b>Walls</b>	Fair. No obvious damage.
9.3	<b>Floor</b>	Changes over the years show different floor finishes in different rooms
9.4	<b>Stairs</b>	In fairly good condition.
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition
9.6	<b>Roofing</b>	Sound structural condition, and in good alignment.
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	
9.10	<b>Overall condition</b>	Acceptable
		<b>Maintenance level</b>
		Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	Modern living has not taken a toll except in the wear and tear of continuous usage. No major change in the original scheme.
10.2	<b>Structure</b>	Same as above, the timber members have survived well.
10.3	<b>Articulation &amp; Finishes</b>	No intrinsic changes
11.0	<b>DP Remarks / Perceived Threats</b>	
	Like all the other Wadas in Panvel, the ShedgeWada faces the problems of very high maintenance costs in the wake of dissolving joint families, changing lifestyles and mobility. The pressure of the builder lobby may take its toll, in this high priced commercial area. Since the building fronts the very busy and very narrow Tilak road the front of the building may be under threat from future road widening schemes.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	Conversation with Shri Shedge, present inhabitant.	

Common Reference No.	PL 32
Card No.	50
Name of Property	Shedge Wada, Tilak Road



South corner view showing balcony projecting on the street and supported on TW brackets



Top view of the courtyard and Dindi Darwaza

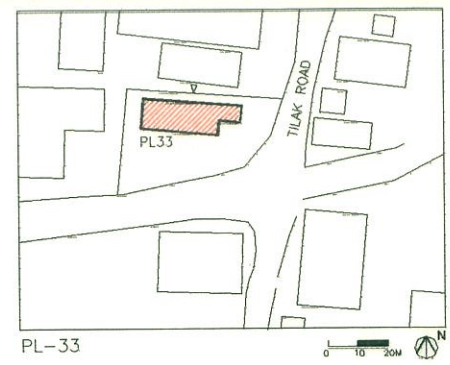


Straight flight timber staircase leads to balcony above





<b>Common Ref No :</b> PL 33
<b>Card No.</b> 51
<b>Ward(Part)</b> 10
<b>CS No.</b> 595/596
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 12.10.02
<b>Record by</b> SMD, Bhakti, Chandra
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b>
yes
<b>Photo. Ref</b> P4, P11



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Sahastrabuddhe Wada, Tilak Road
<b>1.2</b>	<b>Earlier Name</b>	Sahastrabuddhe Wada, Tilak Road
<b>1.3</b>	<b>Built In</b>	Circa 1900
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On Tilak Road
<b>2.2</b>	<b>Subsidiary</b>	NA
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Ajit Dattatray Sahastrabuddhe
<b>3.2</b>	<b>Past</b>	Shri Govinda Ballal Sahastrabuddhe & Shri Ganesh Govind Sahastrabuddhe, built by
<b>3.3</b>	<b>Status</b>	
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	Built at the turn of the 20 <sup>th</sup> century, this house typifies the bungalow pattern transformed to local needs.
<b>5.2</b>	<b>Architectural Description</b>	A rectangular, two storied structure with the shorter frontage facing the street. The longer face opens on to the front yard of the property. The ground floor is fronted with a continuous covered lean to in timber frame and Mangalore tiles, which also forms the main entry to the house. The members of the structural timber frame are exposed and painted The in fill is in brick masonry directly painted over on the outside. The building is topped with a pitched roof in timber covered with Mangalore tiles.
<b>5.3</b>	<b>Intrinsic</b>	This is an example of early 20 <sup>th</sup> century domestic architecture, emerging at the time in towns all over Maharashtra. The architecture is more like a bungalow than a Wada in the traditional sense, and here has been transformed to meet local needs. This large house is with many rooms reflects an earlier joint family system, ('13 rooms with 33 doors', as the current inhabitants refer to it) now largely dispersed.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar, Per</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	300 high plinth in coursed ashlar masonry.
<b>7.2</b>	<b>Walls</b>	Timber frame structure with posts and beams, in filled with load bearing 450 thk brick masonry. Some walls are up to 3 ft thick, in one of them is located the 'Devghar' (pooja room)
<b>7.3</b>	<b>Floor</b>	On the upper level is a wooden floor of TW joists with a stone floor.
<b>7.4</b>	<b>Stairs</b>	Teak wood staircase to upper floor
<b>7.5</b>	<b>Openings</b>	The door openings have TW frame with thick panelled shutters in timber that are painted. The window openings are rectangular and are made of TW, with low sills, Upper and lower shutters panelled and protected with horizontal metal bars.
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled sloping roof supported on rafters and purlins. A continuous and deep overhang projects out supported on extended rafters, shading the windows at the upper level. The ground floor is fronted with a continuous covered lean to in timber frame and Mangalore tiles, which also forms the main entry to the house



Common Reference No.	PL 33
Card No.	51
Name of Property	<b>Sahastrabuddhe Wada, Tilak Road</b>



Corner view



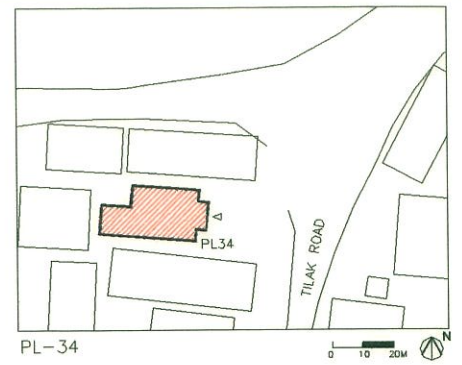
South side view



View showing exposed timber frame of the building



<b>Common Ref No</b> : PL 34
<b>Card No.</b> 52
<b>Ward(Part)</b> 10
<b>CS No.</b> Prop. No. 530
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 13/10/02
<b>Record by</b> SMD, MMD
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P7- 7 to 10



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Puranik Wada, Tilak Road
<b>1.2</b>	<b>Earlier Name</b>	Puranik Wada, Tilak Road
<b>1.3</b>	<b>Built In</b>	1938
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On Tilak Road
<b>2.2</b>	<b>Subsidiary</b>	NA
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Satish Yashwant Puranik
<b>3.2</b>	<b>Past</b>	The Puranik family, built by
<b>3.3</b>	<b>Status</b>	Owner
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	Built in the early 20 <sup>th</sup> century, this house typifies the bungalow pattern transformed to local needs.
<b>5.2</b>	<b>Architectural Description</b>	A rectangular, two storied structure. The longer face opens on to the front yard of the property facing the Tilak Road. The ground floor is fronted with a wide porch in RCC supported by 4 slim circular RCC columns and Protected by a sloping RCC chhajja. The roof of the porch forms an open terrace on the first floor. 5 stone steps lead to the main entry to the house. The house is arrayed around two wings with the main rooms in the centre. The structure is composite with an RCC frontage and load bearing masonry walls topped with a hipped timber sloping roof covered with Mangalore tiles.
<b>5.3</b>	<b>Intrinsic</b>	This is an example of early 20 <sup>th</sup> century domestic architecture, emerging at the time in towns all over Maharashtra. The architecture is more like a bungalow than a Wada in the traditional sense, and here has been transformed to meet local needs. This large house is with many rooms reflects an earlier joint family system, now largely dispersed. In construction too the composite structural choices of RCC, masonry and timber all are a reflection of changing practices in construction technology (RCC, Art Deco ornament), with older practices persisting.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <span style="float: right;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	750 high plinth in coursed ashlar masonry. Five steps in stone ashlar masonry lead to the porch
<b>7.2</b>	<b>Walls</b>	The front porch is of RCC, open resting on RCC circular columns. The houses walls are in Load bearing masonry, plasteres and painted. Some walls are thick enough to house storage niches.
<b>7.3</b>	<b>Floor</b>	Timber boarding and joists on concrete beams, finished with mosaic and cudappa flooring laid in patterns. The flooring on the terrace is china mosaic laid to patterns.
<b>7.4</b>	<b>Stairs</b>	Teak wood staircase on two string beams with decorative timber balustrade and carved timber railing.
<b>7.5</b>	<b>Openings</b>	The door openings have TW frame with thick panelled shutters in timber that are painted. The window openings are rectangular and are made of TW, with low sills, Upper and lower shutters panelled and protected with horizontal metal bars. The windows on the frontage have grilles with distinctly Art Deco ornamentation
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled hipped roof supported on king post trusses, rafters and purlins and boarding. On the buildings side is continuous and deep shading the windows at the upper level.

7.7	<b>Articulation</b>	The design is articulated around the central 'Mazghar' or the central room, from where access to all other rooms originate. There is no significant style used in this building; however one can see a few Art Deco flourishes on the frontage as well as on the compound wall made of masonry and concrete.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted on the masonry itself. Timber members are painted or polished.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	No significant observations
7.10	<b>Compound/ Fence / Gate</b>	The house sits in a large compound. There a compound wall to demarcate the property shows Art Deco ornamentation in its Precast Railing.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The compound fairly open and has several trees, though not well maintained. There is a back yard with a tulsi vrindavan in it.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	The plinth is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Finishes on the outside are in fair condition.
9.3	<b>Floor</b>	The timber members are in good condition; the timber framed roof is well maintained.
9.4	<b>Stairs</b>	Staircase is in good condition
9.5	<b>Openings</b>	All the openings are in good condition. The window shutters and doors have been maintained.
9.6	<b>Roofing</b>	Sound structural condition, roofing tiles are in place.
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	No significant observation
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	No visible changes
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0		<b>DP Remarks / Perceived Threats</b>
		No significant threats, the owners maintain the building well, and are aware of its value and vintage.
12.0		<b>Additional Notes / References / Documents Available</b>
		Conversation with Satish Yashwant Puranik, 4 <sup>th</sup> generation inhabitants

Common Reference No.	PL 34
Card No.	52
Name of Property	<b>Puranik Wada, Tilak Road</b>



View of the King-post roof truss



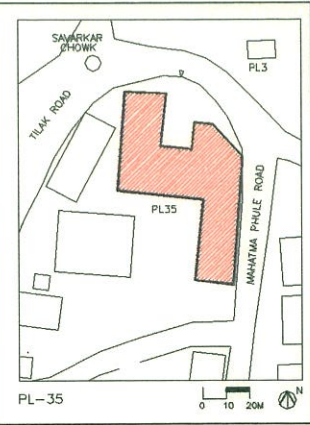
Detail of the balustrade



Detail of compound wall




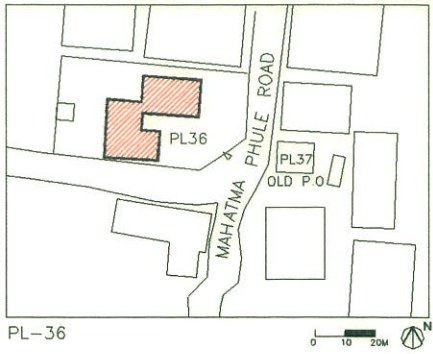
<b>Common Ref No :</b> PL 35
<b>Card No.</b> 53
<b>Ward(Part)</b> 10
<b>CS No. Prop. No.</b> 643, 652, 653/1, 653, 654 655, 666, 667, 668
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 13.10.02
<b>Record by</b> SMD, MMD
<b>Review by</b> MMD
<b>Int</b> No <b>Ext</b> yes
<b>Photo. Ref</b> P9; P7



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	'Dhootpapeshwar Factory'
<b>1.2</b>	<b>Earlier Name</b>	'Dhootpapeshwar Factory'
<b>1.3</b>	<b>Built In</b>	1872
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Savarkar Chowk
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Anand Puranik, Shri Dhootpapeshwar Ayurved Trust
<b>3.2</b>	<b>Past</b>	Krishna Shashtri And Vishnu Shastri Puranik
<b>3.3</b>	<b>Status</b>	Ayurvedic Factory
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Ayurvedic Factory
<b>4.2</b>	<b>Past</b>	Ayurvedic Factory
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	Built in the mid 19 <sup>th</sup> century, The factory is a large imposing landmark that is on the corner of Savarkar Chowk and a corner of Tilak Road. The outer walls of the factory follow the lines of the road; its activities are mostly introverted. The ashlar masonry of the outer wall with rectangular windows in regular bays increases the bulkiness of the structure from the road.
<b>5.2</b>	<b>Architectural Description</b>	The factory is laid out in a rough 'V' shape with its two wings. Built on the outer periphery in ashlar masonry of local black basalt, the inner edge of the 'V' has a running balcony in fine timber work. At a third of the distance from the open end is an elegantly constructed TW bridge. The building has a sloping roof in timber with Mangalore tiles. There is a basement at the corner of the 'V'. The building houses a variety of spaces for different aspects of making ayurvedic medicines in bulk (currently production is restricted to making 'bhasmas' and 'chyavanprash'). There is also a small museum on Ayurved on the ground floor.
<b>5.3</b>	<b>Intrinsic</b>	The factory an unusual example of mid 19 <sup>th</sup> century entrepreneurship begun at the behest of Krishna Shastri Puranik a wealthy citizen of Panvel associated with Ayurvedic medicine and therapies, and owner of the Dhootpapeshwar Sanstha (practice started in 1866). The factory was part of a very large estate acquired by the Puraniks in 1773. Most of the estate has been broken down and subdivided and sold, the factory is one of the few remaining properties. The Dhootpapeshwar is one of the true land marks of Panvel, which had a reputation in the 19 <sup>th</sup> century of being the best option for any new migrant to get employment, apart from getting a place to stay in the Bapat Wada. This factory and its neighbouring Hospital (now demolished) has also occasioned the visit of several historical personalities to Panvel for treatment such as Lokmanya Tilak (1919), Mahatma Gandhi (1927), Subash Chandra Bose and Vitthalbhai Patel (1932), Dr. Rajendra Prasad (1935) and Dr. Radhakrishnan (1944).
<b>5.4</b>	<b>Value Classification</b>	<b>Eco, Occ, His(reg), Ev</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One

<b>7.0</b>		<b>Construction</b>
<b>7.1</b>	<b>Plinth</b>	Ashlar plinth as observed from outside.
<b>7.2</b>	<b>Walls</b>	Load bearing ashlar stone masonry in local black basalt. The walls have rectangular windows. The upper floor is plastered and painted.
<b>7.3</b>	<b>Floor</b>	Could not be observed
<b>7.4</b>	<b>Stairs</b>	Could not be observed
<b>7.5</b>	<b>Openings</b>	Most of the windows are set within rectangular frames and TW lintels. On the inside of the 'V' wings, the upper floor running verandah is constructed in timber frame work on timber posts. At a third of the distance from the open end is an elegantly constructed TW bridge.
<b>7.6</b>	<b>Roofing</b>	The building has a deep sloping roof in timber on timber king post trusses, covered with Mangalore tiles. An attic space is created beneath the roof. Above the museum the upper floor is of TW flooring supported on 'I' sections.
<b>7.7</b>	<b>Articulation</b>	The factory is laid out in a rough 'V' shape with its two wings. Built on the outer periphery in ashlar masonry of local black basalt, the inner edge of the 'V' has a running balcony in fine timber work. At a third of the distance from the open end is an elegantly constructed TW bridge.
<b>7.8</b>	<b>Finishes</b>	Internal walls are finished in lime plaster. Detailing is in stucco or ashlar masonry. Timber members are painted or varnished.
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	Several fittings and fixtures, implement machines, and vats related to the manufacture of ayurvedic medicine are in existence. There is a central cupola built in timber with fine details and painted ornament which once housed the idol of Dhoot papeshwar, patron deity of the factory. The medical museum on ayurved displays a medical archive, traditional vessels and other preserved artefacts.
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	A gate and a stone masonry compound wall demarcate the property at the open end of the 'V'
<b>7.11</b>	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The factory sits in a large compound. There are small sheds and outhouses which house associated processes of the factory
<b>8.0</b>		<b>Services &amp; Utilities</b>
<b>8.1</b>	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting through fluorescent fixtures.
<b>8.2</b>	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators
<b>8.3</b>	<b>Electricity</b>	MSEB supply
<b>8.4</b>	<b>Water Supply</b>	Municipal
<b>8.5</b>	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
<b>8.6</b>	<b>Fire precaution</b>	None
<b>8.7</b>	<b>Other (HVAC/BMS/ Security Systems)</b>	None
<b>9.0</b>		<b>Condition</b>
<b>9.1</b>	<b>Plinth</b>	The plinth is in good line and level retaining sharp edges
<b>9.2</b>	<b>Walls</b>	In good condition, as observed from the outside
<b>9.3</b>	<b>Floor</b>	Could not be observed
<b>9.4</b>	<b>Stairs</b>	Could not be observed
<b>9.5</b>	<b>Openings</b>	In good condition, as observed from the outside.
<b>9.6</b>	<b>Roofing</b>	In fair condition, as observed from the outside
<b>9.7</b>	<b>Articulation &amp; Finishes</b>	Could not be observed
<b>9.8</b>	<b>Services</b>	Could not be observed
<b>9.9</b>	<b>Outbuildings</b>	
<b>9.10</b>	<b>Overall condition</b>	Fair
		<b>Maintenance level</b>
		Fair
<b>10.0</b>		<b>Transformation</b>
<b>10.1</b>	<b>Form</b>	No significant change has taken place.
<b>10.2</b>	<b>Structure</b>	No significant change
<b>10.3</b>	<b>Articulation &amp; Finishes</b>	Showing signs of age
<b>11.0</b>		<b>DP Remarks / Perceived Threats</b>
		The building is in a fair condition and in part still being used for making Ayurvedic medicines, but this process is not flourishing as it used to be. Most of the manufacturing has now shifted to sites out of Panvel. Large scale manufacture has been curbed as the factory has been deemed by the municipal authorities to be a hazardous activity in a residential neighbourhood. Like the immediate surrounding buildings, once owned by the Puraniks, which have now been demolished to make way for multi-storey residential blocks, the factory seemed destined for a similar fate with plans of a building complex on its site already drawn up. The factory was slated to be demolished by October 2002, but has survived till the time of making this record (December 2002)
<b>12.0</b>		<b>Additional Notes / References / Documents Available</b>
		Conversation with the Mr. Prashat Gadre estate manager, visit to the Dhootpapeshwar factory museum, article by Dr. Prabha Sahastrabuddhe, a local historian and lecturer 'Panvelchi Tondolakh', Inner Wheel Club of Rotary Newsletter, 1993



	<b>Common Ref No :</b> PL 36	
	<b>Card No.</b> 54	
	<b>Ward(Part)</b> 10	
	<b>CS No. Prop. No:</b> 631	
	<b>Plot Area</b>	
	<b>B U Area</b>	
	<b>Date</b> 2.01.02	
	<b>Record by</b> AK, SMD, Indrajeet	
	<b>Review by</b> SMD	
	<b>Int</b> yes <b>Ext</b> yes	
<b>Photo. Ref</b> P2		

<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Panvel Sutika Gruh
<b>1.2</b>	<b>Earlier Name</b>	Panvel Sutika Gruh
<b>1.3</b>	<b>Built In</b>	Late 19 <sup>th</sup> century
		<b>Extension Date (if any)</b> Hospital started in 1928
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Mahatma Phule Road
<b>2.2</b>	<b>Subsidiary</b>	From the side street
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Trust
<b>3.2</b>	<b>Past</b>	Puraniks
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Maternity Home
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	It is a large building, situated on a street corner.
<b>5.2</b>	<b>Architectural Description</b>	A timber frame structure, with sloped mangalore tiled roof, planned roughly in 'C' shape around a court. The rooms are arranged along a verandah on the ground storey and a cantilevered corridor on the upper. Administration and examination rooms are located on the ground floor and wards on the upper. A dog legged stone staircase leads to the upper floor. There are a few extensions at the side and back of the building.
<b>5.3</b>	<b>Intrinsic</b>	It was the first maternity hospital to start in this region. The member of the Puranik family who owned the building bequeathed it for this social cause. The building is important in the social history of the town.
<b>5.4</b>	<b>Value Classification</b>	<b>Occ/ Per/ Soc</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high plinth in random rubble masonry, plastered and painted
<b>7.2</b>	<b>Walls</b>	Timber frame structure with TW posts and beams and 350 thick brick walls as infill.
<b>7.3</b>	<b>Floor</b>	Suspended wooden floor of TW boarding on TW joists and beams. The ground floor verandah is finished in Shahbad stone. Various rooms are finished in different floor finishes. The upper floor corridor is supported on cantilevered cross beams. TW brackets are employed in one portion.
<b>7.4</b>	<b>Stairs</b>	A dog-legged stone staircase with TW handrail and balustrade
<b>7.5</b>	<b>Openings</b>	There are various types of doors and windows. The predominant doors are with TW panels and ventilators. The windows are full height, up to the floor level, in three parts. The lower one TW panelled, middle one TW glazed and the upper one being TW glazed ventilators. A few windows openings are spanned with shallow segmental arches with filled up tympanum.
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled hipped roof supported on rafters and purlins. A gable roof in tin sheet is placed on one wing that seems to have been added later.
<b>7.7</b>	<b>Articulation</b>	A running band of cornice at the first floor level and decorative CI railing in the upper floor corridor, in the old wing are a few elements of interest.
<b>7.8</b>	<b>Finishes</b>	The walls are plastered and painted.
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	No features of interest are observed.
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	Random rubble masonry compound wall with chain link fence above, having MS gate.

NAVI MUMBAI (RAIGAD) HERITAGE PROJECT

7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The front yard is used an entrance space and the backyard for services.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators, mechanical with fans.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level. A few masonry joints have opened out.
9.2	<b>Walls</b>	Fair. Walls of the extensions are in poor condition.
9.3	<b>Floor</b>	Good. The timber members are in fair condition.
9.4	<b>Stairs</b>	Good, no perceived damage
9.5	<b>Openings</b>	The doors are in fair condition but the windows in poor condition
9.6	<b>Roofing</b>	Fair.
9.7	<b>Articulation &amp; Finishes</b>	Finishes show wear and tear
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Fair
9.10	<b>Overall condition</b>	The old portion is in fair condition, the extensions are in poor condition.
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	The north wing has been added later to accommodate the growth. Extensions are added to the side and back.
10.2	<b>Structure</b>	As above with several changes in the interiors to accommodate the user change.
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
		No perceived threats.
12.0	<b>Additional Notes / References / Documents Available</b>	
		Conversation with the administrator of the hospital

View from the street corner

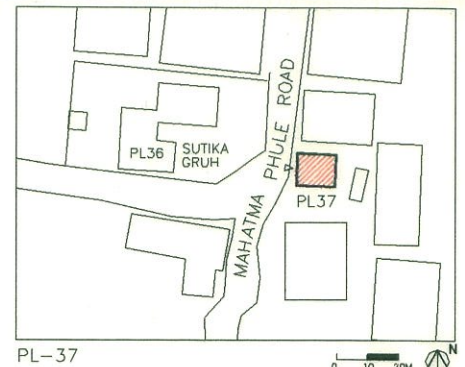


Rear View





**Common Ref No :** PL 37  
**Card No.** 55  
**Ward(Part)** 8  
**CS No. Prop. No:** 1278  
**Plot Area**  
**B U Area**  
**Date** 2.1.02  
**Record by** AK, SMD, Indrajeet, Adinath  
**Review by** SMD  
**Int** yes      **Ext**  
 yes  
**Photo. Ref** P2



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Old Post Office, Panvel
<b>1.2</b>	<b>Earlier Name</b>	Munot House
<b>1.3</b>	<b>Built In</b>	C. 1950
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Mahatma Phule Road
<b>2.2</b>	<b>Subsidiary</b>	From the side street
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Leased to the Central Government
<b>3.2</b>	<b>Past</b>	Munot Family
<b>3.3</b>	<b>Status</b>	Lease
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Post Office + Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	It is an important landmark being an important public building.
<b>5.2</b>	<b>Architectural Description</b>	A modest, two storied structure with a wide street frontage. The building is timber framed with a sloped roof. The ground storey is used for all the functions of the post office. The upper floor residence is not being used anymore. The ground floor consists of a large hall, with a side entry for the staff and a long verandah on the street front, which serves as the public space, with several windows in the wall serving as post office counters. The large hall is longitudinally divided by a wall with three arched openings, forming a narrow back space for ancillary purposes. An external staircase from the backyard leads to the upper floor intended to be the Post master's residence. On upper floor, too, there is a verandah echoing the one on the lower floor, with TW railing.
<b>5.3</b>	<b>Intrinsic</b>	Being an old post office, it is a social landmark. Its direct relation with the street and timber architecture harks back to the earlier times. The retention of such memories is useful for the image of the town.
<b>5.4</b>	<b>Value Classification</b>	<b>Arl/ Per/ Occ/ Soc/ Lan</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high plinth in random rubble masonry with projecting plinth steps in dressed Basalt. The plinth steps on the side entry are simple whereas the ones at the front entry are flanked by a curved, low parapet.
<b>7.2</b>	<b>Walls</b>	350 thick load bearing brick walls in the main structure whereas timber posts and beam structure in the front.
<b>7.3</b>	<b>Floor</b>	Suspended wooden floor of TW boarding on TW joists and beams. The ground floor is finished in Shahbad stone.
<b>7.4</b>	<b>Stairs</b>	An external, Teak wood quarter turn staircase to upper floor, encased within masonry walls and covered with tin sheet roof.
<b>7.5</b>	<b>Openings</b>	All the openings are spanned with shallow segmental arches with filled up tympanum. The door openings have heavy TW frame with thick panelled shutters, with fanlight. The window openings on the sides have timber shutters with glazed fanlight and are trimmed with plaster bands.

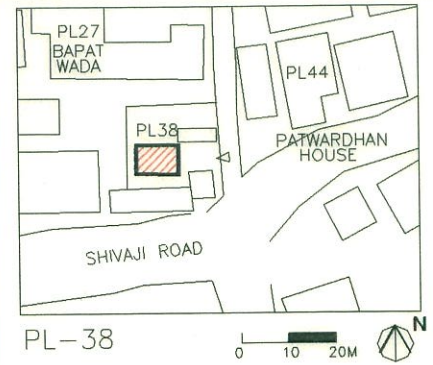
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped roof supported on rafters and purlins. A lean-to in tin sheet is added to the front verandah.
7.7	<b>Articulation</b>	A running band of cornice at the first floor level, plaster band around window openings and timber railing on the upper floor verandah are some of the features.
7.8	<b>Finishes</b>	External and internal walls are in exposed masonry and with a lime wash. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Some old post office furniture in timber, well kept.
7.10	<b>Compound/ Fence / Gate</b>	In the front and sides there is no compound wall, the building touching the street corner. At the back there is a boundary wall in brick masonry.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a backyard which houses the external staircase block and an out house.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level. A few masonry joints have opened out.
9.2	<b>Walls</b>	Good. No visible damage.
9.3	<b>Floor</b>	Good. The timber members are in fair condition.
9.4	<b>Stairs</b>	Poor and neglected due to disuse as the upper floor is not being used.
9.5	<b>Openings</b>	Fair. A few window shutters show damage.
9.6	<b>Roofing</b>	Fair.
9.7	<b>Articulation &amp; Finishes</b>	Finishes show wear and tear
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Poor
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No visible change in the overall scheme, except for the addition of lean-to in tin sheets in the front. It does not detract from the form, however, it should have been finished in mangalore tiles.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
The building's age and natural wear due to constant usage, there has been upkeep of the building to the extent the owners have been able to.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Conversation with Mr. Manish Munot, the present owner		

Front façade of the building





**Common Ref No :** PL 38  
**Card No.** 56  
**Ward(Part)** 8  
**CS No. Prop. No:** 567A  
**Plot Area**  
**B U Area**  
**Date** 2.12.02  
**Record by** Subin, Bhakti, Chandra  
**Review by** SMD  
**Int** yes **Ext** yes  
**Photo. Ref** P3, P5, P11



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Shri Ram Mandir, Shivaji Road. Also known as Pardeshi Ram Mandir
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	C. 18 <sup>th</sup> century
		<b>Extension Date (if any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From a cross lane off the main Shivaji Road
<b>2.2</b>	<b>Subsidiary</b>	Nil
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Kishore Singh Sunder Singh Pardeshi
<b>3.2</b>	<b>Past</b>	Sukhlal Singh Khode Singh Jamatdar
<b>3.3</b>	<b>Status</b>	Private
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The temple nestles within a residential area. Its narrow approach lane and dindi darwaza gives a small glimpse of the courtyard, and evokes a quiet image that is in contrast with the commercial Shivaji Road.
<b>5.2</b>	<b>Architectural Description</b>	The Temple is rectangular in plan, situated in a courtyard. The courtyard is entered through a Dindi darwaza, a low height rectangular gateway, with a sloping roof. The courtyard also houses a subsidiary shrine for Hanuman- Maruti pavilion, in the form of a domed chhatri. The temple is in timber frame structure supporting a hipped timber roof. Typically, the entire temple front, instead of having a solid wall, is in the form of timber frame work with an infill of vertical MS rod grill. This very traditional Konkan style open front in a courtyard whose floor is finished with mud and gobri and having a built-in seat in stone which skirts a grove of trees and evokes a serene image. Inside, the temple is organised into a sabha-mandap and a garbhagriha which are separated by an ornate wooden grill. The sabha-mandap, typically is divided into a nave and two isles along the supporting posts with very low level wooden railings.
<b>5.3</b>	<b>Intrinsic</b>	This temple is a generic example of the non-monumental, privately built, Konkan style place of worship, in timber construction. The temple shares its typological features of planning and construction with Shri Ramdas Maruti Mandir, Tilak Road and Virupaksha Mandir, Shivaji Road (Since demolished). This is believed to be one of the oldest temples in Panvel. It was built by Sukhlal Jamatdar and his family who came here from Pune, probably as bodyguards of Baisaheb, the wife of Nana Phadnavis. They came to be known as pardeshis and hence the other name of the temple. The temple has marble idols of Ram, Sita and Lakshman and a dakshinmukhi (south facing) Maruti, one of the only four such temples in Maharashtra. This temple does not have a Palkhi. Palkhis from other temples come here to pay respects here.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Cul/ Per/ His(loc)</b> <span style="float: right;"><b>Recommended Grade: II A</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	750 high plinth in coursed square rubble masonry, whose upper course projects beyond the face. The plinth steps are in black Basalt situated in the central bay of the temple front.
<b>7.2</b>	<b>Walls</b>	Framed structure in timber posts and beams with 450 thick brick infill walls on three sides, the fourth being an open front, is in the form of timber frame work with an infill of vertical MS rod grill.

7.3	<b>Floor</b>	The sabha-mandap is finished with marble mosaic flooring
7.4	<b>Stairs</b>	NA
7.5	<b>Openings</b>	The main door is with double leaves, TW framed and in filled with vertical MS rods. This door is in the centre of the open fronted façade, with similar infill. Two windows on each of the side walls are up to the floor level and in two equal parts, both TW framed timber panelled with MS rod grill.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a ceiling of TW boarding that forms a flat ceiling over the nave. The boarding does not extend up to the eaves board.
7.7	<b>Articulation</b>	The open facade is organised in a symmetrical manner in 3 bays with 4 posts. The two on the ends being articulated as double posts with an infill panel to accommodate thick wall behind. The timber posts are resting on moulded stone base. There is a carved timber jaali which separates the sabha-mandap and the garbhagriha. The idols are placed in a decorative wooden canopy.
7.8	<b>Finishes</b>	The walls are plastered and painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	A low level decorative TW grill separates the interior space into a nave and two isles. There are decorative niches in the two side walls.
7.10	<b>Compound/ Fence / Gate</b>	A brick masonry compound wall on approach lane, with a dindi darwaza.
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	The owner's house is on the right side of the compound. In the corner of the front courtyard, there is a beautiful grove of plants around a big Mango tree. Skirting this grove is small bund wall with a built in seat in stone which faces the temple. The courtyard is finished with mud and gobri limpan.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Good. No obvious damage. The timber frame in the front has weathered in a few places but generally sound.
9.3	<b>Floor</b>	NA
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW frames and panels in fair condition.
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally sound and in good alignment, boarding in fair condition. The timber beams at eaves level show minor cracks.
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Fair
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	The original form and character is unaltered.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	The flooring in the sabha-mandap is changed to marble mosaic flooring.
11.0	<b>DP Remarks / Perceived Threats</b>	
	No perceived threat, especially as the owners are aware of the intrinsic value of the shrine.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	Conversation with Kishore Singh Sunder Singh Pardeshi, the present owner.	

Common Reference No.	PL 38
Card No.	56
Name of Property	<b>Shri Ram Mandir, Shivaji Road</b>



Top view of the premises from behind. The courtyard in front of the temple can be seen in the background



View of the temple and the front court from Dindi Darwaza



Side view of the front court showing Maruti Pavilion in front of the temple



Common Reference No.	PL 38
Card No.	56
Name of Property	<b>Shri Ram Mandir, Shivaji Road</b>

Timber post resting on a moulded stone base


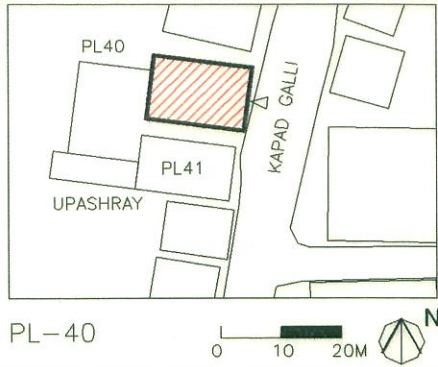


The open fronted temple in timber frame showing typically Konkan style construction and articulation



View of the interior showing the low height wooden screen separating the nave and the aisle.



	<b>Common Ref No :</b> PL 40	
	<b>Card No.</b> 57	
	<b>Ward(Part)</b> 8	
	<b>CS No. Prop. No:</b> 483	
	<b>Plot Area</b>	
	<b>B U Area</b>	
	<b>Date</b> 2.12.02	
	<b>Record by</b> Bhakti, Chandra, Subin	
	<b>Review by</b> SMD	
	<b>Int</b> yes <b>Ext</b> yes	
<b>Photo. Ref</b> P5, P10	PL-40	

<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Jain Mandir, Kapad Galli
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	c.1900
		<b>Extension Date (If any)</b> 1986
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Kapad Galli
<b>2.2</b>	<b>Subsidiary</b>	Nil
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shwetambar Jain Sangh
<b>3.2</b>	<b>Past</b>	Same as above
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The building with its finely articulated façade in timber frame fronts Kapad Galli, a busy commercial street with speciality of cloth shops. It is a very important part of the streetscape of the Kapad Galli.
<b>5.2</b>	<b>Architectural Description</b>	This two storey Temple is rectangular in plan with a hipped timber frame roof covered with tin sheets in the front and a masonry shikhara at the rear which was added later. The front building consists of a hall each on the two storeys, in timber frame construction. The main shrine is on the upper storey, the lower storey being used for congregational purposes. From the street, recessed plinth steps lead to the front verandah, whose façade is typically in a framework of timber members with infill of, in this case, decorative vertical cast iron grille sections. Directly above the verandah, in the same position, is a continuous balcony with decorative railing in timber and cast iron.
<b>5.3</b>	<b>Intrinsic</b>	This temple is an example of the non-monumental, Town Derasar (Jain Temple), in timber construction, built by a small community. The community mainly consists of merchant families who originally hail from Marwad, their houses and shops being either on the same street or in nearby areas. The influential families, namely, Parmar, Munot, Banthia and Gandhi came together under the leadership of Tulsiram Motilal Parmar to construct a much needed Derasar for the Jain community of the town.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Cul/ Per/ Lan</b> <b>Recommended Grade: II A</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + 1
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	800 high plinth in coursed, square rubble masonry, whose upper course projects beyond the face. Plinth steps are recessed and finished with Kotah stone.
<b>7.2</b>	<b>Walls</b>	450 thick brick infill walls between TW posts on moulded stone base.
<b>7.3</b>	<b>Floor</b>	The suspended floor in TW boarding supported over TW joists and beams. The verandahs are finished in Kotah stone whereas the halls are finished in marble.
<b>7.4</b>	<b>Stairs</b>	A straight flight timber staircase on two TW string beams of heavy sections, with TW handrail on TW balustrade and a decorative newel post.
<b>7.5</b>	<b>Openings</b>	The openings are spanned in semi-circular arches, with TW frame with TW panelled shutters with semi-circular fixed glass fanlight.
<b>7.6</b>	<b>Roofing</b>	The front building is roofed with a hipped roof with TW king-post trusses and purlins with tin sheets as covering material. The ceiling is boarded with timber. The rear Garbhagriha has a built over masonry shikhara, plastered and painted white.

7.7	<b>Articulation</b>	This finely crafted symmetrical façade is organised into five structural bays with six no. TW posts resting on moulded stone bases. The posts on the ends are double with an infill panel to accommodate the wall thickness behind, while the ones in the middle being a single post. At the first floor level, the cross beams project out beyond the floor beam by half a meter, supporting the balcony above. These projecting cross beams are in the form of moulded brackets. The balcony has a moulded timber handrail with decorative cast iron railing. The verandah below has a façade that is typically in a framework of timber members with infill of, in this case, decorative vertical cast iron grille sections.
7.8	<b>Finishes</b>	The walls are plastered and painted. The timber and cast iron members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The halls are large spaces with a lot of internal finishes recently renovated in modern materials.
7.10	<b>Compound/ Fence / Gate</b>	There is a masonry compound wall at the rear.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	Just besides the temple is the Upashray, i.e. the resting place and shelter for the monks. This building shares many of the features and is listed separately.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through openings. Artificial lighting using glass lamp fixtures
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Fair. No obvious damage. The plaster and paint on the sides show some wear and tear externally.
9.3	<b>Floor</b>	Good
9.4	<b>Stairs</b>	Good. Sturdy and well maintained.
9.5	<b>Openings</b>	Good.
9.6	<b>Roofing</b>	The sloping roof in good alignment, though, tin sheet covering shows signs weathering.
9.7	<b>Articulation &amp; Finishes</b>	Good
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Fair
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	The Garbhagriha was renovated in marble and provided with a stone shikhara in 1986. The front structure with its timber frame façade is largely unaltered externally.
10.2	<b>Structure</b>	As above
10.3	<b>Articulation &amp; Finishes</b>	The upper floor hall which houses the Gabhara has been completely renovated where the timber columns and beams are encased in laminates. This renovation detracts from the original scheme.
11.0		<b>DP Remarks / Perceived Threats</b>
		No apparent threat.
12.0		<b>Additional Notes / References / Documents Available</b>
		Conversation with Shri Lalchand Parmar, a trustee.

Detail of the front façade

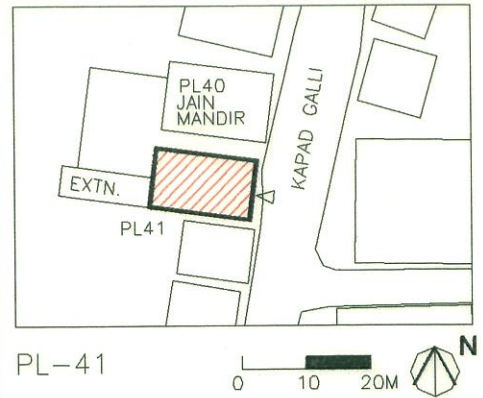


View of the shikhara and the sloped front roof  
Roof of adjoining Upashray is seen in the foreground





<b>Common Ref No</b> : PI 41
<b>Card No.</b> 58
<b>Ward(Part)</b> 10
<b>CS No.</b> Prop. No: 483/ 1
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 2.12.02
<b>Record by</b> Chandra, Bhakti
<b>Review by</b> SMD
<b>Int</b> No <b>Ext</b> yes
<b>Photo. Ref</b> P5, P10



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Jain Upashray, Kapad Galli
<b>1.2</b>	<b>Earlier Name</b>	Jain Upashray, Kapad Galli
<b>1.3</b>	<b>Built In</b>	c.1900
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Kapad Galli
<b>2.2</b>	<b>Subsidiary</b>	Nil
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shwetambar Jain Sangh
<b>3.2</b>	<b>Past</b>	Shwetambar Jain Sangh
<b>3.3</b>	<b>Status</b>	Trust
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The building with its finely articulated façade in timber frame fronts Kapad Galli, a busy commercial street with speciality of cloth shops. It is a very important part of the streetscape of the Kapad Galli, and is an example of a generic building type (even if non-residential) on a busy street. This two storey Upashray is rectangular in plan with a hipped timber frame roof covered with Mangalore tiles and pitched on both sides. The roof shape results in an attic space that has windows in timber frame on the sides of the building. The building is in timber frame construction. From the street, recessed plinth steps lead to the front verandah, whose façade is typically in a framework of timber members with infill of decorative vertical cast iron grille sections. Directly above the verandah, in the same position, is a continuous balcony with decorative railing in timber and cast iron. The Upashray is a reflection of its immediate neighbour, the Jain Mandir.
<b>5.2</b>	<b>Architectural Description</b>	It consists of a large hall for 'Pratikaman' etc. and resting places for Jain monks. This Upashray is an example of the non-monumental Jain religious building in timber construction, built by a small community. The community mainly consists of merchant families hailing from Marwad, their houses and shops being either on the same street or in nearby areas.
<b>5.3</b>	<b>Intrinsic</b>	
<b>5.4</b>	<b>Value Classification</b>	Ar/ Per/ Cul <span style="float: right;"><b>Recommended Grade:III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	800 high plinth in coursed, square rubble masonry, whose upper course projects beyond the face. Plinth steps are recessed and finished with Kotah stone.
<b>7.2</b>	<b>Walls</b>	450 thick brick infill walls between TW posts on moulded stone base, plastered and painted. The suspended floor in TW boarding supported over TW joists and beams. The verandahs are finished in Kotah stone. The upper floor verandah is supported on projecting timber floor joists and face with a finely carved cornice that extends the length of the frontage.
<b>7.3</b>	<b>Floor</b>	
<b>7.4</b>	<b>Stairs</b>	Could not be observed.
<b>7.5</b>	<b>Openings</b>	The openings are spanned in semi-circular arches, with TW frame with TW panelled shutters with semi-circular fixed glass fanlight.
<b>7.6</b>	<b>Roofing</b>	The building is roofed with a hipped roof, boarded with timber and topped with Mangalore tiles. The roof is pitched over the buildings frontage and rear. The floor is on a timber frame of joists observed projecting on the outside

7.7	<b>Articulation</b>	This finely crafted symmetrical façade is organised into 3 bays, the central entrance bay narrower than those flanking, four TW posts resting on moulded stone bases. The posts on the ends are double with an infill panel to accommodate the wall thickness behind, while the ones in the middle being a single post. At the first floor level, the cross beams project out beyond the floor beam by half a meter, supporting the balcony above. These projecting cross beams are un moulded. They support a finely crafted timber cornice that spans the length of the façade. The balcony has a moulded timber handrail with decorative cast iron railing, enclosed with decorative vertical cast iron grille sections. The verandah below has a façade that is typically in a framework of timber members with infill of decorative vertical cast iron grille sections.
7.8	<b>Finishes</b>	The walls are plastered and painted. The timber and cast iron members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Could not be observed
7.10	<b>Compound/ Fence / Gate</b>	There is a masonry compound wall at the rear.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	Behind the Upashray is a long building as an extension, built of masonry and covered with a tin roof.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through openings.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Fair. No obvious damage. The timber members have been maintained well
9.3	<b>Floor</b>	Good
9.4	<b>Stairs</b>	Good. Sturdy and well maintained.
9.5	<b>Openings</b>	Good.
9.6	<b>Roofing</b>	The sloping roof in good alignment.
9.7	<b>Articulation &amp; Finishes</b>	Good
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Fair
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0		<b>Transformation</b>
10.1	<b>Form</b>	No major change in the main building. The backyard is extended upon with AC sheet roofing to accommodate various religious and social functions of the community.
10.2	<b>Structure</b>	No major change.
10.3	<b>Articulation &amp; Finishes</b>	Interiors could not be observed
11.0		<b>DP Remarks / Perceived Threats</b>
		No apparent threat.
12.0		<b>Additional Notes / References / Documents Available</b>
		Conversation with Shri Lalchand Parmar, a trustee.

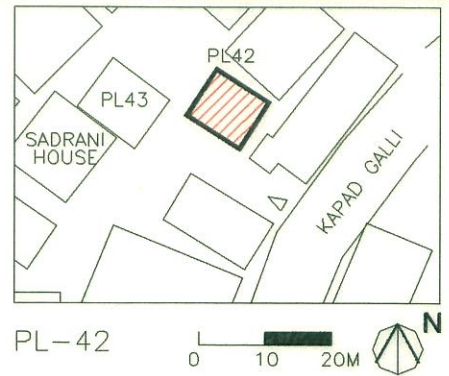


View of the front façade and detail of verandah





<b>Common Ref No :</b> PL 42
<b>Card No.</b> 59
<b>Ward(Part)</b> 8
<b>CS No. Prop. No:</b> 754
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 3.12.02
<b>Record by</b> Indrajeet, Bhakti
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P2, P10



<b>1.0</b>	<b>Denomination</b>				
<b>1.1</b>	<b>Name of Premises</b>	Siddhi Vinayak Mandir, Joshi Aali			
<b>1.2</b>	<b>Earlier Name</b>	Same as above			
<b>1.3</b>	<b>Built In</b>	19 <sup>th</sup> century(Latter half)	<table border="1"> <tr> <td><b>Extension Date (If any)</b></td> <td>Addition of upper storey in c.1950</td> </tr> </table>	<b>Extension Date (If any)</b>	Addition of upper storey in c.1950
<b>Extension Date (If any)</b>	Addition of upper storey in c.1950				
<b>2.0</b>	<b>Access</b>				
<b>2.1</b>	<b>Main</b>	From Kapad Galli			
<b>2.2</b>	<b>Subsidiary</b>	Nil			
<b>3.0</b>	<b>Ownership pattern</b>				
<b>3.1</b>	<b>Present</b>	Trust			
<b>3.2</b>	<b>Past</b>	Private			
<b>3.3</b>	<b>Status</b>	Trust			
<b>4.0</b>	<b>Use</b>				
<b>4.1</b>	<b>Present</b>	Religious			
<b>4.2</b>	<b>Past</b>	Religious			
<b>4.2</b>	<b>Usage</b>	Daily			
<b>5.0</b>	<b>Significance &amp; Value Classification</b>				
<b>5.1</b>	<b>Townscape (Manmade)</b>	The temple faces a small cul-de-sac in Joshi Aali, approached from Kapad galli. Besides the temple is the Pujari's house. Right across the temple is the Sadrani House.			
<b>5.2</b>	<b>Architectural Description</b>	This two storey Temple is rectangular in plan with a hipped timber roof. When the upper storey was added, the same was lifted. The main shrine is on the lower storey, the upper storey being used for ancillary purposes. Typically, the temple front has a façade of vertical MS rod grills. These now serve as an infill between concrete columns (which have been camouflaged in moulded decorations) and brick parapet walls The central doorway is in original timber work. The idol is placed in wooden canopy which is also original. The upper story is accessed from the adjoining structure which is the Pujari's house.			
<b>5.3</b>	<b>Intrinsic</b>	This temple is a generic example of the non-monumental, privately built, Konkani style place of worship, in timber construction. Although there have been many changes in its form, in its present form it still retains many characters which merit its preservation. Shri Nagoji Bhatt Joshi of the Joshi family who was a courtier of Peshwa found the Ganesha idol near the Krishnale Talav and consecrated it at the present site in 1696. The ground storey structure of the temple was built much later by Shri Bhikaji Ganesh Joshi.			
<b>5.4</b>	<b>Value Classification</b>	<b>Cul/ Per</b>	<b>Recommended Grade: III</b>		
<b>6.0</b>	<b>Topography</b>				
<b>6.1</b>	<b>Floors</b>	Ground + 1			
<b>7.0</b>	<b>Construction</b>				
<b>7.1</b>	<b>Plinth</b>	200 high plinth in stone masonry, covered over with mosaic tiles. No plinth steps.			
<b>7.2</b>	<b>Walls</b>	450 thick brick infill walls in the lower storey.			
<b>7.3</b>	<b>Floor</b>	The lower storey is finished in marble. The suspended floor that was later added is in RCC.			
<b>7.4</b>	<b>Stairs</b>	Timber ladder from the adjoining house connects to the upper storey			
<b>7.5</b>	<b>Openings</b>	The main door which is original is two leaved, TW framed, partly panelled and partly with vertical MS rod infill. The doorway has wooden and stucco decorations. The window openings arched and having concrete grill infill in various patterns.			
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins.			
<b>7.7</b>	<b>Articulation</b>	The wooden canopy for the idol and the main doorway in timber are the main surviving form of articulation.			
<b>7.8</b>	<b>Finishes</b>	The walls are plastered and painted.			

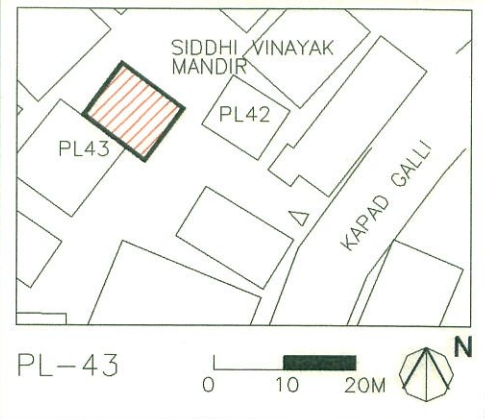
7.9	<b>Interiors (Movable &amp; Immovable)</b>	No special features. Incongruous placing of metal grill on the inside mars the scheme of the wooden canopy.
7.10	<b>Compound/ Fence / Gate</b>	No compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The temple faces a small cul-de-sac in Joshi Aali, approached from Kapad Galli. Besides the temple is the Pujari's house. Right across the temple is the Sadrani House.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through jaalis. Artificial lighting using fluorescent fixtures
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Fair. The plaster finish and painting shows poor workmanship
9.3	<b>Floor</b>	Access denied
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good.
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles seems to be structurally sound and in good alignment
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Fair
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0		<b>Transformation</b>
10.1	<b>Form</b>	The original form has undergone several changes. The ground storey shrine in timber frame was extended with an upper storey.
10.2	<b>Structure</b>	The timber posts in the structure including those on the framed façade were replaced with RCC columns so as to support the RCC floor. For roofing, the original timber roof was lifted up.
10.3	<b>Articulation &amp; Finishes</b>	Replacement of the timber posts in the front with RCC columns changed the articulation of the façade. However, an effort has been made to retain as much as possible of the original façade of vertical MS rods. The new columns are camouflaged in plaster mouldings imitating timber articulations.
11.0		<b>DP Remarks / Perceived Threats</b>
		The trust is planning to demolish the temple and build a new one in its place.
12.0		<b>Additional Notes / References / Documents Available</b>
		Conversation with the Pujari of the temple. Information in the booklet of the temple printed to collect donations for the 'Jirnoddhar' (which invariably means replacement and not repair.

Door Detail





<b>Common Ref No :</b> PL 43
<b>Card No.</b> 60
<b>Ward(Part)</b> 10
<b>CS No. Prop. No:</b> 467
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 3.12.02
<b>Record by</b> Indrajeet, Bhakti
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P2-9A to 15



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Sadrani House
<b>1.2</b>	<b>Earlier Name</b>	Not known
<b>1.3</b>	<b>Built In</b>	Circa 1940
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Kapad Galli
<b>2.2</b>	<b>Subsidiary</b>	None
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Mahesh Sadrani
<b>3.2</b>	<b>Past</b>	Not known
<b>3.3</b>	<b>Status</b>	Owner, and tenanted
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence + Dispensary
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The house is located in a small cul-de-sac in Joshi Aali, approached from Kapad Galli. Right across the house is the Siddhi Vinayak Mandir.
<b>5.2</b>	<b>Architectural Description</b>	A small Art Deco styled, two storied Bungalow, having an out house attached to it. Currently, both the floors of the main house are given to separate tenants whereas the owners occupy the out house. A semi octagonal niche in the front forms the entrance to the house on the ground floor. Directly above it is a similar niche on the first floor, from which a semi octagonal balcony projects beyond the face of the building, forming a small canopy over the entrance steps. The main door is in the centre which leads to the front room. The two rooms behind are arranged axially with central communicating doors. The upper floor is accessed by an external staircase. There is a ventilated attic floor. There is a timber frame roof with AC sheet cover. The out house is a simple brick structure with a timber roof.
<b>5.3</b>	<b>Intrinsic</b>	This is an interesting example where a partial use of concrete is made namely in the balcony projection and the staircase. The other interesting feature is that the Art Deco elements are applied only in the front façade.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	300 high in rubble masonry, with masonry plinth steps finished with stone.
<b>7.2</b>	<b>Walls</b>	450 thick load bearing brick walls with arched openings
<b>7.3</b>	<b>Floor</b>	Suspended wooden floor of TW beam and TW joists with TW boarding, finished with Shahbad tiles. The ground floor is finished with Shahbad tiles too. The balcony on the upper floor is finished with floral pattern in china mosaic. The attic floor is in TW joists with TW boarding.
<b>7.4</b>	<b>Stairs</b>	An external, quarter turn RCC staircase on the side of the building leads to the upper floor.
<b>7.5</b>	<b>Openings</b>	All the openings are shallow arched. The door openings have heavy TW frame with thick panelled shutters, painted and with rectangular glazed fanlight. The window openings are TW framed with glazed shutters and fanlight on the front façade. On the side façade, they are with wooden shutters.
<b>7.6</b>	<b>Roofing</b>	A pitched roof with TW rafters and purlins, with AC sheets used as roof covering, with soffit boarding on the eaves projection.

7.7	<b>Articulation</b>	A symmetrical façade with some diagonal lines displays heavy mouldings in stucco work, emphasising the arches and key stones. The concrete railing in the balcony is in the Art Deco style. The stylised façade does not continue on the sides, which are articulated simple with plaster bands around the window openings.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	No special features in the interior.
7.10	<b>Compound/ Fence / Gate</b>	There is no compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The out house that is attached to the main house is a ground storey structure with brick walls and sloped timber roof.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures. Use of glass tiles in roof over kitchen.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators. Roof ventilation through attic windows.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Fair. No obvious damage.
9.3	<b>Floor</b>	Fair. The timber members are in fair condition.
9.4	<b>Stairs</b>	The RCC waist slab and cantilever beam have badly cracked, with reinforcement becoming exposed.
9.5	<b>Openings</b>	Fair. A few glass panels are broken on the front windows. The timber shutters on the side walls are in poor shape.
9.6	<b>Roofing</b>	Sound structural condition.
9.7	<b>Articulation &amp; Finishes</b>	Fair. The plaster is quite uneven.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No visible change in the overall house, except a few partition walls in timber are added to work as dispensary on the lower floor. Chhajjas are added to the windows on the side façade. They are in poor shape.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
		No obvious threats
12.0	<b>Additional Notes / References / Documents Available</b>	
		Conversation with the present owner and tenant.

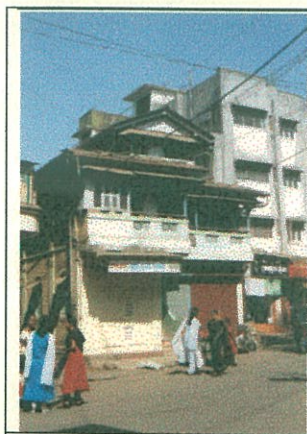
Front façade detail



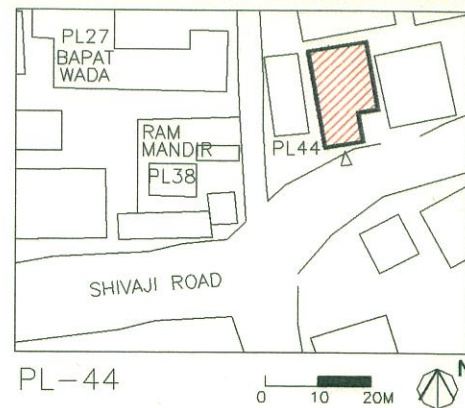
Side façade detail







<b>Common Ref No :</b> PI 44
<b>Card No.</b> 61
<b>Ward(Part)</b> 10
<b>CS No.</b> Prop. No: 671
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 3.12.02
<b>Record by</b> Indrajeet, Bhakti
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P2, P10



<b>1.0</b>	<b>Denomination</b>		
<b>1.1</b>	<b>Name of Premises</b>	Vinayak Shankar Patwardhan House	
<b>1.2</b>	<b>Earlier Name</b>	Patwardhan House	
<b>1.3</b>	<b>Built In</b>	Original house built in early 19 <sup>th</sup> century	<b>Extension Date (if any)</b> Reconstructed in 1948
<b>2.0</b>	<b>Access</b>		
<b>2.1</b>	<b>Main</b>	Shivaji Road	
<b>2.2</b>	<b>Subsidiary</b>	None	
<b>3.0</b>	<b>Ownership pattern</b>		
<b>3.1</b>	<b>Present</b>	Shri Vinayak Shankar Patwardhan	
<b>3.2</b>	<b>Past</b>	His great grand father	
<b>3.3</b>	<b>Status</b>	Owner	
<b>4.0</b>	<b>Use</b>		
<b>4.1</b>	<b>Present</b>	Residence + shops	
<b>4.2</b>	<b>Past</b>	Residence + shops	
<b>4.2</b>	<b>Usage</b>	Daily	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
<b>5.1</b>	<b>Townscape (Manmade)</b>	A town house in timber construction, situated on a busy commercial street in Panvel, sitting very noticeably on a turn with a staggered façade. It has commercial establishments on the ground <sup>1</sup> storey and residence on the upper storey.	
<b>5.2</b>	<b>Architectural Description</b>	This well proportioned house has a staggered footprint to accommodate a turn in the main street which it fronts. It mainly consists of two storeys, with a partly raised third storey over the middle bay. This gives it a pyramidal form. The ground storey is divided into shop bays which are let out. A straight flight staircase directly from the street leads to the upper floor residence. Here too, from the main landing, one approaches a chamber used to carry out the legal practice of the family. The rest of the area is divided into a number of rooms. Another straight flight stair leads to the second upper storey. The attic floor has cut-outs protected by grills to admit light in the heart of the house, through glass covering tiles on the roof. There is an additional external stair leading to the first floor. Both the upper storeys have a wrap balcony all along the staggered façade.	
<b>5.3</b>	<b>Intrinsic</b>	This house typifies the town houses built in timber frame construction along busy commercial hubs, having shops and commercial establishments on the ground floor and residence above. This Patwardhan family came to Panvel from Kotawade, near Chiplun about 200 years ago. The original structure was built in mud walls at around that time. This family of four generations of advocates carried out rebuilding and extending the house to accommodate growing family.	
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b>	<b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>		
<b>6.1</b>	<b>Floors</b>	Ground + Two	
<b>7.0</b>	<b>Construction</b>		
<b>7.1</b>	<b>Plinth</b>	300 high plinth in square rubble masonry where the shops are.	
<b>7.2</b>	<b>Walls</b>	Combination structure with timber posts and beams, in filled with load bearing 525 thk brick masonry, with niches for storage.	
<b>7.3</b>	<b>Floor</b>	Suspended wooden floor of TW beams and TW joists finished with Shahbad slabs. The timber framed attic floor has cut-outs protected by grills to admit light in the heart of the house, through glass covering tiles on the roof. The cantilever balcony all along the façade is supported on cantilever timber beams. In the ground floor shops, the flooring varies with Shahbad, kotah and mosaic tiles. In the drawing room and the balcony, the flooring is a mosaic of coloured oxides.	

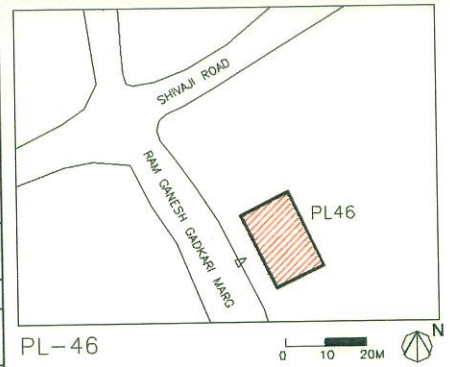
7.4	<b>Stairs</b>	Teak wood straight flight staircase carried on two string beams leads to upper floor, with balustrade in timber.
7.5	<b>Openings</b>	The door and window openings are shallow arched, TW framed with two leaved partly panelled and partly glazed shutters, with a glazed fanlight. The window openings have vertical MS rod grills fitted to the frame.
7.6	<b>Roofing</b>	Timber framed sloping roof of AC sheets supported on rafters and purlins, with a timber boarded ceiling as an attic floor. The roof overhang shades the balconies and window openings.
7.7	<b>Articulation</b>	The façade of is organised into four irregular structural bays by five timber posts. The articulation of the balcony is more contemporary with solid brick parapet walls with concrete grill infill panels and a continuous handrail raised off the parapet wall by shaped wooden pieces. The window openings on the side facades are articulated with plaster bands. There are no special decorations as such.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The advocate's chamber on the first floor retains a large part of the original layout and furniture. In other parts, inbuilt cupboards in the thick walls with carved wooden shutters are there.
7.10	<b>Compound/ Fence / Gate</b>	The house sits on the road outside it. There is no compound wall.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a backyard which is used as storage yard.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures. Use of glass tiles in roof.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Fair. No obvious damage.
9.3	<b>Floor</b>	Fair. The timber members are in fair condition.
9.4	<b>Stairs</b>	Fairly good condition
9.5	<b>Openings</b>	Fair.
9.6	<b>Roofing</b>	Sound structural condition. The roof gutters are in poor shape and the down take pipes are laid in a haphazard manner. The eaves boards are broken in a few places.
9.7	<b>Articulation &amp; Finishes</b>	Fair, plaster and paint needs redoing.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	On the original plinth and frame of the old house, new structure was built by the current owner, by raising roof height and making additional floor. The front portion was also added at that time. After the reconstruction of the house in 1948, no visible change in the overall form, but many in the interiors where the spaces were sub-divided with partition walls and toilets added. Also, additional chhajjas have been added over the balconies which are incongruent and in poor condition.
10.2	<b>Structure</b>	Same as above
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
The building's age and natural wear due to constant usage, there has been upkeep of the building to the extent the owners have been able to.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Conversation with the present owner and his family		

Side view of the building





**Common Ref No :** PL 46  
**Card No.** 62  
**Ward(Part)** 7  
**CS No. Prop. No:** 1552  
**Plot Area**  
**B U Area**  
**Date** 3.12.02  
**Record by** Indrajeet, Bhakti  
**Review by** SMD  
**Int** yes **Ext** yes  
**Photo. Ref** P2- 4A to 9



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Prabhakar Raje House
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	1940
		<b>Extension Date (if any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	Ram Ganesh Gadkari Marg
<b>2.2</b>	<b>Subsidiary</b>	None
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Prabhakar Raje
<b>3.2</b>	<b>Past</b>	Shri Prabhakar Raje
<b>3.3</b>	<b>Status</b>	Owner
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A small bungalow in timber construction, on a narrow cross lane, must have merged with similar structures then. Now, stands out as surrounded by concrete buildings of 3-4 storeys.
<b>5.2</b>	<b>Architectural Description</b>	A well proportioned, rectangular, ground storey structure in brick and timber construction with a hipped roof in timber. There is an entrance verandah with wooden railing in one corner with the rest of the house occupying the remainder 'L' shape. The house stands in a small wadi.
<b>5.3</b>	<b>Intrinsic</b>	This house typifies the town houses built in timber frame construction along busy commercial hubs. In the 1940s and 50s, many 'Bungalow type buildings were built by residents in Panvel-existing houses remodelled or new migrants building new ones. Not many of them remain now as they have been taken over by builder type developments.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high coursed rubble masonry, painted over. Plinth steps in brick, finished with cement tiles, with curved parapet in masonry.
<b>7.2</b>	<b>Walls</b>	Combination structure with timber posts and beams, in filled with 450 thk brick masonry, with niches for storage.
<b>7.3</b>	<b>Floor</b>	The ground floor is finished with Shahbad tiles. Entrance verandah is finished with coloured cement tiles.
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	The door and window openings are spanned with segmental arches whose tympanums have been filled up with masonry, leaving rectangular openings. These openings are TW framed with two leaved timber panelled shutters, with a glazed ventilator. The window openings have vertical MS rod grills fitted to the frame.
<b>7.6</b>	<b>Roofing</b>	An overhanging, mangalore tiled, hipped roof supported over TW King Post trusses and purlins and rafters, without any ceiling boarding being used. The trusses rest on TW posts.
<b>7.7</b>	<b>Articulation</b>	A well constructed timber railing in geometric pattern is placed on the front verandah, with its central portion between two timber posts, being openable to serve as a gate. The window openings and pilasters are articulated with plaster bands. There are no special decorations as such.

7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	In-built cupboards in the wall niches are articulated with well crafted timber details. Some old timber furniture is still retained. There are also a few old, hanging lamps in glass.
7.10	<b>Compound/ Fence / Gate</b>	Masonry compound wall topped with MS grill. MS gate slightly set back from the main street.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	A well maintained front garden (wadi). There is backyard which is built over with temporary roofing to serve as a storage yard.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures. Use of glass tiles in roof.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. It is in good line and level.
9.2	<b>Walls</b>	Fair. No obvious damage.
9.3	<b>Floor</b>	Floor finishes in fairly good condition
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition
9.6	<b>Roofing</b>	Sound structural condition, and in good alignment and overall maintenance.
9.7	<b>Articulation &amp; Finishes</b>	Good
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No major change in the original scheme, except for addition of temporary sheds in the backyard.
10.2	<b>Structure</b>	Same as above
10.3	<b>Articulation &amp; Finishes</b>	No visible changes
11.0	<b>DP Remarks / Perceived Threats</b>	
The pressure of the builder lobby may take its toll, in this high priced commercial area. The owner has already sold several adjoining properties to the builders who have developed them into commercial complexes.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Conversation with the owner.		

Common Reference No.	PL 46
Card No.	62
Name of Property	<b>Prabhakar Raje House, off Shivaji Road</b>



Ornamental wooden cabinets in wall niches



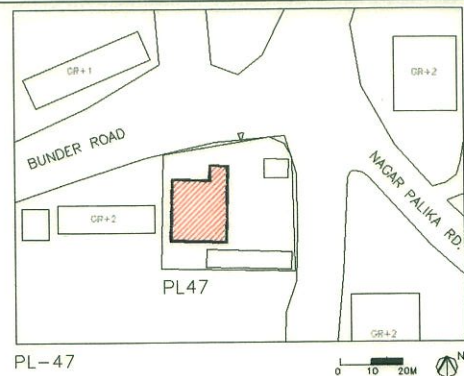
View of the front verandah



Detail of timber railing in the verandah



<b>Common Ref No :</b> PL 47
<b>Card No.</b> 63
<b>Ward(Part)</b> 12
<b>CS No. Prop. No:</b> 248
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 28.11.02
<b>Record by</b> Indrajeet, Bhakti, SMD
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P2, P3



<b>1.0</b>	<b>Denomination</b>			
<b>1.1</b>	<b>Name of Premises</b>	Patkar Wada		
<b>1.2</b>	<b>Earlier Name</b>	Patkar Wada		
<b>1.3</b>	<b>Built In</b>	C.1940		
		<b>Extension Date (If any)</b> Toilet block added, unspecified date		
<b>2.0</b>	<b>Access</b>			
<b>2.1</b>	<b>Main</b>	Bundar Road		
<b>2.2</b>	<b>Subsidiary</b>	None		
<b>3.0</b>	<b>Ownership pattern</b>			
<b>3.1</b>	<b>Present</b>	Shri Sitaram Anant Patkar		
<b>3.2</b>	<b>Past</b>	Shri Anant Sitaram Patkar		
<b>3.3</b>	<b>Status</b>			
<b>4.0</b>	<b>Use</b>			
<b>4.1</b>	<b>Present</b>	Residence		
<b>4.2</b>	<b>Past</b>	Residence		
<b>4.2</b>	<b>Usage</b>	Daily		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
<b>5.1</b>	<b>Townscape (Manmade)</b>	Built in the mid 20 <sup>th</sup> century, this house typifies the bungalow pattern transformed to local needs.		
<b>5.2</b>	<b>Architectural Description</b>	<p>A rectangular, two storied structure with a wide frontage. The ground floor is fronted with a continuous verandah, which also forms the main entry to the house. The verandah is enclosed with a wooded slatted screen, typical of bungalows. The building is timber framed with a sloped roof with an attic space. From the edge beams at attic level, a continuous and deep overhang projects out, shading the windows and balcony. The windows in the attic space keep the roof space ventilated. With shade and roof ventilation, the interiors remain quite cool. The roof is covered with Mangalore tiles on timber boarding.</p> <p>The ground floor is approached through a continuous verandah. A timber staircase leads to the upper floor. Directly above the front verandah is a long, continuous balcony on the upper floor with timber framed CI railing.</p>		
<b>5.3</b>	<b>Intrinsic</b>	<p>This is an example of mid 20<sup>th</sup> century domestic architecture, emerging at the time in town all over Maharashtra, reflecting the bungalow pattern preferred by the British. The architecture here has been transformed to meet local needs, and is referred to as 'Wada' although this is more a name for a large house, rather than an intrinsic type. The structural organisation also displays sensitive climatic design concepts.</p> <p>This large house is with many rooms reflects an earlier joint family system, now largely dispersed. Even today the Patkars are an important family in Panvel.</p>		
<b>5.4</b>	<b>Value Classification</b>	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>Ar/ Per</b></td> <td style="text-align: center;"><b>Recommended Grade: III</b></td> </tr> </table>	<b>Ar/ Per</b>	<b>Recommended Grade: III</b>
<b>Ar/ Per</b>	<b>Recommended Grade: III</b>			
<b>6.0</b>	<b>Topography</b>			
<b>6.1</b>	<b>Floors</b>	Ground + One		
<b>7.0</b>	<b>Construction</b>			
<b>7.1</b>	<b>Plinth</b>	900 high plinth in coursed ashlar masonry. Entrance to the ground floor verandah is by 4 concentric plinth steps in stone.		
<b>7.2</b>	<b>Walls</b>	Combination structure with timber posts and beams, in filled with load bearing 450 thk brick masonry.		
<b>7.3</b>	<b>Floor</b>	Suspended wooden floor of TW joists finished with I.P.S. The balcony on the upper floor is directly supported over timber joists of the verandah below with IPS flooring.		
<b>7.4</b>	<b>Stairs</b>	Teak wood dog- legged staircase to upper floor, with balustrade and decorative newel posts in timber.		

7.5	<b>Openings</b>	The door openings have heavy TW frame with thick panelled shutters timber and glazed (on the upper balcony), painted. The window openings are shallow arched and are made of TW, with low sills, Upper shutters panelled and lower ones panelled with vertical metal bars. The arched openings are highlighted in stucco.
7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins, with a timber boarded ceiling as an attic floor. From the edge beams at attic level, a continuous and deep overhang projects out, supported on extended rafters, shading the windows and balcony.
7.7	<b>Articulation</b>	The façade of is organised into structural bays by timber posts. The ground floor verandah is enclosed with a wooded slatted screen. Directly above the front verandah is a long, continuous balcony on the upper floor with timber framed CI railing. The timber columns on the ground floor are ornamented and set into stone blocks.
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. Timber members are painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Although there are some remnants of ornamental Timber and stucco mouldings there is not much of significance in the interiors as several changes have transpired in recent times. Some older pieces of furniture remain, but they are largely uncared for.
7.10	<b>Compound/ Fence / Gate</b>	The house sits in a large compound. There a compound wall to demarcate the property but is in poor shape.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The compound is filled with overgrowth, creepers and several trees, though not well maintained. The building had a toilet block built at a later date, this completely mars the original scheme, being built insensitively in RCC. A later chawl has also been added on the property.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and balcony. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators. Roof ventilation through attic windows.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	The plinth is in good line and level retaining sharp edges
9.2	<b>Walls</b>	Plaster on the outside is in variable condition. Evidence of dampness seen on several walls.
9.3	<b>Floor</b>	Fair. The timber members are in fair condition, although maintenance is lacking.
9.4	<b>Stairs</b>	Some steps in need of repair
9.5	<b>Openings</b>	Arched openings are in good condition. The window shutters have not been maintained.
9.6	<b>Roofing</b>	Sound structural condition, several roofing tiles are missing and the patches have been recently replaced by tin sheeting in an ad-hoc manner.
9.7	<b>Articulation &amp; Finishes</b>	The upper floor seems to be largely unused and is showing signs of neglect and disrepair. The later added toilet block is in very poor condition.
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	A later added chawl building in the property is in poor condition
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> poor
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	The building had a toilet block built at a later date, this completely mars the original scheme, being built insensitively in RCC. The construction itself seems to have been carried out poorly and the whole block is now in a state of disrepair. A later chawl has also been added on the property.
10.2	<b>Structure</b>	No visible change, except as mentioned above
10.3	<b>Articulation &amp; Finishes</b>	Many changes in interiors and usage carried out in an ad-hoc manner.
11.0	<b>DP Remarks / Perceived Threats</b>	
	Disrepair on a large scale, compounded with a lack of attention to maintenance may cause the building already in a poor condition to deteriorate even further.	
12.0	<b>Additional Notes / References / Documents Available</b>	
	Conversation with the present inhabitants	

Common Reference No.	PL 47
Card No.	63
Name of Property	Patkar Wada, Bundar Road



Front verandah with a slatted wooden screen protected by a deep overhang of the chhajja



Carved timber column with carved brackets, in the front verandah



Side view of the Wada

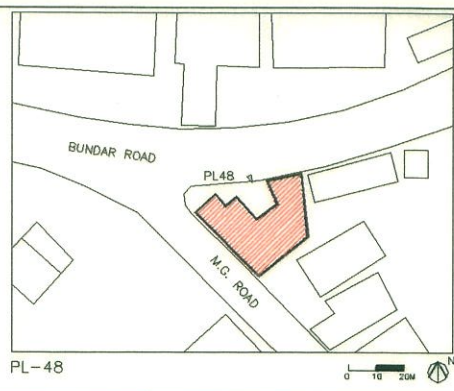


Carved timber column set in a carved stone base, in the front verandah





<b>Common Ref No</b> : PL 48
<b>Card No.</b> 64
<b>Ward(Part)</b> 12
<b>CS No. Prop. No.</b> 1278
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 28.11.02
<b>Record by</b> SMD, Indrajit, Bhakti
<b>Review by</b> MMD
<b>Int part</b> <b>Ext</b> yes
<b>Photo. Ref</b> P3, P11



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Munot Wada, Bundar Road
<b>1.2</b>	<b>Earlier Name</b>	Old PWD office
<b>1.3</b>	<b>Built In</b>	Early 20 <sup>th</sup> century
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On Bundar Road
<b>2.2</b>	<b>Subsidiary</b>	M. G. Road
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Owned by Late Chunilal Harakchand Munot
<b>3.2</b>	<b>Past</b>	Looked after by Babubhai Munot, currently tenanted severally
<b>3.3</b>	<b>Status</b>	Tenant
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Commercial + Residence
<b>4.2</b>	<b>Past</b>	Offices
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	An old Colonial town house on the Bandar Road fronting (at the corner of) two roads, on the road to the old Panvel Bandar (harbour)
<b>5.2</b>	<b>Architectural Description</b>	A large ground storied structure with Ground and One corner frontage, with projecting balconies at corner supported by timber brackets the side wings on Bandar Road and along the cross lane are of Ground storey with load bearing construction and a Mangalore tiled sloping roof. There is a courtyard, accessed through a ground floor wing. The two wings are connected by the Ground and one corner frontage. The courtyard has a large Peepul tree growing in it.
<b>5.3</b>	<b>Intrinsic</b>	This building displays a corner articulation over two roads. The corner block is polygonal and of brick masonry. Upper projected balconies on timber brackets overlook the street directly and suggest urbanity, reflecting the progressive development of Panvel as a colonial town in the early part of the 20 <sup>th</sup> century. That this building used to be the old PWD office is significant given its location that fronts the road leading (at that) time to the busy Panvel Bandar (harbour)
<b>5.4</b>	<b>Value Classification</b>	<b>Eco, Per</b> <span style="float: right;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One at corner, Ground Floor side wings
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	15 cm high plinth in stone masonry on Bandar Road side, and 60cm high on the cross lane side
<b>7.2</b>	<b>Walls</b>	Load Bearing Brick Masonry 18" thick painted over.
<b>7.3</b>	<b>Floor</b>	In the G+1 wing wooden floor supported over TW joists. In the ground floor wings have various flooring, laid ad-hoc as changes have taken place. The upper floor was not accessible and hence could not be recorded internally.
<b>7.4</b>	<b>Stairs</b>	Teak wood single flight staircase to upper floor.
<b>7.5</b>	<b>Openings</b>	Semicircular arched openings with filled up tympanums on the ground floor and with ventilators in the wall behind the projecting balcony. The upper floor arches are articulated with stucco mouldings and designed keystones. Most of the timber shutters have fallen off and cannot be recorded. On the ground floor the windows have vertical metal bars for security but no shutters. The buildings frontage that is G+1 is organised in a polygonal bungalow manner with no specific articulation.
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins with TW facia. Sloping Mangalore tiled tin roof over residential wing supported by rough timber joists.

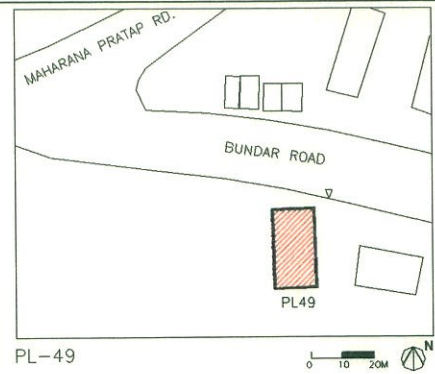
7.7	<b>Articulation</b>	The built form is a rough V-shape over the two roads that it fronts. The Cross lane wing is subdivided into bays having commercial premises and godowns, all accessed from a high plinth platform from the road. On the Bandar road side a doorway in the other ground floor wing leads to an internal courtyard with a large Peepul tree. From here the residential area is accessed. The courtyard has ad-hoc usage like a Mori or wash area. One end of the V is enclosed by the walls of the neighbouring building. The corner is articulated as a ground and one storey polygon, with a timber balcony projecting over the upper floor supported by timber brackets. The timber balcony has a CI balustrade and timber railing and used to be protected by a glazed screen above the lintel level.		
7.8	<b>Finishes</b>	External and internal walls are plastered and painted. The original flooring has been changed in many places		
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Several ad-hoc internal changes in the ground floor have left no remnants of the original scheme. The upper floor could not be recorded.		
7.10	<b>Compound/ Fence / Gate</b>	The Munot Wada sits on the road outside it. There is no compound wall.		
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a courtyard, accessed through the wing on the Bundar Road		
8.0	<b>Services &amp; Utilities</b>			
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.		
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.		
8.3	<b>Electricity</b>	Adequate supply		
8.4	<b>Water Supply</b>	Municipal		
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines		
8.6	<b>Fire precaution</b>	None		
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None		
9.0	<b>Condition</b>			
9.1	<b>Plinth</b>	Fair. The outer perimeter of the plinth is protected by plaster and paint.		
9.2	<b>Walls</b>	Poor. Masonry is coming apart in many places. A Peepul tree has taken root in the upper floor walls.		
9.3	<b>Floor</b>	Poor. The timber members are in dilapidated condition		
9.4	<b>Stairs</b>	Poor, the timber floors are in unsound condition.		
9.5	<b>Openings</b>	Poor. In most of the doors and windows, the shutters are missing or glazing has been broken		
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles has eaves in poor condition, several tiles have fallen off. The fascia boarding is coming apart in many places. On the wings an ad-hoc tin roof is covered with Mangalore tiles in fair condition. The projecting timber balcony is near collapse.		
9.7	<b>Articulation &amp; Finishes</b>	Several changes over the years have led to various flooring in different areas.		
9.8	<b>Services</b>	Fair		
9.9	<b>Outbuildings</b>	NA		
9.10	<b>Overall condition</b>	Poor		
		<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Maintenance level</b></td> <td style="width: 50%;">Poor</td> </tr> </table>	<b>Maintenance level</b>	Poor
<b>Maintenance level</b>	Poor			
10.0	<b>Transformation</b>			
10.1	<b>Form</b>	This building suffers from continuous decay and dilapidation, and ad-hoc internal changes		
10.2	<b>Structure</b>	Largely unchanged		
10.3	<b>Articulation &amp; Finishes</b>	Several ad-hoc internal changes, no external changes noticeable.		
11.0	<b>DP Remarks / Perceived Threats</b>			
The building's age and natural wear due to constant usage, there has been no upkeep of the building as a whole. The several tenants seem only to look after their own areas to the extent possible. Few of the Office galas have been 'interior designed'				
12.0	<b>Additional Notes / References / Documents Available</b>			
Conversation with tenants				

Corner view showing Overhanging balcony





Common Ref No : PL 49  
 Card No. 65  
 Ward(Part) 12  
 CS No.  
 Plot Area  
 B U Area  
 Date 3.1.03  
 Record by Indrajeet, SMD  
 Review by MMD  
 Int No Ext yes  
 Photo. Ref P1 34 to 37A



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Fazalbai Bhojabhai House, Bundar Road
<b>1.2</b>	<b>Earlier Name</b>	Not known
<b>1.3</b>	<b>Built In</b>	Early 20 <sup>th</sup> century
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On Bundar Road
<b>2.2</b>	<b>Subsidiary</b>	NA
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Fazalbai Bhojabhai
<b>3.2</b>	<b>Past</b>	Not known
<b>3.3</b>	<b>Status</b>	Owner
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence
<b>4.2</b>	<b>Past</b>	Residence
<b>4.2</b>	<b>Usage</b>	Unoccupied
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	This house typifies the bungalow pattern transformed to local needs.
<b>5.2</b>	<b>Architectural Description</b>	A rectangular, two storied structure with a wide frontage. The ground floor is fronted with rooms covered by a lean to, which also forms the main entry to the house. The verandah on the upper floor is on timber posts in timber with ornamented timber railings. A wooden screen is arranged in panels above the lintel level, protecting the balcony from low sun and rain, typical of bungalows. The building is timber framed with a sloped roof. From the edge beams at attic level, a continuous and deep overhang projects out, shading the windows and balcony. The roof is covered with Mangalore tiles on timber boarding.
<b>5.3</b>	<b>Intrinsic</b>	This is an example of domestic architecture, reflecting the bungalow pattern preferred by the British. The architecture here has been transformed to meet local needs. The structural organisation also displays sensitive climatic design concepts. This large house is with many rooms reflects an earlier joint family system, now largely dispersed. The owners of this house live in Bombay, and have not been accessible, hence the building has been observed only from the outside.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per</b> <span style="float: right;"><b>Recommended Grade: III</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	450 high plinth in masonry. Entrance to the ground floor verandah is by 2 steps in stone flanked by a stepped masonry railing.
<b>7.2</b>	<b>Walls</b>	Combination structure with timber posts and beams, in filled with load bearing brick masonry.
<b>7.3</b>	<b>Floor</b>	Could not be observed
<b>7.4</b>	<b>Stairs</b>	Could not be observed
<b>7.5</b>	<b>Openings</b>	The door openings have TW frame with panelled shutters in timber and painted. The window openings are rectangular, of TW, shutters in timber are glazed.
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins. From the edge beams a continuous and deep overhang projects out, supported on extended rafters, shading the windows and balcony.
<b>7.7</b>	<b>Articulation</b>	The façade of is organised into structural bays by timber posts. Directly above the front verandah is a balcony on the upper floor with timber railing. The balcony turns the corner and continues on the side of the building. One half of the upper floor is enclosed into rooms.

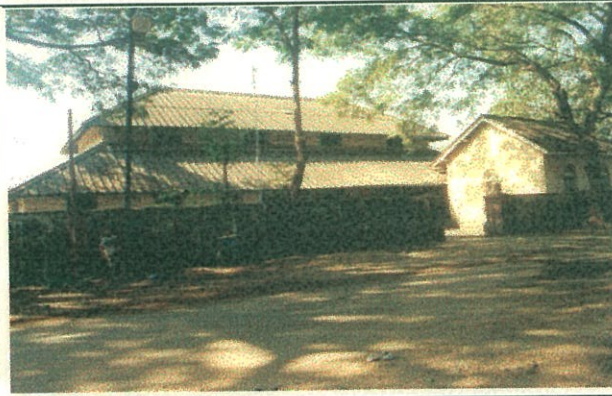
7.8	<b>Finishes</b>	External walls are plastered and painted. Timber members are painted.		
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Could not be observed		
7.10	<b>Compound/ Fence / Gate</b>	The house sits in a large compound. There a compound wall and gate to demarcate the property but is in poor shape.		
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The compound is filled with overgrowth, creepers and several trees, though not well maintained.		
8.0	<b>Services &amp; Utilities</b>			
8.1	<b>Lighting</b>	Natural light through windows and balcony.		
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.		
8.3	<b>Electricity</b>	MSEB supply		
8.4	<b>Water Supply</b>	Municipal		
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines		
8.6	<b>Fire precaution</b>	None		
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None		
9.0	<b>Condition</b>			
9.1	<b>Plinth</b>	The plinth is in fair condition		
9.2	<b>Walls</b>	Plaster on the outside is in variable condition.		
9.3	<b>Floor</b>	Fair. The timber members are in fair condition, although maintenance is lacking.		
9.4	<b>Stairs</b>	Could not be observed		
9.5	<b>Openings</b>	Arched openings are in good condition. The window shutters have not been maintained.		
9.6	<b>Roofing</b>	Sound structural condition, Mangalore tiles seem to be in place		
9.7	<b>Articulation &amp; Finishes</b>	Could not be observed		
9.8	<b>Services</b>	Fair		
9.9	<b>Outbuildings</b>			
9.10	<b>Overall condition</b>	Fair		
		<table border="0"> <tr> <td style="padding-right: 20px;"><b>Maintenance level</b></td> <td>Building currently unused and lacking maintenance</td> </tr> </table>	<b>Maintenance level</b>	Building currently unused and lacking maintenance
<b>Maintenance level</b>	Building currently unused and lacking maintenance			
10.0	<b>Transformation</b>			
10.1	<b>Form</b>	No visible changes		
10.2	<b>Structure</b>	No visible change, except as mentioned above		
10.3	<b>Articulation &amp; Finishes</b>			
11.0	<b>DP Remarks / Perceived Threats</b>			
The current disuse of the building compounded with a lack of maintenance may lead to further deterioration of the timber framed structure.				
12.0	<b>Additional Notes / References / Documents Available</b>			
Not available				



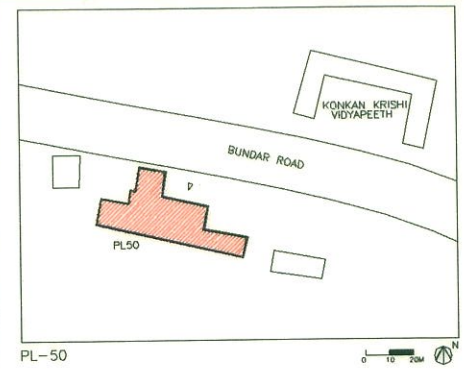
Balcony detail

View of the front facade





Common Ref No : PL 50  
 Card No. 66  
 Ward(Part) 12  
 CS No. FP 519  
 Plot Area  
 B U Area  
 Date 28.11.02  
 Record by SMD, Indrajit, Bhakti  
 Review by MMD  
 Int yes Ext  
 yes  
 Photo. Ref P1, P3



<b>1.0</b>	<b>Denomination</b>		
<b>1.1</b>	<b>Name of Premises</b>	Diwani Nyayalaya (Varishta Sthar), Panvel	
<b>1.2</b>	<b>Earlier Name</b>	Panvel Court	
<b>1.3</b>	<b>Built In</b>	1878	<b>Extension Date (if any)</b> 1908, Advocates' Bar Room added
<b>2.0</b>	<b>Access</b>		
<b>2.1</b>	<b>Main</b>	From Bundar Road	
<b>2.2</b>	<b>Subsidiary</b>		
<b>3.0</b>	<b>Ownership pattern</b>		
<b>3.1</b>	<b>Present</b>	CPWD	
<b>3.2</b>	<b>Past</b>	PWD	
<b>3.3</b>	<b>Status</b>	Government	
<b>4.0</b>	<b>Use</b>		
<b>4.1</b>	<b>Present</b>	Court	
<b>4.2</b>	<b>Past</b>	Court	
<b>4.2</b>	<b>Usage</b>	Daily	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>		
<b>5.1</b>	<b>Townscape (Manmade)</b>	A Stone load bearing masonry courtroom of a single storey, built in the typical manner of the British PWD, is a famous institutional landmark off Bandar Road. The imposing structure with its deep sloping roofs is situated in its own compound with the backdrop of several fully grown trees.	
<b>5.2</b>	<b>Architectural Description</b>	A large ground floor structure of load bearing masonry. The central courtroom has a higher height than the peripheral spaces and has its own deep sloping roof supported by timber king post trusses, and is lit by clear storey windows. The deep entrance verandah and the peripheral rooms have a deep sloping roof that is lean-to the central core of masonry. The openings at ground floor level are semicircular arches, and the clear storey windows are rectangular.	
<b>5.3</b>	<b>Intrinsic</b>	This is a robust example of PWD architecture as built by the British in the late 19 <sup>th</sup> century. The longevity of this structure of note as it is still in good condition and for the past one and a quarter century has been continuously in use for the same purpose (courts) as it is today. The bungalow style is evident in this government building and is largely preserved.	
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per/ Ind</b>	<b>Recommended Grade: II B</b>
<b>6.0</b>	<b>Topography</b>		
<b>6.1</b>	<b>Floors</b>	Ground	
<b>7.0</b>	<b>Construction</b>		
<b>7.1</b>	<b>Plinth</b>	45 cm high plinth in local black basalt stone masonry now plastered and painted	
<b>7.2</b>	<b>Walls</b>	The central core of load bearing masonry is in 45 cm thick masonry, plastered, painted and supports a wraparound verandah that is framed in timber columns and beams, parts of the verandah are enclosed with vertical metal rods, a common feature seen in the Konkan. The wall has semicircular arched openings on the ground floor.	
<b>7.3</b>	<b>Floor</b>	Floor finished with Shahbad stone, Mosaic flooring in the courtroom, there is no upper floor.	
<b>7.4</b>	<b>Stairs</b>	NA	
<b>7.5</b>	<b>Openings</b>	The inner core of masonry that enclosed the central courtroom has dressed semicircular arched openings with rusticated voussoirs and prominent keystones (doors and windows) at ground level. The doors are heavily panelled in timber and the windows have timber shutters and vertical metal bars. The tympanums of arches have semicircular ventilators. High above the courtroom there are rectangular clear storey openings in timber and glass.	

7.6	<b>Roofing</b>	Timber framed king post truss supports timber purlins and boarding with Asbestos sheeting. The sheeting forms deep overhangs beyond the supports keeping the verandah as well as the clear storey in adequate shade.
7.7	<b>Articulation</b>	The buildings frontage is organised in a symmetrical arcade bungalow style with deep sloping roofs covering a 4m deep verandah porch, which is also a waiting space. The central court room is like a nave with a raised roof that is top lit. At several places the wraparound verandah has been enclosed for administrative spaces for the court. The semicircular arches are detailed in rusticated stone masonry.
7.8	<b>Finishes</b>	External and internal walls are painted over dressed stone. The original flooring has been changed.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The timber courtroom furniture appears to be of recent origin. Few original wooden benches remain in the porch.
7.10	<b>Compound/ Fence / Gate</b>	A masonry compound wall with a gate encloses the perimeter of the site. There is no immediate site definition to the building under study.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	The Panel Courts have a large ground with few ancillary buildings, outhouses, a canteen and a well. The western end of the courts have been extended with the addition of an Advocates' Bar Room
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through arches and windows and clear storey windows. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators.
8.3	<b>Electricity</b>	Adequate supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good. The outer perimeter of the plinth is painted and in good condition.
9.2	<b>Walls</b>	Fair. No obvious damage.
9.3	<b>Floor</b>	Fair. The timber members are in good condition, seem to be maintained by regular painting
9.4	<b>Stairs</b>	Fair.
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW panelled doors are painted and in good condition
9.6	<b>Roofing</b>	Good, Asbestos sheeting maintained
9.7	<b>Articulation &amp; Finishes</b>	Good
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Relatively new building in fair conditions
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> - Good, well maintained
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	No significant change. The building was extended in 1908, but the changes are in broad harmony with the original.
10.2	<b>Structure</b>	As original, Some parts of the verandah have been enclosed to accommodate administrative spaces.
10.3	<b>Articulation &amp; Finishes</b>	In the central courtroom, the activity axis appears to have been changed in recent times. The arched niche in the eastern courtroom wall indicates the original position of the judiciary. Today the judge sits at right angles facing the longer side. The new furniture (witness box, etc.) conform to this new position. The painting of dressed stone masonry and the laying of mosaic flooring in the central court space displays the current CPWD's insensitivity to concerns of heritage.
11.0	<b>DP Remarks / Perceived Threats</b>	
	No real treat as the original use continues, except for the insensitivity of the CPWD who regularly maintain the structure	
12.0	<b>Additional Notes / References / Documents Available</b>	
	Plaque on wall and conversation with the staff.	



Common Reference No.	PL 50
Card No.	66
Name of Property	<b>Diwani Nyayalaya, Bundar Road</b>

Interior of the court room with a double height space lighted with clear storey windows



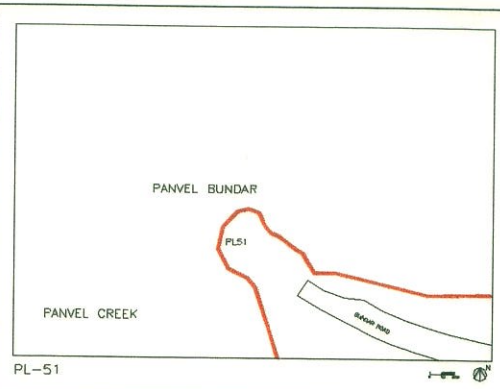
A wide verandah in timber frame fronts the main building in ashlar construction



Rear view of the main building



Common Ref No : PL 51  
 Card No. 67  
 Ward(Part) 12  
 CS No.  
 Plot Area  
 B U Area  
 Date 28.11.02  
 Record by AK, SMD  
 Review by MMD  
 Int NA Ext yes  
 Photo. Ref P11

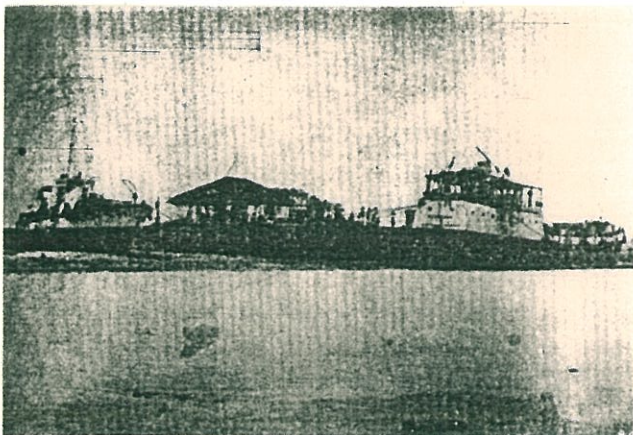


<b>1.0</b>	<b>Denomination</b>			
<b>1.1</b>	<b>Name of Premises</b>	Panvel Bundar		
<b>1.2</b>	<b>Earlier Name</b>	Panvel Bundar		
<b>1.3</b>	<b>Built In</b>			
		<b>Extension Date (if any)</b>		
<b>2.0</b>	<b>Access</b>			
<b>2.1</b>	<b>Main</b>	At the end of Bundar Road		
<b>2.2</b>	<b>Subsidiary</b>			
<b>3.0</b>	<b>Ownership pattern</b>			
<b>3.1</b>	<b>Present</b>	Leased to Marine Academy		
<b>3.2</b>	<b>Past</b>	community		
<b>3.3</b>	<b>Status</b>	Lease		
<b>4.0</b>	<b>Use</b>			
<b>4.1</b>	<b>Present</b>	Institutional		
<b>4.2</b>	<b>Past</b>	Harbour		
<b>4.2</b>	<b>Usage</b>	Daily		
<b>5.0</b>	<b>Significance &amp; Value Classification</b>			
<b>5.1</b>	<b>Townscape (Manmade)</b>	The Panvel Bundar is a historic port located at the extreme West end of Panvel, where the Gadhi River meets the Panvel Creek. The Bundar's location is quite isolated from the town at the end of the Bundar Road.		
<b>5.2</b>	<b>Architectural Description</b>	This is an open space. No built up remains exist, apart from a retaining wall along the water edge.		
<b>5.3</b>	<b>Intrinsic</b>	In historical times, the harbour is reputed to have had trade links with the Arab and the Classical world. In 1570, there is a record of the Panvel Bundar trading with European countries. In 1670 Shivaji made this an 'Armaari' Bundar. A few sea battles in the vicinity are recorded. From 1810, after the British gained control, a lot of trade continued through this Bundar. Large scale trading in salt due to the several neighbouring salt pans was an active industry that continued well into modern times, even after the harbours active use for trading and movement of passengers went into decline. It is only with the coming of the railways in the region that sent the Panvel Bandar lost its importance and went into decline and disuse.		
<b>5.4</b>	<b>Value Classification</b>	<table border="1" style="width: 100%;"> <tr> <td><b>Wat/ Os/ Rec/ Scn/ His(reg)</b></td> <td><b>Recommended Grade: II A</b></td> </tr> </table>	<b>Wat/ Os/ Rec/ Scn/ His(reg)</b>	<b>Recommended Grade: II A</b>
<b>Wat/ Os/ Rec/ Scn/ His(reg)</b>	<b>Recommended Grade: II A</b>			
<b>6.0</b>	<b>Topography</b>			
<b>6.1</b>	<b>Floors</b>	Open site		
<b>7.0</b>	<b>Construction</b>			
<b>7.1</b>	<b>Plinth</b>	NA		
<b>7.2</b>	<b>Walls</b>	NA		
<b>7.3</b>	<b>Floor</b>	NA		
<b>7.4</b>	<b>Stairs</b>	NA		
<b>7.5</b>	<b>Openings</b>	NA		
<b>7.6</b>	<b>Roofing</b>	NA		
<b>7.7</b>	<b>Articulation</b>	NA		
<b>7.8</b>	<b>Finishes</b>	NA		
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA		
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	A gate and a check post at the entrance of the Bandar has been recently added after the site has been handed over to the Marine Academy		
<b>7.11</b>	<b>Curtilege / unbuilt space / out buildings / landscape</b>	Some metal rings for berthing ships are the only artefacts left today that hint at of this site being an active harbour. Recently some lighting fixtures along the retaining wall have been erected.		

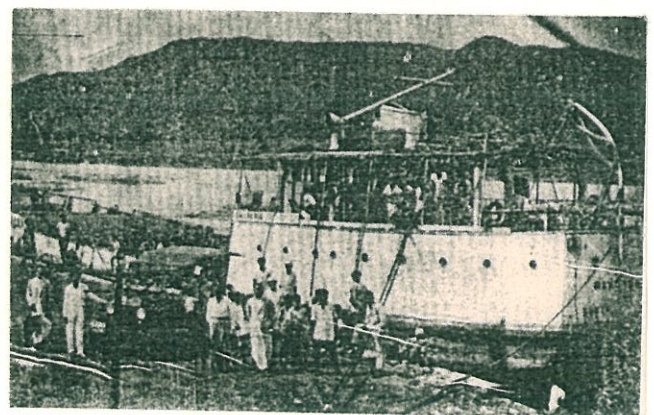


<b>8.0</b>	<b>Services &amp; Utilities</b>	
8.1	Lighting	NA
8.2	Ventilation	NA
8.3	Electricity	NA
8.4	Water Supply	NA
8.5	Drainage( Plumbing and Sanitation	NA
8.6	Fire precaution	NA
8.7	Other (HVAC/BMS/ Security Systems)	NA
<b>9.0</b>	<b>Condition</b>	
9.1	Plinth	NA
9.2	Walls	NA
9.3	Floor	NA
9.4	Stairs	NA
9.5	Openings	NA
9.6	Roofing	NA
9.7	Articulation & Finishes	NA
9.8	Services	Fair
9.9	Outbuildings	
9.10	Overall condition	Fair
		<b>Maintenance level</b> Fair
<b>10.0</b>	<b>Transformation</b>	
10.1	Form	The site has been handed over to the Marine Academy in 1999. The site currently has a lot of their training equipmnt lying sround, not built up structure has been added.
10.2	Structure	
10.3	Articulation & Finishes	
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>	
	This is a scenic site and a large open space patronized by a large population of Panvel's citizens for evening outings is no longer available after the site's taking over by the Marine Academy. The recreational potential of the site, which could have been developed as a focus for Panvel, which lacks in such facilities in any case has been currently lost.	
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>	
	Picture and historical references from 'Suvarnakshan' Souvenir of the Golden jubilee functions of the Panvel Municipal Council	

Archival photo of Bundar showing two docked ships



Archival photo showing the passengers disembarking from a ship



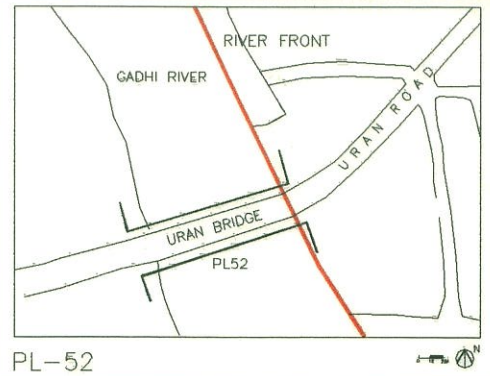


Common Reference No.	PL 51
Card No.	67
Name of Property	<b>Panvel Bundar</b>

Panoramic view of the Panvel Creek from the site of Panvel Bundar



Common Ref No : PL 52  
 Card No. 68  
 Ward(Part) 11  
 CS No.  
 Plot Area  
 B U Area  
 Date 5.3.02  
 Record by Indrajeet, Sachin  
 Review by SMD  
 Int NA Ext yes  
 Photo. Ref P9, P10



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Uran Bridge
<b>1.2</b>	<b>Earlier Name</b>	Uran Bridge
<b>1.3</b>	<b>Built In</b>	19 <sup>th</sup> century
		<b>Extension Date (if any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	On the Panvel Uran Road over the Gadhi River
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	State PWD
<b>3.2</b>	<b>Past</b>	State PWD
<b>3.3</b>	<b>Status</b>	Government
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Road bridge
<b>4.2</b>	<b>Past</b>	Road bridge
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	This road bridge is located over the Gadhi River, connecting Panvel to Vadghar, set against the scenic background of distant hills on one side and the Panvel Koliwada Riverfront on the other.
<b>5.2</b>	<b>Architectural Description</b>	This bridge is constructed as a series of semi circular stone masonry arches. The road deck extends over both edges and the bridge has a protective metal railing on both sides.
<b>5.3</b>	<b>Intrinsic</b>	The Uran Bridge is an old urban connector still in use, and has been known as a landmark in Panvel as well as an indicator of the town's edge.
<b>5.4</b>	<b>Value Classification</b>	Ind/ Per/ His(loc) <span style="border: 1px solid black; padding: 2px;"><b>Recommended Grade: II A</b></span>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Outdoor structure
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	The bridge is constructed of stone masonry arches on stone masonry piers. The decking is finished with asphalt.
<b>7.2</b>	<b>Walls</b>	NA
<b>7.3</b>	<b>Floor</b>	NA
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	NA
<b>7.6</b>	<b>Roofing</b>	NA
<b>7.7</b>	<b>Articulation</b>	NA
<b>7.8</b>	<b>Finishes</b>	NA
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	NA
<b>7.11</b>	<b>Curtilage / unbuilt space / out buildings / landscape</b>	NA
<b>8.0</b>	<b>Services &amp; Utilities</b>	
<b>8.1</b>	<b>Lighting</b>	NA
<b>8.2</b>	<b>Ventilation</b>	NA
<b>8.3</b>	<b>Electricity</b>	NA
<b>8.4</b>	<b>Water Supply</b>	NA

8.5	Drainage( Plumbing and Sanitation	NA	
8.6	Fire precaution	NA	
8.7	Other (HVAC/BMS/ Security Systems)	NA	
9.0		NA	
		<b>Condition</b>	
9.1	Plinth	Fair, in line and level. The bridge shows signs of weathering	
9.2	Walls	NA	
9.3	Floor	NA	
9.4	Stairs	NA	
9.5	Openings	NA	
9.6	Roofing	NA	
9.7	Articulation & Finishes	NA	
9.8	Services	NA	
9.9	Outbuildings	NA	
9.10	Overall condition	Fair	<b>Maintenance level</b> Fair
10.0		<b>Transformation</b>	
10.1	Form	No visible change	
10.2	Structure	No visible change	
10.3	Articulation & Finishes	NA	
11.0		<b>DP Remarks / Perceived Threats</b>	
		The bridge is showing natural signs of weathering and wear and tear of daily usage. It may fall into disuse with the construction of additional road links to Uran from Panvel. However this is a landmark within the perception of the townspeople of Panvel and should be conserved.	
12.0		<b>Additional Notes / References / Documents Available</b>	
		There used to be a wooden bridge earlier, which was reconstructed in stone masonry in 19 <sup>th</sup> century. Dates are not available.	



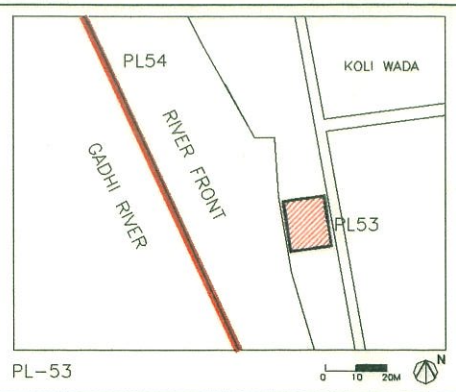
Bird's eye view of Koliwada, Uran Bridge and the hills beyond



Close-up of the arches and piers



<b>Common Ref No :</b> PL 53
<b>Card No.</b> 69
<b>Ward(Part)</b> 11
<b>CS No. Prop. No:</b> 1334
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 5.3.02
<b>Record by</b> Indrajeet, Bhakti, Sachin
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P2



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Ekviradevi Mandir, Koliwada
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	Late 19 <sup>th</sup> century
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From a narrow by lane in Koliwada, Panvel
<b>2.2</b>	<b>Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Koli community
<b>3.2</b>	<b>Past</b>	Koli community
<b>3.3</b>	<b>Status</b>	Community owned
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The temple nestles within the residential cluster of Koliwada.
<b>5.2</b>	<b>Architectural Description</b>	This small temple is rectangular in plan, free standing within a cluster. The temple is a brick load-bearing structure, supporting a hipped timber roof. The temple is accessed by carved plinth steps that lead to a wide doorway, partly panelled and partly with the ubiquitous infill of vertical MS rod grill. The doorway and other articulations are painted in bright red and yellow. Inside, the temple is organised into a sabha-mandap and a garbhagriha which are separated by a low brick parapet wall and an MS grill.
<b>5.3</b>	<b>Intrinsic</b>	This temple is one of the many examples of the non-monumental, Konkan style place of worship, in timber construction. Ekvira Devi is a popular deity among the Koli Community.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Cul/ Per</b> <b>Recommended Grade: III</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	600 high plinth in coursed square rubble masonry, painted. The plinth steps are in black basalt with a brick parapet wall curved in shape, with moulded top and edges.
<b>7.2</b>	<b>Walls</b>	Load bearing brick walls 450 thick with pilasters.
<b>7.3</b>	<b>Floor</b>	The sabha-mandap is finished with marble mosaic flooring
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	All the openings are arched openings. The main door is in four leaves, folding on two sides, TW framed, partly panelled and partly with vertical MS rods. This door is in the centre of the façade. The window openings are in TW frame, with a semi circular fanlight in concrete grill. The windows have no shutters, only an infill of horizontal MS rods.
<b>7.6</b>	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rafters and purlins of rough wood, without any boarding.
<b>7.7</b>	<b>Articulation</b>	This is very modest shrine and does not boast of special features. The articulation is mainly found around openings. The main doorway particularly. The doorway is trimmed with thin, ornately carved attached columns, seemingly supporting a carved wooden arch. Between this arch and the lintel, is an ornate wooden arabesque. The window openings and the projecting pilasters are also emphasised with decorative stucco work which is seemingly a latter day version with Art Deco influences. All these articulations are unified by use of two colours, bright yellow and red.
<b>7.8</b>	<b>Finishes</b>	The walls are plastered and painted.

7.9	<b>Interiors (Movable &amp; Immovable)</b>	No special features
7.10	<b>Compound/ Fence / Gate</b>	No surrounding boundary.
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	There is a small open space in front of the temple which is finished with mud and gobri limpan and has a few small trees and two tulsi vrindavans flanking the plinth steps.
8.0		<b>Services &amp; Utilities</b>
8.1	<b>Lighting</b>	Natural light through windows and verandah. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with door, windows.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0		<b>Condition</b>
9.1	<b>Plinth</b>	Fair, in line and level. It has weathered a bit due to no plinth protection.
9.2	<b>Walls</b>	Good. No obvious damage. The plaster surface is damaged in many places.
9.3	<b>Floor</b>	
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW frames and panels in good condition.
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally sound and in good alignment.
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	
9.10	<b>Overall condition</b>	Fair
		<b>Maintenance level</b> Fair
10.0		<b>Transformation</b>
10.1	<b>Form</b>	The character is unaltered. A porch is added to protect the steps and doorway; however, it is not incongruous. Two tulsi vrindavans are added flanking the plinth steps. Their shape, size and finish (glazed tiles) make them incongruous. This mars the beauty of the plinth steps.
10.2	<b>Structure</b>	No visible change
10.3	<b>Articulation &amp; Finishes</b>	The flooring in the sabha-mandap has been changed to marble mosaic flooring.
11.0		<b>DP Remarks / Perceived Threats</b>
		As seen in many other places, the community's urge to renovate the temple by replacing it with a concrete structure.
12.0		<b>Additional Notes / References / Documents Available</b>
		Conversation with members of the Koli community



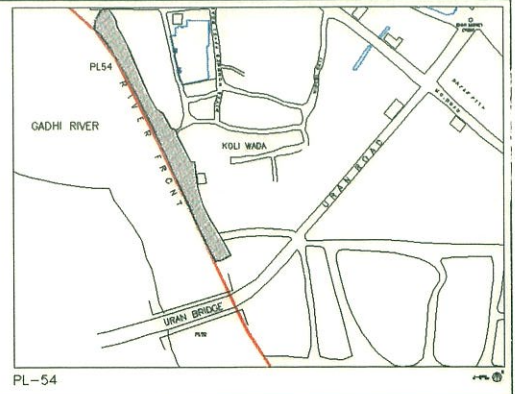
Detail of main door



Detail of a window in front



Common Ref No : PL 54  
 Card No. 70  
 Ward(Part) 11  
 CS No.  
 Plot Area  
 B U Area  
 Date 5.3.02  
 Record by Indrajeet, Sachin  
 Review by SMD  
 Int NA Ext yes  
 Photo. Ref P2, P9



<b>1.0</b>		<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Gadhi River front	
<b>1.2</b>	<b>Earlier Name</b>	Gadhi River front	
<b>1.3</b>	<b>Built In</b>	NA	<b>Extension Date (If any)</b>
<b>2.0</b>		<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From narrow by lanes in Koliwada, Panvel	
<b>2.2</b>	<b>Subsidiary</b>		
<b>3.0</b>		<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	community	
<b>3.2</b>	<b>Past</b>	community	
<b>3.3</b>	<b>Status</b>	Community at large, mostly used by the inhabitants of the Koliwada, Panvel	
<b>4.0</b>		<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Open space	
<b>4.2</b>	<b>Past</b>	Open Space	
<b>4.2</b>	<b>Usage</b>	Daily	
<b>5.0</b>		<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The stretch of land fronting the Gadhi River in front of the Koliwada settlement. This is an open space used for a range of outdoor activities by the inhabitants of Koliwada.	
<b>5.2</b>	<b>Architectural Description</b>	NA	
<b>5.3</b>	<b>Intrinsic</b>	This space is one of the few examples of open spaces used for community purpose, here by a small but specific Koli community for their day to day use as well as for their social and religious occasions	
<b>5.4</b>	<b>Value Classification</b>	<b>Wat/ OS/ Soc/ Rec</b>	<b>Recommended Grade: II A</b>
<b>6.0</b>		<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Open site	
<b>7.0</b>		<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	NA	
<b>7.2</b>	<b>Walls</b>	NA	
<b>7.3</b>	<b>Floor</b>	NA	
<b>7.4</b>	<b>Stairs</b>	NA	
<b>7.5</b>	<b>Openings</b>	NA	
<b>7.6</b>	<b>Roofing</b>	NA	
<b>7.7</b>	<b>Articulation</b>	NA	
<b>7.8</b>	<b>Finishes</b>	NA	
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA	
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	NA	
<b>7.11</b>	<b>Curtilage / unbuilt space / out buildings / landscape</b>	NA	
<b>8.0</b>		<b>Services &amp; Utilities</b>	
<b>8.1</b>	<b>Lighting</b>	NA	
<b>8.2</b>	<b>Ventilation</b>	NA	
<b>8.3</b>	<b>Electricity</b>	NA	
<b>8.4</b>	<b>Water Supply</b>	NA	
<b>8.5</b>	<b>Drainage( Plumbing and Sanitation</b>	NA	

8.6	<b>Fire precaution</b>	NA			
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	NA			
9.0		<b>Condition</b>			
9.1	<b>Plinth</b>	NA			
9.2	<b>Walls</b>	NA.			
9.3	<b>Floor</b>	NA			
9.4	<b>Stairs</b>	NA			
9.5	<b>Openings</b>	NA			
9.6	<b>Roofing</b>	NA			
9.7	<b>Articulation &amp; Finishes</b>	NA			
9.8	<b>Services</b>	NA			
9.9	<b>Outbuildings</b>	NA			
9.10	<b>Overall condition</b>	The condition of the stretch under consideration is poor and unkempt. The space is currently used by the Kolis to repair their boats and nets. There is a lot of garbage about.	<table border="1"> <tr> <td><b>Maintenance level</b></td> <td>Poor</td> </tr> </table>	<b>Maintenance level</b>	Poor
<b>Maintenance level</b>	Poor				
10.0		<b>Transformation</b>			
10.1	<b>Form</b>	No change, except for accumulating garbage			
10.2	<b>Structure</b>	No visible change			
10.3	<b>Articulation &amp; Finishes</b>	NA			
11.0		<b>DP Remarks / Perceived Threats</b>			
		Marked on the DP as riverfront. Should be protected against encroachments.			
12.0		<b>Additional Notes / References / Documents Available</b>			
		Conversation with members of the Koli community			

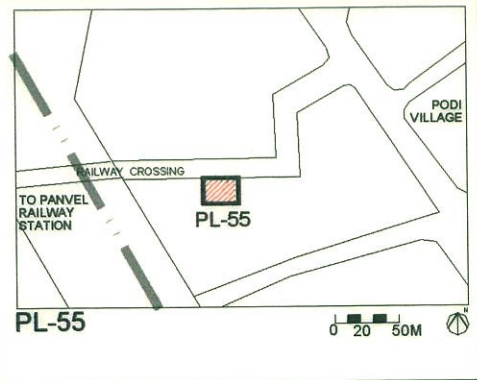
**View of the Open Space**







<b>Common Ref No</b> : PL 55
<b>Card No.</b> 71
<b>Ward(Part)</b> Ward No.5, Podi village, New Panvel
<b>CS No.</b>
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 2. 11. 01
<b>Record by</b> SMD, Indrajeet
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P2- 32 to 36



<b>1.0</b>	<b>Denomination</b>
<b>1.1 Name of Premises</b>	Maruti Mandir, Podi, New Panvel
<b>1.2 Earlier Name</b>	Same as above
<b>1.3 Built In</b>	19 <sup>th</sup> century
	<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>
<b>2.1 Main</b>	Road from Podi Village towards the Railway crossing to the West
<b>2.2 Subsidiary</b>	
<b>3.0</b>	<b>Ownership pattern</b>
<b>3.1 Present</b>	Community
<b>3.2 Past</b>	Community
<b>3.3 Status</b>	
<b>4.0</b>	<b>Use</b>
<b>4.1 Present</b>	Religious
<b>4.2 Past</b>	Religious
<b>4.2 Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>
<b>5.1 Townscape (Manmade)</b>	This small, very traditional Konkan style open front temple in timber frame and sloped roof is located in an open countryside in the Podi village, now a part of New Panvel. It is situated along the road from Podi to Panvel Railway Station.
<b>5.2 Architectural Description</b>	The Temple is rectangular in plan, in timber frame structure supporting a hipped timber roof. Typically, the entire temple front, instead of having a solid wall, is in the form of timber frame work with an infill of vertical MS rod grill. The temple is organised into a mandapa and a Garbhagriha which are separated again by TW frame work and MS rod grill. The mandapa typically is divided into a nave and two isles along the carved Timber columns on moulded stone base, with carved timber brackets at top supporting timber beams of the ceiling.
<b>5.3 Intrinsic</b>	This temple is a generic example of the non-monumental, privately built, Konkan style place of worship, in timber construction. The temple shares its typological features of planning and construction with Shri Ramdas Maruti Mandir, Tilak Road, Shri Ram Mandir Shivaji Road and Virupaksha Mandir, Shivaji Road (Since demolished). The temple is dedicated to Maruti. There are statues of other deities too.
<b>5.4 Value Classification</b>	<b>Ar/ Cul/ Per/ Orn</b> <span style="float: right;"><b>Recommended Grade: II A</b></span>
<b>6.0</b>	<b>Topography</b>
<b>6.1 Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>
<b>7.1 Plinth</b>	750 high plinth in coursed square rubble masonry that is painted over, whose upper course projects beyond the face. The plinth steps are in masonry construction, plastered and painted, situated in the central bay of the temple front.
<b>7.2 Walls</b>	Framed structure in timber posts and beams with 450 thick brick infill walls on three sides, the fourth being an open front, is in the form of timber frame work with an infill of vertical MS rod grill.
<b>7.3 Floor</b>	The mandapa is finished with marble mosaic flooring
<b>7.4 Stairs</b>	NA
<b>7.5 Openings</b>	The main door is with double leaves, TW framed and in filled with vertical MS rods. This door is in the centre of the open fronted façade, with similar infill. Two windows on each of the side walls are up to the floor level and in two equal parts, both with solid timber shutters. Similar window openings but with a higher cill height are found, one each on the side walls of the Garbhagriha.

7.6	<b>Roofing</b>	Timber framed Mangalore tiled hipped sloping roof supported on rough wood rafters and purlins, with a deep overhang supported by cantilever beams at the ceiling level. The cantilever beams in turn are supported by carved brackets at the top of the posts. Ceiling of TW boarding on TW beams forms a flat ceiling over the sabha-mandap. The boarding does not extend up to the eaves projection.
7.7	<b>Articulation</b>	The open facade is organised in a symmetrical manner in 3 bays with 4 posts. The two on the ends being articulated as double posts with an infill panel to accommodate thick wall behind. The two columns in the middle have a fluted circular shaft, transforming into a tapering square section at the top, culminating in carved brackets on all four sides, supporting timber beams. The columns rest on moulded stone base, square in plan, tapering to a circular ring. The free standing columns in the interior echo similar articulation. The carpentry work exhibit very good workmanship. There are decorative niches in the side walls.
7.8	<b>Finishes</b>	The walls are plastered and painted. All the timber work is oil painted in pastel shades of green and purple.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The carved timber columns described above are the main features of the interior.
7.10	<b>Compound/ Fence / Gate</b>	A brick masonry compound wall plastered and whitewashed with a metal gate in the front.
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	The compound is paved with Shahbad tiles.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through windows and the open front. Artificial lighting using fluorescent light fixtures.
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good, in line and level
9.2	<b>Walls</b>	Good. No obvious damage. The timber frame in the front has weathered in a few places but generally sound.
9.3	<b>Floor</b>	The floor finish is fair
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Good. The edges of the openings are well maintained. The TW frames and panels in fair condition.
9.6	<b>Roofing</b>	The sloping roof in Mangalore tiles is structurally sound and in good alignment. Ceiling beams and boarding are well constructed and in good condition.
9.7	<b>Articulation &amp; Finishes</b>	Good
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	Fair
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	The original form and character is by and large unaltered.
10.2	<b>Structure</b>	A room with a lean to roof has been extended behind the Garbhagriha which although does not detract from the original scheme is constructed poorly.
10.3	<b>Articulation &amp; Finishes</b>	The flooring in the sabha-mandap is changed to marble mosaic flooring.
11.0	<b>DP Remarks / Perceived Threats</b>	
No perceived threat, yet changes are possible reflecting the aspirations of the villagers.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Not available		

Common Reference No.	PL 55
Card No.	71
Name of Property	<b>Maruti Mandi, Podi, New Panvel</b>



Typically Konkani style open front of the temple with TW framework and infill of vertical MS rod grill



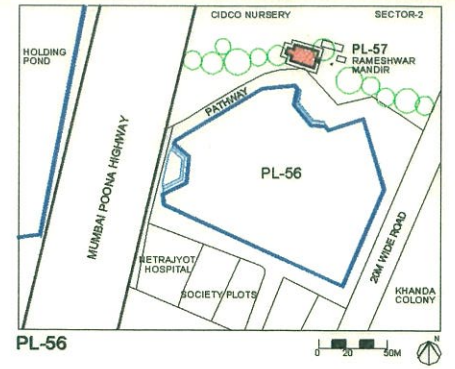
Carved timber column in the interior with carved brackets at the top and moulded stone base



Front view of the temple



<b>Common Ref No :</b> PL 56
<b>Card No.</b> 72
<b>Ward(Part)</b> Sector 2, New Panvel (W)
<b>CS No.</b>
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 30.12.02
<b>Record by</b> MMD, Indrajeet, AK
<b>Review by</b> SMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P7, P11



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Khandeshwar Talav
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	Not known
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From Khanda Colony in New Panvel
<b>2.2</b>	<b>Subsidiary</b>	From a vahivat off the NH4-Mumbai Pune highway
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	CIDCO
<b>3.2</b>	<b>Past</b>	Not known
<b>3.3</b>	<b>Status</b>	Community
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Talav
<b>4.2</b>	<b>Past</b>	Talav (Water Reservoir)
<b>4.2</b>	<b>Usage</b>	
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	The Talav can be viewed as a vast open space from the NH4. Khanda colony is on the east and the south side of the Talav.
<b>5.2</b>	<b>Architectural Description</b>	A manmade Talav, irregular in shape, bounded by a bund wall. In association with the Rameshwar Mahadev Mandir which abuts it on the north. The Talav is surrounded with a stone paved pathway which opens out at two places in to semi octagonal platforms with steps leading to the water level. It affords excellent views of the hills on the east
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place+ Tree. It also serves an important environmental and ecological function.
<b>5.4</b>	<b>Value Classification</b>	<b>Wat/ Cul/ OS/ Rec/ Scn/ Grp</b> <b>Recommended Grade : I Talav</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	NA
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	NA
<b>7.2</b>	<b>Walls</b>	NA
<b>7.3</b>	<b>Floor</b>	NA
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	NA
<b>7.6</b>	<b>Roofing</b>	NA
<b>7.7</b>	<b>Articulation</b>	NA
<b>7.8</b>	<b>Finishes</b>	NA
<b>7.9</b>	<b>Interiors (Movable &amp; Immovable)</b>	NA
<b>7.10</b>	<b>Compound/ Fence / Gate</b>	Talav is partly bounded by a rubble masonry bund wall with metal railing.
<b>7.11</b>	<b>Curtilage / unbuilt space / out buildings / landscape</b>	The Talav surroundings: The NH 4, Mumbai Pune Highway skirts the Talav on its western edge. On the north, a narrow lane from the highway leads to the Rameshwar Mahadev Mandir, an old village temple in stone masonry, and the CIDCO nursery. On the east, a 20 m internal road of Khanda Colony skirts the Talav. On the east and on the south are residential buildings. There is a pathway paved with Shahbad stone all around the Talav. There is also some attempts to landscape this pathway and the Talav surroundings with greenery.

<b>8.0</b>	<b>Services &amp; Utilities</b>			
8.1	Lighting	NA		
8.2	Ventilation	NA		
8.3	Electricity	NA		
8.4	Water Supply	NA		
8.5	Drainage( Plumbing and Sanitation	NA		
8.6	Fire precaution	NA		
8.7	Other (HVAC/BMS/ Security Systems)	NA		
<b>9.0</b>	<b>Condition</b>			
9.1	Plinth	NA		
9.2	Walls	NA		
9.3	Floor	NA		
9.4	Stairs	NA		
9.5	Openings	NA		
9.6	Roofing	NA		
9.7	Articulation & Finishes	NA		
9.8	Services	NA		
9.9	Outbuildings	NA		
9.10	Overall condition	<p>The quality of water in the Talav is not very good. The water is largely covered with harmful plants. Even though, CIDCO has taken some efforts in cleaning up the water, they are not enough. The surroundings are fairly clean. The condition of surrounding pathway and bund wall is fair. Harmful activities like bathing and washing clothes is evident on the steps of the Talav. The recreational potential of the site is not fully utilised.</p>		
		<table border="1"> <tr> <td><b>Maintenance level</b></td> <td>Fair</td> </tr> </table>	<b>Maintenance level</b>	Fair
<b>Maintenance level</b>	Fair			
<b>10.0</b>	<b>Transformation</b>			
10.1	Form	Not known		
10.2	Structure	NA		
10.3	Articulation & Finishes	NA		
<b>11.0</b>	<b>DP Remarks / Perceived Threats</b>			
<ol style="list-style-type: none"> <li>Poor state of preservation due to neglect of water.</li> <li>Harmful activities like washing clothes cause physical and environmental pollution.</li> <li>The future projections in the DP fail to realise the potential of the Talav as a recreational focus.</li> </ol>				
<b>12.0</b>	<b>Additional Notes / References / Documents Available</b>			
Not available				

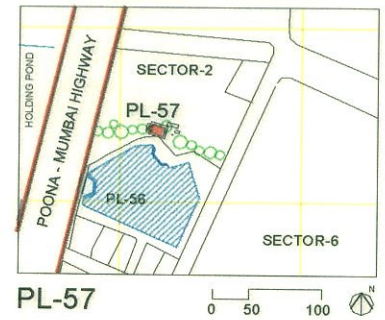
Common Reference No.	PL 56
Card No.	72
Name of Property	<b>Khandeshwar Talav</b>



Panoramic view of the Talav ifrom south, centered on the Rameshwar Mandir, Khanda  
The Mumbai Pune NH-4 can be seen on the left



<b>Common Ref No :</b> PL 57
<b>Card No.</b> 73
<b>Ward(Part) Sector 2, New Panvel (w)</b>
<b>CS No.</b>
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b> 2. 11. 01
<b>Record by</b> SMD, Indrajeet
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P7- 31 to 35



<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	Rameshwar Mandir, Khanda.
<b>1.2</b>	<b>Earlier Name</b>	Same as above
<b>1.3</b>	<b>Built In</b>	Not known
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	From a vahivat off the NH4- Mumbai Pune Highway
<b>2.2</b>	<b>Subsidiary</b>	From Khanda colony, New Panvel
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Village Community
<b>3.2</b>	<b>Past</b>	Same as above
<b>3.3</b>	<b>Status</b>	Community
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Religious
<b>4.2</b>	<b>Past</b>	Religious
<b>4.2</b>	<b>Usage</b>	Daily
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	A village temple situated on the north east corner of Khandeshwar Talav with a huge Banyan tree and a stone Deepastambha in the front.
<b>5.2</b>	<b>Architectural Description</b>	This Shiva temple is dedicated to Rameshwar Mahadev. It has a square Garbhagriha in ashlar stone masonry and is surmounted by a pyramidal, stone shikhara. The Garbhagriha is surrounded on three sides by an extended plinth which acts as an open pradakshina path. The Garbhagriha is sunken with respect to the mandapa that fronts it on the fourth side. The mandapa is built very recently and is in brick walls supporting a sloped timber frame roof, covered with AC sheets. Here too, there an extended plinth which is open to sky. On the main axis of the temple are a tulsi katta and an old deepastambha in stone on a square stone pedestal. There is also a huge Banyan tree besides the temple whose otila has been merged with the extended plinth of the temple.
<b>5.3</b>	<b>Intrinsic</b>	It presents a generic example of a sacred place formed by Talav + Religious place+ Sacred tree combination. The banyan tree is important as a ritual element in several festivals.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Cul/ Per/ Grp</b> <b>Recommended Grade: II B</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	The mandapa has 600 high extended plinth in rubble masonry that is plastered over, with recessed plinth steps. The Garbhagriha has an extended plinth which is 800 high in Ashlar.
<b>7.2</b>	<b>Walls</b>	Ashlar in lime mortar in the Garbhagriha. Brickwork in cement mortar in the mandapa.
<b>7.3</b>	<b>Floor</b>	The floor is finished with ceramic tiles. The Garbhagriha floor level is sunken by 800 with respect to the mandapa.
<b>7.4</b>	<b>Stairs</b>	NA
<b>7.5</b>	<b>Openings</b>	There are small square, stone grilled openings, one on either side of the Garbhagriha. The mandapa has windows that are TW framed with timber panel shutters and vertical MS rod grills. The main door to the mandapa is in TW frame with timber panelled two leaved shutters.
<b>7.6</b>	<b>Roofing</b>	The shikhara is constructed with four layers of corbelled stones over the Garbhagriha. This is given a pyramidal shape externally. The mandapa is roofed with AC sheet roof over TW king-post trusses.
<b>7.7</b>	<b>Articulation</b>	A pyramidal masonry Shikhara over the Garbhagriha, fronts a rectangular mandapa. There is not much by way of articulation or ornament to set this temple apart except for the features associated with a Shiva temple like an inst Garbhagriha housing the Shiva linga.

7.8	<b>Finishes</b>	The ashlar work is painted. The brick walls are plastered and painted.
7.9	<b>Interiors (Movable &amp; Immovable)</b>	Garbhagriha is sunken as is generic in a Shiva temple, but there are no significant features.
7.10	<b>Compound/ Fence / Gate</b>	No compound wall
7.11	<b>Curtilege / unbuilt space / out buildings / landscape</b>	On the main axis of the temple are a tulsi katta and an old, beautifully carved deepa stambha in stone on a square stone pedestal. There is also a huge Banyan tree besides the temple whose ota has been merged with the extended plinth of the temple. These are the elements in the foreground of the temple, which is paved with rough Shahbad stones. Besides the temple, next to it is the care taker's house.
8.0	<b>Services &amp; Utilities</b>	
8.1	<b>Lighting</b>	Natural light through openings. Artificial lighting using fluorescent lamp fixtures
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows.
8.3	<b>Electricity</b>	MSEB supply
8.4	<b>Water Supply</b>	Municipal
8.5	<b>Drainage( Plumbing and Sanitation</b>	Municipal lines
8.6	<b>Fire precaution</b>	None
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None
9.0	<b>Condition</b>	
9.1	<b>Plinth</b>	Good with proper level and edges.
9.2	<b>Walls</b>	Good, no obvious damage
9.3	<b>Floor</b>	Finishes in fair condition
9.4	<b>Stairs</b>	NA
9.5	<b>Openings</b>	Fair
9.6	<b>Roofing</b>	Stone shikhara in good condition
9.7	<b>Articulation &amp; Finishes</b>	Fair
9.8	<b>Services</b>	Fair
9.9	<b>Outbuildings</b>	NA
9.10	<b>Overall condition</b>	Good
		<b>Maintenance level</b> Good
10.0	<b>Transformation</b>	
10.1	<b>Form</b>	Originally the shrine consisted of only the stone Garbhagriha under a Banyan tree. A new mandapa was extended in 1986 which overshadows the main shrine, especially from the front. On the side, the new roof arbitrarily covers part of the old shikhara.
10.2	<b>Structure</b>	Same as above
10.3	<b>Articulation &amp; Finishes</b>	Floor finishes are changed.
11.0	<b>DP Remarks / Perceived Threats</b>	
A living temple, preserved through use. The waterfront connection has been largely maintained. However, the Talav itself needs cleaning up.		
12.0	<b>Additional Notes / References / Documents Available</b>	
Not much information is available apart from the visual description of the temple.		



Common Reference No.	PL 57
Card No.	73
Name of Property	<b>Rameshwar Mandir, Khanda</b>



View of the temple and the steps fronting the Khandeshwar Talav



Carved stone Deepastambha and a huge Banyan tree in front of the mandapa



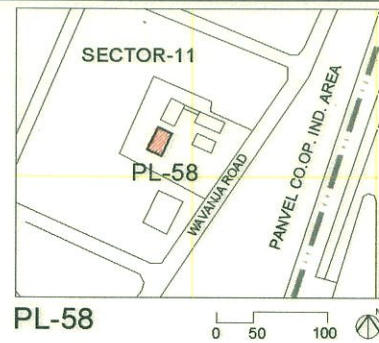
A small stone jaali in the ashlar wall of the garbhagriha



Carved stone Deepastambha on a high pedestal



<b>Common Ref No :</b> PL 58
<b>Card No.</b> 74
<b>Ward(Part)</b> Sector 11, New Panvel (w)
<b>CS No.</b> Plot No: 85B
<b>Plot Area</b>
<b>B U Area</b>
<b>Date</b>
<b>Record by</b> SMD, MMD, Indrajeet
<b>Review by</b> MMD
<b>Int</b> yes <b>Ext</b> yes
<b>Photo. Ref</b> P7, P8



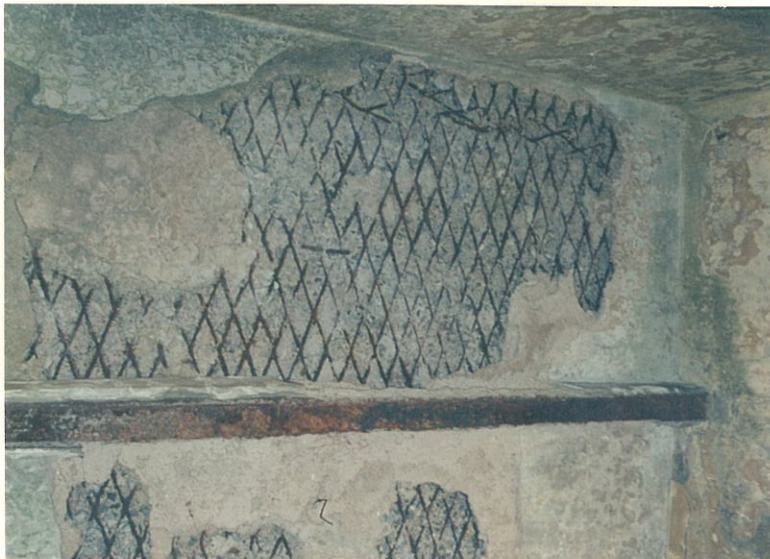
<b>1.0</b>	<b>Denomination</b>	
<b>1.1</b>	<b>Name of Premises</b>	'Girija Bhuvan', also known as 'Dhootpapeshwar Wada'
<b>1.2</b>	<b>Earlier Name</b>	'Girija Bhuvan', also known as 'Puranik Bangala'
<b>1.3</b>	<b>Built In</b>	22.2.1912 Foundation 31.1.1913 Completion
		<b>Extension Date (If any)</b>
<b>2.0</b>	<b>Access</b>	
<b>2.1</b>	<b>Main</b>	Along the Wavanja Road leading to Khanda Colony
<b>2.2</b>	<b>Subsidiary</b>	NA
<b>3.0</b>	<b>Ownership pattern</b>	
<b>3.1</b>	<b>Present</b>	Shri Dhootpapeshwar Ayurved Trust
<b>3.2</b>	<b>Past</b>	Vishnu Shastri Puranik, his son Gangadhar
<b>3.3</b>	<b>Status</b>	Family House
<b>4.0</b>	<b>Use</b>	
<b>4.1</b>	<b>Present</b>	Residence until 1934
<b>4.2</b>	<b>Past</b>	Dhootpapeshwar Ayurved Shala
<b>4.2</b>	<b>Usage</b>	Currently infrequent
<b>5.0</b>	<b>Significance &amp; Value Classification</b>	
<b>5.1</b>	<b>Townscape (Manmade)</b>	Built in the early 20 <sup>th</sup> century, this house is built along the lines of an Italian countryside villa, perhaps in identification with a colonial (wealthy) lifestyle. Originally the building would have been set amidst farmland and have been visible from a great distance. The large manor-like house was built for a wealthy family the Puraniks. The main porch of the house affords a spectacular view of the distant hill range of Prabal, Vishal and Matheran.
<b>5.2</b>	<b>Architectural Description</b>	The House is formally laid out with a vast Italianate port cochere articulated as a façade by itself. Behind the porch is the house itself with roughly c-shaped plan with the two shorter wings highlighted as towers, one for the staircase to the upper floor and the other designed as a belfry tower with a pointed peaked roof. The bungalow has a wide front porch and open balcony on the first floor with the main rooms behind them. The house sits on a vast property.
<b>5.3</b>	<b>Intrinsic</b>	This is an example of early 20 <sup>th</sup> century domestic architecture, designed as a classical villa, reflecting a lifestyle associated with the British. The construction of this palatial house was begun at the behest of Vishnu Shastri Puranik a wealthy citizen of Panvel associated with ayurvedic medicine and therapies, and owner of the Dhootpapeshwar Ayurved Trust. The house was completed in 1913 occupied as a residence mainly by Gangadhar Puranik the son of Vishnu Shastri. The house was used as a residence until 1934, when it was handed over to the Dhootpapeshwar Trust with the intention of starting an Ayurvedic school and hospital. Since then its use has been chequered and is currently in a considerable state of disrepair.
<b>5.4</b>	<b>Value Classification</b>	<b>Ar/ Per/Orn/ Eve</b> <b>Recommended Grade: II B</b>
<b>6.0</b>	<b>Topography</b>	
<b>6.1</b>	<b>Floors</b>	Ground + One
<b>7.0</b>	<b>Construction</b>	
<b>7.1</b>	<b>Plinth</b>	900 high plinth in coursed ashlar masonry in local black basalt leads to the entrance verandah under the port cochere. At the rear the stone steps into the garden are flanked with decorative scrolls.
<b>7.2</b>	<b>Walls</b>	Load bearing 450 thick brick masonry in combination with metal framing and jack arches. The walls have arched openings and at times niches for storage set within the walls.
<b>7.3</b>	<b>Floor</b>	Upper floor of RCC encasing the steel framing I beams. The floor finish is mostly IPS except for the terrace which has some china mosaic with elaborate floral patterns.

7.4	<b>Stairs</b>	Staircases on a metal frame run inside the south tower leading to the upper floor. The south tower has openings in its walls following the staircase's rise.	
7.5	<b>Openings</b>	Most of the openings are set within shallow arches with filled up tympanums. The door openings have TW frame with panelled shutters in timber and fan lights. Some doors are also louvered reflecting sensitivity to the local climate. Windows are rectangular set in semicircular arched openings with glazed shutters. The upper floor verandah has no railing but is enclosed using vertical metal rods in a pattern common with domestic architecture of the Konkan region.	
7.6	<b>Roofing</b>	There is variety of roofing displayed in Girija Bhuvan. On the port cohere is a jack arch construction (now largely fallen down) with metal framing. Part of the central building has a flat roof on jack arches finished with china mosaic the front verandah shows concrete cast on corrugated sheets which were used for shuttering. The North tower is pyramidal on a octagonal base which is concrete poured on diamond shaped wire mesh reinforcement with bent metal I section at the corners of the octagon.	
7.7	<b>Articulation</b>	The House is formally laid out with a vast Italianate port cohere articulated as a façade by itself: with two flanking semicircular arches set in stone and detailed with ornamental moulding and an expressed keystone culminating in a triangular pediment. This true arch is highlighted by the sharply dressed voussoirs and ashlar in the piers. Between these two arches are two sets of Tuscan columns holding up a classically detailed entablature. This porch has largely fallen down but enough vestiges remain. Behind the porch is the house itself with roughly c-shaped plan with the two shorter wings highlighted as towers, one for the staircase to the upper floor and the other designed as a belfry tower with a pointed peaked roof. The bungalow has a wide front porch and open balcony on the first floor with the main rooms behind them.	
7.8	<b>Finishes</b>	External and internal walls are finished in lime plaster. Detailing is in stucco or ashlar masonry. Timber members are painted or varnished.	
7.9	<b>Interiors (Movable &amp; Immovable)</b>	The building is in a state of disrepair not much remains. A sign that it was used as an ayurvedic workshop can be seen in the two large timber vats lying neglected in the backyard. The house was purportedly looted during the events of 1947. There were several brass fixtures that were either removed or have been stolen.	
7.10	<b>Compound/ Fence / Gate</b>	There a compound wall to demarcate the property has a masonry base and high metal grille railings above.	
7.11	<b>Curtilage / unbuilt space / out buildings / landscape</b>	The house sits in a large compound. To the west is a herbal garden belonging to the Dhootpapeshwar trust that is flourishing and well tended unlike the house itself.	
8.0	<b>Services &amp; Utilities</b>		
8.1	<b>Lighting</b>	Natural light through windows and balcony.	
8.2	<b>Ventilation</b>	Natural cross ventilation with doors, windows and ventilators	
8.3	<b>Electricity</b>	MSEB supply	
8.4	<b>Water Supply</b>	Municipal	
8.5	<b>Drainage( Plumbing and Sanitation)</b>	Municipal lines	
8.6	<b>Fire precaution</b>	None	
8.7	<b>Other (HVAC/BMS/ Security Systems)</b>	None	
9.0	<b>Condition</b>		
9.1	<b>Plinth</b>	The plinth is in good line and level retaining sharp edges	
9.2	<b>Walls</b>	Very poor condition, the plaster has fallen off in several places exposing the metal framework which has since rusted.	
9.3	<b>Floor</b>	Poor The timber members are in an utter state of neglect and disrepair, all the glazing is shattered.	
9.4	<b>Stairs</b>	The staircases rickety and the stairwell is used as a storage dump.	
9.5	<b>Openings</b>	Arched openings, windows, their shutters, glazing and awnings are in run down condition. The port cohere's roof has long fallen as have some of the arches.	
9.6	<b>Roofing</b>	Poor structural condition, not maintained and neglected	
9.7	<b>Articulation &amp; Finishes</b>	Due to the utter state of neglect and disrepair several of the details have crumbled or vanished	
9.8	<b>Services</b>	Poor	
9.9	<b>Outbuildings</b>		
9.10	<b>Overall condition</b>	Very Poor	
		<b>Maintenance level</b>	Utter neglect
10.0	<b>Transformation</b>		
10.1	<b>Form</b>	The building is run down, neglected and in a state of disrepair. The port cohere has fallen down. Much of the building is crumbling.	
10.2	<b>Structure</b>	The metal frame on which the building is structured is exposed in several places due to the crumbling masonry and plaster and is subsequently rusting and falling apart.	
10.3	<b>Articulation &amp; Finishes</b>	Showing the ravages of neglect	
11.0	<b>DP Remarks / Perceived Threats</b>		
	This building is in very poor condition, and sure to collapse by itself unless immediate curative measures are taken. The Dhootpapeshwar trust intends to convert this building into a museum and a R & D facility for Ayurvedic medicines, but no real movement is seen in this direction.		
12.0	<b>Additional Notes / References / Documents Available</b>		
	Conversation with the Mr. Prashat Gadre estate manager, visit to the Dhootpapeshwar factory and museum in Panvel		

Common Reference No.	PL 58
Card No.	74
Name of Property	<b>Girija Bhuvan</b>



Soffit of the roof indicating pouring of concrete over corrugated sheets used as formwork



Mild steel diamond mesh used as reinforcement for concrete



Floral pattern in china mosaic on the terrace

Common Reference No.	PL 58
Card No.	74
Name of Property	<b>Girija Bhuvan, Khanda</b>



Octagonal corner tower with a pyramidal concrete roof



Ornamental metal grill



Front arcade with classical details